

OFFICE OF THE COUNCIL

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33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250
citycouncil@livonia.gov

OFFICE OF THE COUNCIL

**MEETING PACKET FOR
THE REGULAR MEETING OF
WEDNESDAY, MAY 7, 2025**

7:00 P.M.

**The electronic agenda is compiled, produced and
distributed by the City Council Staff.**

(734) 466-2250

The official documents are on file in the City Clerk's office.

2016th Regular Meeting Agenda of the Council of the City of Livonia
Wednesday, May 7, 2025
7:00 p.m. - City Hall Auditorium
33000 Civic Center Drive, Livonia, Michigan

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES – Regular Meeting Minutes of April 28, 2025

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

CONSENT AGENDA

1. [BLOCK PARTY: Malgorzata Simmons, re: to be held Saturday, August 16, 2025, from 2:00 p.m. to 7:00 p.m., on Melrose Street between Elsie Street and Jamison Avenue, with a rain date of Saturday, August 23, 2025. \(Approving\)](#)
2. [BLOCK PARTY: Carol Dobos, re: to be held Saturday, August 23, 2025, from 5:00 p.m. to 10:00 p.m., on Cranston Street between Scone and Perth Streets, with a rain date of Sunday, August 24, 2025. \(Approving\)](#)
3. [REQUEST TO DISPLAY BANNERS ON FARMINGTON ROAD AND FIVE MILE ROAD FROM MAY 23, 2025, THROUGH JUNE 29, 2025, AND A 4' X 8' SIGN AT CITY HALL AND FORD FIELD FROM MAY 23, 2025, THROUGH JUNE 29, 2025: Sam Caramagno, President, Livonia Anniversary Committee, Inc., re: same. \(Approving\)](#)
4. [REQUEST TO CLOSE STARK ROAD FROM THE L.A.D. \(14255 STARK ROAD\) TO LYNDON AND LYNDON FROM FARMINGTON ROAD TO STARK ROAD TO TRAFFIC FROM 8:00 A.M., JUNE 23, 2025, THROUGH 12:00 NOON ON JUNE 30, 2025; AND TO REQUEST THAT THE CITY SEEK PERMISSION FROM THE WAYNE COUNTY ROAD COMMISSION TO ALLOW THE CLOSURE OF FARMINGTON ROAD BETWEEN THE I-96 OVERPASS AND FIVE MILE ROAD FROM 6:30 P.M. THROUGH 11:30 P.M. ON JUNE 29, 2025, IN CONNECTION WITH SPREE '75: Sam Caramagno, President, Livonia Anniversary Committee, Inc., re: same. \(Approving\)](#)
5. [REQUEST FOR ISSUANCE OF A PERMIT FOR WADE SHOWS TO HOLD CARNIVAL AMUSEMENT RIDES AT FORD FIELD AND VETERANS' PARK, JUNE 24-29, 2025, DURING REFERENCED HOURS; A PERMIT FOR A FIREWORKS DISPLAY BY AMERICAN FIREWORKS, INC. TO BE HELD AT 10:15 P.M. ON SUNDAY, JUNE 29, 2025, AT STYMELSKI VETERANS' PARK; AND AUTHORIZATION TO USE AND LEASE THE FACILITIES AT FORD FIELD, EDDIE EDGAR ARENA AND STYMELSKI VETERANS' PARK DURING SPREE '75: Sam Caramagno, President, Livonia Anniversary Committee, Inc., re: same. \(Approving\)](#)
6. [WAIVER PETITION: Planning Commission, re: Petition 2025-02-02-04 submitted by Emmett Contracting requesting Special Waiver Use approval to construct a Planned Residential Development consisting of two \(2\) buildings with 58 senior independent apartments on properties at 14821 and 14829 Farmington Road located on the west side of Farmington Road between Five Mile Road and Lyndon Street in the Northeast ¼ of Section 21. \(Approving\)](#)

7. WAIVER PETITION: Planning Commission, re: Petition 2025-02-02-05 submitted by Symmetry Management requesting waiver use approval to construct a 2,515-square foot, full-service restaurant with drive-thru facilities at 39200 Seven Mile Road, located at the northeast corner of Seven Mile and Haggerty Roads in the Southwest ¼ of Section 6. (Approving)
8. WAIVER PETITION: Planning Commission, re: Petition 2025-03-02-08 submitted by Wade Shows, Inc. requesting to conduct a carnival in the parking lot of the former Sears, sponsored by the Livonia AM Rotary Club, consisting of amusement rides, games, and food concessions from May 19, 2025, through June 8, 2025, on the property at 29500 Seven Mile Road, located on the northwest corner of Seven Mile and Middlebelt Roads in the Southeast ¼ of Section 2. (Approving)
9. SITE PLAN PETITION: Planning Commission, re: Petition 2025-02-08-01 submitted by Robertson Brothers Homes, under an amended Consent Judgment, requesting site plan approval to construct a residential townhouse development consisting of fifteen (15) buildings and a total of one hundred (100) dwelling units on the properties at 37640 Seven Mile Road located on the north side of Seven Mile Road between Victor Parkway and Newburgh Road in the Southeast ¼ of Section 26. (Approving)
10. REQUEST TO AUTHORIZE EXPENDITURE: Department of Civil Service, re: to enable payment to Empco for the promotional examinations of Police Lieutenant and Police Sergeant, from budgeted funds. (Approving)
11. REQUEST TO EXECUTE THE 2025 AGREEMENT BETWEEN THE CITY OF LIVONIA AND SMART: Livonia Housing Commission, re: to allow the Livonia Community Transit Program to receive the Municipal and Community Credits in the amount of \$89,424. (Approving)
12. REQUEST FOR APPROVAL TO AMEND THE 2016-2021 CONSOLIDATION PLAN AND 2019-2020 ANNUAL ACTION PLAN: Livonia Housing Commission, re: to allocate CARES Act Funding to the Community Development Block Grant (CDBG) to include activities that prevent, prepare for, and respond to the spread of infectious diseases such as the coronavirus disease 2019 (COVID-19). (CR 140-20, CR 178-19 and CR 181-16). (Approving)
13. REQUEST TO APPROVE SPONSORSHIP FOR LIVONIA JUNIOR ATHLETIC LEAGUE: Department of Parks and Recreation, re: to offset officials' cost, from budgeted funds. (Approving)
14. REQUEST TO APPROVE SUBLEASE AGREEMENT WITH LIVONIA JUNIOR ATHLETIC LEAGUE FOR ROTARY PARK DIAMONDS 1-4: Department of Parks and Recreation, re: for use and maintenance of Rotary Park Diamonds 1-4 as defined in Exhibit A. (Approving)
15. REQUEST TO APPROVE ART IN THE PARK PROGRAM: Department of Parks and Recreation, re: to provide a low-cost framework for introducing art into our public spaces, from budgeted funds. (Approving)
16. AWARD OF BID: Department of Parks and Recreation, re: roof replacement for Pavilion 2 at Rotary Park, from budgeted funds. (Approving)
17. AWARD OF BID AND REQUEST FOR ADDITIONAL APPROPRIATION: Department of Parks and Recreation, re: for exterior wood repair and painting of the Historic Newburg Church at Greenmead from the unexpended fund balance of the Historical Trust Fund and budget transfer in the amount of \$10,000 to cover all associated expenses. (Approving)

18. REQUEST TO AMEND CONTRACT WITH OHM ADVISORS: Department of Public Works, Water & Sewer Division, re: to include the AIWA Risk & Resilience Assessment (RRA) and Emergency Response Plan (ERP), from the Unexpended fund balance of the Water & Sewer Fund. (Approving)
19. REQUEST TO APPROVE DRINKING WATER REVOLVING FUND PROJECT PLAN: Department of Public Works, Water & Sewer Division, re: Identification and replacement of lead water service lines. (Approving)
20. REQUEST TO APPROVE SETTLEMENT: Department of Law, re: for MMRMA Claims in connection with a sewer backup claim at 29655 Minton Street. (Approving)
21. REQUEST TO APPROVE SETTLEMENT: Department of Law, re: for MMRMA Claims in connection with a sewer backup claim at 29737 Mark Lane. (Approving)

UNFINISHED BUSINESS – MEETINGS OF THE COMMITTEE

22. Committee of the Whole Meeting of April 28, 2025
 - a. The subject matter of Petition 2025-01-02-01 submitted by Eman Enterprises LLC, requesting waiver use approval to redevelop an existing commercial site, including adding service bays, renovating the interior and exterior of the building and operating an automobile repair facility at 27819 Plymouth Road, located on the southwest corner of Plymouth and Cardwell Street in the Northeast ¼ of Section 34. (CR 74-25)

UNFINISHED BUSINESS

23. REQUEST TO WAIVE THE HARD SURFACING ORDINANCE REQUIREMENT: Steve Crute, re: for the use of asphalt millings.

NEW BUSINESS

24. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: Engineering Division, re: from GCH Portillos, LLC in conjunction with the construction of a storm drain system that provides adequate drainage for the Portillo's Hot Dogs located at 13004 Middlebelt Road, in the N.W. 1/4 of Section 25.

AUDIENCE COMMUNICATION

NOTICE(S)

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 as soon as possible if you need assistance. Council agendas are available on the City's website www.livonia.gov - under Your Government, City Council, Agendas & Minutes.

LORI L. MILLER, CITY CLERK



LETTER TO THE LIVONIA CITY COUNCIL

1.

Clerk
April 1, 2025

MEETING DATE

S042825/R050725

PRESENTED BY

AGENDA ITEM

BLOCK PARTY: Malgorzata Simmons, re: to be held Saturday, August 16, 2025, from 2:00 p.m. to 7:00 p.m., on Melrose Street between Elsie Street and Jamison Avenue, with a rain date of Saturday, August 23, 2025.

BACKGROUND DETAILS

The block party will include a bounce house, music, a BBQ, and dancing. Approximately 100 people will attend.

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

Approve as submitted.

ATTACHMENTS

1. S041425 Malgorzatia Simmons, Block Party 15233 Melrose

APPROVED BY

Doris DeMarco, Deputy Clerk

Date: April 01, 2025

**REQUEST FOR NOISE WAIVER BLOCK PARTY and/or
BARRICADING OF CITY STREETS**

Send to: Livonia City Council, c/o City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097
or hand deliver to the City Clerk's Office at least 8 weeks prior to the planned event

PLEASE PRINT

Date of Application: 3/31/25 Date to appear at a Council Meeting: _____

Name of Neighborhood Representative: MALGORZATA SIMMONS

Address (please include zip code): 15233 MELROSE ST LIVONIA 48154

Telephone Number with area code: Home: 3134185399 Office: _____

Email: SIMMONSGOSIA@GMAIL.COM

Please circle what is being requested - **"BLOCK PARTY"** and/or **"STREET BARRICADING"**

<u>8/16/25</u>	<u>8/23/25</u>	<u>2 - 7 pm</u>
Date of Block Party and/or Barricading	Rain Date	Start/end time of Block Party and/or Barricading End time is no later than 10:00 p.m.

Location of Block Party and/or Barricading: (Be specific. Indicate which streets and between which boundaries).

Barricade at Elsie & Melrose, Jamison & Melrose
Party is two blocks N to S on Melrose

Type of Event: Briefly (Describe activities planned. Music, barbecue, games, etc.) _____

BBQ, Bounce house, Music, dance

How many barricades are you requesting (max. 10)? 4

Approximate Number Attending: 100

Date of Council Approval/Denial: _____

Council Resolution Number: _____



LETTER TO THE LIVONIA CITY COUNCIL

2.

Clerk
April 11, 2025

MEETING DATE

S042825

PRESENTED BY

AGENDA ITEM

BLOCK PARTY: Carol Dobos, re: to be held Saturday, August 23, 2025, from 5:00 p.m. to 10:00 p.m., on Cranston Street between Scone and Perth Streets, with a rain date of Sunday, August 24, 2025.

BACKGROUND DETAILS

They will host a block party with food. They are expecting 35–50 people.

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

Approve as submitted.

ATTACHMENTS

1. S042825, 13980 Cranston, Block Party

APPROVED BY

Doris DeMarco, Deputy Clerk

Date: April 11, 2025

**REQUEST FOR NOISE WAIVER BLOCK PARTY and/or
BARRICADING OF CITY STREETS**

Send to: Livonia City Council, c/o City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097
or hand deliver to the City Clerk's Office at least 8 weeks prior to the planned event

PLEASE PRINT

Date of Application: April 10, 2025 Date to appear at a Council Meeting: _____

Name of Neighborhood Representative: Carol Dobos

Address (please include zip code): 13980 Cranston 48154

Telephone Number with area code: ^{cell} Home: 734-776-4973 Office: _____

Email: carol.dobos@gmail.com

Please circle what is being requested - "BLOCK PARTY" and/or "STREET BARRICADING"

Aug. 23, 2025

Date of Block Party
and/or Barricading

Aug. 24, 2025

Rain Date

5:00pm - 10:00 pm

Start/end time of Block Party and/or Barricading
End time is no later than 10:00 p.m.

Location of Block Party and/or Barricading: (Be specific. Indicate which streets and between which boundaries).

Cranston+Scone intersection and Cranston+Perth intersection

Type of Event: Briefly (Describe activities planned. Music, barbecue, games, etc.)

Block party. Food tables in Dobos garage 13980 Cranston
Chairs in driveway of same address

How many barricades are you requesting (max. 10)? Enough for 2 intersections

Approximate Number Attending: 35-50

Date of Council Approval/Denial: _____

Council Resolution Number: _____

RECEIVED
OFFICE OF THE CITY CLERK
2025 APR 10 AM 11:51



LETTER TO THE LIVONIA CITY COUNCIL

3.

Clerk
February 25, 2025

MEETING DATE

S042825/R050725

PRESENTED BY

AGENDA ITEM

REQUEST TO DISPLAY BANNERS ON FARMINGTON ROAD AND FIVE MILE ROAD FROM MAY 23, 2025, THROUGH JUNE 29, 2025, AND A 4' X 8' SIGN AT CITY HALL AND FORD FIELD FROM MAY 23, 2025, THROUGH JUNE 29, 2025: Sam Caramagno, President, Livonia Anniversary Committee, Inc., re: same.

BACKGROUND DETAILS

A request was made by Sam Caramagno, President of the Livonia Anniversary Committee, to display banners on Farmington Road and Five Mile Road from May 23, 2025, through June 29, 2025, and a 4' X 8' sign at City Hall and Ford Field from May 23, 2025, through June 29, 2025.

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

Approve as submitted.

ATTACHMENTS

1. S042825, Spree 2025 banner request city council
2. R052024, Spree Banners, CR 164-24

APPROVED BY

Doris DeMarco, Deputy Clerk

Date: February 25, 2025

Livonia Anniversary Committee, Inc.

Sponsor of Livonia Spree

PO Box 51430 Livonia, Michigan 48151

"Michigan's Finest City to Live, Learn, Work and Play"

www.LivoniaSpree.com

The Honorable Council
City of Livonia
Livonia, MI 48154

February 2, 2025

Re: Permission to Display Banners Advertising Spree 75

Honorable Members of Council:

The Livonia Anniversary Committee, Inc. requests permission to display banners advertising Spree 74 on:

1. Farmington Road and Five Mile Road from May 23, 2025- June 29, 2025
2. To display a 4'X8' sign at City Hall and Ford Field from May 23, 2025 - June 29, 2025

At no cost to Spree

Attached is a copy of last year's resolution for Spree 74 for reference.

Thank you for your kind consideration of this request.

Respectfully Submitted,

LIVONIA ANNIVERSARY COMMITTEE, INC.



Sam Caramagno, President

SC/KR
Enclosure

cc: Mayor's Office, City Clerk, Council Secretary, City Attorney, Parks and Recreation Dept., Finance Dept., Planning Dept., Public Service Div., Police Department, Fire Department, Rich Skaggs, Chris Diponio, Bob Biga

Regular Meeting of 05/20/24

#164-24 RESOLVED, that having considered a communication from Sam Caramagno, President, Livonia Anniversary Committee, Inc., dated April 19, 2024, the Council does hereby approve of the request from the Livonia Anniversary Committee, Inc. ("SPREE"), for permission to display banners advertising SPREE-74 on Farmington Road and Five Mile Road from May 24, 2024 through June 30, 2024, and to display 4' x 8' signs at City Hall and Ford Field from May 24, 2024 through June 30, 2024, at no additional cost to Spree; further, the Council does hereby permit SPREE to acknowledge supporters with banners and signage not to exceed 3' x 5' in size on Ford Field and the ball diamonds from May 24, 2024 to June 30, 2024; and the City Clerk and all other appropriate City officials and agencies are hereby requested to do all things necessary or incidental to the full performance of this resolution.



LETTER TO THE LIVONIA CITY COUNCIL

4.

Clerk
February 25, 2025

MEETING DATE

S042825/R050725

PRESENTED BY

AGENDA ITEM

REQUEST TO CLOSE STARK ROAD FROM THE L.A.D. (14255 STARK ROAD) TO LYNDON AND LYNDON FROM FARMINGTON ROAD TO STARK ROAD TO TRAFFIC FROM 8:00 A.M., JUNE 23, 2025, THROUGH 12:00 NOON ON JUNE 30, 2025; AND TO REQUEST THAT THE CITY SEEK PERMISSION FROM THE WAYNE COUNTY ROAD COMMISSION TO ALLOW THE CLOSURE OF FARMINGTON ROAD BETWEEN THE I-96 OVERPASS AND FIVE MILE ROAD FROM 6:30 P.M. THROUGH 11:30 P.M. ON JUNE 29, 2025, IN CONNECTION WITH SPREE '75: Sam Caramagno, President, Livonia Anniversary Committee, Inc., re: same.

BACKGROUND DETAILS

A request was made by Sam Caramagno, President of the Livonia Anniversary Committee, to close Stark Road from the L.A.D. to Lyndon and Lyndon from Farmington Road to Stark Road to traffic from 8:00 A.M., June 23, 2025, through 12:00 noon on June 30, 2025; and to request that the City Clerk seek permission from the Wayne County Road Commission to allow the closure of Farmington Road between the I-96 overpass and Five Mile Road from 6:30 P.M. through 11:30 P.M. on June 29, 2025, in connection with SPREE '75.

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

Approve as submitted.

ATTACHMENTS

1. S042825, Spree 2025 Road Closure city council
2. R052024, Spree Road Closure, CR 163-24

APPROVED BY

Doris DeMarco, Deputy Clerk

Date: February 25, 2025

Livonia Anniversary Committee, Inc.

Sponsor of Livonia Spree

PO Box 51430 Livonia, Michigan 48151

"Michigan's Finest City to Live, Learn, Work and Play"

www.LivoniaSpree.com

The Honorable Council
City of Livonia
Livonia, MI 48154

February 2,
2025

Re: Street Closing, Livonia Anniversary Committee Inc. Spree 75 Celebration

Honorable Members of Council:

The Livonia Anniversary Committee, Inc. the origination named by your esteemed body to conduct Livonia's Annual Birthday Celebration, respectfully requests your assistance in presenting the 2025 Anniversary Celebration. Please adopt a resolution closing the following city streets to traffic from 8:00 A.M. Monday June 23, 2025 through 12:00 noon on Monday June 30, 2025

Stark Road from (Livonia Athletic division) 14255 Stark, to Lyndon. Lyndon from Farmington Road to Stark Road.

Silver Village and Stark Road residents will be issued special permits to allow access to their homes during the week of the celebration.

To assist the Police Department in controlling traffic during the firework display on Sunday June 29, 2025, please further approve the closing of Farmington Road between the 1-96 overpass and Five Mile Road from 6:30 P.M. through 11:30 P.M. A copy of 2024 resolution is attached for reference.

Your attention to this matter is appreciated.

Respectfully Submitted,

LIVONIA ANNIVERSARY COMMITTEE, INC.



Sam Caramagno, President

SC/KR
Enclosure

cc: Mayor's Office, City Clerk, Council Secretary, City Attorney, Parks and Recreation Dept., Finance Dept., Planning Dept., Public Service Div., Police Department, Fire Department, Rich Skaggs, Chris Diponio, Bob Biga

Regular Meeting of 05/20/24

#163-24 RESOLVED, that having considered a communication from Sam Caramagno, President, Livonia Anniversary Committee, Inc., dated April 19, 2024, wherein it is requested that the following City streets be closed to through traffic from 8:00 a.m. on June 24, 2024 through 12:00 noon on July 1, 2024 (Monday to Monday):

Stark Road from The Livonia Athletic District, 14255 Stark, to Lyndon and
Lyndon from Farmington Road to Stark Road

the Council does hereby concur in and grant this request in the manner and form herein submitted; further, the Council does hereby request that Farmington Road be closed from the I-96 overpass to Five Mile Road on Sunday, June 30, 2024, between the hours of 6:30 p.m. and 11:30 p.m. or until the road is returned to normal traffic operation in connection with the annual SPREE fireworks display, and does hereby authorize the City of Livonia to assume liability for any damage claims which may arise as a result of the road closure, and that Sgt. Paul Walters is hereby designated and authorized to sign the road closure permit on behalf of the City of Livonia, the action taken herein being made subject to the approval of the Police Department, Fire Department and Wayne County; and to the extent possible, SPREE is requested, in conjunction with the Police Department, to do all things necessary to alleviate traffic problems for the residents of Stoneleigh Village Subdivision during the 2024 Anniversary Celebration, including signs on the barricades indicating "local business and residents only."



LETTER TO THE LIVONIA CITY COUNCIL

5.

Clerk
February 25, 2025

MEETING DATE

S042825/R050725

PRESENTED BY

AGENDA ITEM

REQUEST FOR ISSUANCE OF A PERMIT FOR WADE SHOWS TO HOLD CARNIVAL AMUSEMENT RIDES AT FORD FIELD AND VETERANS' PARK, JUNE 24-29, 2025, DURING REFERENCED HOURS; A PERMIT FOR A FIREWORKS DISPLAY BY AMERICAN FIREWORKS, INC. TO BE HELD AT 10:15 P.M. ON SUNDAY, JUNE 29, 2025, AT STYMELSKI VETERANS' PARK; AND AUTHORIZATION TO USE AND LEASE THE FACILITIES AT FORD FIELD, EDDIE EDGAR ARENA AND STYMELSKI VETERANS' PARK DURING SPREE '75: Sam Caramagno, President, Livonia Anniversary Committee, Inc., re: same.

BACKGROUND DETAILS

A request was made by Sam Caramagno, President of the Livonia Anniversary Committee, for issuance of a permit for Wade Shows to hold carnival amusement rides at Ford Field and Veterans Park JUNE 24-29, 2025, during referenced hours; a permit for a fireworks display by American Fireworks, Inc., to be held at 10:15 P.M. on Sunday, June 29, 2025, at Stymelski Veterans' Park; and authorization to use and lease the facilities at Ford Field, Eddie Edgar Arena and Stymelski Veterans' Park during SPREE '75.

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

Approve as submitted.

ATTACHMENTS

1. S042825, Spree 2025 council letter
2. R052024, Spree Permits, CR 162-24

APPROVED BY

Doris DeMarco, Deputy Clerk

Date: February 25, 2025

Livonia Anniversary Committee, Inc.

Sponsor of Livonia Spree

PO Box 51430 Livonia, Michigan 48151

"Michigan's Finest City to Live, Learn, Work and Play"

www.LivoniaSpree.com

The Honorable Council
City of Livonia
Livonia, MI 48154

February 2, 2025

Re: Spree 75 (June 24, 2025, through June 29, 2025)
Permits for Carnival, Fireworks, Eddie Edgar Arena
Waiver of Fees and Use of Park Sites

Honorable Members of Council:

The Livonia Anniversary Committee, Inc. respectfully requests Council to authorize the issuance of a permit for Wade Shows to hold carnival amusement rides at Ford Field and Veterans' Park, as part of this year's Spree 75 celebration, June 24-29, 2025. The hours of operation will be as follows:

June 24 (Tues.) from 4:00 P.M. to Midnight
June 25, 26 (Wed. & Thurs.) from 2:00 P.M. to Midnight
June 27, 28, 29 (Fri., Sat. & Sun.) from 12:00 Noon to Midnight

Further, the Committee requests Council to authorize a permit for fireworks display to be held at approximately 10:15 P.M. on Sunday, June 29, 2025, at Stymelski Veterans Park. American Fireworks, Inc. will control the fireworks display and they are providing liability insurance for this event.

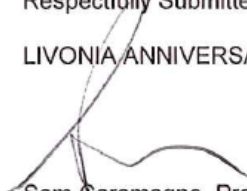
The Committee further requests authorization to use and lease the facilities at Ford Field, Eddie Edgar Arena and Stymelski Veterans Park during the Spree 75 celebration.

The City of Livonia, Livonia Public Schools and the Livonia Anniversary Committee, Inc. are being named as additional insured on all insurance policies being carried by Wade Shows. Additionally, Livonia Hockey Association, the City of Livonia and Livonia Anniversary Committee, Inc. are being named as additional insured on all activities at Eddie Edgar Arena. Under emergency situations, all contractors on site shall adhere to all police directives.

For reference, we have attached a copy of last Spree resolution for Spree 74. Thank you for your kind consideration of this request.

Respectfully Submitted,

LIVONIA ANNIVERSARY COMMITTEE, INC.


Sam Caramagno, President

SC/KR

Enclosure

cc: Mayor's Office, City Clerk, Council Secretary, City Attorney, Parks and Recreation Dept., Finance Dept., Planning Dept., Public Service

Regular Meeting of 05/20/24

#162-24 RESOLVED, that having considered a communication from Sam Caramagno, President, Livonia Anniversary Committee, Inc., dated April 19, 2024, requesting approval of the following items:

1. The issuance of a permit to Wade Shows to conduct carnival amusement rides at Ford Field and John Stymelski Veterans' Park, as part of the SPREE-74 Celebration, on June 25, 2024 from 4:00 p.m. to midnight, on June 26 and 27, 2024 from 2:00 p.m. to midnight and on June 28, 29 and 30, 2024 from 12:00 noon to midnight, conditioned on the City of Livonia, Livonia Public Schools, the Livonia Civic Arenas, Inc., the Livonia Anniversary Committee, Inc. and Livonia Hockey Association being identified as additional insureds on Wade Shows' general liability insurance policy;
2. Authorization of the Livonia Anniversary Committee to conduct a fireworks display at John Stymelski Veterans' Park to be held on Sunday, June 30, 2024, at approximately 10:15 p.m., which display will be controlled by American Fireworks, Inc., subject to providing liability insurance for this event and subject to the City of Livonia, Livonia Public Schools, the Livonia Civic Arenas, Inc. and the Livonia Anniversary Committee, Inc., being designated as additional insureds on its policy;
3. Authorization of the Livonia Anniversary Committee to use and/or lease the facilities at Ford Field, Eddie Edgar Arena (subject to the terms of the existing lease between the Livonia Civic Arenas, Inc., and the City of Livonia) and John Stymelski Veterans' Park during the period of the SPREE-74 Celebration in accordance with the fees/waivers grid for events co-sponsored by the City of Livonia; and
4. A waiver of all fees prescribed by ordinance or law with respect to Items 2 and 3 above, as well as a waiver of all vendors' license fees for community organizations and/or groups authorized to participate in SPREE-74 by the Anniversary Committee.

the Council does hereby concur in and approve the foregoing requests subject to the condition that no alcoholic beverage containing more than 21% of alcohol by volume may be used, kept or stored on or in any portion

of Ford Field, Eddie Edgar Arena, or John Stymelski Veterans' Park or any street or parking area adjacent thereto; and the City Clerk and all other appropriate City officials and agencies are hereby requested to do all things necessary or incidental to the full performance of this resolution.



LETTER TO THE LIVONIA CITY COUNCIL

7.

Planning
March 25, 2025

MEETING DATE

S042825/R050725

PRESENTED BY

AGENDA ITEM

WAIVER PETITION: Planning Commission, re: Petition 2025-02-02-04 submitted by Emmett Contracting requesting Special Waiver Use approval to construct a Planned Residential Development consisting of two (2) buildings with 58 senior independent apartments on properties at 14821 and 14829 Farmington Road located on the west side of Farmington Road between Five Mile Road and Lyndon Street in the Northeast $\frac{1}{4}$ of Section 21.

BACKGROUND DETAILS

March 25, 2025

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2025-02-02-04 – Aletha Apartments

Dear Council Members:

At the 1,227th Meeting held by the Livonia City Planning Commission on March 18, 2025, the following resolution was adopted:

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

#03-07-2025 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on March 18, 2025, on Petition 2025-02-02-04 submitted by Emmett Contracting requesting Special Waiver Use approval under Section 5.02 of the Livonia Zoning Ordinance, as amended, to construct a Planned Residential Development consisting of two (2) buildings with 58 senior independent apartments on properties at 14821 and 14829 Farmington Road located on the west side of Farmington Road between Five Mile Road and Lyndon Street in the Northeast $\frac{1}{4}$ of Section 21., be approved subject to the following conditions:

1. That the Site Plan marked Sheet 1 dated February 10, 2025, as revised, prepared by Arpee/Donnan, Inc., is hereby approved and shall be adhered to;
2. That the Landscape Plans marked L-1 dated February 14, 2025, as revised, prepared by Vert Verde Landscape Architecture, are hereby approved and shall be adhered to;

3. That all electric and gas meters and any other exposed utility services or meter boxes shall be properly screened with deciduous type landscape material, subject to the approval of the Planning and Inspection Departments;
4. That all disturbed lawn areas, except for the detention basins, shall be sodded in lieu of hydroseeding;
5. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;
6. That the Elevation Plans and list of building materials as received by the Planning Commission on February 14, 2025, are hereby approved and shall be adhered to;
7. That the three walls of the trash dumpster areas shall be constructed out of building materials that shall complement that of the buildings and the enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass and maintained and when not in use closed at all times;
8. That this site shall meet the Wayne County Storm Water Management Ordinance, and shall secure any required permits, including storm water management permits, and soil erosion and sedimentation control permits, from Wayne County;
9. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadway;
10. That all of first floor apartments in both buildings will have patios, with the exception of the three west facing apartments on the first floor in the eastern most building;
11. That the car ports are consistent with the architectural site plan dated March 14, 2025 and are built with materials similar in nature to the approved building facades to the satisfaction of the Planning Department;
12. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;
13. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and,
14. Pursuant to Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for a period of one year only from the date of approval by the 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. 2025-02-04_Aletha_COUNCIL E-Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: March 27, 2025



Maureen Miller Brosnan, Mayor

Date: March 28, 2025

Petition 2025-02-02-04 submitted by Emmett Contracting
requesting Special Waiver Use approval under Section 5.02 of the Livonia Zoning Ordinance, as amended, to construct a Planned Residential Development consisting of two (2) buildings with 58 senior independent apartments on properties at 14821 and 14829 Farmington Road located on the west side of Farmington Road between Five Mile Road and Lyndon Street in the Northeast ¼ of Section 21.

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: February 14, 2025 Petition 2025-02-02-04 3/18
Site Address: 14829 Farmington Rd Sidwell 081-99-0025-000 Zoning of Property C-1

Requesting Approval To PRD

Applicant: Brad Emmett Business/Company: APA3, LLC

Applicant's Address: 10670 Warren Rd City: Plymouth State: MI Zip Code: 48170

Applicant's Phone # (734) 846-7280 Applicant's Email brad@emmettcontracting.com

Contact Person: Brad Emmett Business/Company: Emmett Contracting

Contact's Address: 10670 Warren Rd City: Plymouth State: MI Zip Code: 48170

Contact's Phone # (734) 846-7280 Contact's Email brad@emmettcontracting.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) Two (2) completed application forms & **two (2)** sets of full-size drawings

RECEIVED
CITY CLERK
2025 JAN -5 PM 3:10

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

_____ sq. ft. of new construction x \$20.00 per 1,000 sq. ft. or \$30 per lot or unit for residential construction.

Total Amount Due \$ _____

Owner of Property: TACS 2, LLC

Owner's Address: 14891 Farmington Rd City: Livonia State: MI Zip Code: 48154

Owner's Phone # 313 804-8279 Owner's Email taloe@fctitle.com

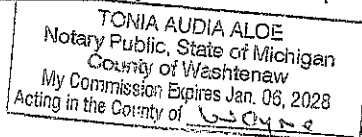
Signature of Owner: [Signature] Print Name: Charles A. Sergison

Subscribed and sworn to before me, a Notary Public in and for the County of Washtenaw State of MI

on this 12th day of February 20 25

Signature of Notary [Signature] My commission expires 1/6/28

Acting in the County of Wayne



UNAPPROVED MINUTES

1

MINUTES OF THE 1,227th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, March 18, 2025, the City Planning Commission of the City of Livonia held its 1,227th 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 2025-02-02-04

Aletha Apartments

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2025-02-02-04 submitted by Emmett Contracting requesting Special Waiver Use approval under Section 5.02 of the Livonia Zoning Ordinance, as amended, to construct a Planned Residential Development consisting of two (2) buildings with 58 senior independent apartments on properties at 14821 and 14829 Farmington Road located on the west side of Farmington Road between Five Mile Road and Lyndon Street in the Northeast $\frac{1}{4}$ of Section 21.

Mr. Uhazie: Good evening, Mr. Chairman. As was mentioned, this petition is on the west side of Farmington Road, between Five Mile and Lyndon. The petition site consists of two adjoining vacant lots. The northern parcel is approximately 1.03 acres with 75 feet of frontage along Farmington Road, and has a depth of 595 feet along its northern property line. The Southern parcel is 0.89 acres with 66 feet along Farmington Road and has a depth ranging from 588 feet to 584 feet. The combined site area is approximately 1.98 acres with a total of 142 feet of frontage along Farmington Road. Both parcels are currently zoned C-1 (Local business). Section 5.02 states that planned residential developments are allowed with an added degree of flexibility in the placement, bulk and interrelationship of the building and uses, and the implementation of new design concepts to encourage more efficient use of land and public services through a unified planning approach, while at the same time maintaining the overall intensity of land use and density of population. The project extends the existing Aletha apartments, which was approved in 2016. The original Aletha site is located northwest and consists of 10.31 acres with seven multi-family residential buildings containing the total of 192 senior independent apartments and a one story community office building. Bordering the site to the north is Luther Lane, a private drive that provides access to the Livonia Woods nursing home and the existing Aletha apartments. Northeast of the petition site is the nursing home and Aletha apartments, which are zoned NM3. To the southwest, abutting the property is the Silver Village senior housing complex, which is zoned NM3, as well. To the south is the Livonia Dermatology Plaza office complex, zoned C-1 and east, across Farmington Road, is the Heritage Office Complex zoned C-1, as well. The site plan shows two multi story apartment buildings with a total of 58 senior independent apartments. The eastern building plans show a three-story building with 18 units. Located to the east along Farmington Road is the smaller of the two buildings, measuring approximately 106 feet in width by 75 feet of depth and an overall gross floor area of 23,031 square feet. The east building has three types of units labeled A, B and C on the site plan. Every apartment would contain a living area, bathroom, kitchen and master bedroom. Units would include an additional study room. Unit styles A and B have one and a half bath and C would have one full bath. Floor Plans show that each level will have six units with a gross floor area of 7,639 square feet. First floor units facing west show private entryways. The remaining units are accessible from a common entryway to the east and west

elevations that show a central hallway. A balcony would be included with the center units above the ground floor. They are shown here on the screen. The west building is located at the rear of the property. The four-story building would have 40 units and is approximately 61.5 feet wide and 230 feet deep for a gross floor area of 52,112 square feet. The building has two-unit styles identified in the floor plan as styles A and B. Every apartment unit would contain a living area, bathroom, kitchen and master bedroom. "A" units would include an additional bedroom with two full baths, and "B" units would have the study room with one and a half baths. The lobby/mail room and elevator shaft are shown on the first floor main entryway facing south. The floor plans show the two lower levels with 10 "A" style units on each floor. The upper-level shows nine "A" style units and one "B" style unit on each level. Each floor measures 13,028 square feet, for a total of 52,112 square feet. A balcony would be included with each unit above the ground floor. First floor units would most likely be equipped with patios, and an additional common patio is located in the northwest corner of the Western building. In terms of architecture, each building would be similar in appearance and constructed out of the same exterior materials, mainly brick veneer. The east building shows a brick facade with bay windows made with cement board trim. Building dormers are trimmed with cement board. The parapet height measures 48 feet and is made of a continuous metal coping. The private unit entries are covered by aluminum awnings and stairs that have aluminum railings. The north and south elevations are mostly brick veneer with cement board shake siding running up the center of the building on the top level surrounding the third story windows. The upper-level bay windows are covered by a standing seam metal roof. The eaves are made of cement board patterns and smooth panels. The western building elevations show a mostly brick facade with bay windows made with cement board trim on both ends of the building. The upper level of cement board battens and smooth panels. Each unit has a balcony with aluminum railings. The parapet measures 58 feet and four one quarter inch and is made of continuous metal coping. The eaves are made of cement board battens and smooth panels. The gable roof of both structures would be covered with asphalt shingles. The main entry to the building is via a storefront door system. The plans do not show where the building's mechanical equipment, air conditioning units or utility meters are located. But as discussed at the study session, each individual unit will have access along the wall that will be covered by matching paint to blend into the facade. The development would be connected to

Luther Lane via two drives, one from the north between the eastern building and the park open space, and a second 24-foot-wide drive from the west. Off-street parking is provided throughout the site, including a total of 58 car ports and additional 29 uncovered parking spaces. Located in the front of the western building is room for 10 additional parallel parking spaces, and the site has four proposed ADA accessible parking spaces. The site plan provides 1.5 parking spaces per unit above the number of spaces required in the zoning ordinance. For reference, the original phase of the Aletha also has a ratio of 1.5 parking spaces per unit. A park open space area measuring 0.15 acres is shown along the north property line between the buildings. The open space is bordered by seven carport parking spots to the west and eight carports to the south. An entry drive from Luther Lane borders the east side of the park. A five-foot-wide sidewalk is shown on the east and south sides of the park/open space area, an interconnected network of pedestrian paths run along both buildings and around the open space area. The proposed path also connects the rear building patio Northwest across Luther lane to the original Aletha apartments. Storm water would be managed by an underground detention basin in the parking area between the eastern building and the park open area. The petitioner will need to provide storm water and drain edge treatment details to the engineering department before obtaining permits for the proposed development. The site plan also shows two dumpster enclosures, one for each building. The plans show the dumpster enclosures to be 10 feet by 12 feet masonry walls with a four inch concrete cap. The brick finish would match the primary building colors, and a pair of painted steel double door gates would allow access. A fully detailed landscaping plan is included, showing various plantings around the foundation of the east building and along the street frontage of Farmington Road. The zoning ordinance requires one deciduous or evergreen tree per foot of road frontage and one ornamental tree per 100 linear feet and eight shrubs per 40 linear feet. The site has 142 linear feet on Farmington Road. The landscape plan satisfies the frontage requirements. The landscape plan shows seven internal trees throughout the site and is 24.6% landscaped open area. The interior parking lot landscaping of 5% of parking area landscaping with a minimum of one tree per interior Island also complies with the zoning ordinance requirements. The landscape plan indicates the type, quantities and size of plant materials. A note should be added to the plan, indicating that sod would be added on all grass areas identified as lawn. The plan specifies that the landscape areas will be

irrigated by an automatic underground irrigation system. And there are no photometric plans or sign packages for the site provided with the 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 February 28, 2025, 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 parcels are assigned the addresses of #14821 & #14829 Farmington Road. Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained. The existing parcels currently have access to public sanitary sewer, storm sewer and water main. The drawings do not provide any calculations for proposed flows from the development, so we cannot comment on impacts to the existing systems at this time. The owner shall submit drawings to this department once site plan approval has been granted for a complete Engineering review and permitting. Based on what has been provided, we have the following comments regarding the utilities: i) Water Main: The proposed water main will be dedicated as public, and maintenance easements will be required. If the water main is to be private, backflow prevention devices at each connection will be required. ii) Sanitary sewer: Mains will be private iii) Storm Sewer: Detention is shown as proposed on the submitted drawings, but no other information is shown. Storm Sewer will need to meet the Wayne County Storm Ordinance requirements and may be subject to Wayne County review depending on the outlet location. 2. Any disturbances within the Farmington Road right-of-way will require permits through the Wayne County Department of Public Service, including driveway approach and sidewalk removals and placements. Existing approaches along Farmington Road will be required to be removed and the roadway curb shall be replaced. Based on the drawings, cross-access agreements will need to be provided at the time of permitting for driveway connections to the privately-owned Luther Lane. 3. The parcels will be required to be combined through the Department of Assessing. Paperwork for the combination shall be submitted once site plan approval has been granted."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated March 6, 2025, which reads as

follows: “ *This office has reviewed the site plan submitted in connection with a request to construct a residential building on the property located at the above referenced address. We have no objections to this proposal with the following stipulations: - Install of a Sprinkler system with standpipe. - Sprinkler system, smoke detectors and Carbon Monoxide detectors to be monitored by a fire alarm per code. A further detailed plan review will take place when this division receives an official plan set.*” The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated March 3, 2025, which reads as follows: “*I have reviewed the plans in connection with the petition. I have no objections to the proposal.*” The letter is signed by Paul Walters, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated March 10, 2024, which reads as follows: “*Pursuant to your request, this Department has no objections to this petition.*” The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated February 26, 2025, 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 from the Treasurer’s Department, dated February 26, 2025, which reads as follows: “*All taxes are current for the property*” The email is signed by Susie Nash, Treasurer. The last letter is from the Department of Assessment, dated February 26, 2025, and reads: “*Plans have been submitted by Emmett Contracting requesting special waiver use approval to construct a planned Residential Development consisting of two (2) buildings for 58 senior independent apartments. The buildings and parking comprise two parcels- 081-99-0024-000 (14821 Farmington) and 081-99-0025-000 (14829 Farmington). The Department of Assessment recommends these parcels should be combined prior to building permits being issued. Please direct any questions to the Assessor's Office or Livonia.gov for the lot split and combination process.*” The letter is signed Kathie Siterlet, Residential Appraiser. That is the extent of the correspondence.

Mr. Wilshaw: That was a lot of information. Thank you for reading all that out. Do we have any questions for our planning staff from any of the commissioners? No questions. Okay, the petitioner is in our audience. If you’d like to come forward to our podium. We’ll start with your name and address.

UNAPPROVED MINUTES

7

Brad Emmett, Aletha Apartments, 10670 Warren Road, Plymouth, MI. I'm the owner of Emmett Contracting and petitioner for this project here.

Mr. Wilshaw: Good evening, Mr. Emmett, what would you like to tell us about your petition?

Mr. Emmett: It's been said already, but it's a continuation of the Aletha B Phipps apartments that I've been a part of for the previous five or six years. I'm an owner there, one of them, and this is sort of a third phase. There was two phases in the initial 200 or so apartments. I guess the genesis of the project for me was to come up...we are in the pretty well rented out in the first two phases, and but the people that come to us, that sit in the leasing office, were passing up a certain amount of available tenants because we don't have two bedroom apartments. Pretty much we have, pretty much all 200 apartments or so are one bedroom, one bath. So, these are larger. We'll rent for a little bit more, but this parcel has been available, and I've known the owner, and so that's why we're proposing. We think there's a demand for the apartment and the unit that we had proposed to offer here. And I think throughout this planning process, the planning department had several meetings, rapid response meeting with the commissioners and some of the board members and regarding this, and it sort of morphed into what you see today, with the two buildings. One fronting along Farmington Road, to give sort of a more of a streetscape presence, I suppose you'd call it, and then that's sort of indicative of what the city would like to see going forward with the, you know, sort of city, the new city center proposals coming up with this property. So, we took heed...Robert the architect, sitting here with me. We went back to the drawing board from those meetings, and came up with these elevations that are relatively traditional in, you know, elevation and outside exterior, you know, I think we've got some very traditional elements in there. These are apartments for older people. So, I think traditional elements, like lots of brick and some limestone elements, elements like that are appropriate, right? They kind of like that. That's what they like about where we're at with the Aletha apartments that we have now. So, we have a green space area. It's sort of central to the development, which I expect to get used quite a bit. We have some amenities. To the tenant, they wouldn't know, you know that this is to them, just a third they'll go into leasing office. They'll get all the amenities of Aletha B Phipps apartments. So, we hope it's an asset to the community. I'm pretty optimistic about its rentability and success as a project. As far as my experience, I was the general

contractor for all 200 units, and was there from day one, and Dave Phipps, my partner, who passed away somewhere in the middle of all that construction, but that was his family's property that we built all those apartments on. So, sort of a continuation with that. So, beyond that, I'm open to any comment or any question that anybody has.

Mr. Wilshaw: Well, thank you, Mr. Emmett, let's see if we have some questions for you. Any questions for our petitioner?

Ms. Dinero: Can you tell me a little bit about the profile of the prospective tenants. Are they single? Are they couples?

Mr. Emmett: Well, I can tell you a lot about the ones we have now, yes, and by and large, that's who these are good for, I would guess more married couples. So, this is a 55 and older, you know, developed community. Now it doesn't really, you know, it's not a home, it's just apartments, but it's just age restricted to 55 and older. And we have a lot of single women and single men in the first two phases. But it sort of precludes, when you have a husband and wife, they, you know, they may turn the extra bedroom that's available in this development into a study or a den, but it just, you need another space. So I would expect that we will get a lot of, obviously, they have to be 55 or older to be there, and I think we would get a fair amount of couples. And with that, you know, they're a lot of them are grandparents, and we see a lot of kids at the pool, so they're sort of...in this 40 unit building there is a sort of a common area ,birthday room, you could call it, on the second floor. So, I guess that I'd expect that to get a lot of use also.

Ms. Dinero: Thank you. Can you also tell me about a timeline? If this were to get approved, when would you break ground? When would you expect to start renting these out?

Mr. Emmett: This is one of probably six important steps to getting able to be able to do construction. And I would guess, if those all go well, and we know what we're doing. We've been through this a bunch, so I would guess that August is probably as optimistic of a start date. And then, you know, what we start on, whether it is underground or building foundations right away, that's depending on. Yeah,

Ms. Dinero: Thank you.

Mr. Wilshaw: Thank you. Ms Dinero. Any other questions? Mr. Droze.

Mr. Droze: I have just a couple of small questions. And again, commend you for your efforts to work with the feedback that was given by Commission. It seems like you're really kind of leaning into some of the ideas we talked about with the frontage along Farmington. One of the renderings I saw, it may just be the rendering, but look like there's some benches. Are you kind of planning any permanent benching along Farmington? I don't mind it, I guess, wondering if that would be included.

Mr. Emmett: So, we have internal to Aletha phase one and two, we have four or five benches along the walking path in there. I would expect that, while not shown here, we would have another bench, at least one. And then we have this sort of, I don't know it's 80 by 80 or 100 by 100, open area that's in sort of the center of the site there, I would expect picnic tables. I would expect something that creates shade, whether it's a, you know, pergola, or gazebo type thing. So those are...we see a lot of residents walking. Yeah, they like the loop. It's a good distance, so they walk throughout the development, go on Farmington Road. This will add to that loop distance.

Mr. Droze: Yeah, I think it might even be nice to see, like, maybe a bike rack or two for people if they use bikes.

Mr. Emmett: Yeah, yep, yep. I do see bikes. You know, there that people have and do ride.

Mr. Droze: And then a couple of questions about the carports. I noticed it looked, and it's not a big deal, but it looked like there was a variation between the civil site plan and the architecture plan.

Mr. Emmett: Correct.

Mr. Droze: Which one is the correct one?

Mr. Emmett: So I believe, but we will probably...the civil is the incorrect one. So the civil, I believe that grouping of carports that are close to the 40 unit building will be located to the west.

Mr. Droze: Okay

Mr. Emmett: So there's a group of parking spots further to the west of that building, on the other end that's not quite right on the building. Handicap will be then right where those carports were shown.

- Mr. Droze: Okay.
- Mr. Emmett: So in other words, the, I don't know if the architectural shows the carports on the very west, but looking...kind of sanity checking in now, I would say that the carports will go on the way west troup of spots on the of the 40 unit building handicap will be on the east.
- Mr. Droze: Okay, and that kind of...that middle parking area adjacent to the public's like the kind of the common ground space?
- Mr. Emmett: Yes.
- Mr. Droze: One of them showed two car ports. The other showed one.
- Mr. Emmett: Yeah, okay.
- Mr. Droze: And then I guess the elevations of those...is that going to be as shown in the one rendering with it almost looks like a, almost like a panel with some trim around it, or is that up for...
- Mr. Emmett: That's up for debate. So, we have carports, a lot of them now. We have one carport per apartment now. So we have them. They're sort of a hip roof with a peak in the middle. Living with those, I chose that I like the way they look, but they slide snow and water right where the car and then, in March, it's snow thaw. There's a big, you know, snow drift right where the cars are trying to get out. It's a problem. I would propose that, well, that's similar what's shown in the civil that cross section of that I would just have it be more of a blade, just a straight, pitched, you know, away from the parking area. I think that's smarter for how it gets used.
- Mr. Droze: Yeah. Okay. And then I guess, will the building materials kind of mimic closer to what you have on the elevations, or would it be...
- Mr. Emmett: On the buildings or the carports?
- Mr. Droze: The carports.
- Mr. Emmett: Yes, the buildings, the end caps, the...all of that will be similar to what we show in the submittal here, with the window design on the end of the carports. Also advantage of that single mono pitch sort of roof is that the side that the cars don't enter from the where the bumper is, that that lowers the eave height, which

controls the wind, and the use of it just increases the usability of it because that's one of the things...you have car ports but if they're tall, then all the snow t blows underneath, and they don't do what they're supposed to.

Mr. Droze: Okay. And then my last question. I think the three story on Farmington has...it looks almost like little limestone lentils over the like a couple of the...

Mr. Emmett: Right.

Mr. Droze: I was wondering if there's an opportunity on maybe just a portion of kind of, I'll call it the bumped out area with brick to maybe bring that same detail into the four story. Right now its all brick. So, just for consistency between the buildings.

Mr. Emmett: (speaking to his architect) Do you want to speak to this?

Robert Miller, with RM Architects. Yeah, we decided to change up the center portion of that, right, because we're trying to take this linear floor plan, which is an apartment building, right, and make it feel vertical, right, which was the challenges we've talked about during one of our meetings. And in doing that, we felt that we wanted to try to integrate more of the center massing to it, so it felt more like, even though there's not this central entrance into the building, like you would experience that the feeling is there. So that center portion, we change that brick detailing from the cast stone to the soldier coursing, to try to give something a little bit more of a variation to that so it wasn't so repetitive. It's a completely subjective thing. And if we're talking about hopefully getting approval, and you want it to be cast stone, we will totally make a cast stone.

Mr. Droze: Nope. No, I'll stay in my lane. I'm the engineer. Thank you. No further questions.

Mr. Wilshaw: Thank you for those questions. Is there any other questions for our petitioner? Mr. Ventura.

Mr. Ventura: Thank you, Mr. Chairman, just one I noted in our write up. It said that a balcony would be included with each unit above ground floor. First floor units would most likely be equipped with a patio. As I drive through the existing development, there are first floor patios. Is there any reason you wouldn't do that in this new...

- Mr. Emmett: I can't think of one. I can't think of one. I mean people love the patios. And they like their first floor units for that reason, because there's a patio there. So yeah, unless there's, yeah, I believe every one of these should get a patio. Yeah. The only thing I was thinking is, it gets closer to...it would be some grade reason, but I don't...
- Mr. Miller: The ones that are the four-story building, they all do, even the ones that face the parking lot, so there's a landscape buffer between that patio and the actual sidewalk.
- Mr. Emmett: So there's three apartments.
- Mr. Ventura: Can you make that clear again, I'm not...
- Mr. Emmett: There are three apartments in the...so the three-story building we're talking about, and on the west facing side, they don't have patios, those three apartments. And it's to do with the entrance, the ramp going up is why I think that there's a grade problem making it handicap compliant into the into it. Is that correct?
- Mr. Miller: Yeah, so right on the three-story building that's along Farmington, the three units that face the parking lot don't have patios. The ones that face Farmington do. We're too constricted with the site plan to get that to work, because we elevated the buildings out of the ground about two feet to give that town house appearance, rather than being at grade. Therefore, we needed to create a barrier free access to those and we do that by not creating a ramp, but sloping the sidewalk. Because if we change that to a one to 20 slope, as to one to 12, we don't have to do railings and all those things. So it takes away that ramp feeling and has more of a smooth, consistent sidewalk elevation. So that ate up that space to try to create any exterior spaces for that, and then the bumpers for the front bumpers of the part, I'm sorry, of the parking spaces facing that portion of the building as well. But every other unit in the development has ground floor patios.
- Mr. Ventura: Great. Good explanation. Thank you.
- Mr. Wilshaw: Thank you, Mr. Ventura, and we will note too, as you noted during the study plan, that there was no elevator in the three-story building. That's been corrected. It has, yes, that was an excellent good catch.
- Mr. Emmett: Yeah, so it's very good that we caught it. We would have caught that in the build phase. (Laughing)

Mr. Wilshaw: Hopefully, yes, definitely. All right, good. Any other questions on this item? I don't see any other questions. Is there anyone in our audience wishing to speak for or against this item? Anyone wishing to speak, feel free to come forward. Mr. Emmett, I will just ask you to sit down for one second. We'll have you back up after

John Schafer, 15638, Brookfield Street, Livonia, MI. I live just across the road here.

Mr. Wilshaw: Thank you for being here. Mr. Schaefer.

Mr. Schafer: No real objection to the project, other than the height. Four-story apartments. I don't think really go in well. Three story apartments right on Five Mile mentioned green space. I didn't see a whole lot of green spacing on there. Look like whatever they could shoehorn in with three apartments in that area. Luther Lane goes back to Livonia Woods back there. I don't think that is currently being used. I don't know how that roadway intends to be used, if that's always going to be permanent or not. And then the other objection that I would have is if this is truly for senior apartments, and you have a four story apartment, if there is any sort of a fire, you're not allowed to use a elevator. So, in my experience as a rehab therapist, getting seniors down four stories when there's a need to evacuate is problematic. Typically, you do once a year training where anybody who's in a third or fourth floor has to demonstrate the capability of leaving that apartment. Those routinely are not done. So going forward, keeping them nice for the next 25 years, how do they tend to keep them up? How do they keep the elevators in good working order? Is there only going to be one elevator per apartment? What happens when that elevator breaks down? Then all of a sudden you have a senior apartment, three, four stories high that now we have to deal with getting the seniors in and out. Um. I'm getting water or food up to them, as you see on TV. So those are my concerns.

Mr. Wilshaw: Okay, we appreciate you expressing those. Thank you and anyone else in our audience, feel free to come up.

Mr. Wilshaw: Good evening. ma'am.

Patricia Stephanoff, 15396 Alpine Dr., Livonia, MI. I kind of, I have a question about...just a couple questions, but one in particular is the cost to the people that will live in these apartments. Is this

considered a high income, middle income or low-income housing?

Mr. Wilshaw: We'll try to get an answer for you. I can't answer these questions immediately, but once everybody's commented, we'll try to get some of these questions answered for you.

Ms. Stephanoff: And another question, not pertaining to the apartments, if that's okay, is, I looked at the plan, and it was really, it was quite small. It was really kind of hard to read, just because of what I had. And I really didn't see, you know, the whole concept of having all these restaurants and shops and such, I really didn't see any additional parking for people that would come to patronize these businesses there.

Mr. Wilshaw: This is strictly an apartment complex of residential housing. There's not going to be...

Ms. Stephanoff: So that's not the topic.

Mr. Wilshaw: Yeah, there's not gonna be any restaurants or shops. That's

Ms. Stephanoff: It's going to be in that same area, correct?

Mr. Wilshaw: Yeah, you're thinking of the entire city center redevelopment. Yeah, that's a whole other project.

Ms. Stephanoff: That's a question for some other individuals. Okay, thank you.

Mr. Wilshaw: Thank you for coming. Anyone else wishing to speak on this item? No one else coming forward. Mr. Emmett, is there anything that you would like to say before we make our decision? You heard a couple comments and points made.

Mr. Emmett: To somewhat address the gentleman's concern, so we, most of the apartment buildings, are four stories that are over at Aletha right now. We don't...people have to be self-sufficient first of all to be there, and that is one of the tougher things about what we do, is but making sure that people remain self-sufficient while they're there. That's a task there. We don't have medical services for folks so, so that's sort of a job that we take on, that this, that people are able to get in and out of the building. I do know just in the in the way of the elevator, the elevators generator backup. So there is...so elevators do break as anything, you know, machinery wise, but we have quick service. We have all you know, quick service elevator contracts and then

in the event of a power outage, which is actually the bigger problem, all of our buildings, these new proposed buildings, will also be generator backup. So, they will operate the elevators as if nothing happened in the event of a power outage and that's happened, and those are prolonged periods of time, not just an afternoon when an elevator is down. So, we think that takes care of most of the problem, not all of it. And then one thing I'd say is our submittal doesn't do a real good job of showing the open space there, but Luther Lane is...we at Aleta apartments, the first two phases do own Luther Lane as part of it, and it will remain and be maintained by this development. And we repaved it as part of the construction, so it's, it's in real good shape. Now, a lot of the tree canopy, almost all the trees that are there are on the Luther Lane parcel, and will remain.

Mr. Wilshaw: Access to the Livonia Woods facility will still remain.

Mr. Emmett: Yeah, yeah, yep. They have an easement for that on Luther lane, on land that we own.

Mr. Wilshaw: Okay, and then as far as cost goes, do you have an idea?

Mr. Emmett: I don't know how to answer that exactly. I mean, our average rent there is about \$1,500 that's currently. These aim to be in the \$1,850 a month range. I don't know if that's upper level or lower level or what level that puts them, but yeah, it's, they're not subsidized in any way.

Mr. Wilshaw: So, it's not subsidized housing in any way. So, this is a private complex with no subsidy. That's right, low income or any of that kind of stuff. Thank you. Mr. Caramagno.

Mr. Caramagno: Got another question for you. Who oversees and manages these properties?

M. Emmett: It's an in-house manager. Jen Haines is her name, and she's known well down here, and she works well with the city. And, yeah, Jennifer Haines is the manager, and I'm the number two behind her.

Mr. Caramagno: So, you're the ownership of the property, manages it. It's been that way since day one. And you oversee the lawn cutting, the maintenance of the building, and everything from A to Z?

Mr. Emmett: Oh, yes.

Mr. Caramagno: Okay. Very good. Thank you.

Mr. Wilshaw: Thank you. If there's no further questions, I'm going to close the public hearing, and a motion is in order,

On a motion by Carmagno, seconded by Dinaro, and unanimously adopted, it was

#03-07-2025 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on March 18, 2025, on Petition 2025-02-02-04 submitted by Emmett Contracting requesting Special Waiver Use approval under Section 5.02 of the Livonia Zoning Ordinance, as amended, to construct a Planned Residential Development consisting of two (2) buildings with 58 senior independent apartments on properties at 14821 and 14829 Farmington Road located on the west side of Farmington Road between Five Mile Road and Lyndon Street in the Northeast $\frac{1}{4}$ of Section 21., be approved subject to the following conditions:

1. That the Site Plan marked Sheet 1 dated February 10, 2025, as revised, prepared by Arpee/Donnan, Inc., is hereby approved and shall be adhered to;
2. That the Landscape Plans marked L-1 dated February 14, 2025, as revised, prepared by Vert Verde Landscape Architecture, are hereby approved and shall be adhered to;
3. That all electric and gas meters and any other exposed utility services or meter boxes shall be properly screened with deciduous type landscape material, subject to the approval of the Planning and Inspection Departments;
4. That all disturbed lawn areas, except for the detention basins, shall be sodded in lieu of hydroseeding;
5. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;
6. That the Elevation Plans and list of building materials as received by the Planning Commission on February 14, 2025, are hereby approved and shall be adhered to;

7. That the three walls of the trash dumpster areas shall be constructed out of building materials that shall complement that of the buildings and the enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass and maintained and when not in use closed at all times;
8. That this site shall meet the Wayne County Storm Water Management Ordinance, and shall secure any required permits, including storm water management permits, and soil erosion and sedimentation control permits, from Wayne County;
9. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadway;
10. That all of first floor apartments in both buildings will have patios, with the exception of the three west facing apartments on the first floor in the eastern most building;
11. That the car ports are consistent with the architectural site plan dated March 14, 2025 and are built with materials similar in nature to the approved building facades to the satisfaction of the Planning Department;
12. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;
13. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and,
14. Pursuant to Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for a period of one year only from the date of approval by the 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?

Mr. Ventura: I'd like to ask the approver, the maker of the approval to amend it to include the fact that all of the first floor apartments in both buildings will have patios, with the exception of the three west facing apartments on the first floor in the easternmost building.

Mr. Caramagno: I'm good with that.

Mr. Wilshaw: Maker and support are okay?

Ms. Dinero: I'm good with that.

Mr. Wilshaw: Okay. Thank you. Mr. Ventura, Mr. Uhazie, do we need to update the dates on the site plan given that we had some revisions made between the meetings?

Mr. Uhazie: The site plan has remained the same. It was the floor plan that changed.

Mr. Wilshaw: And those aren't referenced in the approving resolution, right? Okay, all right, thank you. Just wanted to make sure that we have all our dates correct. Is there any other discussion?

Mr. Droze: I'd also like to request to potentially add an amendment to Mr. Caramagno's motion that the car ports are consistent with the architectural site plan dated March 14, 2025 and that the car ports themselves will be built with materials similar in nature to the approved building facades with, I guess, the opinion of that being deferred to the Planning Department.

Mr. Caramagno: Is that in line with your conversation back and forth earlier?

Mr. Droze: Yes.

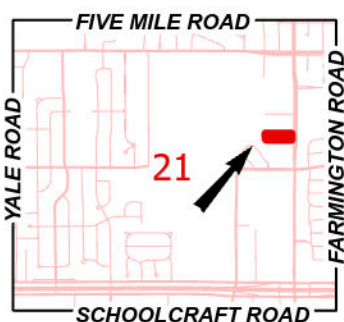
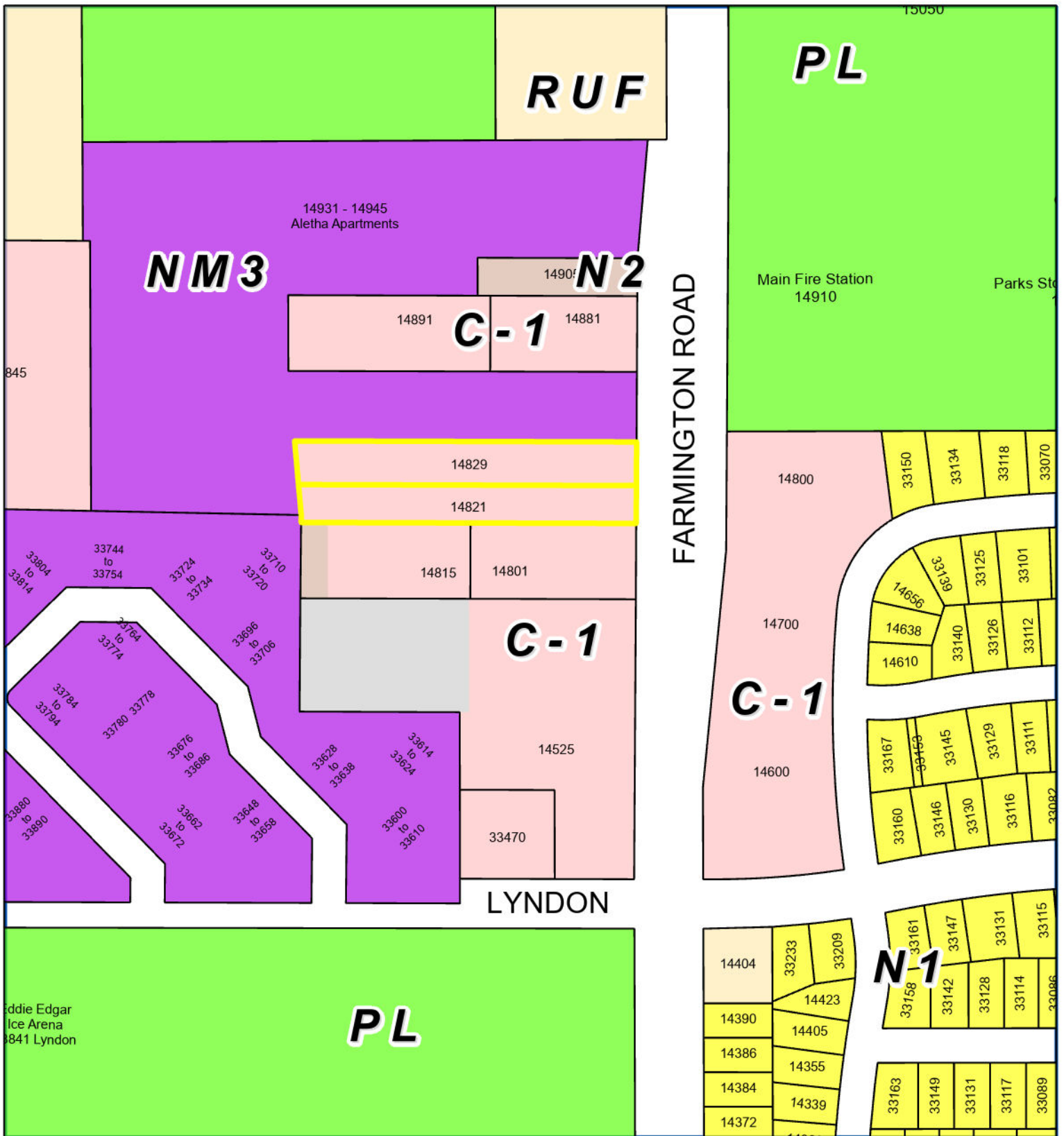
Mr. Caramagno: Okay, yes, I'm good with that.

Mr. Wilshaw: Okay, we're memorializing that. So, we want complimentary materials on the carport to the building and the supporters, okay?

Ms. Dinero: Yep

Mr. Wilshaw: Excellent. All right, is there any other comments?

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



Address & Zoning Map

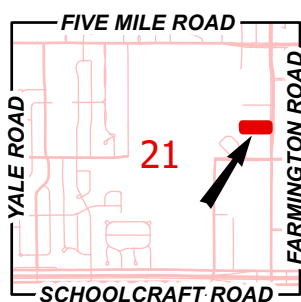
Petition 2025-02-02-04
Aletha Apartments
14829 Farmington Rd.



Not to Scale



City of Livonia
Planning Department



Aerial Map

Petition 2025-02-02-04
Aletha Apartments
14829 Farmington Rd.



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 1

Petition 2025-02-02-04 submitted by Emmett Contracting requesting Special Waiver Use approval under Section 5.02 of the Livonia Zoning Ordinance, as amended, to construct a Planned Residential Development consisting of two (2) buildings with 58 senior independent apartments on properties at 14821 and 14829 Farmington Road located on the west side of Farmington Road between Five Mile Road and Lyndon Street in the Northeast ¼ of Section 21.

March 11, 2025 Study Meeting:

This waiver use request involves constructing two (2) senior independent apartment buildings under the Planned Residential Development standards of Section 5.02 of the Livonia Zoning Ordinance. The site consists of two (2) adjoining vacant parcels. The parcel to the north, 14829 Farmington Road, has a net land area of 45,036 square feet (1.03 acres), with 75 feet in frontage along Farmington Road by a depth of 595 feet along its northern property line. The southern parcel, 14821 Farmington Road, has a net land area of 38,628 square feet (0.89 acres), with 66 feet of frontage along Farmington Road by a depth ranging from 588 feet to 584 feet. The combined site area is approximately 83,663 square feet (1.92 acres), with 142 feet of frontage on Farmington Road. Both parcels are zoned C-1 (Local Business).

This project expands the existing Aletha Apartments, which was approved in 2016. The original Aletha site is located northwest of this proposal. The petition site is 10.31 acres and consists of seven (7) multi-family residential buildings containing 192 senior independent apartments and a one-story community/office building.

Bordering the site to the north is Luther Lane, a private drive that provides access to Livonia Woods Nursing Home and the existing Aletha Apartments. Luther Lane and Aletha Apartments are zoned NM3 (Neighborhood Multifamily). Abutting the property to the southwest is the Silver Village senior housing complex, which is also zoned NM3. To the south is the Livonia Dermatology Plaza office complex, zoned C-1. To the east, across Farmington Road, is the Heritage Office complex zoned C-1.

Section 5.02 states that Planned Residential Developments are allowed an added degree of flexibility in the placement, bulk, and interrelationship of the buildings and uses and the implementation of new design concepts to encourage more efficient use of land and public services through a unified planning approach while at the same time maintaining the overall intensity of land use and density of population.

The site plan shows two (2) multi-story apartment buildings with a total of 58 senior independent apartments. Located to the east, along Farmington Road is the

smaller of the two buildings. The site plan shows the building with eighteen (18) units at a height of three (3) stories. This building measures approximately 106 feet in width by a depth of 75 feet and has an overall gross floor area of 23,031 square feet. The second building is located to the west at the rear of the property. The 4-story building will have 40 units and is approximately 61.50 feet wide and 230 feet deep for a gross floor area of 52,112 square feet.

The east building facing Farmington Road has three (3) unit types: 'A,' 'B', and 'C.' Every apartment unit would contain a living area, bathroom, kitchen, and master bedroom. Units would include an additional "study" room. Units 'A' and 'B' have one and a half (1.5) bathrooms, while 'C' has only one (1) full bath. Floor plans show that each level will have six (6) units with a gross floor area of 7,639 square feet. First-floor units facing west show private entryways. The remaining units are accessible from a common entry on the east and west elevations that leads to a central hallway. A balcony would be included with the center units above the ground floor.

The building to the west has forty (40) units with two (2) unit styles, identified on the floor plan as styles 'A' and 'B'. Every apartment unit would contain a living area, bathroom, kitchen, and master bedroom. 'A' units would include an additional bedroom with two (2) full baths, and 'B' units have the "study room" with one and a half (1.5) bathrooms. A lobby/mailroom and elevator shaft are shown on the first-floor main entryway facing south. Floor plans show the two (2) lower levels with ten (10) 'A' style units on each floor. The upper-level floor plans show nine (9) 'A' unit types and one (1) 'B' style unit on each level. Each floor measures 13,028 gross square feet for a total of 52,112 square feet. A balcony would be included with each unit above the ground floor. First-floor units would most likely be equipped with patios. An additional common patio is located off the northwest corner of the western building.

Vehicular access to the site would be from Luther Lane, a private drive that connects the existing Aletha Apartments to Farmington Road. The development would be connected to Luther Lane via two (2) new drives, one from the north between the eastern building and the park/open space and a second 24-foot-wide drive from the west. Off-street parking is provided throughout the site, including a total of 58 carports and an additional 29 uncovered parking spaces. Parking located in front of the western building is laid out with room for ten (10) parallel parking spaces. The site has four (4) proposed ADA-accessible parking spaces. The site plan provides 1.5 parking spaces per unit, above the number of spaces required in the Zoning Ordinance. The original phase of Aletha Apartments also has a parking ratio of 1.5 spaces per unit.

A park/open space area measuring 0.15 acres is shown along the north property line between the buildings. The open space is bordered by seven (7) carport parking spots to the west and eight (8) carport spots to the south. An entry drive

from Luther Lane borders the east side of the park. A five-foot (5') sidewalk is shown on the east and south sides of the park/open space area. An interconnected network of pedestrian paths runs along both buildings and the open space area. The proposed path also connects the rear building patio northwest across Luther Lane to the original Aletha Apartments.

Storm water would be managed by an underground detention basin in the parking area between the eastern building and the park/open space area. The petitioner will need to provide drainage and stormwater treatment details to the Engineering Department before obtaining permits for the proposed development.

The site plan shows two (2) dumpster enclosures, one for each building. The plan shows the dumpster enclosure to be 10 by 12 feet masonry wall with a four inch (4") concrete cap. The brick finish would match the primary building color. A pair of painted steel double doors gates would allow access.

A fully detailed landscape plan (L-1) is included, showing various plantings around the foundation of the east building and along the street frontage of Farmington Road. The Zoning Ordinance requires one (1) deciduous or evergreen tree per linear foot of road frontage, one ornamental tree per 100 linear feet, and eight (8) shrubs per forty (40) linear feet. The site has 142 linear feet of frontage on Farmington Road. The landscape plans satisfy the frontage requirements. The landscape plan shows seven (7) internal trees throughout the site and is 24.6% landscaped open space. The interior parking lot landscaping of five percent (5%) of parking area landscaping and a minimum of one (1) tree per interior island complies with the Zoning Ordinance requirements. The landscape plan indicates the type, quantities, and size of plant materials. A note should be added to the plan indicating that sod would be used on all areas identified as lawn. The plan specifies that the landscaped areas will be irrigated by an automatic underground irrigation system.

In terms of the architecture, each building would be similar in appearance and constructed out of the same exterior materials—mainly brick veneer. The three story building's east elevation shows a brick façade with bay windows made with cement board trim. Building dormers are trimmed with cement board. The parapet height measures 48 feet and is made of a continuous metal coping. The private unit entries are covered by an aluminum awning and stairs that have aluminum railings. The north/south elevations are mostly brick veneer with cement board shake siding running up the center of the building and on the top level, surrounding the third story windows. The upper-level bay windows are covered by a standing seam metal roof. The gable roof is made of cement board battens and smooth panels.

The four-story building's south elevation shows a mostly brick façade with bay windows made with cement board trim on both ends of the building. The upper

level is cement board battens and smooth panels. Each unit has a balcony with aluminum railings. The parapet height measures 58 feet and 4 ¼ inches and is made of a continuous metal coping. The gable roof is made of cement board battens and smooth panels. The roofs of structures would be covered with asphalt shingles. The main entry to the building is via a storefront door system.

The roofs of structures would be covered with asphalt shingles. The plans do not show where the building's mechanical equipment, air-conditioning units or utility meters would be located.

No photometric plan or sign package for the site was provided with the petition.

March 18, 2025 Public Hearing:

The petitioner submitted updated elevation and floor plans that corrected minor errors.

Approving Resolution: That the request to construct a Planned Residential Development consisting of two (2) buildings with 58 senior independent apartments on properties at 14821 and 14829 Farmington is hereby approved, subject to City Council approval and the following conditions:

1. That the Site Plan marked Sheet 1 dated February 10, 2025, as revised, prepared by Arpee/Donnan, Inc., is hereby approved and shall be adhered to;
2. That the Landscape Plans marked L-1 dated February 14, 2025, as revised, prepared by Vert Verde Landscape Architecture, are hereby approved and shall be adhered to;
3. That all electric and gas meters and any other exposed utility services or meter boxes shall be properly screened with deciduous type landscape material, subject to the approval of the Planning and Inspection Departments;
4. That all disturbed lawn areas, except for the detention basins, shall be sodded in lieu of hydroseeding;
5. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;

PUBLIC HEARING

ITEM 1 Petition 2025-02-02-04 – Aletha Apartments

Page 5

6. That the Elevation Plans and list of building materials as received by the Planning Commission on February 14, 2025, are hereby approved and shall be adhered to;
7. That the three walls of the trash dumpster areas shall be constructed out of building materials that shall complement that of the buildings and the enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass and maintained and when not in use closed at all times;
8. That this site shall meet the Wayne County Storm Water Management Ordinance, and shall secure any required permits, including storm water management permits, and soil erosion and sedimentation control permits, from Wayne County;
9. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadway;
10. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;
11. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and,
12. Pursuant to Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for a period of one year only from the date of approval by the City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

4827 and 14829 FARMINGTON ROAD
LIVONIA, MI 48154

SHEET

SHEET TITLE

ISSUE DATE

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	ROOM IDENTIFICATION		SECTION SYMBOL
	DOOR SIZE 3'-0" WIDE X 7'-0" HIGH		DETAIL LETTER SHEET NO.
	WINDOW / LOUVERS DESIGNATION		COLUMN BUBBLE AND GRID
	ELEVATION TAG		FIRE RATED WALL ASSEMBLY
	ELEVATION SYMBOL		
	PARTITION TAGS		
	FINISHES TAGS		
	ENLARGED DETAIL CALL-OUT		
			EXISTING WALL
			WALL TO BE REMOVED
			NEW STUD PARTITION WALL
			NEW CONCRETE MASONRY UNIT
			NEW BRICK & CONCRETE MASONRY UNIT
			NEW BRICK AND FRAMED WALL
			NEW WALL OVER EXISTING WALL

OWNER EMMETT CONTRACTING 10670 WARREN ROAD PLYMOUTH, MI 48170 CONTACT: BRAD EMMETT E: BRAD@EMMETTCONTRACTING.COM PH: 734.846.7280	CIVIL ENGINEER ARPEE DONNON 32233 SCHOOLCRAFT RD., ST103 LIVONIA, MI 48150 CONTACT: GREG PH: 734.953.3335
ARCHITECT M ARCHITECTS, INC 114 EAST MAIN STREET NORTHVILLE, MI 48167 CONTACT: ROBERT MILLER ROBERT@MARCHITECTS.COM PH: 248.349.2708	LANDSCAPE ARCHITECT
STRUCTURAL ENGINEER	
MECHANICAL-ELECTRICAL ENGINEER	

[illegible]



NOTE

THE THREE WALLS OF THE TRASH ENCLOSURE SHALL BE CONSTRUCTED OF THE SAME BRICK USED IN THE CONSTRUCTION OF THE BUILDING OR IN THE EVENT A POURED WALL IS SUBSTITUTED, THE WALL'S DESIGN, TEXTURE AND COLOR SHALL MATCH THAT OF THE BUILDING. THE ENCLOSURE GATES SHALL OF SOLID PANEL STEEL CONSTRUCTION OR DURABLE, LONG-LASTING SOLID PANEL FIBERGLASS AND MAINTAINED AND WHEN NOT IN USE CLOSED AT ALL TIMES.



PROPERTY DESCRIPTIONS

PARCEL 081-99-0025-000
THAT PART OF THE NE 1/4 OF SEC 21 T1S R9E DES AS BEG
AT A POINT ON THE E LINE OF SAID SEC DIS S 1845.83 FT
FROM THE NE COR OF SEC 21 AND PROCEEDING TH S ALONG
SAID E LINE 66.0 FT. TH N 89D 41M W 642.93 FT. TH N 4D
55M 30SEC W 66.27 FT. TH S 89D 41M E 648.62 FT TO THE
POB EXC THE ELY PART THEREOF MEASURING 53.97 FT ON
THE N LINE AND 54.47 FT ON THE S LINE OF SAID PARCEL
0.90 ACRES

PARCEL 081-99-0024-000
THAT PART OF THE NE 1/4 OF SEC 21 T1S R9E DES AS BEG
AT POINT ON THE E LINE OF SAID SEC DIS S 1911.83 FT
FROM THE NE COR OF E LINE AND PROCEEDING TH N 89D
41M W 642.93 FT, TH S 4D 55M 40SEC E 53.27 FT, TH S 0D
46M 45SEC W 12.93 FT, TH S 89D 41M E 63.51 FT TO THE
E LINE OF SEC 21 TH N ALONG SAID LINE 66.0 FT TO THE
POB EXC THE ELY PART THEREOF MEASURING 54.47 FT ON
THE N LINE AND 54.97 FT ON THE S LINE OF SAID PARCEL
0.89 ACRES

NOTE:
THERE IS A 10 FOOT WIDE PROPERTY GAP BETWEEN PARCEL
081-99-0025-000 AND THE LUTHER LANE PROPERTY THAT
IS CURRENTLY BEING RESOLVED AND WILL BE ADDED TO THIS
PROJECT.

NORTHEAST. CORNER
SEC. 21, T. 1 S., R 9 E.
L. 30814, P. 3



30 0 15 30

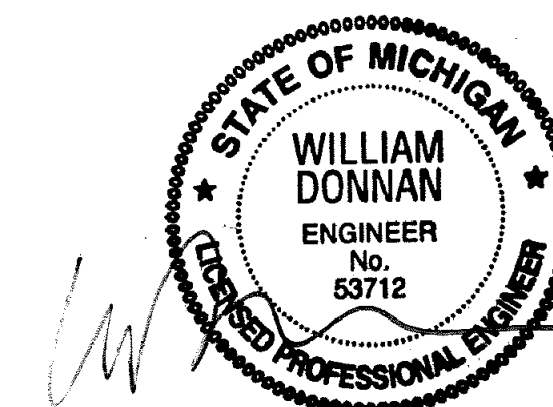
SCALE: 1 IN. = 30 FT

SITE DATA

PROPERTY SIZE: 1.92 ACRES (83,663 SQ. FT.)
PROPOSED USE: APARTMENTS

PROPOSED UNITS = 58

PROPOSED CARPORT PARKING = 58 SPACES
 PROPOSED ADDITIONAL PARKING = 29 SPACES
 TOTAL PARKING = 87 SPACES



REVISIONS

PREPARED FOR
EMMETT CONTRACTING LLC
10670 WARREN ROAD
PLYMOUTH, MICHIGAN 48170

ARPEE/DONNAN, INC.
LAND SURVEYING • ENGINEERING • MAPPING
32233 SCHOOLCRAFT RD., SUITE 103
LIVONIA, MICHIGAN 48150
PHONE (734) 953-3335 FAX (734) 953-3324

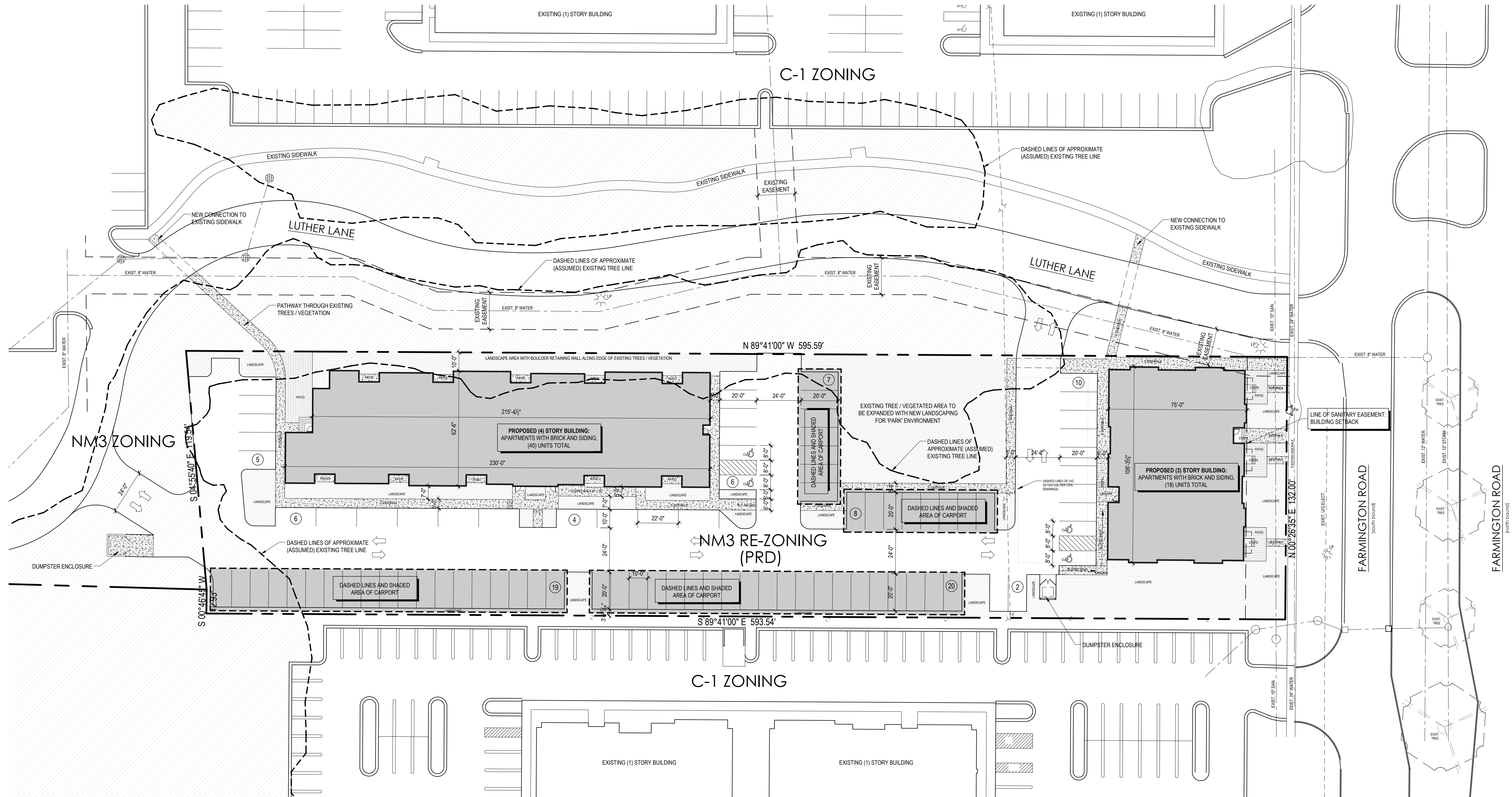
PRELIMINARY PLAN
ALETHA SOUTH APARTMENTS
14821 & 14829 FARMINGTON ROAD

DATE	02/10/25
DRAFTED BY	WGD
CHECKED BY	WRD
F.B.	
FILE:	
JOB #	13022

SH. 1 OF 1

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PARKING CALCULATIONS - PROPOSED				
USE	REQUIREMENTS	TOTAL UNITS	TOTAL CALCULATION	SPACES PROVIDED
APARTMENT	1.5 SPACES / UNIT	58	58 * 1.5 = 87 SPACES REQUIRED	(87) SPACES

ISSUE DATE	
02-14-2025	P.C. REVIEW
03-14-2025	P.C. REVIEW

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M
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114 EAST MAIN STREET
3RD FLOOR
NORTHVILLE, MICHIGAN 48167
PHONE 248.349.2708
marchitects.com

PROJECT
ALETHA APARTMENTS

PROJECT ADDRESS
14827 AND 14829
FARMINGTON ROAD
LIVONIA, MI 48154

PROJECT NUMBER
24.39

SHEET NAME
ARCHITECTURAL SITE PLAN

SHEET NUMBER
AS101

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HNLED18NB

Save to PDF

RAB



Color: Black

Weight: 4.6 lbs

Project: Aletha Apartments

Type: Ground Light

Prepared By:

Date:

Driver Info

Type	Constant Current	Watts	18W
120V	0.17A	Color Temp	4000K (Neutral)
208V	0.09A	Color Accuracy	73 CRI
240V	0.08A	L70 LifeSpan	100,000 Hours
277V	0.06A	Lumens	2,428 lm
Input Watts	19.6W	Efficacy	123.9 lm/W

LED Info

Type	Constant Current	Watts	18W
120V	0.17A	Color Temp	4000K (Neutral)
208V	0.09A	Color Accuracy	73 CRI
240V	0.08A	L70 LifeSpan	100,000 Hours
277V	0.06A	Lumens	2,428 lm
Input Watts	19.6W	Efficacy	123.9 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations. Suitable for ground mounting.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is on the DesignLights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC S1 requirements.

DLC Product Code:

P9Y8TTEBQ

LED Characteristics

LEDs:
Multi-chip, high-output, long-life LEDs

Color Stability:

RAB LEDs exceed industry standards for chromatic stability

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior heat sinking with external Air-Flow fins

Housing:

Precision die-cast aluminum housing, lens frame and mounting arm

Reflector:

Semi-specular, vacuum-metalized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

Green Technology:

Mercury and UV free, RoHS-compliant components.

Installation

Mounting:
Heavy-duty 1/2" thread mounting arm with "O" ring seal & stainless steel screws

Optical

NEMA Type:
NEMA Beam Spread of 3Hx3V

Other

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Electrical

Driver:
Constant Current, 120-277V with 3kV surge protection, 120V: 0.17A, 208V: 0.09A, 240V: 0.08A, 277V: 0.06A

THD:

9.38% at 120V, 10.02% at 277V

(continued)

<https://www.rablighting.com/specs/HNLED18NB>

2/12/25, 11:02 AM
Page 1 of 2

WAVE

LIGHTING

PROJECT: Aletha Apartments

TYPE:

VOLTAGE:

POST TOP FIXTURE C36T

COMMERCIAL LIGHTING



12 1/2"

33"

I.D. = 3"

EPA 0.83ft²

WT 31lbs

IES FILES AVAILABLE ONLINE!
AT WAVE LIGHTING.COM

Wave Lighting's commercial product line provides safety and security for all types of applications including parks, pedestrian walkways, and parking areas. Our Post top fixtures fit on any standard 3" diameter commercial pole (sold separately) with 3 set screws and allen wrench (provided).

UL LISTED

WV

WET

LED

SPECIFICATIONS

* Cast Aluminum Housing

* Stainless Steel Set Screws

* Black, White, or Bronze Finish

* Acrylic Lenses

* Clear or Opal Lens Options

* UL Listed For Wet Locations

BK BLACK

WW WHITE

BZ BRONZE

GUIDE CODE: C36TC-L40C-BK

CALL FOR PHOTOMETRIC INFORMATION

ITEM #	LENS	LIGHT SOURCE	CCT	COLOR	OPTIONS
C36T	ACRYLIC L-Opal C-Clear	E26 MEDIUM BASE		BK-Black BZ-Bronze WH-White	MG-E39 Mogul Socket TS-Type 3 Distribution (Dedicated LED only, TS is Special Order, Type 5 Standard)
		(1) 200W MAX Medium Base			
		120-277V DEDICATED LED			
		L40-30W 4000lm	C-4K		
		L60-40W 6000lm	W-3K		
L80-60W 9000lm	B-5K				
E39 RETRO-FIT LED 120-277V					
LC5-54W 7290lm, Type 5 +	C-4K				
LC3-40W 5600lm, Type 3 +					
LCD-54W 5900lm, Dark Sky +					

* Lamp included.

REFER TO CATALOG FOR OPTION SPECIFICATIONS - Specifications subject to change without notice - FIXTURE SPEC 9/21

WAVE LIGHTING • wavelighting.com • 877-870-9283

1 of 1

Atlas

Lighting Products

Wet Location

Car ports

Project Information

Job Name: Aletha Apartments

Fixture Type: Industrial LED Wet Location

Catalog Number: ILW98LED8D

Approved by:

ILW98LED8D 8FT Industrial LED

UL LISTED

WV

WET

LED

13060

13060

13060

94.57

94.57

94.57

138.1

138.1

138.1

80

80

80

4000

4500

5000

DLC Prod. ID:

PLDW8P8R

PSC8SR8R

PMYN884T

SPECIFICATIONS:

	ILW98LED8D4K	ILW98LED8D	ILW98LED8D5K
Lumens:	13060	13060	13060
Watts:	94.57	94.57	94.57
Lumens/Watt:	138.1	138.1	138.1
CRI:	80	80	80
CCT:	4000	4500	5000
DLC Prod. ID:	PLDW8P8R	PSC8SR8R	PMYN884T

IP65 RATED

IP66 RATED

IP67 RATED

NEMA 4X

NSF

Construction:

The 1-piece housing is made of durable composite material with 1/2" entry points on both ends. The poured gasket provides a continuous seal for the lens. Fourteen polycarbonate cam latches compress lens to housing for a tight seal. Stainless steel mounting brackets are furnished with each fixture.

Lens:

Injection molded acrylic lens with high impact additive. Lens is ribbed and frosted to eliminate glare.

Listings:

Luminaire is certified to UL/CUL Standards for Wet Locations. DesignLights Consortium Premium qualified luminaire, eligible for rebates from DLC member utilities.

AC Input:

120/208/240/277V

Driver:

Constant current, Class 2 120-277VAC, 50-60Hz
High Efficiency - min. 84%
Off-State Power: 0 Watts
0-10V Dimming

LEDs:

Atlas LEDs provide higher lumen output, greater energy efficiency and more reliable fixture performance. LEDs manufactured for the ILW series utilize Epoxy Guard conformal coating which reduces the chance of board corrosion. 200,000+ hrs. lifespan
ILW series fixtures operate at 4000K, 4500K and 5000K CCT.

Temperatures:

Min Start: -35°C Max: 45°C

atings:

NEMA 4X
IP65, IP66 & IP67
NSF
1500 PSI Hose Down

Installation:

Fixture retains the same knock-out sizes and positions as previous models, reducing wiring costs.

Applications:

Cold storage, garages, refrigerated cases, stairwells, storage areas.

Testing:

Atlas LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 & LM-80.

Warranty:

Five-year limited warranty

Emergency Back-up:

For factory installed Emergency Back-Up add suffix EB to part number.

480 Volt:

For 480V add suffix 4 to part number.

Options:

L= Stainless Steel Latches, 3C= 3' Cord, 6C= 6' Cord

Weight:

16.9 lbs.

Rebates and Incentives are available in many areas. Contact an Atlas Representative for more information.

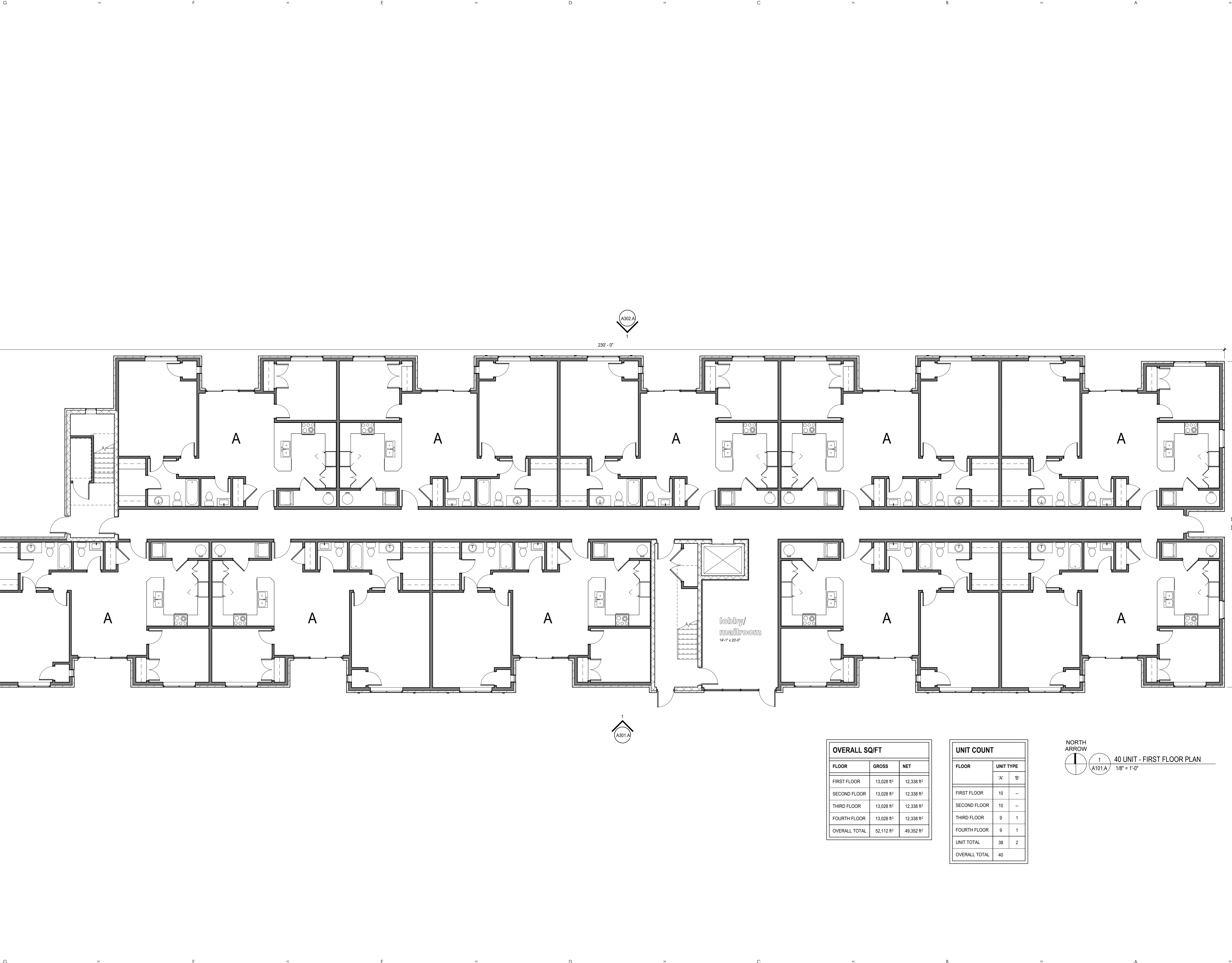
ATLAS LIGHTING PRODUCTS, INC.

PO BOX 2348 | BURLINGTON, NC 27216
800-849-8485 | FAX: 1-855-847-2794 | www.atlasled.com

*The majority of Atlas Lighting Products are assembled in USA facilities by an American Workforce utilizing both Domestic and Foreign components. Meets Buy American requirements within the ARRA.

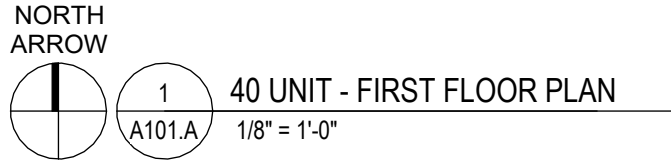
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OVERALL SQ/FT		
FLOOR	GROSS	NET
FIRST FLOOR	13,028 ft²	12,338 ft²
SECOND FLOOR	13,028 ft²	12,338 ft²
THIRD FLOOR	13,028 ft²	12,338 ft²
FOURTH FLOOR	13,028 ft²	12,338 ft²
OVERALL TOTAL	52,112 ft²	49,352 ft²

UNIT COUNT		
FLOOR	UNIT TYPE	
	A'	B'
FIRST FLOOR	10	--
SECOND FLOOR	10	--
THIRD FLOOR	9	1
FOURTH FLOOR	9	1
UNIT TOTAL	38	2
OVERALL TOTAL	40	



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02.14.2025 P.C. REVIEW

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PROJECT
ALETHA APARTMENTS

PROJECT ADDRESS
14827 and 14829
FARMINGTON ROAD,
LIVONIA, MI 48154

PROJECT NUMBER
24.39

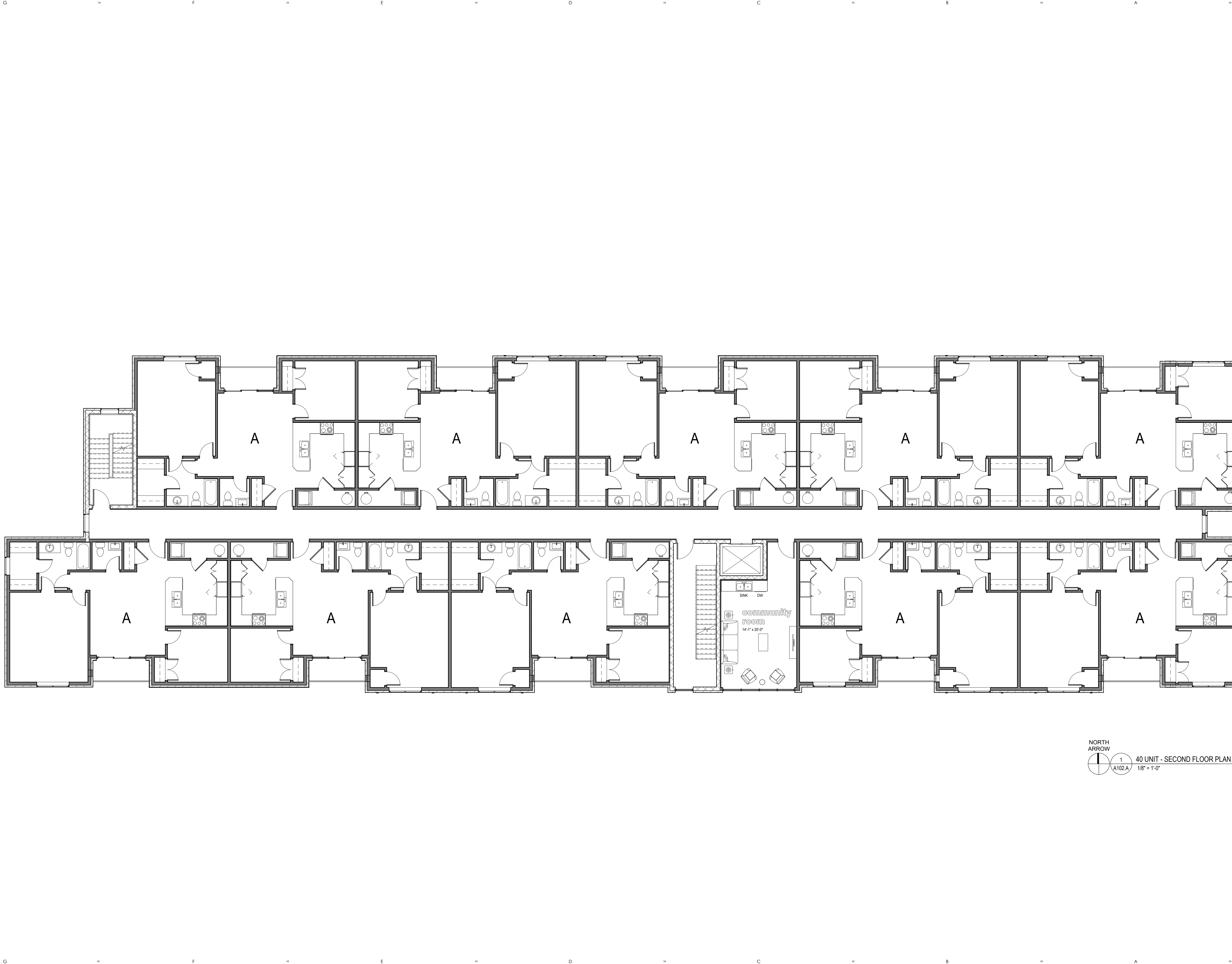
SHEET NAME
40 UNIT - FLOOR PLAN

SHEET NUMBER

A101.A

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NORTH
ARROW

1

A102.A

40 UNIT - SECOND FLOOR PLAN
1/8" = 1'-0"

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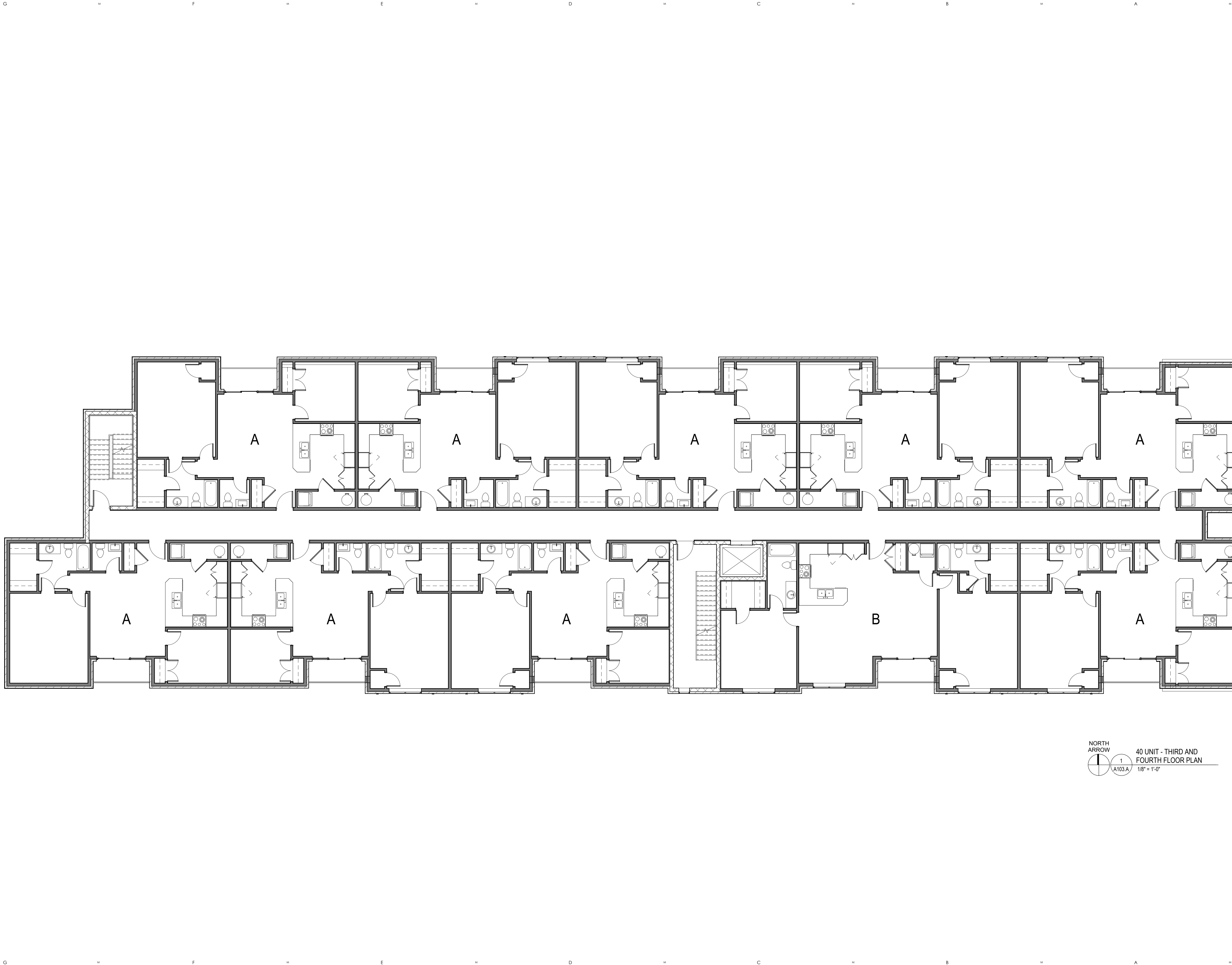
SHEET NAME
40 UNIT - FLOOR PLAN

SHEET NUMBER

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NORTH
ARROW

1
A103.A

40 UNIT - THIRD AND
FOURTH FLOOR PLAN
1/8" = 1'-0"

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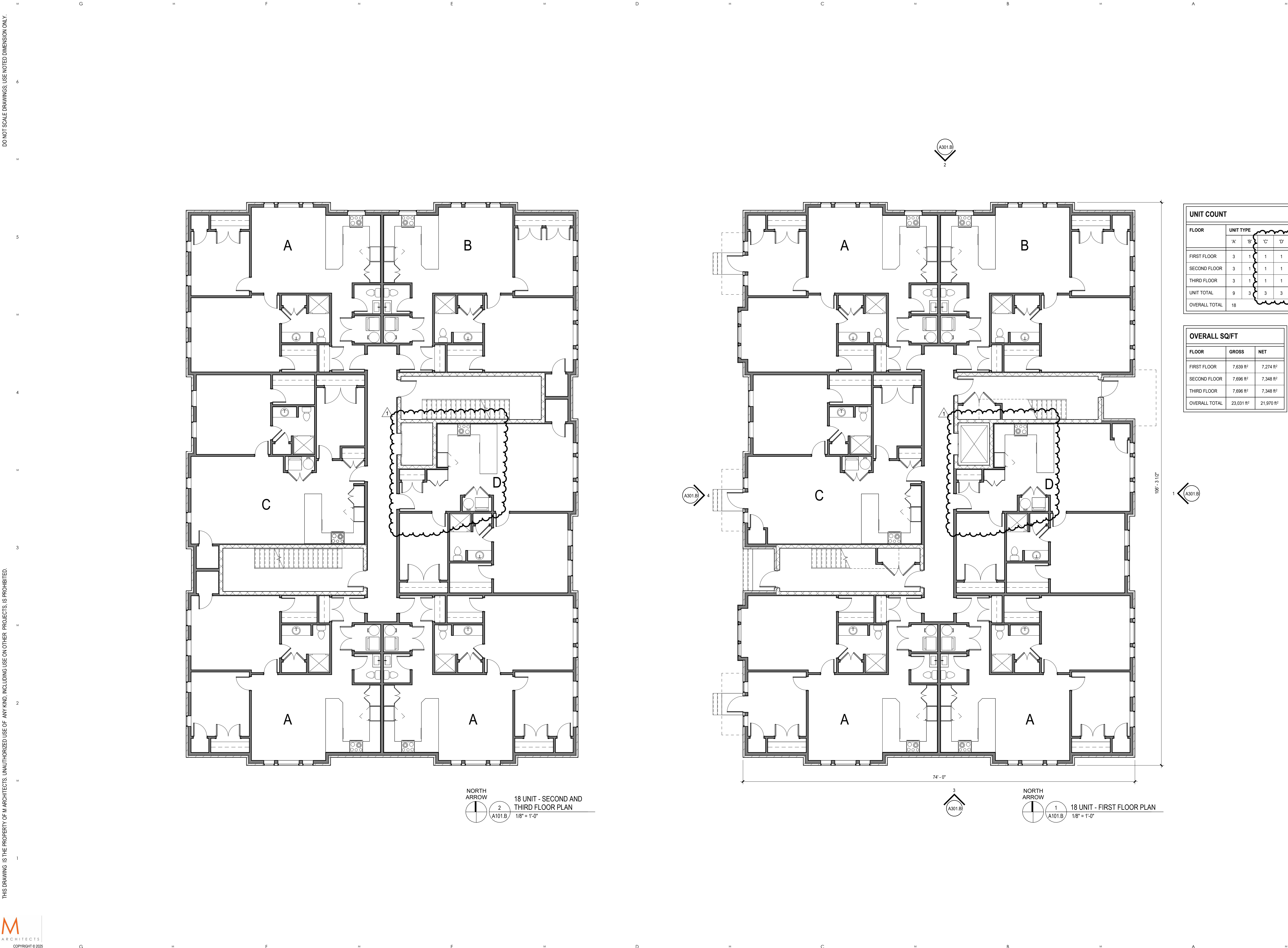
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SHEET NAME
40 UNIT - FLOOR PLAN

SHEET NUMBER
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PROJECT
ALETHA APARTMENTS

PROJECT ADDRESS
14827 and 14829
FARMINGTON ROAD,
LIVONIA, MI 48154

PROJECT NUMBER
24.39

SHEET NAME
18 UNIT - FLOOR PLANS

SHEET NUMBER

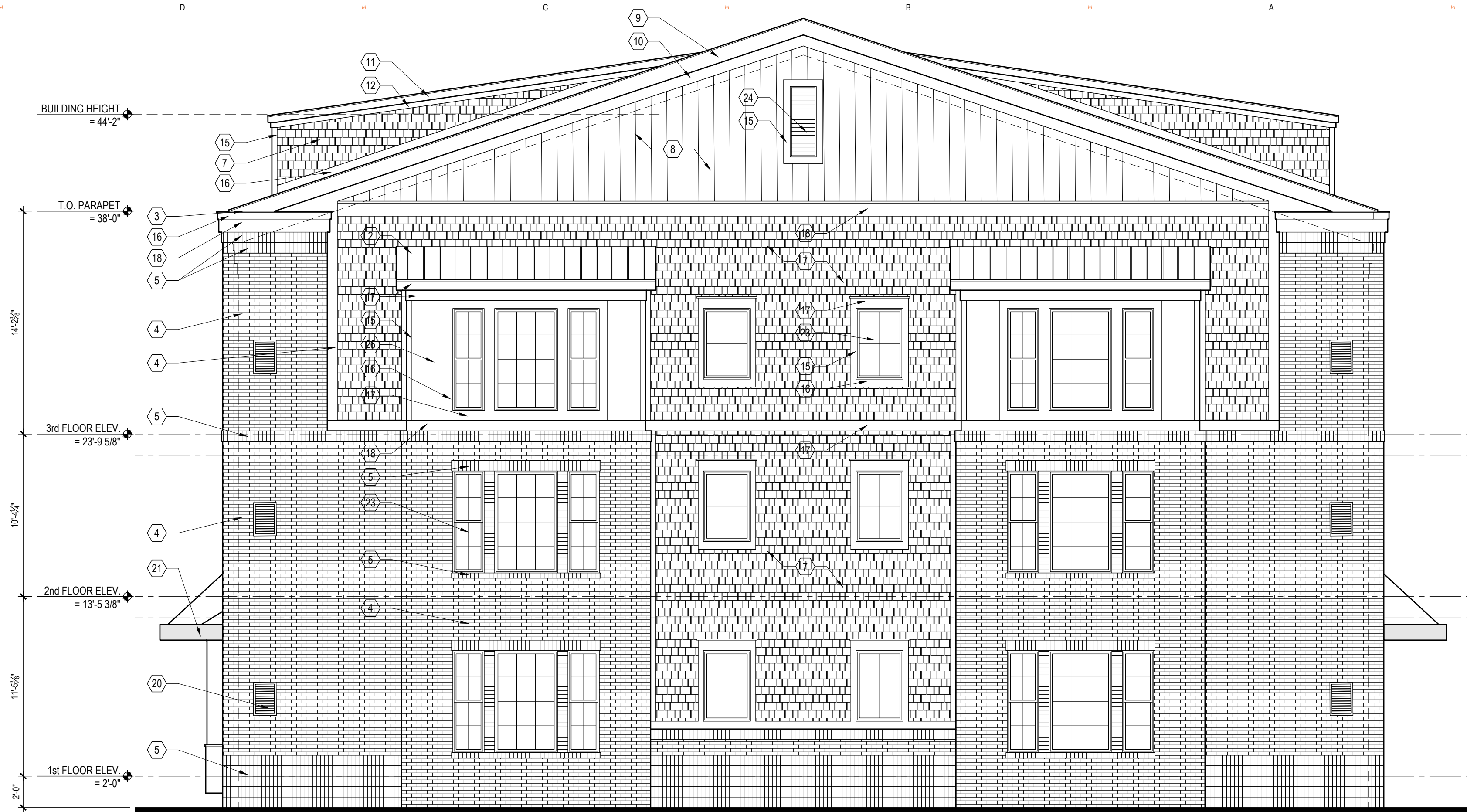
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ELEVATION KEYNOTES, THIS SHEET:

- 1 ASPHALT SHINGLES
- 2 STANDING SEAM METAL ROOF
- 3 CONTINUOUS METAL COPING
- 4 4" BRICK VENEER
- 5 BRICK SOLDIER / ROWLOCK / SURROUND COURSE
- 6 8" STONE COURSE WITH 5"x14" TURN-DOWN
- 7 CEMENT BOARD SHAKE SIDING
- 8 CEMENT BOARD SMOOTH PANEL WITH 1" CEMENT BOARD BATTENS AT 16" OC.
- 9 12" CEMENT BOARD RAKE TRIM
- 10 8" CEMENT BOARD SUB-RAKE TRIM
- 11 6" CEMENT BOARD RAKE TRIM
- 12 4" CEMENT BOARD SUB-RAKE TRIM
- 13 8" CEMENT BOARD FASCIA TRIM
- 14 6" CEMENT BOARD FASCIA TRIM
- 15 4" CEMENT BOARD TRIM
- 16 6" CEMENT BOARD TRIM
- 17 8" CEMENT BOARD TRIM
- 18 10" CEMENT BOARD TRIM
- 19 12" CEMENT BOARD TRIM
- 20 EXHAUST VENT PAINTED TO MATCH ADJACENT MATERIAL
- 21 ALUMINUM AWNING
- 22 ALUMINUM RAILING
- 23 VINYL WINDOW / DOOR
- 24 1'-8" x 4'-6" GABLE VENT
- 25 1'-8" x 3'-8" DORMER VENT
- 26 4" x 4'-0" BRICK DETAIL PROJECTED 3/4"
- SMOOTH CEMENT BOARD PANEL



2 NORTH / SOUTH ELEVATION
A301 / SCALE: 3/16" = 1'-0"



1 EAST ELEVATION
A301 / SCALE: 3/16" = 1'-0" FARMINGTON ROAD

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PROJECT
ALETHA APARTMENTS

PROJECT ADDRESS
14827 AND 14829
FARMINGTON ROAD
LIVONIA, MI 48154

PROJECT NUMBER
24.39

SHEET NAME
FARMINGTON ROAD
BUILDING: EXTERIOR
ELEVATIONS

SHEET NUMBER
A302

ELEVATION KEYNOTES, THIS SHEET:

- 1 ASPHALT SHINGLES
- 2 STANDING SEAM METAL ROOF
- 3 CONTINUOUS METAL COPING
- 4 4" BRICK VENEER
- 5 BRICK SOLDIER / ROWLOCK / SURROUND COURSE
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- 25 1'-8" x 3'-8" DORMER VENT
- 26 4" x 4'-0" BRICK DETAIL PROJECTED 3/4"
- SMOOTH CEMENT BOARD PANEL

BUILDING HEIGHT
= 44'-2"

T.O. PARAPET
= 38'-0"

14'-2 1/2"

3rd FLOOR ELEV.
= 23'-9 5/8"

10'-4 1/2"

2nd FLOOR ELEV.
= 13'-5 3/8"

11'-5 1/2"

1st FLOOR ELEV.
= 2'-0"

2'-0"



3 COLORED ELEVATION
A302 /NOT TO SCALE

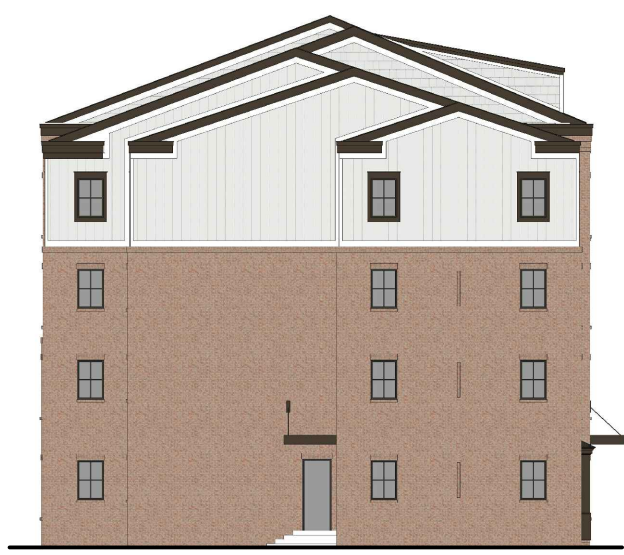
1 WEST ELEVATION
A302 /SCALE: 3/16" = 1'-0"

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ISSUE DATE

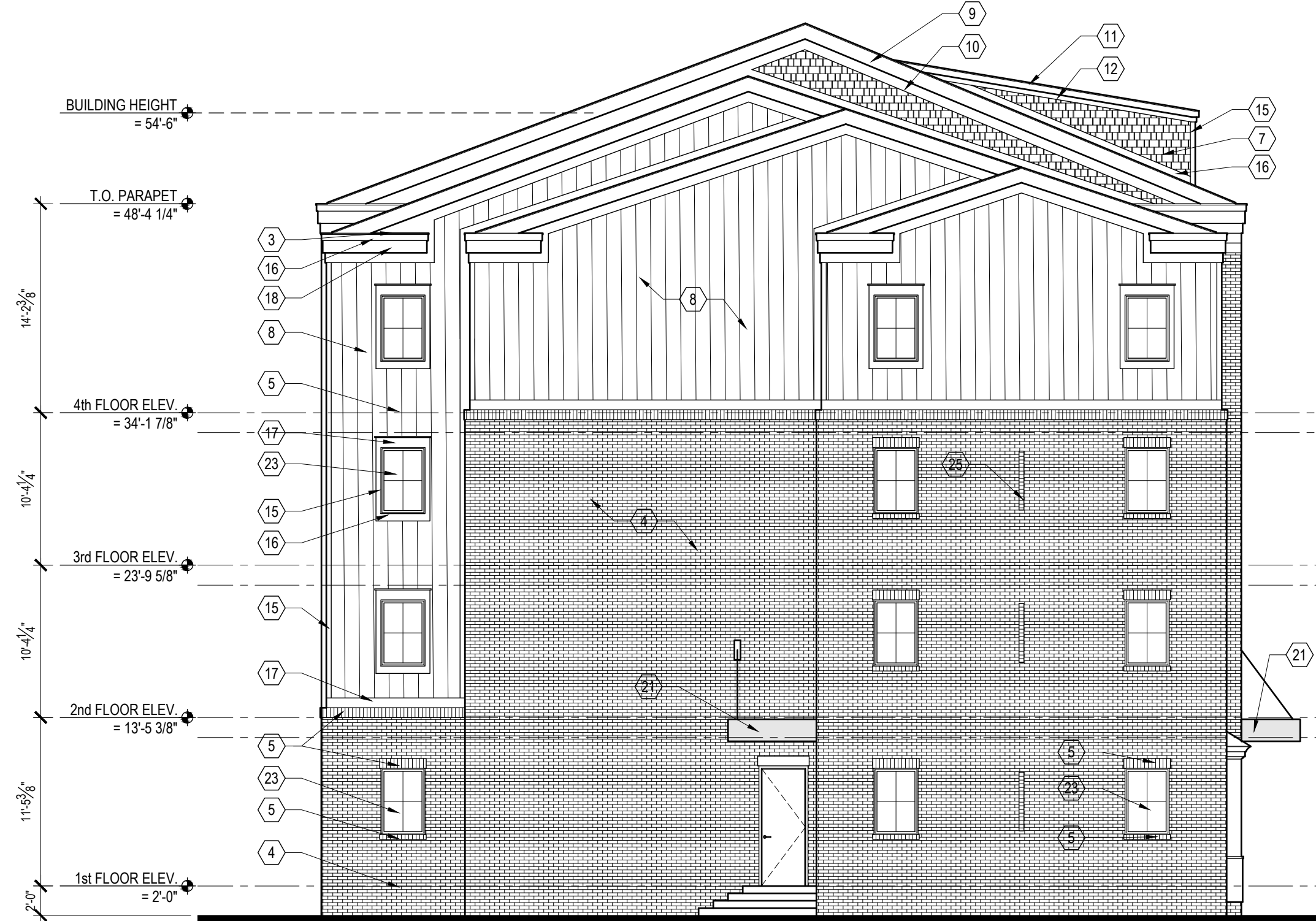
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3 COLORED ELEVATION
A303 NOT TO SCALE

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- 25 4" x 4'-0" BRICK DETAIL PROJECTED 3/4"
- 26 SMOOTH CEMENT BOARD PANEL
- 27 STOREFRONT ENTRY SYSTEM



2 WEST ELEVATION
A303 SCALE: 1/8" = 1'-0"

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PROJECT
ALETHA APARTMENTS

PROJECT ADDRESS
14827 AND 14829
FARMINGTON ROAD
LIVONIA, MI 48154

PROJECT NUMBER
24.39

SHEET NAME
INTERNAL BUILDING;
EXTERIOR ELEVATIONS

SHEET NUMBER
A303

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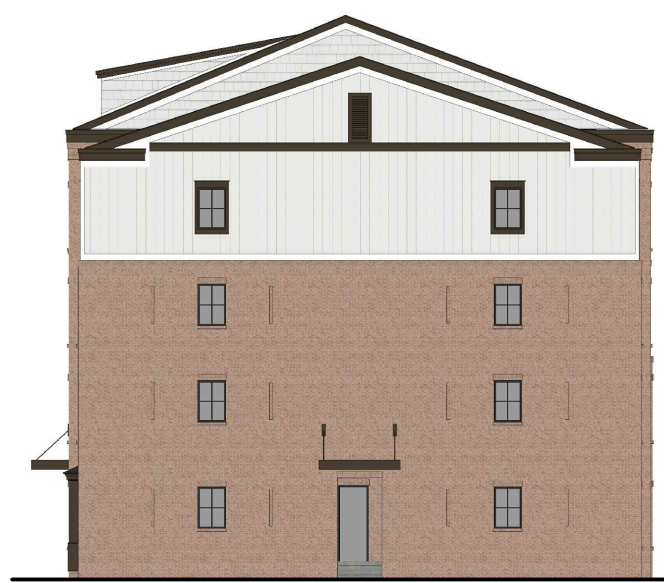
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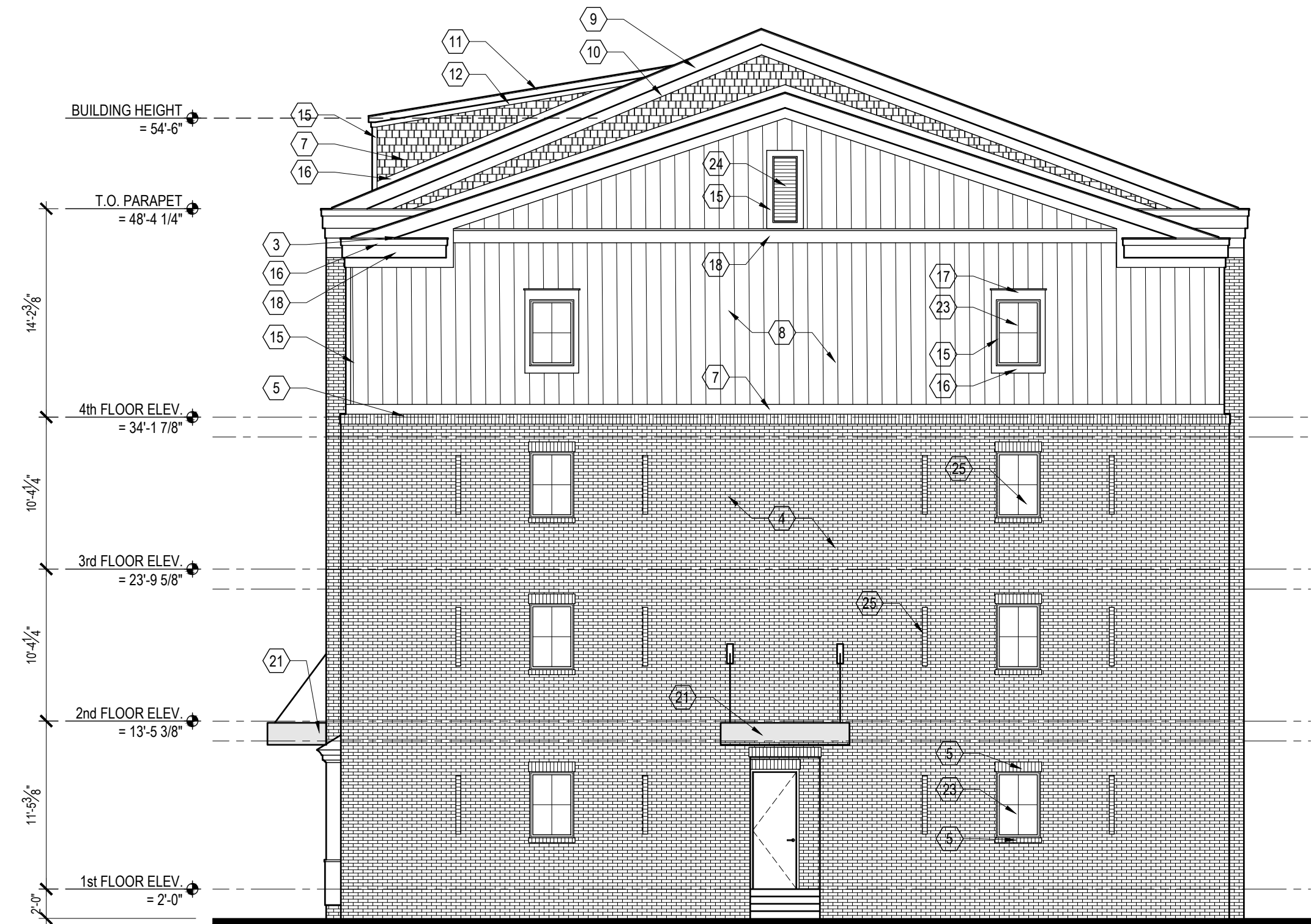
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3 COLORED ELEVATION
A304 NOT TO SCALE

ELEVATION KEYNOTES, THIS SHEET:

- 1 ASPHALT SHINGLES
- 2 STANDING SEAM METAL ROOF
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- 25 4" x 4'-0" BRICK DETAIL PROJECTED 3/4"
- 26 SMOOTH CEMENT BOARD PANEL
- 27 STOREFRONT ENTRY SYSTEM



2 EAST ELEVATION
A304 SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT
ALETHA APARTMENTS

PROJECT ADDRESS
14827 AND 14829
FARMINGTON ROAD
LIVONIA, MI 48154

PROJECT NUMBER
24.39

SHEET NAME
INTERNAL BUILDING:
EXTERIOR ELEVATIONS

SHEET NUMBER
A304

1 NORTH ELEVATION
A304 SCALE: 1/8" = 1'-0"

G F E D C B A

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4 INTERIOR BUILDING
A305 / N.T.S. LOOKING NORTHWEST



2 FARMINGTON ROAD BUILDING
A305 / N.T.S. LOOKING NORTHWEST



5 INTERIOR BUILDING
A305 / N.T.S. LOOKING NORTHEAST



3 FARMINGTON ROAD BUILDING
A305 / N.T.S. LOOKING NORTHEAST



1 FARMINGTON ROAD BUILDING
A305 / N.T.S. LOOKING SOUTHWEST

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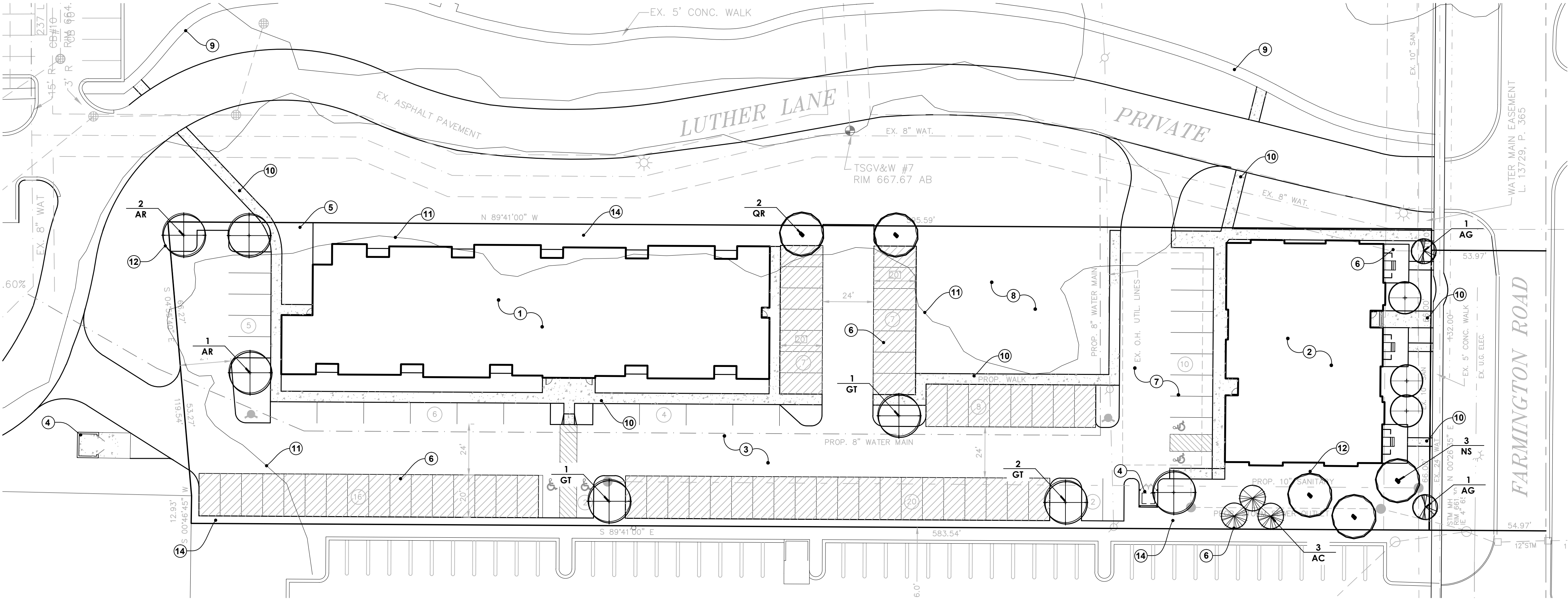
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FARMINGTON ROAD
LIVONIA, MI 48154

PROJECT NUMBER
24.39

SHEET NAME
BUILDING RENDERINGS

SHEET NUMBER
A305



OVERALL PLAN
SCALE: 1" = 30'-0"

PLANT SCHEDULE

TREES								
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT	COMMENTS	
3	AC	<i>Abies concolor</i>	Concolor Fir	6'-7' ht.	as shown	B&B	Unsheared, branched to ground	
2	AG	<i>Amalanchier</i> x g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	7'-8' ht.	as shown	B&B		
3	AR	<i>Acer</i> r. 'October Glory'	October Glory Red Maple	2.5" cal.	as shown	B&B	Minimum 5 stems	
4	GT	<i>Gleditsia</i> t. 'Skyline'	Skyline Honeylocust	2.5" cal.	as shown	B&B	Single straight trunk	
3	NS	<i>Nyssa sylvatica</i>	Blackgum	2.5" cal.	as shown	B&B	Single straight trunk	
3	QC	<i>Quercus x bimundorum</i> 'Crimschmidt'	Crimson Spire Oak	2.5" cal.	as shown	B&B	Single straight trunk	
2	QR	<i>Quercus rubra</i>	Red Oak	2.5" cal.	as shown	B&B	Single straight trunk	
SHRUBS								
5	HP	<i>Hydrangea</i> p. 'Little Quick Fire'	Little Quick Fire Hydrangea	30" ht.	as shown	cont.	Well rooted	
6	JH	<i>Juniperus</i> c. 'Hetz Columnar'	Hetz Columnar Juniper	48" ht.	as shown	B&B		
12	SJ	<i>Spiraea japonica</i> 'Neon Flash'	Neon Flash Spirea	30" ht.	as shown	cont.	Well rooted	
14	TD	<i>Taxus x m.</i> 'Densifomis'	Dense Yew	24" sprd.	as shown	B&B	Trim to Hedge	
3	TO	<i>Thuja</i> o. 'Hetz Midget'	Hetz Midget Globe Arborvitae	18" ht.	as shown	cont.		
6	VA	<i>Viburnum acerifolium</i>	Mapleleaf Viburnum	36" ht.	as shown	cont.	Well rooted	
PERENNIALS								
6	PV	<i>Panicum</i> v. 'Heavy Metal'	Heavy Metal Switchgrass	#3	as shown	cont.	Well rooted	

STANDARD NOTES

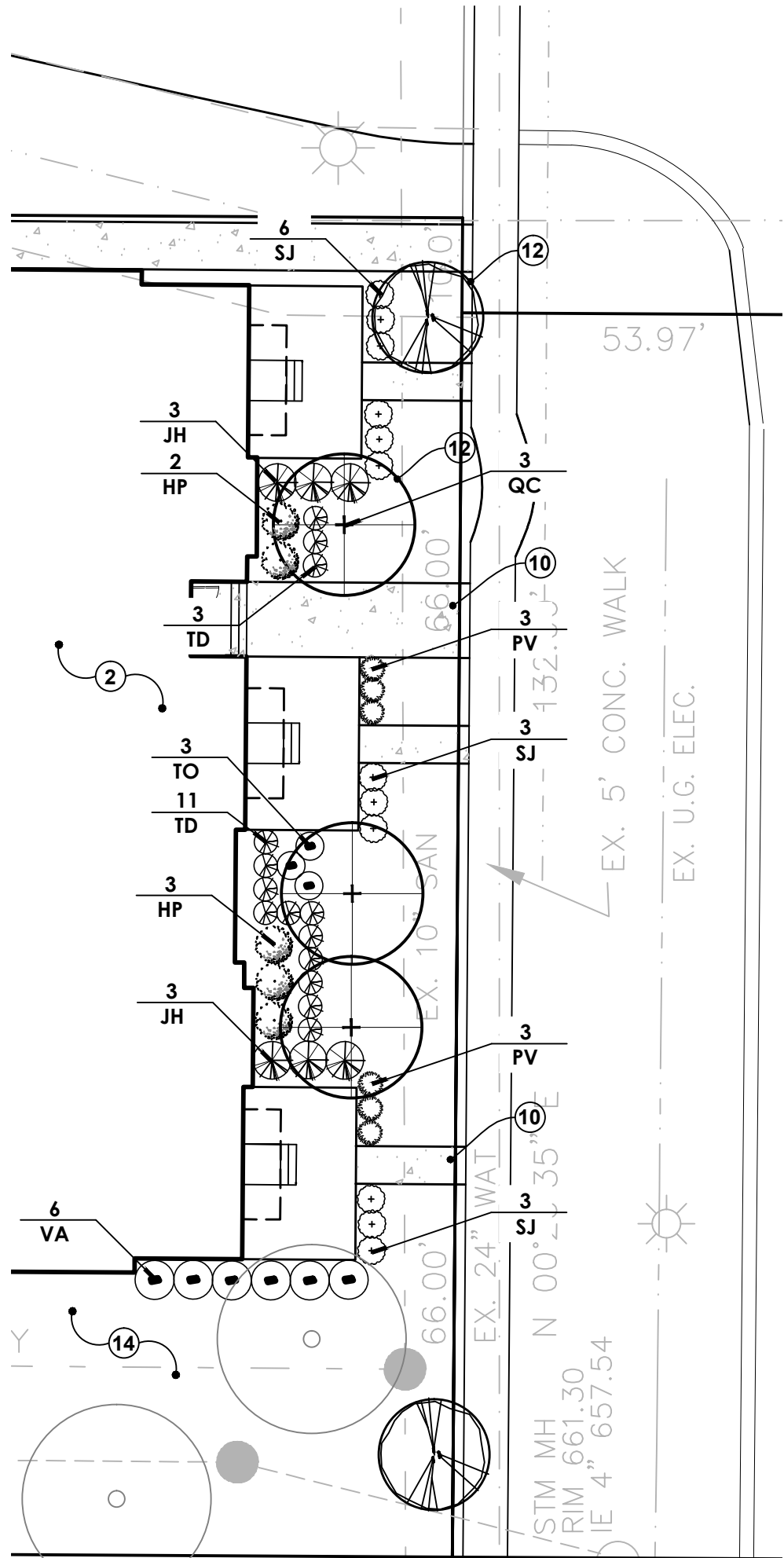
ALL LANDSCAPE MATERIALS, INSTALLATION, AND MAINTENANCE SHALL COMPLY W/ ZONING ORDINANCE .

ALL PLANT MATERIAL SHALL BE LOCALLY GROWN OR OF THIS NORTH MIDWEST AMERICAN REGION AND CONFORM TO THE CURRENT AAN STANDARDS. USE ONLY NO.1 GRADE PLANT MATERIAL.

ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION FREE OF WEEDS AND DEBRIS WITH ONE CULTIVATION FOR WEED CONTROL PER MONTH DURING JUNE, JULY AND AUGUST. THIS ESTABLISHMENT PERIOD SHALL BE ONE (1) YEAR FROM THE DATE OF APPROVAL OF PLANTINGS BY THE TOWNSHIP. FAILING PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR.

ALL TREE WRAP, STAKES AND GUY WIRES SHALL BE REMOVED AFTER ONE WINTER SEASON.

ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.



FRONTAGE ENLARGEMENT
SCALE: 1/16" = 1'-0"

SITE LANDSCAPE CALCULATIONS: Bloomfield twp

GENERAL SITE LANDSCAPE:
One tree for each 3,000 sf. or portion thereof of landscape open-space area is required.
Minimum 15% of the site to be landscape open space.
Total Lot Area: 83,663 sf (1.92 acres)
Open-space Area: 20,656 sf (24.6%)

Trees Required: 7 (20,656 sf / 3,000 sf)
Trees Provided: 7

FRONTAGE LANDSCAPE:
One (1) Deciduous or Evergreen Tree / 40 lf. of road frontage
One (1) Ornamental Tree / 100 lf.
One (8) Shrubs / 40 lf.
Total Road Frontage: 142 lf.

Trees Required: 4 (140 / 40)
Trees Provided: 4

Ornamental Trees Required: 2 (142 / 100)
Ornamental Trees Provided: 2

Shrubs Required: 28 (140 / 40)*8
Shrubs Provided: 43

INTERIOR PARKING LOT LANDSCAPE:
Tree Planting:
5% of the area of the total parking lot shall be used for interior landscape islands
Parking Lot Area: 35,734 sf.

Landscape Area Required: 1,786 sf. (35,734 * 5%)
Landscape Area Provided: **1,928 sf.**

A minimum of one (1) Deciduous Tree shall be planted in each landscape area

NOTE KEY:

- 1 PROPOSED FOUR APARTMENT STORY BUILDING
- 2 PROPOSED THREE STORY APARTMENT BUILDING
- 3 ASPHALT PARKING LOT
- 4 DUMPSTER ENCLOSURE
- 5 PROPOSED PATIO
- 6 CARPORTS, TYPICAL
- 7 UNDERGROUND STORM WATER DETENTION
- 8 PARK / OPEN SPACE
- 9 EXISTING CONCRETE SIDEWALK
- 10 CONCRETE SIDEWALK, TYPICAL
- 11 APPROXIMATE LIMITS OF EXISTING TREES, PROTECT AS REQUIRED
- 12 DECIDUOUS CANOPY TREE PLANTING
- 13 EVERGREEN TREE PLANTING
- 14 LAWN OVER MINIMUM 3" DEPTH TOPSOIL TO LIMITS OF DISTURBANCE



Issued For:
02.14.2025 Public Meeting

Project:

ALETHA SOUTH APARTMENTS
44960 Albert Drive
Livonia, Michigan

Project Sponsor:

Emmett Contracting, LLC
10670 Warren Road
Plymouth, MI 48170

Sheet Name:

Landscape Plan

Seal:



Drawn: JG
Checked: JG
Date: 02.2025
Scale: 1" = 20'-0"

Project Number:

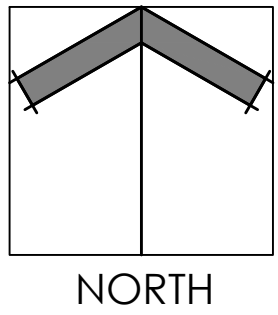
25.007

Sheet Number:

L-1

© 2025 Vert Verde Landscape Architecture, LLC

NOT FOR CONSTRUCTION



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

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



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

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

February 28, 2025

Mr. Jacob Uhazie
Assistant Planning Director
City of Livonia

Re: Petition 2025-02-02-04 – #14821 & #14829 Farmington 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 parcels are assigned the addresses of **#14821 & #14829 Farmington Road**. Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained.

The existing parcels currently have access to public sanitary sewer, storm sewer and water main. The drawings do not provide any calculations for proposed flows from the development, so we cannot comment on impacts to the existing systems at this time. The owner shall submit drawings to this department once site plan approval has been granted for a complete Engineering review and permitting. Based on what has been provided, we have the following comments regarding the utilities:

- i) **Water Main:** The proposed water main will be dedicated as public, and maintenance easements will be required. If the water main is to be private, backflow prevention devices at each connection will be required.
 - ii) **Sanitary sewer:** Mains will be private
 - iii) **Storm Sewer:** Detention is shown as proposed on the submitted drawings, but no other information is shown. Storm Sewer will need to meet the Wayne County Storm Ordinance requirements and may be subject to Wayne County review depending on the outlet location.
2. Any disturbances within the Farmington Road right-of-way will require permits through the Wayne County Department of Public Service, including driveway approach and sidewalk removals and placements. Existing approaches along Farmington Road will be required to be removed and the roadway curb shall be replaced.

To: Mr. Jacob Uhazie
Re: Petition 2025-02-02-04 – 14821 & 14829 Farmington Road

February 28, 2025
Page 2

3. Based on the drawings, cross-access agreements will need to be provided at the time of permitting for driveway connections to the privately-owned Luther Lane.
4. The parcels will be required to be combined through the Department of Assessing. Paperwork for the combination shall be submitted once site plan approval has been granted.

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: 2025 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: March 6, 2025

TO: Jacob Uhazie, Assistant Planning director

FROM: Livonia Fire Prevention Division

SUBJECT: Petition #2025-02-02-04, 14821 & 14829 Farmington Rd. Aletha Phipps Apts

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

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

- Install of a Sprinkler system with standpipe.
- Sprinkler system, smoke detectors and Carbon Monoxide detectors to be monitored by a fire alarm per code.

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

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

**DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE**

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

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

March 3rd 2025

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

Re: Petitions 2025-02-02-04 – 14821 and 14829 Farmington Road

Mr. Miller,

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

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

Sincerely,

FOR THE CHIEF OF POLICE,

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

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

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

Date: March 10, 2025

To: Jacob Uhazie

From: Jerome Hanna

RE: Petition 2025-02-02-04 – 14821 and 14829 Farmington Road

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

This Department has no objections to this Petition.

I trust this provides the requested information.

Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Debra Peck Lichtenberg, CPA
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

February 26, 2025

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

Petition 2025-02-02-04 – 14821 and 14829 Farmington Rd.

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: sc

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER



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

February 26, 2025

RE: 14829 Farmington

Attention: Livonia Planning Commission

All taxes are current for the property

If you have any further questions, please contact me

Thank you

Susan Nash
Livonia City Treasurer

OFFICE OF THE MAYOR

Maureen Miller Brosnan
MAYOR

Linda Gosselin
ASSESSOR



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

February 26, 2025

To: Planning Department

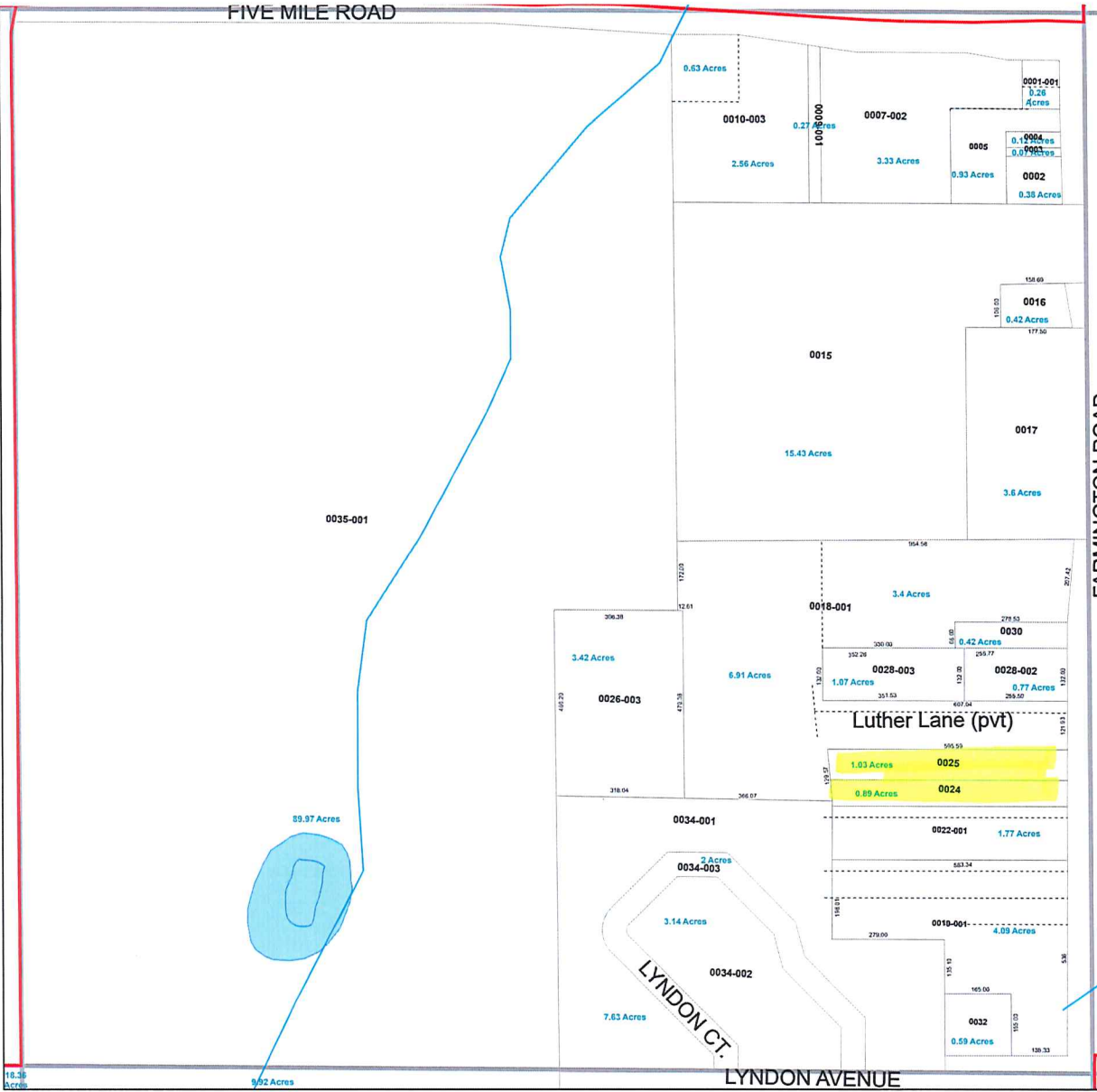
Re: Petition **2025-02-02-04** **14821 and 14829 Farmington Rd.**

Plans have been submitted by Emmett Contracting requesting special waiver use approval to construct a planned Residential Development consisting of two (2) buildings for 58 senior independent apartments. The buildings and parking comprise two parcels- 081-99-0024-000 (14821 Farmington) and 081-99-0025-000 (14829 Farmington). The Department of Assessment recommends these parcels should be combined prior to building permits being issued. Please direct any questions to the Assessor's Office or Livonia.gov for the lot split and combination process.

Kindest Regards,


Kathie Siterlet
Residential Appraiser

FIVE MILE ROAD



Continued on page 84

FARMINGTON ROAD
Continued on page 86

parcels 081-99-0024-000 14821 Farmington
081-99-0025-000 14829 Farmington

Location N.E. 1/4 Section 21

City of Livonia



0 50 100 200 Feet

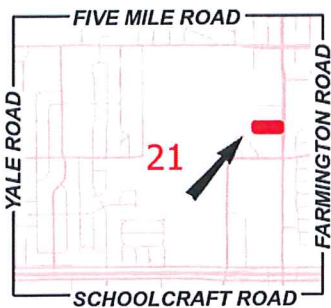
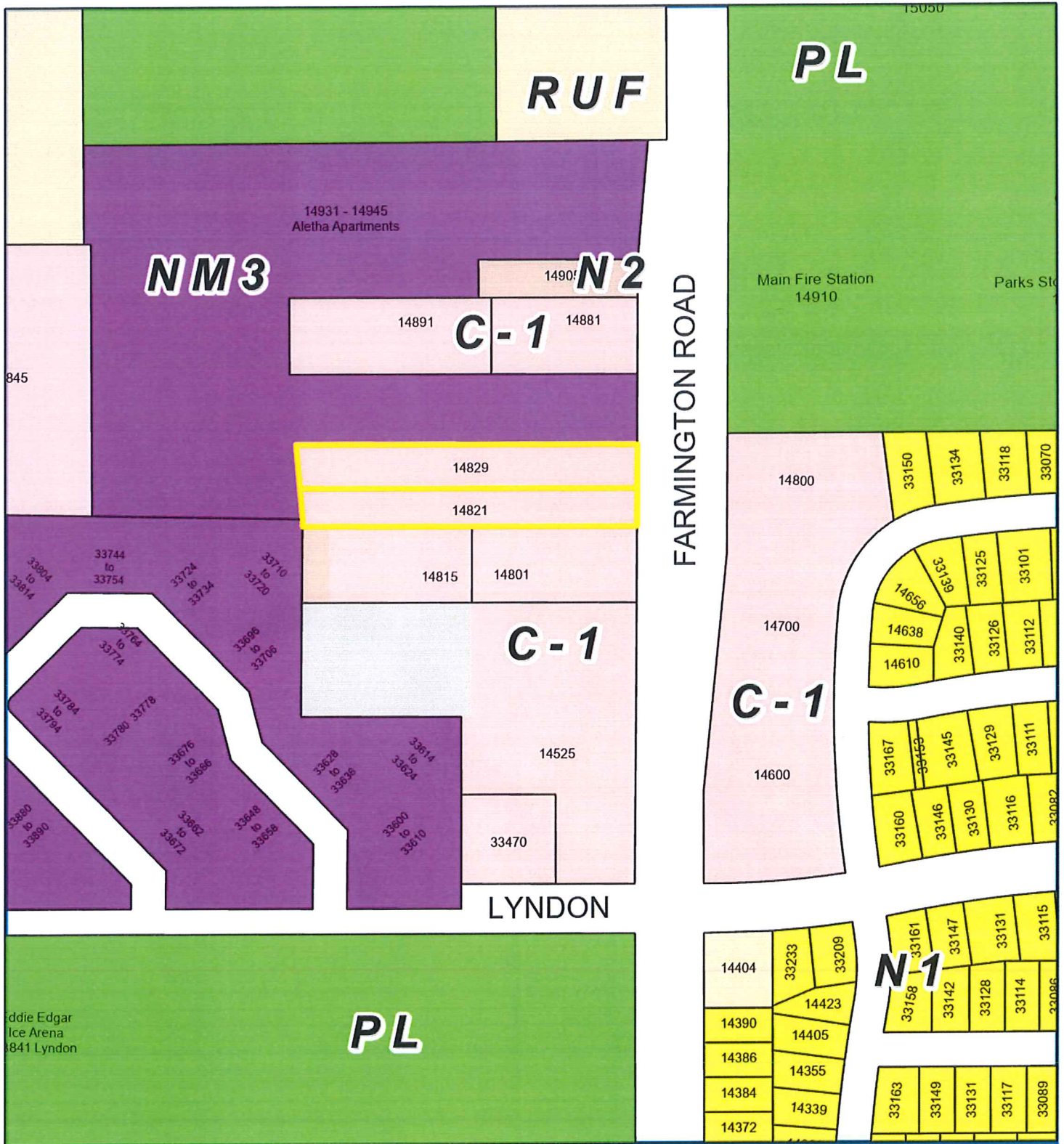
T. 1 south, R. 9 east
Wayne County, Michigan
Copyright 2022, City of Livonia

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



Information herein deemed reliable
but not guaranteed

Updated: December 2022



Address & Zoning Map

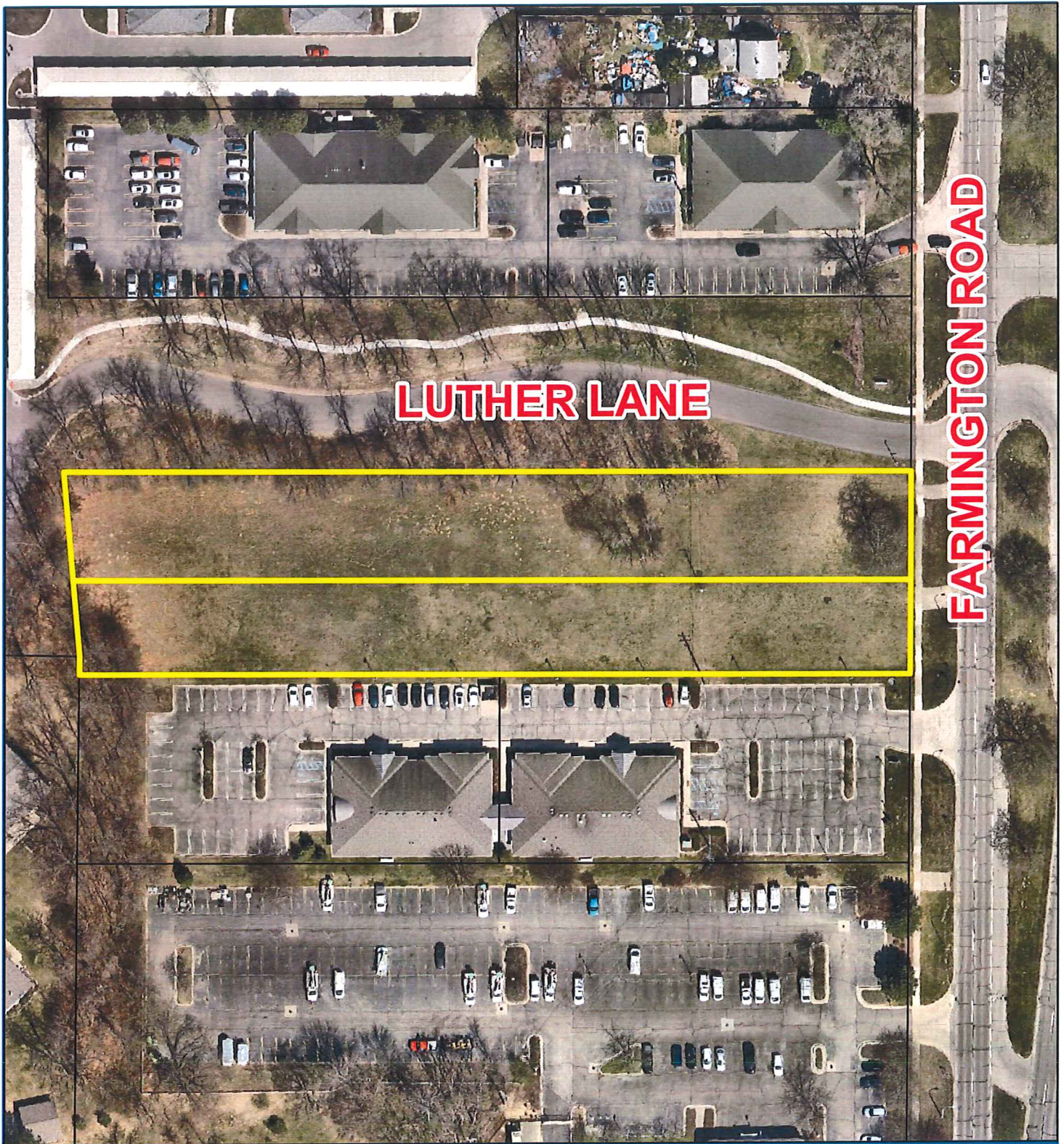
Petition 2025-02-02-04
Aletha Apartments
14829 Farmington Rd.



Not to Scale

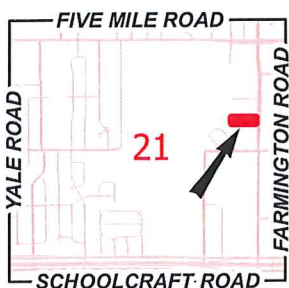


City of Livonia
Planning Department



LUTHER LANE

FARMINGTON ROAD



Aerial Map

Petition 2025-02-02-04
Aletha Apartments
14829 Farmington Rd.



Not to Scale



City of Livonia
Planning Department

**OTHER ITEMS
RELATED TO THE
PETITION**

From: [Uhazie, Jacob](#)
To: [Kasprowicz, Sara](#)
Subject: Petition 2025-02-02-05
Date: Tuesday, April 22, 2025 10:30:30 AM
Attachments: [2025-02-02-05 Updated EXTERIOR ELEVATIONS \(4-21-2025\).pdf](#)

Sara,

We received updated elevation plans for the Cava petition. Can you add it to the Council packet?

Thank you

Jacob Uhazie

Assistant Planning Director
City of Livonia | Planning Department
(734) 466-2293 | (734) 674-7647
juhazie@livonia.gov

FINISH SCHEDULE		
MARK	MANUFACTURER DESCRIPTION	REMARKS
WOOD		
WD-101	CEDAR SIZE: VARIES STAIN: N/A	- EXTERIOR CANOPY, EXTERIOR VERTICAL SLATS, EXTERIOR PRIVACY SCREEN
EIFS		
EIFS-101	MANUFACTURER: FINESTONE TEXTURE: F1.0 LIMESTONE FINISH FINISH COLOR MATCH: SHERWIN WILLIAMS DIVINE WHITE SW6105	- EXTERIOR FACADE : 3'-1" AFF AND ABOVE
MTL-2	3/8 METAL REVEAL PAINTED TO MATCH EIFS.	- EXTERIOR FACADE : 3'-1" AFF AND ABOVE
BREEZE BLOCK		
BBK-01	ORCO MASONRY CORDOVA 4X12X12 WHITE	- EXTERIOR SCREEN WALL
STONE		
STN-100	FIELD STONE	- EXTERIOR FACADE : 3'-1" AFF AND BELOW

PLANNING COMMISION
NEW DATA
ATTACHED

- EXT. ELEVATION CODED NOTES
1.

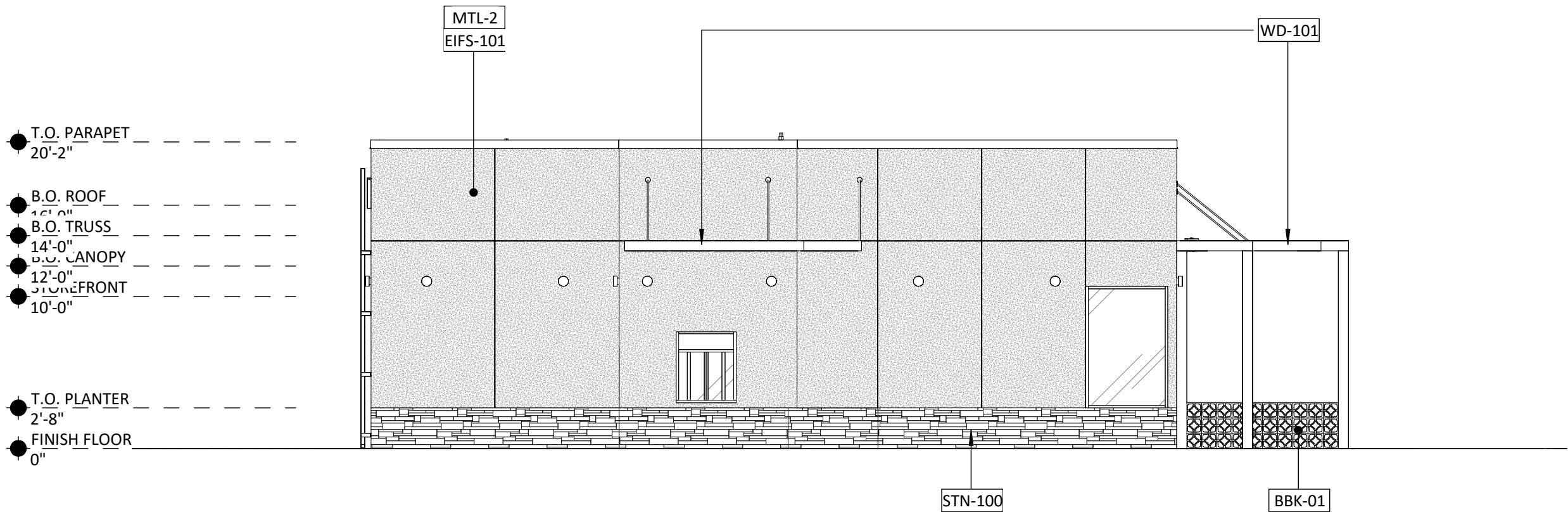
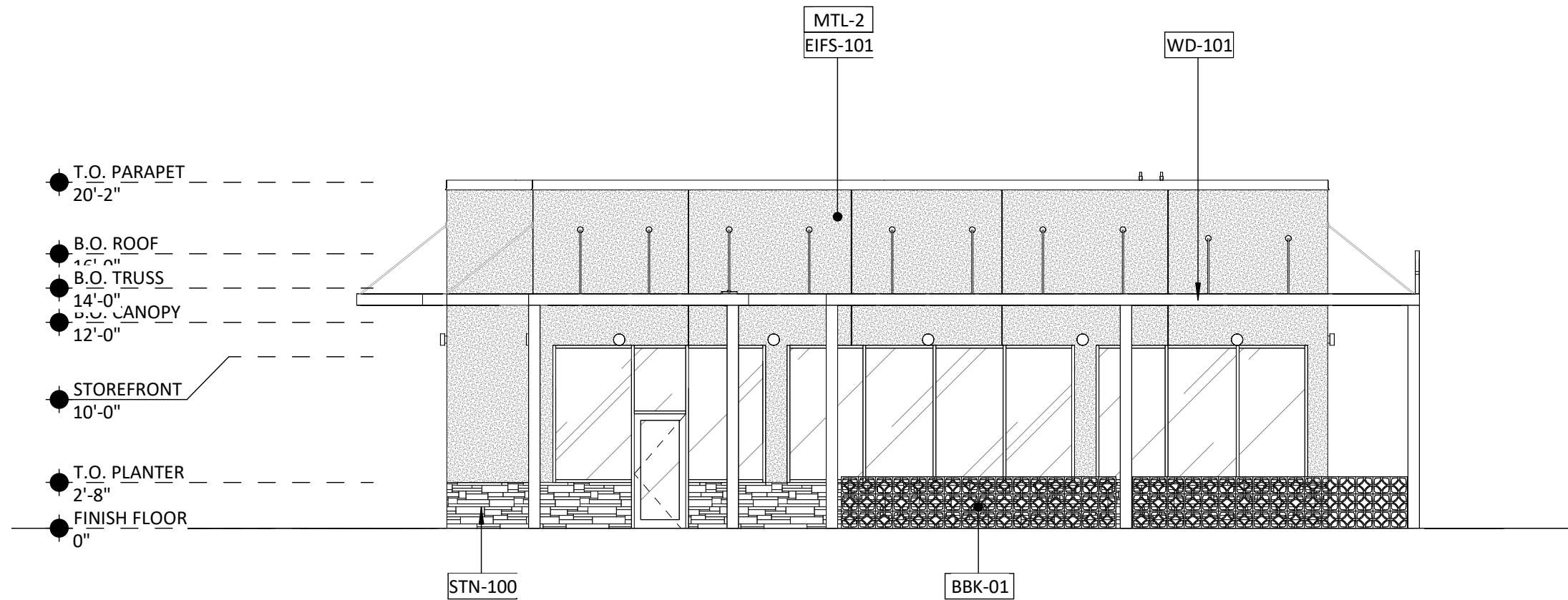
REFERENCE SIGN SHOP DRAWINGS FOR LOCATION AND SIZE OF NEW SIGN. SIGNAGE UNDER SEPARATE PERMIT, GC TO PROVIDE BLOCKING AS NEEDED AND PULL POWER.
2.

NEW DOOR VINYL BY SIGN VENDOR.
3.

EXISTING STOREFRONT SYSTEM.
4.

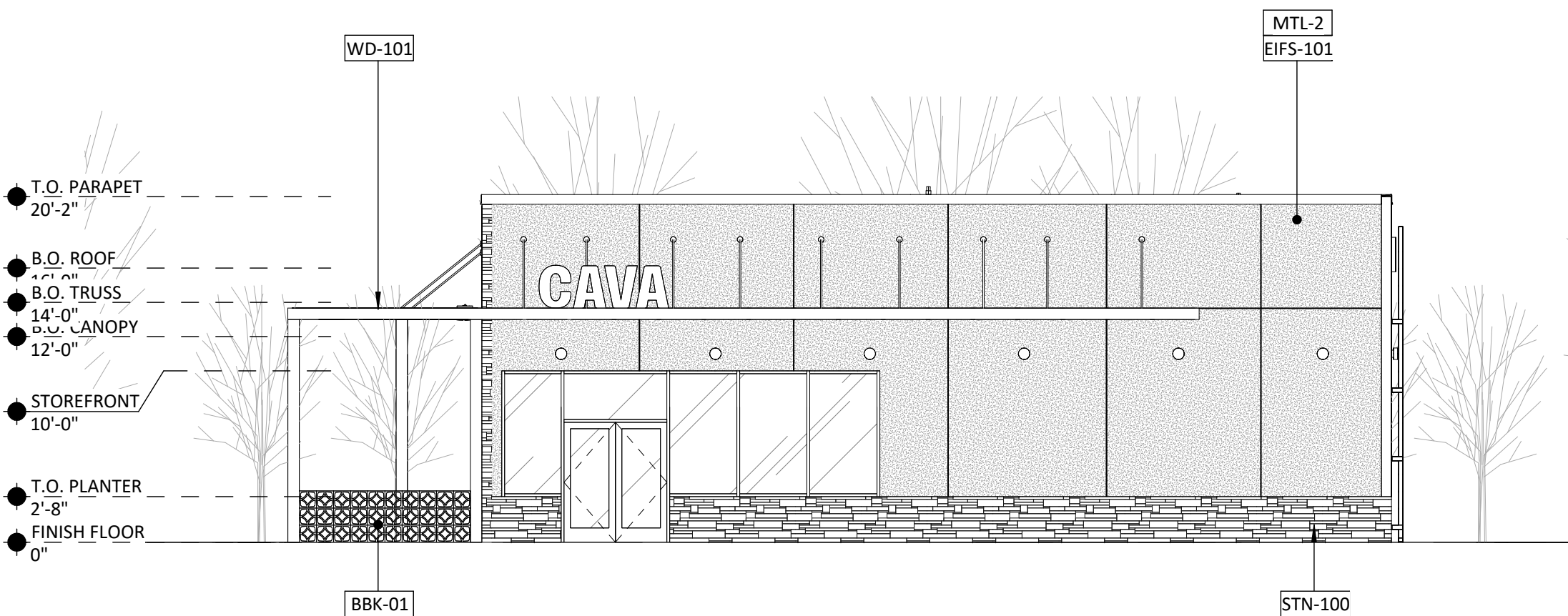
PICK-UP-BY-CAR WINDOW.
5.

CANOPY.

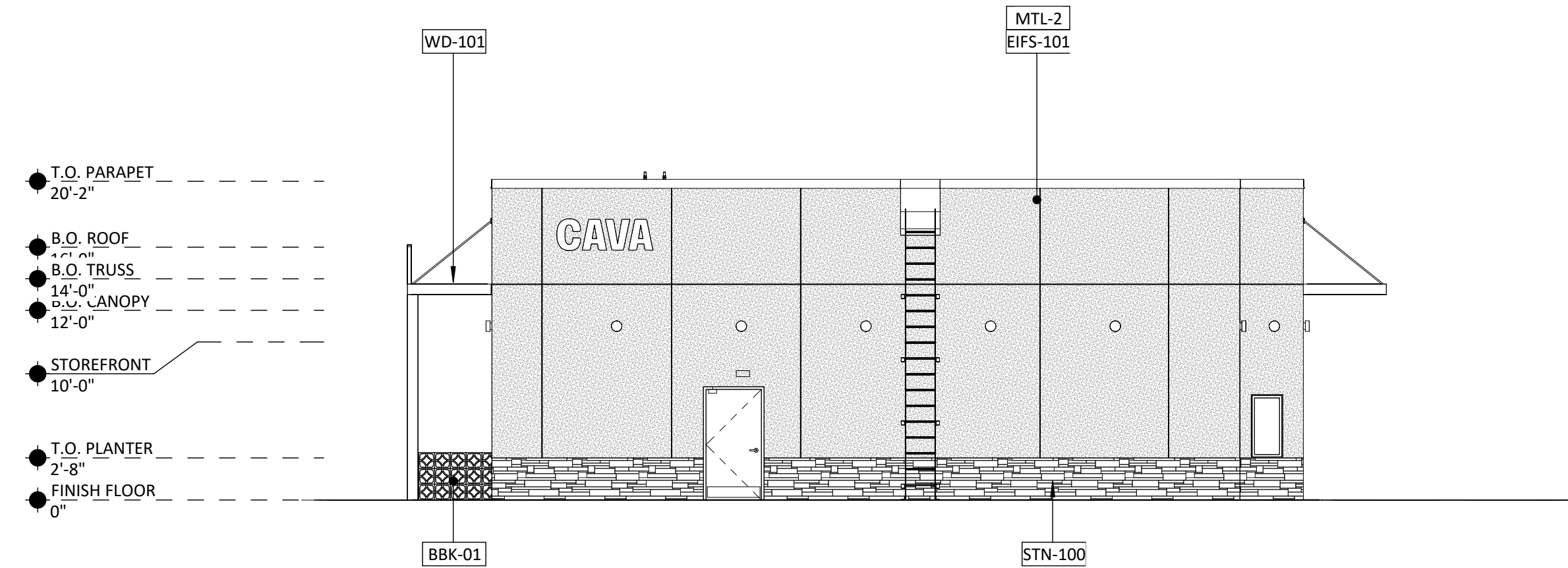


1 EXTERIOR ELEVATION (FRONT)
A210 1/8" = 1'-0"

2 EXTERIOR ELEVATION (PICK UP BY CAR)
A210 1/8" = 1'-0"



3 EXTERIOR ELEVATION (SIDE)
A210 1/8" = 1'-0"



4 Elevation 4 - a
A210 1/8" = 1'-0"

ferris+sloane

100 N. Howard Street, Suite 450, Spokane, WA 99201

COPYRIGHT 2024
ALL DRAWINGS AND
SPECIFICATIONS SHALL REMAIN
THE PROPERTY OF RED
ARCHITECTURE AND MAY NOT BE
USED, DUPLICATED OR ALTERED
WITHOUT THE WRITTEN CONSENT
OF THE ARCHITECT.

CAVA

CAVA #010582 - LIVONIA, MI
39300 W Seven Mile Rd
LIVONIA, MI 48152

PROJECT NUMBER:
CAV074

ISSUANCE
PLAN APPROVAL 02/12/2025

EXTERIOR
ELEVATIONS

A210



LETTER TO THE LIVONIA CITY COUNCIL

8.

Planning
March 25, 2025

MEETING DATE

S042825/R050725

PRESENTED BY

AGENDA ITEM

WAIVER PETITION: Planning Commission, re: Petition 2025-02-02-05 submitted by Symmetry Management requesting waiver use approval to construct a 2,515-square foot, full-service restaurant with drive-thru facilities at 39200 Seven Mile Road, located at the northeast corner of Seven Mile and Haggerty Roads in the Southwest $\frac{1}{4}$ of Section 6.

BACKGROUND DETAILS

March 25, 2025

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2025-02-02-05 - CAVA

Dear Council Members:

At the 1,227th Meeting held by the Livonia City Planning Commission on March 18, 2025, the following resolution was adopted:

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

#03-08-2025 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on February 4, 2025, on Petition 2025-02-02-05 submitted by Symmetry Management requesting waiver use approval under Sections 3.11 and 6.51 of the Livonia Zoning Ordinance, as amended, to construct a 2,515-square foot, full-service restaurant with drive-thru facilities at 39200 Seven Mile Road, located at the northeast corner of Seven Mile and Haggerty Roads in the Southwest $\frac{1}{4}$ of Section 6, be approved subject to the following conditions:

1. That the Site Plan identified as Sheet Number C-2 prepared by Stonefield Engineering & Design., dated February 14, 2025, is hereby approved and shall be adhered to;
2. That the Landscape Plan identified as Sheet Number C-7 and the Landscape Notes and Detail Plan identified as Sheet Number C-8, prepared by Stonefield Engineering & Design., dated February 14, 2025, is hereby approved and shall be adhered to;

3. This waiver use is granted to this petitioner only, and any new user of this property is required to seek and receive City Council's consent to such user's operating the subject facility prior to occupancy by such user;
4. That the subject site has the capacity to accommodate the proposed use;
5. That appropriate recordable legal instrumentation, such as a cross-parking agreement, that gives notice and outlines the terms of how the subject property(s) would share parking and access, be supplied to the City;
6. That the walls of the dumpster enclosure shall be constructed out of the same brick used in the construction of the building and when not in use closed at all times;
7. That the petition work with the Planning Department to adjust the dumpster location to allow more direct garbage truck access;
8. That this approval is subject to the petitioner being granted a variance from the Zoning Board of Appeals for excess signage and any conditions related thereto;
9. That items specified in the correspondence dated March 3, 2025 from the Department of Public Works shall be resolved to that department's satisfaction;
10. That items specified in the correspondence dated March 6, 2025 from the Inspections Department shall be resolved to the department's satisfaction;
11. That a trash receptacle shall be provided for the outdoor patio area and shall be emptied regularly as needed;
12. That a greenspace buffer should be planted around the outdoor patio to the satisfaction of the Planning Department;
13. That additional masonry elements be added to the façade to the satisfaction of the Planning Department;
14. That the petitioner will work with the Planning Department and Engineering Department to further restrict left turns on to Seven Mile Road;
15. That the hours of operation of the interior restaurant and drive-up window shall be limited to no later than midnight on Sunday through Thursday and no later than 2:00 a.m. on Friday and Saturday;
16. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and
17. Pursuant to Section 19.10 of Ordinance No. 543, the Zoning Ordinance of the City of Livonia, this approval is valid for a period of one year only from the date of approval by the City Council, and unless a building permit is obtained and construction is commenced, 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. 2025-02-02-05_CAVA_COUNCIL E-Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: March 27, 2025



Maureen Miller Brosnan, Mayor

Date: March 28, 2025

Petition 2025-02-02-05 submitted by Symmetry Management
requesting waiver use approval under Sections 3.11 and 6.51 of the Livonia Zoning Ordinance, as amended, to construct a 2,515-square foot, full-service restaurant with drive-thru facilities at 39200 Seven Mile Road, located at the northeast corner of Seven Mile and Haggerty Roads in the Southwest $\frac{1}{4}$ of Section 6.

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: 2-18-2025 Petition 2025-02-02-05

Site Address: 39300 7 Mile Road Sidwell 46-023-99-0001-013 Zoning of Property C-2

Requesting Approval To develop ±2,500 SF Drive-thru restaurant

Applicant: Travis Sokana Business/Company: Symmetry Management

Applicant's Address: 812 S Main St, Suite 200 City: Royal State: MI Zip Code: 48067

Applicant's Phone # (248) 465-0200 Applicant's Email tsokana@symmetrymgmt.com

Contact Person: Nik Bauer Business/Company: Stonefield Engineering & Design

Contact's Address: 555 S Old Woodward, Suite 12L City: Birmingham State: MI Zip Code: 48009

Contact's Phone # (248) 247-1115 Contact's Email nbauer@stonefieldeng.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

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>2,500</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)	+ 60
	Total Amount Due	\$ 760

Owner of Property: SPP Investors II, LLC

Owner's Address: 303 Sacramento St., 12th Floor City: San Francisco State: CA Zip Code: 94111

Owner's Phone # (415) 722-8676 Owner's Email chip@sppinc.com

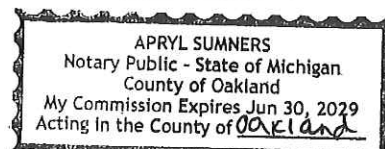
Signature of Owner: [Signature] Print Name: Fawwar JANSON

Subscribed and sworn to before me, a Notary Public in and for the County of Oakland State of Michigan

on this 11th day of February 2025

Signature of Notary [Signature] My commission expires June 30, 2027

Acting in the County of Oakland



UNAPPROVED MINUTES

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MINUTES OF THE 1,227th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, March 18, 2025, the City Planning Commission of the City of Livonia held its 1,227th 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 #2 PETITION 2025-02-02-05

Cava Restaurant

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2025-02-02-05 submitted by Symmetry Management requesting waiver use approval under Sections 3.11 and 6.51 of the Livonia Zoning Ordinance, as amended, to construct a 2,515-square foot, full-service restaurant with drive-thru facilities at 39200 Seven Mile Road, located at the northeast corner of Seven Mile and Haggerty Roads in the Southwest $\frac{1}{4}$ of Section 6.

Mr. Uhazie: Thank you. This petition is to operate a Cava drive-thru restaurant located in the northwest corner of Seven Mile Road and Chippewa Drive, just west of the I-275 exit ramp. The existing zoning is C-2 (General business). West of the property is the Shake Shack, full-service restaurant with drive-thru window zoned C-2. Across Chippewa Drive is the historical Orson Everett house, zoned C-1. South across Seven Mile is the Schoolcraft College campus zoned PL, and north of the property is the Pentagon entertainment campus and parking lots for J Alexander's restaurant, AMC theaters and Hyatt Place hotel, all zoned C-2. The site plan shows a 2,515 square foot building near the middle of the site. The building has proposed outdoor seating consisting of five tables and 18 seats under a canopy. And the plans show the building to be 19.5 feet in height, complying with the ordinance. In C-2 districts, the minimum required front yard setback for a building is 15 feet. The proposed structure is approximately 66 feet from Seven Mile Road and the minimum required rear yard setback is eight feet. The proposed building would be approximately 101 feet from the northern property line. The minimum side yard setback from Chippewa drive is eight feet, and the building would be 84 feet from Chippewa drive. The proposed building complies with all the minimum required setbacks. Access to the site would be from the existing right in, right out driveway off of Seven Mile Road. The site is also accessible from Haggerty Road via shared access with the Shake Shack site. The single traffic lane serving the drive-up window would run along the east side of the proposed building. To access the drive-thru lane vehicles would enter the site using the south driveway along Seven Mile turn right into the parking lot area to the east and then enter the stacking lane for the window to the north. Alternatively, cars could enter the west via shared access with the Shake Shack parking lot, vehicles would have to yield to traffic, turn left into the parking area to the east and then enter the stacking lane for the window to the north. Drive through lanes must provide sufficient vehicle waiting or stacking spaces, including the space at the pickup window. The service lane is required to be at least 10 feet. Drive-up establishments must also provide bypass lane for vehicles that wish to circumvent the drive-in window. The proposed width of the one-way aisle along the north side of the building would measure 20 feet, providing ample space for both the drive-up and bypass lanes. Parking for restaurants with drive up window facilities is one space for every 125 square feet of floor area, plus one space for every three outdoor patio seats, plus one space per employee. The number of outdoor seats is 18, and the number of employees is 14, for a total of 30 required

parking spaces. The site plan shows 36 parking spaces, which is six more than required. Two of these spaces would be ADA accessible and are provided adjacent to the entrance to the southeast of the building. There are also eight proposed drive-thru pull ahead spaces and bollards on the west of the building and a 24-foot aisle way. The plan shows a total of 44 indoor seats. The landscaping plan shows 12 existing frontage trees along Chippewa Drive and Seven Mile Road, which would remain. The ordinance requires the 200 feet of frontage on Seven Mile Road to have five full size trees, two ornamental trees and 40 shrubs. The ordinance also requires the 218 feet of frontage on Chippewa drive to have five full size trees, two ornamental trees and 44 shrubs. There are also seven evergreen shrubs around the transformer pad northeast of the building, and three evergreen trees screening the dumpster enclosure. The plan proposes two ornamental trees and 84 shrubs. Fronted trees comply with the zoning ordinance. The ordinance also requires landscaping of 5% of the parking area. The plan shows 1,253 square feet, or 6.4%. The ordinance requires one tree per 300 square feet of landscaping, which would equate to three trees. The plan shows two existing trees and one proposed tree in compliance with the ordinance. The existing woods and wetland area to the north will not be impacted, complying with all open space landscape requirements. All right of way and easement landscaping will comply with the ordinance as all entrances have existing landscaping. The proposed building facade consists mainly of E.I.F.S. materials, except for the last two feet eight inches, which was replaced by what appears to be a stone veneer. The finish is identified as Mojave, and the remaining facade is a limestone color. The exterior canopy vertical slats and privacy screening are shown on the elevation plans to be constructed from a cedar wood. The outdoor seating area would be enclosed by an exterior screen wall made of masonry breeze block. A new elevation plan was submitted from our last meeting that shows the cedar truss would be extended across the south facing wall. The dumpster enclosure is in the site's northeast corner, behind the building, and can be seen from the street. The plan shows the dumpster enclosure to be constructed of concrete with a brick finish. The brick veneer finish would match the primary building colors. The site storm water runoff would be detained underground. Due to the existing easement hindering the development of the proposed restaurant, the underground storm water system will be altered along the south of the building. The petitioner must provide details of drainage and storm water treatment to the Engineering Department before

attaining any building permits. A photometric plan was submitted with several areas that do not comply with the zoning ordinance foot candles. The ordinance discourages the adverse effects of inappropriate lighting. The light trespass from the property shall not exceed 0.5 foot candles. At the property line measured five feet from the ground, the lighting plan shows a maximum of 0.2 foot candles at the property line. The height of the proposed light fixtures is listed as 18 foot poles with a 20 foot mounting height. All light poles should not exceed 20 feet. And for signage, the site would be allowed one ground sign not to exceed 30 square feet in area and six feet in height, with a minimum setback of 10 feet from any right of way. The plan shows an existing ground sign at the site, southwest corner of seven mile along Seven Mile Road. 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 March 17, 2025, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items: 1. The subject parcel is assigned the address of #39200 Seven Mile Road. Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained. 2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. The Developer will need to submit full Engineering drawings and calculations to this Department for permitting once approvals for the site plans have been received. Based on the submitted drawings, we have the following comments: i) Sanitary Sewer: The drawings do not include a basis of design for the proposed sanitary sewers, so we are unable to determine if capacity in the existing system is available. Once proposed sanitary sewer flows are provided, we will be able to determine impacts to the existing systems. Also, after relocating the existing sanitary sewer as shown on the proposed drawings, the owner will need to provide easements over the path of the pipe for maintenance as it will be considered public. ii) Storm Sewer: The drawings indicate a private storm system draining into the existing wetland and open drain. Under the previous development to the west, a water quality structure was installed for both sites, so no additional water quality or detention will be required. The Developer will need to obtain a Soil Erosion and Sedimentation Control permit from this Department due to the proximity to the existing*

wetlands. 3. The proposed Landscape Plan indicates the planting of two (2) honey locust trees on the site. We would encourage the developer to choose a different "large" or "medium" tree species from our approved tree list. With the proposed entrance off of Chippewa Drive, the existing tree to the south side of the drive will need to be removed due to the proximity to the proposed curb opening and site distance issues.

4. Any disturbances with the Seven Mile Road right-of-way will require permits through the Wayne County Department of Public Service, including driveway approaches 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 March 6, 2025, which reads as follows: " This office has reviewed the site plan submitted in connection with a request to construct a commercial building on the property located at the above referenced address. We have no objections to this proposal with the following stipulations: Per fire codes. -Widths of, and clear access of roadways for emergency vehicles. -Water supply distances (fire hydrants). - Provide permits and official plan sets for kitchen cooking operations. A further detailed plan review will take place when this division receives an official plan set." The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated February 26, 2025, which reads as follows: "I have reviewed the plans in connection with the petition. I have no objections to the proposal." The letter is signed by Paul Walters, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated March 6, 2025, which reads as follows: " Pursuant to your request, the above-referenced Petition has been reviewed. 1. The proposed plan shows EIFS installed at grade level. Planning and /or Council may wish to address this as it is susceptible to moisture damage and physical damage. A more durable product should be installed closer to the grade. 2. The gates on the dumpster enclosure shall be steel. 3. Signage must conform to the sign ordinance, or a variance from the Zoning Board of Appeals would be required. This Department has no further objections to this Petition." The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated February 26, 2025, 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 from the Treasurer's Department, dated February 26, 2025, which reads as follows: "All taxes are

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current on the property” The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Is there any questions for planning staff?

Mr. Droze: Mr. Uhazie, one question about what I'm looking at on the screen versus in the packet. I know there was some discussion at our last study session about cross access to Chippewa. Did they, in fact, get that approved that they can now connect to it?

Mr. Uhazie: I have not heard any updates. That question is for the petitioner.

Mr. Droze: Okay, that was my only question.

Mr. Wilshaw: Thank you. Mr. Droze, any other questions for staff? If not? Mr. Ventura.

Mr. Ventura: Thank you, Mr. Chairman, Mr. Uhazie, at our study session, we talked about the fact that our write up called for or identified the entrance from Seven Mile Road as being limited to right in, right out. And there was some question as to whether or not that, in fact, had been approved that way when the Shake Shack was approved. Have they determined that that is the case.

Mr. Uhazie: We've not been able to determine that yet.

Mr. Ventura: Okay, thank you.

Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions for staff? Mr. Droze

Mr. Droze: You mentioned, Mr. Uhazie, in your presentation that the cedar detailing was extended on the facade along the Seven Mile frontage. Is that information available, and maybe the applicant might have that?

Mr. Uhazie: Well, it is shown in this elevation. It's not in the renderings, though. I can zoom in.

Mr. Wilshaw: Use a little bit of imagination.

Mr. Droze: Okay, thank you.

Mr. Wilshaw: All right. All set. Very good. Any other questions for staff?,

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Mr. Ventura: Mr. Chairman, I'm gonna circle back now, question of the elevation and the write up. I'm a little confused here. Help me out. The write up talks about the lower portion of the exterior of the building.

Mr. Uhazie: The original plans did have E.I.F.S. go all the way down to the to the ground level. That's why the Inspection Department also noted that the E.I.F.S. goes all the way down. We received revised plans that have like a stone veneer along two feet eight inches, replacing that E.I.F.S. along the bottom, but the original...

Mr. Ventura: So, the masonry is going to be as shown on the elevation in our package, and not as described.

Mr. Uhazie: Yes, that was written before the updated elevation plans.

Mr. Ventura: And at our at our study session, we asked that additional masonry be added to the elevation of the building. Has that happened anywhere?

Mr. Uhazie: No, this is all we've received before, as far as updated elevations.

Mr. Wilshaw: Thank you, Mr. Ventura. Mr. Droze, you're okay? All right, very clean. All right. If there's no other questions for planning staff, we'll go to our petitioner. Good evening, sir.

Frank Jarbou, Symmetry Management, 812 S. Main St., Ste, 200, Royal, MI. This is a Cava deal, a new fast casual that's coming to town. This would mark, if graciously approved, it would be the sixth store. The first three, one is in downtown Detroit, second would be in Canton and the third is in Novi. We are working on one on 14 and Orchard Lake, and then we're working on one on Hall Road. This would be the sixth one here. So, they're very excited to come to the market. Good brand. We've done all of their work so far, you know, as you can see, and I know that a couple different things I want to point out is...Mr. Ventura talked about the stone at the bottom, and what the applicant...this is basically corporate driven. They like the modern look. I'm sure we can work out something, if there's some additional stone that needs to happen. I kind of agree with you a little bitMr. Ventura on that too, as well. A couple other notes I'd like to make is this isn't a typical drive thru window. there is no menu board you can, you know, you can only place orders online, and then you would drive up and pick them up. So not a typical drive thru window,

as you would see on other fast casuals. In the civil drawings, it talked about removing one of the trees for the access road to Chippewa. We are very diligently working on getting that access to Chippewa. I think we've made a little bit of headway this week getting that. I, you know, in the fact that we do, I think we would lose three parking spots, which would still keep us in compliant with the development. But other than that, I'd love to answer any questions, any concerns.

Mr. Wilshaw: Okay, very good. Yeah, you are over parked slightly, so you would be able to lose those for the drive access. Okay, very good. Any questions for our petitioner? Mr. Droze.

Mr. Droze: One question about access. Would that...because I believe there's a cross-access easement for the Shake Shack with that driveway, would they have access all the way to Chippewa drive, or it would just be to the main access point of Seven?

Mr. Jarbou: No, that would be a cross access for both restaurants.

Mr. Droze: And then I guess, relative to the, I guess the traffic control concerns about Seven mile, is that something that there could be signage to direct people that you know may want to use Seven mile to pass through, because I don't know if it would be intuitive for people at the Shake Shack necessarily, to continue east.

Mr. Jarbou: Yeah, we would definitely put up new signage to and to Mr. Ventura's point about the right in, right out on Seven Mile, that's something that we talked about in the planning session, that we would more than happy to try. To put some maybe each put it right in the middle of the island. If they want to drive over it, go for it, you know.

Mr. Wilshaw: Thank you. Excellent. Thank you. Mr. Droze, any other questions for our petitioner? Mr. Caramagno.

Mr. Caramagno: I see the rubbish dumpster. It looks like it's a little over 18 feet wide, and you're going to put two dumpsters in there. Do you need that type of capacity?

Mr. Jarbou: What most likely they would probably do is one for recycle and one for rubbish, okay?

Mr. Caramagno: And in that, in that case, it looks narrow to have two dumpsters in there and allow for the truck to get in there to service

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properly. You're talking about 18 feet wide. You're not, not allowing for any room there. And if you look at it on the drawing here, when you, when you have to service that, there's an island that's just to the south of there that's going to interfere with any straight shot in them dumpsters. Can you blow it? Can you blow that up, Jacob? See that island right there, just to the south?

Mr. Jarbou: Yes.

Mr. Caramagno: So that's going to be...it's gonna be a bad situation. They'll be on your grass or whatever you've got planted there all the time. So either that thing needs to be clocked a little bit to get a straight shot and perhaps made a little wider, or you're gonna wind up having gate damage and all kinds of trouble there.

Mr. Jarbou: We'll definitely take a look at that. Definitely. I mean, we normally put a truck radius on that. I haven't seen the plan with the truck radius, and we'll definitely take a look at that. Yeah, I guess

Mr. Caramagno: I got some experience with this and that does not appear to have enough to avoid doing damage. I'll tell you that.

Mr. Jarbou: Yeah, we'll definitely take a look at that. Okay,

Mr. Wilshaw: Appreciate that. Thank you. You're definitely looking at an expert in that.

Mr. Jarbou: Yeah, I know that.

Mr. Wilshaw: All right, any other questions for a petitioner? No other questions for our petitioner. Is there anyone in the audience wish to speak for or against this petition? No one jumping up. Anything else you'd like to tell us before we make our decision?

Mr. Jarbou: No, we're not new to the to the community. We've known...we were the...we did the development on Middlebelt and Plymouth with the "ghost grocer" that's yet to take occupancy. You know, I like to say that publicly, because I can't say their name publicly. So, we're not new to the community. We've done this time and time again. We're also the developers, actually the general contractor that built the Aldi locally.

Mr. Wilshaw: All right, very good. Well, thank you for coming tonight and working with us on this item. We'll see what the decision is here.

Thank you. If there's no other comments or questions, I'll close the public hearing, and a motion is in order.

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

#03-08-2025 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on February 4, 2025, on Petition 2025-02-02-05 submitted by Symmetry Management requesting waiver use approval under Sections 3.11 and 6.51 of the Livonia Zoning Ordinance, as amended, to construct a 2,515-square foot, full-service restaurant with drive-thru facilities at 39200 Seven Mile Road, located at the northeast corner of Seven Mile and Haggerty Roads in the Southwest $\frac{1}{4}$ of Section 6, be approved subject to the following conditions:

1. That the Site Plan identified as Sheet Number C-2 prepared by Stonefield Engineering & Design., dated February 14, 2025, is hereby approved and shall be adhered to;
2. That the Landscape Plan identified as Sheet Number C-7 and the Landscape Notes and Detail Plan identified as Sheet Number C-8, prepared by Stonefield Engineering & Design., dated February 14, 2025, is hereby approved and shall be adhered to;
3. This waiver use is granted to this petitioner only, and any new user of this property is required to seek and receive City Council's consent to such user's operating the subject facility prior to occupancy by such user;
4. That the subject site has the capacity to accommodate the proposed use;
5. That appropriate recordable legal instrumentation, such as a cross-parking agreement, that gives notice and outlines the terms of how the subject property(s) would share parking and access, be supplied to the City;
6. That the walls of the dumpster enclosure shall be constructed out of the same brick used in the construction of the building and when not in use closed at all times;

7. That the petition work with the Planning Department to adjust the dumpster location to allow more direct garbage truck access;
8. That this approval is subject to the petitioner being granted a variance from the Zoning Board of Appeals for excess signage and any conditions related thereto;
9. That items specified in the correspondence dated March 3, 2025 from the Department of Public Works shall be resolved to that department's satisfaction;
10. That items specified in the correspondence dated March 6, 2025 from the Inspections Department shall be resolved to the department's satisfaction;
11. That a trash receptacle shall be provided for the outdoor patio area and shall be emptied regularly as needed;
12. That a greenspace buffer should be planted around the outdoor patio to the satisfaction of the Planning Department;
13. That additional masonry elements be added to the façade to the satisfaction of the Planning Department;
14. That the petitioner will work with the Planning Department and Engineering Department to further restrict left turns on to Seven Mile Road;
15. That the hours of operation of the interior restaurant and drive-up window shall be limited to no later than midnight on Sunday through Thursday and no later than 2:00 a.m. on Friday and Saturday;
16. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and
17. Pursuant to Section 19.10 of Ordinance No. 543, the Zoning Ordinance of the City of Livonia, this approval is valid for a period of one year only from the date of approval by the City Council, and unless a building permit is obtained and construction is commenced, 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?

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

HAGGERTY ROAD

19450

C-1

C-4

C-2

19300

19200

39300

39200

39040

C-1

C-4

SEVEN MILE ROAD

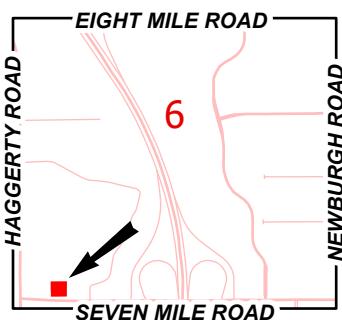
PL

39201

C-4

38703

C-2



Address & Zoning Map

Petition 2025-02-02-05
CAVA with Pickup Window
39200 Seven Mile Road



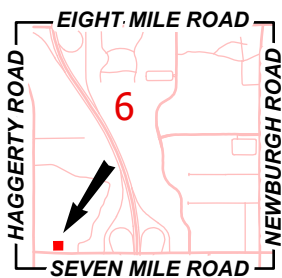
Not to Scale



City of Livonia
Planning Department



SEVEN MILE ROAD



Aerial Map

Petition 2025-02-02-05
CAVA with Pickup Window
39200 Seven Mile Road



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PREHEARING

Petition 2025-02-02-05 submitted by Symmetry Management requesting waiver use approval under Sections 3.11 and 6.51 of the Livonia Zoning Ordinance, as amended, to construct a 2,515-square foot, full-service restaurant with drive-thru facilities at 39200 Seven Mile Road, located at the northeast corner of Seven Mile and Haggerty Roads in the Southwest ¼ of Section 6.

March 11, 2025: Study Meeting:

This petition requests waiver use approval to construct a full-service restaurant with a drive-up window at the northwest corner of Seven Mile Road and Chippewa Drive, just west of the I-275 exit ramp. The site currently serves as excess parking for the adjacent Shake Shack restaurant at 39300 Seven Mile Road. The zoning is C-2 (General Business).

The plans show a 2,515-square-foot building near the middle of the 50,626-square-foot (1.1-acre) site. The building has proposed outdoor seating consisting of five (5) tables and eighteen (18) seats under a canopy. The ordinance requires a building in the C-2 District to have a maximum height of 35 feet. The plan shows the building to be 19.5 feet, complying with the ordinance.

Immediately west of the subject property is the Shake Shack full-service restaurant with a drive-thru window, zoned C-2. To the east, across Chippewa Drive, is the historical Orson-Everitt house, zoned C-1. To the south, across Seven Mile Road, is the Schoolcraft College campus zoned PL. Lying to the north of the property is the Pentagon Entertainment Campus, and the parking lots for J. Alexander's Restaurant, AMC Theaters, and the Hyatt Place Hotel, all zoned C-2.

Site access would be from the one (1) existing RIGHT-IN / RIGHT-OUT driveway off Seven Mile Road. Given the site's location between Haggerty Road and I-275, this driveway is to remain. The site can also be accessed from Haggerty Road via shared access from the Shake Shack site.

Parking would be located primarily on the south and east sides of the building. Eleven (11) spots are proposed for the south side facing Seven Mile Road, two (2) spots are proposed for the east side facing the restaurant, and ten (10) spots are proposed for the east side facing Chippewa Drive. Two (2) proposed ADA parking spaces with accessible ramps and detectable warning strips are also proposed.

In a C-2 district, the minimum required front yard setback for a building is fifteen feet (15'). The proposed structure is approximately sixty-six (66') feet from Seven Mile Road. The minimum required rear yard setback is eight feet (8'); in this case, the proposed building would be approximately one hundred one feet (101') from the north property line. The minimum side yard setback from Chippewa Drive is eight feet (8'). The building would be set back approximately eighty-four feet (84')

from Chippewa Drive. The proposed building complies with all minimum required setback regulations.

The single traffic lane serving the drive-up window would run along the east side of the proposed building. To access the drive-thru lane, vehicles would enter the site using the south driveway along Seven Mile Road, turn right into the parking area to the east, and then enter the stacking lane for the window to the north. Alternatively, cars could enter from the west via shared access with the Shake Shack parking lot. Vehicles would have to yield to traffic, turn left into the parking area to the east, and then enter the stacking lane for the window to the north.

Drive-thru lanes must provide sufficient vehicle waiting or stacking spaces, including the space at the pick-up window. The service lane is required to be at least ten feet (10') wide. Drive-up establishments must also provide a bypass lane for vehicles that wish to circumvent the drive-up window. The proposed width of the one-way aisle along the north side of the building would measure twenty feet (20'), providing ample space for both the drive-up and bypass lanes.

Per Section 9.05 of the Zoning Ordinance, parking for restaurants with drive-up window facilities is one (1) space for every 125 square feet of floor area, plus one (1) space for each three (3) outdoor patio seats, plus one (1) space per employee. Based on the usable floor area of the restaurant (1,291 square feet), the number of outdoor seats (18), and the number of employees (14), a total of thirty (30) parking spaces is required. The site plan shows thirty-six (36) parking spaces, six (6) more than needed. Two (2) ADA-accessible spaces are provided adjacent to the entrance in the southeast corner of the building. There are also eight (8) proposed drive-thru pull-ahead spaces and bollards to the west of the building and a 24-foot aisle. Three (3) spaces are designated to the southwest of the building. Note that eleven (11) spaces are existing spaces resulting from the parcel being split, helping the site enter compliance.

The landscaping plan shows twelve (12) existing frontage trees along Chippewa Drive and Seven Mile Road to remain. The ordinance requires the 200 feet of frontage on Seven Mile Road to have five (5) full-size trees, two (2) ornamental trees, and forty (40) shrubs. The ordinance requires the 218 feet of frontage on Chippewa Drive to have five (5) full-size trees, two (2) ornamental trees, and forty-four (44) shrubs. There are also seven (7) evergreen shrubs around the transformer pad northeast of the building and (3) evergreen trees screening the dumpster enclosure. The plan proposes two (2) ornamental trees and 84 shrubs. Frontage trees comply with the Zoning Ordinance.

The ordinance requires landscaping of five (5%) percent of the parking lot area ($19,723 \times 0.05 = 986$ SF). The plan shows 1,253 SF or 6.4%. The ordinance requires one (1) tree per 300 square feet of landscaping ($986 \div 300$ SF = 3 trees).

The plan shows two (2) existing trees and one (1) proposed tree in compliance with the ordinance.

The existing woods and wetland area to the north will not be impacted, complying with the open space landscape requirements. All R.O.W. and easement landscaping will comply with the ordinance, as all entrances have existing landscaping.

The proposed building façade consists mainly of EIFS, including the lower two feet (2') eight inches (8"). The plan shows the lower portion of the building being made of Field Stone and Orco Masonry. The exterior canopy, vertical slats, and privacy screening are shown on the elevation plans to be constructed from cedar wood. The outdoor seating area would be enclosed by an exterior screen wall made of ORCO masonry breeze block.

The dumpster enclosure is in the site's northeast corner behind the building and can be seen from the street. The plan shows the dumpster enclosure to be constructed of concrete with a brick finish. The brick veneer finish should match the primary building color.

The site's storm runoff would be detained underground. Due to the existing easement hindering the development of the proposed restaurant, the underground stormwater system will be altered along the south of the building. The petitioner must provide details of drainage and stormwater treatment to the Engineering Department before obtaining building permits.

The lighting plan shows a maximum of 0.2 footcandles at the property line. The height of the proposed light fixtures is listed as eighteen-foot (18') poles with a twenty-foot (20') mounting height. All light poles should not exceed twenty feet (20').

The site would also be allowed one (1) ground sign not to exceed thirty (30) square feet in area and six feet (6') in height, with a minimum setback of ten feet (10') from any right-of-way line. The plans show an existing ground sign at the site's southwest corner along Seven Mile Road. All non-conforming signage would require variances from the Zoning Board of Appeals.

March 18, 2025: Public Hearing:

CAVA does not utilize a menu board and speaker system for their operations. They only have a mobile appl pickup window. At the study session, Planning Commissioners expressed concern about how drive-through stacking spaces will function once a new business replaces an existing one since the stacking spaces

will not operate the same way as a conventional fast-food drive-through pickup line. The major concern for this would be if stacking spills into parking lots or public roads, it could cause major congestion and safety concerns.

Questions the Planning Commission should ask future tenants of the property if the proponent requests a drive-through lane with a menu board and speaker:

- Does the new business have higher drive-through demand than the current one? If so, will the existing stacking spaces cause congestion?
- Will the new business' traffic patterns interfere with surrounding streets, parking lots, or pedestrian areas?
- Does the new business have peak hours that differ from the previous one, potentially causing unexpected congestion?
- If stacking space is inadequate, could adjustments be made, such as dual drive-through lanes, reconfiguring parking areas, or limiting certain drive-through services?
- Will the sound levels of any outdoor speakers be kept to a reasonable minimum to not cause a sound nuisance to adjacent properties?

Approving Resolution: The request for a waiver use to construct a 2,515-square foot, full-service restaurant with drive-thru facilities at 39200 Seven Mile Road, is hereby approved for the following reasons, subject to City Council approval and the following conditions:

1. That the Site Plan identified as Sheet Number C-2 prepared by Stonefield Engineering & Design., dated February 14, 2025, is hereby approved and shall be adhered to;
2. That the Landscape Plan identified as Sheet Number C-7 and the Landscape Notes and Detail Plan identified as Sheet Number C-8, prepared by Stonefield Engineering & Design., dated February 14, 2025, is hereby approved and shall be adhered to;
3. This waiver use is granted to this petitioner only, and any new user of this property is required to seek and receive City Council's consent to such user's operating the subject facility prior to occupancy by such user;
4. That the subject site has the capacity to accommodate the proposed use;

5. That appropriate recordable legal instrumentation, such as a cross-parking agreement, that gives notice and outlines the terms of how the subject property(s) would share parking and access, be supplied to the City;
6. That the walls of the dumpster enclosure shall be constructed out of the same brick used in the construction of the building and when not in use closed at all times;
7. That this approval is subject to the petitioner being granted a variance from the Zoning Board of Appeals for excess signage and any conditions related thereto;
8. That items specified in the correspondence dated March 3, 2025 from the Department of Public Works shall be resolved to that department's satisfaction;
9. That items specified in the correspondence dated March 6, 2025 from the Inspections Department shall be resolved to the department's satisfaction;
10. That a trash receptacle shall be provided for the outdoor patio area and shall be emptied regularly as needed;
11. That a greenspace buffer should be planted around the outdoor patio;
12. That the hours of operation of the interior restaurant and drive-up window shall be limited to no later than midnight on Sunday through Thursday and no later than 2:00 a.m. on Friday and Saturday;
13. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and
14. Pursuant to Section 19.10 of Ordinance No. 543, the Zoning Ordinance of the City of Livonia, this approval is valid for a period of one year only from the date of approval by the City Council, and unless a building permit is obtained and construction is commenced, this approval shall be null and void at the expiration of said period.

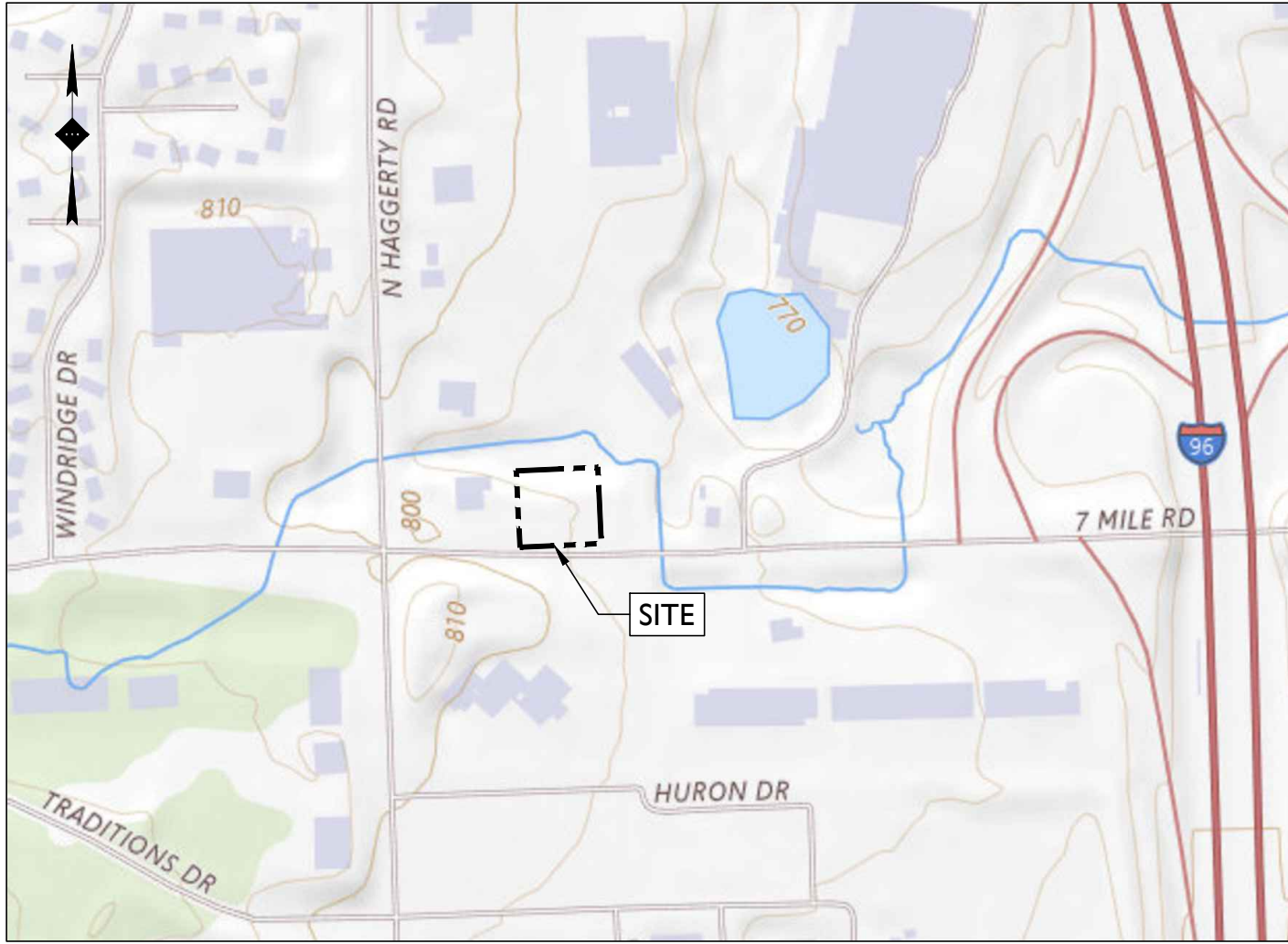
Denying Resolution: The request for a waiver use to construct a 2,515-square foot, full-service restaurant with drive-thru facilities at 39200 Seven Mile Road, is hereby denied for the following reasons, subject to City Council approval and the following conditions:

PENDING

ITEM 2 Petition 2025-02-02-05 – 39200 Seven Mile Road

Page 6

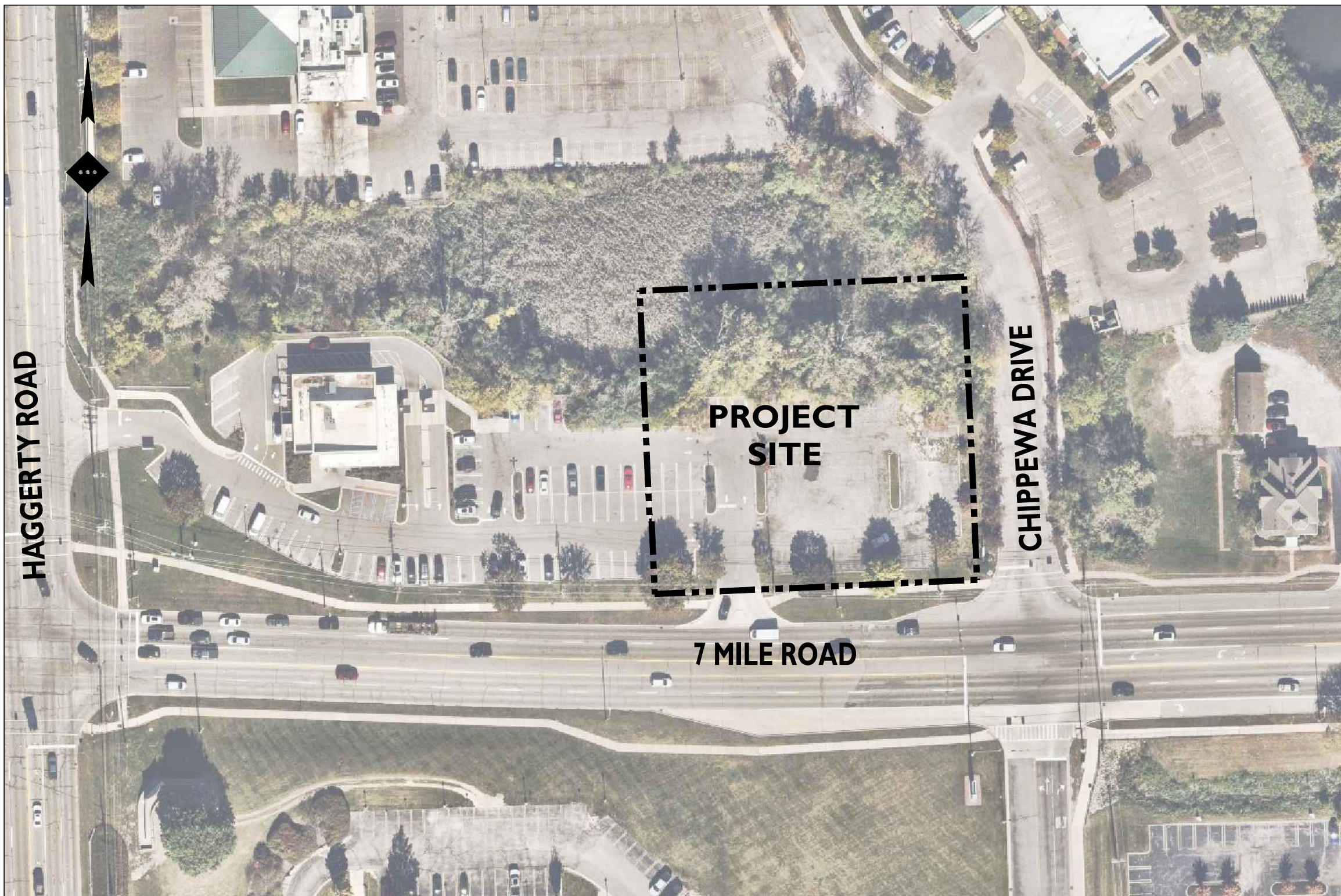
1. That the petitioner has failed to affirmatively show that the proposed use complies with all the general waiver use standards and requirements as set forth in Section 6.03 of the Livonia Vision 21 Zoning Ordinance.
2. That the proposal fails to conclusively deal with all the concerns deemed necessary for the safety and welfare of the City and its residents
3. That the petitioner has not sufficiently demonstrated that the proposed use would be compatible to and in harmony with the principle use of the subject property as well as other uses in the surrounding area. and
4. That the proposal is contrary to the goals and objectives of the Zoning Ordinance which, among other things, are intended to ensure suitability and appropriateness of uses.



SOURCE: USGS MAPS

LOCATION MAP

SCALE: 1" = 500'±



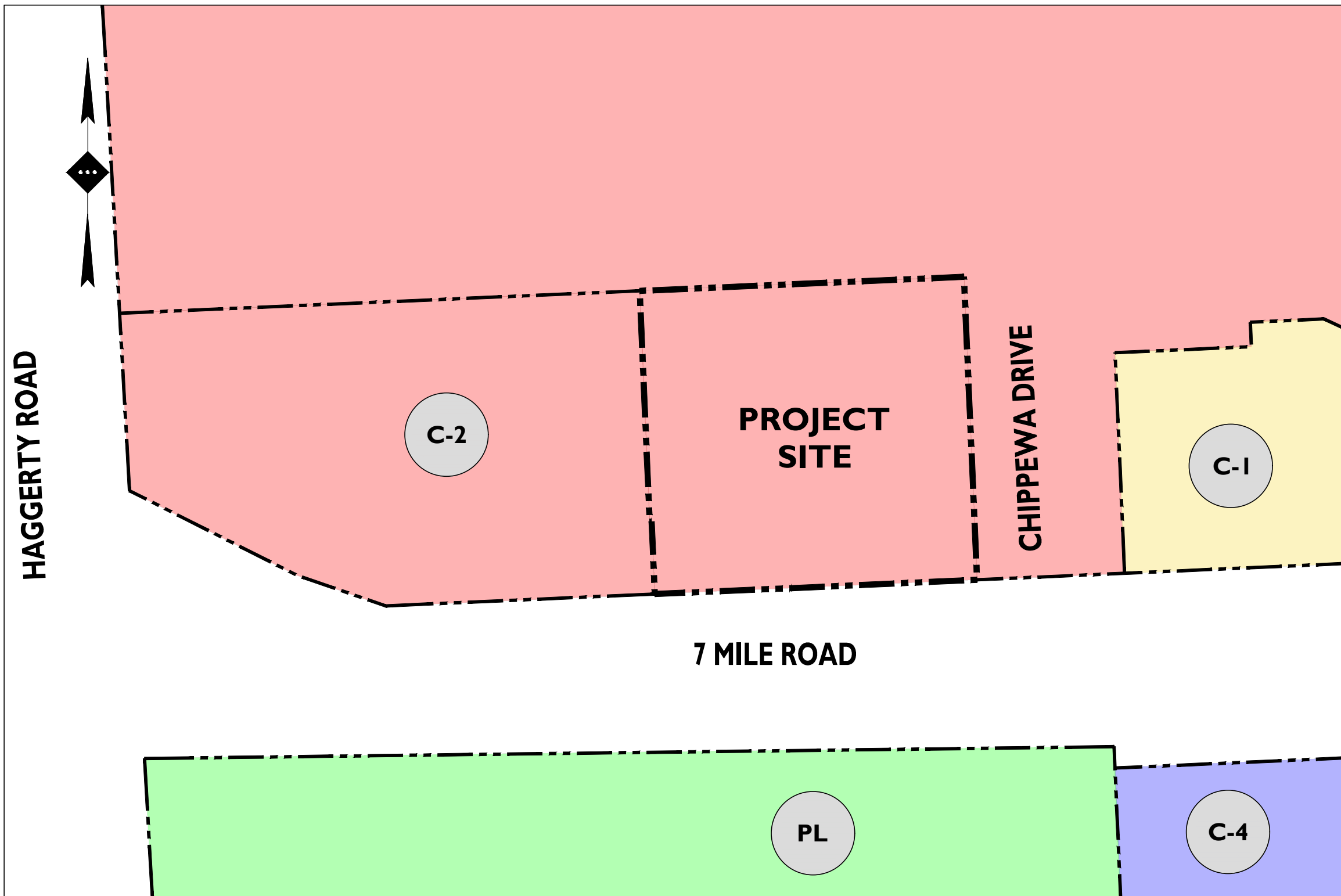
SOURCE: NEARMAPS ONLINE MAPPING SYSTEM

AERIAL MAP

SCALE: 1" = 80'±

SITE DEVELOPMENT PLANS
FOR
CAVA
PROPOSED RESTAURANT WITH
PICK-UP WINDOW

PID: 46-023-99-0001-013
39300 7 MILE ROAD
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN



SOURCE: CITY OF LIVONIA'S ZONING MAP

ZONING MAP

SCALE: 1" = 80'±

APPLICANT

TRAVIS SOKANA
SYMMETRY MANAGEMENT
ROYAL OAK, MI 48067
248-465-0200
TSOKANA@SYMMETRYMGMT.COM

OWNER

SPP INVESTROS II, LLC
303 SACRAMENTO ST., 12TH FLOOR
SAN FRANCISCO, CA 94111
415-722-8676
CHIP@SPPINC.COM

NOT APPROVED FOR CONSTRUCTION

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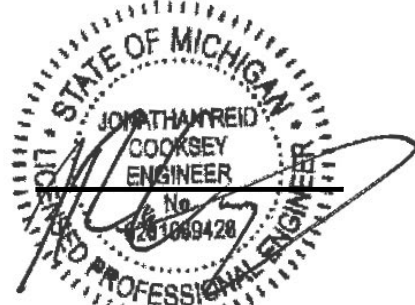
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SITE DEVELOPMENT PLANS

CAVA

PROPOSED RESTAURANT WITH
PICK-UP WINDOW

PID: 46-023-99-0001-013
39300 7 MILE ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN 48152



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SCALE: AS SHOWN PROJECT ID: DET-240337

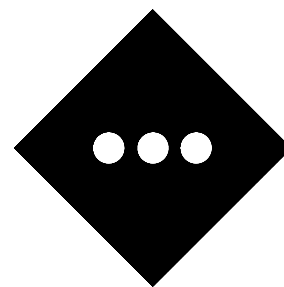
TITLE:

COVER SHEET

DRAWING:

C-I

PLANS PREPARED BY:



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Know what's below
Call before you dig.

PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - ALTA / NSPS LAND TITLE SURVEY PREPARED BY KEM-TEC, DATED 10-04-2024
 - ARCHITECTURAL PLANS PREPARED BY FERRIS + SLOANE, DATED 2/12/2025
 - AERIAL MAP PROVIDED BY NEARMAPS ONLINE MAPPING SYSTEM, DATE RETRIEVED 02/14/2025
 - LOCATION MAP PROVIDED BY USGS MAPS, DATE RETRIEVED 02/14/2025
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
SITE PLAN	C-2
GRADING PLAN	C-3
STORMWATER MANAGEMENT PLAN	C-4
UTILITY PLAN	C-5
LIGHTING PLAN	C-6
LANDSCAPING PLAN	C-7 & C-8
CONSTRUCTION DETAILS	C-9 & C-10

ADDITIONAL SHEETS

DRAWING TITLE	SHEET #
ALTA / NSPS LAND TITLE SURVEY	I OF I

LAND USE AND ZONING			
PID: 46-023-99-001-013			
GENERAL BUSINESS (C-2)			
PROPOSED USE			
RESTAURANT WITH DRIVE-THRU FACILITIES		WAIVER USE	
CODE SECTION	ZONING REQUIREMENT	REQUIRED	PROPOSED
§ 3.11	MINIMUM LOT AREA	4,000 SF	50,626 SF (1.16 AC)
§ 3.11	MINIMUM BUILDING AREA	400 SF	2,512 SF
§ 3.11	MAXIMUM BUILDING HEIGHT	35 FT (2 STORIES)	19.5 FT
§ 3.11	MINIMUM FRONT YARD SETBACK	15 FT	65.5 FT
§ 3.11	MINIMUM SIDE YARD SETBACK (ONE)	5 FT	84.2 FT
§ 3.11	MINIMUM REAR YARD SETBACK	5 FT	100.9 FT
§ 10.03(2)(B)(i)	MINIMUM INTERIOR LANDSCAPING	5% (722 SF) ⁽¹⁾	11.1% (1,719 SF)
§ 10.03(2)(A)(i)	MINIMUM RIGHT-OF-WAY GREENBELT	5 FT	12.5 FT
§ 10.03(5)	MINIMUM LANDSCAPE BUFFER	10 FT	0 FT (EN)

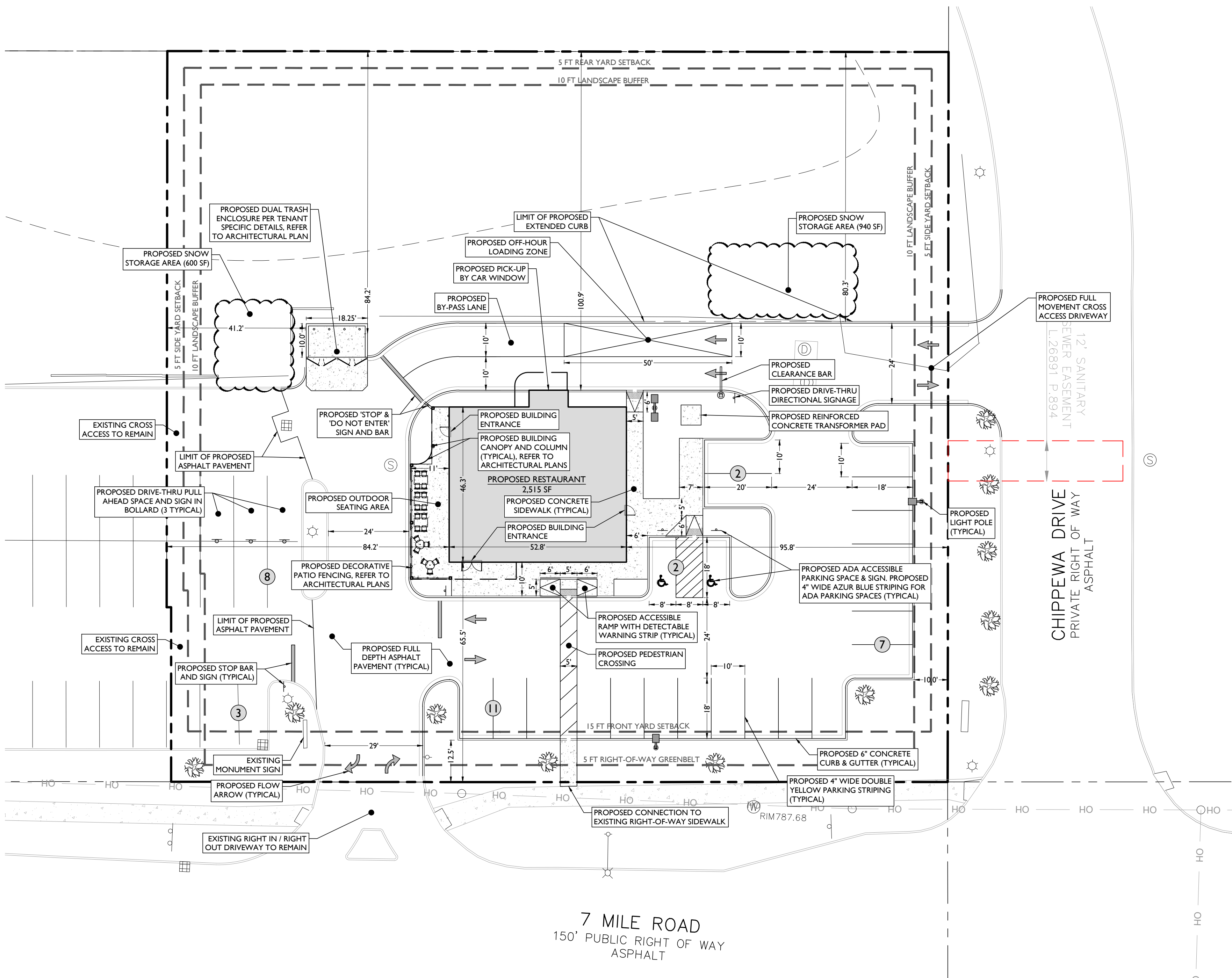
(EN) EXISTING NON-CONFORMITY

(1) TOTAL PAVED PARKING AREA: 15,444 SF * 0.05 = 722 SF

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 9.05	RESTAURANT W/ DRIVE-THRU FACILITIES 1 SPACE PER 125 SF OF FLOOR AREA PLUS 1 SPACE PER 3 OUTDOOR SEATS PLUS 1 SPACE PER EMPLOYEE (1 SPACE / 125 SF)(1,291 SF) = 10 SPACES ⁽¹⁾ (1 SPACE / 3 SEATS)(18 SEATS) = 6 SPACES (1 SPACE / EMP)(14 EMP) = 14 SPACES TOTAL: 10 + 6 + 14 = 30 SPACES	33 SPACES
§ 9.04	MAXIMUM PARKING: 20% GREATER THAN REQUIRED (30 SPACES)(1.2) = 36 SPACES	33 SPACES
§ 9.04	90° PARKING: 10 FT X 20 FT W/ 24 FT AISLE ⁽²⁾	10 FT X 18 FT ⁽¹⁾ W/ 24 FT AISLE
§ 9.08	LOADING: 10 FT X 50 FT, 1 SPACE REQUIRED	10 FT X 50 FT

(1) FLOOR AREA IS BASED OFF ARCHITECTURAL FLOOR PLAN. REFER TO ATTACHED ARCHITECTURAL PLANS.

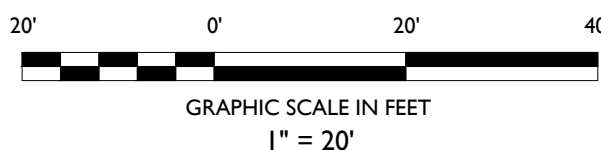
(2) PER SECTION 9.04(2) - PARKING STALLS MAY BE REDUCED BY TWO (2) FT WHERE 90° PARKING ABUTS SIDEWALK OR LANDSCAPING.



SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	PROPOSED CURB AND GUTTER
	PROPOSED EXTENDED CURB
	PROPOSED FLUSH CURB
	PROPOSED TAPERED CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED AREA LIGHT
	PROPOSED DECORATIVE FENCING
	PROPOSED BUILDING DOORS
	PROPOSED SNOW STORAGE AREA

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

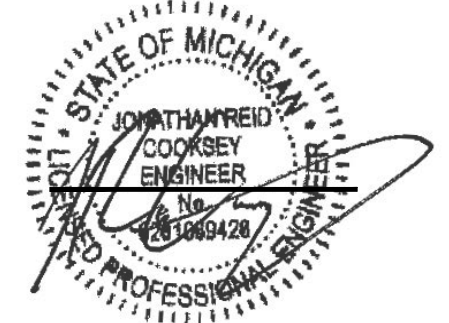


SITE DEVELOPMENT PLANS

CAVA

PROPOSED RESTAURANT WITH PICK-UP WINDOW

PID: 46-023-99-0001-013
39300 7 MILE ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN 48152



SCALE: 1" = 20' PROJECT ID: DET-24037

TITLE:

SITE PLAN

DRAWING:

C-2

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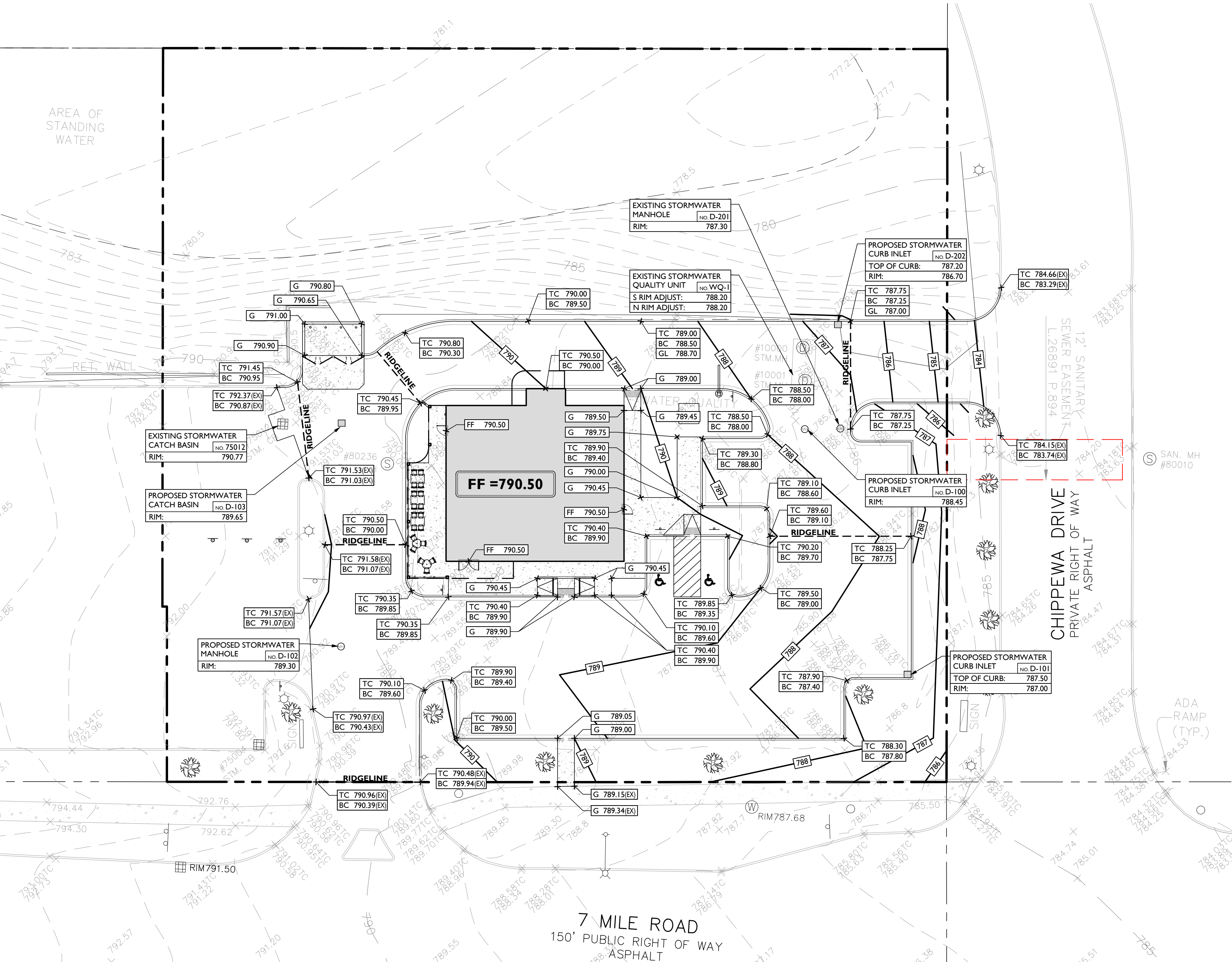
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NOT APPROVED FOR CONSTRUCTION

FOR WAIVER USE REVIEW	FOR WAIVER USE REVIEW	DATE	BY
2	1	03/14/2025	02/14/2025
		ISSUE	

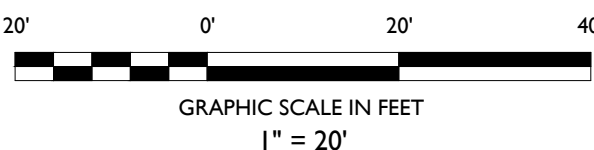
BENCHMARKS
BENCHMARK 1
ARROW ON FIRE HYDRANT 60± SOUTH OF
FRONT DOOR OF BUILDING.
ELEVATION = 801.60' (NAVD 88)



SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED GRADING CONTOUR
	PROPOSED GRADING RIDGELINE
	PROPOSED DIRECTION OF DRAINAGE FLOW
	PROPOSED GRADE SPOT SHOT
	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
	PROPOSED FLUSH CURB SPOT SHOT
	PROPOSED EXTENDED CURB SPOT SHOT

- GRADING NOTES**
- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
 - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
 - THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
 - MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CURB GUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00%
 - A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IF THIS CONDITION CANNOT BE MET.
 - FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

- ADA NOTES**
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
 - THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP. AT ACCESSIBLE BUILDING ENTRANCES AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL, THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00%. IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP, FOR ALTERATIONS, A CURB RAMP FLARE SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
 - ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
 - A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
 - THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4 INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN 1/4 INCHES AND 1/2 INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP 1/4 INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
 - THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATIONS) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/4 INCH.



NOT APPROVED FOR CONSTRUCTION

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Phone 248.247.1115

SITE DEVELOPMENT PLANS

CAVA

**PROPOSED RESTAURANT WITH
PICK-UP WINDOW**

PID: 46-023-99-0001-013
39300 7 MILE ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN 48152



STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: DET-24037

TITLE:

GRADING PLAN

DRAWING:

C-3

DESCRIPTION

BY

DATE

ISSUE

1

2

FOR WAIVER USE REVIEW

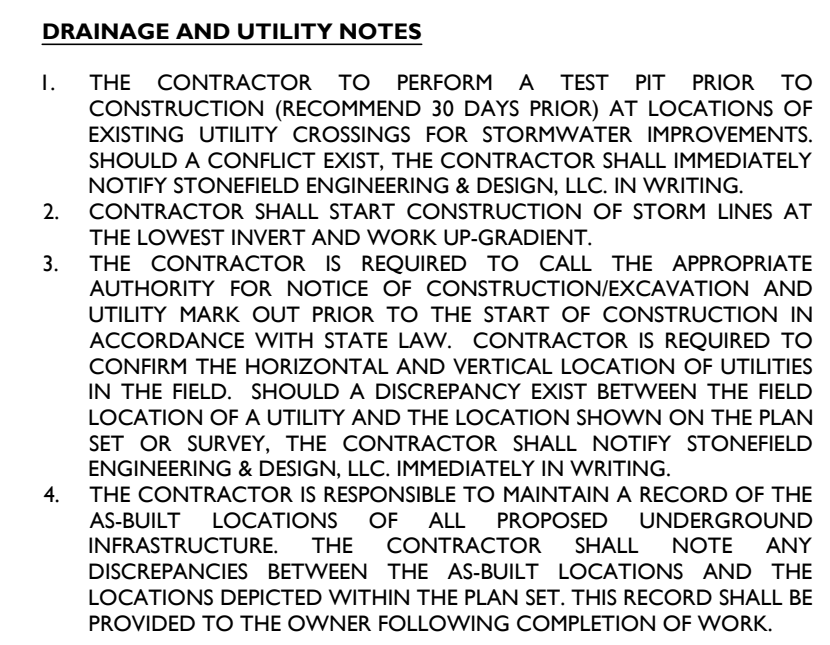
FOR WAIVER USE REVIEW

03/14/2025

02/14/2025

NB

NB



- STORMWATER INFILTRATION BMP CONSTRUCTION NOTES**
1. PRIOR TO THE START OF CONSTRUCTION, ANY AREA DESIGNATED TO BE USED FOR AN INFILTRATION BMP (E.G. BASIN, BIOTRETMENT POND, ETC.) SHALL BE PROTECTED AND NOT BE USED AS STORAGE FOR CONSTRUCTION EQUIPMENT OR AS A STOCKPILE AREA FOR CONSTRUCTION MATERIALS. NO ACTIVITY SHALL BE PERMITTED WITHIN THE INFILTRATION BASIN UNLESS RELATED TO THE CONSTRUCTION OF THE INFILTRATION BMP. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL SUBCONTRACTORS OF BASIN AREA RESTRICTIONS.
 2. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE MEASURES WHERE PRACTICAL, TO AVOID SUBGRADE SOIL COMPACTION IN THE AREAS DESIGNATED TO BE USED FOR AN INFILTRATION BMP.
 3. ALL EXCAVATION WITHIN THE LIMITS OF ANY INFILTRATION BMP SHALL BE PERFORMED USING EXCAVATION EQUIPMENT. ALL EXCAVATION EQUIPMENT SHALL BE PLACED OUTSIDE THE LIMITS OF THE BASIN WHERE FEASIBLE. THE USE OF LIGHT-WEIGHT, RUBBER-TIRED EQUIPMENT (LESS THAN 15 PSI) AND SOIL TO THE GROUND SURFACE IS RECOMMENDED WITHIN THE BASIN LIMITS.
 4. THE SEQUENCE OF SITE CONSTRUCTION SHALL BE COORDINATED WITH THE BASIN CONSTRUCTION TO ADHERE TO SEQUENCING LIMITATIONS.
 5. DURING THE FINAL GRADING OF AN INFILTRATION BASIN, THE BOTTOM OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW, AND THEN SMOOTHED OUT WITH A LEVELING DRAW OR EQUIVALENT GRADING EQUIPMENT. ALL GRADING EQUIPMENT SHALL BE LOCATED OUTSIDE OF THE BASIN BOTTOM WHERE FEASIBLE.
 6. THE CONSTRUCTION OF AN INFILTRATION BASIN, SOIL INFILTRATION TESTING BY A LICENSED GEOTECHNICAL ENGINEER IS REQUIRED TO CERTIFY COMPLIANCE WITH THE DESIGN INFILTRATION RATE. THE DESIGN INFILTRATION RATE SHALL BE THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL, LATEST EDITION. IF THE FIELD INFILTRATION RATES ARE LOWER THAN THE RATE USED DURING THE DESIGN OF THE CONSTRUCTION, THE CONTRACTOR, ENGINEERING & DESIGN, LLC, IN WRITING IMMEDIATELY TO DETERMINE THE APPROPRIATE COURSE OF ACTION.
 7. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY TO DETERMINE IF INFILTRATION TESTING IS REQUIRED FOR THE INFILTRATION BASIN, EXCAVATION AND/OR SOIL INFILTRATION TESTING.

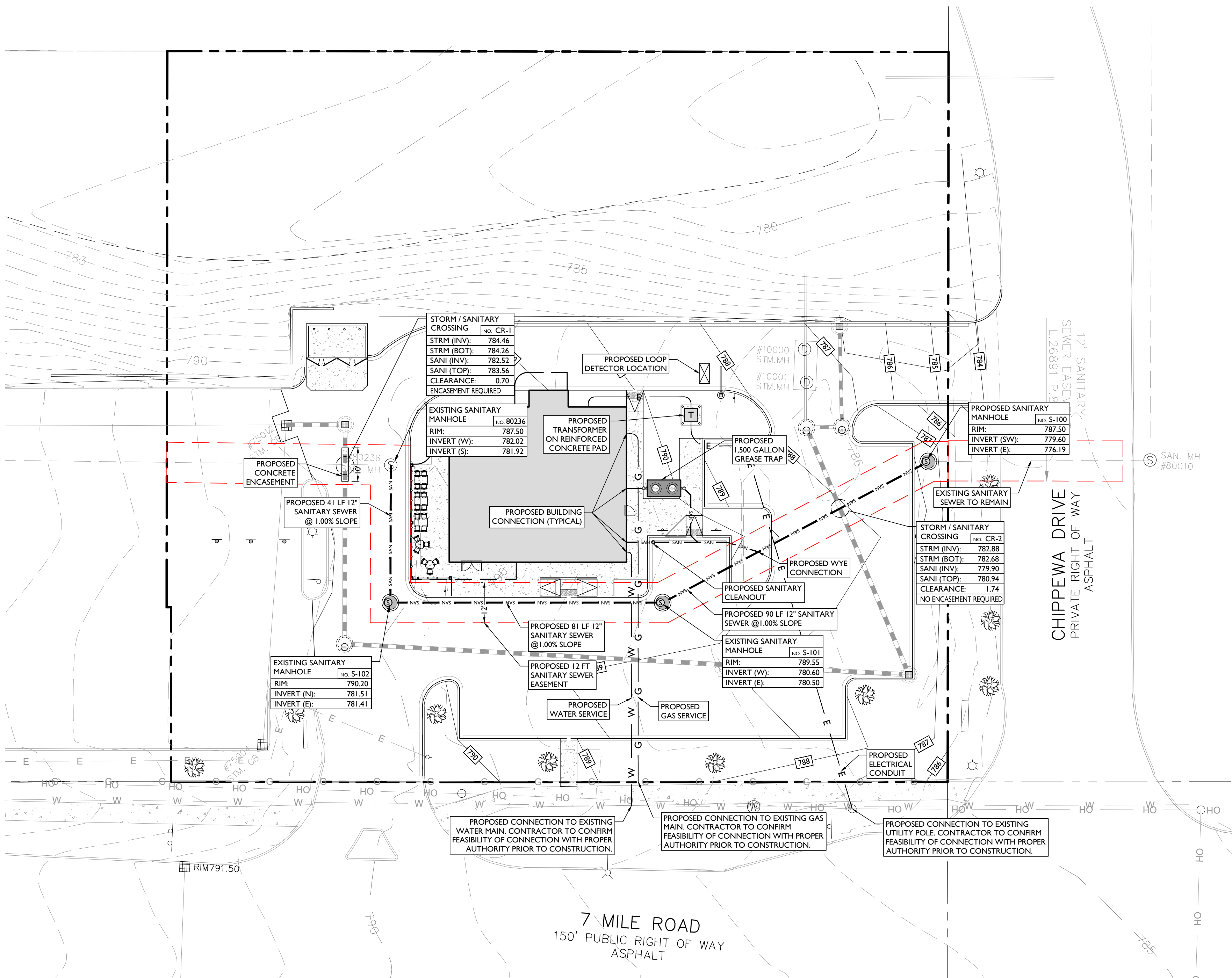
- 20' 0' 20' 40'
- GRAPHIC SCALE IN FEET
1" = 20'

555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248 247 1115

PID: 46-023-99-0001-013
39300 7 MILE ROAD
CITY OF LIVONIA
WAYNE COUNTY MICH

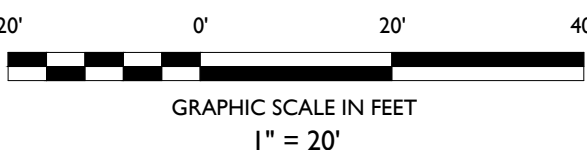


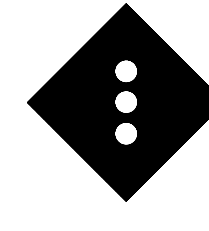
NOT TO SCALE. SEE ALL DIMENSIONS AND NOTES. FOR WAIVER USE REVIEW. FOR WAIVER USE REVIEW.



SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	EASEMENT LINE
SAN	PROPOSED SANITARY LATERAL
W	PROPOSED DOMESTIC WATER SERVICE
E	PROPOSED ELECTRIC CONDUITS
G	PROPOSED GAS LINE
S	PROPOSED SANITARY MANHOLE / CLEANOUT
T	PROPOSED TRANSFORMER ON CONCRETE PAD WITH BOLLARDS

- DRAINAGE AND UTILITY NOTES**
- THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
 - THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
 - THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
 - A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
 - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
 - CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP GRADIENT.
 - THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
 - THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.



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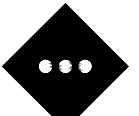
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CAVA
PROPOSED RESTAURANT WITH
PICK-UP WINDOW

PID: 46-023-99-0001-013
39300 7 MILE ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN 48152



**STONEFIELD**
engineering & design

SCALE: 1" = 20' PROJECT ID: DET-240337

TITLE:
UTILITY PLAN

DRAWING:
C-5

NOT APPROVED FOR CONSTRUCTION

ISSUE	DATE	BY	DESCRIPTION
2	03/14/2025	NB	FOR WAIVER USE REVIEW
1	02/14/2025	NB	FOR WAIVER USE REVIEW

(EN) EXISTING NONCONFORMITY
(W) WAIVER

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

PROPOSED LANDSCAPED ISLAND



IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE FROM CITY MAINS PRIOR TO CONSTRUCTION. PRESSURE REDUCING VALVE SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS TO A MINIMUM 4 INCH DEPTH OF SOFT SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3:1 HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPE DISTURBANCE PRIOR TO THE COMPLETION OF THE CONTRACT. THE CONTRACTOR SHALL MARK SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.



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SITE DEVELOPMENT PLANS

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PROPOSED RESTAURANT WITH PICK-UP WINDOW

PID: 46-023-99-0001-013
39300 7 MILE ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN



SCALE:	1" = 20'	PROJECT ID: DET-240337
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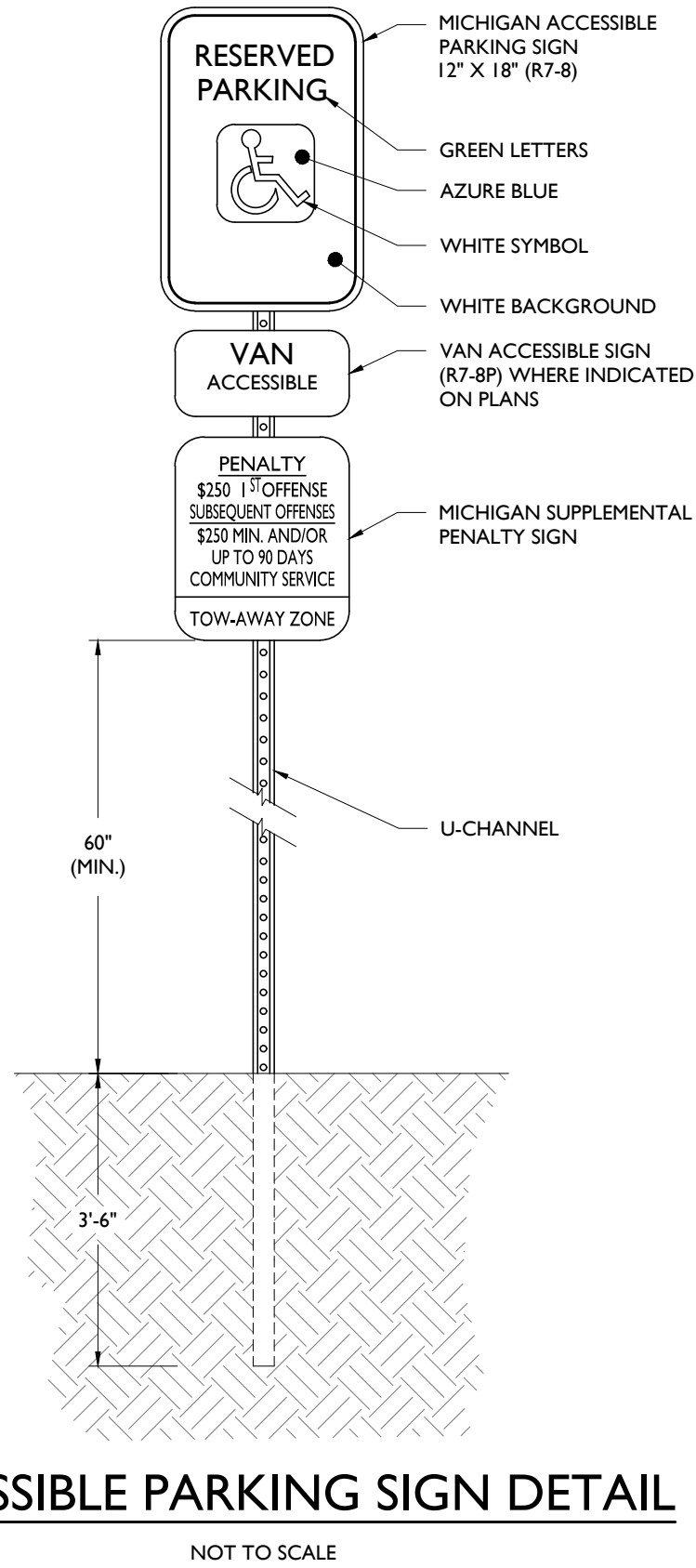
TITLE:

LANDSCAPING PLAN

DRAWING:

C-7

NOTES: 1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 1:50 SLOPE. 2. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES. 3. VISUAL CONTRAST: THERE SHALL BE A MINIMUM OF 70% CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE. 4. DETECTABLE WARNING STRIP REQUIRED WHERE RAMP DIRECTS PEDESTRIAN TRAFFIC TOWARDS VEHICLE TRAVEL WAY. WARNING STRIP SHALL BE CAST-IN-PLACE. 5. WHERE A 60" X 60" LANDING EXISTS AT THE TOP OF RAMP, RAMP FLARE SHALL NOT EXCEED 1:10 SLOPE. WHERE LANDING IS NOT PROVIDED RAMP FLARE SHALL NOT EXCEED 1:12 SLOPE. 6. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH. 7. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL.

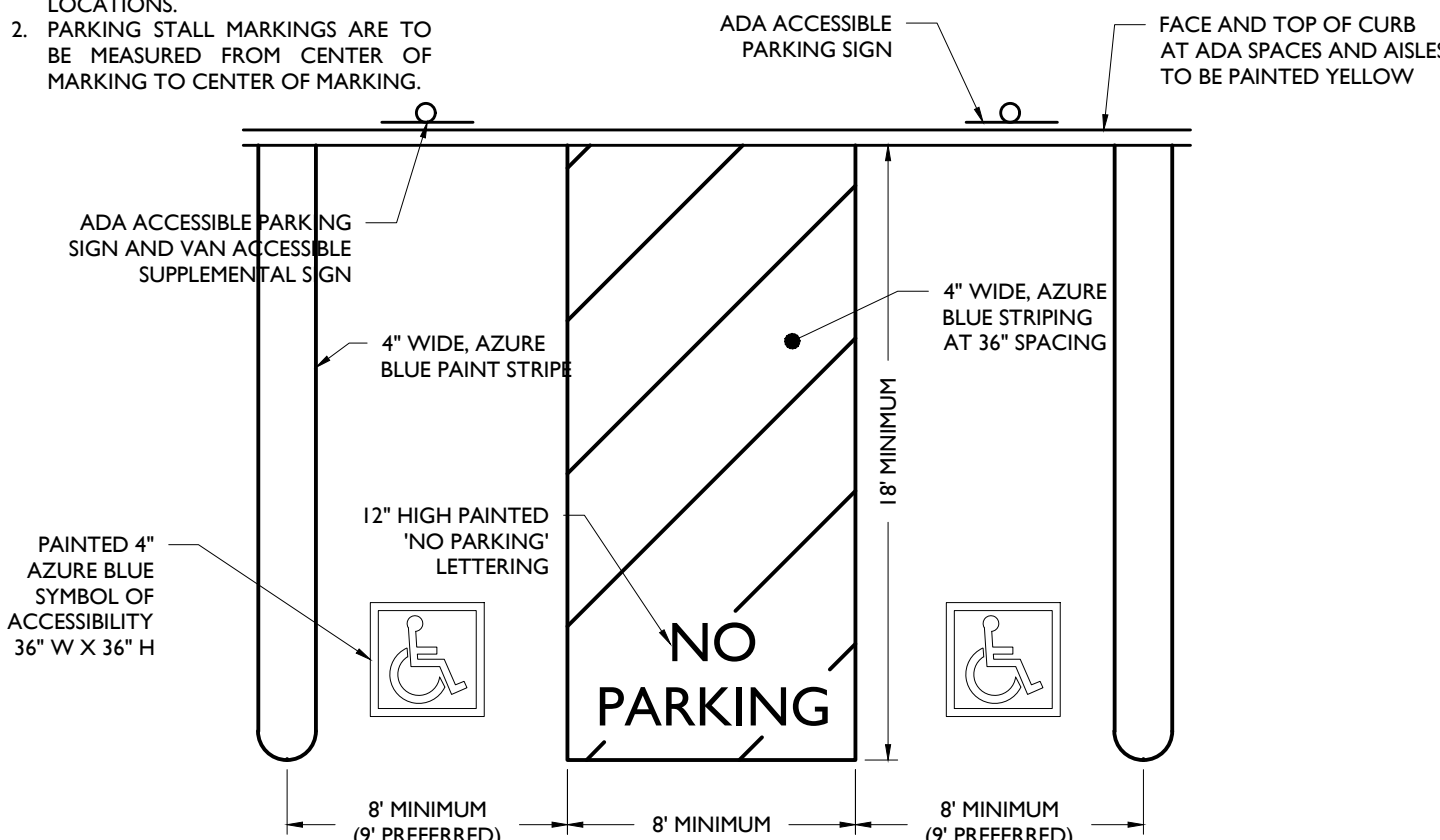


ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE

NOTES:

1. SEE SITE PLAN FOR EXACT SIGN LOCATIONS
2. PARKING STALL MARKINGS ARE TO BE MEASURED FROM CENTER OF MARKING TO CENTER OF MARKING.



ACCESSIBLE PARKING STALL MARKINGS

NOT TO SCALE

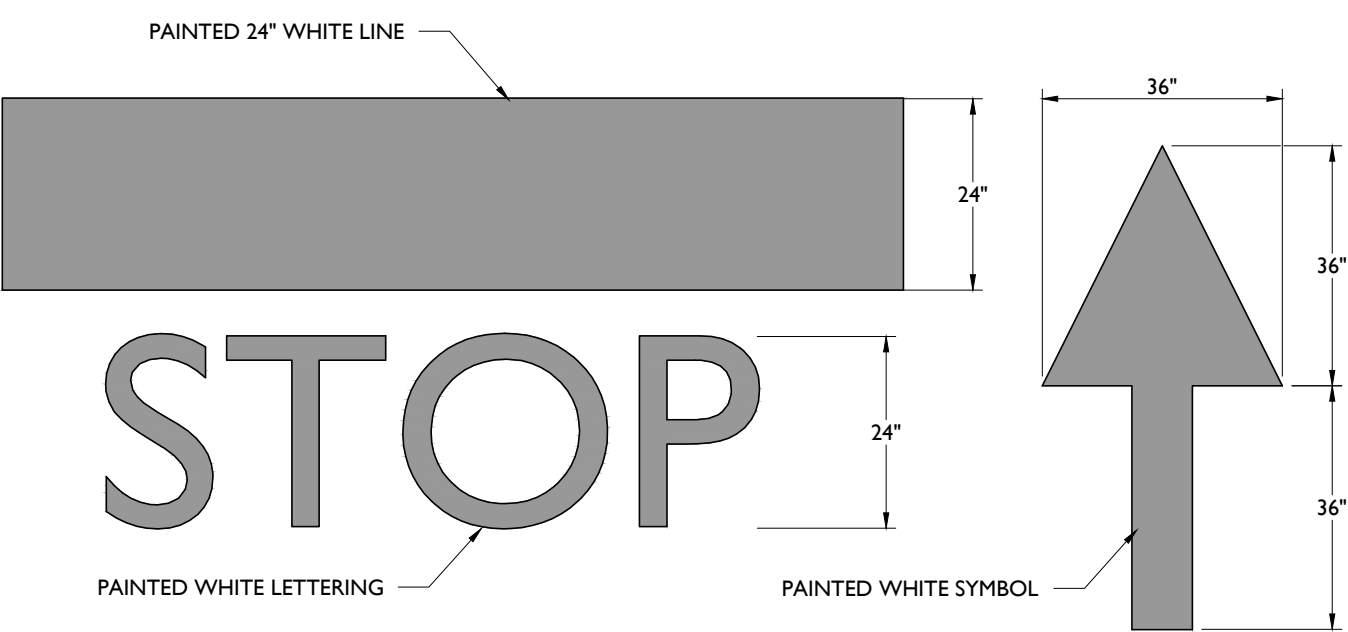
M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R1-1)	STOP	WHITE	RED	36"x36"	GROUND
DO NOT ENTER (R5-1)	DO NOT ENTER	RED	WHITE	30"x30"	GROUND

NOTE:

1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
2. ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.

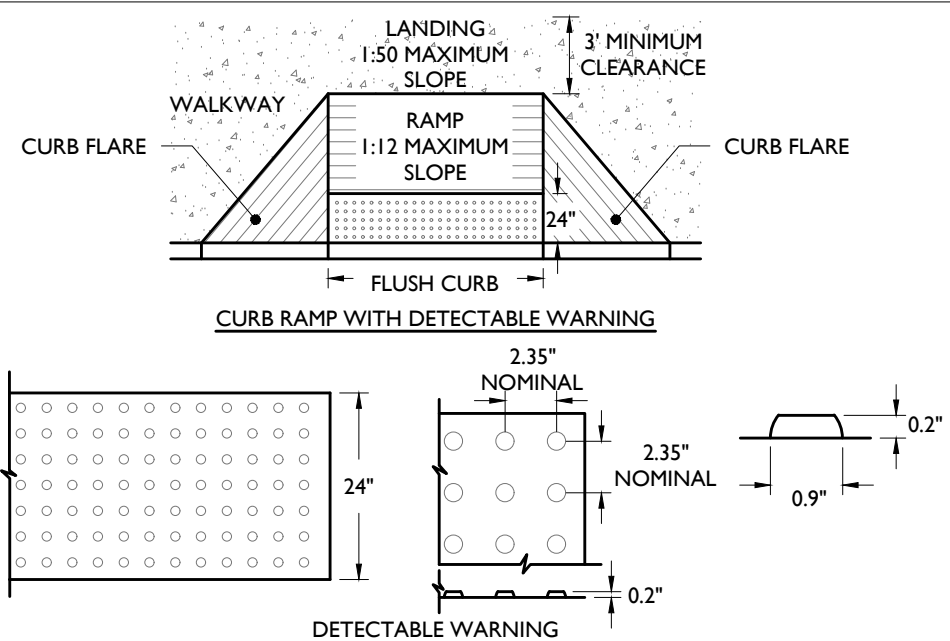
SIGN DATA TABLE

NOT TO SCALE



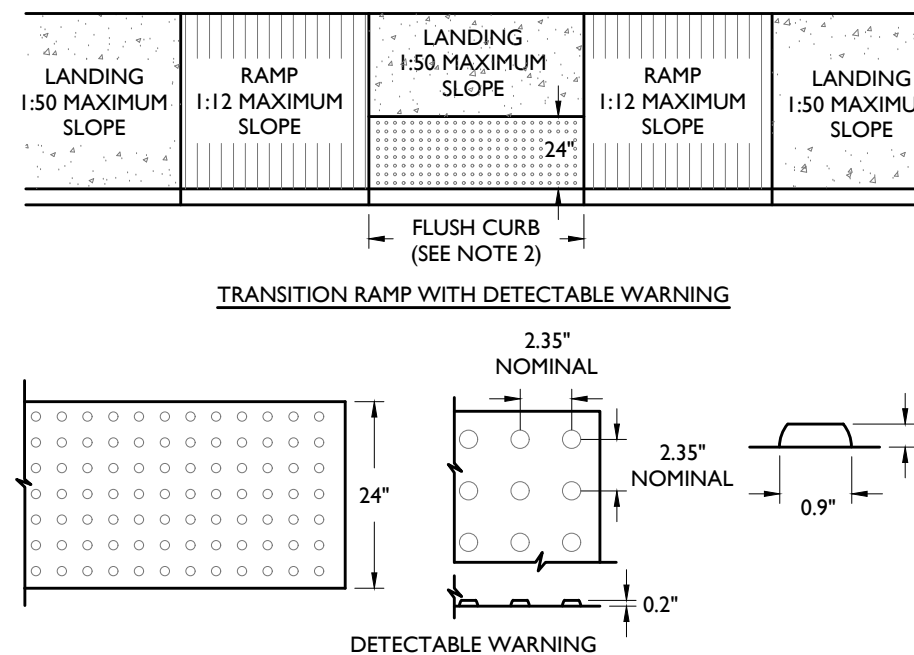
STOP BAR & ARROW DETAILS

NOT TO SCALE



CURB RAMP WITH FLARES DETAIL

NOT TO SCALE

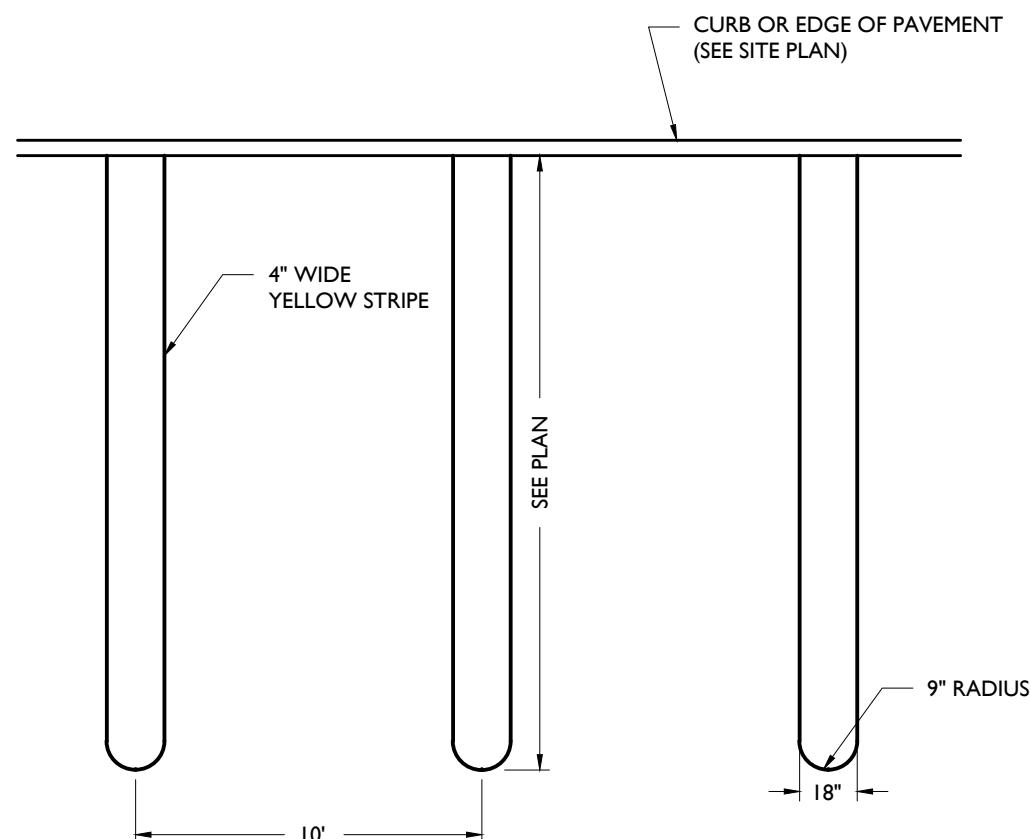


TRANSITION RAMP DETAIL

NOT TO SCALE

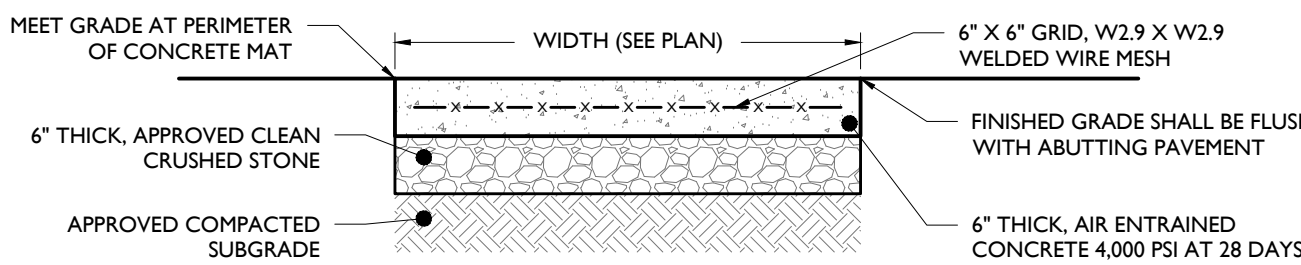
NOTES:

1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%.
2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
3. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
4. VISUAL CONTRAST: THERE SHALL BE A MINIMUM OF 70% CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE.
5. DETECTABLE WARNING STRIP REQUIRED WHERE RAMP DIRECTS PEDESTRIAN TRAFFIC TOWARDS VEHICLE TRAVEL WAY. WARNING STRIP SHALL BE CAST-IN-PLACE.
6. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL.



PARKING STALL MARKINGS

NOT TO SCALE

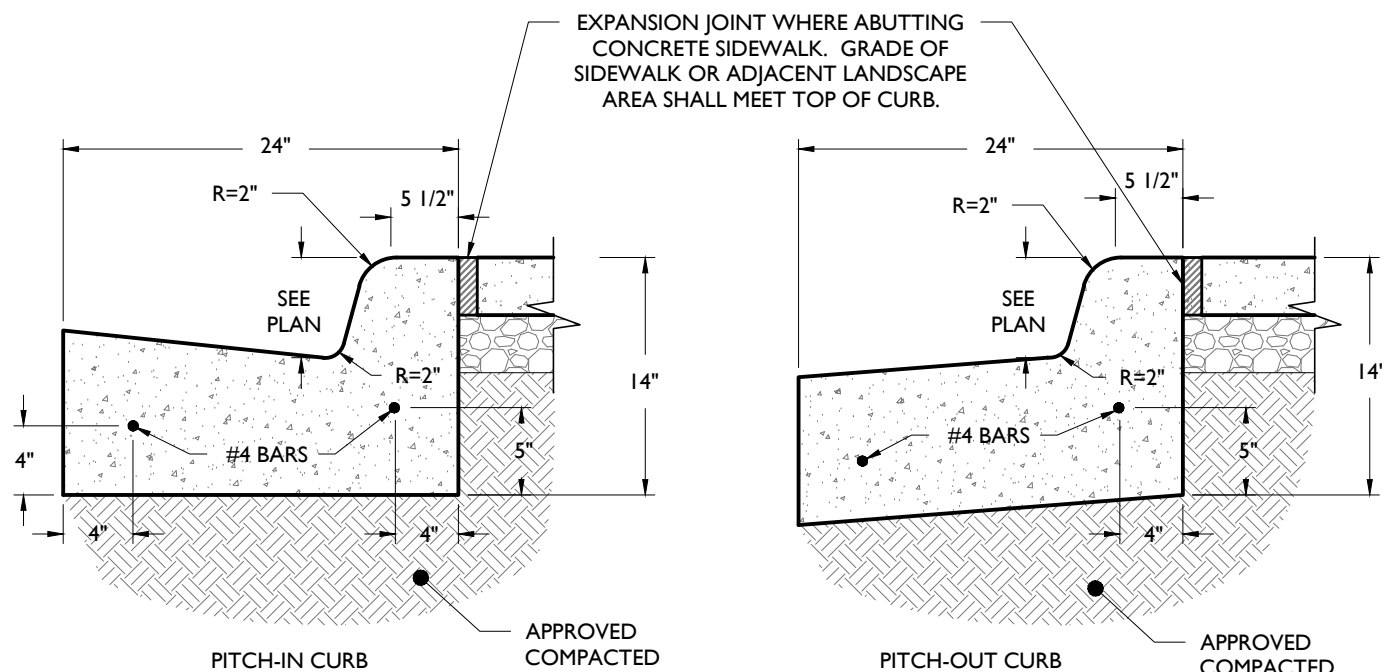


REINFORCED 6" CONCRETE MAT

NOT TO SCALE

NOTES:

1. 1/2" EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/2" FROM THE SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
2. 1" DEEP BY 1/2" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS OR 6' INTERVALS MAX.
3. CONCRETE SHALL RECEIVE BROOM FINISH.
4. ALL EXPOSED CORNERS TO HAVE 12" CHAMFER.

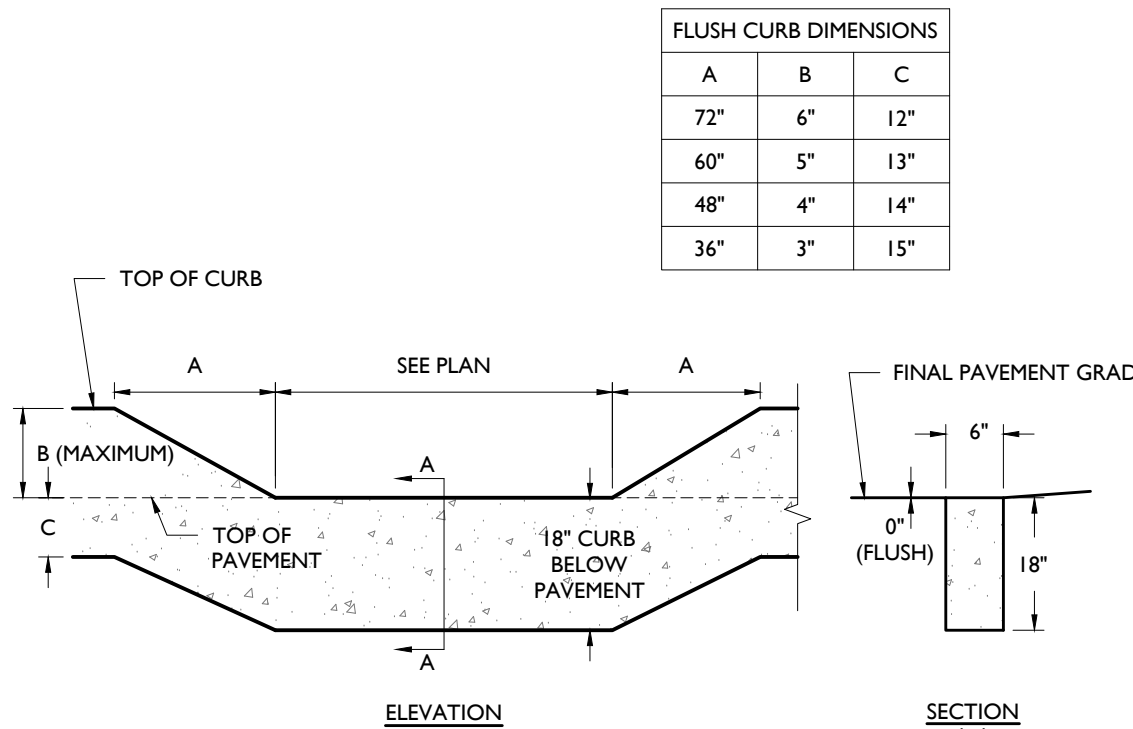


CONCRETE CURB AND GUTTER DETAIL

NOT TO SCALE

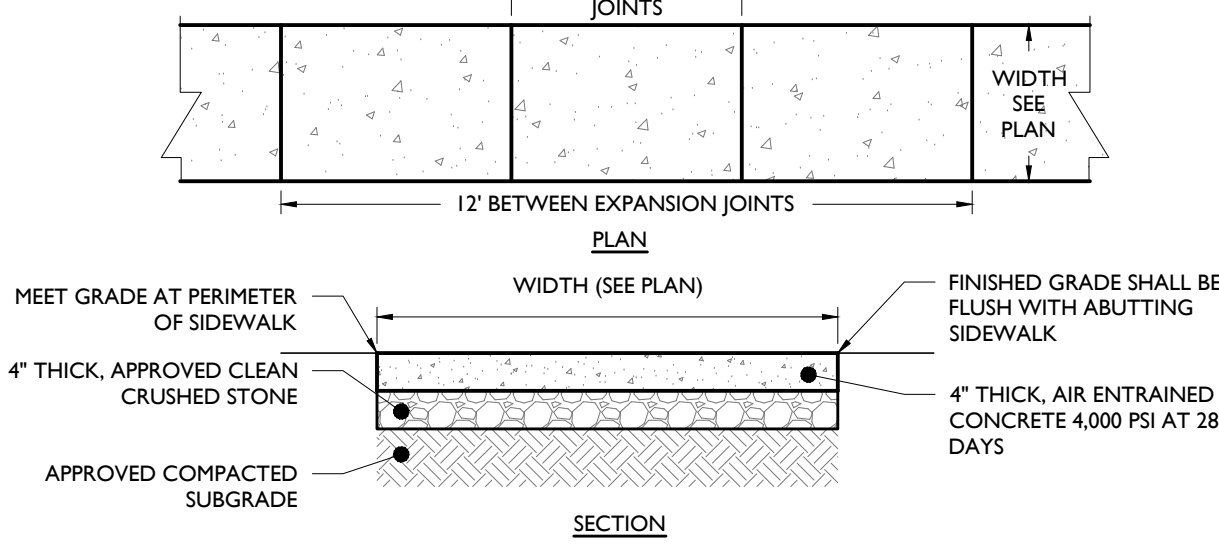
NOTES:

1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/2" FROM SURFACE.
3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
4. 14" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.



FLUSH CURB DETAIL

NOT TO SCALE

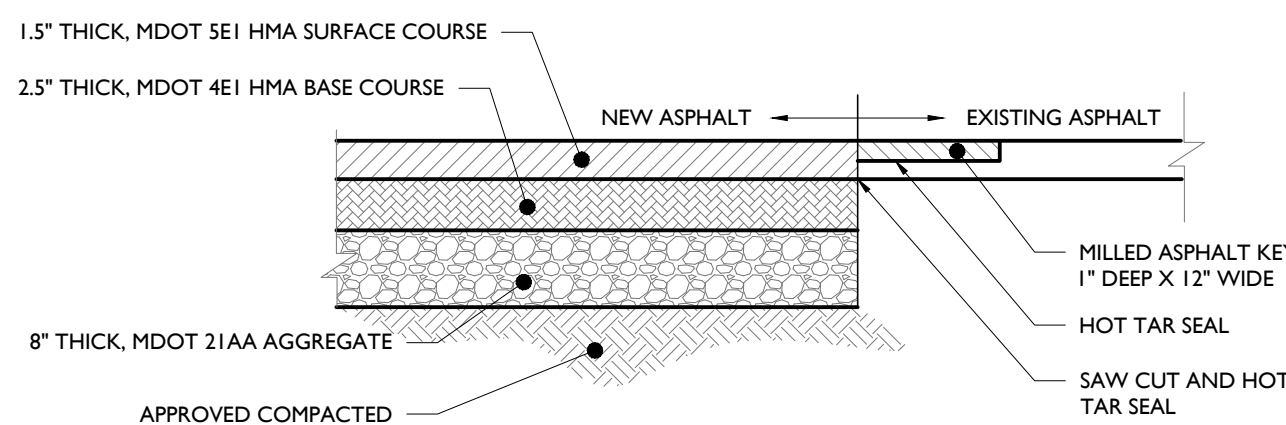


CONCRETE WALKWAY DETAIL

NOT TO SCALE

NOTES:

1. MAXIMUM CROSS SLOPE SHALL BE 1/4" PER FOOT.
2. 1/2" EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/2" FROM THE SURFACE.
3. 1" DEEP BY 1/2" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS.
4. EXPANSION JOINT SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.

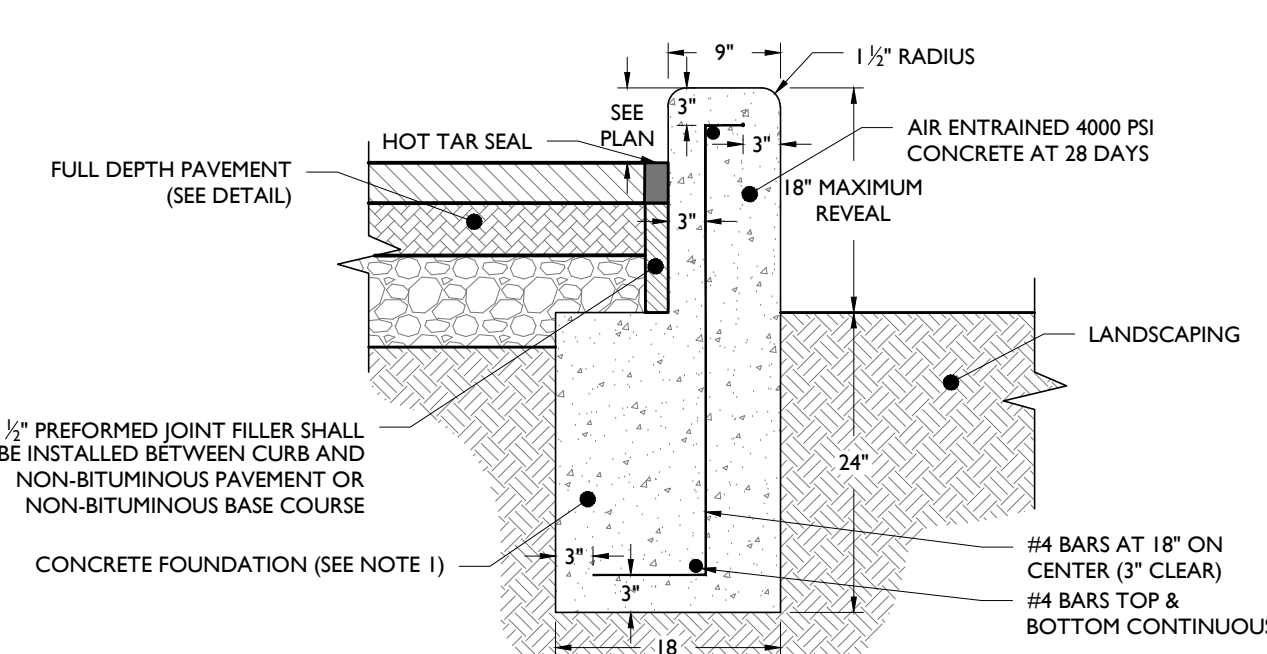


STANDARD DUTY FULL DEPTH ASPHALT PAVEMENT DETAIL

NOT TO SCALE

NOTE:

- HMA MIX AND DENSE GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

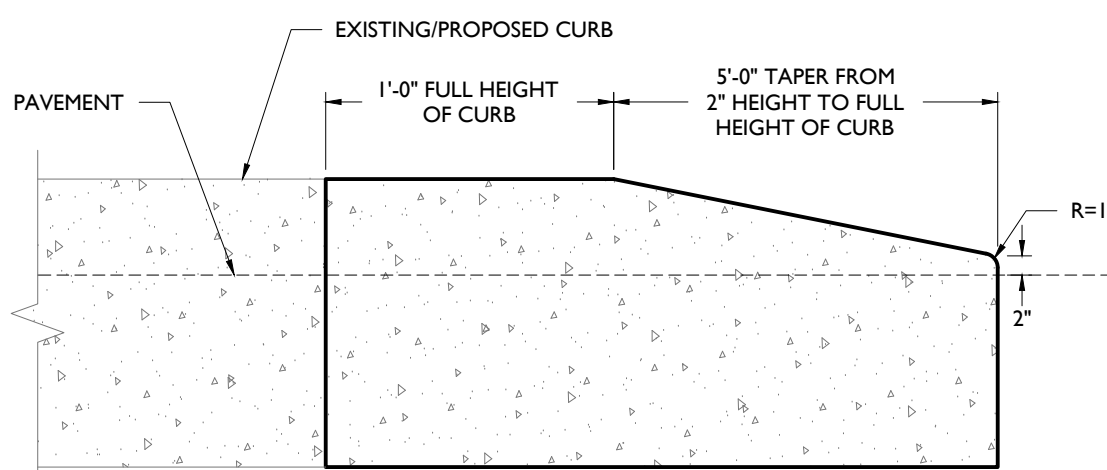


EXTENDED CONCRETE CURB DETAIL

NOT TO SCALE

NOTES:

1. CONCRETE SHALL BE 4000 PSI AT 28 DAYS, AIR-ENTRAINED.
2. 1/2" EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 50 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/2" FROM SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
3. 1" DEEP AND 1/2" WIDE TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS, OR 30 FOOT MAX.



CURB TAPER DETAIL

NOT TO SCALE

SITE DEVELOPMENT PLANS

CAVA

PROPOSED RESTAURANT WITH PICK-UP WINDOW

PID: 46-023-99-0001-013
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CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN 48152



STONEFIELD engineering & design

SCALE: AS SHOWN PROJECT ID: DET-240337

TITLE:

CONSTRUCTION DETAILS

DRAWING:

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DESCRIPTION

BY

DATE

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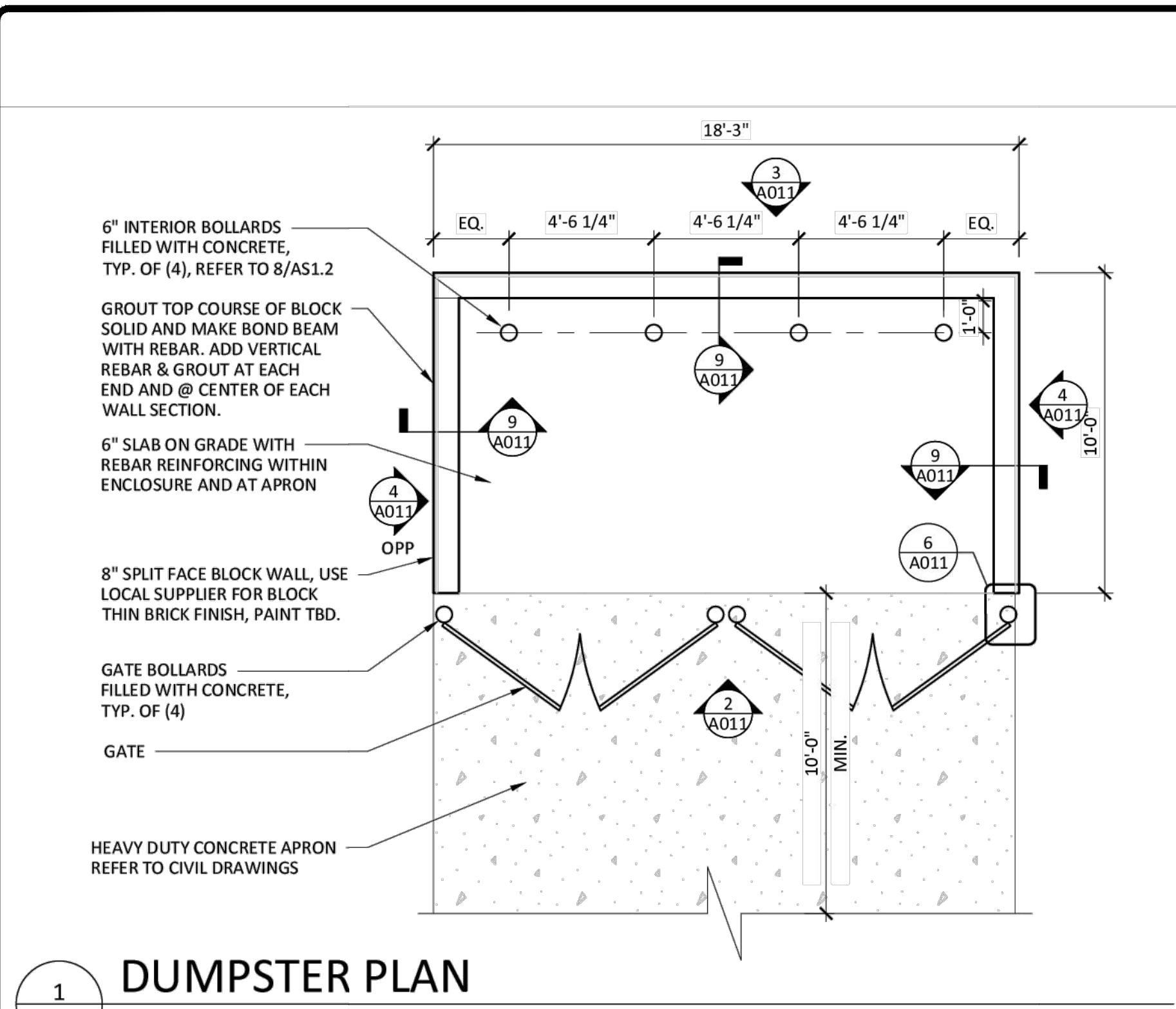
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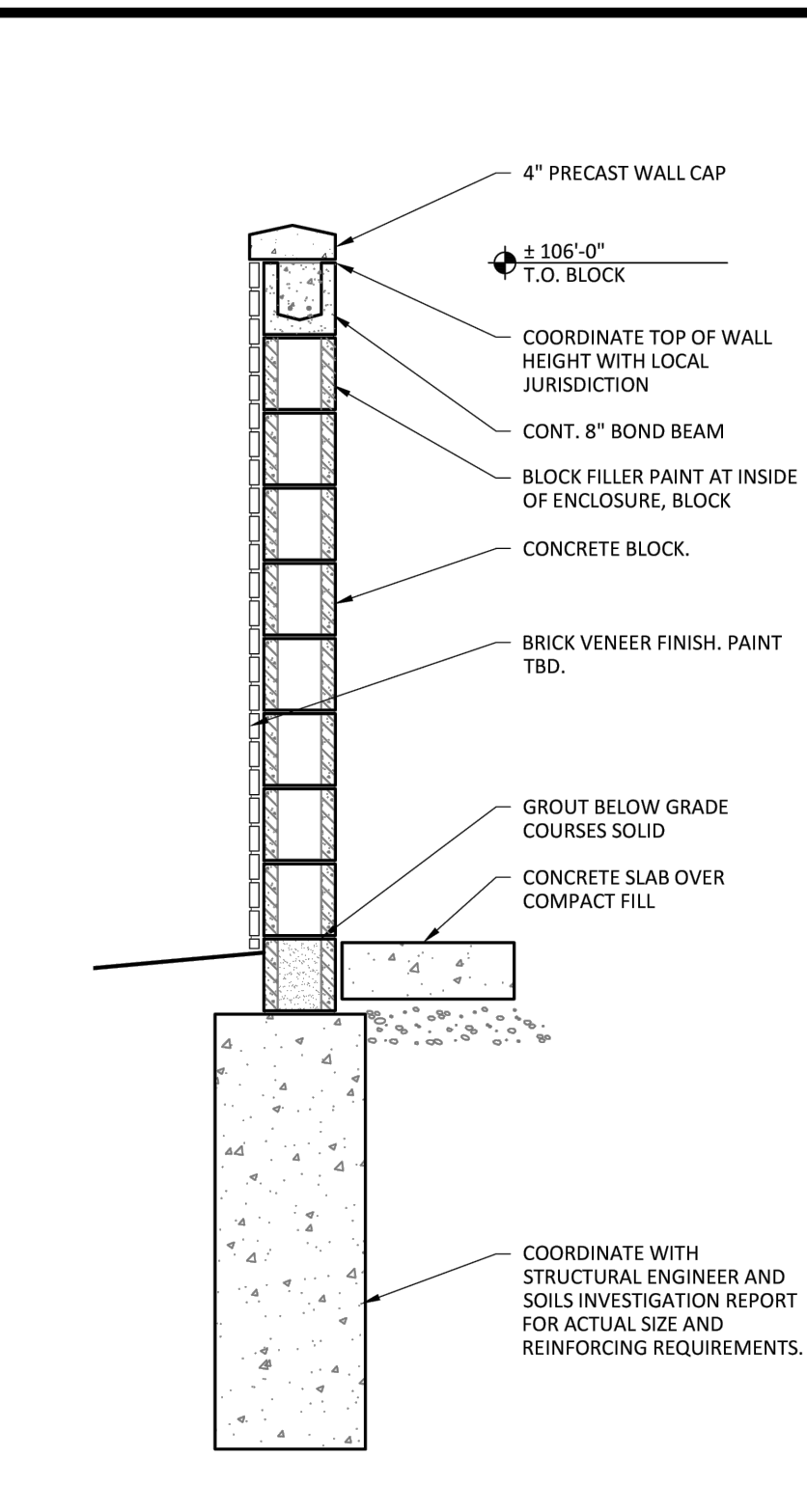
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DUMPSTER PLAN

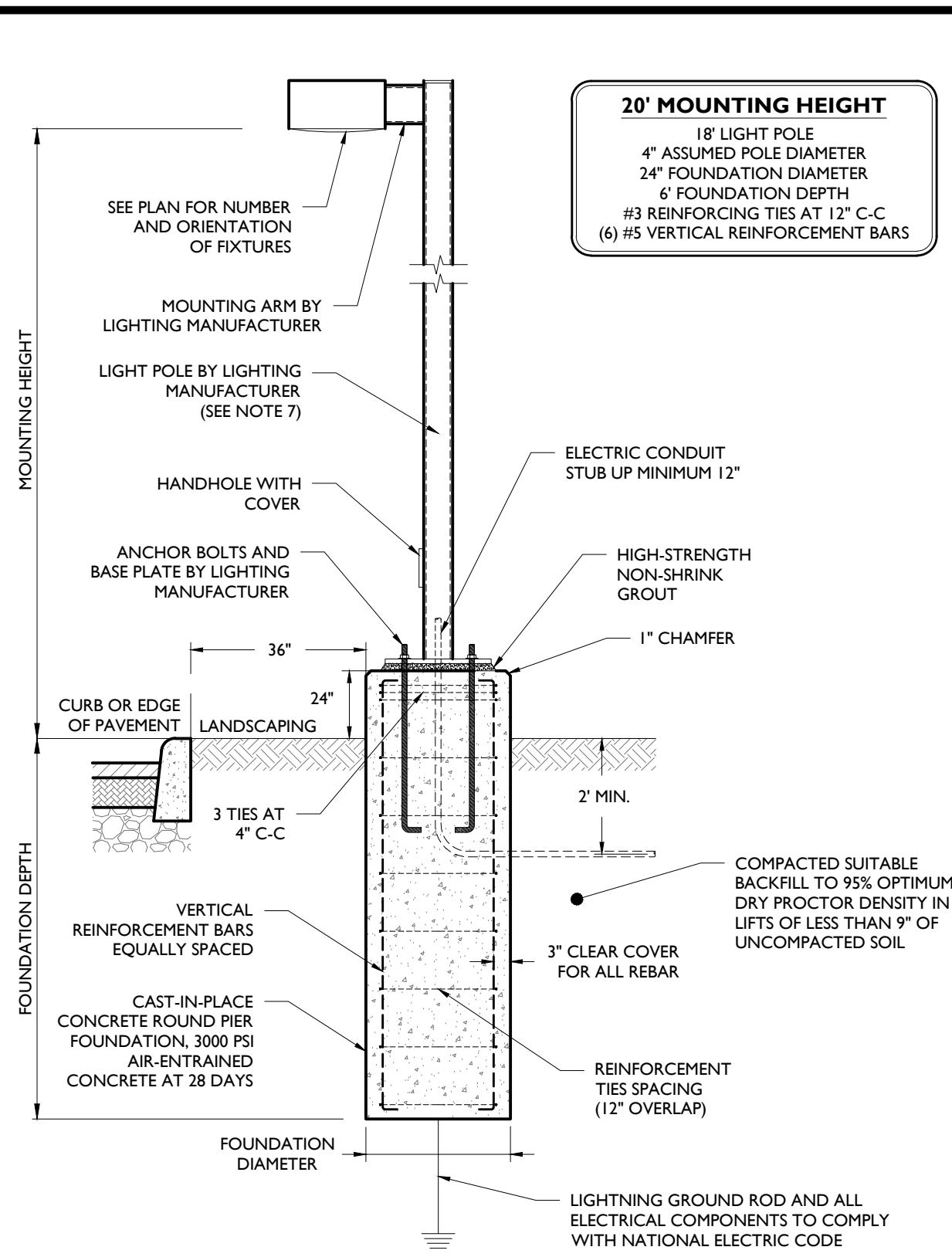
TENANT SPECIFIC TRASH ENCLOSURE DETAIL

NOT TO SCALE



DUMPSTER WALL SECTION

1



LIGHT POLE INSTALLATION DETAIL

NOTES:

- MINIMUM SOIL BEARING PRESSURE OF 1500 PSF, SOIL FRICTION ANGLE OF 30 DEGREES, AND SOIL DRY UNIT WEIGHT OF 120 PCF SHALL BE CONFIRMED IN THE FIELD BY A QUALIFIED PROFESSIONAL.
- CAST-IN-PLACE CONCRETE SHALL BE CONSOLIDATED USING VIBRATOR.
- ALL REBAR TO BE NEW GRADE 60 STEEL.
- PRE-CAST PIERS ACCEPTABLE UPON WRITTEN APPROVAL OF SHOP DRAWING BY ENGINEER.
- CONCRETE TO BE INSTALLED A MINIMUM OF 7 DAYS PRIOR TO INSTALLING LIGHT POLE. POURED CONCRETE MIX REQUIRED TO OBTAIN 80% OF DESIGN STRENGTH PRIOR TO INSTALLING LIGHT POLE.
- CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" (WITHIN 1" TOLERANCE).
- POLE SHALL BE RATED FOR 10 MPH HIGHER THAN MAXIMUM WIND SPEED 33FT ABOVE GROUND FOR THE AREA BASED ON ANSI/ASCE 7-93.
- POUR TO BE TERMINATED AT A FORM.
- WORK SHALL CONFORM TO ACI BEST PRACTICES FOR APPROPRIATE TEMPERATURE AND WEATHER CONDITIONS.
- CONTRACTOR TO TEMPORARILY SUPPORT ADJACENT SOIL AND STRUCTURES DURING EXCAVATION IF REQUIRED.

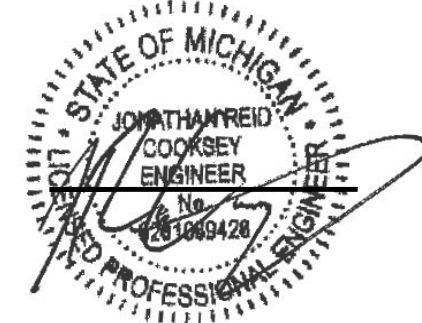
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SITE DEVELOPMENT PLANS

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PROPOSED RESTAURANT WITH PICK-UP WINDOW

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WAYNE COUNTY, MICHIGAN 48152



SCALE: AS SHOWN PROJECT ID: DET-240337

TITLE:

CONSTRUCTION DETAILS

DRAWING:

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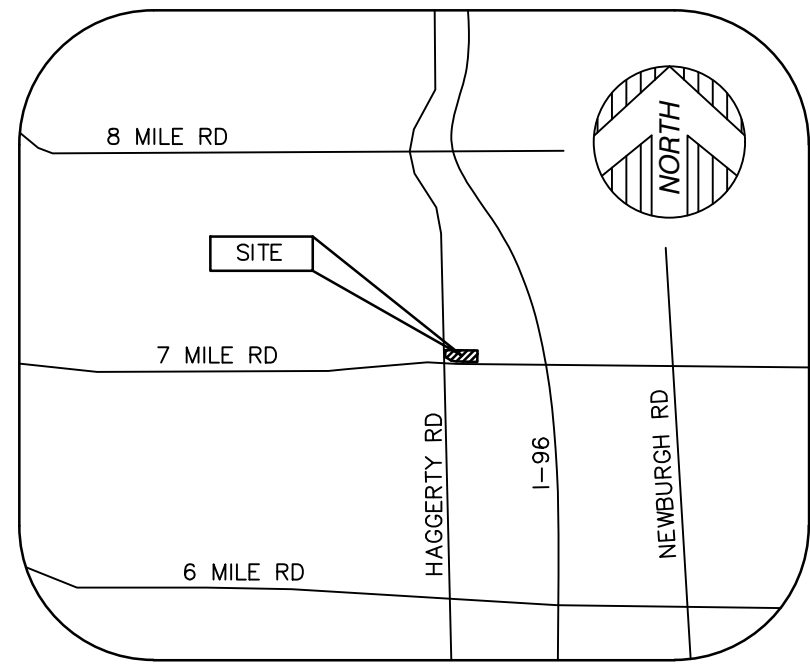
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FOR WAIVER USE REVIEW				FOR WAIVER USE REVIEW				DESCRIPTION
DATE	BY	DATE	BY	DATE	BY	DATE	BY	
03/14/2025	NB	03/14/2025	NB					
2	1	1	1					



VICINITY MAP
(NOT TO SCALE)

PARKING

STANDARD PARKING = 65 STALLS

PARCEL AREA

50,626± SQUARE FEET = 1.162± ACRES

BASIS OF BEARING

SOUTH 88°14'49" EAST, BEING THE SOUTH LINE OF SECTION 6, AS DESCRIBED.

BENCHMARKS

BENCHMARK 1
ARROW ON FIRE HYDRANT 60± SOUTH OF FRONT DOOR OF BUILDING.
ELEVATION = 801.60' (NAVD 88)

LEGEND

	FOUND MONUMENT (AS NOTED)
	FOUND SECTION CORNER (AS NOTED)
	RECORD AND MEASURED DIMENSION
	RECORD DIMENSION
	MEASURED DIMENSION
	GROUND ELEVATION
	TRANSFORMER
	UTILITY POLE
	GAS MANHOLE
	IRRIGATION CONTROL VALVE
	LIGHT POLE WITH STREET LAMP
	TELEPHONE MANHOLE
	TELEPHONE RISER
	TRAFFIC SIGNAL MANHOLE
	TRAFFIC SIGNAL CONTROL BOX
	SANITARY MANHOLE
	SQUARE CATCH BASIN
	DRAIN
	FIRE HYDRANT
	WATER GATE MANHOLE
	WATER VALVE
	FLOOD LIGHT
	LIGHTPOST/LAMP POST
	SINGLE POST SIGN
	DOUBLE POST SIGN
	HANDICAP PARKING
	DECIDUOUS TREE (AS NOTED)
	CONIFEROUS TREE (AS NOTED)
	PARCEL BOUNDARY LINE
	ADJOINER PARCEL LINE
	SECTION LINE
	EASEMENT (AS NOTED)
	BUILDING
	CONCRETE CURB
	RAISED CONCRETE
	PARKING
	EDGE OF CONCRETE (CONC.)
	EDGE OF SWAMP
	FENCE (AS NOTED)
	WALL (AS NOTED)
	TREE / BRUSH LINE (AS NOTED)
	OVERHEAD UTILITY LINE
	ELECTRIC LINE
	GAS LINE
	SANITARY LINE
	STORM LINE
	WATER LINE
	CORRUGATED METAL PIPE (AS NOTED)
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	BUILDING AREA
	ASPHALT
	CONCRETE

PROPERTY DESCRIPTION

LAND IN THE CITY OF LIVONIA, WAYNE COUNTY, MI, DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SEVEN MILE ROAD (150 FEET WIDE), DISTANT SOUTH 88 DEGREES 14 MINUTES 49 SECONDS EAST 679.43 FEET ALONG THE SOUTH LINE OF SAID SECTION 6 AND NORTH 01 DEGREES 45 MINUTES 11 SECONDS EAST 60.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 88 DEGREES 14 MINUTES 49 SECONDS WEST 133.42 FEET; THENCE NORTH 88 DEGREES 09 MINUTES 00 SECONDS WEST 98.00 FEET; THENCE THENCE NORTH 01 DEGREE 46 MINUTES 25 SECONDS EAST 52.02 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 35 SECONDS WEST 1.35 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 00 SECONDS EAST 165.80 FEET; THENCE SOUTH 88 DEGREES 09 MINUTES 00 SECONDS EAST 232.83 FEET; THENCE SOUTH 01 DEGREE 51 MINUTES 00 SECONDS WEST 217.59 FEET TO THE POINT OF BEGINNING.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No. 1013-114946, DATED AUGUST 2, 2024, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

18. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN RESOLUTION RECORDED IN LIBER 15955, PAGE 178. (SEE DOCUMENT FOR TERMS AND CONDITIONS).

19. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN EASEMENT AGREEMENT RECORDED IN LIBER 23372, PAGE 938. (EASEMENT DOES NOT CROSS SUBJECT PARCEL, THEREFORE EASEMENT IS NOT SHOWN).

20. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN AGREEMENT RECORDED IN LIBER 26604, PAGE 99, LIBER 26604, PAGE 106 AND LIBER 27282, PAGE 667. (AFFECTS SUBJECT PARCEL) (SEE DOCUMENT FOR TERMS AND CONDITIONS).

21. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN SANITARY SEWER EASEMENT AGREEMENT RECORDED IN LIBER 26891, PAGE 894. (AS SHOWN).

22. RIGHTS OF SUB-TENANT, MAC ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS DISCLOSED BY AND TOGETHER WITH THE TERMS, CONDITIONS AND PROVISIONS THEREOF, MEMORANDUM OF SUBLEASE RECORDED IN LIBER 47659, PAGE 462, AS FURTHER DISCLOSED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT RECORDED IN LIBER 54967, PAGE 1045. (AFFECTS SUBJECT PARCEL) (SEE DOCUMENT FOR TERMS AND CONDITIONS).

23. NOTICE OF COMMENCEMENT RECORDED AUGUST 14, 2021 IN LIBER 56803, PAGE 134. (ENCOMPASSES ADD'L LAND) (SEE DOCUMENT FOR TERMS AND CONDITIONS).

24. RIGHTS OF TENANT, SHAKE SHACK MICHIGAN LLC, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN LEASE, AS DISCLOSED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT RECORDED IN LIBER 56914, PAGE 1391, SUBORDINATION AGREEMENT RECORDED IN LIBER 57236, PAGE 328 AND MEMORANDUM OF LEASE RECORDED IN LIBER 57478, PAGE 1234. (DOES NOT AFFECT SUBJECT PARCEL).

25. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN DECLARATION OF EASEMENTS, COVENANTS AND CONDITIONS RECORDED IN LIBER 58080, PAGE 1092. (AFFECTS SUBJECT PARCEL) (SEE DOCUMENT FOR TERMS AND CONDITIONS).

MANHOLE SCHEDULE

#	TYPE	RIM	SIZE	DIRECTION	INVERT	#	TYPE	RIM	SIZE	DIRECTION	INVERT
75004	CATCH BASIN	791.43	12	N	787.59	80236	SANITARY MANHOLE	790.02	12	W	782.02
75012	CATCH BASIN	790.77	12	S	786.16			790.02	12	E	782.12
		790.77	15	E-W	784.71	80450	CATCH BASIN	796.77	12	NW	791.83
75026	GREASE TRAP	796.17	4	IN	792.62			796.77	12	NE	791.83
		796.17	4	OUT	792.37			796.77	12	N	791.83
75060	SANITARY MANHOLE	797.63				80578	SANITARY MANHOLE	796.29	12	E	791.09
80010	SANITARY MANHOLE	783.95	12	N	772.45	80715	CATCH BASIN	794.69	15	E	787.04
		783.95	12	W	773.75			794.69	12	SW	790.74
80134	CATCH BASIN	785.74	6	NE	783.39			794.69	12	NW	791.54
		785.74	6	SE	783.39	80913	CATCH BASIN	797.10	12	NE	790.85
		785.74	6	NW	783.39	80957	CATCH BASIN	796.77	12	SE	793.67
		785.74	6	SW	783.39	81035	CATCH BASIN	797.12	12	NW	792.57
80173	CATCH BASIN	785.74	12	N	782.94			797.12	12	SE	792.77
		785.74	12	S	782.44			797.12	4	NE	792.57
		785.74	15	W	782.19			797.12	12	N	792.57
		785.74	12	N	785.00	150560	CATCH BASIN	797.59	12	SE	793.38
80233	CATCH BASIN	789.40	12	S	784.46	151100	CATCH BASIN	797.13	4	SE	794.69
80235	CATCH BASIN	789.76	12	S	784.46			797.13	12	SW	794.04
		789.76	15	E	783.21			786.28	18	N	778.93
		789.76	15	W	784.46	10000	STORM MANHOLE	785.84	18	S	778.89
		789.76	6	NE	785.16						
		789.76	6	SE	785.16						
		789.76	6	SW	785.16						
		789.76	6	NW	785.16						

SURVEYOR'S NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

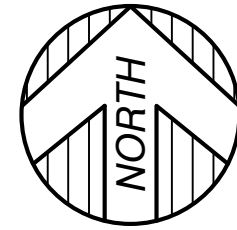
SURVEYOR'S CERTIFICATION

TO FIRST AMERICAN TITLE INSURANCE COMPANY; TITLE CONNECT LLC; SPP INVESTORS II, LLC, A DELAWARE LIMITED LIABILITY COMPANY; AND SYMMETRY MANAGEMENT & REALTY, INC., A MICHIGAN CORPORATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5, 7A, 8, 9, AND 11 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 09/23/24.

DATE OF PLAT OR MAP: 10/01/2024

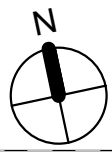
ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemttec-survey.com



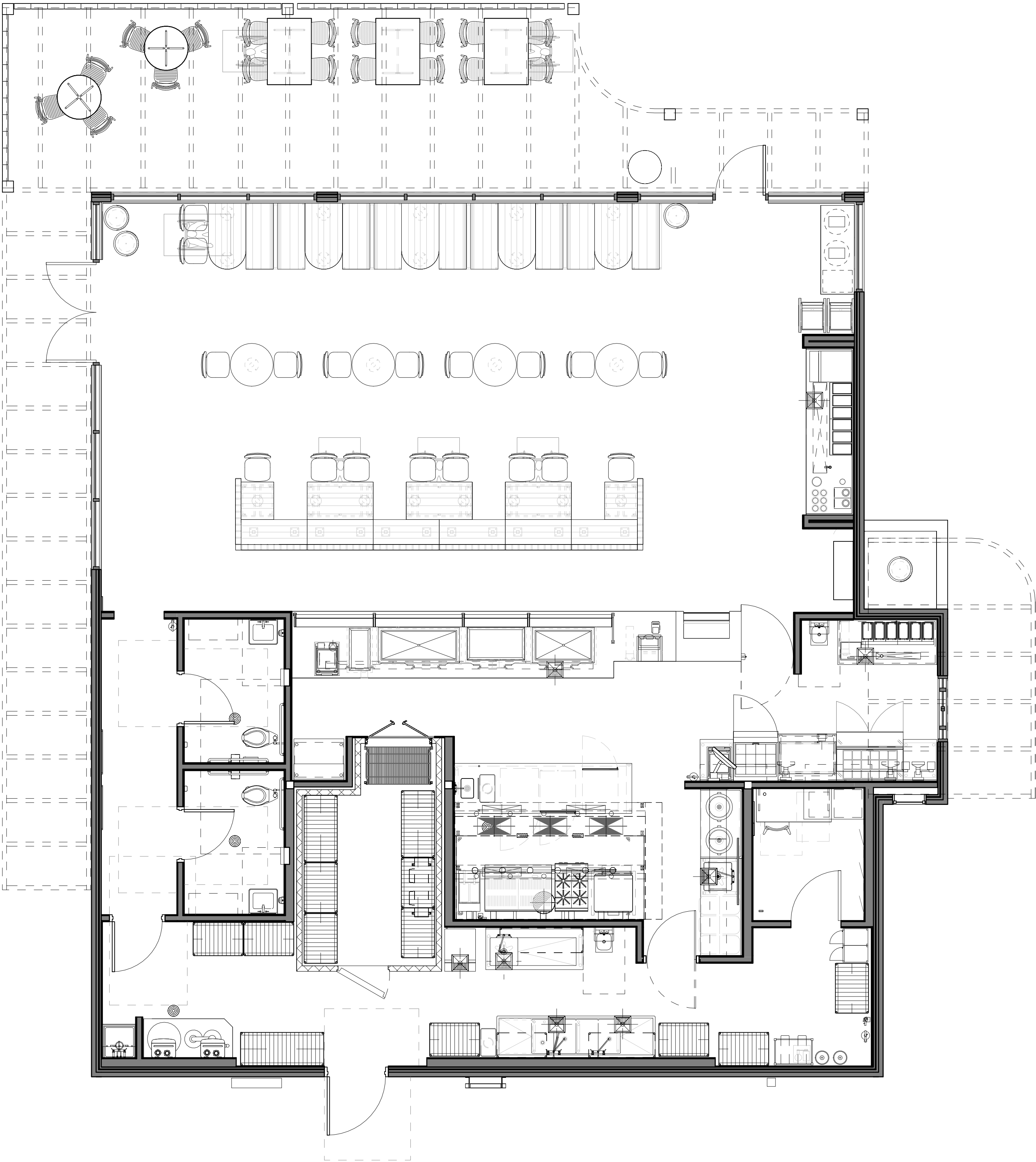
GRAPHIC SCALE



DATE	BY	REVISION	DESCRIPTION
10-04-24	JO	1	WATER QUALITY UNIT STORM MANHOLES ADDED
10/01/24	MRJ		DRAWN BY
10/01/24	ATS		CHECKED BY
OCTOBER 01, 2024			DATE
24-01909			PROJECT NO.
1"			SCALE
30'			1" = 30'



1 FIRST FLOOR LEVEL
A111 1/4" = 1'-0"



FLOOR PLAN GENERAL NOTES

- A. BASE BUILDING PARTITIONS SHOULD BE CLEAN AND REPAIRED/PREPARED AS REQUIRED FOR PROPOSED TENANT CONSTRUCTION. AREAS THAT ARE SCHEDULED AS GYPSUM BOARD SHOULD BE PAINT READY.
- B. ALIGNMENT OF DOOR HEADS AND OTHER CRITICAL HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSTANT LEVEL RELATIVE TO THE CEILING PLANE, AND SHALL NOT FOLLOW VARIATIONS IN THE FLOOR PLANE.
- C. PARTITION TYPES ABOVE DOORS ARE TO BE SAME AS THE ADJACENT PARTITIONS, U.N.O.
- D. ALL DIMENSIONS ARE TO FACE OF FINISHED FACE.
- E. ANY DIMENSION NOTED "VERIFY" OR "V.I.F." MUST BE CONFIRMED WITH ARCHITECT BEFORE BEGINNING CONSTRUCTION OF PARTITIONS.
- F. PROVIDE BLOCKING AS REQUIRED IN PARTITIONS AND CEILINGS AT WALL AND CEILING MOUNTED SHELVING, MILLWORK, LIGHTING, ETC. IN DAMP AND WET AREAS BLOCKING SHALL BE MOISTURE RESISTANT. IN FIRE RATED ASSEMBLIES AND 4'-0" HORIZONTALLY OF ALL COOKING EQUIPMENT BLOCKING SHALL BE NON-COMBUSTIBLE. COORDINATE LOCATIONS OF BLOCKING WITH ALL PLANS, ELEVATIONS, AND DETAILS. VERIFY SHOP STANDARDS WITH SUBCONTRACTORS AND SUPPLIERS AND REVIEW WITH ARCHITECT PRIOR TO INSTALLATION.
- G. WHERE NEW CONSTRUCTION APPEARS TO ABUT EXISTING CONDITIONS AND THE FINISHED SURFACES APPEAR TO ALIGN, SURFACES SHALL BE CONSTRUCTED WITHOUT A VISIBLE JOINT, U.N.O.
- H. PROVIDE ADDITIONAL STUDS AS REQUIRED WITHIN PARTITIONS TO ACHIEVE OUTLET GROUPINGS AS SPECIFIED IN ELECTRICAL DRAWINGS.
- I. G.C. TO IDENTIFY AREAS TO REQUIRE ACCESS PANELS AND COORDINATE EXACT LOCATIONS.
- J. G.C. TO REVIEW CONDITION OF EXISTING FLOOR SLAB AND DETERMINE BEST METHOD FOR PATCHING/REPAIRING, FILLING, AND SEALING OF SLAB IN ORDER TO PREPARE IT TO RECEIVE NEW SCHEDULED FINISHES. (THIS MAY REQUIRE ALLOWANCE PRICING FOR UNKNOWN WHEN BIDDING)
- K. G.C. IS RESPONSIBLE FOR MAINTAINING DIMENSIONS AS INDICATED ON THE DRAWINGS. DIMENSIONS INDICATED AS "HOLD" SHALL NOT VARY MORE THAN 1/16". WHERE THIS TOLERANCE IS NOT OBTAINABLE THE ARCHITECT SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF THE WORK.
- L. DIMENSIONS INDICATED AS "CLEAR" OR "CLR" SHALL BE MAINTAINED. ANY DISCREPANCIES OR VARIATIONS IN THESE DIMENSIONS SHALL BE REVIEWED WITH THE ARCHITECT BEFORE BEGINNING CONSTRUCTION.
- M. THE DIMENSIONS AND WORK NOTED ON THESE DRAWINGS ARE INDICATED FOR DESIGN INTENT. IF THE INSTALLATION OF ELECTRICAL, MECHANICAL, PLUMBING, OR FIRE PROTECTION WORK INTERFERES WITH THIS INTENT, THE ARCHITECT SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH CONSTRUCTION.
- N. THE G.C. IS RESPONSIBLE FOR BRACING TO DECK OF PARTITIONS AT DOORS AND WINDOWS.
- O. G.C. TO COORDINATE LOCATIONS OF ALL MEP (INCLUDING THERMOSTATS, OUTLETS, ACCESS PANELS, EMERGENCY FIXTURES, SMOKE DETECTION FIXTURES, ETC) WITH EXISTING CONDITIONS, ARCHITECTURAL DRAWINGS, MILLWORK, FURNITURE, INTERIOR FINISHES, ETC AND NOTIFY ARCHITECT OF ANY DISCREPANCIES OF CONFLICTS PRIOR TO INSTALLATION OF EQUIPMENT OR SERVICES.
- P. G.C. TO COORDINATE ALL WALL HEIGHTS WITH THE INTERIOR ELEVATIONS.
- Q. COORDINATE WITH INTERIOR ELEVATIONS FOR IN-WALL BLOCKING REQUIRED FOR KITCHEN EQUIPMENT.
- R. G.C. TO COORDINATE POSITION OF KITCHEN PARTITIONS (FOH & BOH) WITH FOOD SERVICE SHOP DRAWINGS TO ENSURE ALL EQUIPMENT CLEARANCES ARE MAINTAINED.

FLOOR PLAN CODED NOTES

1. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL PANEL INFORMATION.
2. OPENING FOR WALK IN COOLER. APPLY GYP. BOARD AND TILE DIRECTLY TO FACE OF COOLER ON FRONT OF COOLER.
3. STOREFRONT WINDOWS ARE FIXED AND NON-OPERABLE.
4. PROVIDE 24 GA. GALVANIZED METAL BEHIND SHEATHING 18" BEYOND EDGE OF HOOD IN ALL DIRECTIONS
5. WALLS TO ALIGN.
6. LINE OF SOFFIT AND CEILING ELEMENTS ABOVE (SHOWN DASHED), REFER TO RCP.
7. NEW WALK-IN COOLER. REFER TO SHOP DRAWINGS.

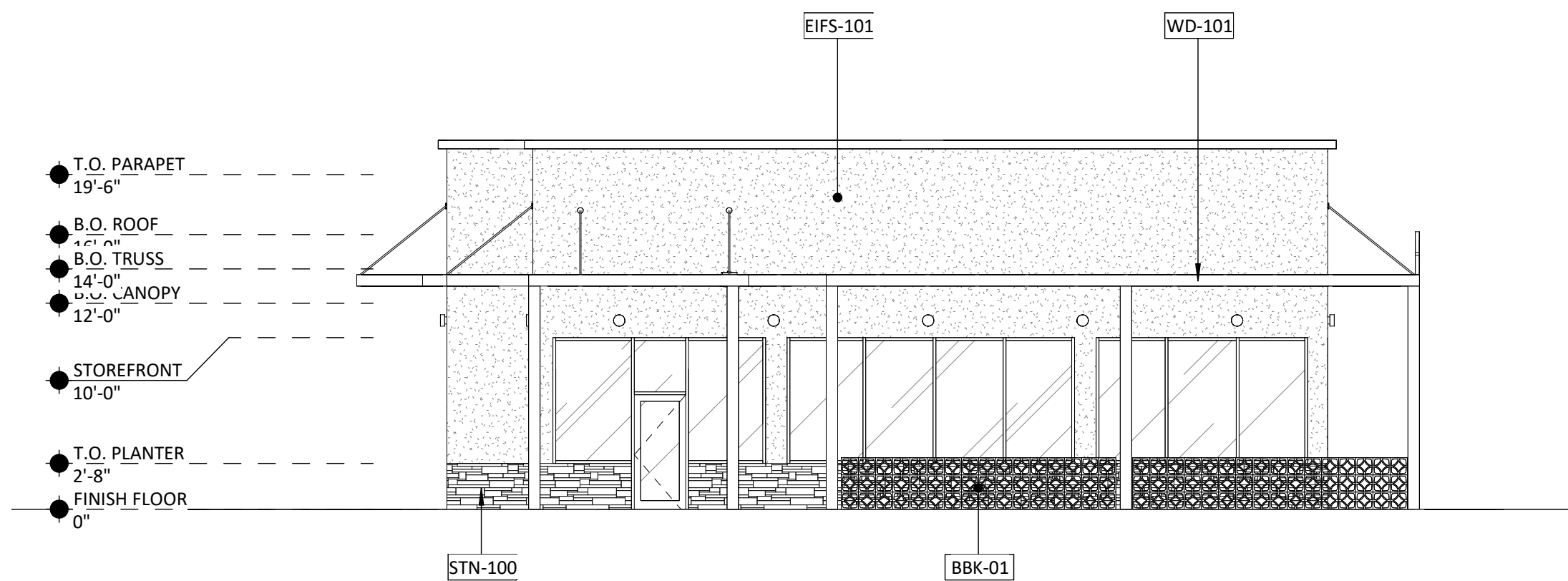
WALL LEGEND

	EXISTING WALL/PARTITION
	NEW WALL/PARTITION
	LOW SERVICE COUNTER/WALL (NEW)
	EXISTING EXTERIOR WALL

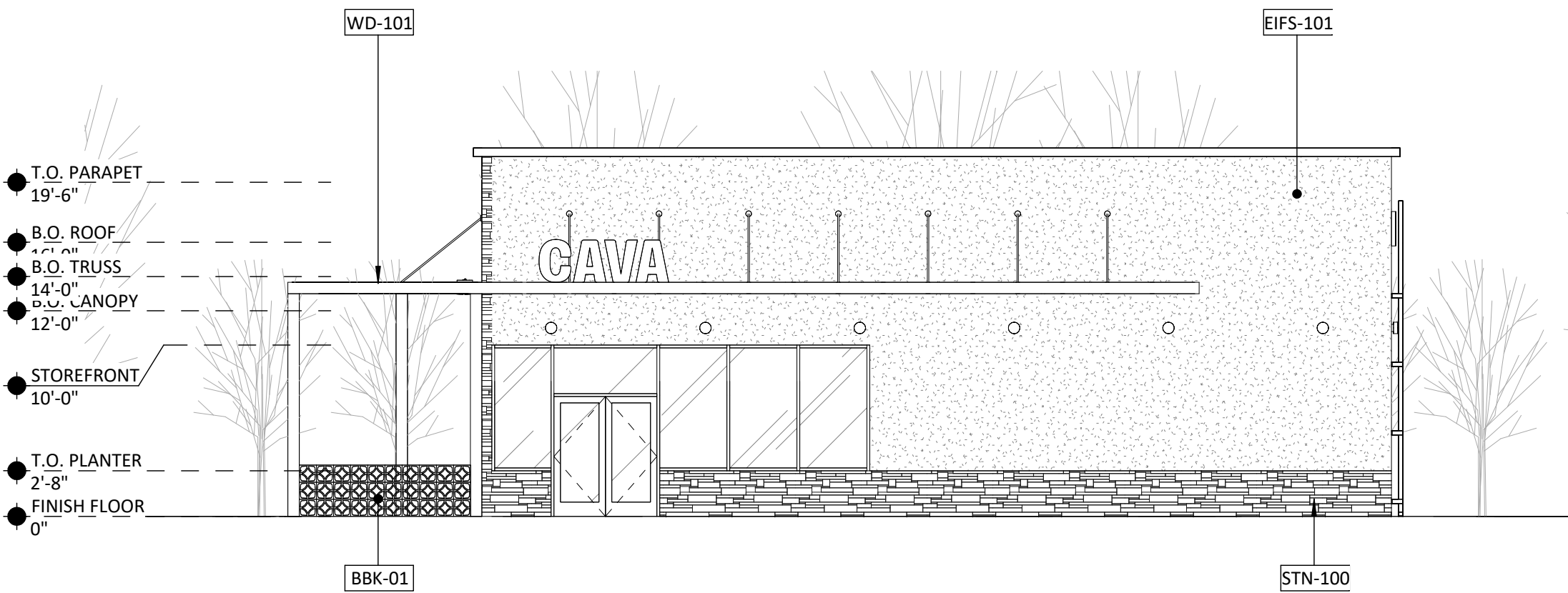
SYMBOL LEGEND

	DOOR TYPE TAG, REFER TO DOOR/HARDWARE SCHEDULE
	WALL PARTITION TAG, REFER TO A111 (TAG WITH "" DENOTES BATT INSUL. TO BE PROVIDED

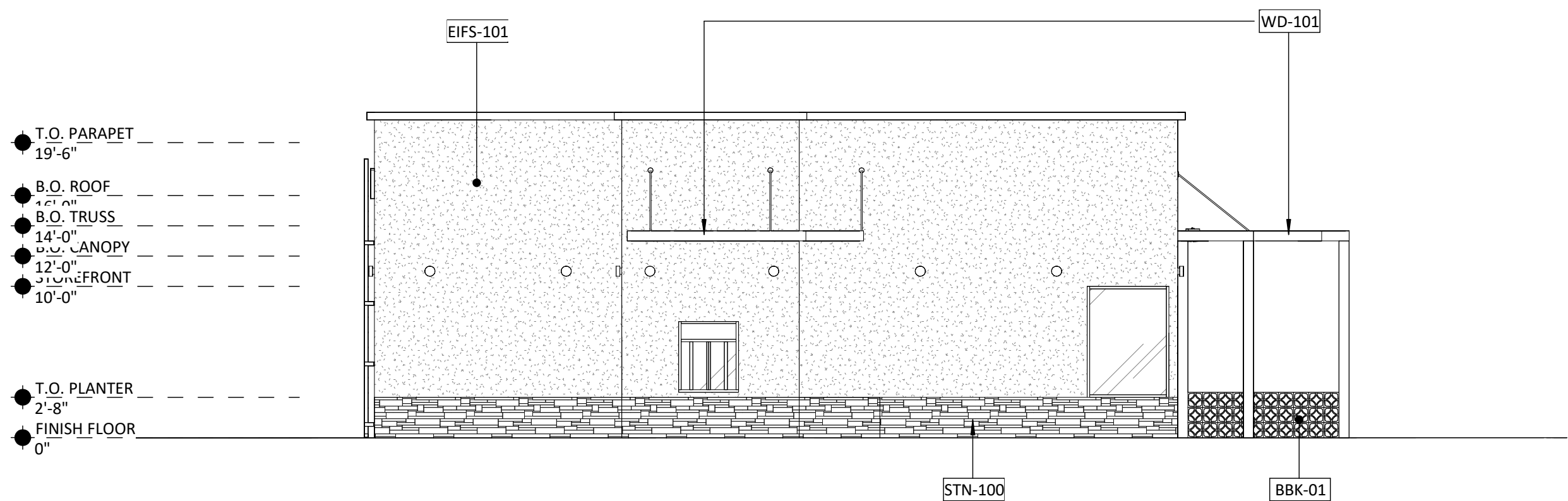
FINISH SCHEDULE		
MARK	MANUFACTURER DESCRIPTION	REMARKS
WOOD		
WD-101	CEDAR SIZE: VARIES STAIN: N/A	- EXTERIOR CANOPY, EXTERIOR VERTICAL SLATS, EXTERIOR PRIVACY SCREEN
EIFS		
EIFS-101	MANUFACTURER: FINESTONE TEXTURE: F1.0 LIMESTONE FINISH FINISH COLOR MATCH: SHERWIN WILLIAMS DIVINE WHITE SW6105	- EXTERIOR FACADE : 3'-1" AFF AND ABOVE
EIFS-102	MANUFACTURER: FINESTONE TEXTURE: M1.5 MOJAVE FINISH FINISH COLOR MATCH: SHERWIN WILLIAMS DIVINE WHITE SW6105	- EXTERIOR FACADE : 3'-1" AFF AND BELOW
BREEZE BLOCK		
BBK-01	ORCO MASONRY CORDOVA 4X12X12 WHITE	- EXTERIOR SCREEN WALL
STONE		
STN-100	FIELD STONE	- EXTERIOR FACADE : 3'-1" AFF AND BELOW



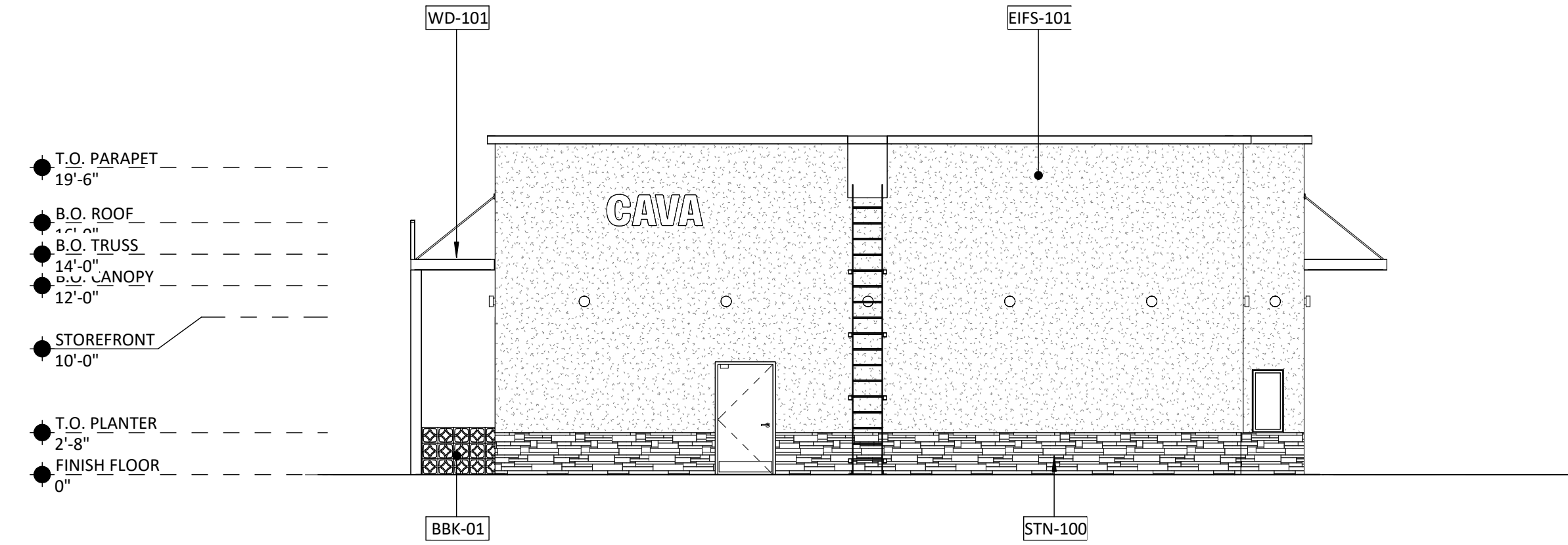
1 EXTERIOR ELEVATION (FRONT)
A210 1/8" = 1'-0"



3 EXTERIOR ELEVATION (SIDE)
A210 1/8" = 1'-0"



2 EXTERIOR ELEVATION (PICK UP BY CAR)
A210 1/8" = 1'-0"



4 Elevation 4 - a
A210 1/8" = 1'-0"

- EXT. ELEVATION CODED NOTES
1.

REFERENCE SIGN SHOP DRAWINGS FOR LOCATION AND SIZE OF NEW SIGN. SIGNAGE UNDER SEPARATE PERMIT, GC TO PROVIDE BLOCKING AS NEEDED AND PULL POWER.
2.

NEW DOOR VINYL BY SIGN VENDOR.
3.

EXISTING STOREFRONT SYSTEM.
4.

PICK-UP-BY-CAR WINDOW
5.

CANOPY.





DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

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



MAUREEN MILLER BROSNAN
MAYOR

DONALD R. ROHRAFF
DIRECTOR OF PUBLIC WORKS

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

March 17, 2025

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2025-02-02-05 – CAVA Restaurant (39200 Seven Mile Road) - Revised

Dear Mr. Canty:

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

1. The subject parcel is assigned the address of **#39200 Seven Mile Road**. Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained.
2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. The Developer will need to submit full Engineering drawings and calculations to this Department for permitting once approvals for the site plans have been received. Based on the submitted drawings, we have the following comments:
 - i) Sanitary Sewer: The drawings do not include a basis of design for the proposed sanitary sewers, so we are unable to determine if capacity in the existing system is available. Once proposed sanitary sewer flows are provided, we will be able to determine impacts to the existing systems.

Also, after relocating the existing sanitary sewer as shown on the proposed drawings, the owner will need to provide easements over the path of the pipe for maintenance as it will be considered public.

- ii) Storm Sewer: The drawings indicate a private storm system draining into the existing wetland and open drain. Under the previous development to the west, a water quality structure was installed for both sites, so no additional water quality or detention will be required. The Developer will need to obtain a Soil Erosion and Sedimentation Control permit from this Department due to the proximity to the existing wetlands.
 - 3. The proposed Landscape Plan indicates the planting of two (2) honey locust trees on the site. We would encourage the developer to choose a different “large” or “medium” tree species from our approved tree list.
- With the proposed entrance off of Chippewa Drive, the existing tree to the south side of the drive will need to be removed due to the proximity to the proposed curb opening and site distance issues.
- 4. Any disturbances with the Seven Mile Road right-of-way will require permits through the Wayne County Department of Public Service, including driveway approaches and sidewalk removals and placements.

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: 2025 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSAN
MAYOR

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

DATE: March 6, 2025
TO: Kristoffer Canty, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: Petition 2025-02-02-05, 39200 Seven Mile (Proposed restaurant)

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

We have no objections to this proposal with the following stipulations: Per fire codes.

- Widths of, and clear access of roadways for emergency vehicles.
- Water supply distances (fire hydrants).
- Provide permits and official plan sets for kitchen cooking operations.

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

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

**DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE**

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSAN
MAYOR

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

February 26th 2025

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

Re: Petition 2025-02-02-05 – 39200 Seven Mile Road

Mr. Miller,

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

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

Sincerely,

FOR THE CHIEF OF POLICE,

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

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

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

Date: March 6, 2025

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2025-02-02-05 – CAVA – 39200 Seven Mile Road

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

1. The proposed plan shows EIFS installed at grade level. Planning and /or Council may wish to address this as it is susceptible to moisture damage and physical damage. A more durable product should be installed closer to the grade.
2. The gates on the dumpster enclosure shall be steel.
3. Signage must conform to the sign ordinance, or a variance from the Zoning Board of Appeals would be required.

This Department has no further objections to this Petition.

I trust this provides the requested information.

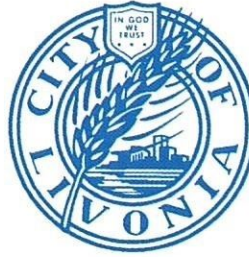
Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Debra Peck Lichtenberg, CPA
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

February 26, 2025

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

Petition 2025-02-02-05 – 39200 Seven Mile 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,

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

Connie Kumpula
Chief Accountant

CK: sc

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER



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

February 28, 2025

RE: 39200 Seven Mile

Attention: Livonia Planning Commission

All taxes are current for the property

If you have any further questions, please contact me

Thank you

Susan Nash
Livonia City Treasurer

**OTHER ITEMS
RELATED TO THE
PETITION**



LETTER TO THE LIVONIA CITY COUNCIL

8.

Planning
April 29, 2025

MEETING DATE

S042825/R050725

PRESENTED BY

Mark Taormina, Planning and Economic
Development Director

AGENDA ITEM

WAIVER PETITION: Planning Commission, re: Petition 2025-03-02-08 submitted by Wade Shows, Inc. requesting to conduct a carnival in the parking lot of the former Sears, sponsored by the Livonia AM Rotary Club, consisting of amusement rides, games, and food concessions from May 19, 2025, through June 8, 2025, on the property at 29500 Seven Mile Road, located on the northwest corner of Seven Mile and Middlebelt Roads in the Southeast $\frac{1}{4}$ of Section 2.

BACKGROUND DETAILS

April 10 2025

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2025-03-02-08 - Wade Shows

Dear Council Members:

At the 1,228th Meeting held by the Livonia City Planning Commission on April 8, 2025, the following resolution was adopted:

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

#04-13-2025 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on April 8, 2025, on Petition 2025-03-02-08 submitted by Wade Shows, Inc. requesting waiver use approval under Sections 3.11 and 6.56 of the Livonia Zoning Ordinance, as amended, to conduct a carnival in the parking lot of the former Sears, sponsored by the Livonia AM Rotary Club, consisting of amusement rides, games, and food concessions from May 19, 2025, through June 8, 2025, on the property at 29500 Seven Mile Road, located on the northwest corner of Seven Mile and Middlebelt Roads in the Southeast $\frac{1}{4}$ of Section 2, be approved subject to the following conditions:

1. The carnival shall be limited from May 19, 2025, through June 08, 2025.

2. The carnival shall be confined to the areas illustrated on the plan received by the Planning Commission.
3. All rides, food concessions, booths, and other equipment and apparatus relating to the carnival operation shall be at least sixty feet (60') from the rights-of-way of Seven Mile and Middlebelt Roads.
4. The temporary housing and storage of trucks and equipment associated with the carnival shall be in the property's southwest corner, as shown on the plan, no closer than sixty feet (60') from the right-of-way of Seven Mile Road.
5. The hours of operation shall be limited to Monday through Friday from 4:00 p.m. to 11:00 p.m., and on Saturday and Sunday, from 12:00 p.m. to 11:00 p.m., and
6. Permits and inspections are required. Wade Shows shall request a pre-event meeting with the Director of Inspection, Fire Marshal, and Emergency Preparedness.

Subject to the preceding conditions, this petition is approved for the following reasons:

1. The proposed use complies with all of the special and general waiver use standards and requirements outlined in Sections 6.56 and 13.13 of the Livonia Zoning Ordinance, as amended.
2. The site can accommodate the proposed use.
3. The carnival will not disrupt the normal traffic flow and circulation in the area and will not impede access to neighboring properties, and
4. No reporting City department objects to the proposed use.

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.

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

.

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

.

DETAILED WORK BEING PERFORMED

.

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

.

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact

person, full address)

.

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): .

ATTACHMENTS

1. 2025-03-02-08_Wade Shows_E-COUNCIL Pkt

APPROVED BY

Mark Taormina, Planning and Economic Development Director

Date:

Maureen Miller Brosnan, Mayor

Date:

Petition 2025-03-02-08 submitted by Wade Shows, Inc. requesting waiver use approval under Sections 3.11 and 6.56 of the Livonia Zoning Ordinance, as amended, to conduct a carnival in the parking lot of the former Sears, sponsored by the Livonia AM Rotary Club, consisting of amusement rides, games, and food concessions from May 19, 2025, through June 8, 2025, on the property at 29500 Seven Mile Road, located on the northwest corner of Seven Mile and Middlebelt Roads in the Southeast ¼ of Section 2.

UNAPPROVED MINUTES

1

MINUTES OF THE 1,228th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, April 8, 2025, the City Planning Commission of the City of Livonia held its 1,228th 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 Sam Caramagno Glen Long
 Peter Ventura Ian Wilshaw

Members absent: David Bongero Patrick Droze

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 #3 PETITION 2025-03-02-08

Wade Shows

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2025-03-02-08 submitted by Wade Shows, Inc. requesting waiver use approval under Sections 3.11 and 6.56 of the Livonia Zoning Ordinance, as amended, to conduct a carnival in the parking lot of the former Sears, sponsored by the Livonia AM Rotary Club, consisting of amusement rides, games, and food concessions from May 19, 2025, through June 8, 2025, on the property at 29500 Seven Mile Road, located on the northwest

corner of Seven Mile and Middlebelt Roads in the Southeast ¼ of Section 2.

Mr. Uhazie: This is the petition to conduct the annual carnival at the parking lot of the former Sears site located on the northwest corner of Seven Mile and Middle Belt Road with the current zoning of C-2 and the surrounding neighborhoods include Livonia marketplace, which is zoned C-2, to the west. To the north across St Martin's Avenue is commercial zoning of C-1 and C-2. In Nottingham Village condos which is zoned NM1. East across Middle Belt Road is the commercial area zoned C-2 and C-1 and south across Seven Mile Road is the Mid Seven shopping center zoned C-2. Operation of a carnival is allowed with waiver use approval subject to Section 6.56 of the zoning ordinance. Carnivals may be allowed for periods not to exceed two weeks. The proposed carnival will be for 21 days. There is an exception that the petitioner may request an optional time extension of up to two weeks from the Planning Department. As mentioned, this would run from May 19 through June 8, 2025. The proposed hours of operation would be Monday through Friday, from 4pm to 11pm and weekend, Saturday and Sunday, from noon to 11pm. On Monday, June 9, the carnival would be closed, broken down, and moved to the next location. The carnival area, which measures approximately 660 feet east to west, and 320 feet north to south. It would be the same layout used for the past several years. The north limit of the Carnival would be the main drive aisle that extends across the Sears parking lot and provides ingress and egress from Middle Belt to Livonia marketplace. The western boundary is the Sears property line adjacent to the Livonia marketplace. Overall operation would consist of two main components. The West component would be labeled as RV parking and would be temporary housing and storage of all their trucks and equipment associated with the carnival. The east component, labeled carnival midway, would contain the rides and Midways. 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 March 10, 2025, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced waiver use approval request. The address of #29500 Seven Mile Road is correct for the subject parcel, and should be used in connection with this petition. We have no objections to the proposed petition, although the following items should be noted:*

1. *Should the carnival have the need to occupy, or should any of the associated activities impact either of the Seven Mile Road or Middlebelt Road right-of-way's, a permit from Wayne County will be required as both roads are under their jurisdiction.* 2. *All sanitary sewage from the site, recreational vehicles or campers shall be disposed of properly.* 3. *Should the operators need to have water provided for their facilities, they should contact the City of Livonia Water Department to obtain the proper equipment including a water meter with backflow preventer."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated March 17, 2025, which reads as follows: *"This office has reviewed the site plan submitted in connection with a request for a carnival on the property located at the above referenced address. We have no objections to this proposal with the following stipulations: All stipulations listed below need to free from deficiencies prior to opening to the public. 1. Rides must be certified and "stickered" as compliant by the State of Michigan and verified by this division prior to the official open date and public use of carnival rides. 2. Current and certified fire extinguishers must also be openly accessible for each amusement ride. 3. Food trailers with suppression systems for cooking need to be certified and tagged. Cleaning of suppression systems need to be current and tagged as such. K-extinguisher type to be present and certified."* The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated March 20, 2025, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is signed by Paul Walters, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated March 28, 2025, which reads as follows: *"Pursuant to your request, the above-referenced Petition has been reviewed. 1. Permits and inspections will be required for this proposed carnival. Prior to filing the required permits, a pre-event meeting will be required with the Director of Inspection, Fire Marshal, and Public Emergency Manager. This Department has no further objections to this Petition."* The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated March 10, 2025, 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. That is the extent of the correspondence.

UNAPPROVED MINUTES

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Mr. Wilshaw: Good thank you. Is there any questions for staff? I don't see any questions. Our petitioner is in the audience. Feel free to come forward. Good evening, Ms. Hardesty.

Joanna Hardesty, Good to see you all again. Yes, good to see you again.

Mr. Wilshaw: And what would you like to tell us about your carnival?

Ms. Hardesty: I just have a one thing we did petition for, May 19 through June 8. May 19 is when we will be on site, setting up. We won't actually open the carnival until Thursday, May 22 so it's a few days shorter than the original application. I just wanted to make sure we were covered. That you were aware that we would be there a few days earlier setting up then, yes, and breaking down on Monday. We get out of here a lot quicker than we set up.

Mr. Wilshaw: Funny, how that works. All right? And this is a routine carnival that you hold for a fundraiser for the Rotary Club. Yes,

Pat Zucal: I think this is our 10th year, maybe our 11th year. I've lost track. It does phenomenal fundraiser for us. And as you know, we give a lot back to the community.

Mr. Wilshaw: Okay, excellent. Let's see if there's any questions for you on this. Any questions for our petitioner, going once, going twice? I don't see any questions. There is no one left in the audience that will speak on this item. I don't think so. Anything else that you'd like to tell us before we make our decision.

Ms. Hardesty: Just thank you again for considering us for this event, because it is a very, very big fundraiser for the Rotary Club, and we're happy to be a part of it, and we love Livonia. You know that.

Mr. Wilshaw: Thank you much. So, okay, we appreciate your support there in our community as well. You've certainly worked in our community for a long time, putting on carnivals, both at this location and others as well. So, if there's no other questions or comments, then a motion would be in order.

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

#03-03-2025 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on April 8, 2025, on Petition 2025-03-02-08 submitted by Wade Shows, Inc. requesting waiver use approval under Sections 3.11 and 6.56 of the Livonia Zoning Ordinance, as amended, to conduct a

carnival in the parking lot of the former Sears, sponsored by the Livonia AM Rotary Club, consisting of amusement rides, games, and food concessions from May 19, 2025, through June 8, 2025, on the property at 29500 Seven Mile Road, located on the northwest corner of Seven Mile and Middlebelt Roads in the Southeast ¼ of Section 2, be approved subject to the following conditions:

1. The carnival shall be limited from May 19, 2025, through June 08, 2025.
2. The carnival shall be confined to the areas illustrated on the plan received by the Planning Commission.
3. All rides, food concessions, booths, and other equipment and apparatus relating to the carnival operation shall be at least sixty feet (60') from the rights-of-way of Seven Mile and Middlebelt Roads.
4. The temporary housing and storage of trucks and equipment associated with the carnival shall be in the property's southwest corner, as shown on the plan, no closer than sixty feet (60') from the right-of-way of Seven Mile Road.
5. The hours of operation shall be limited to Monday through Friday from 4:00 p.m. to 11:00 p.m., and on Saturday and Sunday, from 12:00 p.m. to 11:00 p.m., and
6. Permits and inspections are required. Wade Shows shall request a pre-event meeting with the Director of Inspection, Fire Marshal, and Emergency Preparedness.

Subject to the preceding conditions, this petition is approved for the following reasons:

1. The proposed use complies with all of the special and general waiver use standards and requirements outlined in Sections 6.56 and 13.13 of the Livonia Zoning Ordinance, as amended.
2. The site can accommodate the proposed use.
3. The carnival will not disrupt the normal traffic flow and circulation in the area and will not impede access to neighboring properties, and

UNAPPROVED MINUTES

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4. No reporting City department objects to the proposed use.

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?

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

**CITY OF LIVONIA, MICHIGAN
APPLICATION FOR 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: 3-4-2025 Petition 2025-03-02-08
Site Address: 29500 7-Mile Rd Sidwell 0089900121000 Zoning of Property _____
Requesting Approval To Host Annual Carnival Fundraiser / Livonia AM Rotary DATES: 5/19 - 6/8/2025
Applicant: Joanna Hardesty Business/Company: Wade Shows, Inc.
Applicant's Address: P O Box 51730 City: Livonia State: MI Zip Code: 48151
Applicant's Phone # (810) 397-9058 Applicant's Email jghwade1@aol.com
Contact Person: Joanna Hardesty Business/Company: Wade Shows, Inc.
Contact's Address: 4277 E M 36 City: Pinckney State: MI Zip Code: 48169
Contact's Phone # (810) 397-9058 Contact's Email jghwade1@aol.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**

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: _____ 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 \$ _____
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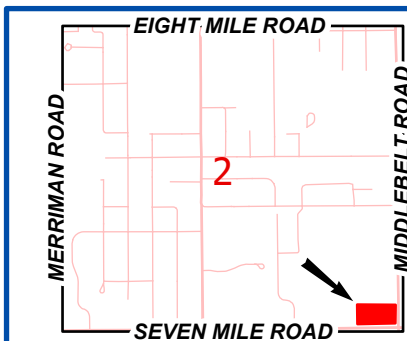
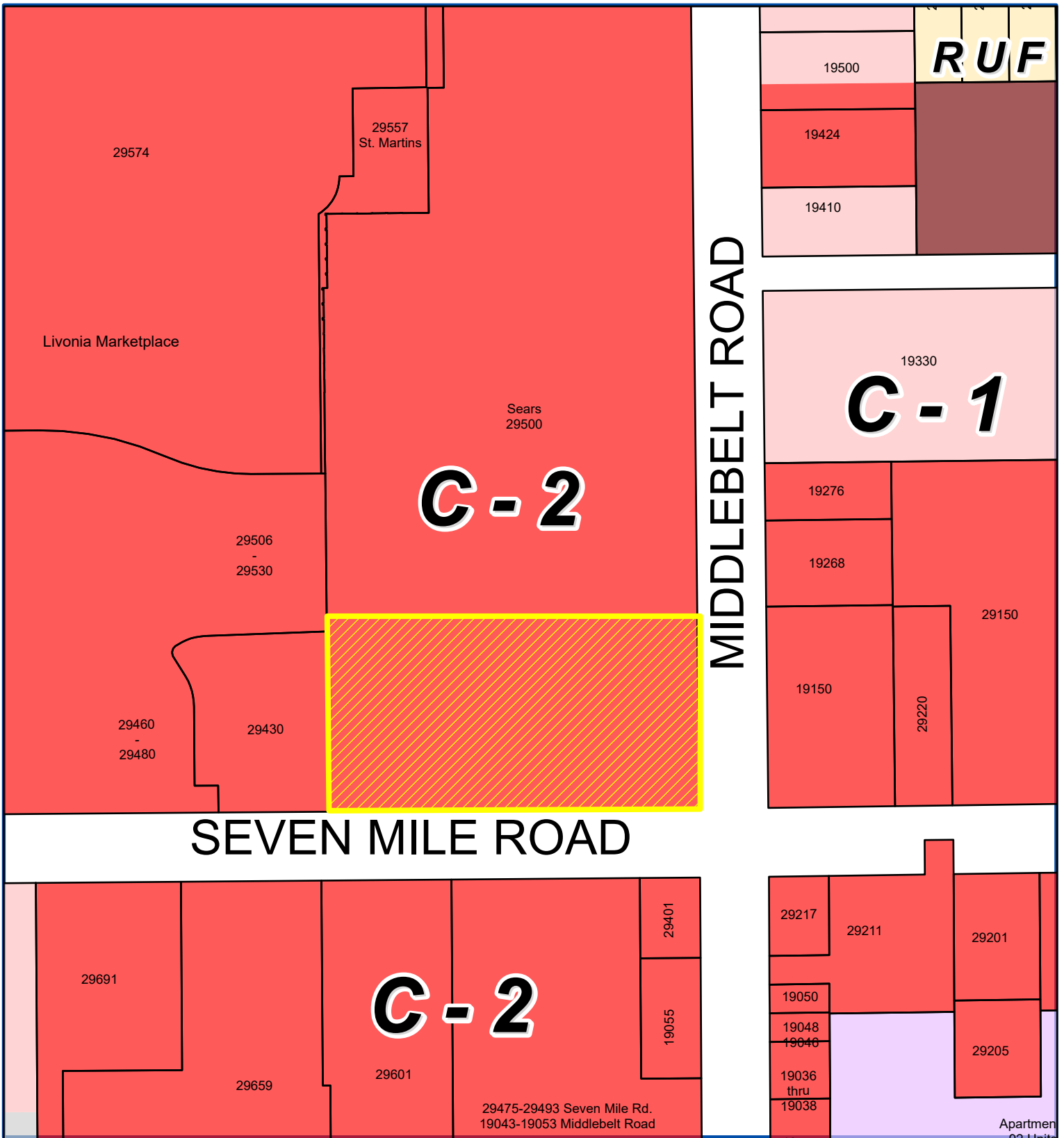
Owner of Property: TFP Property Management LLC as agent for TF Livonia MI LLC _____
Owner's Address: 5407 Trillium Blvd, Ste N120 City: Hoffman Estates State: IL Zip Code: 60192
Owner's Phone # (847) 691-2370 Owner's Email Cheryl.Schwartz@transformco.com
Signature of Owner: _____ Print Name: D.Scott Carr

Subscribed and sworn to before me, a Notary Public in and for the County of Cook State of Illinois
on this 24th day of February 2025
Signature of Notary: Jessica Gorski My commission expires 4/15/26
Acting In the County of Cook

JESSICA L GORSKI
Notary Public - State of Illinois
My Commission Expires Apr 15, 2026

2025 FEB 32 PM 2:31
MAR 04

RECEIVED
CITY CLERK



Address & Zoning Map

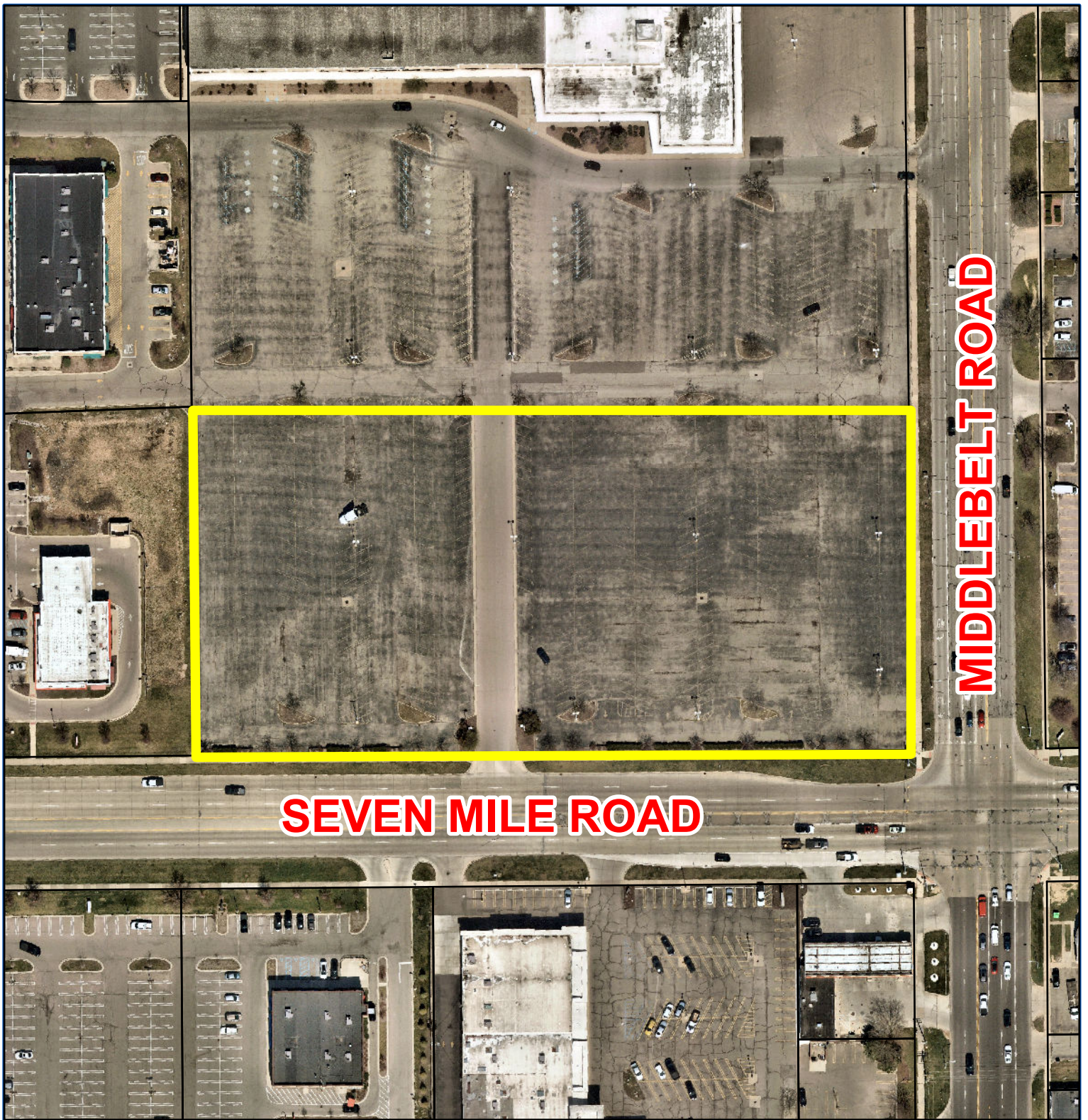
Petition 2025-03-02-08
Wade Shows
29500 Seven Mile Road



Not to Scale

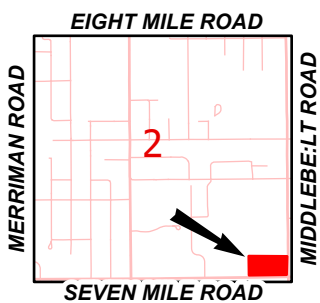


City of Livonia
Planning Department



MIDDLEBELT ROAD

SEVEN MILE ROAD



Aerial Map

Petition 2025-03-02-08
Wade Shows
29500 Seven Mile Road



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 3

Petition 2025-03-02-08 submitted by Wade Shows, Inc. requesting waiver use approval under Sections 3.11 and 6.56 of the Livonia Zoning Ordinance, as amended, to conduct a carnival in the parking lot of the former Sears, sponsored by the Livonia AM Rotary Club, consisting of amusement rides, games, and food concessions from May 19, 2025, through June 8, 2025, on the property at 29500 Seven Mile Road, located on the northwest corner of Seven Mile and Middlebelt Roads in the Southeast $\frac{1}{4}$ of Section 2.

April 1, 2025 Study Meeting:

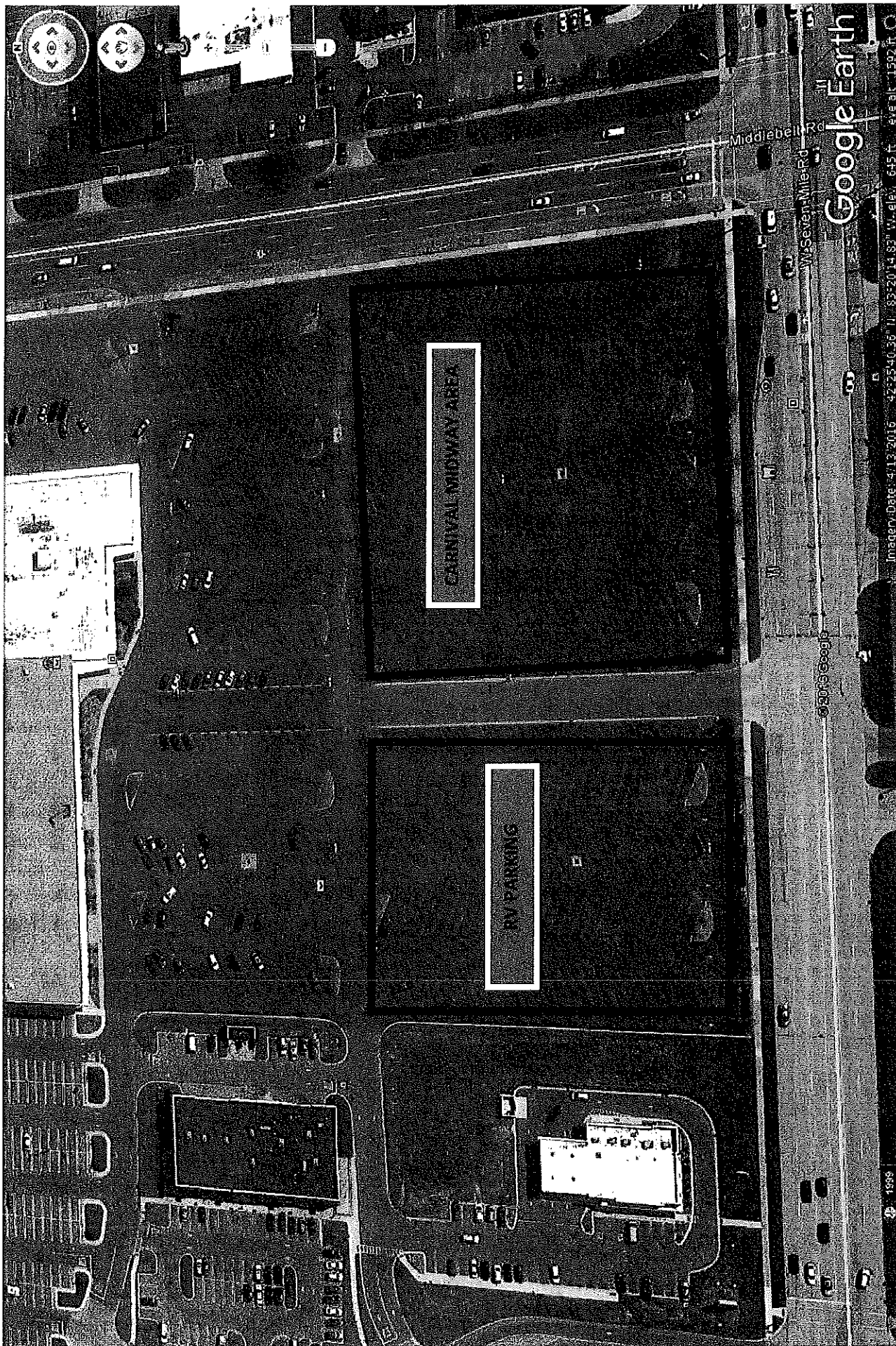
This recurring waiver use petition by the Livonia AM Rotary Club is to hold a fundraising carnival at the former Sears property at the northwest corner of Seven Mile and Middlebelt Roads. The carnival operator is Wade Shows, Inc. The site is zoned C-2 (General Business).

To the west of the site is Livonia Marketplace, a multi-building commercial development comprised of Walmart and Kohls and several other shops and restaurants. North, across St. Martins Avenue, are several commercial uses zoned C-1 (Local Business) and C-2 that front along Middlebelt Road and Nottingham Village Condominiums zoned NM1 (Neighborhood Multifamily). East, across Middlebelt Road, are various commercial uses zoned C-2 and C-1. And to the south, across Seven Mile Road, is the Mid-Seven shopping center and several other commercial uses zoned C-2.

The operation of a carnival is allowed with waiver use approval in the C-2 District under the provisions outlined in Section 6.56 of the Zoning Ordinance. Carnivals may be allowed for at most two (2) weeks, however, they may request an optional time extension of up to two (2) weeks from the Planning Director. This proposed carnival will be twenty-one (21) days from May 19, 2025, through June 8, 2025.

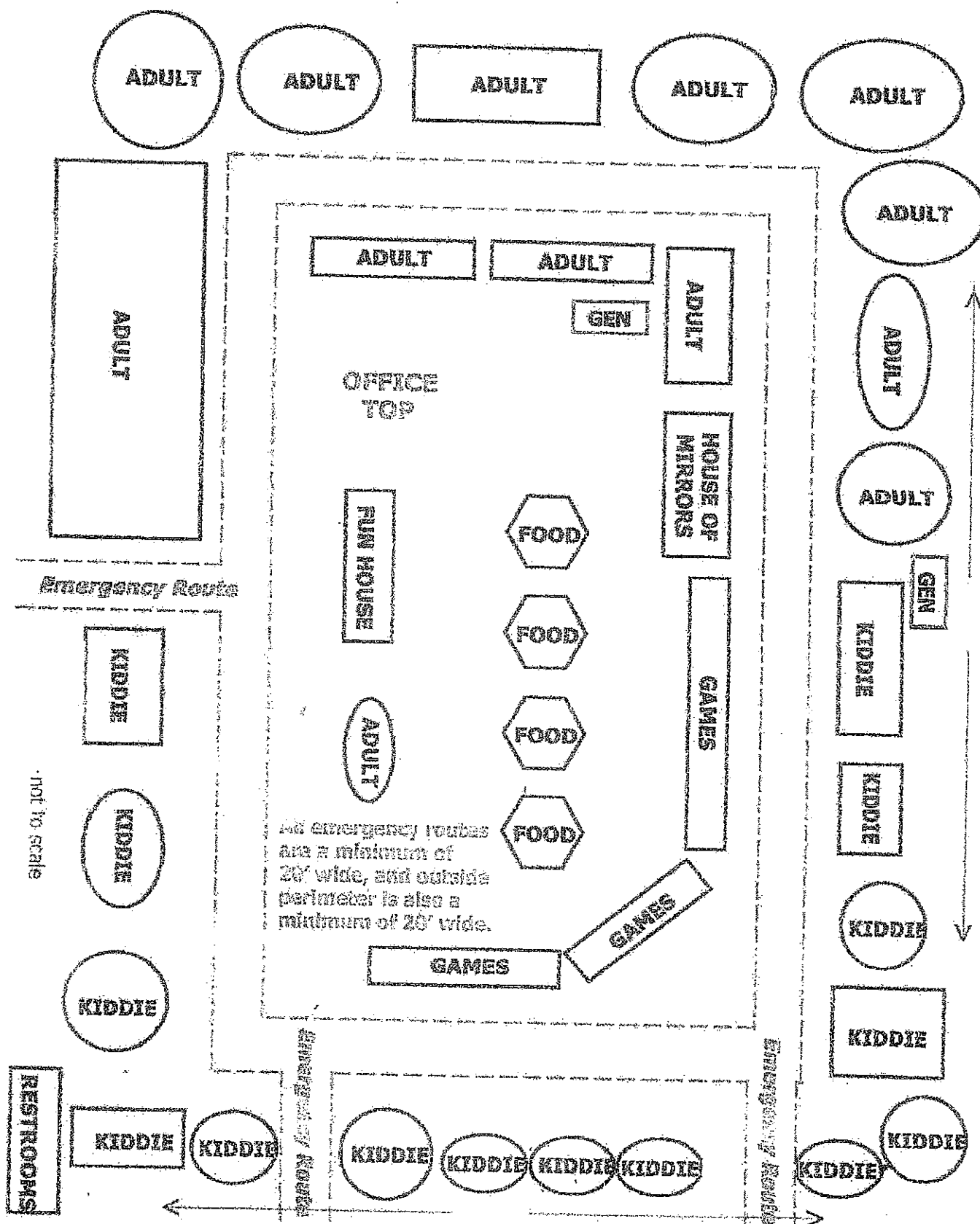
The area where the carnival would be held measures approximately 660' (E-W) x 320' (N-S) and has been the same layout for several years. The northerly limit of the carnival would be the central drive aisle that extends across the former Sears parking lot and provides ingress and egress from Middlebelt Road to Livonia Marketplace. The westerly boundary is the Sears property line adjacent to Livonia Marketplace.

The overall operation consists of two (2) main components. In the southwest part, labeled on the plan as "*RV Parking*," would be the temporary housing and storage of other trucks and equipment associated with the carnival. The rides and the midway would be in the remaining easterly part of the property near the intersection of Middlebelt and Seven Mile Roads, labeled "*Carnival Midway Area*."



Google Earth

Imagery Date: 4/13/2016 42°25'40.36" N 93°20'14.83" W elev: 645 ft eye alt: 11592 ft



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

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



MAUREEN MILLER BROSNAN
MAYOR

DONALD R. ROHRAFF
DIRECTOR OF PUBLIC WORKS

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

March 10, 2025

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2025-03-02-08 – 29500 Seven Mile Road

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced waiver use approval request.

The address of **#29500 Seven Mile Road** is correct for the subject parcel, and should be used in connection with this petition.

We have no objections to the proposed petition, although the following items should be noted:

1. Should the carnival have the need to occupy, or should any of the associated activities impact either of the Seven Mile Road or Middlebelt Road right-of-way's, a permit from Wayne County will be required as both roads are under their jurisdiction.
2. All sanitary sewage from the site, recreational vehicles or campers shall be disposed of properly.
3. Should the operators need to have water provided for their facilities, they should contact the City of Livonia Water Department to obtain the proper equipment, including a water meter with backflow preventer.

Should you have any additional questions, or need any additional information on this matter, please feel free to contact either myself at (734) 466-2608, or Todd Zilincik, the City Engineer at (734) 466-2561.

Sincerely,



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

cc: 2025 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: March 17, 2025

TO: Kristoffer Canty, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: Petition 2025-03-02-08 Wade Shows 29500 Seven Mile Rd.

This office has reviewed the site plan submitted in connection with a request for a carnival on the property located at the above referenced address.

We have no objections to this proposal with the following stipulations: **All stipulations listed below need to free from deficiencies prior to opening to the public.**

1. Rides must be certified and "stickered" as compliant by the State of Michigan and verified by this division prior to the official open date and public use of carnival rides.
2. Current and certified fire extinguishers must also be openly accessible for each amusement ride.
3. Food trailers with suppression systems for cooking need to be certified and tagged. Cleaning of suppression systems need to be current and tagged as such. K-extinguisher type to be present and certified.

Sincerely,

Brian Kukla

Brian 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

March 20th 2025

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

Re: Petition 2025-03-02-08 – 29500 Seven Mile Road – Wade Shows

Mr. Miller,

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

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

Sincerely,

FOR THE CHIEF OF POLICE,

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

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

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

Date: March 28, 2025

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2025-03-02-08 29500 Seven Mile Road Wade Shows

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

1. Permits and inspections will be required for this proposed carnival. Prior to filing the required permits, a pre-event meeting will be required with the Director of Inspection, Fire Marshal, and Public Emergency Manager.

This Department has no further objections to this Petition.

I trust this provides the requested information.

Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Debra Peck Lichtenberg, CPA
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

March 10, 2025

Kristoffer Canty
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2025-03-02-08 –29500 Seven Mile Road

Dear Kristoffer,

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

Please contact me if you have any further questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Connie Kumpula", is written over the typed name.

Connie Kumpula
Chief Accountant

CK: sc



LETTER TO THE LIVONIA CITY COUNCIL

10.

Planning
March 25, 2025

MEETING DATE

S042825/R050725

PRESENTED BY

AGENDA ITEM

SITE PLAN PETITION: Planning Commission, re: Petition 2025-02-08-01 submitted by Robertson Brothers Homes, under an amended Consent Judgment, requesting site plan approval to construct a residential townhouse development consisting of fifteen (15) buildings and a total of one hundred (100) dwelling units on the properties at 37640 Seven Mile Road located on the north side of Seven Mile Road between Victor Parkway and Newburgh Road in the Southeast $\frac{1}{4}$ of Section 26.

BACKGROUND DETAILS

March 25, 2025

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2025-02-08-01 – One Hundred West

Dear Council Members:

At the 1,227th Meeting held by the Livonia City Planning Commission on March 18, 2025, the following resolution was adopted:

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

#03-09-2025 RESOLVED, That the City Planning Commission does hereby recommend to City Council that Petition 2025-02-08-01 submitted by Robertson Brothers Homes requesting site plan approval under an amended Consent Judgment to construct a residential townhouse development consisting of fifteen (15) buildings and a total of one hundred (100) dwelling units on the properties at 37640 Seven Mile Road located on the north side of Seven Mile Road between Victor Parkway and Newburgh Road in the Southeast $\frac{1}{4}$ of Section 26, be approved subject to the following conditions:

1. The Preliminary Site Plan, identified as Sheet P-2, dated February 12, 2025, prepared by the PEA Group, is hereby approved and shall be adhered to, consistent with the Fourth Amendment to the Consent Judgment between the City of Livonia and Victor East, LLC, except that minor deviations are allowed in the size and placement of the buildings to improve circulation and provide additional site amenities, subject to the approval of the Planning Department.

2. The Petitioner shall work with the Fire Marshal to provide secondary emergency access to the development.
3. The Overall Landscape Plan, identified as Sheet L-1, dated February 10, 2025, prepared by the Land Design Studio, is hereby approved and shall be adhered to.
4. All disturbed lawn areas, including road rights-of-way, shall be sodded instead of hydroseeding.
5. Underground irrigation shall be provided for all landscaped and sodded areas, and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.
6. All parking spaces, except the required handicapped spaces, must be double-striped and ten feet (10') wide.
7. The Exterior Building Elevation Plans, identified as Sheet Numbers A-3, A-6, A-7, A-9, and A-11, prepared by Biran Neeper Architecture P.C., are hereby approved with an allowance of color variations to the brick and siding materials and other minor elevation details to provide greater variation in the appearance of the buildings.
8. The maximum height of any pole-mounted light fixtures shall be sixteen feet (16') and shall be located and shielded to prevent light trespass and glare on adjacent properties.
9. The exterior walls of any trash enclosures added to the site shall be constructed out of the same brick used in the construction of the buildings, and the enclosure gates shall consist of solid panel steel or durable, long-lasting solid panel fiberglass.
10. Under Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

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

AYES: Dinaro, Droze, Bongero, Ventura, Caramagno, Wilshaw

NAYS: Long

ABSENT: None

ABSTAIN: None

ATTACHMENTS

1. 2025-02-08-01_One Hundred West_ePacket

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: March 27, 2025



Maureen Miller Brosnan, Mayor

Date: March 28, 2025

Petition 2025-02-08-01 submitted by Robertson Brothers Homes requesting site plan approval pursuant to an amended Consent Judgment, to construct a residential townhouse development consisting of fourteen (14) buildings and a total of one-hundred (100) dwelling units on the property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between Victor Parkway and Newburgh Road in the Southeast ¼ of Section 26.

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

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

For filing fee see computation below

Date Filed: 1/22/25 Petition One Hundred West
Site Address: 37640 7 Mile Rd. Sidwell 46024990016007
Requesting Approval to Construct 100 For-Rent Townhomes
Applicant: Tim Loughrin Business/Company: Robertson Brothers Homes
Applicant's Address: 6905 Telegraph Rd Suite 200 City: Bloomfield Hills State: MI Zip Code: 48301
Applicant's Phone # (248) 282-1428 Applicant's Email tloughrin@robertsonhomes.com
Contact Person: Tim Loughrin Business/Company: Robertson Brothers Homes
Contact's Address: 6905 Telegraph Rd Suite 200 City: Bloomfield Hills State: MI Zip Code: 48301
Contact's Phone # (248) 282-1428 Contact's Email tloughrin@robertsonhomes.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 (if proposed must submit separate sign application)
- 2) **Detailed Landscape Plan** including:
 - listing or labeling of all planted materials as to type and size
 - areas to be fully irrigated
 - percentage of landscaping provided (15% of total site required)
- 3) **Building Elevation Plan** depicting:
 - architectural quality
 - wall section & detail plan - exterior building materials must be labeled (i.e. brick, thin brick, E.F.I.S.)
 - all visible rooftop mechanical equipment and how they will be screened
- 4) **General Floor Plan** showing:
 - floor layout
 - entrances & exits
 - restaurants are required to illustrate seating arrangement & capacity
- 5) **One (1) set of reduced plans (i.e. site, landscape, elevation, floor) - a maximum 11"x17" in size, or digital file in a .pdf format either on CD or emailed to: planning@livonia.gov**
- 6) **Legal Description** of the property to be considered (**Clearly Printed**)
- 7) One (1) completed application form & **three (3)** sets of full-size drawings

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

FEE COMPUTATION

143,795 sq. ft. of new construction x \$20.00 per 1,000 sq. ft. **\$600.00**
(NOTE: Round off to nearest 1,000) + \$2,880
Total Amount Due \$ 3,480

Owner of Property: Victor East, LLC
Owner's Address: 150 W 2nd St. Suite 200 City: Royal State: MI Zip Code: 48067
Owner's Phone # (248) 358-0800 Owner's Email jsuardini@etkinllc.com
Signature of Owner: [Signature] Print Name: Josh Suardini as Authorized Agent

RECEIVED
FEB 14 2025
CITY OF LIVONIA
PLANNING COMMISSION

UNAPPROVED MINUTES

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MINUTES OF THE 1,227th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, March 18, 2025, the City Planning Commission of the City of Livonia held its 1,227th 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 #3 PETITION 2025-02-08-01 One Hundred West Apts.

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2025-02-08-01 submitted by Robertson Brothers Homes requesting site plan approval under an amended Consent Judgment to construct a residential townhouse development consisting of fifteen (15) buildings and a total of one hundred (100) dwelling units on the properties at 37640 Seven Mile Road located on the north side of Seven Mile Road between Victor Parkway and Newburgh Road in the Southeast $\frac{1}{4}$ of Section 26.

Mr. Uhazie: The subject site consists of two parcels that total 10.18 acres and currently sit vacant, located at the corner of Seven Mile and Victor Parkway. The subject parcels are zoned RUF (Rural Urban Farm), but the site has a long legal history that includes a consent judgment with several amendments. Multi-family housing on the site is allowed under the consent judgment, which was approved by City Council on December 13, 2023. The site also qualifies as a brownfield due to arsenic and selenium found there. Moreover, test boring throughout the site reveal significant areas of organic peat and other poor soils. The submitted site plans are consistent with the conceptual plans approved in the amended consented judgment. The number of units per building ranges from four to eight. The buildings are arranged around an internal private road system and generally arranged in a figure eight pattern. A single drive from Victor Parkway would serve the development at a point roughly 250 feet north of Seven Mile Road. Following best access management practices, the proposed site driveway is aligned with an opening in the median opposite the existing STM microelectronics driveway on the west of Victor Parkway. The buildings along the perimeter have fronts facing Seven Mile Road to the south, Victor Parkway to the west, and the drainage course to the north, and the stormwater detention pond to the east. As authorized in the amended consent judgment, building number 11 at the property southwest corner is approximately eight feet from the right of way of both Seven Mile Road and Victor Parkway. In the southeast corner, building number six is shown 15 feet from the right of way of Seven Mile and the minimum spacing between buildings would be 15 feet. This complies with the amended consent judgment. Parking of the site is located between the rear of the buildings, which has a distance of 48 feet, sufficient for 24 foot wide, two way drive aisles and perpendicular parking on one side, but not both. Including the garages, total parking is 234 equal to 2.34 spaces per unit. Additional parking is shown in other areas, including along Horizon Way between building number 13 and 15 and Lester Drive between buildings number 7, 9, 10, and 14. Sidewalks are provided throughout the site. The network of walks is interconnected between the fronts of the buildings, including the courtyard along the major roads and extending north across the drainage within what is labeled as the northern park amenity. The area north of the drainage course was recently acquired and comprises approximately 3.79 acres, all of which would remain undeveloped. The landscape plan shows a passive recreational amenity, including an unpaved aggregate walking path, seating, and natural landscaping plants. Storm

water from the development would be directed into an open detention basin in the site's southeast corner, adjacent to Seven Mile Road. The basin's location is logically based on the site's topography and the fact that it is at the downstream end of the drainage course. It roughly measures 18,530 square feet in surface area. The basin would be maintained with seed mix of native grasses and intended to be left natural instead of manicured. Landscaping plans show compliance with Section 10.03 regarding minimum frontage landscaping, parking lot landscaping, green belt buffering and open landscaping requirements. The plant schedule identifies 11 different species, including a mix of deciduous and evergreen trees. One note from Engineering is the request to remove the pine trees in the east right-of-way, and diversify the species listed from just maples. The town homes include 65 two bedroom and 35 three-bedroom units for 100 apartment dwellings. The overall density drops to 9.82 dwelling units per acre, which qualifies the site under a medium density residential land use classification. As a comparison, the density of the recently approved townhome apartment development at Seven Mile and Farmington Roads is 14.97 dwelling units per acre. Building lot coverage for 100 West is listed at 14%. There are two primary unit types listed, a two-bedroom apartment called the Davenport and the three-bedroom unit called the Sherwood. Both models will have three levels. The three-bedroom units are 20 feet wide and offer a two-car garage, whereas the two-bedroom units are 16 feet wide and provide only one car garage. Regarding the four area, three-bedroom units would contain 1,644 square feet of living space and the two bedroom apartments would contain 1,327 square feet. The ground floor of the units contains the garage, utility closet, flex room and foyer. A staircase from the ground floor provides access to the second floor, which contains the living room, kitchen, dining, pantry, closet and powder room. The second level measures 680 square feet on the three-bedroom unit, and 548 square feet on the two bedroom unit. Every apartment would have a deck balcony supported by columns located off the living room accessible by a door wall. The third floor includes the bedrooms, laundry closet and two full baths. The building height is approximately 29 feet from the finished grade of to the eaves. The peaked roofs have a relatively shallow pitch. The primary exterior building materials are face brick and hardy siding for the walls and asphalt shingles for the roofs. Per the consent judgment, brick covers the lower level, except for the door, window and garage openings. It also covers the garage half of the second level on the end units and the insets between the units extending to the

second level. Hardy siding covers the upper two floors to the rear of the building. It's also shown on the front side and side elevations along portions of the first and second levels of the buildings. 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 February 28, 2025, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items: 1. The subject parcels are assigned the addresses of #37640 Seven Mile Road and #19290 Victor Parkway. Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained. 2. The existing parcel is currently serviced by public sanitary sewer, storm sewer and water main. The Developer will need to submit full Engineering drawings and calculations to this Department for permitting once approvals for the site plans have been received. Based on the submitted drawings, we have the following comments: i) Sanitary Sewer: The drawings do not include a basis of design for the proposed sanitary sewers, so we are unable to determine if capacity in the existing system is available. Once proposed sanitary sewer flows are provided, we will be able to determine impacts to the existing systems. Also, since ownership of the project is continuing under one entity, the sanitary sewer system will remain private, and not public as shown. ii) Water Main: The drawings indicate a public water main with a single feed from Victor Parkway. If the water main is going to be dedicated to the public, we would require a looped system to be fed from the Seven Mile Road water main as well as the proposed Victor Parkway connection. If the main has only one feed and is servicing a single property, it will be considered private. iii) Storm Sewer: The drawings indicate a private storm system draining into the existing wetland and open drain. The drawings do indicate detention is being provided, but no calculations are included. During permitting, we will be reviewing the proposed system to ensure that it conforms to the Wayne County Storm Water requirements. Also, the Developer will need to obtain permits from EGLE for discharging the storm system to the wetlands. 3. Due to the proximity of the site entrance to the Seven Mile Road and Victor Parkway intersection, additional signage may be required to prevent vehicles from blocking the northbound Victor Parkway lanes*

when existing the site. We would request that the Traffic Commission review the proposed layout, and determine any additional signage or turn movement restrictions that may be needed. 4. The proposed Landscape Plan indicates that the existing trees along Victor Parkway are to be saved. We would like to request that the removal of the existing pine trees on the east side of the roadway as they are not a permitted right-of-way tree, and are currently outgrowing the greenbelt areas. Also, we like to request that the Developer add additional species of trees off of our approved species list, instead of the heavy reliance on two species of Maples. We would prefer to have four or five varieties of trees to provide more diversity. 5. Any disturbances with the Seven Mile Road right-of-way will require permits through the Wayne County Department of Public Service, including driveway approaches and sidewalk removals and placements. Please note that removals of the existing approaches and replacement of the curbs at the openings will be required for the Seven Mile Road frontage.” The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated March 14, 2025, which reads as follows: *This office has reviewed the site plan submitted in connection with a request to construct a residential building (townhomes) on the property located at the above referenced address. We have no objections to this proposal with the following stipulations: 1. Two separate roadways are required for entry and egress into the complex. Alleviates traffic issues involving the entry/egress of multiple emergency vehicles during a largescale incident. 2. Assess and accommodate roadways for turn radius of the fire departments largest fire suppression (Tower) truck. See attached. 3. Code will need to be researched and provided by the builder and/or a licensed, certified architect for the potentially required install of residential sprinklers for townhomes. A further detailed plan review will take place when this division receives an official plan set.*” The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated February 26, 2025, which reads as follows: *“I have reviewed the plans in connection with the petition. I have no objections to the proposal.”* The letter is signed by Paul Walters, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated March 12, 2025, which reads as follows: *“Pursuant to your request, the above-referenced petition has been reviewed. This Department has no objections to this petition.”* The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated February 26, 2025, 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 from the Treasurer's Department, dated February 26, 2025, which reads as follows: *"All taxes are current on the property"* The letter is signed by Susie Nash, Treasurer. The last letter is from the Department of Assessment, dated February 26, 2025, and it reads: "Plans have been submitted by Robertson Brothers Homes requesting site plan approval to construct a residential townhouse development fifteen (15) buildings on two parcels at 37640 Seven Mile (Parcel # 024-99-0016-007) and 19290 Victor Parkway (parcel # 024-99-0016-008). The Department of Assessment recommends these parcels should be combined. Also, please note each parcel is under different ownership. Please direct any questions to the Assessor's Office or Livonia.gov for the lot split and combination process." That is the extent of the correspondence.

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

Mr. Droze: There was a comment in the fire department letter regarding two points of access. Is that...has that been shared with the applicant? Is that something that can be worked out, or is that...

Mr. Uhazie: I believe they've had discussions, and that is something they are working on, but we have not seen updated plans yet. I believe they are aware of it.

Mr. Droze: Okay. Thank you. Nothing further.

Mr. Wilshaw: Thank you. Mr. Droze. Any other questions for planning staff, if not, if the petitioners in the audience, feel free to come forward.

Tim Walker, Vice President of land acquisition for Robertson Brothers Homes. Wwith me tonight is Darian Neubecker, our President and Jack Flynn, our land analyst. We are partnering on the site with Etkin, who's the property owner of the property to the south, and then we are under contract for the property the north as well. So, I do have a presentation I'd like to run through it if you would be okay with that. I can answer some of the questions you probably have as well already asked some of them, and I think we can answer it if that's okay. So Jacob, I don't know if you have it up.

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- Mr. Uhazie: Just give me one second.
- Mr. Wilshaw: We will get the PowerPoint up, and you can walk him through it.
- Mr. Walker: Appreciate it.
- Mr. Wilshaw: He is good at changing slides at the appropriate moments.
- Mr. Walker: I'm glad I brought a copy up here, because I would not be able to see that. All right, perfect. Thank you. So, we're calling the project 100 West. We're not all that creative on our projects. There's 100 units, sort of the west side of the city. The site context, I think everybody's familiar with the site. There's a long history on the project which Jacob went through some of it. Obviously, Mark has gone through with you as well. I'm not going to get in all the details on that, but just from a context and surrounding land uses, it really kind of is a mixed bag. You've got a lot of office. You've got a lot of retail. So, you've got a daycare, and then you have some residential as well. So, it's sort of a transitional land use between all of those on the property, which we were really excited about, and, of course, easy access to I-275, as well. We did have a neighborhood meeting a couple of weeks ago. Well, about 12 people showed up, and we had a pretty good meeting over there at the main library, and answered a lot of questions and got to know the group a little bit. And we've actually offered to have continual conversations with them as far as neighborly issues, as far as potential screening and things like that. So, the site plan, I know Jacob had gone over it a little bit, but a couple things I want to point out. There is that single entrance on Victor Parkway, and it's really where the opening is in the median already, so it just made sense to do that. We did not want to have a second access on Seven Mile. I don't think the city wanted it either. I don't think MDOT wants it. There is an existing driveway. There were multiple ones. There's only one existing driveway now. We have had conversations with fire recently, since the study session and they have preliminarily signed off on a emergency vehicle access on seven mile where the existing driveway is. So we'll have those conversations with MDOT to make sure that's still something that that's acceptable. We're proposing it as only an emergency vehicle access. So that would be essentially just... do you see where building seven is. I don't know if you can see it any better than I can, but where building seven is, which is the second building from the right, just really south of that, to the West, a little bit. That's where that comes in. And then we've worked with the fire marshal on access as well for

the fire trucks and it meets that. So that just happened recently. These units, and I'll get into this floor plans a little bit here, but they are unstacked, so it's not a typical...these are for rent, but it's not your typical apartment. It's not like a garden style apartment where people are living on top of each other. It's not that at all. They are three story, but you own basically all three stories. Every unit has a single car garage or two car garages. That's part of the unit itself, and then there's guest parking as well. I do say 2.34 units are spaces per units can be a little bit less than that, because we have to remove some spaces for the emergency vehicle access. We would ask, and I know Mark has, I think, put in a condition of approval that we would continue to work with planning staff on that emergency vehicle access. Obviously, you've got the daycare to the right as well. We're buffered from that. And another thing to really point out is that passive park amenity area, when we first started looking at this and going through the consent judgment amendment process, we did not have that. I think the city had asked us to take a look at that and see if there's something we could acquire. It is buildable to some degree, about really the bottom right corner is buildable. Otherwise, there's a quite a bit of a buffer to the neighborhood to the north, as required, and then an unbuildable area to the west as part of the consent judgment. There's actually a deed restriction we're proposing. We're not going to build on this at all. So, what you see is what we're showing. It'll be a passive park. We might have some kind of light amenities there, but the purpose really is to have some clarity for our neighbors and have some clarity for us, because we're going to own this as an apartment. We want to make sure there's nothing coming that's objectionable to us to the north as well. So, it just made sense for all the parties involved. So that's our plan. Is to integrate it and just be open space and never be developed. This is a slide that just shows just how far we are really from the neighbors. We showed this in the neighborhood meeting. It's almost 500 feet from the back of the closest home to where our closest unit is, so that's obviously quite a bit of distance, plus a lot of green space in between. So, we feel that this is obviously an appropriate buffer to that, and I think a lot of them did appreciate the open space that that we're providing to the north of that. And I also show the elevations on it. We do drop quite a bit from where they're out. So they're much higher up, so we're going to be lower in that respect. As it gets down, it really goes from 755 it drops about 20 plus feet, which is pretty significant. So, this next slide here came about from the study session, and one of the things we thought was a very good suggestion, was potentially massaging that corner to see if we

can do something with that that makes it more usable, more user friendly. We have looked at that we really can't make it work without losing a unit or two, and even losing one unit, it's and that's what I'm showing on the top right. It's very difficult to do that, just the configuration of it and being able to put all that in there. We had our engineer look at that. We want to keep, we want to continue, to still explore this. And I know Mark, I think he put a condition of approval to keep working with planning staff to try to do something similar to that, but again, where we may have to pick up a unit or two somewhere else to make that work, or, you know, maybe shift these buildings around. So, we'd ask that we'd be able to work with staff on, you know, potentially doing something like that, because we do think that's a good idea. The bottom part is just to kind of show there really is screening already on Victor Parkway. I'm not sure if that one of the comments from engineering was to remove all of that, but we think that's a nice buffer, even if we can't do anything at the corner that blocks that side. So that's why I took a picture there. There's some pretty mature trees along Victor Parkway existing. So, I'll go quickly on these slides because I don't know how relevant it is. Other than, again, we have a hodgepodge of different uses. We've got rural neighborhood zoning to the north, but also C-4r height commercial. So, it is kind of interesting the mix in this area. So again, that just kind of speaks to the transitional use that we're providing. There is a consent judgment on all of the two parcels that we're buying, plus also that daycare was part of the original consent judgment. So, I just wanted to point that out that that's kind of the reference of the land zoning, and then the land use, next one, please. Again, just shows the right now in future, land uses is commercial. So that's obviously more intense than what we're proposing. There's a lot of that around there as well, regional commercial, corridor commercial. Next slide. So, I just wanted to get quickly on the summary. It's 10 acres, a little bit over 10 acres total. Again, under 10 units per acre. Consent judgment is the zoning. The consent judgment actually was amended for exactly what we're proposing. So, the exact plan actually...so this has been vetted out by the City Council, but obviously we wanted to make sure that you as a Planning Commission had the ability to weigh in on certain things, which you did, and we've certainly looked at it. It's kind of a buzz word, missing middle. It is, I think, important. It's something that you don't have much of in your community as you've matured. It's something that I think is needed in your community. You know, we're actually building the Asian village in Novi right now. It's a similar type of product that this is, and we just think...we've actually had very successful sale...rents

there recently. I think we have our first people moving this month, and they're really looking for that type of flexibility, but also quality home. It's not a typical apartment. It's really a home that you can rent. They're about 1,330 square feet to about 1,600 square feet, and again, that's one car and two car unit attached. And then open space at...we typically don't have 68% open space on our projects. It's a lot of open space, and I think it really does kind of fit in well. And it's not just the open space in north, we have the open space, as you saw on the site plan, in between the buildings as well, which creates kind of a gathering area that's been really useful on the projects that we've built, the town home projects. And I mentioned before, the height, three stories and 35 feet to the midpoint would be the max. The next slide here just kind of shows some of those things. But I wanted to hit really on housing option. We do think that this is something that Livonia could really use, as far as bringing those people in that don't have that type of option, or looking for quality housing for rent. But we'll have screening along Seven Mile, the park amenities is huge, and then the buffer area to the neighboring properties, which I think they do appreciate. The next slide, again, I didn't want to get in the history too much, but there's been a lot proposed on this site. You know, obviously the four-story apartment buildings didn't go too well, but there's been a lot of proposals on it, and we feel that what we're proposing really is kind of the, I think the best use, as far as trying to learn from the mistakes of the previous plans and provide something that's needed in the community. And I only have a couple more, I swear. Some of the highlights, again, we really...when Etkin and Robertson teamed up on this, we really wanted to study the site and understand what's best for the site. Obviously, the office market just is not there. It's not going to come back, probably for a long time. Didn't make sense to do any kind of industrial type of use. Didn't really feel like a retail site. I think maybe it could then, but we all really kind of felt that this would be the best use for it. It's a walkable, inviting community. We've got sidewalks throughout, plus the connection to the north, which is, is more than we typically do, and I think that that's a great amenity for it. And then I'll hit on it again. That open space to the north, I think, is a real, you know, shining spot of the of the proposal. The next slide here, it had come up in the study session. So, we had...we've added another color pack, and just so it's not all one color scheme as that's something that I think was important to you. First of all, these colors don't come out great on these renderings. So that's why I have a color of the actual home that we're proposing, which we're building right now in Pittsfield township in the Ann

Arbor School District. You can see that brick is a lot darker and a lot richer and comes out a lot better than the pink on the top left. We're showing another color pack to the right there, it's coming out a little bit yellow, but it's more of a gray look. So it you've got kind of a contrast between the red brick and the gray brick, which I think will be a really good addition to, rather than all the same color scheme we could introduce that we can go from one color to the next color, from building to building, if that's something I think. Probably makes the most sense. And then just quickly on the floor plans, Jacob went over this already, but I think what is important again, you don't have anybody living on top of each other, and it is very wide open. So, if you come to some of our townhome communities, you'll see, you get, you get up to that second floor, and it's just wide open with Windows. And that's something people are really looking for in their in their homes, and then all of them have the either two bedroom or three bedroom on the third floor, you know. We'll see...we typically, with this type of rental, you'll see anyone from young couples, young professionals, could be singles. Could be divorcees. We see a lot of age targeted, if you will, kind of early downsizing couples and anything in between. And we will...we do see families as well, especially in our three bedrooms. So, we think we'll kind of have a spectrum of users in the community that you just wouldn't normally get in just a typical garden style apartment. So, that's it. The last slide is just the site plan. So, we're happy to be here, happy to take any kind of feedback, but hopefully you can see we try to address some of that, and we're really excited to hopefully get started this year. So thank you.

Mr. Wilshaw: Thank you, Mr. Walker. You've certainly covered a lot of information and hopefully answered some of our questions already, although I'm sure we'll have some additional ones of your team. So, let's see if there's any questions for you.

Ms. Dinero: You did answer a lot of my questions, but the one question you haven't answered is, what kind of environmental remediation are you doing on the site?

Mr. Walker: Yeah, so that's a good question. So, we have challenges with the ground itself, the soils itself. There was some environmental contamination because it was basically a fill location, so we have gone through the Brownfield process for that. In addition, there was some peat we had to deal with, and of course, the fill so we have to have some extra deep foundations to handle that. We'll take a lot of it off site to a class two landfill, and then

obviously, work with environmental professionals to make sure that everything's remediated per the brownfield plan, which has been approved.

Ms. Dinaro: Great and EGLE is involved in in the remediation?

Mr. Walker: Of course, yes, they're involved in the whole process, you know, from the start to finish. So yes.

Ms. Dinaro: Thank you.

Mr. Wilshaw: Thank you, Ms. Dinaro. Any other questions of our petitioner? Mr. Long.

Mr. Long: Thank you for your presentation. You mentioned at the end there kind of your target market of who you plan to market these things to. Can you talk a little bit about the process, the decision process, of what made you land on rental units versus a condo?

Mr. Walker: Sure, so we build more for sale, and we don't own the property, it's Etkin, and, you know, in discussions with them, you know, they really build long-term assets. So that really was a condition of us getting involved with Ekin on the property. It's something that's important to them to have a long-term asset. So, we think there's certainly a market for that. We obviously could have gone either way, but as far as the proposal we have here, this is, again, what our partners are looking at as the landowner, and we also feel that there's quite a market there for either but especially for rentals.

Mr. Long: I know that we're still early in the process, but what's the anticipated rental for these units?

Mr. Walker: Well, probably in the neighborhood of, you know, \$2,100 to \$2,500 I'm sure by the time we open it'll be above that, but that's what our best guess is.

Mr. Wilshaw: Thank you. Mr. Long. Any other questions of our petitioner?

Mr. Caramagno: Guess I will ask the same questions I had earlier. Management of the property. Who will be the overall manager of the property facilities? Upkeep.

Mr. Walker: We'll have a third party management company that we will hire. That's what we're doing with our Novi site. So, it's not anything that's atypical in that respect. We don't...Robertson doesn't, we

don't do our own management, so we'll have a third party manager, just like we do on our Novi project.

Mr. Caramagno: Who do you use in other projects? Who do you use to manage It?

Mr. Walker: I'm sorry. KMG.

Mr. Caramagno: KMG, does your properties?

Mr. Walker: Yes.

Mr. Caramagno: Okay, they take care of everything, A to Z?

Mr. Walker: Yes.

Mr. Caramagno: I don't see any dumpster enclosures. What's the plan for garbage and recycle here?

Mr. Walker: It's a fantastic question. I should have touched on that. So our town homes are not like, again, a typical apartment where you would have a dumpster. So, what we do is we have recycling and trash in each garage, and it's brought out on trash day, just like a single family. So, half the communities we build in, and I don't know what Livonia would do here, but half our communities the city does provide that service, the other half the HOA does. So, we'll either way, we'll figure that out. But they would be trash and recycle in the garage, and they would take it out on trash day.

Mr. Caramagno: Okay, good. Any other amenities outdoors, other than that walkway? Anything else you would put into this property for leisure?

Mr. Walker: So, we will vet out those areas in between. We typically do things, as far as you know, having outdoor grills and seating areas and like that. So, we will flush that out more as we get into the final site plan. And then for the northern section, we were thinking something like maybe a bean toss area, something like that, where it's, you know, not it's active, but it's not necessarily something that's going to cause any commotion. So those are the things we're thinking about.

Mr. Caramagno: Good. Thank you.

Mr. Wilshaw: Thank you. Mr. Caramagno, any other questions? Mr. Walker, is this going to be a pet friendly property as well?

Mr. Walker: Yeah, that's one of the reasons why we did, like the northern section, people could walk their dogs. I know that's something that would be very useful for that. We'll probably have pet stations along that. That's something I'm sure we'll end up doing so of course, that's something that, again, with this product, you can have a pet that you can walk.

Mr. Wilshaw: So, okay, so you may need to provide a trash can in that area as well.

Mr. Walker: I'm sure that...yes, and I can certainly put that down as a as a reminder for our team.

Mr. Wilshaw: Very good. Thank you. Yes. Any other questions from the Commission. If not, I'll go to our audience. Anyone in our audience wishing to speak on this item, either for or against, feel free to come forward to our podium and let us know your thoughts.

Rick Rondy, 37793 Northland, Livonia, MI. I am directly behind this project. I mean, I have some concerns with it, but I also understand that, you know, we live in a capitalist society, and they have a right to make a profit with their real estate. I'm not thrilled about a three-story structure behind my house. You know, the added traffic, all these things. But what makes it palatable, frankly, for me, is that they've expressed a willingness to not build between the stream and north of that. My question is, if they're sincere about that, what can be done to ensure that nobody ever builds there. Can it be a deed restriction? Can the city impose something because they're developers? They're going to develop this. They could sell it five years from now, and the next guy comes in and looks at it and says, oh, what a nice piece of property. These houses, you know, these apartments, worked out good. We'll put, you know, five more buildings in there. So just wondering what can be done with that process again, if they're sincere with that?

Mr. Wilshaw: That's an excellent question. And what we're approving with this petition tonight is a site plan. So that is the overall plan for the site. If the site plan were to change in terms of any significant alterations, such as adding additional buildings in the area, it would require that they come back to the city requesting an amendment or change to that site plan. So, you would see this process occur again publicly if there were any significant

changes. It sounds like from at least the verbal assurances that they made at this meeting that they don't have that intent to do that, but that's currently the process, and they wouldn't be able to just pop some additional buildings up without us approving them at this stage of the game.

Mr. Rondy: I've been living there probably 25 years, and I think this is the fourth or fifth meeting I've come to on that property. I think if you can keep me from coming to any more meetings that would be great.

Mr. Wilshaw: Understood, definitely understood, Mr. Rondy. Well, thank you. Thank you for your comments. Any other people? Certainly, yeah, feel free.

Darian Neubecker, President Robertson Homes. So, one of the commitments we made in our neighbor meeting, and actually I've been in drug correspondence with Mark Taormina is we will explore and we will commit to either revising a deed. We're going to do the simplest way to put a permanent deed restriction in place that doesn't allow us or any future developers. So, I want to bottom line that that won't happen, and we will commit as part, either through an amendment to the approval or I...just know that I've had those conversations, and we are going to certainly put a deed restriction in place. We're trying to figure out the easiest way, whether we modify conservation easement or deed restrictions, but there will be something that will not allow this to come back.

Mr. Wilshaw: So, we appreciate you making that comment publicly.

Mr. Neubecker: Yes. Thank you.

Mr. Wilshaw: Thank you. Any other folks in our audience wishing to speak for or against. Go ahead, sir. Good evening again.

Mr. Schafer: Thank you. I like to say that the renderings look very nice, so I'd be in favor of that. One of the questions that I have is you mentioned in terms of a medium density property and a number of 14, does that include the north parcel as well? Like, is it really a higher density and just because the park is behind it? Does that average it out to medium density?

Mr. Wilshaw: Let me go to Mr. Uhaie to answer that question. The density is... we rate it in the city, Is that taking into account the entire parcel, or just the buildable area?

Mr. Uhazie: This one, I believe it's taken into the entire parcel, all the parcels owned by the site. So, it'd be all to the north, as well.

Mr. Schafer: Okay, yeah, because it seems like it's kind of cheating the system of having a medium density, if they're building on half of it in higher density, and then having no density over in the northern half

Mr. Wilshaw: Understood.

Mr. Schafer: And I mean, I don't know where exactly to voice this, not on this particular project, but it seems like in the city, they're going in higher and higher density. And I'm opposed to that. I'm opposed to third, three story high buildings, let alone four-story high buildings. I think the gentleman's comment earlier about, okay, so this is set up now and then. What's to stop somebody from coming in in the future, not speaking against you personally, but that's exactly what we're talking about that Livonia Woods property. We have four-story tall apartments, and now they grab the land just south of that in two parcels that's fairly small and skinny and are going to shoehorn in a couple more four story apartments. I do not like the direction that the city is going and using these properties for that. These are private properties, I understand, and I know that there's a vision to go forward, and, you know, build more of these type of properties for the city. But as far as public properties, I would be very, very against density properties in that manner.

Mr. Wilshaw: Understood. Thank you for your comments. Hi, good evening. Ma'am.

Vicky Johnson, 32209 Jamison Court, Livonia, MI. The city is going to you know where. Rentals everywhere. Nobody's really investing in the city. A rental fly by night. People come in here and there, empty, empty apartments. Might as well put up another drive-thru fast food or another car wash. Disgusting, just disgusting. And it's not even...it's not even pretty. It kind of looks like a gulag. Thanks.

Mr. Wilshaw: Thank you for your comments. We appreciate that. Any other folks wishing to speak, please come forward.

Diana Babcock, 18320, Glastonbury. I'm in the subdivision right across from where this is going to be. My concern is traffic, like people coming out of Parkway, Victory Park, going across Seven Mile

to miss the Seven Mile traffic. They're cutting through our subdivision, going very fast, and I think that's going to become a problem even worse than it is today.

Mr. Wilshaw: Okay, thank you for your comments.

Diane Orou, 19069 Glengarry Drive, Livonia, MI. I'm the first house across from where they're going to build us. We can't be...we have kids playing in the street and with that many cars or that many places being built for apartment rentals, our streets can become a turn around. I just don't want to see it. We've got to find something else for that corner, and not apartments. The traffic is horrible on Seven Mile so I'm against it.

Mr. Wilshaw: Okay. I appreciate those comments.

Tim Orou, 19069 Glengarry Drive, Livonia, MI. I live at the same address, and first off, thank you for getting rid of the house behind me. As you remember from the last meeting. I agree with my wife. It is right now the traffic's very heavy. The Seven Mile area, right by the light, lot of traffic accidents. And probably should do some research, see how many accidents we have. I take I-275 to work. And if I don't leave by 6:30 I have a very difficult time turning left. So, if we're going to be adding and I know they're calling it a fire entrance off a Seven Mile. If that's actually going to be a way to the apartments, that's probably going to increase more traffic, more left turns. That's really a big concern, more so than what the planning is to have the apartments there, but I would, I'm also against it, but really it's the noise is so bad right now, and then the additional traffic. And I would guess you'd have more accidents in that area. But I mean, you do what you do, but I'm not as opposed to the apartments, as much as I am with the traffic, the noise, and as my wife mentioned, we get a lot of turnarounds.

Mr. Wilshaw: Okay, yeah, I'm hearing about traffic concerns from multiple residents here. As far as the actual entrance on, you know, directly to Seven Mile that would...if that was required as part of an emergency entrance for fire vehicles, it would be secured in some way so that wouldn't be publicly accessible.

Mr. Orou: If there was only that, or if it was an actual entrance into the apartments. That's where, that's part I didn't quite understand, right?

Mr. Wilshaw: Yeah, I think it's just strictly as an emergency entrance. So, it'd be restricted in some way, either a gate or what have you. We'll talk to the petitioner about that.

Mr. Orou: I mean, that's really, eventually somebody's going to have to do something to that property. We get that, it's just...take everything else in into consideration, and maybe there's some alternate ways we can reduce the traffic in the north.

Mr. Wilshaw: Okay, understood. Thank you, sir.

Vicki Oliver, 18414 Glastonbury, Livonia, MI. It's the subdivision across Seven Mile from the proposed development. And I just want to say, you know, like when you enter our sub from Seven Mile, there's the partition in the middle. I see so many cars just pull in and turn around and go out because they don't want to make the left-hand turn, or they don't want to. You know, everything's backed up. Coming up Newburgh I have seen the left turn lane backed up almost to Caliburn to turn left on the Seven Mile and 100 more homes, residents are going to make the traffic so much worse. I usually come Blue Skies if I'm going to turn left, because I can't turn left from Glengarry as it is, and just from my house to get to Target can take almost 15 minutes sometimes. And you know how far that is from Seven Mile and Victor Parkway to Target. It's not very far, but between the lights and the traffic all backed up, and now you're putting in yet another restaurant there. I just see traffic, traffic nightmare, that's and they do...I see the cars also race through our subdivision to avoid Seven Mile and Newburgh, thank you.

John Fitch, 37773 Northland, Livonia, MI. Before I start yelling about how much I don't want it, I would say that I've been talking a lot with the people that are building. They have been trying to work with us, but it's still a three-story high brick wall you're putting across my backyard. That's been a beautiful nature spot. One of the things that got me there. I'm not a big fan of the design that they're showing for these condos. I mean, down the street, just by the post hall, we've got beautiful condos over there. These look more like my army barracks, and I don't want to pick on them, but I've told them that too. Traffic's a big, really, big concern. And like they mentioned before, appreciate the fact they plan to keep a green area there, but I don't know how long they'll be there. Buildings get built, they move out. Next guy comes in and wants to build, and if that green space is the way you're going to approve this, is that going to lock that green space in so that five years from now, when somebody else buys it and wants to build

it, you go through this whole thing again and then tell me, well, now the green space ain't as important as it was when you approved this. So now I think we got way too much traffic over there, but understand we're going to build something. I'd prefer if it was real condos and not rentals, because to me, that just looks like an apartment building, and I'm going to be looking at it from now on, instead of what I'm looking at now.

Mr. Wilshaw: Thank you very good. Thank you, sir. Anyone else wishing to speak?

Mr. Wilshaw Hi, good evening, sir.

Dave Osmond. I live in the Caliburn Manor subdivision as well, right across from this facility. Traffic, as everybody said, is probably our biggest concern. Right now, at certain times, rush hour, morning, evening, that Seven Mile is crazy. And now, in addition to what you guys are, what is being proposed at the other end of our sub we have all the pre-K traffic as well. They just put that in. So, there is this conversion of different traffic problems that are going to be huge for us. I mean, we bought these houses to live and enjoy, okay? And if you have to just, you know, try to get in and out of your sub in traffic, it's just not fun anymore. It's just not a place to be. Livonia is an amazing community, and we want to keep it that way. Thank you.

Mr. Wilshaw: Thank you, Mr. Osmond. Anyone else wishing to speak?

(Someone from the audience is speaking from the seat)

Mr. Wilshaw: Ma'am, could we ask that you just come to the microphone to speak, just so that we can get your comments on the record. We do have a vast TV audience that would like to hear you as well. Usually about three to five people watching. Good evening.

Ann Santel, 18325 Glastonbury, Livonia, MI. I'm on the corner of the intersection where people are short cutting through, and the traffic in the two years I've been there has probably tripled already, and to think of another 100 families moving in and using it and abusing it is just deplorable. I'm concerned about our property values being devalued, which is going to affect the income for the city long term. So, I feel like that is just a terrible use of our of the land, okay.

Mr. Wilshaw: Well, thank you for coming up and giving your comments. Anyone else wishing to speak? I think that covers everybody.

Thank you for those comments. And I'm going to ask that Mr. Walker come back if he would like to address any of the items that were raised, especially regarding traffic concerns, which is certainly one of the primary concerns I think that we've heard this evening.

Mr. Walker: Yeah, of course. And I appreciate the opportunity, so I appreciate all the comments. You know, obviously something's going to be built, there, and it's just at a corner of a major intersection along a busy commercial corridor. So, no matter what, something will happen that will generate traffic, you're not going to have everybody rushing at the exact same time. People have different schedules and that sort of thing. And we did have, obviously, a traffic study done. So, I understand change is always, you know, hard. It's part of what we do. We try to mitigate it as best we can. So that's what I would say to that something's going to happen there. As far as the homes themselves, these are the exact same as we build for sale. It is. It's just of a rental nature. And again, it's not your typical renter. It really is somebody that's looking to be in your community, but maybe not, you know, invest for the 10-year period. They might be there for four or five years. They don't want to get kind of saddled with a mortgage. So, you know, from a...we don't have a history of coming in and bringing down home values. Typically values, home values, go up when we build, because that's showing new investment. It's a big investment, right? It's a \$30 million investment in your community. So, you know, from that standpoint, I don't believe values will go down. So, I know those were kind of the biggest ones I hear the comments about design. Again, this is something that we build for sale. You know, those homes usually are in the \$350,000- \$400,000 plus. So it is a high quality product, and it's something that does belong. This isn't smack dab in the middle of a neighborhood. This is on a major roadway. So I'm happy to answer any other ones that maybe I missed. Just to reiterate what Darien said, we will not build on that northern section. We will have a deed restriction. We will go out of our way to make sure that there's something in place, that you will have comfort that nothing will ever happen there. So, I guarantee that, and it'll be something on the record now that we will make sure, you will make sure we do before final approval. So, there's any other thing that I missed, please let me know.

Mr. Wilshaw: The land use to the north was definitely a big concern, and I appreciate the fact that you're committing to purchase that property, which you didn't have to do as part of this process, but

you are and then essentially restricting it, limiting it to its proposed use of an open park area. There is, as part of the consent judgment, a requirement that a certain amount of feet of that property remain open space, regardless of what happens, but you're taking that significantly further by locking that property, and so I do appreciate that comment. I think that covers everything at this point. Is there any questions or comments from any of the commissioners for Mr. Walker before we make our decision? Okay? No additional comments or questions? If not, thank you, sir. Thank you. A motion would be in order.

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

#03-09-2025 **RESOLVED**, That the City Planning Commission does hereby recommend to City Council that Petition 2025-02-08-01 submitted by Robertson Brothers Homes requesting site plan approval under an amended Consent Judgment to construct a residential townhouse development consisting of fifteen (15) buildings and a total of one hundred (100) dwelling units on the properties at 37640 Seven Mile Road located on the north side of Seven Mile Road between Victor Parkway and Newburgh Road in the Southeast $\frac{1}{4}$ of Section 26, be approved subject to the following conditions:

1. The Preliminary Site Plan, identified as Sheet P-2, dated February 12, 2025, prepared by the PEA Group, is hereby approved and shall be adhered to, consistent with the Fourth Amendment to the Consent Judgment between the City of Livonia and Victor East, LLC, except that minor deviations are allowed in the size and placement of the buildings to improve circulation and provide additional site amenities, subject to the approval of the Planning Department.
2. The Petitioner shall work with the Fire Marshal to provide secondary emergency access to the development.
3. The Overall Landscape Plan, identified as Sheet L-1, dated February 10, 2025, prepared by the Land Design Studio, is hereby approved and shall be adhered to.
4. All disturbed lawn areas, including road rights-of-way, shall be sodded instead of hydroseeding.

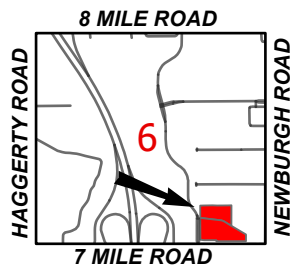
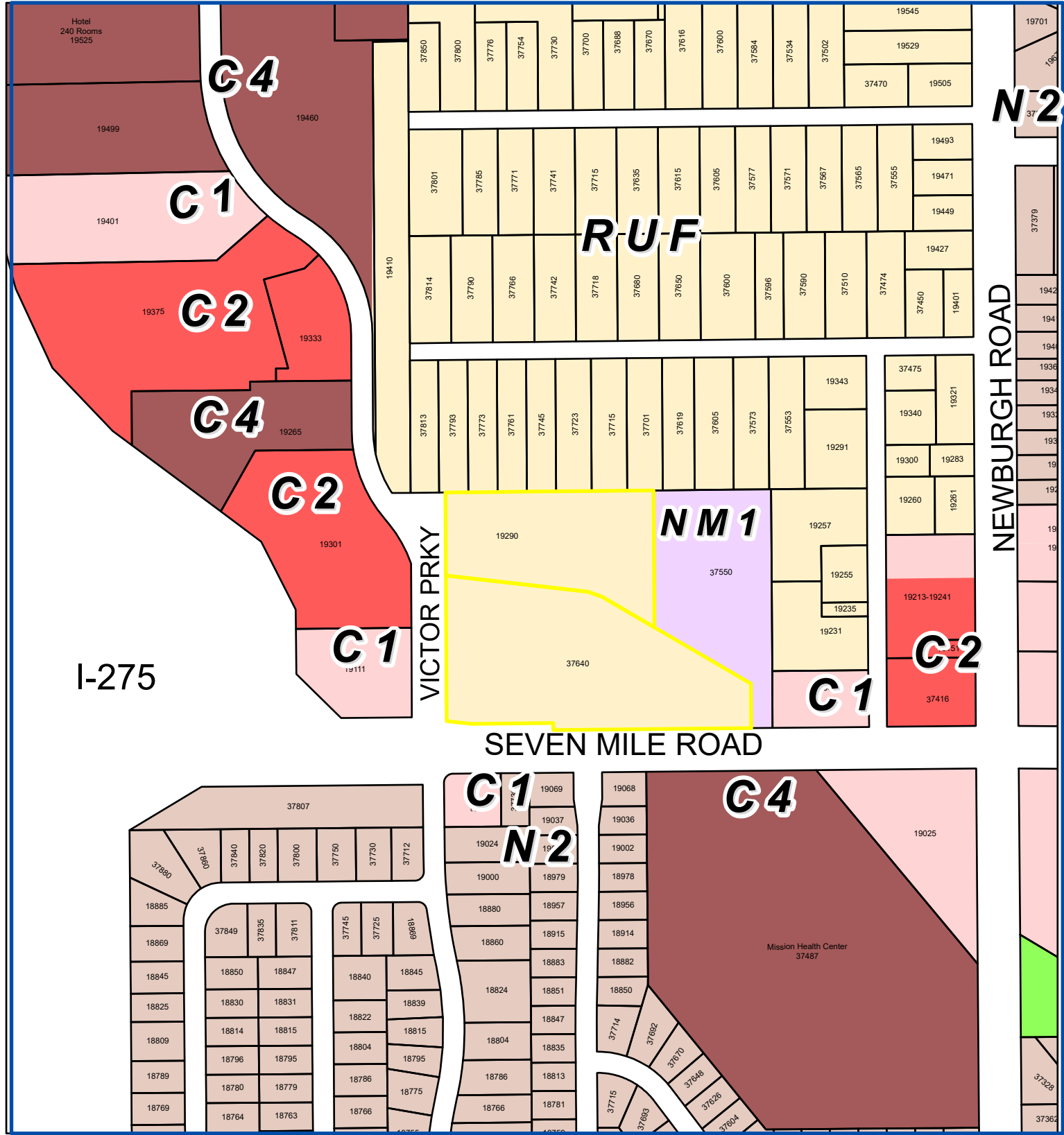
5. Underground irrigation shall be provided for all landscaped and sodded areas, and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.
6. All parking spaces, except the required handicapped spaces, must be double-striped and ten feet (10') wide.
7. The Exterior Building Elevation Plans, identified as Sheet Numbers A-3, A-6, A-7, A-9, and A-11, prepared by Biran Neeper Architecture P.C., are hereby approved with an allowance of color variations to the brick and siding materials and other minor elevation details to provide greater variation in the appearance of the buildings.
8. The maximum height of any pole-mounted light fixtures shall be sixteen feet (16') and shall be located and shielded to prevent light trespass and glare on adjacent properties.
9. The exterior walls of any trash enclosures added to the site shall be constructed out of the same brick used in the construction of the buildings, and the enclosure gates shall consist of solid panel steel or durable, long-lasting solid panel fiberglass.
10. Under Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

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

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

Mr. Wilshaw: Is there any discussion?

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

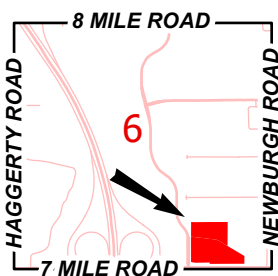
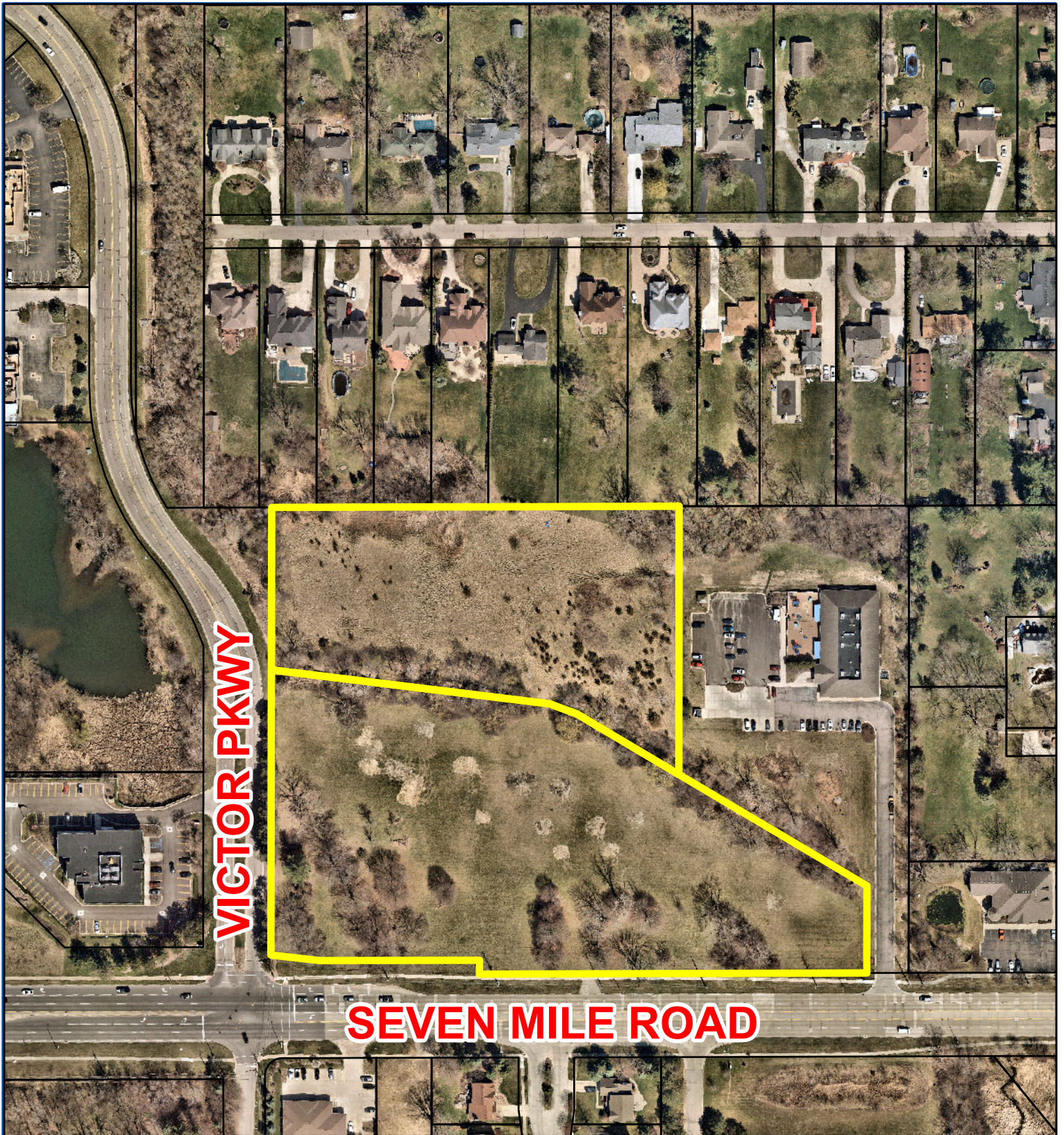


Address & Zoning Map

Petition 2025-02-08-01
One Hundred West
37640 Seven Mile Road



City of Livonia
Planning Department



Aerial Map

Petition 2025-02-08-01
One Hundred West Apartments
37640 Seven Mile Road



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS ITEMS

ITEM 3

Petition 2025-02-08-01 submitted by Robertson Brothers Homes requesting site plan approval under an amended Consent Judgment to construct a residential townhouse development consisting of fifteen (15) buildings and a total of one hundred (100) dwelling units on the properties at 37640 Seven Mile Road located on the north side of Seven Mile Road between Victor Parkway and Newburgh Road in the Southeast ¼ of Section 26.

March 11, 2025, Study Meeting:

This request involves developing a vacant parcel at the northeast corner of Seven Mile Road and Victor Parkway. The proposed project consists of 100 townhomes on 10.18 acres. Multifamily housing on the site is allowed under a consent judgment approved by the City Council on December 13, 2023.

The subject site has a long legal history, commencing in 1997 with the approval of a consent judgment between the City of Livonia and Oakwood Health Systems. The original site was comprised of about 14 acres. Oakwood petitioned the city to build a 50,000-square-foot medical office and ambulatory care facility. At the time, the land was zoned R-U-F, Rural Urban Farm. Oakwood sued after being denied a request to rezone the property to PO, Professional Office.

The 1997 Consent Judgment divided the 14-acre site into three (3) parts: 1) **Parcel A**, which lies south of a drainage course that flows diagonally in a southeasterly direction across the middle of the site; 2) **Parcel B**, measuring about two (2) acres, located north of the drainage creek at the west end of the site; and 3) **Parcel C**, which is mainly on the north side of the creek at the east end of the property. The Consent Judgment allowed Oakwood to develop Parcel A. It also sets forth the future use and development of Parcels B and C. Parcel B must remain open space, subject to an Open Space Preservation Agreement. Parcel C was allowed to be developed as multi-family housing. However, in 2006, the Consent Judgment was amended (Second Amendment to the Consent Judgment), allowing Talon-Livonia TLE, LLC to develop a child daycare facility on the east half of Parcel B. Talon-Livonia TLE, LLC also acquired Parcel C.

Oakwood never built the medical facility and sold Parcel A to S&N Development Company. In 2003, S&N and the City Council amended the consent judgment (First Amendment to the Consent Judgment). S&N then received site plan approval to construct a three-story, 100,000-square-foot general office building. S&N never developed the property and, in 2014, sold it to Etkin Equities (d/b/a Victor East, LLC). Etkin and the City then amended the consent judgment (Third Amendment to the Consent Judgment) and obtained site plan approval to construct a one-story, 54,000-square-foot office research building. After years of unsuccessfully marketing the property for office use, Etkin partnered with DTN to propose developing Parcel A and portions of Parcels B and C for medium-high-density residential. In 2019, the City Council denied a request to rezone the property to R-8, High Rise Multiple Family Residential. Now, in partnership with Etkin, Robertson Brothers Homes proposes lowering the density, constructing townhomes on Parcel A, and preserving Parcel B and

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the remaining undeveloped portion of Parcel C as a private open space park. In December 2023, the Council agreed with the concept presented by Etkin and Robertson Brothers and approved another amendment to the consent judgment.

The Fourth Amended Consent Judgment stipulates that regardless of the RUF zoning classification, Parcel A may be developed and used for a “for-lease residential townhome development to be comprised of approximately 100 units in approximately 15 buildings and with attached garages which has minimum setbacks from Seven Mile and Victor Parkway of fifteen (15) feet; minimum perimeter setback of fifteen (15) feet; minimum separation between buildings of fifteen (15) feet, and a maximum building height of thirty-five (35) feet to the mid-point and three (3) stories in height.” The Amended Consent Judgment approved a “Conceptual Plan” and “Building Elevations,” provided as Exhibits E and F, respectively. Additionally, the Consent Judgment, signed by Circuit Court Judge Edward J. Joseph on June 5, 2024, stipulates that within one (1) year of the date of the Amendment, Victor East shall submit for review and approval by the Livonia Planning Commission and the City Council plans and specifications for the final site plan, substantially consistent with Exhibits E and F. The Consent Judgment further states that the City may impose restrictions and conditions and require modifications as deemed necessary to comply with the Code of Ordinances.

Brownfield Plan

The site qualifies as a brownfield due to arsenic and selenium found in subsurface investigations conducted by ASTI Environmental. Moreover, test borings throughout the site reveal significant areas of organic peat and other poor soils. In November 2024, the Livonia Brownfield Authority (LBRA) approved the use of tax increment financing (TIF) to offset the high development costs associated with the site’s brownfield conditions. In January 2025, the City Council officially approved a ten-year brownfield plan that allows the capture of taxes to reimburse the developer for up to \$1,985,199 of eligible activities costs. A separate section at the end of this report provides key information regarding the brownfield plan and reimbursement agreement.

One Hundred West Site Development Plans

The submitted plans are consistent with the conceptual plans approved in the amended consent judgment. The One Hundred West project shows 15 buildings containing 100 townhome apartments. The number of units per building ranges from four (4) to eight (8). The buildings are arranged around and within an internal private road system generally arranged in a Figure 8 pattern. A single driveway from Victor Parkway would serve the development at a point roughly 250 feet north of Seven Mile Road. Following best access management practices, the proposed site driveway is aligned with an opening in the median opposite the existing STMicroelectronics driveway on the west side of Victor Parkway. The buildings along the perimeter have their fronts facing Seven Mile Road to the south, Victor Parkway to the west, the drainage course to the north, and the stormwater detention pond to the east. Two (2) interior courtyards would be created. One is surrounded by Buildings No. 7, 8, and 9, and the other by Buildings No. 13, 14, and 15. The fronts of all these

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buildings face inward to the two (2) courtyards. This orientation in the placement of the buildings provides design efficiency, with the rear garages to be served by a single road.

As authorized in the Amended Consent Judgment, Building No. 11 at the property's southwest corner is approximately 18 feet from the right-of-way of both Seven Mile Road and Victor Parkway. In the southeast corner, Building No. 6 is shown 15 feet from the right-of-way of Seven Mile Road. The minimum spacing between buildings would be 15 feet, also in compliance with the Amended Consent Judgment.

The spacing between the rear of the buildings is 48 feet, sufficient for 24-foot-wide two-way drive aisles and perpendicular parking on one side but not both. Including the garages, total parking is 234, equal to 2.34 spaces per unit. Additional parking is shown in other areas, including along Horizon Way between Buildings No. 13 and 15 and Lustre Drive between Buildings No. 7, 9, 10, and 14.

Site landscaping is fully detailed on Sheets L-1 through L-5. The plans show compliance with Section 10.03 regarding minimum frontage landscaping, parking lot landscaping, greenbelt buffering, and open landscape requirements. The Plant Schedule identifies eleven (11) different species, including a mix of deciduous and evergreen trees.

Sidewalks are provided throughout the site. The network of walks is interconnected between the fronts of the buildings, including the courtyards, along the major roads, and extending north across the drainage within what is labeled as the “Northern Park Amenity.” The area north of the drainage course was recently acquired from Talon-Livonia TLE, LLC, developer of the childcare center, and includes all of Parcel B and the undeveloped westerly portion of Parcel C. The additional land area comprises approximately 3.79 acres, all of which would remain undeveloped. The excavated peat and organic soils from the project will be deposited and graded in the central upland portion of the Northern Park Amenity, away from the drainage course and associated wetlands. The landscape plan shows passive recreational amenities, including an unpaved (aggregate) walking path, seating, and natural landscape plantings.

Stormwater from the development will be directed into an open detention basin in the site's southeast corner, adjacent to Seven Mile Road. The basin's location is logical based on the site's topography and the fact that it's at the downstream end of the drainage course. Previous engineering studies have been conducted to confirm the basin's relative size and location. It roughly measures 18,530 square feet in surface area. Sheet L-4 provides details on how the basin would be maintained. It shows a seed mix of native grasses intended to be left natural instead of manicured.

The townhomes include 65 two-bedroom and 35 three-bedroom units for 100 apartment dwellings. Counting only Parcel A (6.39 acres), the project density equals 15.65 dwelling units per acre. With the Northern Park Amenity included in the total land area (6.39 acres + 3.79 acres = 10.18 acres), the overall density drops to 9.82 dwelling units per acre, which qualifies the site under a Medium Density Residential land use classification. As a

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comparison, the density of the recently approved townhouse apartment development at Seven Mile and Farmington Roads is 14.97 dwelling units per acre. Building lot coverage for One Hundred West is listed at 14%.

Architectural Plans

There are two (2) primary unit types: a two-bedroom apartment called the “Davenport” and a three-bedroom unit called the “Sherwood.” Both models will have three (3) levels. The three-bedroom units are 20 feet wide and offer a 2-car garage, whereas the two-bedroom units are 16 feet wide and provide only a 1-car garage. Regarding floor area, the three-bedroom apartments would contain 1,644 square feet of living space, and the 2-bedroom apartments would contain 1,327 square feet.

The ground floor of all the units contains the garage (excluded from the living area previously noted), utility closet, flex room, and foyer. A staircase from the ground floor provides access to the second floor, which contains the living room, kitchen, dining, pantry, closet, and powder room. The second level measures 680 square feet on the three-bedroom unit and 548 square feet on the two-bedroom unit. Every apartment would have a deck/balcony supported by columns located off the living room, accessible by a door wall. The third floor includes the bedrooms, laundry closet, and two (2) full baths.

The building height is approximately 29 feet from the finished grade to the eaves. The peaked roofs have a relatively shallow pitch. The primary exterior building materials are face-brick and Hardie siding for the walls and asphalt shingles for the roofs. Per the Consent Judgment, brick covers the lower level, except for the door, window, and garage openings. It also covers the garage half of the second level on the end units and the insets between the units extending up to the second level. Hardie siding covers the upper two floors of the rear of the buildings. It's also shown on the front and side elevations along portions of the first and second levels of the buildings.

March 18, 2025, Regular Meeting:

Discussion at the study meeting focused mainly on building architecture and which townhome style the developer has available is most appropriate for this site. The consensus among the Commissioners is that the proposed elevations are good, but slight variations in the brick colors would provide a preferred visual interest. The Petitioner agreed to consider the Commission's request. Another issue involved the placement and arrangement of the buildings closest to the intersection of Seven Mile Road and Victor Parkway, hoping for greater separation to allow space for some form of amenity or feature (i.e., plaza/walkway). The Petitioner is considering various options; however, it might require relocating a few units. For this reason, the prepared approving resolution allows some flexibility in the size and placement of the buildings to achieve this outcome.

Approving Resolution: The request to develop a multi-family townhouse complex consisting of 15 buildings and 100 for-lease dwelling units on the properties at 37640

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Seven Mile Road, and 19290 Victor Parkway is hereby approved, subject to City Council approval and the following conditions:

1. The Preliminary Site Plan, identified as Sheet P-2, dated February 12, 2025, prepared by the PEA Group, is hereby approved and shall be adhered to, consistent with the Fourth Amendment to the Consent Judgment between the City of Livonia and Victor East, LLC, except that minor deviations are allowed in the size and placement of the buildings to improve circulation and provide additional site amenities, subject to the approval of the Planning Department.
2. The Petitioner shall work with the Fire Marshal to provide secondary emergency access to the development.
3. The Overall Landscape Plan, identified as Sheet L-1, dated February 10, 2025, prepared by the Land Design Studio, is hereby approved and shall be adhered to.
4. All disturbed lawn areas, including road rights-of-way, shall be sodded instead of hydroseeding.
5. Underground irrigation shall be provided for all landscaped and sodded areas, and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.
6. All parking spaces, except the required handicapped spaces, must be double-striped and ten feet (10') wide.
7. The Exterior Building Elevation Plans, identified as Sheet Numbers A-3, A-6, A-7, A-9, and A-11, prepared by Biran Neeper Architecture P.C., are hereby approved with an allowance of color variations to the brick and siding materials and other minor elevation details to provide greater variation in the appearance of the buildings.
8. The maximum height of any pole-mounted light fixtures shall be sixteen feet (16') and shall be located and shielded to prevent light trespass and glare on adjacent properties.
9. The exterior walls of any trash enclosures added to the site shall be constructed out of the same brick used in the construction of the buildings, and the enclosure gates shall consist of solid panel steel or durable, long-lasting solid panel fiberglass.
10. Under Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for one year only from the date of approval by the City Council. Unless a building

MISCELLANEOUS

ITEM 3 Petition 2025-02-08-01 – Robertson Brothers Homes

Page 6

permit is obtained, this approval shall be null and void at the expiration of said period.

MISCELLANEOUS

ITEM 3 Petition 2025-02-08-01 – Robertson Brothers Homes

Page 7

KEY FACTS OF THE BROWNFIELD PLAN AND REIMBURSEMENT AGREEMENT

- Location: NE Corner of Seven Mile Road and Victor Parkway
- Developer/Owner: Etkin Equities and Robertson Brothers
- Property size: 6.38 acres.
- Proposed use: 100 Multifamily Residential Townhomes
- Estimated private investment: \$29,500,000
- Total Estimated Eligible Activities Costs for Developer: \$1,985,199
 - Environmental (EGLE) Activity Costs: \$75,200
 - Local Only Activity Costs: \$1,909,999
- Current Taxable Value/Initial Base Value: \$536,413
- Projected First Year Taxable Value after improvements: \$7,505,364
- 1st year increment: \$6,968,951
- City and other taxing authorities pay no interest
- Plan assumes a 1% annual increase in Taxable Value
- Capture applies only to Real Property. Personal Property not included.
- Tax Capture would commence in Summer 2027 and end in Winter 2041 (15 years total)
- Projected payback period for Developer's Eligible Costs: 10 years (2027-2036)
- Plan includes five (5) years of additional capture for LSRRF (2037-2041)
- 10% of annual TIR would be used to pay Administrative Costs and go to LSRRF
- Total estimated admin fee and deposits to LSRRF: \$1,507,854

STATE TAX INCREMENTAL REVENUE

<i>State Tax Reimbursement to Developer</i>	<i>\$30,705</i>
State Brownfield Revolving Fund (3 mils of SET)	<u>\$43,923</u>
Total State TIR Collected	\$74,628

LOCAL TAX INCREMENTAL REVENUE

<i>Local Tax Reimbursement to Developer</i>	<i>\$1,954,494</i>
10% Administrative Fee/LSRRF	\$349,305
LSRRF (Last 5 Years of Plan)	<u>\$1,158,549</u>
Total Local TIR Collected	\$3,462,348

Total projected State and Local Capture	\$3,536,976
◦ City contribution (~24.6%)	\$870,096

<i>Total Estimated Reimbursement to the Developer</i>	\$1,985,199
--	--------------------



February 13, 2025

City of Livonia Planning Department

Re: **One Hundred West** Site Plan Narrative
Property at the northeast corner of 7 Mile and Victor Parkway
Parcel Number **46-024-99-0016-007**
Livonia, MI

Etkin Management and Robertson Brothers Homes are pleased to submit for consideration a preliminary site plan for property located at the northeast corner of 7 Mile Road and Victor Parkway, just east of the I-275 freeway. The 10.18-acre parcel is envisioned as a high quality, for-lease “missing middle” residential townhome community with access to nearby restaurants and employment centers. The proposed plan for the parcels consists of 100 townhomes, developed to provide a residential aesthetic for a property that has historically been envisioned as more intense commercial use. The plan will add additional residents to the burgeoning area to support the retail and employment infrastructure that the City of Livonia has worked hard to create.

The vision for the project is centered in the philosophy of creating a high-quality development with a product that offers far more than a typical garden style apartment. Each unit in the development will have its own one or two-car attached garage along with guest surface parking. Due to increased costs and high interest rates, a missing middle housing typology is highly sought in the marketplace, and it is most successful when located near employment and freeways. We have found that there is a market for individuals that decide to rent by choice when given the opportunity to have quality housing, that in both appearance and function is an attached single family home with private attached garages.

The parcels are currently governed by an amended Consent Judgment that was approved by the City Council in 2024 to permit the proposed use. The parcels have sat vacant for many years, and we believe the current proposal is the optimum plan to bring life to the area and presents the best use of the property. The One Hundred West community will add much needed housing to a transitional corner, acting as a logical transition from residential uses to the north and south and surrounding higher intensity commercial uses.

Concept Plan



The site is laid out to front the units along 7 Mile, thus creating a high value design aesthetic to the public. Internally, guest parking spaces are provided in addition to 1 and 2 car attached garage parking spaces for each unit. The density proposed of 9.82 units per acre is consistent with the density approved in nearby multifamily developments. We believe that the project is compatible with surrounding uses as there are no single family homes in direct proximity, and the project is a logical transition to the higher intensity commercial land uses to the east and west. Further, additional rooftops will ensure success for the City's mixed-use areas located along the Haggerty Corridor and further along Victor Parkway, further justifying missing middle residential. Restaurant and retail uses are plenty along these corridors and the property is mid-block, which is not conducive to retail land use.

A separate parcel has been acquired to provide for an opportunity to provide open space to the north. The benefits of acquiring this parcel and adding to the development are two-fold, as it provides for an amenity for the future residents and guarantees that future development cannot occur on the parcel, to the benefit of the neighboring homeowners. This parcel is also part of the Consent Judgment with an open space deed restriction, but allows for a portion of the site to be developed with commercial uses. The proposed One Hundred West plan provides for an opportunity to utilize the property in a low impact but beneficial land use pattern.

Site Constraints

The site has challenges relating to soil conditions that include fill and peat, requiring specialized footings and soil removal and replacement. Further, there are areas that have a water table as shallow as 4', which will require dewatering during land development activities. The project has recently received approvals from the City for a Brownfield plan that addresses the extraordinary costs related to the existing site conditions.

Product Design

The elevations of the homes have been proposed to create a high-quality aesthetic that help to establish a sense of place and identity for the community. We believe the design of the elevations is an iterative process with Staff and the Planning Commission and look forward to conversations regarding this aesthetic. The homes feature two and three bedroom floorplans and each home includes a one or two car attached garage. The units are not stacked and are designed as 3-story attached townhomes that range from 1,300 to 1,600 square feet in size. Trash pickup is managed similar to a single family neighborhood, with individual bins stored within the enclosed garages with weekly City curbside pickup. All mechanical equipment will be ground mounted and screened from view.



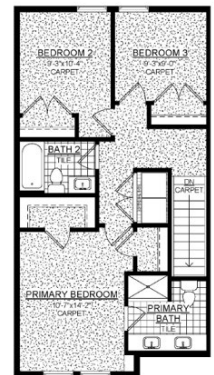
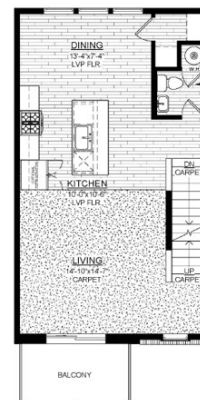
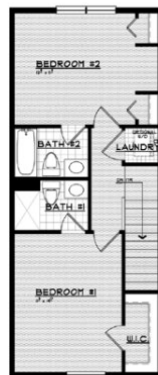
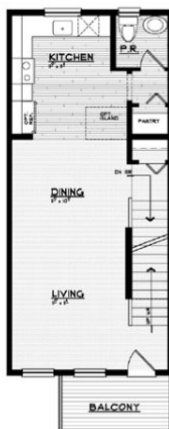
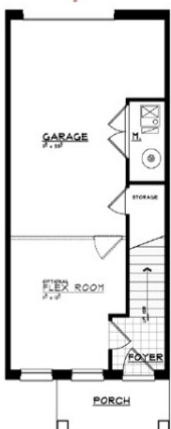
<https://my.matterport.com/show/?ref=em&m=p9dCz8bYaPL>

Aspen Townhome

Approximately 1,300 SF

SHERWOOD

1,644 sqft.



One Hundred West Narrative

Development Standards

Schedule of Regulations and Modifications One Hundred West – Attached 1-Car and 2-Car Townhomes	
	One Hundred West
Number of Units	100
Minimum Building Setbacks	
Front Setback (Bldg)	15'
Building Separation	15'
Side/Rear Setback Principal	15'
Principal Building Height to Midpoint	3 Stories/35 Feet

Etkin currently owns the property and the project will be a joint venture between the organizations. Etkin Management is a full-service commercial real estate firm engaged in the development, acquisition, management, and marketing of office, industrial, retail, hotel and mixed-use properties. Formed in 1982, the company is also actively involved in fee-based property management and development services on behalf of third party owners. To date, Etkin Management has developed more than 60 high-profile properties consisting of over 9.5 million square feet of commercial space. Etkin Management has played a prominent role in southeast Michigan real estate development and acquisitions for nearly three decades. The privately owned company is capably led by Douglas Etkin and Curtis Burstein. While its work has garnered numerous industry awards, Etkin Management measures its success by a single benchmark: unequalled client satisfaction.

Since 1945, Robertson Homes has been building both condominium and single-family home developments in Southeastern Michigan. Based in Bloomfield Hills, MI, the family-run company is led by Chairman Paul C. Robertson Jr., CEO James V. Clarke and President Darian L. Neubecker. Along with the devoted team members that specialize in the many facets of home building, the company possesses the ability to accommodate various types of living spaces, from single-family homes to condos, to meet the ever-changing demands of the Metro Detroit marketplace. What all started as an effort to create small, affordable housing for returning WWII veterans in Berkley and Royal Oak soon flourished into one of Detroit's most distinguished home-building companies—garnering national attention and receiving a myriad of awards. Robertson Homes is passionate about

building lively, beautiful communities with a wide array of home styles to meet the needs and exceed the desires of Michigan residents. As an accredited new home builder, the company strives to create houses that not only meet standards for building excellence but serve as places neighbors are proud to call home.

Etkin Management and Robertson Brothers Homes are pleased to present the One Hundred West concept plan. There will be a positive economic impact to the City in property taxes paid, and importantly add residents to strengthen the existing retail businesses in the area. The development will be a strong addition to the City and will take an otherwise undevelopable property into productive use.

Please let me know if any additional information is required at this time.

Thank you.

Respectfully,



Tim Loughrin | VP of Land Acquisition

Robertson Brothers Homes

6905 Telegraph Rd, Suite 200, Bloomfield Hills, MI 48301

Direct Dial: 248.282.1428 | Mobile: 248.752.7402

tloughrin@robertsonhomes.com

MEMO

VIA EMAIL: tloughrin@robertsonhomes.com

To: **Mr. Tim Loughrin**
Robertson Brothers Homes

From: **Jacob Swanson, PE, PTOE**
Paul Bonner, EIT
Fleis & VandenBrink

Date: **September 5, 2024**

Re: **Proposed Residential Development**
Livonia, Michigan
Traffic Impact Assessment

1 INTRODUCTION

This memorandum presents the results of the Traffic Impact Assessment (TIA) for the proposed residential development in Livonia, Michigan. The project site is located generally in the northeast quadrant of the Seven Mile Road & Victor Parkway intersection, as shown on the attached **Figure 1**. The proposed development plan includes the construction of residential townhome units on property that is currently vacant. Site access is proposed via one (1) full-access driveway on Victor Parkway, aligned opposite an existing driveway; Victor Parkway is under the jurisdiction of the City of Livonia.

The scope of work for this study was developed based on Fleis & VandenBrink's (F&V) knowledge of the study area, understanding of the development program, accepted traffic engineering practice, information published by the Institute of Transportation Engineers (ITE), and pursuant to the requirements of the City of Livonia for site plan review and approval. Sources of data for this study include the Michigan Department of Transportation (MDOT), the Wayne County Department of Public Services (WCDPS), the Southeast Michigan Council of Governments (SEMCOG), ITE, and the City of Livonia.

2 BACKGROUND DATA

2.1 EXISTING ROAD NETWORK

Vehicle transportation for the study area is provided via 7 Mile Road, with regional transportation provided via I-275. Further information on the study roadway network is attached and summarized below in **Table 1**.

Table 1: Roadway Information

Roadway Segment	7 Mile Road	Victor Parkway	I-275
Number of Lanes	5 (two-lanes each direction and a center two-way left-turn lane)	4 (two-lanes each direction)	8 (four-lanes each direction)
Functional Classification	Other Principal Arterial	Local	Interstate
Roadway Jurisdiction	WCDPS	City of Livonia	MDOT
Posted Speed Limit	45-mph	30-mph	70-mph
AADT (SEMCOG 2025 Forecast)	30,730 vpd	N/A	195,840 vpd

3 SITE TRIP GENERATION

The proposed development includes the construction of residential townhomes. The number of weekday peak hour (AM and PM) and daily vehicle trips that would be generated by the proposed development were calculated based on data published by ITE in the *Trip Generation Manual, 11th Edition*. The trip generation projections utilized in this analysis are summarized in **Table 2**.

Table 2: Site Trip Generation

Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
					In	Out	Total	In	Out	Total
Single-Family Attached Housing	215	100	DU	712	12	34	46	33	23	56

4 SITE TRIP DISTRIBUTION

The vehicular trips that would be generated by the proposed development were assigned to the study roadway network based on the proposed site access, the existing peak hour traffic patterns on the adjacent roadway network, and the methodologies published by ITE. Additionally, the Southeast Council of Michigan Governments (SEMCOG) traffic volume forecast database was utilized to obtain current traffic volume data along the study roadway network; the SEMCOG data is attached for reference.

The adjacent street traffic volumes were used to develop the trip distribution. It was assumed that the trips in the AM are home-to-work based trips and the trips in the PM are work-to-home based trips. The ITE trip distribution methodology also assumes that new trips will return to their direction of origin. The site trip distributions used in the analysis are summarized in **Table 3**.

Table 3: Site Trip Distribution

To/From	Via	AM	PM
North	Victor Parkway	5% ¹	5% ¹
North	I-275	41%	41%
South	I-275	41%	30%
East	7 Mile Road	7%	7%
West	7 Mile Road	6%	7%
Total		100%	100%

The vehicular traffic volumes shown in **Table 2** were distributed to the study roadway network according to the distribution shown in **Table 3**. The site-generated peak hour trips for the proposed development are shown in the attached **Figure 2**.

5 DRIVEWAY SPACING

The City of Livonia Zoning Ordinance (Section 9.02) was utilized to evaluate the location of the proposed site driveway on Victor Parkway, in relation to nearby intersections and access points within 450-feet of the project site. The proposed site driveway and the distance to nearby intersections / driveways within close proximity to the project site are summarized in **Table 4** and shown in **Exhibit 1**.

Table 4: Driveway Spacing Summary

Adjacent Driveways & Intersections			Spacing	Livonia Criteria	WCDPS Criteria	Met
Site Drive	to	7 Mile Road	250 feet	50 feet	230 feet	YES

The driveway spacing review indicates that the proposed Site Drive on Victor Parkway is expected to meet the City of Livonia and WCDPS desirable driveway spacing criteria, in relation to the nearby 7-Mile Road intersection. Additionally, the proposed site driveway will be aligned directly opposite the existing STMicroelectronics driveway, which follows best access management practices.

¹ Traffic volume data was not available along Victor Parkway; therefore, approximately 5% of trips were assumed to travel to/from the north via Victor Parkway, based on the close proximity of the project site to 7-Mile Road and the I-275 interchange.

Exhibit 1: Driveway & Intersection Spacing

6 CONCLUSIONS

The conclusions of this TIA are as follows:

- The proposed development includes the construction of residential townhomes, on land that is currently vacant. Site access is proposed via one (1) full-access driveway on Victor Parkway.
- The proposed development will have negligible impact on the adjacent street operations due to the low volume of traffic generated by the proposed development.
- The proposed site driveway is expected to meet the desirable driveway spacing criteria and will be aligned opposite an existing driveway, which follows best access management practices.

Any questions related to this memorandum, study, analysis, and results should be addressed to Fleis & VandenBrink.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

Attachments: Site Concept Plan
Figures 1–2
SEMCOG Traffic Volumes



Site Data:

Gross Site Area: 6.38 Ac.
Proposed Units: 100 Units
1 Car Townhomes: 65 Units
2 Car Townhomes: 35 Units
Proposed Density: 15.67 Du. / Ac.

Building Setbacks:
Front Yard: 19' min.
Side Yard: 15' min.
Building Separation: 15' min.

Parking:
Garage Parking: 135 spaces
Apron Parking: 65 spaces
Guest Parking: 30 spaces
Parking Distribution: 2.30 spaces / Du.

Road Width: 24'
Road Length: 1,841 LF
Road Length per Unit: 18.41 LF / Du.

Site Plan Rendering

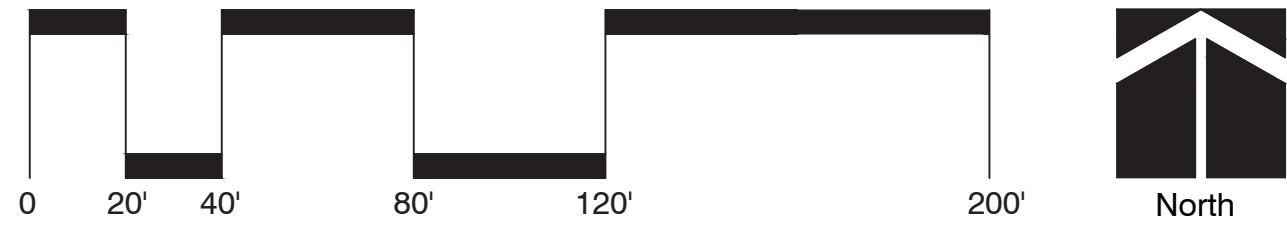
7 Mile & Victor Parkway
Livonia, Michigan
Robertson Brothers Homes

June 2023



Prepared By: Land Design Studio
750 Forest Avenue - Suite 101
Birmingham, MI 48009
(248) 594-3220

Prepared For: Robertson Brothers Homes
6905 Telegraph Road - Suite 200
Bloomfield Hills, MI 48301
(248) 657-4968



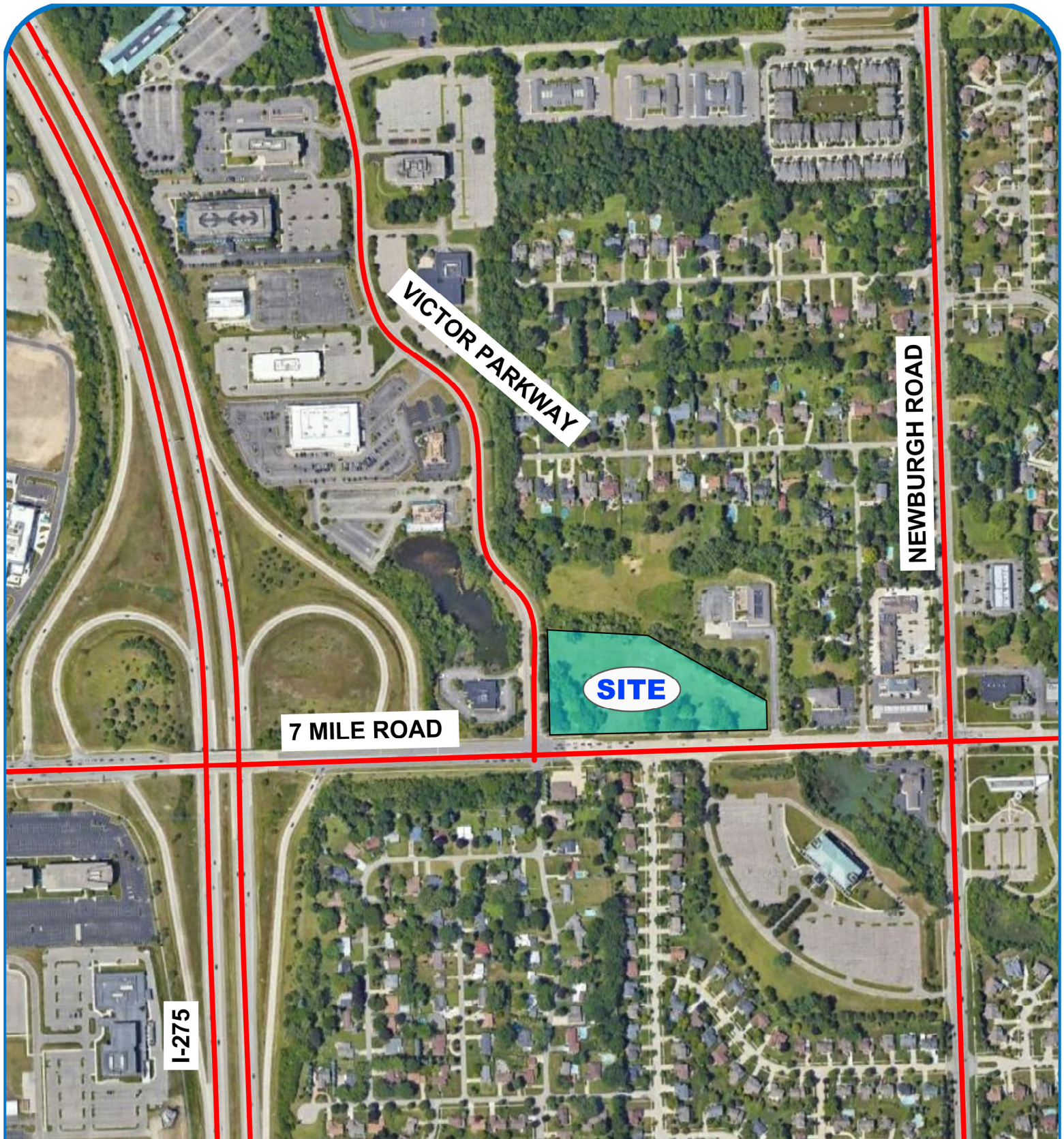


FIGURE 1 SITE LOCATION MAP

ROBERTSON BROTHERS RESIDENTIAL TIA - LIVONIA, MI

LEGEND



SITE LOCATION



NORTH
SCALE: NOT TO SCALE

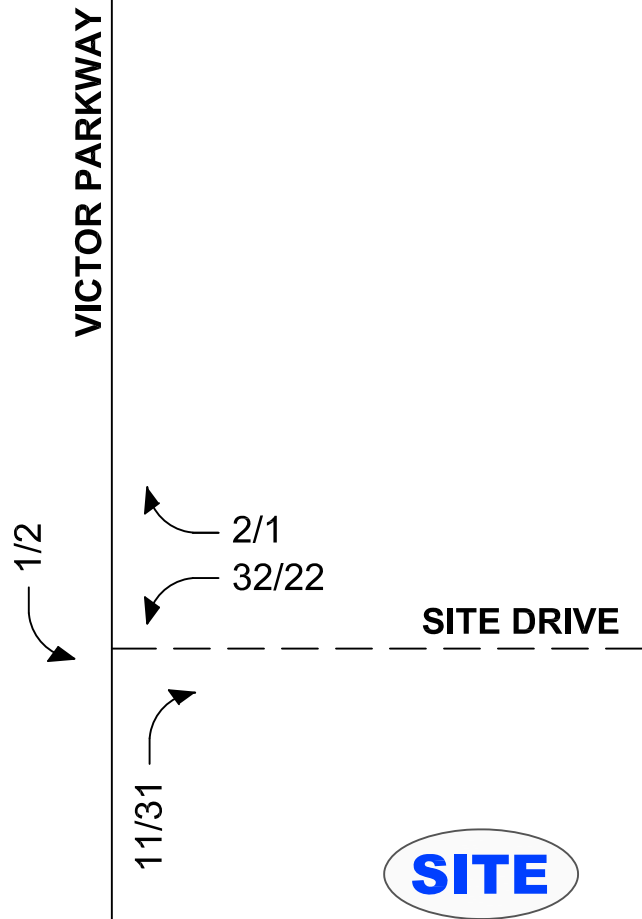


FIGURE 2

SITE-GENERATED TRAFFIC VOLUMES

ROBERTSON BROTHERS RESIDENTIAL TIA - LIVONIA, MI

LEGEND

- ROADS
- PROPOSED ROADS
- TRAFFIC VOLUMES (AM/PM)



Road Name:	7 Mile
Weekday VMT:	5,312
Weekday VHT:	189
Segment Length (miles):	0.17

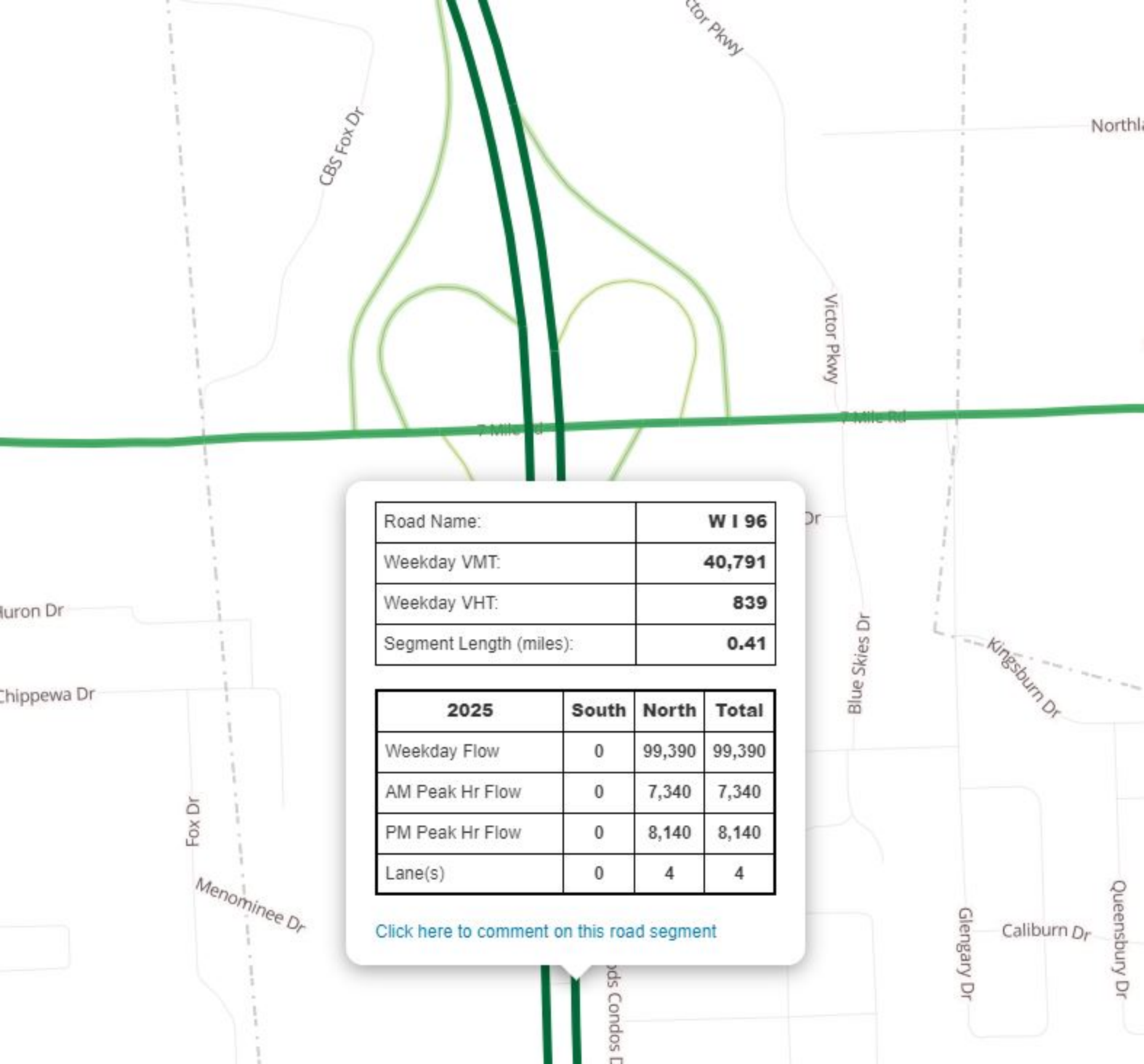
2025	East	West	Total
Weekday Flow	15,820	14,910	30,730
AM Peak Hr Flow	1,140	1,020	2,160
PM Peak Hr Flow	1,440	1,410	2,850
Lane(s)	2	2	4

[Click here to comment on this road segment](#)

Road Name:	W I 96
Weekday VMT:	37,429
Weekday VHT:	726
Segment Length (miles):	0.39

2025	Southeast	Northwest	Total
Weekday Flow	0	96,220	96,220
AM Peak Hr Flow	0	7,010	7,010
PM Peak Hr Flow	0	7,960	7,960
Lane(s)	0	4	4

[Click here to comment on this road segment](#)



Road Name:	W I 96
Weekday VMT:	40,791
Weekday VHT:	839
Segment Length (miles):	0.41

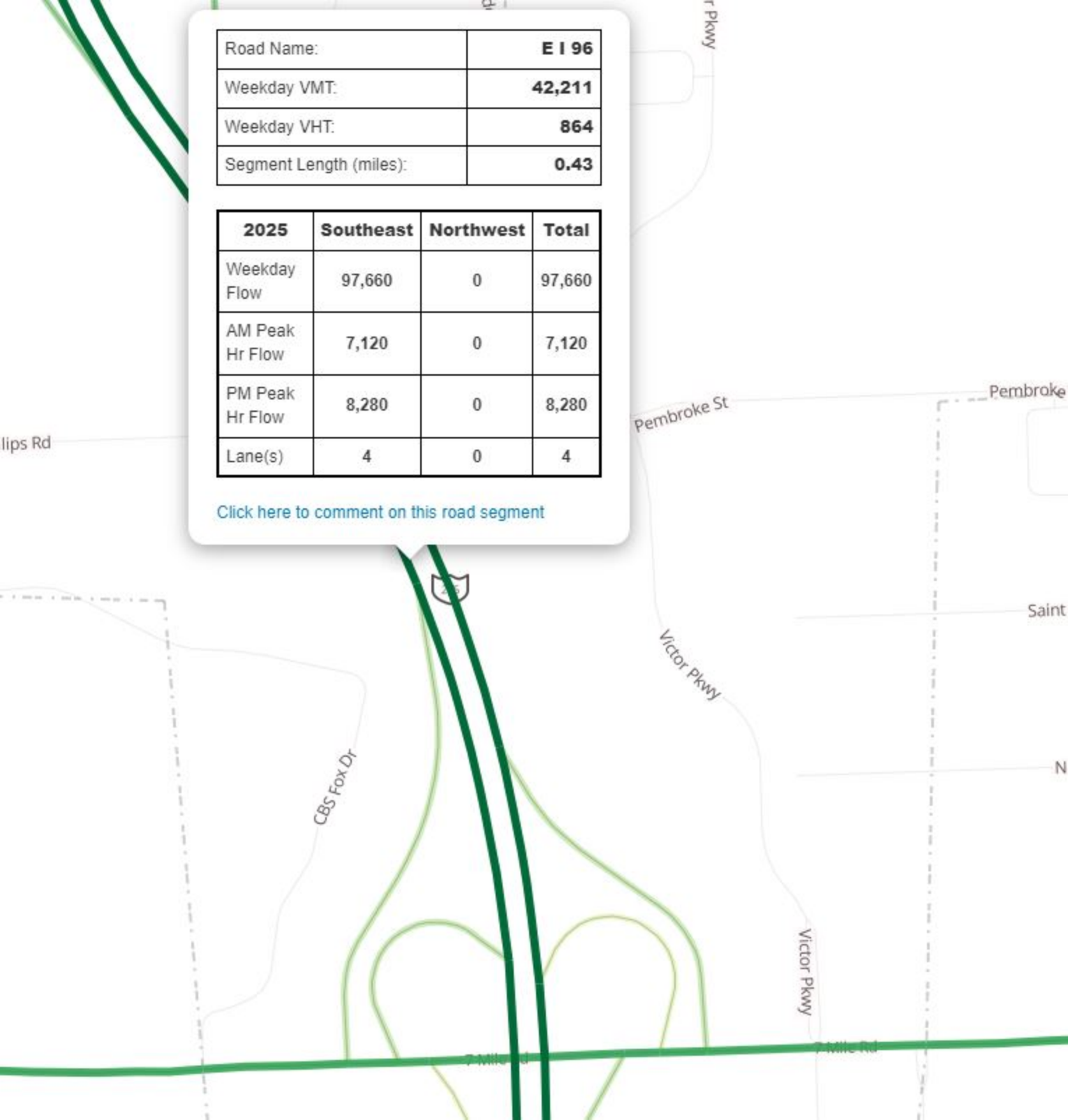
2025	South	North	Total
Weekday Flow	0	99,390	99,390
AM Peak Hr Flow	0	7,340	7,340
PM Peak Hr Flow	0	8,140	8,140
Lane(s)	0	4	4

[Click here to comment on this road segment](#)

Road Name:	E I 96
Weekday VMT:	42,211
Weekday VHT:	864
Segment Length (miles):	0.43

2025	Southeast	Northwest	Total
Weekday Flow	97,660	0	97,660
AM Peak Hr Flow	7,120	0	7,120
PM Peak Hr Flow	8,280	0	8,280
Lane(s)	4	0	4

[Click here to comment on this road segment](#)



Road Name:	E I 96
Weekday VMT:	39,078
Weekday VHT:	828
Segment Length (miles):	0.39

2025	South	North	Total
Weekday Flow	99,620	0	99,620
AM Peak Hr Flow	7,120	0	7,120
PM Peak Hr Flow	8,430	0	8,430
Lane(s)	4	0	4

[Click here to comment on this road segment](#)

STATE OF MICHIGAN
IN THE CIRCUIT COURT FOR THE COUNTY OF WAYNE

OAKWOOD HEALTHCARE SYSTEM,
a Michigan non-profit corporation, KENNETH
STONE, ROBERT J. BAZZETT,
NORMA E BAZZETT, CLARENCE ULLSTROM
and PATRICIA ULLSTROM,
Plaintiff

Case No. 97-704696-CZ
Hon. John A Murphy
Reassigned to
Hon. _____

v

CITY OF LIVONIA, a Michigan Municipal
Organization,

Defendant.

Paul A. Bernier (P39119)
Michael E. Fisher (P37037)
Attorneys for Defendant
33000 Civic Center Drive, FL 4
Livonia, MI 48154
734.466.2520
pbernier@livonia.gov
mfisher@livonia.gov

C. Kim Shierk (P37694)
Attorney for Plaintiffs
Williams Williams Rattner & Plunkett, P.C.
380 N Old Woodward Avenue
Suite 300
Birmingham, MI 48009
cks@wwrplaw.com

FOURTH AMENDMENT TO CONSENT JUDGMENT

At a session said Court, held in the
City of Detroit, County of Wayne,
State of Michigan

On: _____

Present: Honorable _____

Circuit Court Judge

UPON STIPULATION AND CONSENT OF THE PARTIES, by and through their respective attorneys, this court finds:

1. Defendant, City of Livonia (hereinafter "City"), is a municipal corporation, organized and existing under Act 279, Public Act 1909, as amended, MCL 117.1, et seq., located in Wayne County, Michigan.

2. Oakwood Healthcare System ("Oakwood") was the owner of certain land ("Property") that comprised approximately fourteen (14) acres located adjacent to Seven Mile Road and Victor Parkway in the City of Livonia. The legal description of the Property is attached as Exhibit A.

3. The portion of the Property which is approximately 6.376 acres located south of the drainage creek, which traverses the Property, shall be referred to as Parcel A. The legal description of Parcel A is attached as Exhibit B.

4. The portion of the Property which is comprised of approximately two (2) acres and is located north of the drainage creek at the western end of the Property shall be referred to as Parcel B. The legal description of Parcel B is attached as Exhibit C.

5. The portion of the Property that is comprised of approximately five and six tenths (5.6) acres located north of the drainage creek on the eastern side of the Property shall be referred to as Parcel C. The legal description of Parcel C is attached as Exhibit D.

6. Kenneth Stone, Robert J. Bazzett, Norma E. Bazzett, Clarence Ullstrom and Patricia Ullstrom, the prior owners of the Property, together with Oakwood, the then purchaser of the Property, filed an application with the City seeking to rezone the Property (along with an approximate 6.76 acres of adjoining property hereafter referred to as Parcel A) from RUFC, Rural Urban Farm District, to PO, High Rise Office, which was denied by the City Council on August 26, 1996. Thereafter, a Petition was filed with the City of Livonia Zoning Board of Appeals requesting a use variance which was denied. Ultimately, the then landowners and Oakwood filed a complaint against the City seeking a proposed use of the Property and seeking other relief. Ultimately, all of

the parties resolved their disputes by virtue of the entry of a Consent Judgment on the 22nd day of September, 1997.

7. Kenneth Stone, Robert J. Bazzett, Norma E. Bazzett, Clarence Ullstrom and Patricia Ullstrom previously conveyed the Property to Oakwood and, accordingly, have no further interest in the subject of the litigation and are therefore not a party to this Fourth Amendment to Consent Judgment.

8. On May 22, 2003, this Court entered an Amended Consent Judgment upon the stipulation of Oakwood, S & N Development Company, LLC ("S & N"), who was then the purchaser of Parcel A of the Property from Oakwood, and the City to permit a proposed development on Parcel A.

9. On April 21, 2006, this Court entered the Second Amended Consent Judgment upon the stipulation of Oakwood, Talon-Livonia TLE, LLC ("Talon"), who was then the purchaser of Parcels B and C of the Property, and the City to permit a proposed childcare facility to be constructed on Parcels B and C.

10. On February 6, 2014, this Court entered the Third Amendment to Consent Judgment upon stipulation of Victor East, LLC ("Victor East") which was the then owner of Parcel A of the Property.

11. In that Parcels B and C have been developed, because Talon is bound by the terms of the Second Amendment to Consent Judgment, and in that Talon and Parcels B and C are not affected by the development of Parcel A, Talon is not a party to this Fourth Amendment to Consent Judgment. Therefore, this Fourth Amendment to Consent Judgment is not intended to supersede the Second Amendment to Consent Judgment; but rather, its purpose is to only address the development of Parcel A.

12. Oakwood sold Parcel A to S & N. Oakwood has no further interest in the subject of the litigation and therefore is not a party to this Fourth Amendment to Consent Judgment.

13. Bank of America (hereinafter "B of A") acquired title to Parcel A by foreclosure of its mortgage on Parcel A. B of A sold Parcel A to Victor East who is the current owner of Parcel A therefore S & N and B of A have no further interest in the subject of the litigation and is therefore are not a party to this Fourth Amendment to Consent Judgment.

NOW THEREFORE, this Fourth Amendment to Consent Judgment being presented to the Court pursuant to stipulation of the parties and the Court having determined that this proposed Fourth Amendment to Consent Judgment is reasonable and just, and being otherwise fully advised in the premises;

IT IS HEREBY ORDERED:

Section 1 – Zoning and Development of the Property

1.1 Zoning of Parcel A
The zoning of Parcel A shall remain as set forth in the Amended Consent Judgment.

1.2 Development of Parcel A

From and after the date of this Fourth Amendment to Consent Judgment, the use and development of the subject property shall be as follows:

Development of Parcel A shall be as follows:

A. Parcel A

Regardless of the RUFC zoning classification, Parcel A may be developed and used for the uses set forth in the Amended Consent Judgment.

In addition to the uses set forth in the Amended Consent Judgment, Parcel A may be developed and used for a for-lease residential townhome development to be comprised of approximately 100 units in approximately 15 buildings and with attached garages (the "For-Lease Residential Townhomes") which has minimum setbacks from Seven Mile and Victor Parkway of fifteen (15) feet; minimum perimeter setback of fifteen (15) feet; minimum separation between buildings of fifteen (15) feet; and a maximum building height of thirty-five (35) feet to the mid-point

and three (3) stories in height. The conceptual rendering is attached as Exhibit E ("Conceptual Plan"), in accordance with the terms of this Fourth Amendment to Consent Judgment and the proposed conceptual elevations attached as Exhibit F (the "Building Elevations").

1. Plan Approval

- (a) The Conceptual Plan, a copy of which appended as Exhibit E, is granted conceptual approval.
- (b) Within one (1) year of the date of this Fourth Amendment to Consent Judgment, Victor East shall submit for review and approval by the Livonia Planning Commission and the Livonia City Council pursuant to Section 13.13(12) of the City of Livonia Zoning Ordinance, plans and specifications for the final site plan, which shall include, without limitation, building elevations, preliminary engineering plans, landscaping plans, sign plans, etc. that are substantially consistent with attached Exhibits E and F. The City, as part of its review and approval of the site plan, shall be permitted to impose restrictions and conditions and require modifications as deemed necessary to comply with the City of Livonia Code of Ordinances, except as permitted herein.
- (c) The For-Lease Residential Townhomes shall be constructed of durable, long-lasting materials, including brick, stone, or other masonry products and siding approved by the City. At a minimum, the first floor of the buildings, exclusive of doors and windows, shall be brick, stone, or other masonry products. The second and third floors may contain fiber cement or high-quality horizontal and board and batten vinyl as may be approved by City staff and the Planning Commission.

- (d) The City shall issue on a timely basis and without unreasonable delay, all such final site plan approval; and thereafter building and other permits as shall be necessary or appropriate for the development and construction of the For-Lease Residential Townhomes and subject to the conditions of this Fourth Amendment to Consent Judgment.
- (d) The design of the For-Lease Residential Townhomes, including the materials used in construction, shall comply with applicable ordinance standards.
- (e) Victor East shall commence construction of the For-Lease Residential Townhomes within one (1) year of receiving final site plan approval.

2. Additional Conditions

- (a) The development of Parcel A shall be subject to the following conditions:
 - (i) The building and development shown in the Conceptual Plan, and the final site plan, shall comply with the development standards of Section 5.02 of the City of Livonia Zoning Ordinance, as amended, and with the NM1, Neighborhood Multifamily District Regulations as a Planned Residential Development, and all other ordinances and regulations of the City, and all building code and engineering requirements, except as permitted herein.
 - (ii) In the event Parcel A is not developed for, or ceases to be actively used for the For-Lease Residential Townhomes for a period in excess of three (3) years, then any other

proposed use of Parcel A for purposes other than expressly permitted under the RUFC zoning classification shall be subject to approval of the Livonia City Council, which approval shall not be unreasonably withheld, so long as the proposed use of Parcel A is For-Lease Residential Townhomes use or similar or lesser intensity, as provided in this Fourth Amendment to Consent Judgment. Any subsequent approval given by the Livonia City Council, under this subparagraph shall be embodied into an amendment to this Fourth Amendment to Consent Judgment and entered with this Court. If the Livonia City Council approved a use under this subparagraph, Victor East or its successor in interest shall be required to obtain site plan approval for any approved use through the procedures in place.

- (iii) The development, construction and use of Parcel A as described above shall not be considered to be non-conforming; however, Livonia's Zoning Ordinance, Section 12.01, shall control the continuation of the uses as though it were non-conforming in the event paragraph (ii) above becomes operative.

(b) Building and Other Permits for Parcel A

Pursuant to the other provisions of this Fourth Amendment to Consent Judgment, the City will issue building permits and all other permits necessary to enable the construction of the For-Lease Residential Townhomes, in accordance with the Conceptual Plan.

Victor East shall be required to pay all necessary fees and otherwise comply with the City's bonding requirements and ordinances.

- (c) The City agrees to approve the installation of a conforming ground sign on Parcel A at the curb cut along Victor Parkway.

Section 2 - Enforcement of Fourth Amendment to Consent Judgment

2.1 Enforcement of Fourth Amendment to Consent Judgment

In the event of a proceeding to enforce this Fourth Amendment to Consent Judgment, any party may seek to recover costs and attorney fees in addition to any other applicable and available relief.

Section 3 – Additional Provisions

3.1 The terms and provisions of this Fourth Amendment to Consent Judgment shall be binding upon and inure to the benefit of the respective successors and assigns of the parties hereto. The parties and their respective successors and assigns treat and cooperate with one another in good faith and shall neither take any action which is contrary to or interferes with the spirit of this Fourth Amendment to Consent Judgment, nor omit any action which is necessary or convenient to or consistent with the spirit and intent of this Fourth Amendment to Consent Judgment.

3.2 The parties shall execute any and all documents and/or enter into such agreements as are necessary or convenient to carry out the intent of this Fourth Amendment to Consent Judgment.

3.3 This Fourth Amendment to Consent Judgment is declared to be in recordable form, and the covenants contained herein are declared to be covenants running with the land and all portions or divisions thereof, and the Wayne County Register of Deeds be, and hereby is, ordered to record a true copy of this Fourth Amendment to Consent Judgment in the land records of Wayne County.

3.4 The terms of this Fourth Amendment to Consent Judgment may be amended to, changed or modified but only by written agreement executed by the parties hereto and approved and ordered by this Court.

3.5 To the extent that this Fourth Amendment to Consent Judgment conflicts with any City Ordinance requirements, the terms of this Fourth Amendment to Consent Judgment shall control. To the extent that this Fourth Amendment to Consent Judgment is silent on issues regulated by City Ordinances, then the City Ordinance shall control, provided that the application of any such Ordinance to this development shall not prevent or impede the construction or furtherance of the development as approved herein.

3.6 Notwithstanding anything herein to the contrary, the terms, conditions, restrictions, and covenants of this Fourth Amendment to Consent Judgment are expressly subject to and shall be superseded by any future change in the zoning classification applicable to Parcel A which is approved by the City and the owner of the Parcel A which is subject to a change in zoning classification (in which case, the requirements of the zoning classification and any other agreement between the affected parties would control).

3.7 This Court retains jurisdiction to assure compliance with the terms of the Fourth Amendment to Consent Judgment.

Circuit Court Judge

CITY OF LIVONIA

VICTOR EAST, LLC,
a Michigan limited liability company

By: _____

Douglas M. Etkin

Its: Manager

By: /s/ Maureen Miller Brosnan

Maureen Miller Brosnan

Its: Mayor

By: /s/ Lori Miller

Lori Miller

Its: City Clerk

/s/ Paul A. Bernier
Paul A. Bernier (P39119)
City Attorney
Attorney for Defendant

Pursuant to Council Resolution # 389-23
Adopted by City Council on Dec. 13, 2023

3.4 The terms of this Fourth Amendment to Consent Judgment may be amended to, changed or modified but only by written agreement executed by the parties hereto and approved and ordered by this Court.

3.5 To the extent that this Fourth Amendment to Consent Judgment conflicts with any City Ordinance requirements, the terms of this Fourth Amendment to Consent Judgment shall control. To the extent that this Fourth Amendment to Consent Judgment is silent on issues regulated by City Ordinances, then the City Ordinance shall control, provided that the application of any such Ordinance to this development shall not prevent or impede the construction or furtherance of the development as approved herein.

3.6 Notwithstanding anything herein to the contrary, the terms, conditions, restrictions, and covenants of this Fourth Amendment to Consent Judgment are expressly subject to and shall be superseded by any future change in the zoning classification applicable to Parcel A which is approved by the City and the owner of the Parcel A which is subject to a change in zoning classification (in which case, the requirements of the zoning classification and any other agreement between the affected parties would control).

3.7 This Court retains jurisdiction to assure compliance with the terms of the Fourth Amendment to Consent Judgment.

VICTOR EAST, LLC,
a Michigan limited liability company

By: 

Douglas M. Etkin

Its: Manager

Circuit Court Judge

CITY OF LIVONIA

By: 

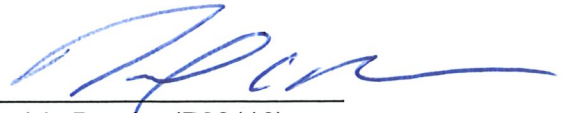
Maureen Miller Brosnan

Its: Mayor

By: 

Lori Miller

Its: City Clerk



Paul A. Bernier (P39119)
City Attorney
Attorney for Defendant

Pursuant to Council Resolution # 389-23
Adopted by City Council on Dec. 13, 2023

PARCEL DESCRIPTION (EXCEPT THE OUTLOT):

Part of the SE 1/4 of Section 6, T.1 S., R.9 E., City of Livonia, Wayne County, Michigan, described as:

Beginning at a point distant S 89°38'20" W 630.00 feet along the South line of said Section 6, and N 00°07'51" W 60.00 feet to the North right-of-way line of Seven Mile Road from the SE corner of said Section 6; proceeding thence S 89°38'20" W 218.00 feet (217.29 feet measured) along the North right-of-way line of Seven Mile Road; thence N 00°07'51" W 98.50 feet; thence S 89°38'20" W 50.00 feet; thence S 00°07'51" E 98.50 feet; thence S 89°38'20" W 350.00 feet; thence N 00°07'51" W (N 00°06'30" W measured) 20.00 feet; thence S 89°38'20" W 230.00 feet; thence N 83°38'39" W 70.49 feet (69.07 feet measured), the last four courses being along said North right-of-way line of Seven Mile Road; thence N 00°06'30" W 643.76 feet along the East right-of-way line of Victor Parkway; thence N 89°38'20" E 917.75 feet; thence S 00°07'51" E 672.00 feet to the Point of Beginning. Containing 13.90 acres. Subject to all easements and restrictions of record.

EXHIBIT A

PART OF THE SE $\frac{1}{4}$ OF SECTION 6, T.1 S., R.9E., CITY OF
LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:

BEGINNING AT A POINT DISTANT S 89 DEGREES 38
MINUTES 20 SECONDS W 630.00 FEET ALONG THE SOUTH
LINE OF SAID SECTION 6, AND N 00 DEGREES 07 MINUTES
51 SECONDS W 60.00 FEET TO THE NORTH RIGHT-OF-WAY
LINE OF SEVEN MILE ROAD, AND S 89 DEGREES 38
MINUTES 20 SECONDS W ALONG SAID NORTH
RIGHT-OF-WAY LINE 60.00 FEET FROM THE SE CORNER OF
SAID SECTION 6; PROCEEDING THENCE S 89 DEGREES
38'20" W 657.29 FEET; THENCE N 00 DEGREES 07 MINUTES
51 SECONDS W (N 00 DEGREES 06 MINUTES 30 SECONDS
W MEASURED) 20.0 FEET; THENCE S 89 DEGREES 38
MINUTES 20 SECONDS W 230.00 FEET; THENCE N 83
DEGREES 38 MINUTES 39 SECONDS W 70.45 FEET (69.07
FEET MEASURED), THE LAST FOUR COURSES BEING
ALONG SAID NORTH RIGHT-OF-WAY LINE OF SEVEN MILE
ROAD; THENCE N 00 DEGREES 06 MINUTES 30 SECONDS W
ALONG THE EAST RIGHT OF WAY LINE OF VICTOR
PARKWAY 410.00 FEET (409.99 FEET MEASURED); THENCE
S 83 DEGREES 18 MINUTES 00 SECONDS E 402.72 FEET
(401.34 FEET MEASURED); THENCE S 69 DEGREES 48
MINUTES 41 SECONDS E 42.66 FEET; THENCE S 69
DEGREES 32 MINUTES 18 SECONDS E 484.76 FEET;
THENCE S 00 DEGREES 07 MINUTES 51 SECONDS E 125.12
FEET TO THE POINT OF BEGINNING. CONTAINING 6.376
ACRES. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS
OF RECORD, IF ANY.

EXHIBIT B

PART OF THE SE $\frac{1}{4}$ OF SECTION 6, T.1 S., R.9 E., CITY OF
LIVONIA, WAYNE COUNTY, MICHIGAN. DESCRIBED AS:

BEGINNING AT A POINT DISTANT S 89 DEGREES 38
MINUTES 20 SECONDS W 630.00 FEET ALONG THE SOUTH
LINE OF SAID SECTION 6 AND N 00 DEGREES 07 MINUTES
51 SECONDS W 60.00 FEET AND S 89 DEGREES 38
MINUTES 20 SECONDS W 288.00 FEET ALONG THE NORTH
RIGHT-OF-WAY LINE OF SEVEN MILE ROAD AND NORTH 00
DEGREES 07 MINUTES 51 SECONDS W 248.60 FEET AND
NORTH 69 DEGREES 32 MINUTES 18 SECONDS W 243.96
FEET AND NORTH 69 DEGREES 46 MINUTES 41 SECONDS
W 42.88 FEET AND N 83 DEGREES 16 MINUTES 00
SECONDS W 68.03 FEET FROM THE SOUTHEAST CORNER
OF SAID SECTION 6, PROCEEDING THENCE N 83 DEGREE
16 MINUTES 00 SECONDS W 346.89 FEET; THENCE N 00
DEGREES 08 MINUTES 30 SECONDS W 233.76 FEET ALONG
THE RIGHT-OF-WAY LINE OF VICTOR PARKWAY; THENCE N
89 DEGREES 38 MINUTES 20 SECONDS E 343.00 FEET;
THENCE S 00 DEGREES 21 MINUTES 40 SECONDS E 276.58
FEET TO THE POINT OF BEGINNING, CONTAINING 2.01
ACRES. SUBJECT TO EASEMENTS OF RECORD.

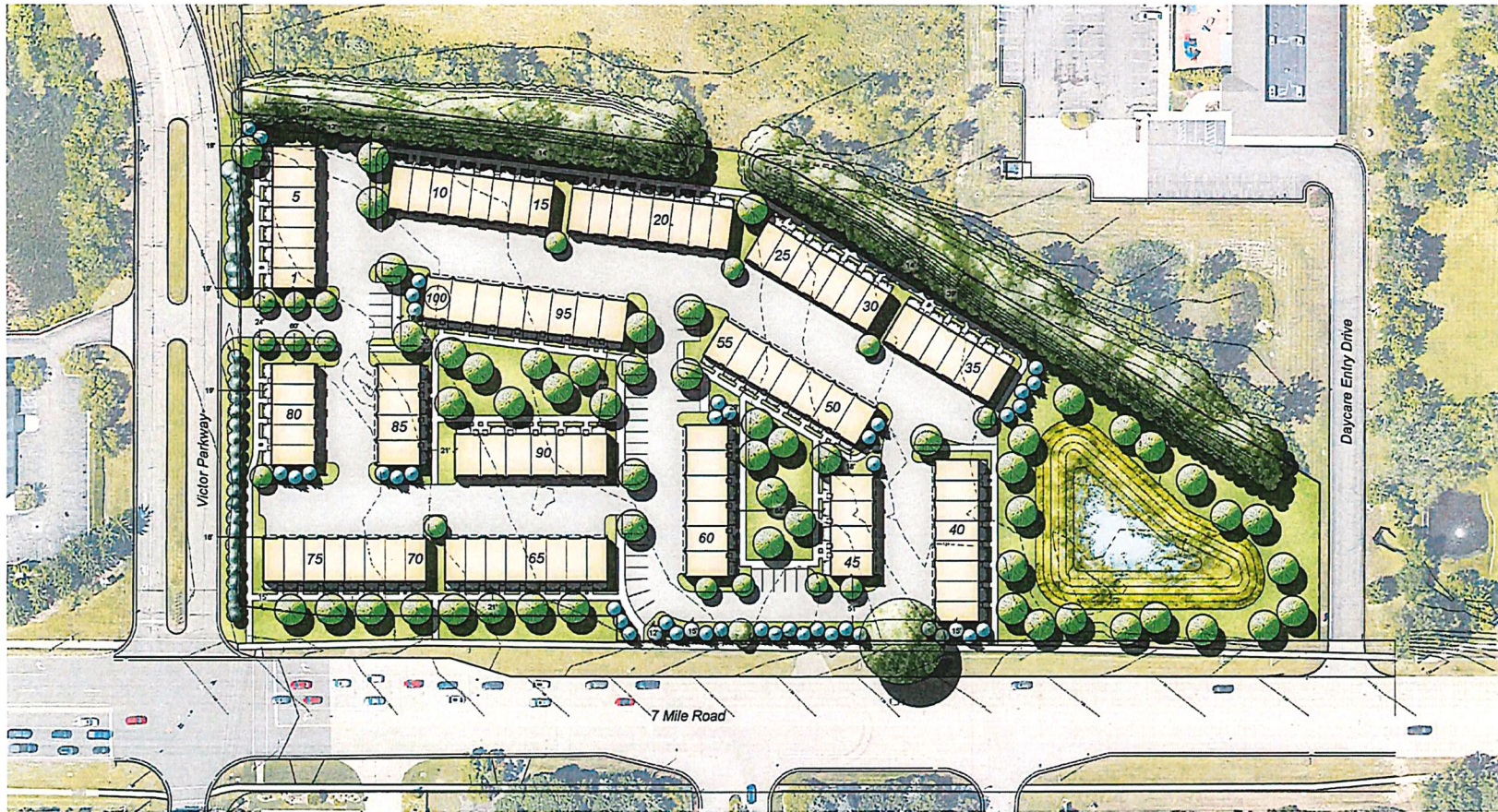
EXHIBIT C

PART OF THE SE $\frac{1}{4}$ OF SECTION 6, T.1 S., R.9E., CITY OF
LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:

BEGINNING AT A POINT DISTANT S 89 DEGREES 38
MINUTES 20 SECONDS W 630.00 FEET ALONG THE SOUTH
LINE OF SAID SECTION 6, AND N 00 DEGREES 07 MINUTES
51 SECONDS W 60.00 FEET TO THE NORTH RIGHT-OF-WAY
LINE OF SEVEN MILE ROAD FROM THE SE CORNER OF
SAID SECTION 6; PROCEEDING THENCE S 89 DEGREES 38
MINUTES 20 SECONDS W ALONG SAID NORTH
RIGHT-OF-WAY LINE 60.00 FEET; THENCE N 00 DEGREES
07 MINUTES 51 SECONDS W 125.12 FEET; THENCE N 69
DEGREES 32 MINUTES 18 SECONDS W 484.76 FEET;
THENCE N 69 DEGREES 46 MINUTES 41 SECONDS W 42.68
FEET; THENCE N 83 DEGREES 16 MINUTES 00 SECONDS W
58.03 FEET; THENCE N 00 DEGREES 21 MINUTES 40
SECONDS W 276.58 FEET; THENCE N 89 DEGREES 38
MINUTES 20 SECONDS E 574.03 FEET; THENCE S 00
DEGREES 07 MINUTES 51 SECONDS E 672.00 FEET TO THE
POINT OF BEGINNING, CONTAINING 5.603 ACRES.
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF
RECORD, IF ANY.

EXHIBIT D

EXHIBIT E



Site Data:

Gross Site Area:

Proposed Units:

1 Car Townhomes:

2 Car Townhomes:

Proposed Density:

Building Setbacks:

Front Yard:

Side Yard:

Building Separation:

6.38 Ac.

100 Units

65 Units

35 Units

15.67 Du. / Ac.

19' min.

15' min.

15' min.

Parking:

Garage Parking:

Apron Parking:

Guest Parking:

Parking Distribution:

Road Width:

Road Length:

Road Length per Unit:

135 spaces

65 spaces

30 spaces

2.30 spaces / Du.

24'

1,841 LF

18.41 LF / Du.

Site Plan Rendering

7 Mile & Victor Parkway

Livonia, Michigan

Robertson Brothers Homes

June 2023



Prepared By: Land Design Studio
750 Forest Avenue - Suite 101
Birmingham, MI 48009
(248) 594-3220

Prepared For: Robertson Brothers Homes
6905 Telegraph Road - Suite 200
Bloomfield Hills, MI 48301
(248) 657-4968

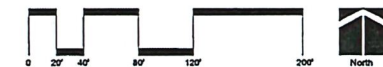


EXHIBIT F



Exhibit G to Consent Judgment

OPEN SPACE PRESERVATION AGREEMENT

THIS AGREEMENT is made as of the ____ day of _____, 1997, by and between the City of Livonia, Wayne County, Michigan, herein called the "City," the offices of which are located at 33000 Civic Center Drive, Livonia, Michigan 48154, and Oakwood Healthcare System, a Michigan non-profit corporation, 18101 Oakwood Boulevard, Dearborn, Michigan 48123-2500, its successors and assigns, herein called "Oakwood."

RECITALS:

A. Oakwood is the owner of land located in the City of Livonia, County of Wayne, State of Michigan, described in Exhibit A hereto and hereinafter referred to as the "Property."

B. Under the terms and conditions of a Consent Judgment entered by the Wayne County Circuit Court in Case No. 97-704696-NZ regarding the Property, Oakwood has been given approval to develop, construct and operate a medical office and ambulatory care facility on a portion of the Property.

C. The Consent Judgment provides that a portion of the Property, consisting of approximately two acres of land, which is more particularly described in Exhibit B hereto and hereinafter referred to as the "Open Space," shall be used only for such purposes as described herein and which are consistent with preservation of the Open Space as undeveloped land.

NOW, THEREFORE, it is agreed as follows:

1. The Open Space area described in Exhibit B hereto shall be preserved and protected as follows:

a. No building, accessory building or other structure shall be constructed in or extend into the Open Space.

b. No roads or drives shall be constructed on or through the Open Space unless such is required by the City of Livonia or any other regulatory agencies with jurisdiction in order to serve the remainder of the Property described in Exhibit A.

c. The owner of the Open Space may alter the topography of the Open Space for drainage or other purposes, install plantings and other vegetation and trees, use the Open Space for detention/retention in connection with the development of the remainder of the Property described in Exhibit A, use the Open Space for passive recreation in connection with any development of the remainder of the Property described in Exhibit A, including, without limitation, installing a pedestrian walkway, benches and similar equipment.

2. In the event that the Open Space is not preserved and/or maintained in the manner described herein, the City of Livonia may serve written notice upon the owner of record setting forth the deficiencies in maintenance and/or preservation. The notice shall also set forth a demand that the deficiencies be cured within a stated reasonable time period, and the date, time and place of a hearing before the City Council, or such other board, body or official delegated by the City Council, for the purpose of allowing the owner to be heard as to why the City should not proceed with the maintenance and/or preservation which has not been undertaken. At the hearing, the time for curing the deficiencies, and the hearing itself may be extended and/or continued to a date certain. If, following the hearing, the City Council, or the other board, body or official designated to conduct the hearing, shall determine that maintenance and/or preservation have not been undertaken within the time specified in the notice, the City shall thereupon have the power and authority, but not the obligation, to enter upon the Open Space, or cause its agents or contractors to enter upon the Open Space, and perform such maintenance and/or preservation as reasonably found by the city to be appropriate. The cost and expense of making and financing such maintenance and/or preservation, including the cost of notices by the City and reasonable legal fees incurred by the City shall be paid by the owner, and such amount shall constitute a lien on the Open Space. If such costs and expenses have not been paid within thirty (30) days of a billing to the owner, all unpaid amounts may be placed on the delinquent tax roll of the City, and shall accrue interest and penalties, and shall be collected as, and shall be deemed delinquent real property taxes, according to the law made and provided for the collection of delinquent real property taxes. In the discretion of the City, such costs and expenses may be collected by suit initiated against the owner, and, in such event, the City, if it prevails, shall be entitled to recover all court costs and reasonable attorneys' fees incurred in connection with such suit.

3. This Agreement shall run with the land constituting the Open Space described on Exhibit B and shall be binding upon and inure to the benefit of the City of Livonia and Oakwood, and to their respective successors, assigns and transferees.

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be executed on this 19th day of September, 1997.

Witnesses:

OAKWOOD HEALTHCARE SYSTEM,
a non-profit corporation

Margorie Hutton
Margorie Hutton

By: Gerald D. Fitzgerald
Gerald D. Fitzgerald

Sharon D. Spain
Sharon D. Spain

Its: President
President & CEO

STATE OF MICHIGAN)
) SS
COUNTY OF WAYNE)

On this 19th day of September, 1997, before me personally appeared Gerald D. Fitzgerald, President of Oakwood Healthcare System, a non-profit corporation, on behalf of said corporation.

DONNA C. WILKIE
NOTARY PUBLIC - WAYNE COUNTY, MI
MY COMMISSION EXPIRES 11/24/99

Donna C. Wilkie

Notary Public, Wayne County, Michigan
My commission expires: 11-24-99

THE CITY OF LIVONIA,
a Michigan municipal corporation

Gail M. Karczynski
Gail M. Karczynski

By: Jack E. Kirksey
Jack E. Kirksey

Its: Mayor

Kimberley J. Pelletier
Kimberley J. Pelletier

By: Ann Tavolacci
Ann Tavolacci

Its: Deputy City Clerk

STATE OF MICHIGAN)

) SS

COUNTY OF WAYNE)

On this 18th day of August, 1997, before me personally appeared Jack E. Kirksey & Ann Tavolacci, Mayor & Deputy City Clerk of The City of Livonia, a Michigan municipal corporation, on behalf of said corporation.

Mary E. Via
 Mary E. Via
 Notary Public, Wayne County, Michigan
 My commission expires: 7-15-99

Drafted By and When Recorded, Return to:
Alan M. Greene, Esq.
1577 North Woodward Avenue, Suite 300
Bloomfield Hills, Michigan 48304-2820

BH\123956.1
ID\AMG

APPROVED AS TO FORM
DEPARTMENT OF LAW

BY Carlwyn K White
DATE 8/18/97

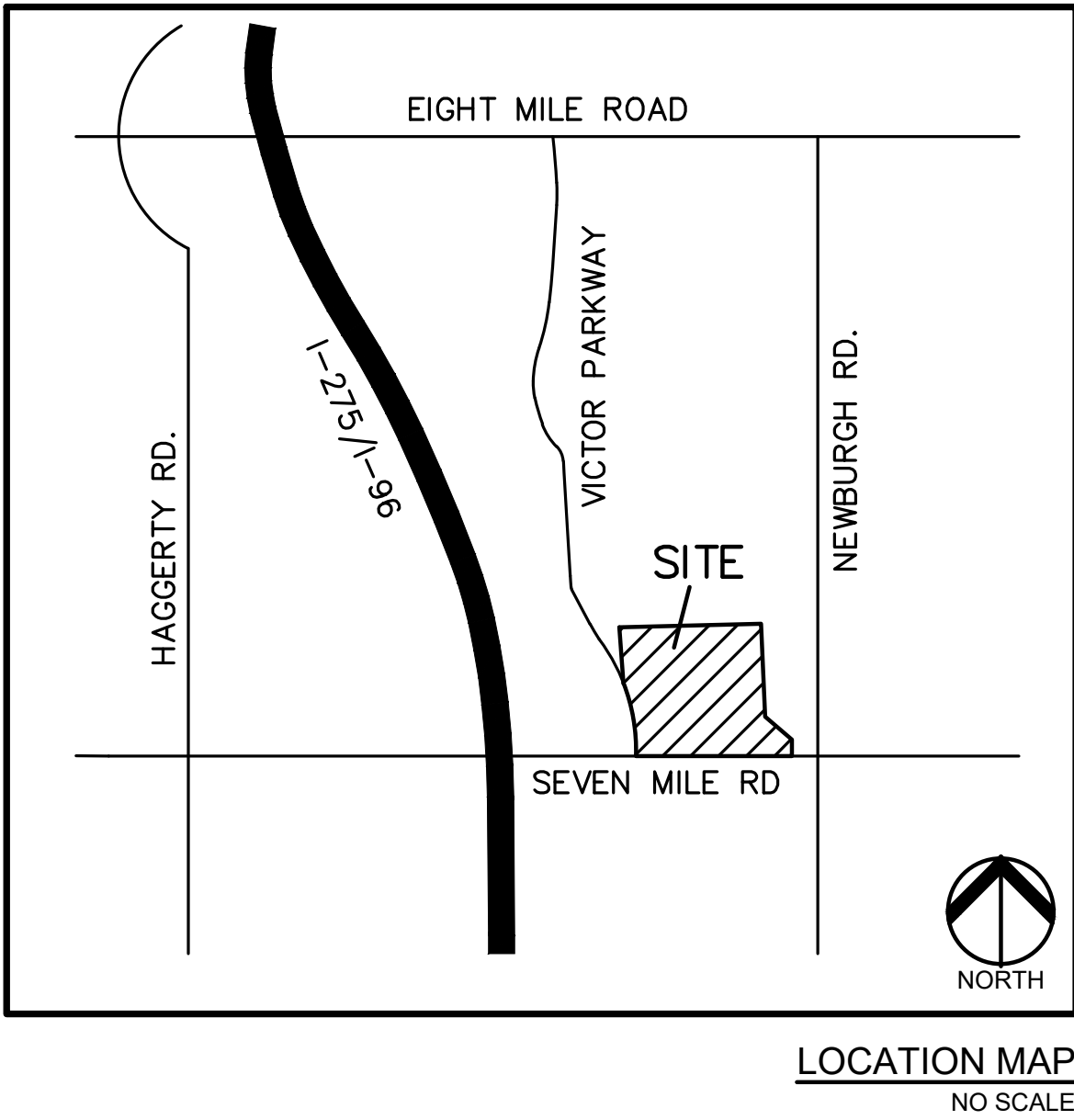
PRELIMINARY SITE PLANS

ONE HUNDRED WEST

37640 SEVEN MILE ROAD, LIVONIA, WAYNE COUNTY, MI



PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
P-1	TOPOGRAPHIC SURVEY
P-2	PRELIMINARY SITE PLAN
P-3	PRELIMINARY UTILITY PLAN
L-1	OVERALL LANDSCAPE PLAN
L-2	OPEN SPACE PLAN
L-3	FRONTAGE LANDSCAPE ENLARGEMENT PLANS
L-4	STORMWATER POND SEEDING PLAN
L-5	LANDSCAPE NOTES & DETAILS

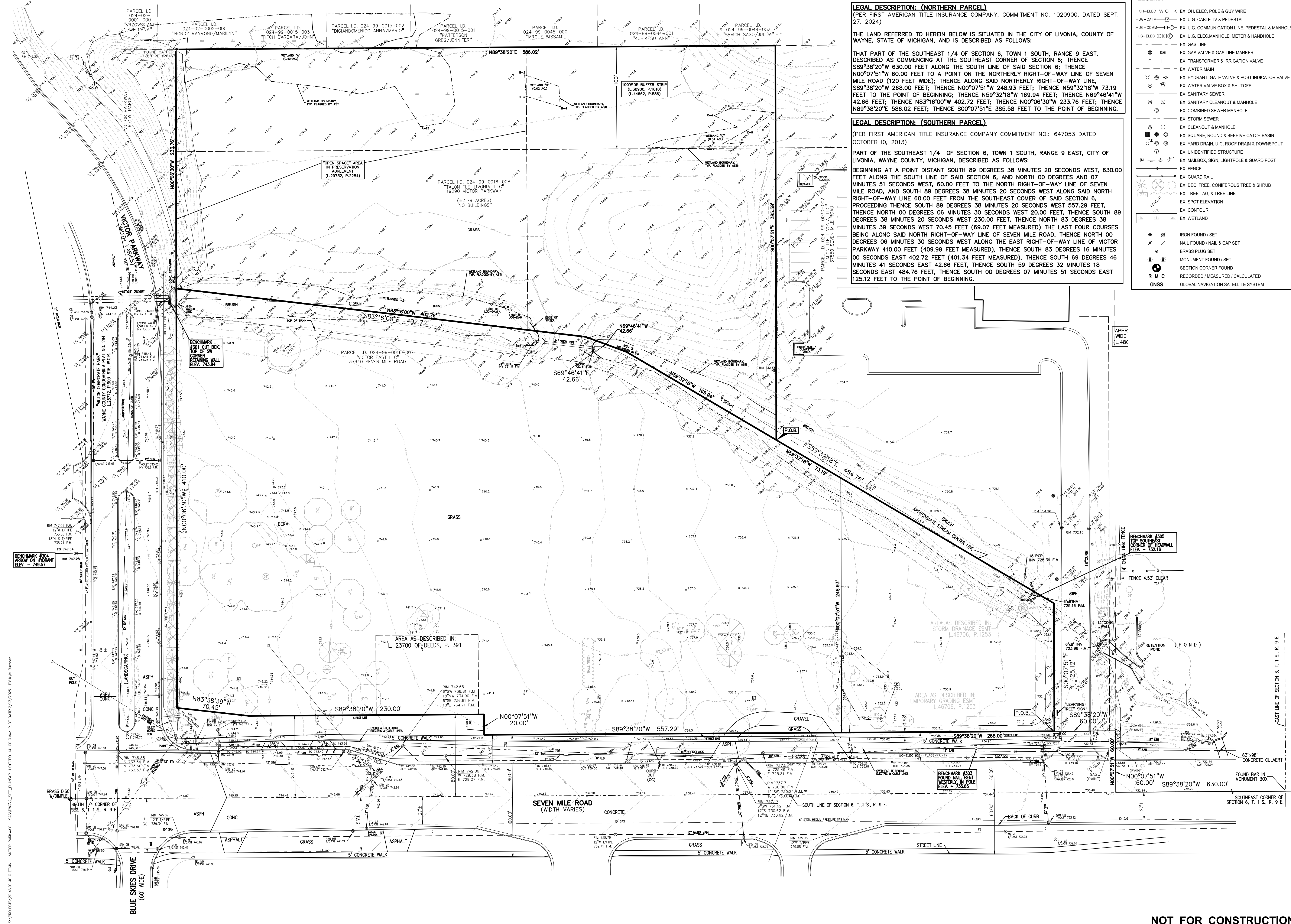
DESIGN TEAM

OWNER	CIVIL ENGINEER
ETKIN, LLC 160 W. 2ND STREET ROYAL OAK, MI 48067 CONTACT: JOSH SUARDINI PHONE: 248.358.0800 EMAIL: JSUARDINI@ETKINLLC.COM	PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48326 CONTACT: JOHN B. THOMPSON, PE PHONE: 844.813.2949 EMAIL: JTHOMPSON@PEAGROUP.COM
DEVELOPER	LANDSCAPE ARCHITECT
LIVONIA CORNERS RESIDENTIAL, LLC 6905 TELEGRAPH ROAD, SUITE 200 BLOOMFIELD HILLS, MI 48301 CONTACT: TIM LOUGHRIN PHONE: 248.282.1428 EMAIL: TLOUGHRIN@ROBERTSONHOMES.COM	LAND DESIGN STUDIOS 750 FOREST AVE., SUITE 101 BIRMINGHAM, MI 48009 CONTACT: TAD KREAR PHONE: 248.594.3220 EMAIL: TAD@LDSRO.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	2/12/2025

NOT FOR CONSTRUCTION



CLIENT

**ROBERTSON
BROTHERS HOME**

6905 TELEGRAPH RD, SUITE 200
BLOOMFIELD HILLS, MI 48301

PROJECT TITLE
**ONE HUNDRED
WEST**
LIVONIA, WAYNE COUNTY, MI

REVISIONS

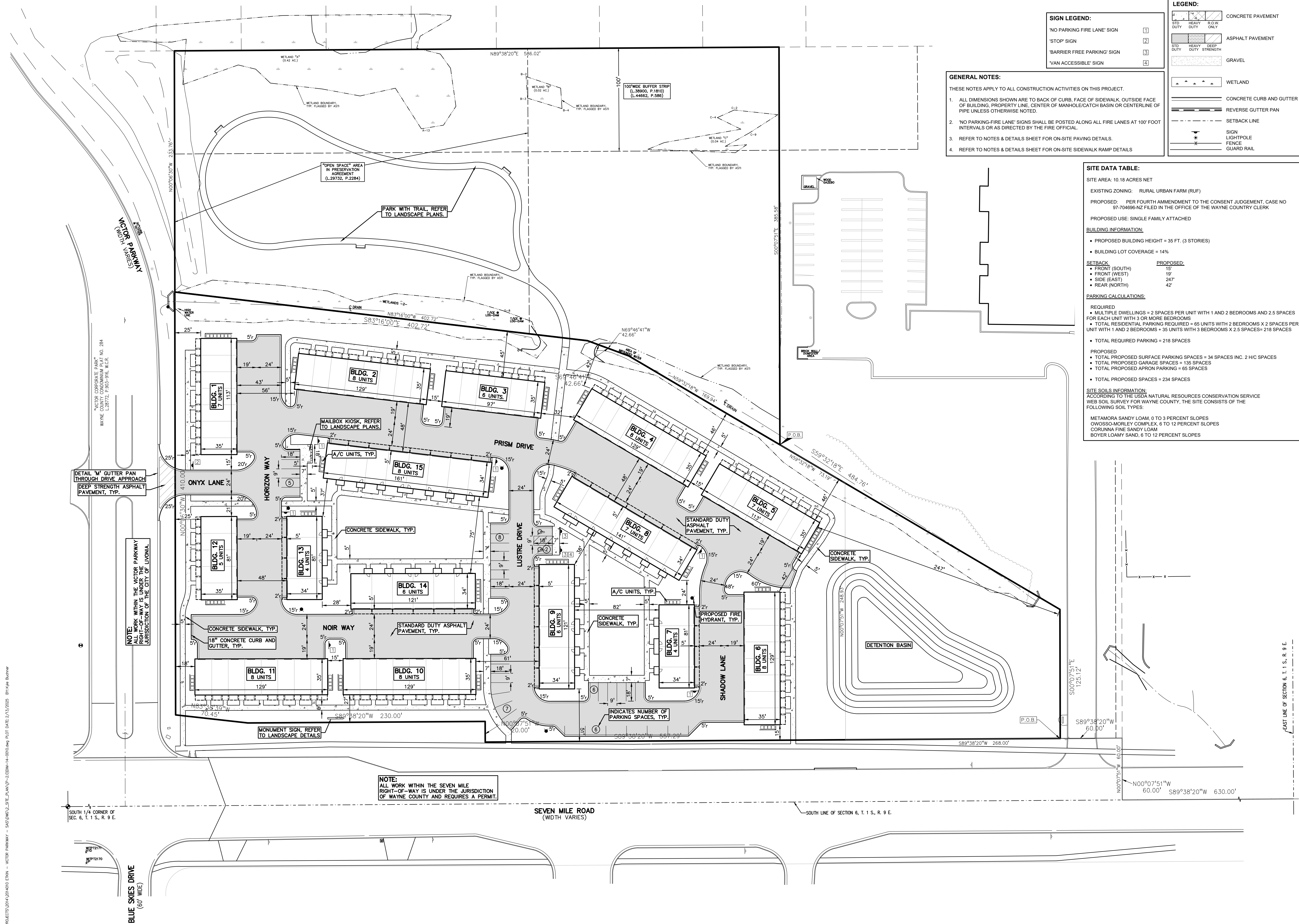
ORIGINAL ISSUE DATE:
FEBRUARY 12, 2025

DRAWING TITLE

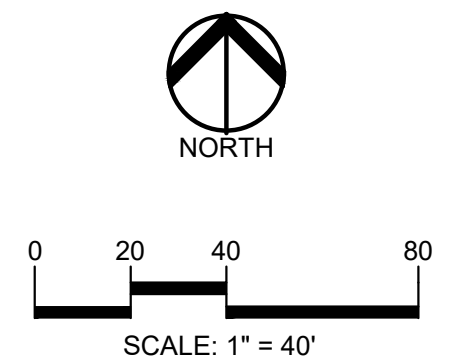
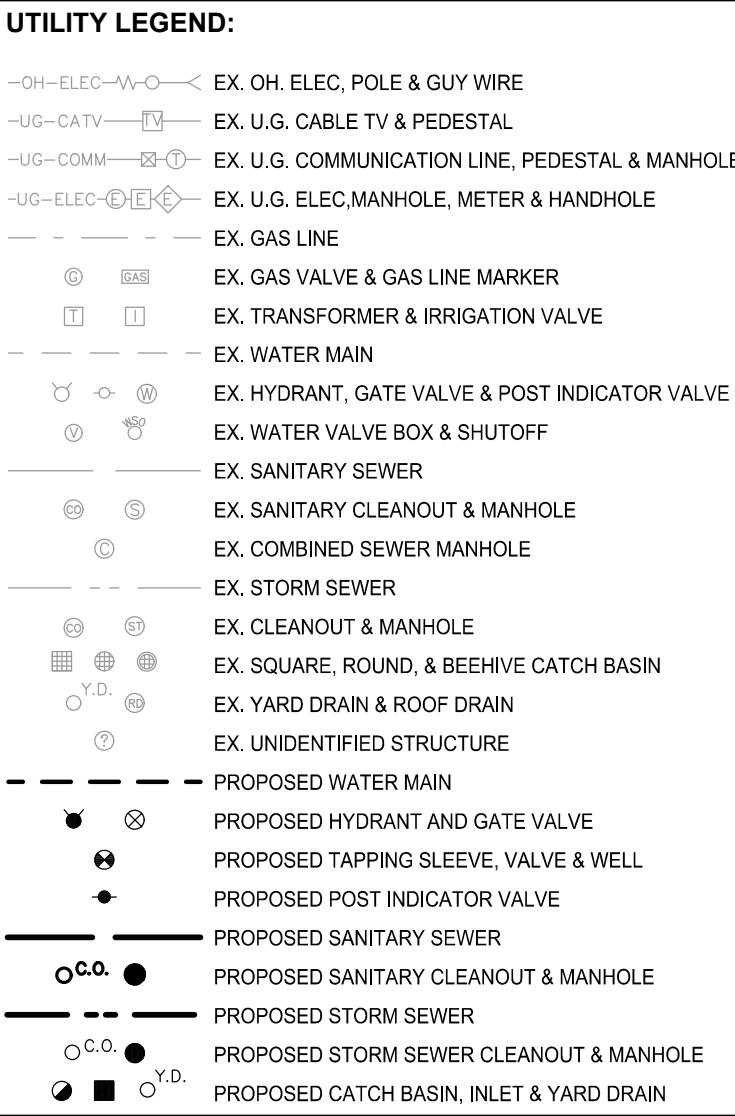
**PRELIMINARY
SITE PLAN**

PEA JOB NO.	14-00
P.M.	J
DN.	KI
DES.	D
DRAWING NUMBER:	

P-2



NOT FOR CONSTRUCTION



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

PROJECT TITLE
**ONE HUNDRED
WEST**
LIVONIA, WAYNE COUNTY, MI

[illegible]

ORIGINAL ISSUE DATE:
FEBRUARY 12, 2025

DRAWING TITLE
**PRELIMINARY
UTILITY PLAN**

PEA JOB NO.	14-0010
P.M.	JBT
DN.	KMB
DES.	DSK
DRAWING NUMBER:	

P-3

NOT FOR CONSTRUCTION

Landscape Summary

Frontage Landscape Requirements

Requirement: 1 Deciduous or Evergreen Tree / 40 LF of frontage
1 Ornamental Tree / 100 LF of frontage
8 Shrubs / 40 LF of frontage

Seven Mile Road:

Length of Frontage:

Required:

Provided:

Victor Parkway:

Length of Frontage:

Required:

Provided:

Parking Lot Landscape Requirements

Requirement: Landscape Option: Min. 3' ht. Evergreen or Deciduous Hedge where parking areas are visible from Public R.O.W.
Provided: Min. 3' ht. Evergreen Hedge. See Sheet L-3 for Locations

Screen Wall & Greenbelt Buffering Requirements

Eastern Boundary - NM1 to NM1

Requirement: Buffering Requirement A: Min. 10' width Greenbelt
1 Tree / 30 LF

Length of Boundary:

Required: 439.94 LF
10' Greenbelt

Provided:

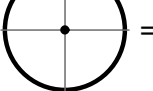
Open Space Landscaping Requirements

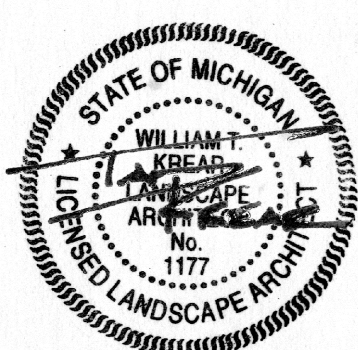
Requirement: 1 Tree / 3000 SF of landscape areas not included in other landscape requirements
Open Landscape Area: 116,571.24 SF
Required: 39 Trees
Provided: 39 Trees

Plant Schedule This Sheet

Trees						
sym.	qty.	botanical name	common name	size	spacing	root
AA	7	<i>Acer rubrum</i> 'Armstrong'	Armstrong Red Maple	3" cal.	per plans	B&B
AR	10	<i>Acer rubrum</i> 'Frank Jr.'	Redpointe Red Maple	3" cal.	per plans	B&B
CK	8	<i>Cornus kousa</i>	Kousa Dogwood	2.5" cal.	per plans	B&B
LT	21	<i>Liriodendron tulipifera</i>	Tulip Tree	3" cal.	per plans	B&B
MR	8	<i>Malus</i> 'Royal Raindrops'	Royal Raindrops Crabapple	2.5" cal.	per plans	B&B
PE	19	<i>Platanus x acerifolia</i> 'Morton Circle'	Exclamation! London Planetree	3" cal.	per plans	B&B
PG	7	<i>Picea glauca</i>	White Spruce	8' ht.	per plans	B&B
PS	4	<i>Pinus strobus</i>	Eastern White Pine	8' ht.	per plans	B&B
QB	8	<i>Quercus bicolor</i>	Swamp White Oak	3" cal.	per plans	B&B
QM	6	<i>Quercus x macdanielli</i> 'Clemons'	Heritage Oak	3" cal.	per plans	B&B
UA	6	<i>Ulmus americana</i> 'Princeton'	Princeton American Elm	3" cal.	per plans	B&B

Tree Legend

-  = Frontage Landscape Shade Tree
-  = Frontage Landscape Ornamental Tree
-  = Greenbelt Buffer Shade Tree
-  = Greenbelt Buffer Evergreen Tree
-  = Landscape Open Space Shade Tree
-  = Landscape Open Space Evergreen Tree
-  = North Park Amenity Trees



sheet title:

Overall Landscape Plan

project title:

One Hundred West

Livonia, Michigan

prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

job number:

23014

date:

02.10.2025

drawn by:

EMJ

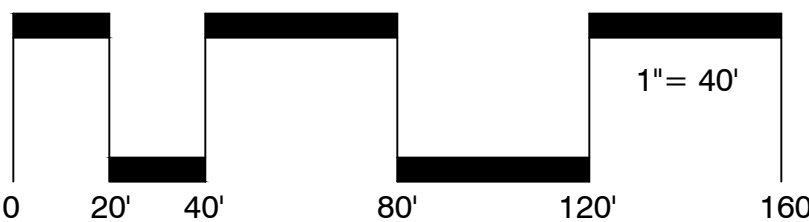
checked by:

WTK

revisions:



Know what's below.
Call before you dig.



sheet no.

L-1



■ sheet title:

Open Space Plan

■ project title:

One Hundred West

Livonia, Michigan

■ prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

■ job number:

23014

■ date:

02.10.2025

■ drawn by:

EMJ

■ checked by:

WTK

■ revisions:



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Call before you dig.

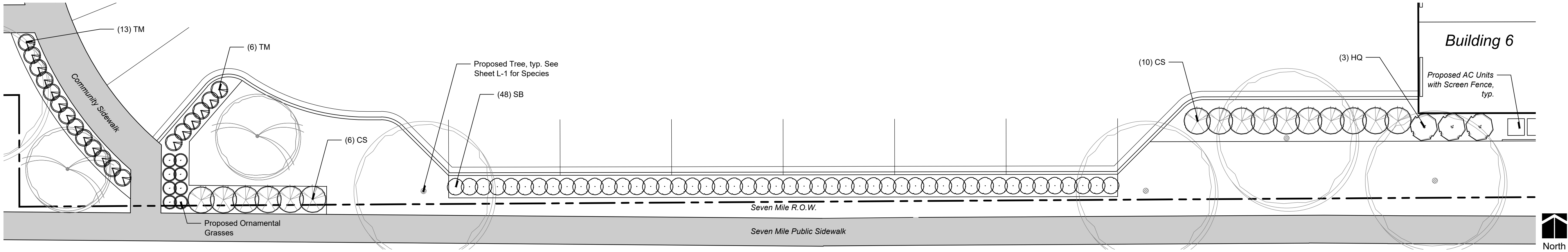


sheet no.

L-2

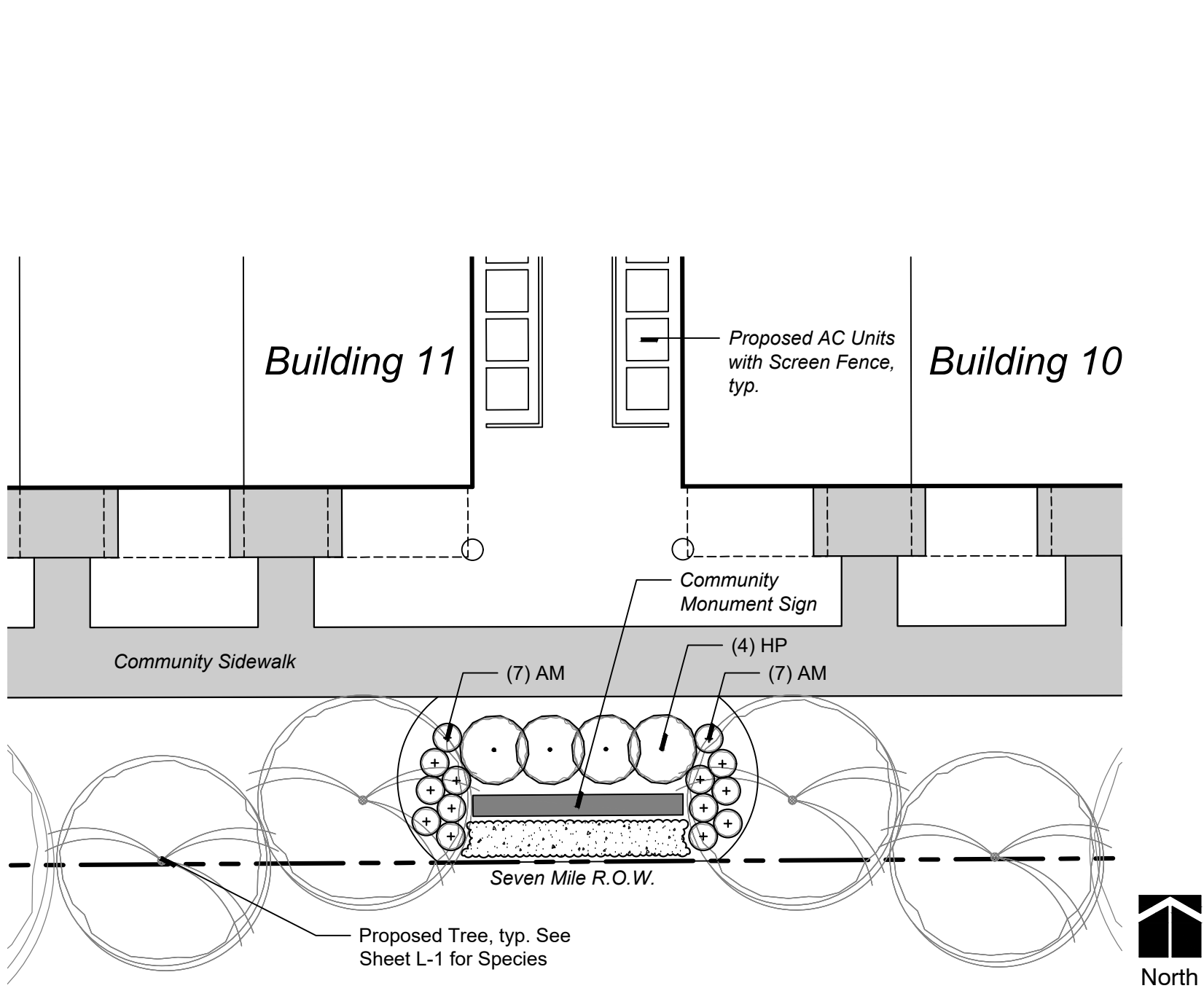
Open Space Summary

Requirement:	Min. 15% of the Site Area shall be Open Space
Net Site Area:	10.18 Ac.
Required:	1.53 Ac.
Provided:	6.94 Ac. (68.17% of Net Site Area)



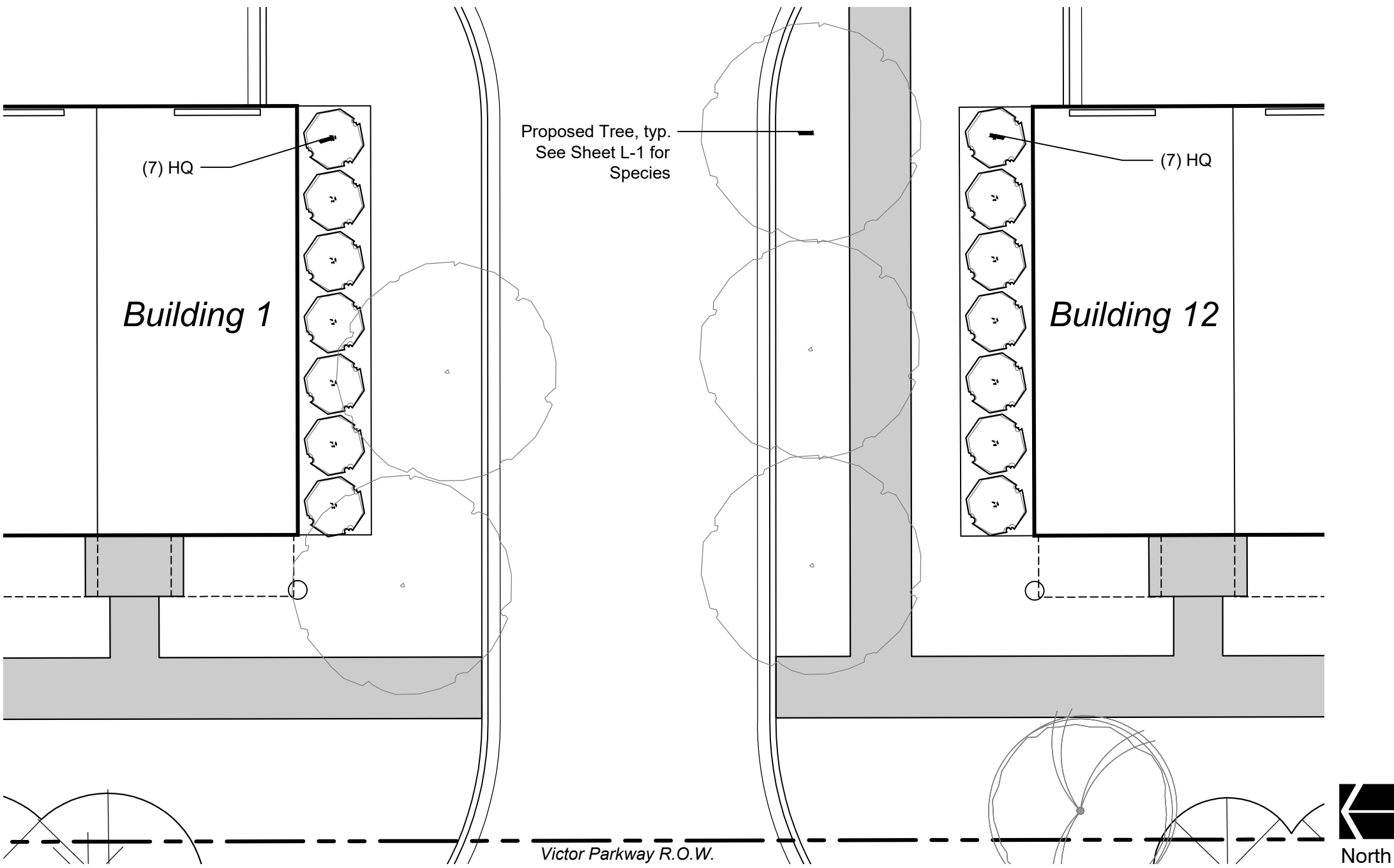
Seven Mile Frontage - East Shrub Enlargement

Scale: 1" = 10'



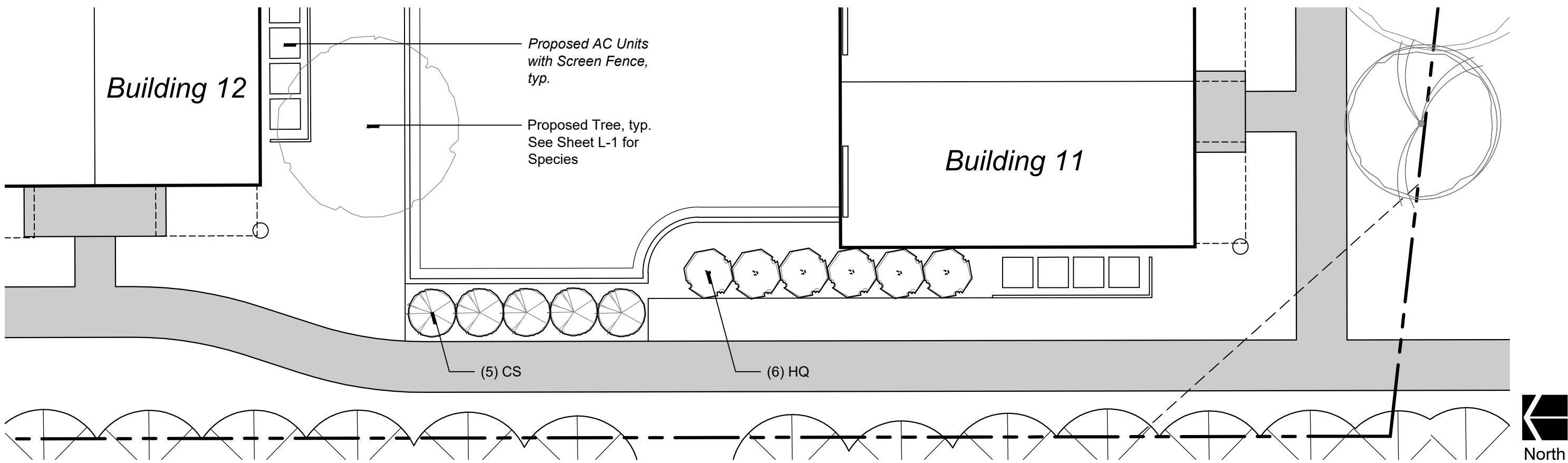
Seven Mile Frontage - West Shrub Enlargement

Scale: 1" = 10'



Victor Parkway Frontage - North Shrub Enlargement

Scale: 1" = 10'



Victor Parkway Frontage - South Shrub Enlargement

Scale: 1" = 10'

Plant Schedule This Sheet

Shrubs							
sym.	qty.	botanical name	common name	size	spacing	root	
AM	14	<i>Aronia melanocarpa</i> 'Low Scape Mound'	Low Scape Mount Black Chokeberry	No. 3	24" o.c.	cont.	
CS	21	<i>Cornus stolonifera</i> 'Farrow'	Arctic Fire Red Twig Dogwood	No. 5	4' o.c.	cont.	
HP	4	<i>Hydrangea paniculata</i> 'Little Quickfire'	Little Quickfire Panicle Hydrangea	No. 5	4' o.c.	cont.	
HQ	23	<i>Hydrangea quercifolia</i> 'Snow Queen'	Snow Queen Oakleaf Hydrangea	No. 5	5' o.c.	cont.	
SB	48	<i>Syringa x Bloomerang</i> 'Dark Purple'	Dark Purple Reblooming Lilac	No. 3	30" o.c.	cont.	
TM	19	<i>Taxus x media</i> 'Densiformis'	Dense Yew	30" ht.	30" o.c.	B&B	

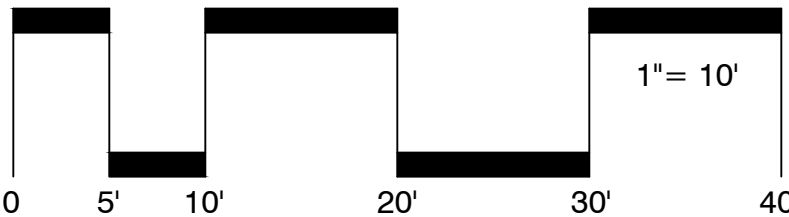


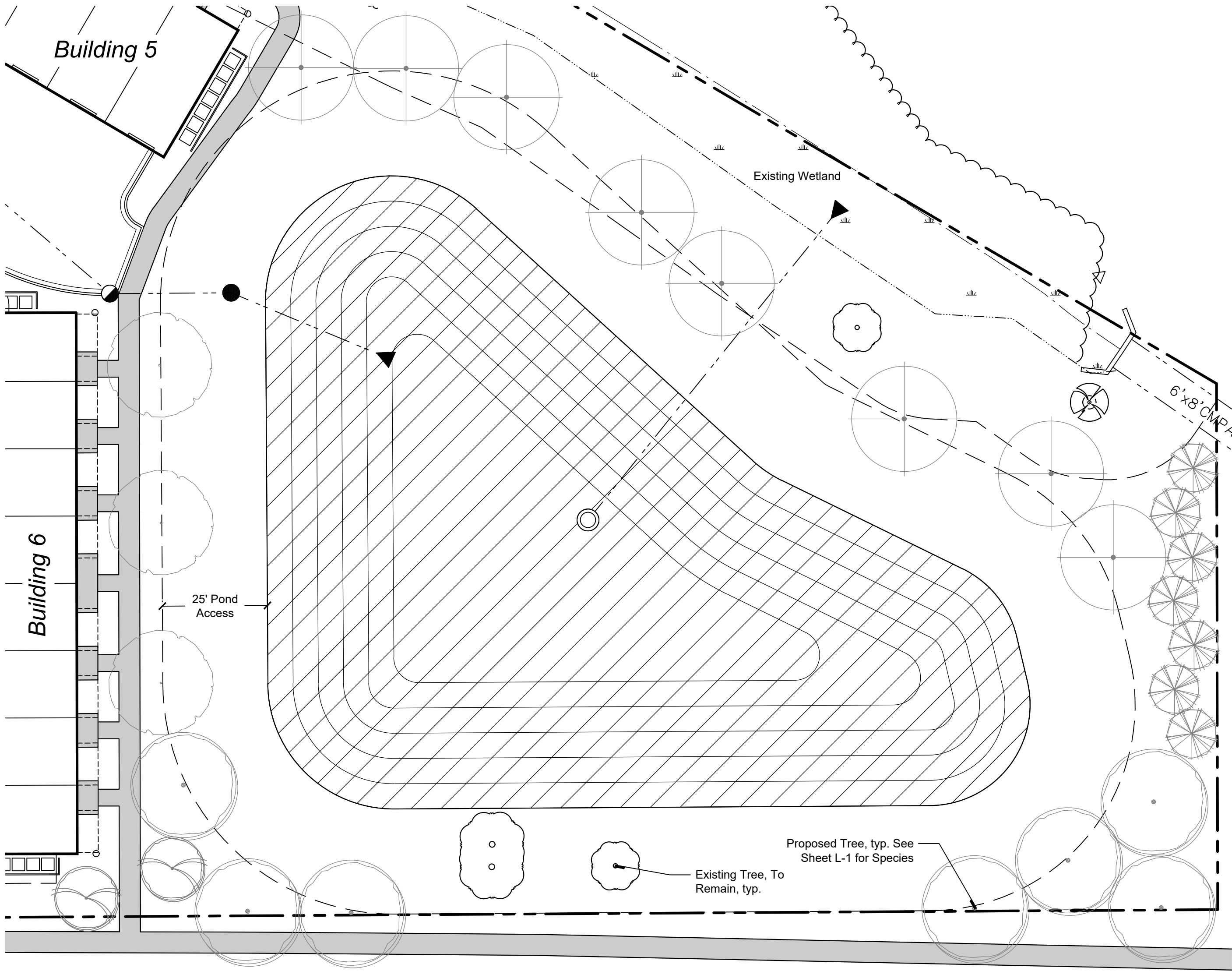
Know what's below.
Call before you dig.

revisions:

sheet no.

L-3





Detention Pond Seeding Summary

Basin Zone
18,530 s.f.
Application Rate: 36.38 lbs. / Ac.
15.48 lbs. of Stormwater Seed Mix
3"-6" of Topsoil or Wetland Mulch Shall be
Placed in this Area. Use Seed Mat.

Seed Mixes available from Stantec Native Plant Nursery
- www.stantec.com/en/services/native-plant-nursery
- 574.586.2412
All Seed shall be protected with mulch blanket

Native Seeding Maintenance

During the first growing season, native areas should be mowed two to four times to a height of about 4"-6" when the growth reaches 10"-12". Selective herbicide applications or hand pulling may be needed to control unwanted weed populations. If a mower cannot be set high enough, a string trimmer can be used.

During the second growing season, native areas should be mowed a few times to a height of about 8" when the growth reaches 10"-18". Selective herbicide applications or hand pulling may be needed to control unwanted weed populations.

By the second growing season it should be apparent if some areas need reseeding. Reseed or overseed as needed.

Long term management may include prescribed burning, mowing, hand pulling, and selective herbicide applications. If burning is not allowed or feasible, the planting may be mowed to a short height and the clippings removed in the early spring before ground-nesting birds begin nesting.

Stormwater Seed Mix - Basin Zone

Botanical Name	Common Name	PLS Oz/Acre
Permanent Grasses/Sedges/Rushes		
<i>Brizobolochosenus fluviatilis</i>	River Bulrush	4.00
<i>Carex cristatella</i>	Crested Oval Sedge	0.50
<i>Carex lurida</i>	Bottlebrush Sedge	2.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	2.00
<i>Eleocharis obtusa</i>	Blunt Spike Rush	0.50
<i>Elymus virginicus</i>	Virginia Wild Rye	24.00
<i>Glyceria striata</i>	Fowl Manna Grass	1.00
<i>Juncus effusus</i>	Common Rush	1.00
<i>Leersia oryzoides</i>	Rice Cut Grass	1.00
<i>Panicum virgatum</i>	Switch Grass	2.00
<i>Schoenoplectus tabernaemontani</i>	Great Bulrush	3.00
<i>Scirpus atrovirens</i>	Dark Green Rush	2.00
<i>Scirpus cypripus</i>	Wool Grass	1.00
Total		44.00
Temporary Cover		
<i>Avena sativa</i>	Common Oat	512.00
Total		512.00
Forbs and Shrubs		
<i>Alisma subcordatum</i>	Common Water Plantain	2.50
<i>Asclepias incarnata</i>	Swamp Milkweed	2.00
<i>Bidens spp.</i>	Bidens Species	2.00
<i>Eupatorium perfoliatum</i>	Common Boneset	1.00
<i>Helenium autumnale</i>	Sneezeweed	2.00
<i>Iris spp.</i>	Blue Flag Species	4.00
<i>Lycopus americanus</i>	Common Water Horehound	0.50
<i>Mimulus ringens</i>	Monkey Flower	1.00
<i>Penthorum sedoides</i>	Ditch Stonewort	0.50
<i>Persicaria spp.</i>	Pinkweed Species	2.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	1.00
<i>Rudbeckia triloba</i>	Brown-Eyed Susan	1.50
<i>Sagittaria latifolia</i>	Common Arrowhead	1.00
<i>Senna hebecarpa</i>	Wild Senna	2.00
<i>Symphoricarum lanceolatum</i>	Panicled Aster	0.50
<i>Symphoricarum novae-angliae</i>	New England Aster	0.50
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue	2.00
Total		26.00



sheet title:

Stormwater Pond Seeding Plan

project title:

One Hundred West

Livonia, Michigan

prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

job number:

23014

date:

02.10.2025

drawn by:

EMJ

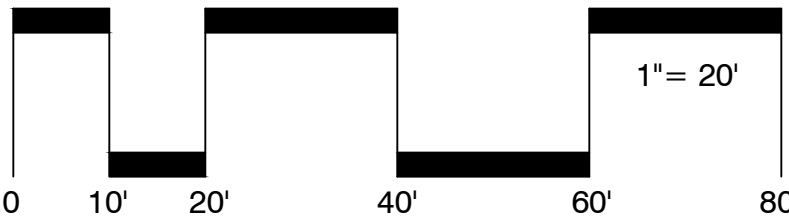
checked by:

WTK

revisions:

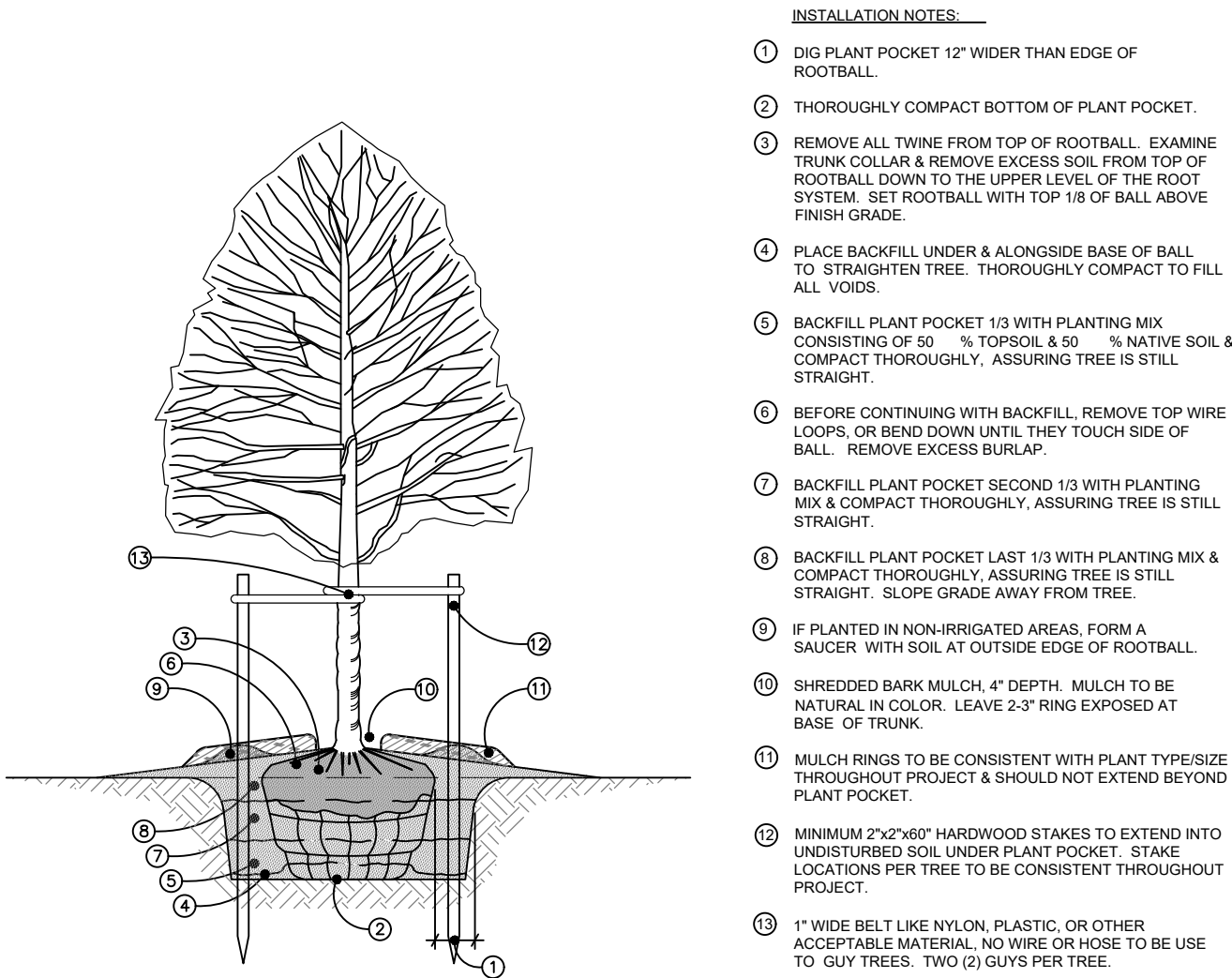


Know what's below.
Call before you dig.

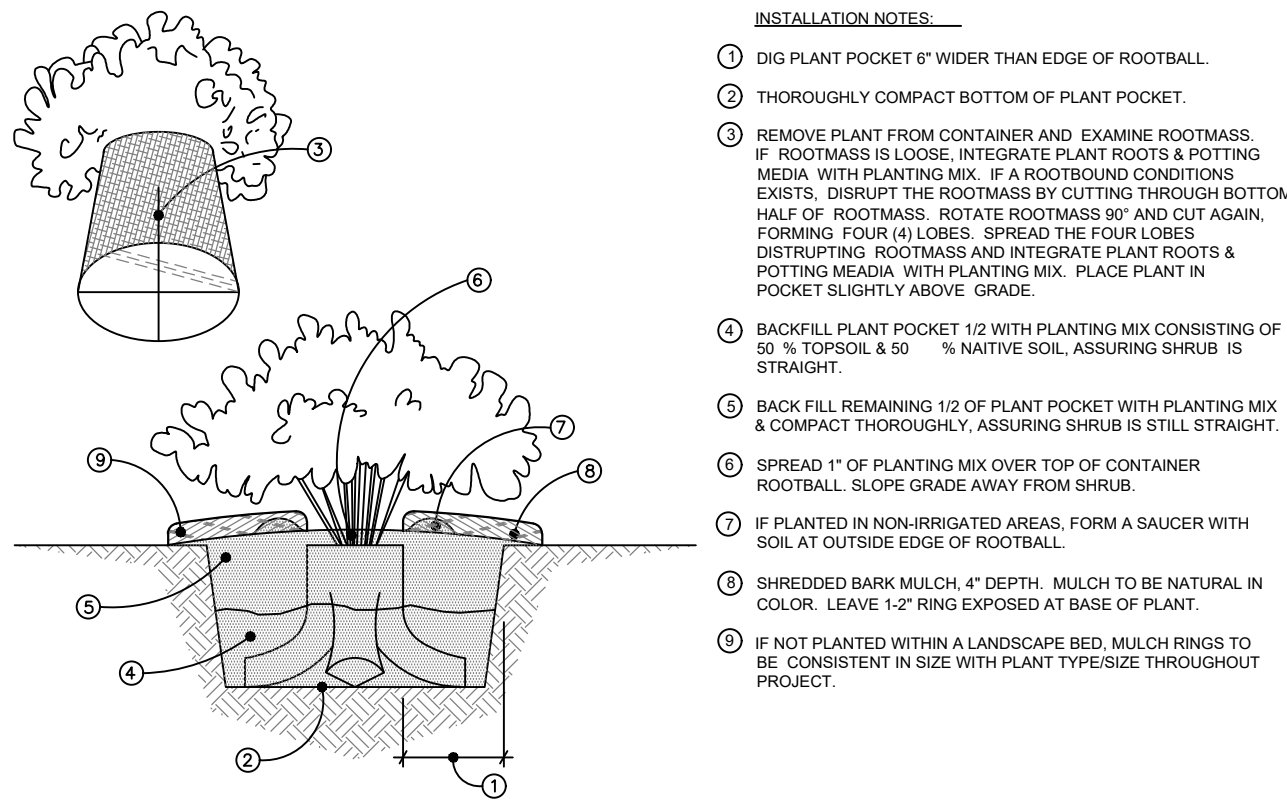


sheet no.

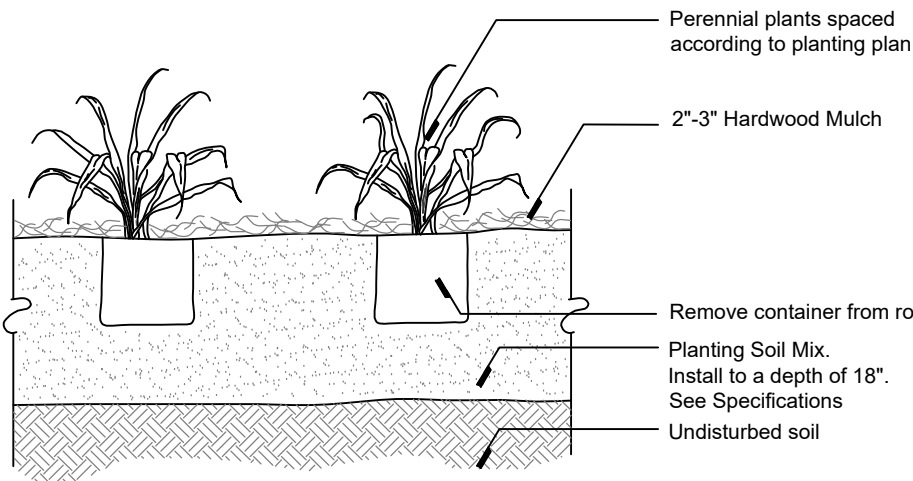
L-4



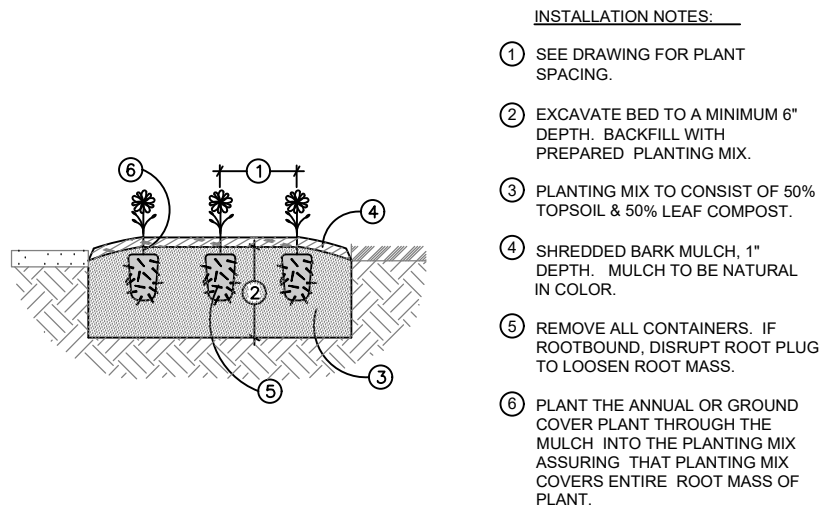
Deciduous Tree Planting Detail - 4" Cal. and Under
Scale: NTS



Shrub Planting Detail - Container
Scale: NTS



Perennial Planting Detail
NTS



Annual & Ground Cover Planting Detail
Scale: NTS



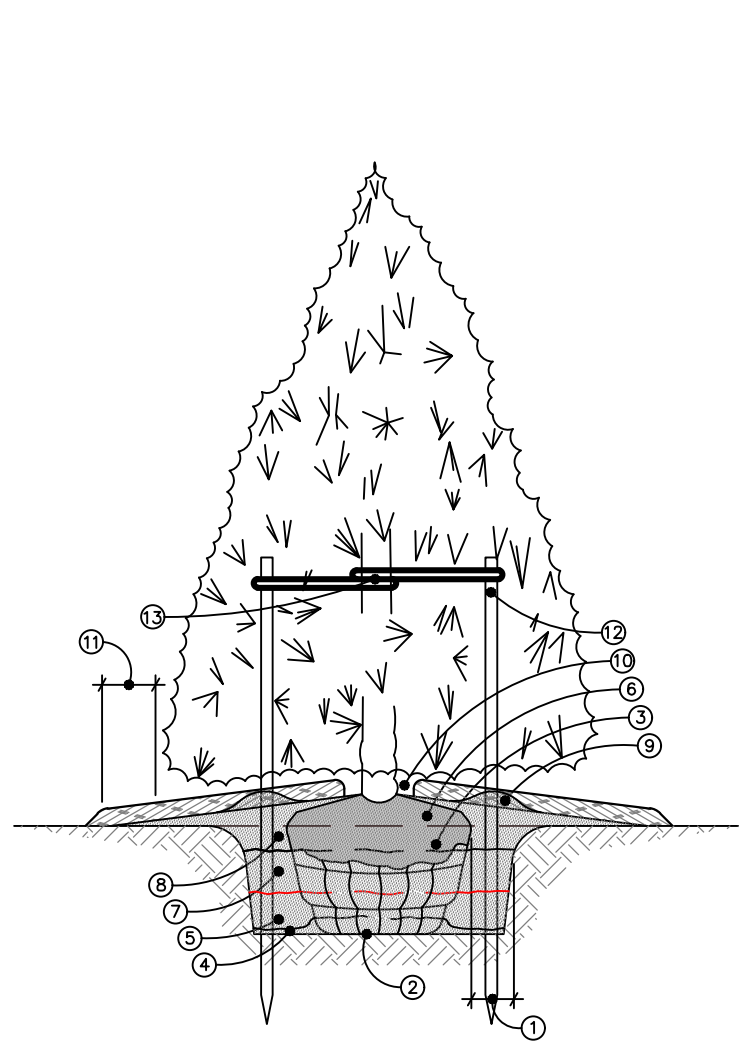
Decorative Mailbox - 16 Gang CBU
Scale: NTS
Manufacturer: Salisbury Industries
18300 Central Avenue
Carson, CA 90746
800.624.5269
www.mailboxes.com
Model: CBU 16 Doors & 2 Parcel Lockers
3316BLK-U
Black
Quantity: 5 Total



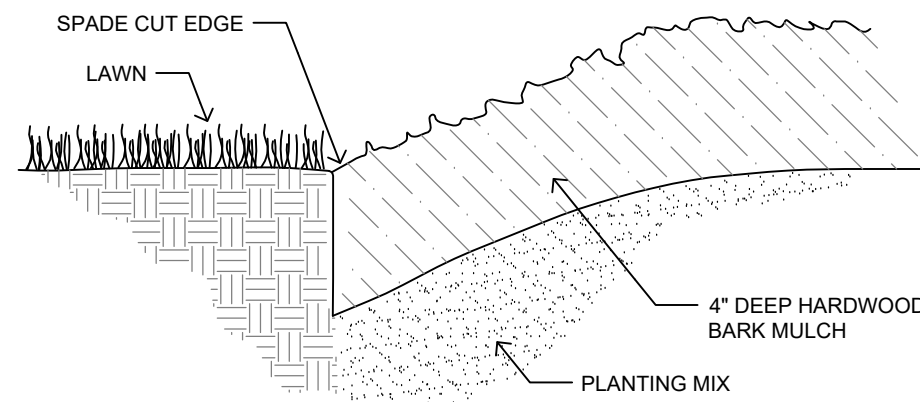
Decorative Mailbox - 12 Gang CBU
Scale: NTS
Manufacturer: Salisbury Industries
18300 Central Avenue
Carson, CA 90746
800.624.5269
www.mailboxes.com
Model: CBU 12 Doors & 1 Parcel Lockers
3312BLK-U
Black
Quantity: 1 Total



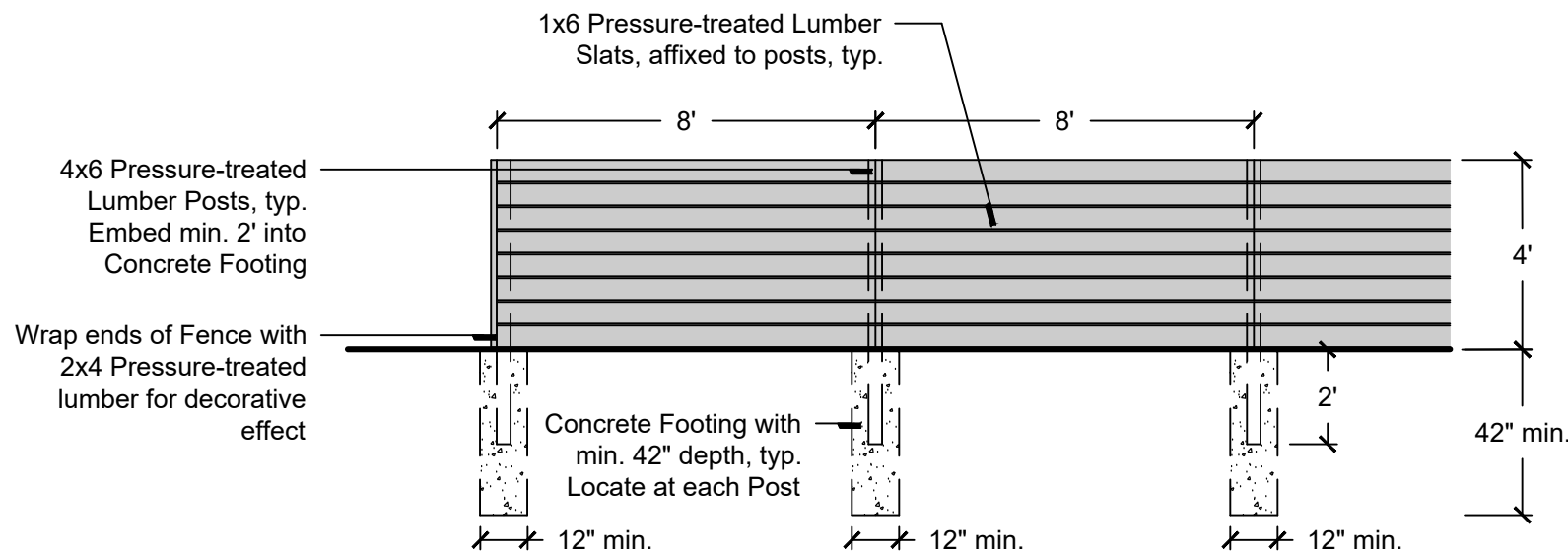
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Scale: NTS
Manufacturer: Salisbury Industries
18300 Central Avenue
Carson, CA 90746
800.624.5269
www.mailboxes.com
Model: CBU 8 Doors & 2 Parcel Lockers
3308BLK-U
Black
Quantity: 1 Total



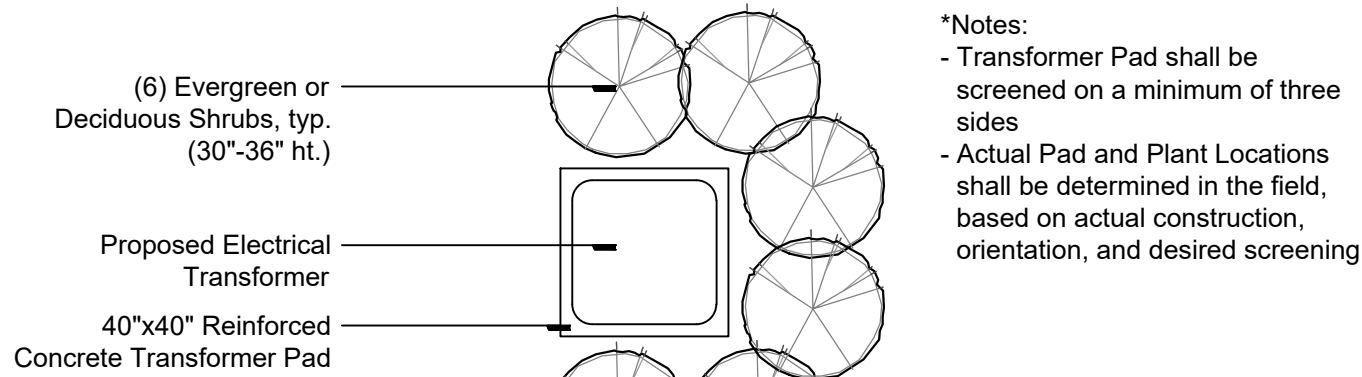
Evergreen Tree Planting Detail - 10' Ht. and Under
Scale: NTS



Spade Cut Edging Detail
NTS



4\"/>



Transformer Screening Detail
Scale: 3/4" = 1'

Landscape Notes

- All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound workmanlike manner, according to accepted planting and grading procedure.
- Landscaping required by this Ordinance shall be maintained in a reasonably healthy condition, free from refuse and debris.
- All unhealthy or dead material shall be replaced within one (1) year of damage or death or the next appropriate planting period, whichever comes first.
- All landscaped areas shall be provided with irrigation or a readily available and acceptable water supply. Irrigation systems shall include separate zones for Lawn and Plants.
- Plants shall be mulched with shredded hardwood bark mulch at a depth of three (3) inches. Mulch is to be free from debris and foreign material and shall contain no pieces of inconsistent size.
- All plant material shall be true to name and free from physical damage and wind burn.
- Plants shall be full, well-branched, and in a healthy, vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized, and mulched and shall be guaranteed to exhibit a normal growth cycle for at least one (1) full year following planting.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, or stone.
- "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand, and 1/3 peat.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect or Owner's representative.
- The Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right at any stage of the installation to reject any work or material that does not meet the requirements of the plan and specifications, if requested by the owner.
- The Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly to all planting beds prior to mulching.
- The Developer and Landscape Architect reserve the right to change location of plant material and alter plant species/variety at the time of installation based upon availability and quantity of material as well as site conditions. Materials will be of similar size, appearance and growth habit.
- All Lawn areas shall be Seeded or Sodded

Livonia Maintenance Notes

- The Owner of the property is responsible for the regular maintenance of all plants and must replenish mulch, control weeds, fertilize plants, and prune as necessary beginning upon the completion of construction of landscaping. All diseased, dead, or damaged plants must be replaced within thirty (30) days, unless the season is not appropriate for planting, in which case such plant material must be replaced at the beginning of the next planting season.
- The approved landscape plan shall be considered a permanent record and integral part of the site plan approval. Unless otherwise approved in accordance with the procedures for amending a site plan, any revisions to or removal of plant materials that are not replaced will cause the parcel to be in nonconformity with the originally approved landscape plan and shall be viewed as a violation of the Livonia Ordinance.



sheet title:

Landscape Notes & Details

project title:

One Hundred West

Livonia, Michigan

prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

job number:

23014

date:

02.10.2025

drawn by:

EMJ

checked by:

WTK

revisions:



Know what's below.
Call before you dig.

sheet no.

L-5

UNIT SQUARE FOOTAGE	
GROUND FLOOR LEVEL	186 SQFT
SECOND LEVEL	548 SQFT
THIRD LEVEL	583 SQFT
TOTAL UNIT AREA:	1,327 SQFT

FLOOR PLAN KEY NOTES:

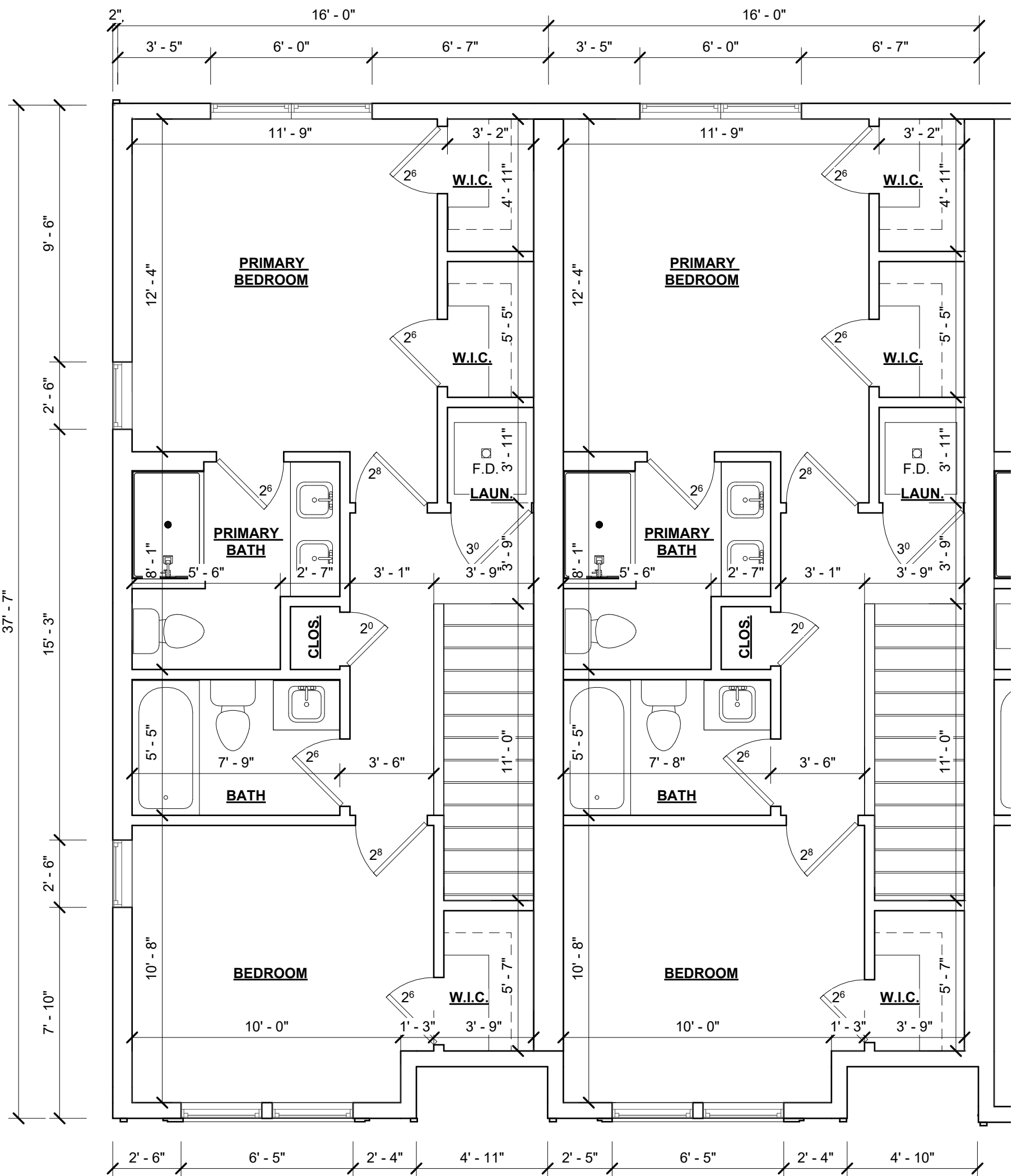
(TYPICAL THIS SHEET ONLY)

- 1
- GARAGE FLOOR: CONC. SLAB ON GRADE. SLOPE TOWARD DOOR
- 2
- INSULATED DOORS AT UTILITY CLOSET
- 3
- FORCED AIR FURNACE. MECHANICAL CONTRACTOR TO COORDINATE EXHAUST ROUTING.
- 4
- WATER HEATER
- 5
- HANGING ROD AND SHELF @ 6'-0" A.F.F.
- 6
- DECORATIVE WOOD HANDRAIL
- 7
- BUILT-IN DESK MILLWORK WITH UPPER STORAGE
- 8
- GAS RANGE
- 9
- UNDERCOUNTER DISHWASHER
- 10
- PROVIDE AIRSWITCH IN COUNTERTOP FOR GARBAGE DISPOSAL

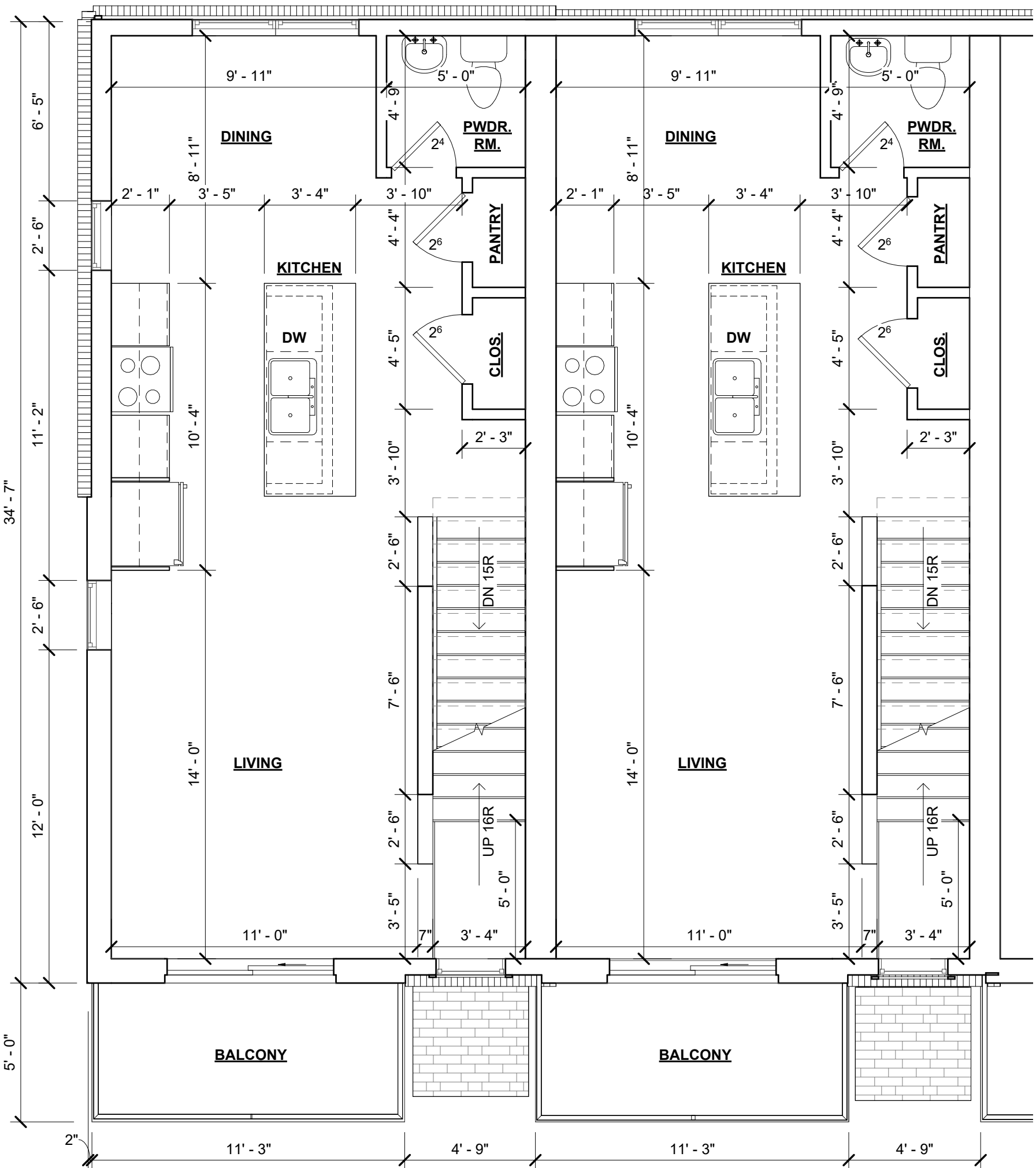
- 11
- FINISHED PANEL AT EXPOSED SIDES OF ISLAND CABINETS
- 12
- WOOD CABINETS WITH STONE COUNTERTOP. FINISHES TBD.
- 13
- FULL-HEIGHT PANTRY CABINET. PROVIDE FINISHED PANEL ON EXPOSED SIDE.
- 14
- VANITY WITH STONE COUNTERTOP. INSTALL FLOATING FRAMLESS MIRROR ABOVE BACKSPLASH.
- 15
- KOHLER STERLING ENSEMBLE FIBERGLASS TUB/SHOWER MODULE MODEL 71370110 OR EQUAL
- 16
- KOHLER STERLING ACCORD FIBERGLASS SHOWER MODULE MODEL 72270110-0 OR EQUAL
- 17
- INSTALL WASHING MACHINE WALL BOX IN LAUNDRY CLOSET.
- 18
- REFRIGERATOR (PROVIDED BY OWNER)
- 19
- WOOD FRAMED BALCONY WITH WOOD DECKING AND PREFINISHED ALUM. GUARDRAIL
- 20
- 3'-6" HIGH WALL WITH WOOD HANDRAIL

GENERAL PLAN NOTES:

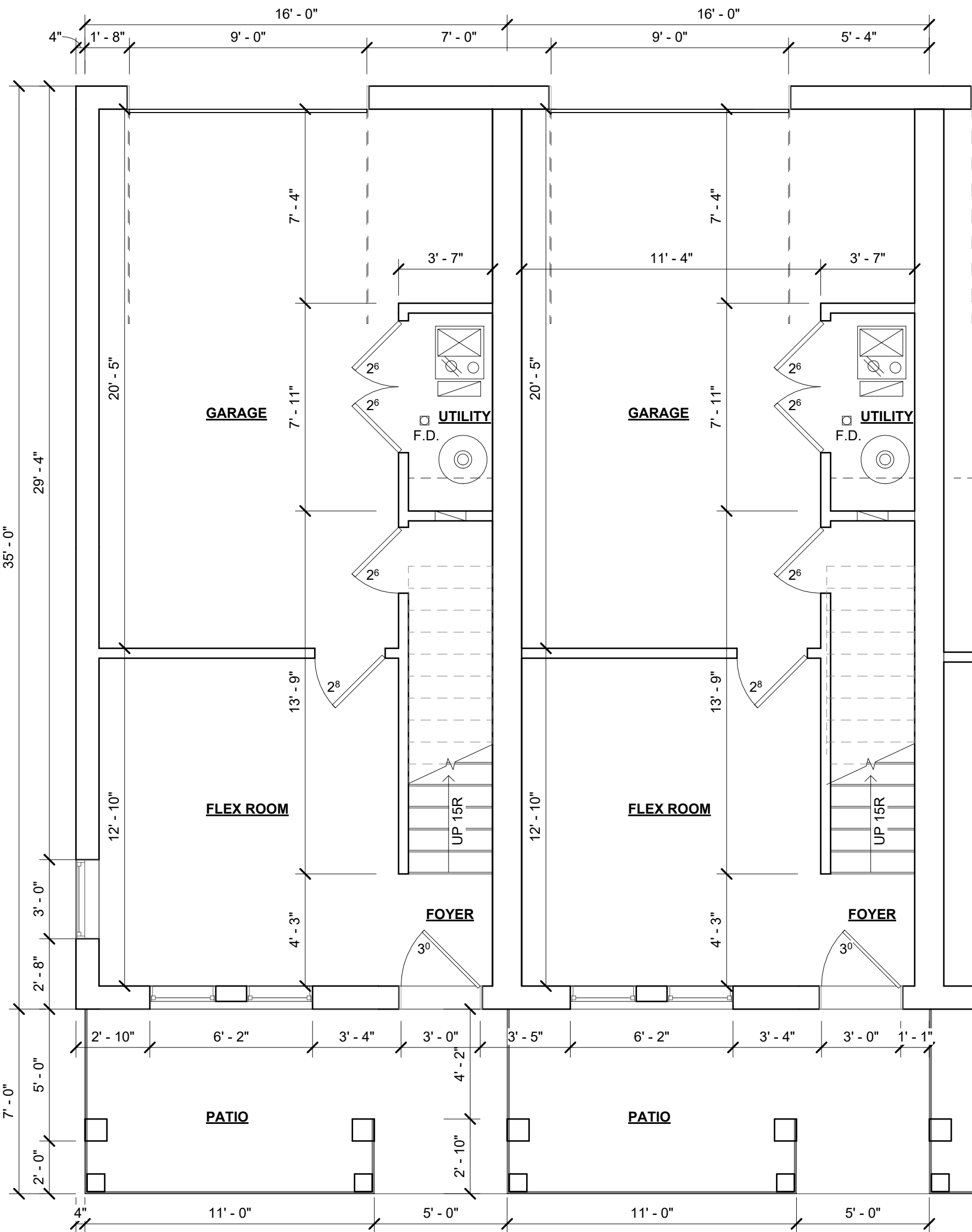
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2.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD. ANY DIMENSIONAL VARIANCES CAUSED BY ACTUAL WALL CONSTRUCTION OR LAYOUT MODIFICATIONS IN THE FIELD ARE RESPONSIBILITY OF CONTRACTOR.
3.
- WALL THICKNESS' ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE FLOOR PLAN KEYNOTES FOR AWLL CONSTRUCTION.
4.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
5.
- ALL POSTS CONTINUOUS TO FOUNDATION
6.
- SHEAR WALLS TO BE PERSCRIPTIVE PER MBC 2015



3 THIRD FLOOR
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR
SCALE: 1/4" = 1'-0"



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

ARCHI

TECT:

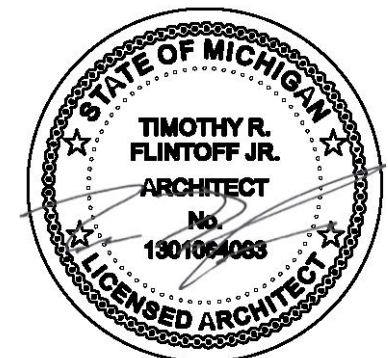
4545 architecture

2781 E. JEFFERSON
SUITE 302
DETROIT, MI 48207
P. 313.450.4545
INFO@4545ARCHITECTURE.COM

CONSULTANT:

Project :
ROBERTSON BROTHERS
DAVENPORT 6 UNIT

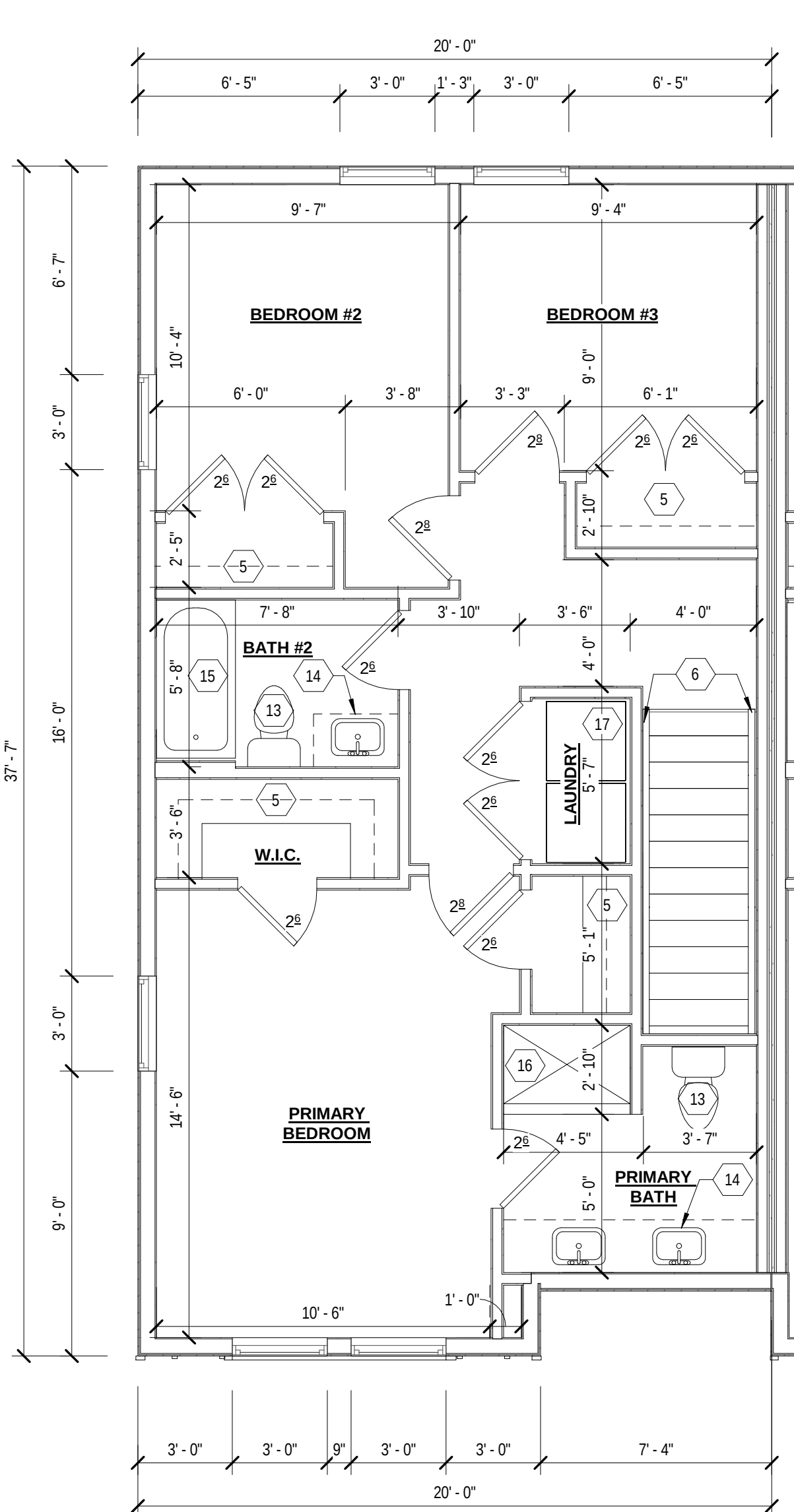
Issued for :
MASTER SET 05/14/2024



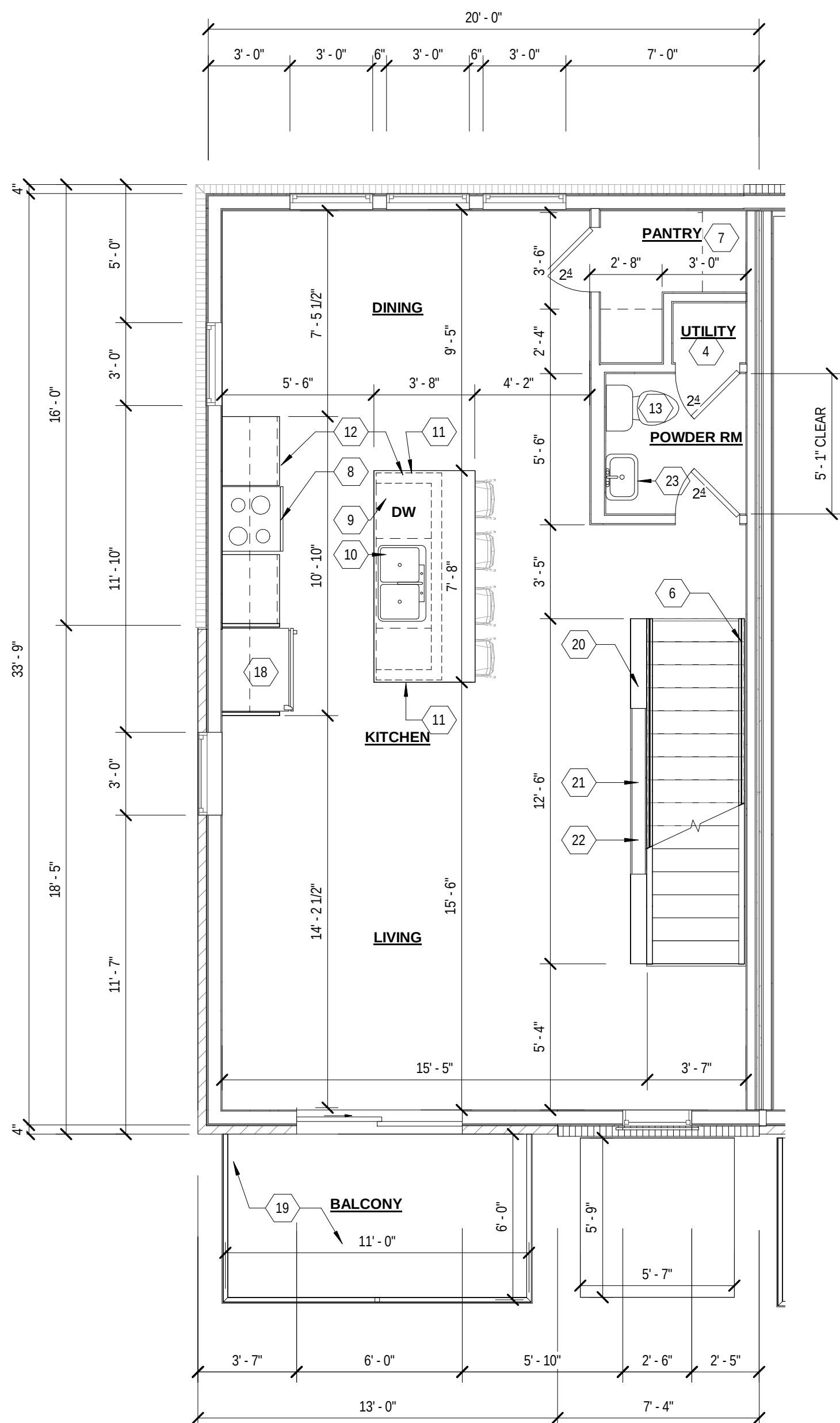
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JRM
Checked by :
JRM
Sheet Title :
TYPICAL UNIT PLANS

Project No. :
2020036

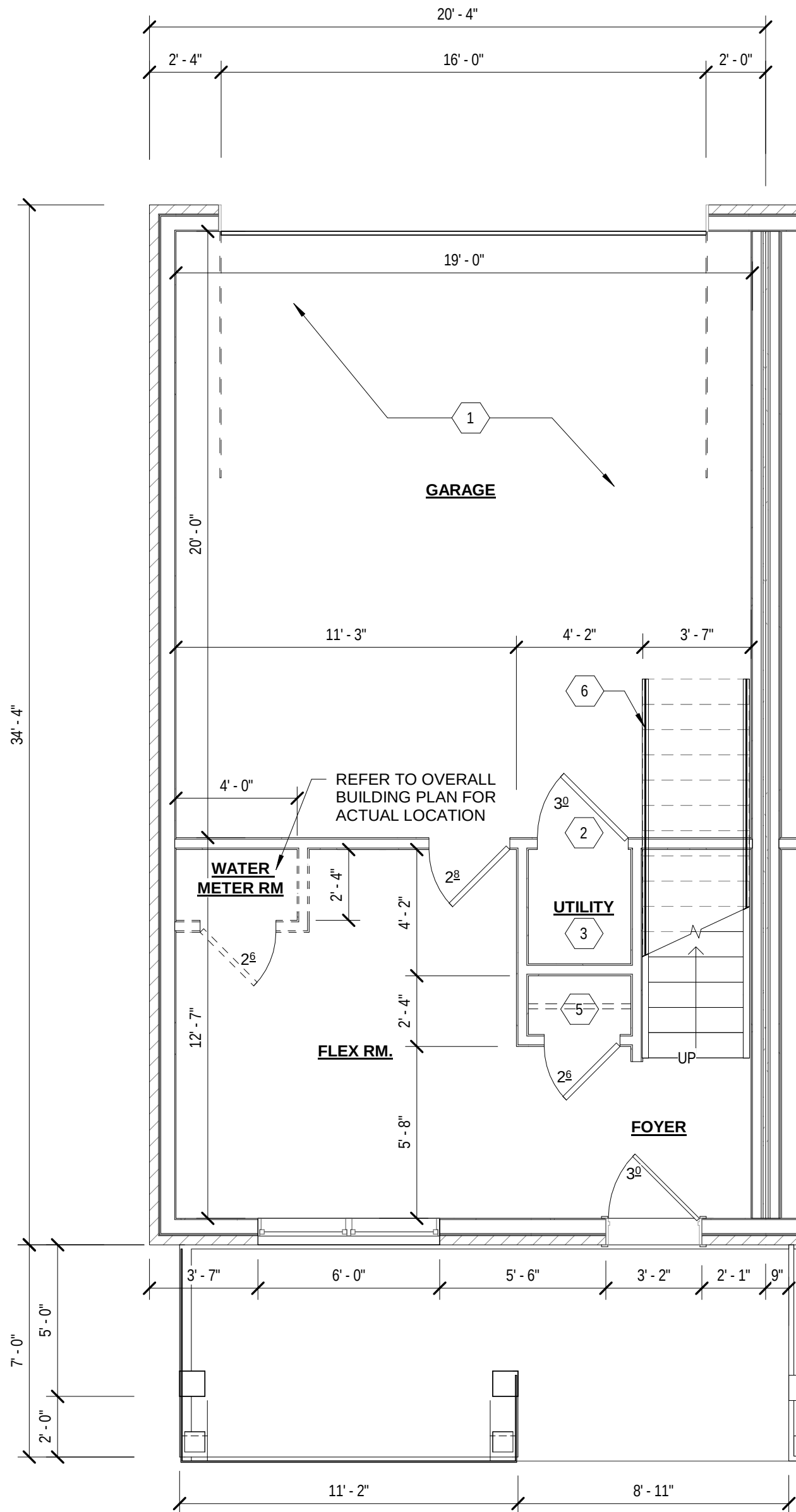
Sheet No. :
A1.0



3 THIRD FLOOR
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR
SCALE: 1/4" = 1'-0"



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

GENERAL PLAN NOTES:

- THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK, COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD. ANY DIMENSIONAL VARIANCES CAUSED BY ACTUAL WALL CONSTRUCTION OR LAYOUT MODIFICATIONS IN THE FIELD ARE RESPONSIBILITY OF CONTRACTOR.
- WALL THICKNESS' ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE FLOOR PLAN KEYNOTES FOR AWLL CONSTRUCTION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
- DO NOT BACKFILL WALLS UNTIL FLOOR DECKS ARE INSTALLED
- ALL POSTS CONTINUOUS TO FOUNDATION
- SHEAR WALLS TO BE PERSCRIPTIVE PER MBC 2015

FLOOR PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- GARAGE FLOOR: CONC. SLAB ON GRADE. SLOPE TOWARD DOOR
- INSULATED DOORS AT UTILITY CLOSET
- FORCED AIR FURNACE. MECHANICAL CONTRACTOR TO COORDINATE EXHAUST ROUTING.
- WATER HEATER
- HANGING ROD AND SHELF @ 6'-0" A.F.F.
- WOOD HANDRAIL
- BUILT-IN WALL SHELVING MILLWORK
- GAS RANGE
- UNDERCOUNTER DISHWASHER
- PROVIDE AIRSWITCH IN COUNTERTOP FOR GARBAGE DISPOSAL
- FINISHED PANEL AT EXPOSED SIDES OF ISLAND CABINETS
- WOOD CABINETS WITH STONE COUNTERTOP. FINISHES TBD.
- TOILET
- VANITY WITH STONE COUNTERTOP. INSTALL FLOATING FRAMLESS MIRROR ABOVE BACKSPLASH.
- TUB. SEE A1.1 FOR FINISH CHOICE
- SHOWER, SEE A1.1 FOR FINISH CHOICE
- INSTALL WASHING MACHINE WALL BOX IN LAUNDRY CLOSET.
- REFRIGERATOR. PROVIDE WATERLINE FOR ICEMAKERWATER DISPENSER
- WOOD FRAMED BALCONY WITH STAINED WOOD DECKING AND PREFINISHED ALUM. GUARDRAIL
- 3'-6" HIGH WALL WITH WOOD HANDRAIL
- 50" LINEAR ELECTRIC FIREPLACE (OPTIONAL)
- PACK OUT WALL 6" FOR ELECTRIC FIREPLACE (OPTIONAL)
- PEDESTAL SINK. NO MIRROR TO BE INSTALLED

UNIT SQUARE FOOTAGE	
GROUND FLOOR LEVEL	227 SQFT
SECOND LEVEL	680 SQFT
THIRD LEVEL	737 SQFT
TOTAL UNIT AREA:	1,644 SQFT

ARCHI

TECT:

4545 architecture

2761 E. JEFFERSON
SUITE 302
DETROIT, MI 48207
P. 313.450.4545
INFO@4545ARCHITECTURE.COM

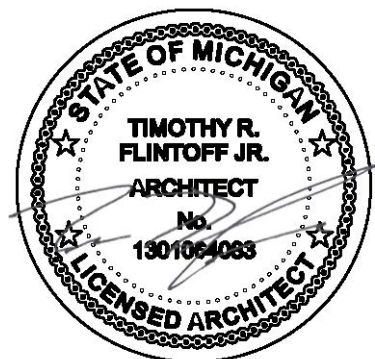
CONSULTANT:

Project :

ROBERTSON BROTHERS
SHERWOOD - MASTER

Issued for :

PERMIT REV 12/03/2024



Drawn by :

JRM

Checked by :

JRM

Sheet Title :

TYPICAL UNIT PLANS

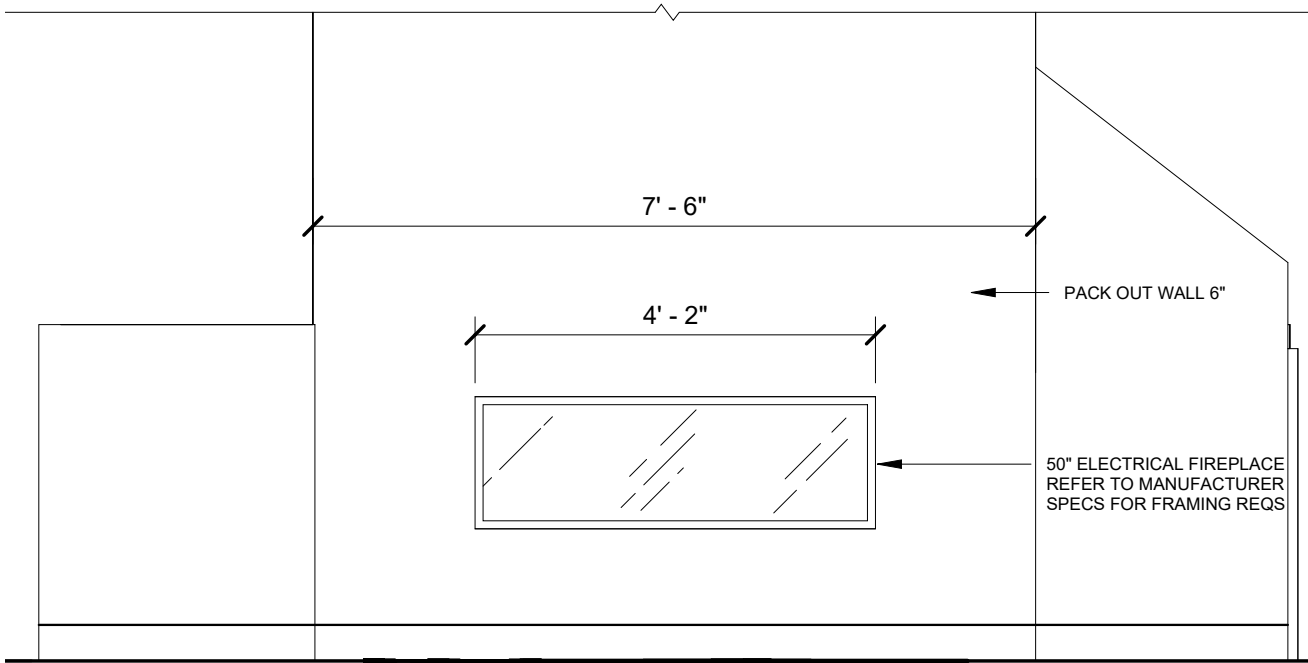
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2020036

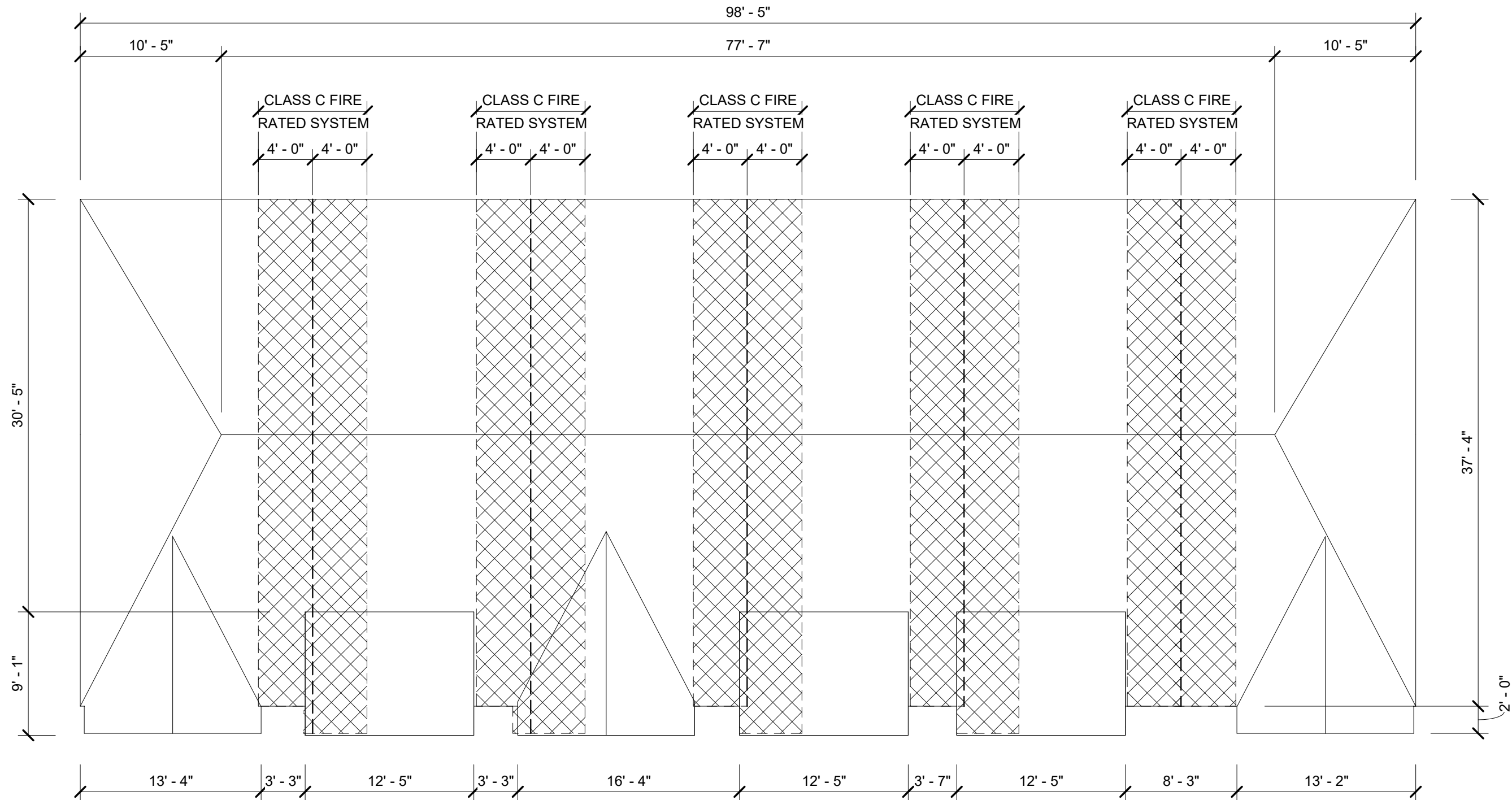
Sheet No. :

A1.0

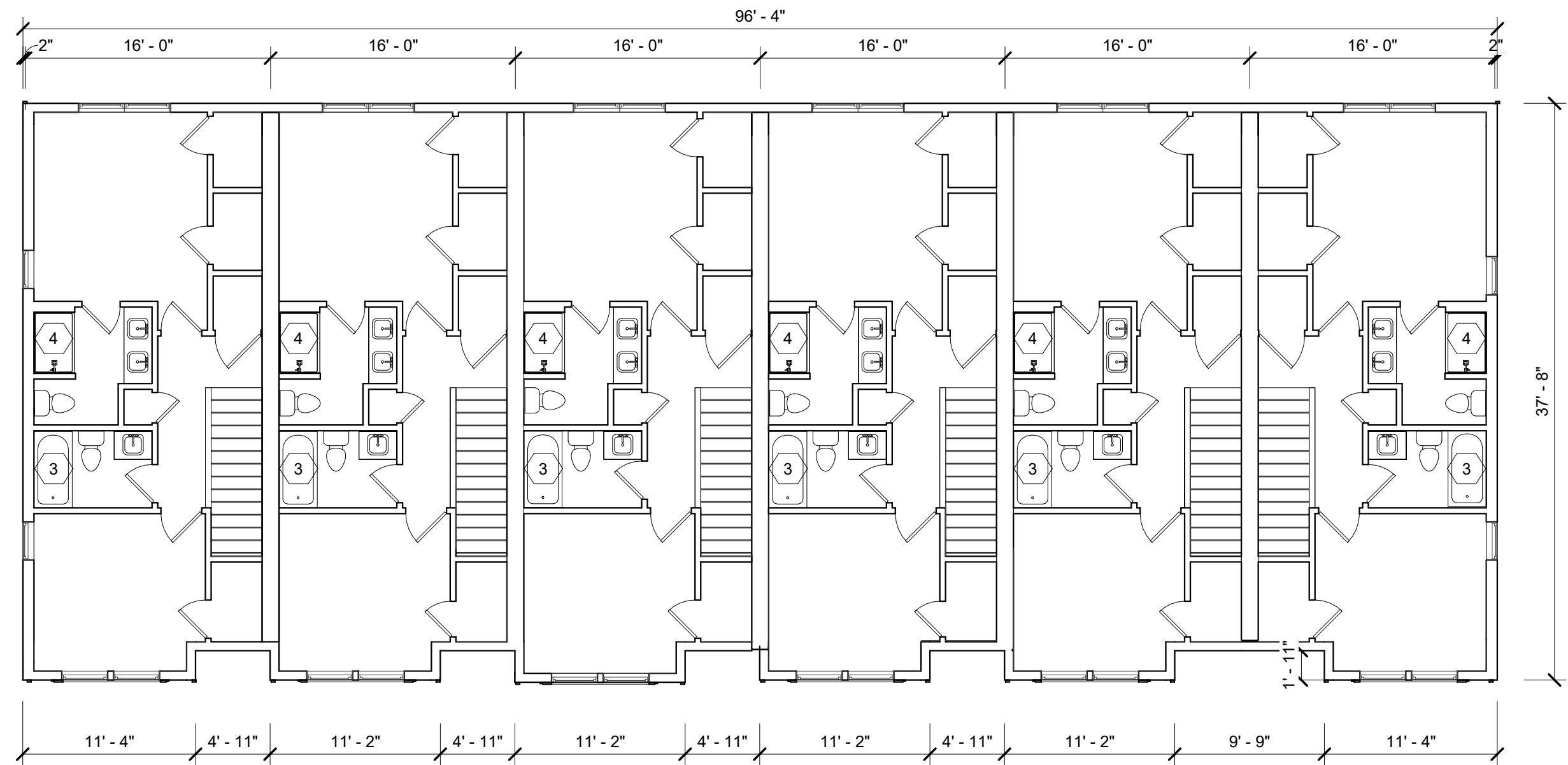
SECOND LEVEL
10' - 0"



5 ELECTRIC FIREPLACE ELEVATION
SCALE: 1/2" = 1'-0"



4 ROOF PLAN
SCALE: 1/8" = 1'-0"



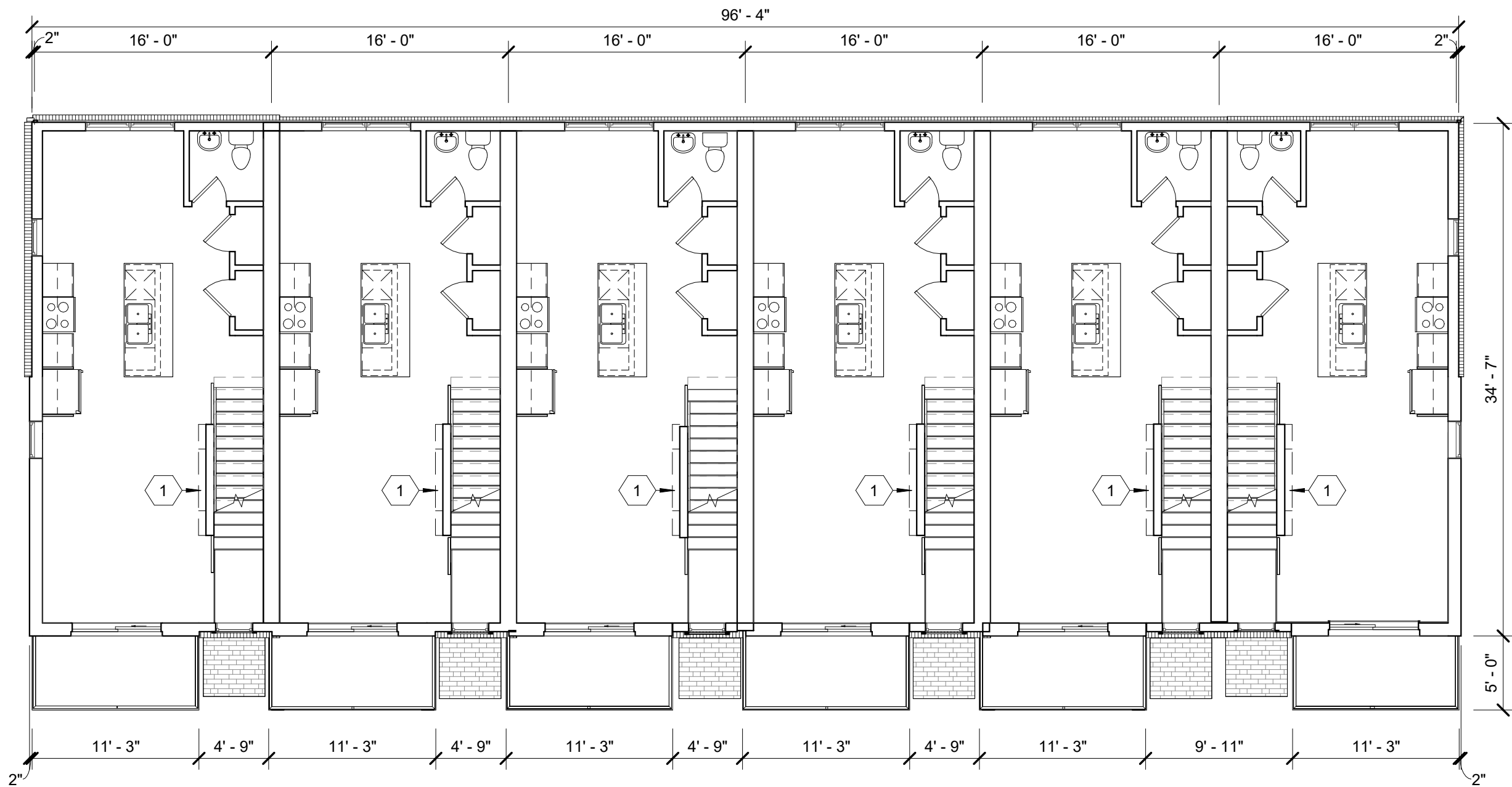
3 THIRD FLOOR
SCALE: 1/8" = 1'-0"

FLOOR PLAN KEY NOTES:
(TYPICAL THIS SHEET ONLY)

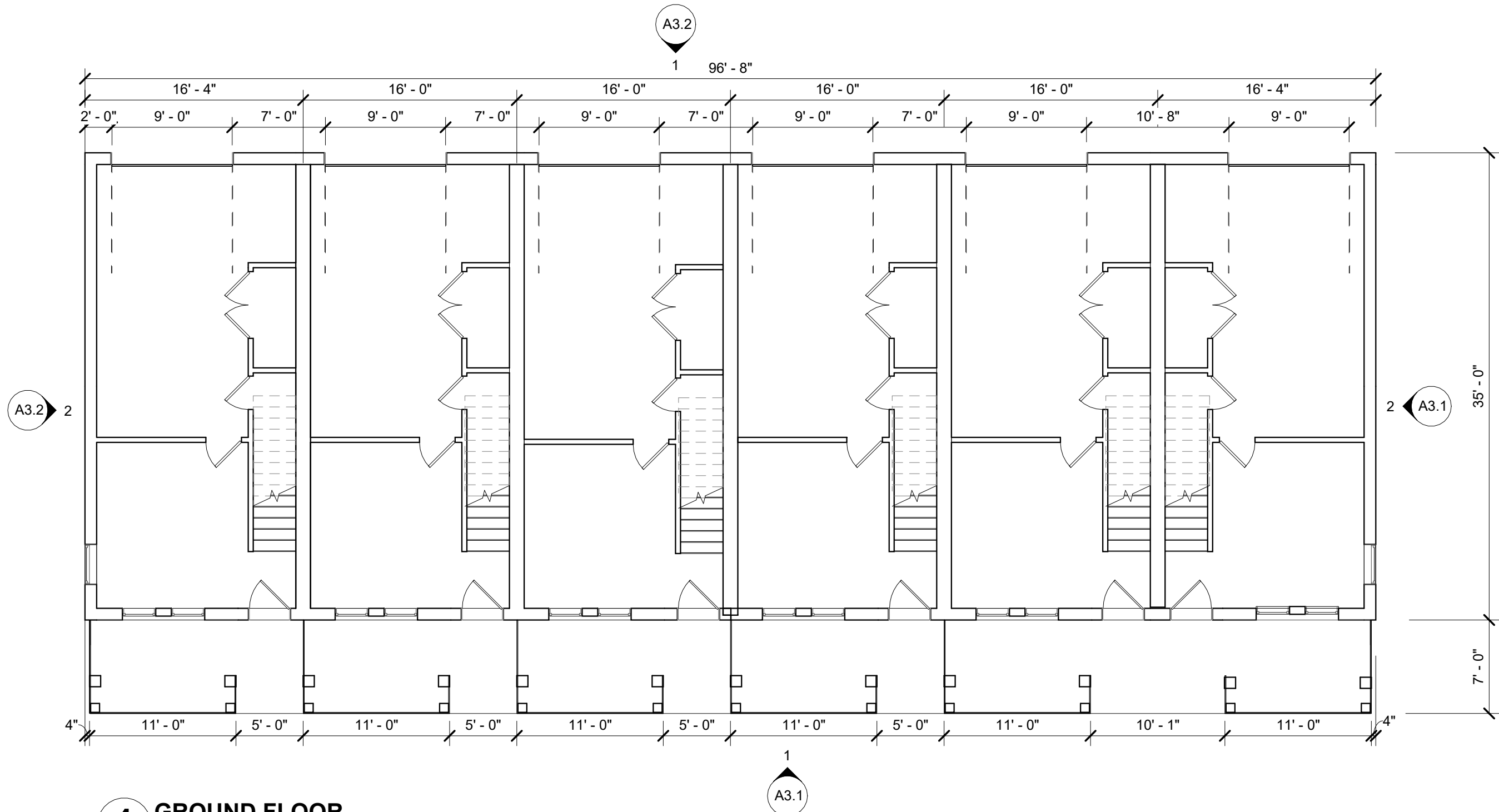
- 50" LINEAR ELECTRIC FIREPLACE. PACK OUT WALL 6" AS SHOWN
- TUB WITH TILE SURROUND FROM TUB APRON TO CEILING (TILE SELECTION TBD)
- KOHLER STERLING ENSEMBLE FIBERGLASS TUB/SHOWER MODULE MODEL 71370110 OR EQUAL
- SHOWER WITH TILE FLOOR, CURB, AND SURROUND FROM BASE TO CEILING (TILE SELECTION TBD); INSTALL GLASS FRAMELESS EURO DOOR
- KOHLER STERLING ACCORD FIBERGLASS SHOWER MODULE MODEL 72270110-0 OR EQUAL

GENERAL NOTES:

- THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK. COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
- ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
- WALL THICKNESS' ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
- DO NOT BACKFILL WALLS UNTIL FLOOR DECKS ARE INSTALLED
- ALL POSTS CONTINUOUS TO FOUNDATION
- SHEAR WALLS TO BE PERSCRIPTIVE PER MBC 2015



2 SECOND FLOOR
SCALE: 1/8" = 1'-0"

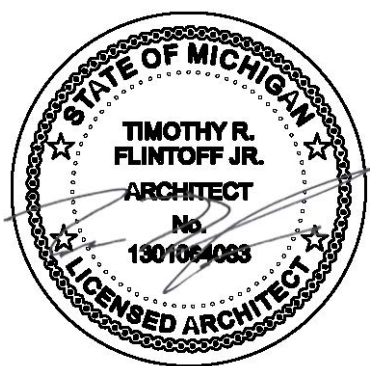


1 GROUND FLOOR
SCALE: 1/8" = 1'-0"

CONSULTANT:

Project :
ROBERTSON BROTHERS
DAVENPORT 6 UNIT

Issued for :
MASTER SET 05/14/2024



Drawn by :
JRM
Checked by :
JRM
Sheet Title :
6-UNIT BUILDING
PLANS

Project No. :
2020036

Sheet No. :

A1.1

TOTAL MID UNIT ATTIC AREA: 678
SQFT
MIN. VENTING REQUIRED: 325 sq
ft (AT 1/300)
TOTAL VENTING PROVIDED: 362sqft

CONT. SOFFIT VENT, TYP. AT
END UNITS ONLY.
BASIS OF DESIGN:
CERTAINTED VINYL
CARPENTRY VALUE SOFFIT
NET FREE AREA: 5.9 IN²/LF
(36 LF) PER UNIT IN SOFFIT

TOTAL END UNIT LOW
VENTILATION: 212sqft (58%)

ROOF VENT, TYP.
BASIS OF DESIGN:
LOMANCO 750
NET FREE AREA: 50sqft
(3) PER UNIT, TYP.
INSTALLED NO MORE THAN
3'-0" BELOW RIDGE

TOTAL END UNIT HIGH
VENTILATION: 150sqft (42%)

TOTAL MID UNIT ATTIC AREA:
678 SQFT
MIN. VENTING REQUIRED: 325
sqft (AT 1/300)
TOTAL VENTING PROVIDED:
345sqft

ROOF VENT, TYP.
BASIS OF DESIGN:
LOMANCO 750
NET FREE AREA: 50sqft
(3) PER UNIT, TYP.
INSTALLED NO MORE THAN
3'-0" BELOW RIDGE

TOTAL MID UNIT HIGH
VENTILATION: 150sqft (44%)

NOTE:
DO NOT INSTALL SOFFIT
VENTING OR ROOF
VENTS WITHIN THE 8'-0"
ZONE OF FIRE RATED
ROOF ASSEMBLY

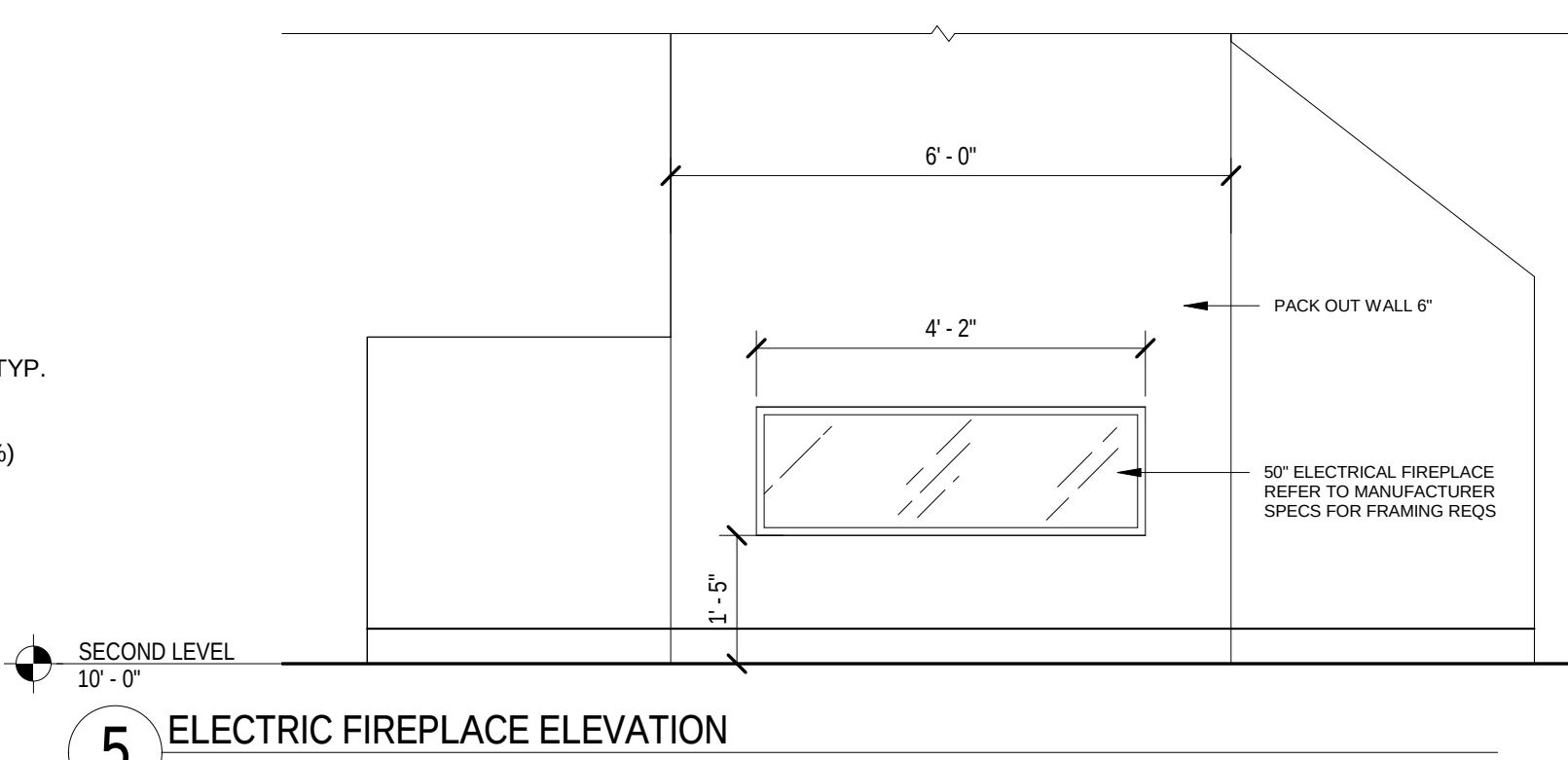
CORNICE VENT, TYP.
BASIS OF DESIGN:
LOMANCO C816
NET FREE AREA: 65 IN²
(3) PER UNIT IN SOFFIT, TYP.

TOTAL MID UNIT LOW
VENTILATION: 195sqft (56%)

SECOND LEVEL
10'-0"

5 ELECTRIC FIREPLACE ELEVATION

SCALE: 1/2" = 1'-0"



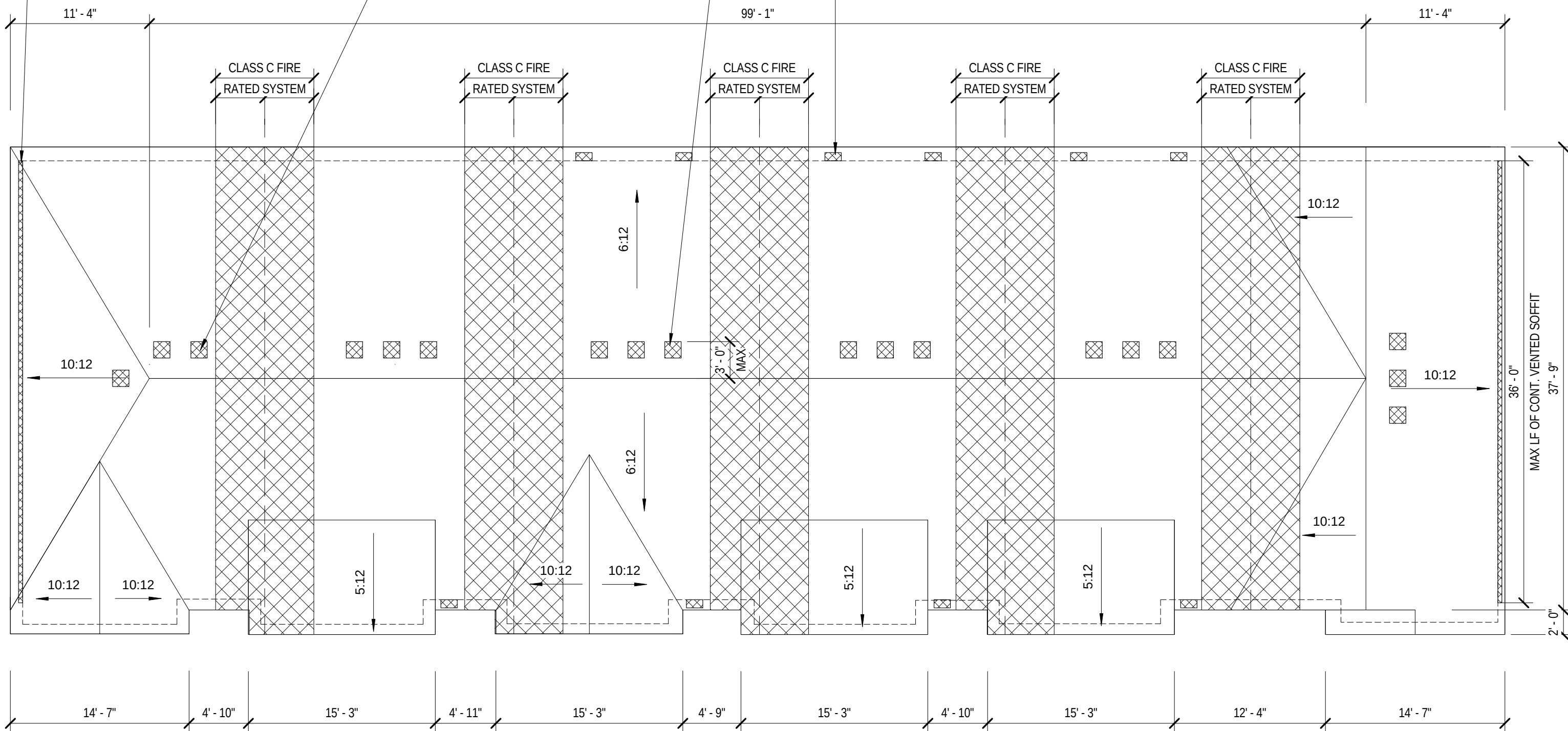
FLOOR PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- 50" LINEAR ELECTRIC FIREPLACE. PACK OUT WALL 6" AS SHOWN
- TUB WITH TILE SURROUND FROM TUB APRON TO 6'-0" A.F.F. (TILE SELECTION TBD)
- KOHLER STERLING ENSEMBLE FIBERGLASS TUB/SHOWER MODULE MODEL 71370110 OR EQUAL
- PREFAB SHOWER PAN WITH TILE SURROUND FROM BASE TO 6'-0" A.F.F. (TILE SELECTION TBD); INSTALL GLASS FRAMELESS EURO DOOR
- KOHLER STERLING ACCORD FIBERGLASS SHOWER MODULE MODEL 72270110-0 OR EQUAL
- REPLACE FIBERGLASS SHOWER PAN WITH TILED FLOOR AND CURB

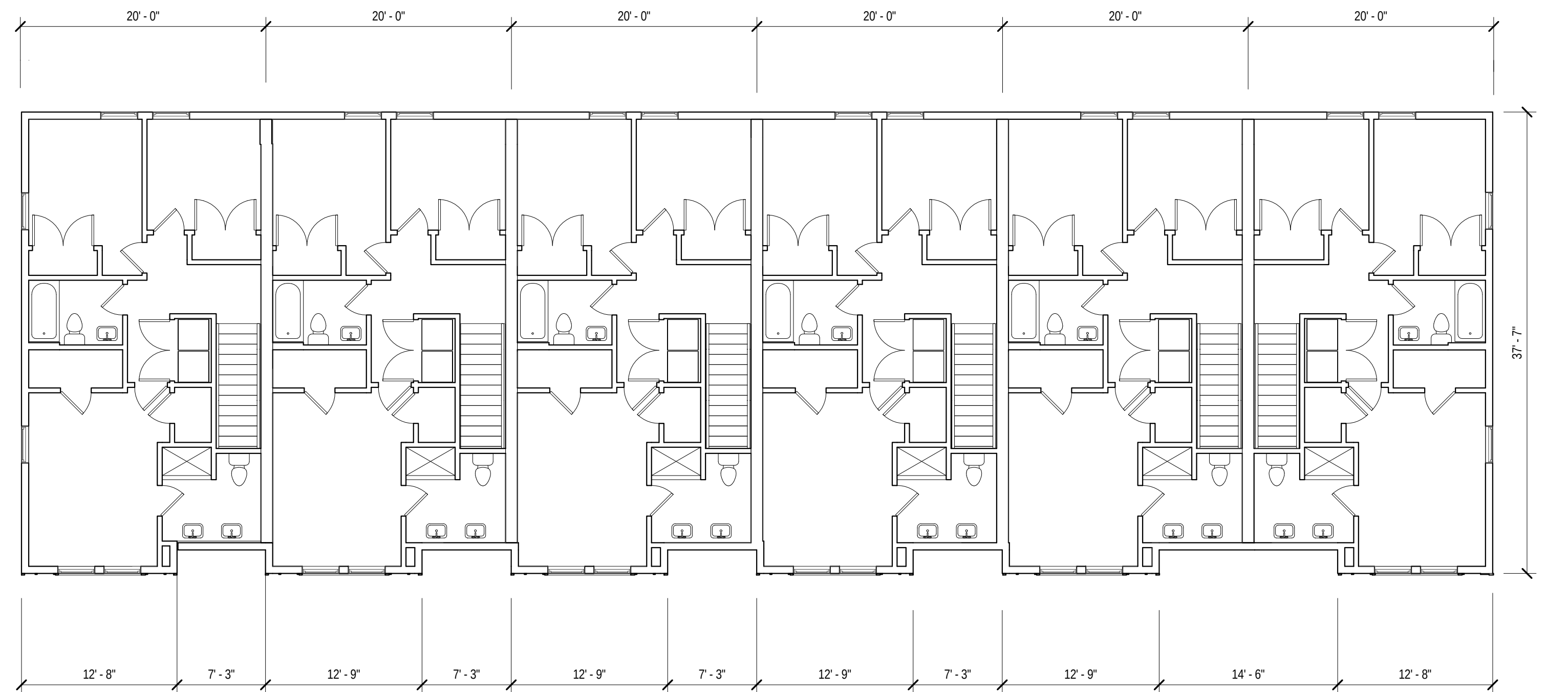
GENERAL PLAN NOTES:

- THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK, COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD. ANY DIMENSIONAL VARIANCES CAUSED BY ACTUAL WALL CONSTRUCTION OR LAYOUT MODIFICATIONS IN THE FIELD ARE RESPONSIBILITY OF CONTRACTOR.
- WALL THICKNESS' ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE FLOOR PLAN KEYNOTES FOR AWLL CONSTRUCTION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A. AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
- DO NOT BACKFILL WALLS UNTIL FLOOR DECKS ARE INSTALLED
- ALL POSTS CONTINUOUS TO FOUNDATION
- SHEAR WALLS TO BE PERSPECTIVE PER MBC 2015



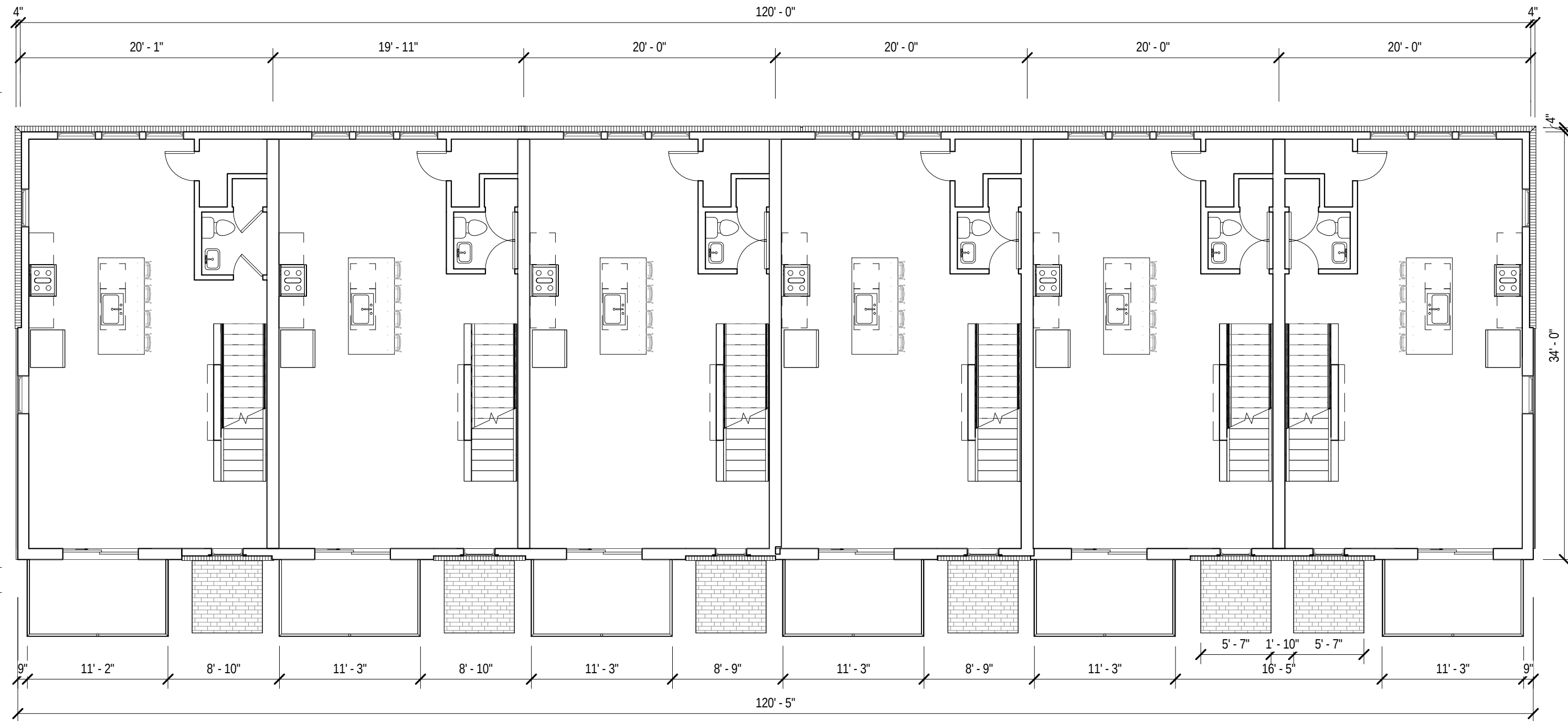
4 ROOF

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



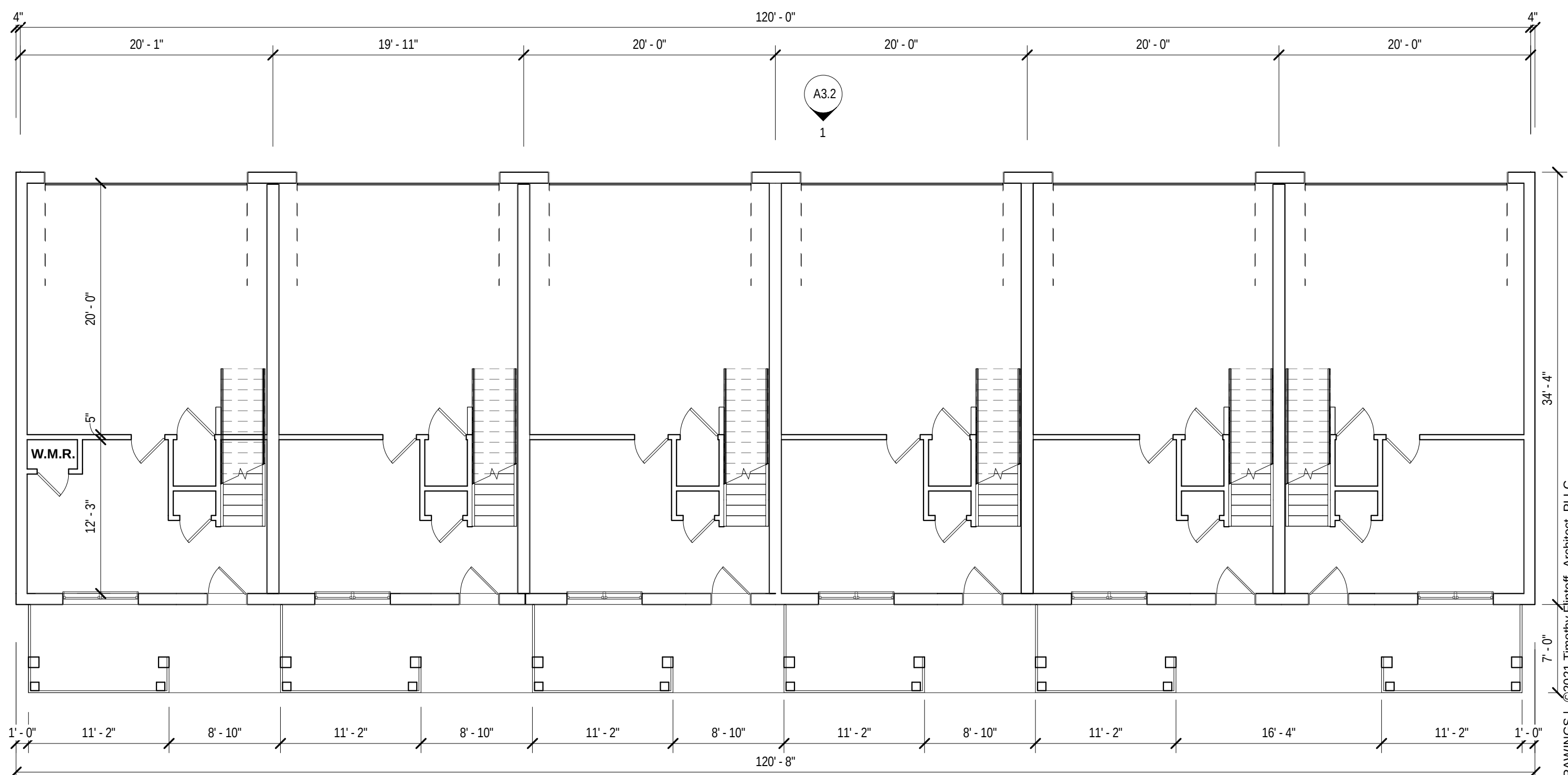
3 THIRD FLOOR

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



2 SECOND FLOOR

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



1 GROUND FLOOR

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

ARCHI

TECT:

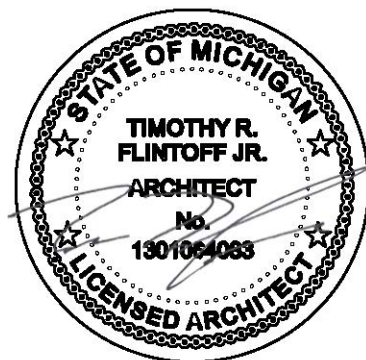
4545 architecture

2761 E. JEFFERSON
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CONSULTANT:

Project :
ROBERTSON BROTHERS
SHERWOOD - 6 UNIT

Issued for :
PERMITS REV 12/03/2024



Drawn by :
JRM
Checked by :
JRM
Sheet Title :
BUILDING PLANS

Project No. :
2020036

Sheet No. :

A1.1

ENDER STAIR LOCATION

DO NOT SCALE DRAWINGS! ©2021 Timothy Flintoff Architect, PLLC

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12" ABOVE THE FINISHED FLOOR, THE WINDOW SHALL BE THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. IF THE WINDOW IS LOCATED ABOVE 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4 INCH DIAMETER SPHERE CANNOT PASS. EXCEPTIONS:

1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4" DIA. SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2006 OR F 2040.

PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.

UNLESS NOTED OTHERWISE OVERHANG DIMENSIONS ARE 12" FROM FRAME. RAKE DIMENSIONS ARE 4" AT BRICK AND 6" AT SIDING.

UNLESS NOTED OTHERWISE OVERHANG DIMENSIONS ARE 12" FROM FRAME. RAKE DIMENSIONS ARE 4" AT BRICK AND 6" AT SIDING.

UNLESS NOTED OTHERWISE OVERHANG DIMENSIONS ARE 12" FROM FRAME. RAKE DIMENSIONS ARE 4" AT BRICK AND 6" AT SIDING.

LOOSE STEEL LINTELS FOR MASONRY - EXTERIOR APPLICATIONS FOR BRICK OR STONE (NO FLOOR LOAD)	
MAX. CLEAR SPAN	LINTEL SIZE
5'-0" OR LESS	3 1/2" x 3 1/2" x 5/16"
7'-0" OR LESS	4" x 3 1/2" x 5/16"
8'-0" OR LESS	5" x 3 1/2" x 5/16"
9'-0" OR LESS	5" x 3 1/2" x 3/8"
10'-0" OR LESS	6" x 3 1/2" x 3/8"

NOTE: THIS SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON THE PLANS AND/OR ELEVATIONS.

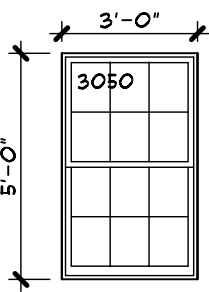
NOTE: STEEL ANGLE LINTELS REQUIRE A SHOP COAT OF ZINC RICH PRIMER EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL.

MAX. CLEAR SPAN	LINTEL SIZE
5'-0" OR LESS	3 1/2" x 3 1/2" x 5/16"
7'-0" OR LESS	4" x 3 1/2" x 5/16"
8'-0" OR LESS	5" x 3 1/2" x 5/16"
9'-0" OR LESS	5" x 3 1/2" x 3/8"
10'-0" OR LESS	6" x 3 1/2" x 3/8"

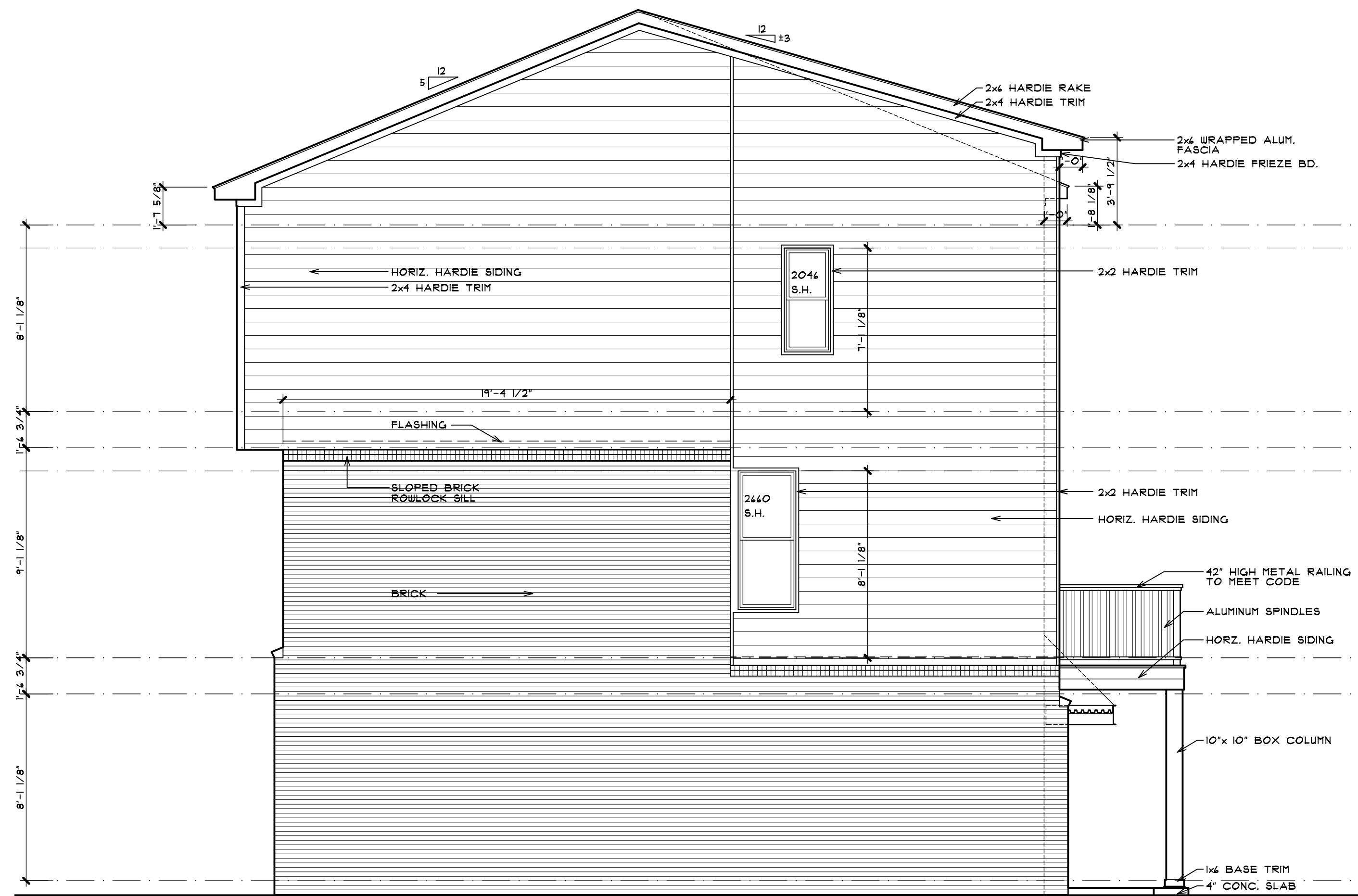
NOTE: STEEL ANGLE LINTELS REQUIRE A SHOP COAT OF RUST-INHIBITIVE PAINT EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL.

NOTE: STEEL ANGLE LINTELS REQUIRE A SHOP COAT OF RUST-INHIBITIVE PAINT EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL.

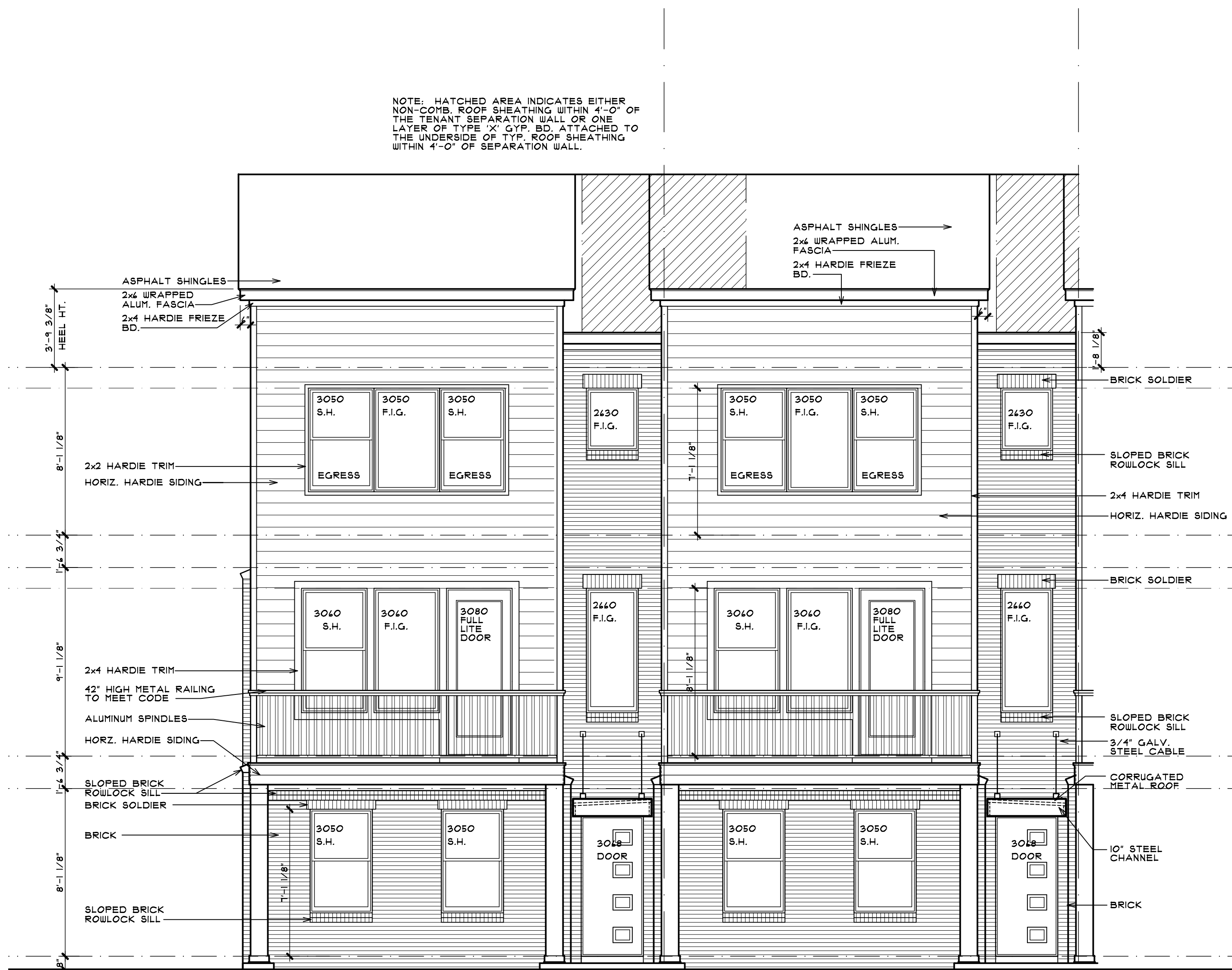
GENERAL REFERENCE FOR
ROUGH OPENING SIZES ONLY.
CONSULT WITH WINDOW
MANUFACTURER FOR EXACT
WINDOW SIZES & REQUIREMENTS.



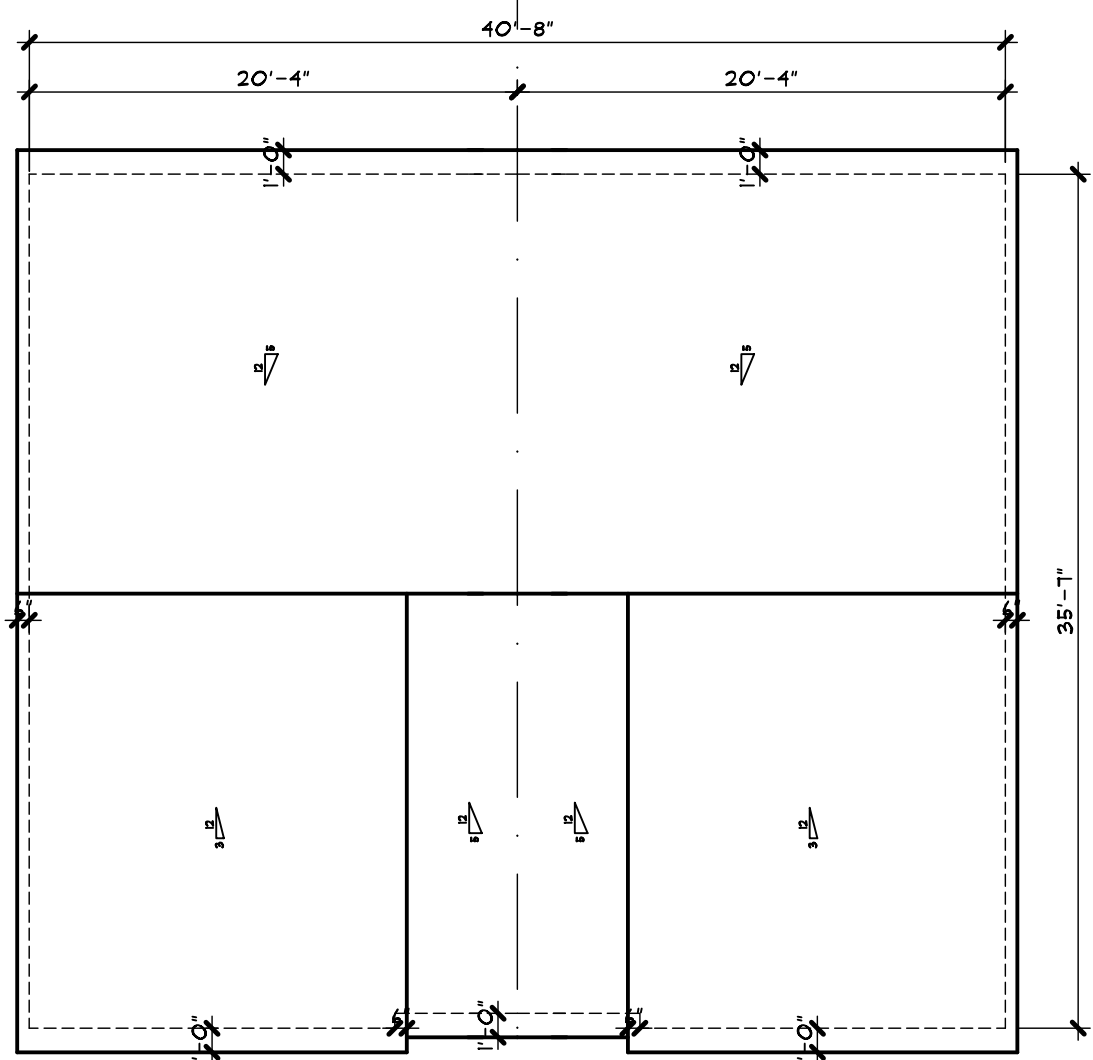
EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNIT(S) MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS, WHERE WINDOWS ARE USED AS THE MEANS OF EGRESS, OR RESCUE. THEY SHALL HAVE SILL HEIGHT OF NO MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES AND WIDTH OF 20 INCHES.



OPPOSITE HAND REVERSE
SCALE: 1/4" = 1'-0"

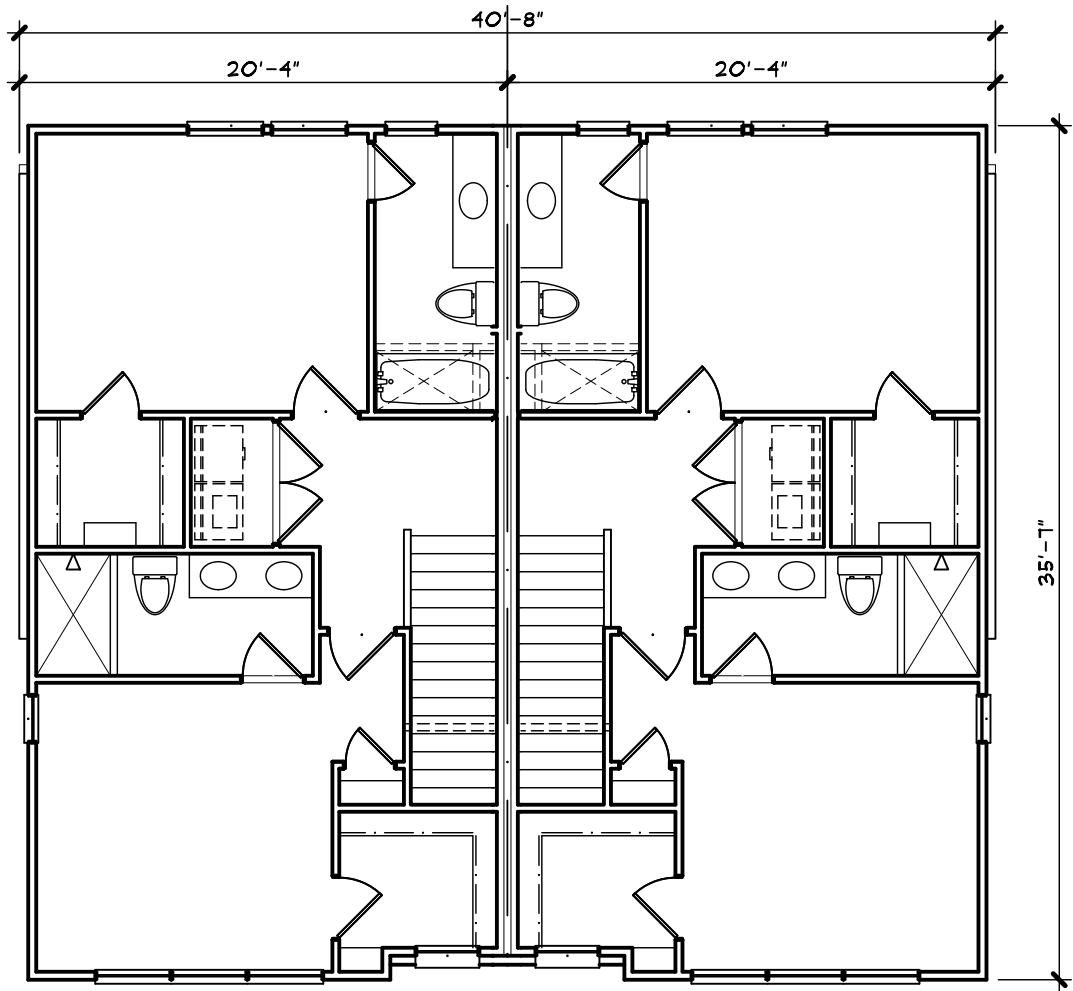


SCALE: 1/4" = 1'-0"



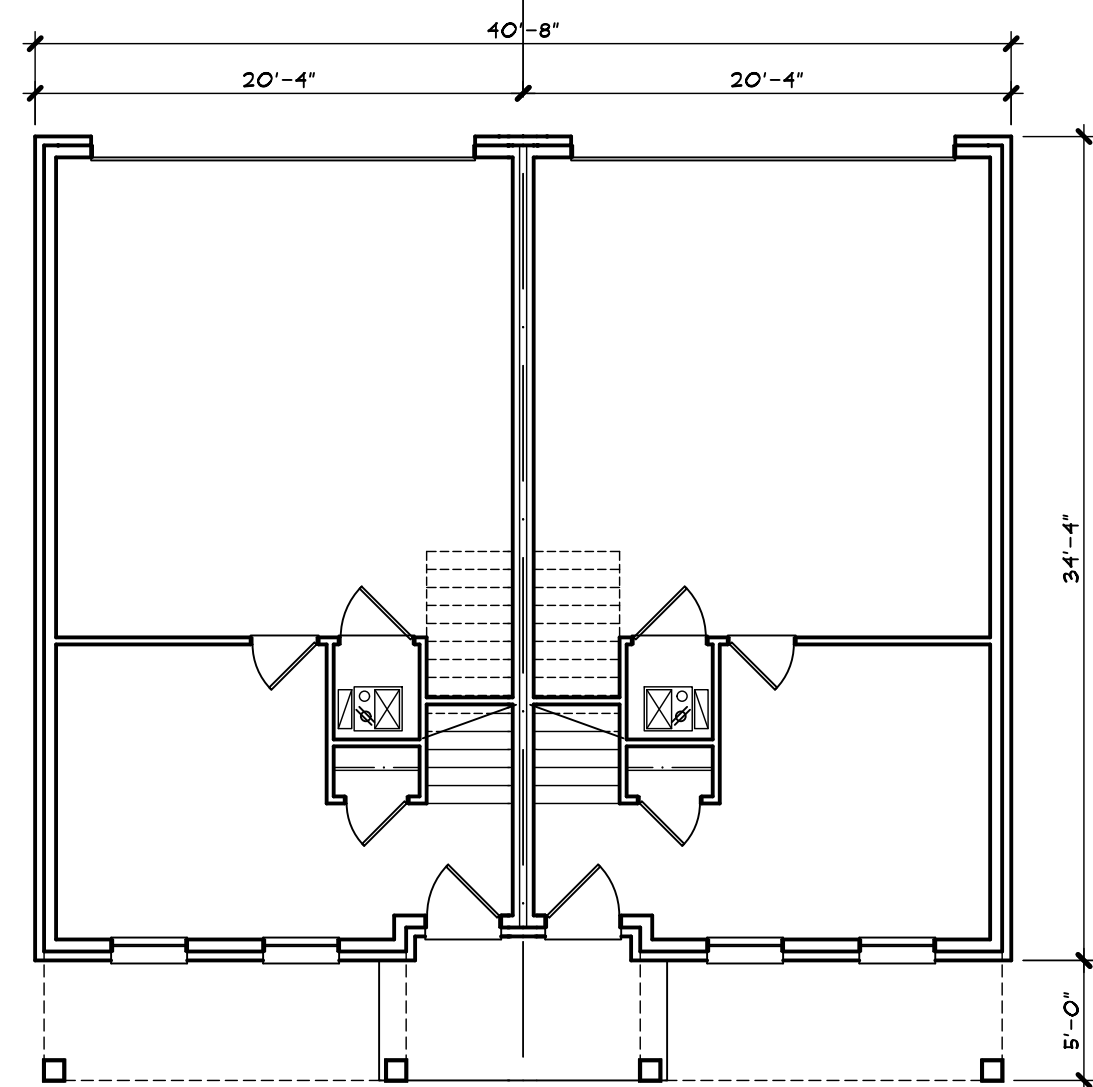
ROOF PLAN
2 UNIT BUILDING

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



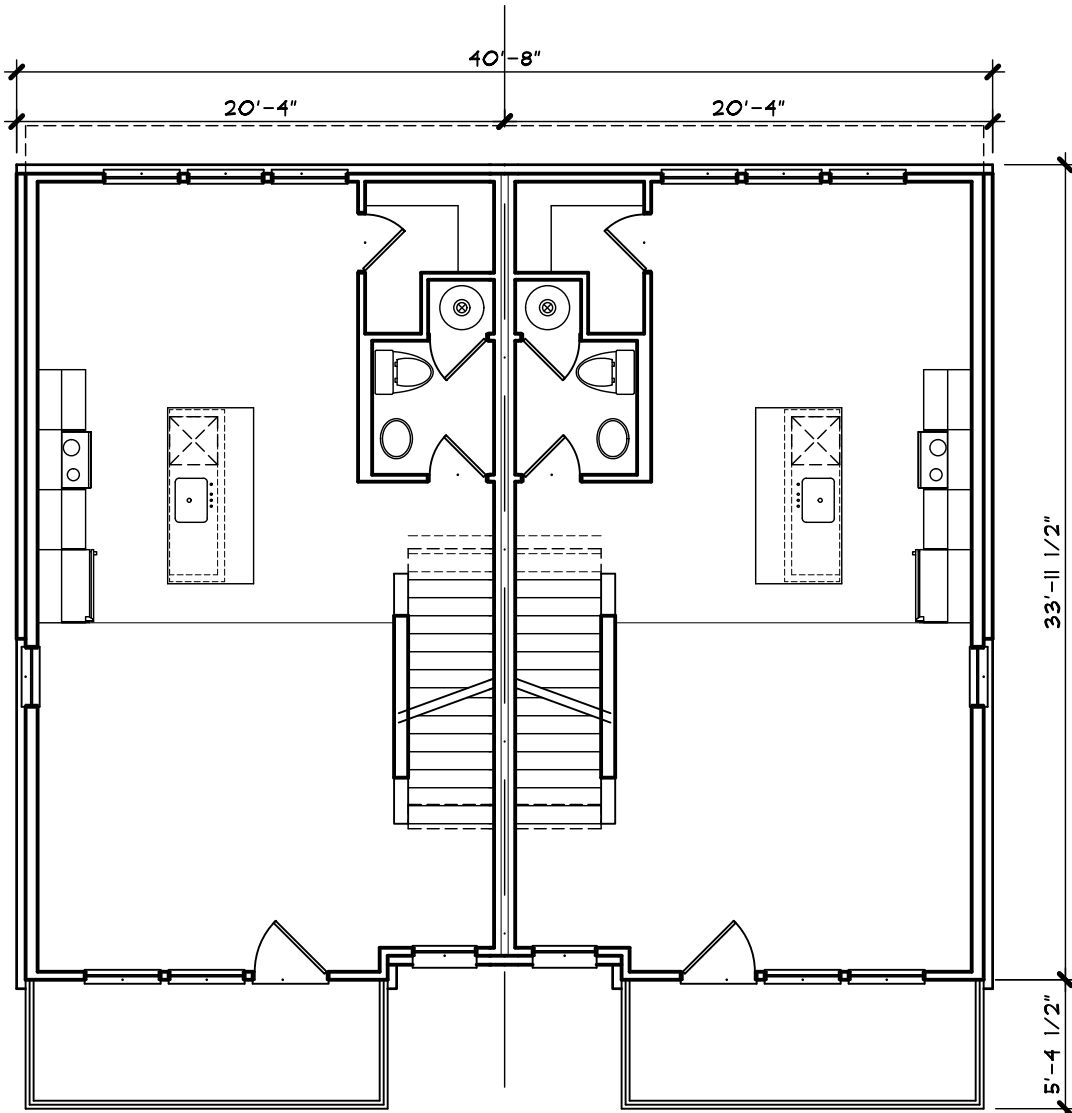
SECOND FLOOR PLAN
2 UNIT BUILDING

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



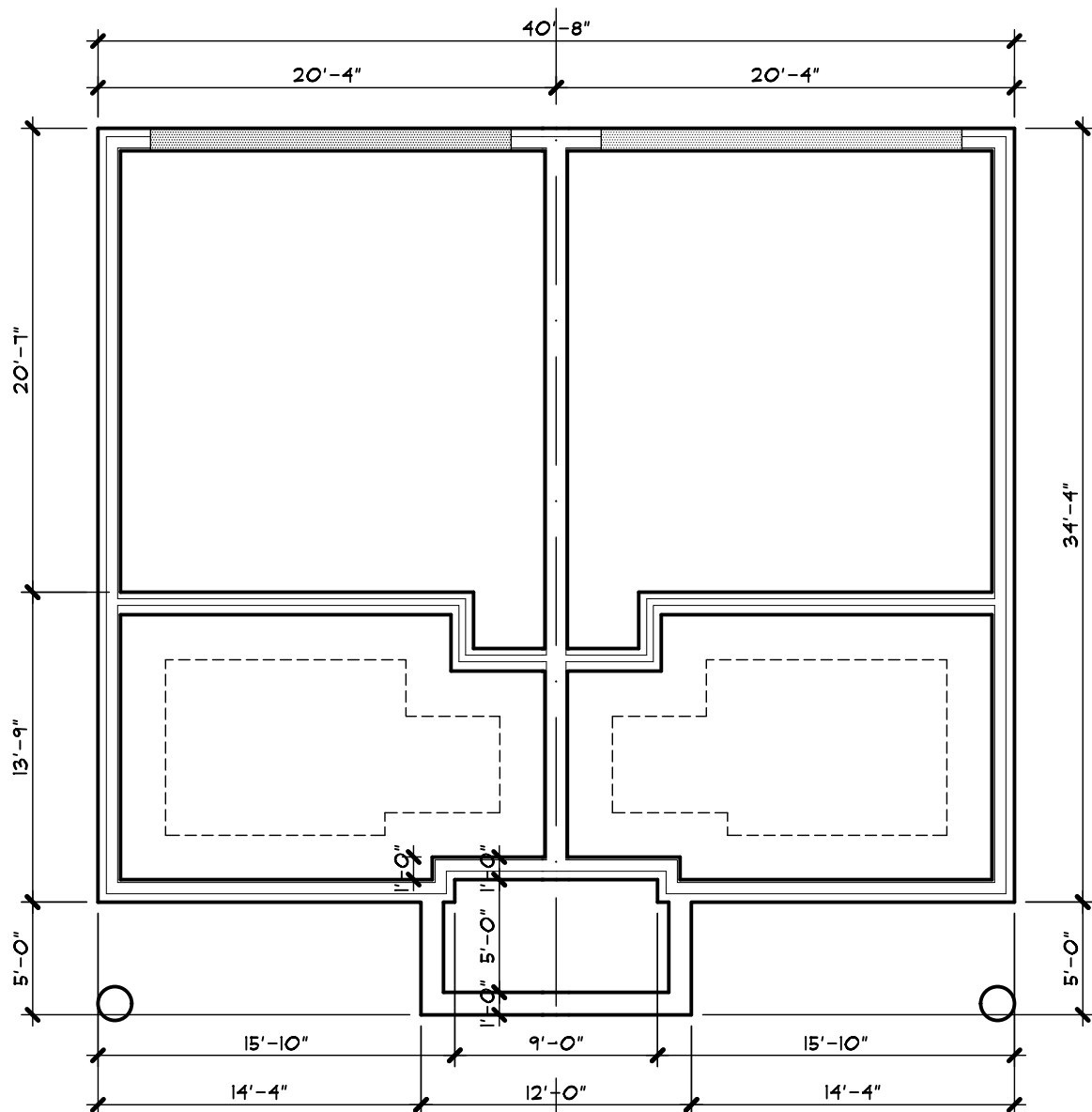
LOWER LEVEL PLAN
2 UNIT BUILDING

SCALE: 1/8" = 1'-0"
* SEE BUILDING PLAN FOR
WATER METER CLOSET LOCATION



FIRST FLOOR PLAN
2 UNIT BUILDING

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



FOUNDATION PLAN
2 UNIT BUILDING

SCALE: 1/8" = 1'-0"
* SEE BUILDING PLAN FOR
WATER METER CLOSET LOCATION

WINDOW SCHEDULE

LOCATION	QTY.	LABEL	SIZE (H"x W")	TEMPERED
FLEX RM.	4	3050 S.H.	36"x 60"	NO
LIVING RM.	2	3080 DR.	36"x 96"	YES
LIVING RM.	2	3060 F.I.G.	36"x 12"	YES
LIVING RM.	2	3060 S.H.	36"x 12"	YES
LIVING RM.	2	2660 F.I.G.	30"x 12"	YES
LIVING RM.	2	2660 S.H.	30"x 12"	NO
DINING RM.	4	3060 S.H.	36"x 12"	NO
DINING RM.	2	3060 F.I.G.	36"x 12"	NO
BR. #1	4	3050 S.H.	36"x 60"	NO
BR. #1	2	3050 F.I.G.	36"x 60"	NO
BR. #1 W.I.C.	2	2630 F.I.G.	30"x 36"	NO
BR. #1	2	2046 S.H.	24"x 54"	NO
BR. #2	2	3050 S.H.	36"x 60"	NO
BR. #2	2	3050 F.I.G.	36"x 60"	NO
BATH #2	2	2020 F.I.G.	24"x 24"	NO



REAR ELEVATION
2 UNIT BUILDING

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



LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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



FRONT ELEVATION
2 UNIT BUILDING

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

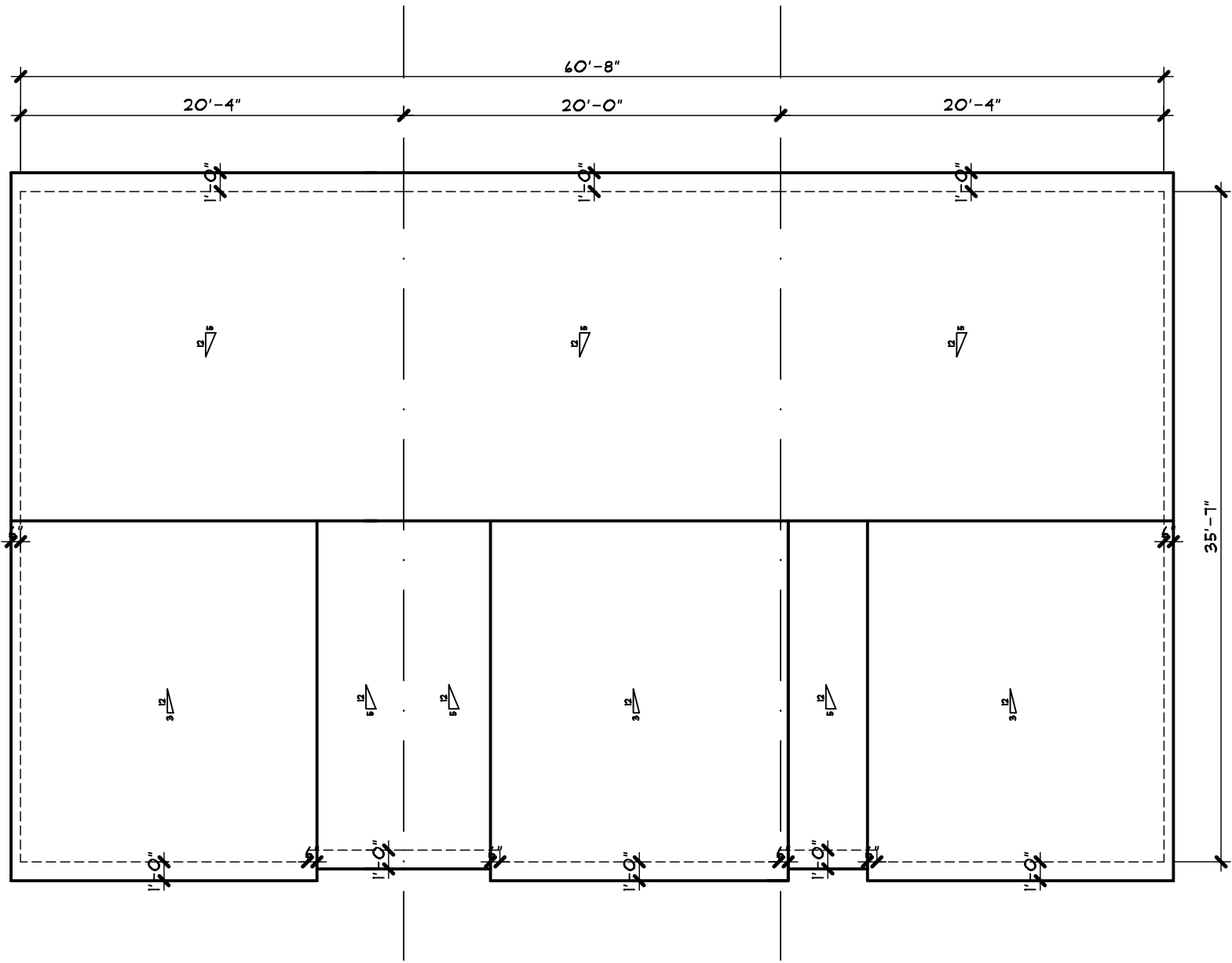


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DESIGN - PLANNING - INTERIORS
250 E. FRANK STREET
BIRMINGHAM, MICHIGAN
BRIANNEPER.COM
248.259.1784

SHEET TITLE
2 UNIT BUILDING

CLIENT / PROJECT
ROBERTSON HOMES

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SHEET NUMBER A-6



ROOF PLAN
3 UNIT BUILDING

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

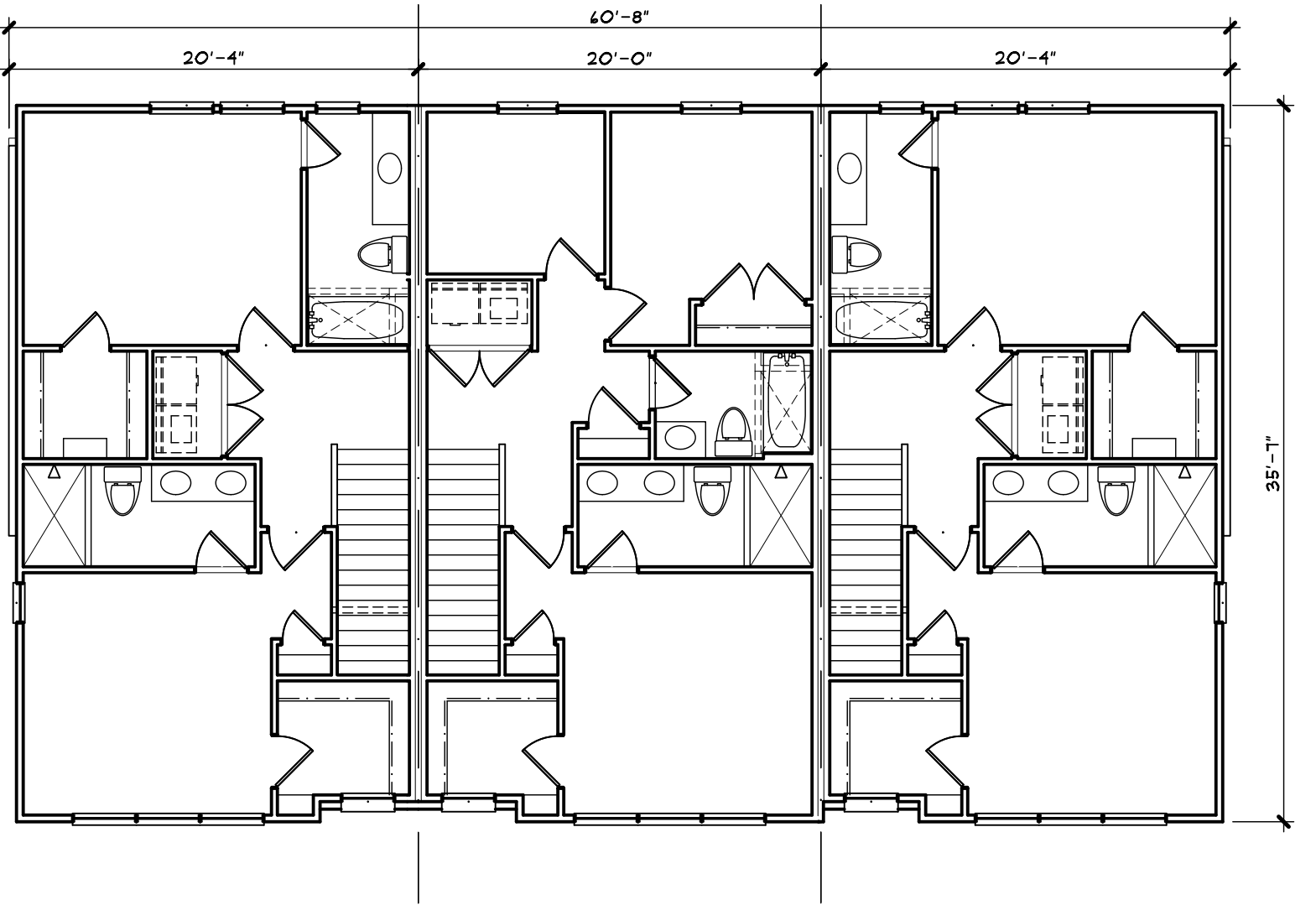
WINDOW SCHEDULE

LOCATION	QTY.	LABEL	SIZE (H"x W")	TEMPERED
FLEX RM.	6	3050 S.H.	36"x 60"	NO
LIVING RM.	3	3080 DR.	36"x 96"	YES
LIVING RM.	3	3060 F.I.G.	36"x 12"	YES
LIVING RM.	3	3060 S.H.	36"x 12"	YES
LIVING RM.	3	2660 F.I.G.	30"x 12"	YES
LIVING RM.	2	2660 S.H.	30"x 12"	NO
DINING RM.	6	3060 S.H.	36"x 12"	NO
DINING RM.	3	3060 F.I.G.	36"x 12"	NO
BR. #1	6	3050 S.H.	36"x 60"	NO
BR. #1	3	3050 F.I.G.	36"x 60"	NO
BR. #1 W.I.C.	3	2630 F.I.G.	30"x 36"	NO
BR. #1	2	2046 S.H.	24"x 54"	NO
BR. #2	4	3050 S.H.	36"x 60"	NO
BR. #2	2	3050 F.I.G.	36"x 60"	NO
BATH #2	2	2020 F.I.G.	24"x 24"	NO



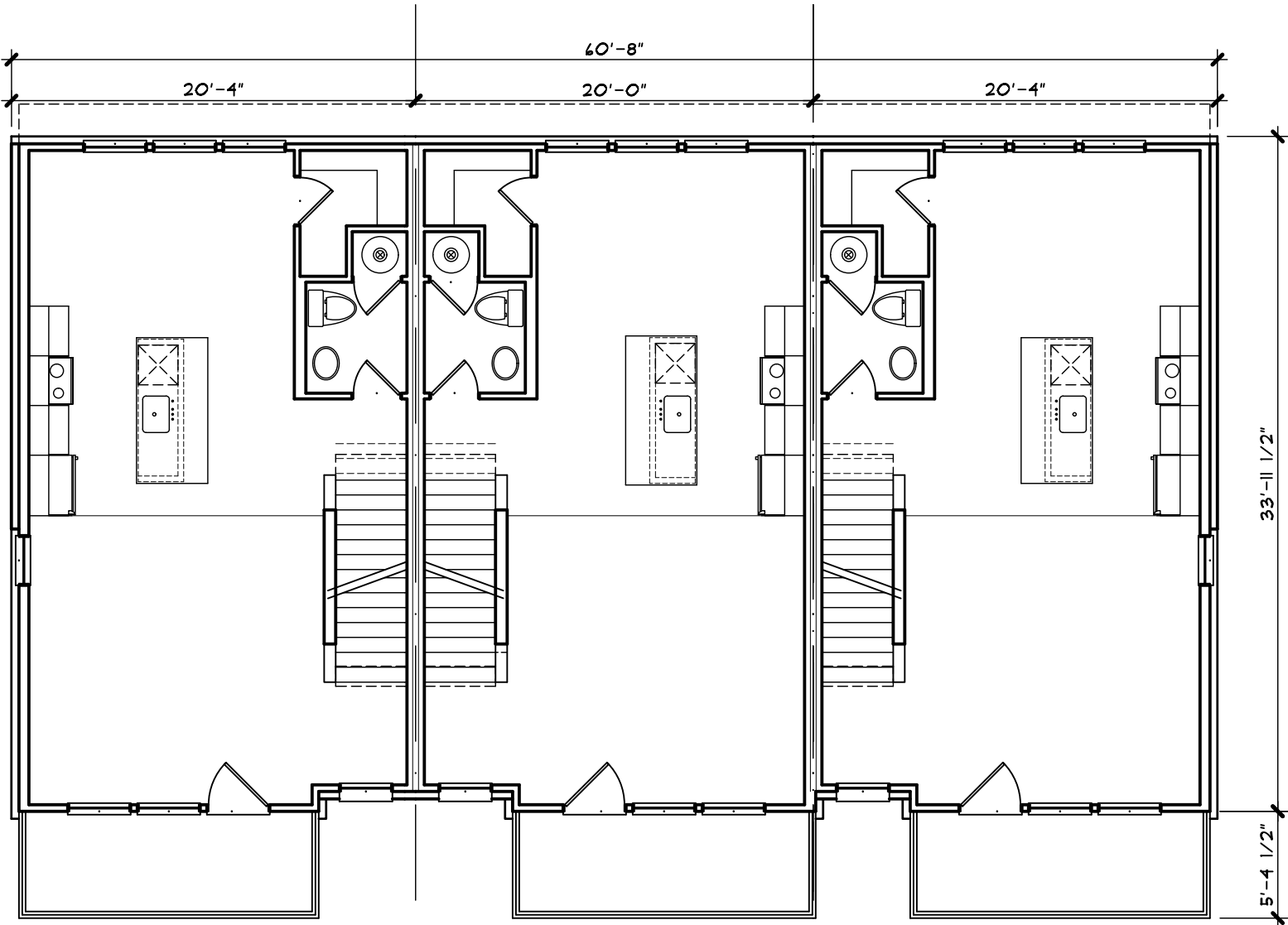
REAR ELEVATION
3 UNIT BUILDING

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



SECOND FLOOR PLAN
3 UNIT BUILDING

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



FIRST FLOOR PLAN
3 UNIT BUILDING

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



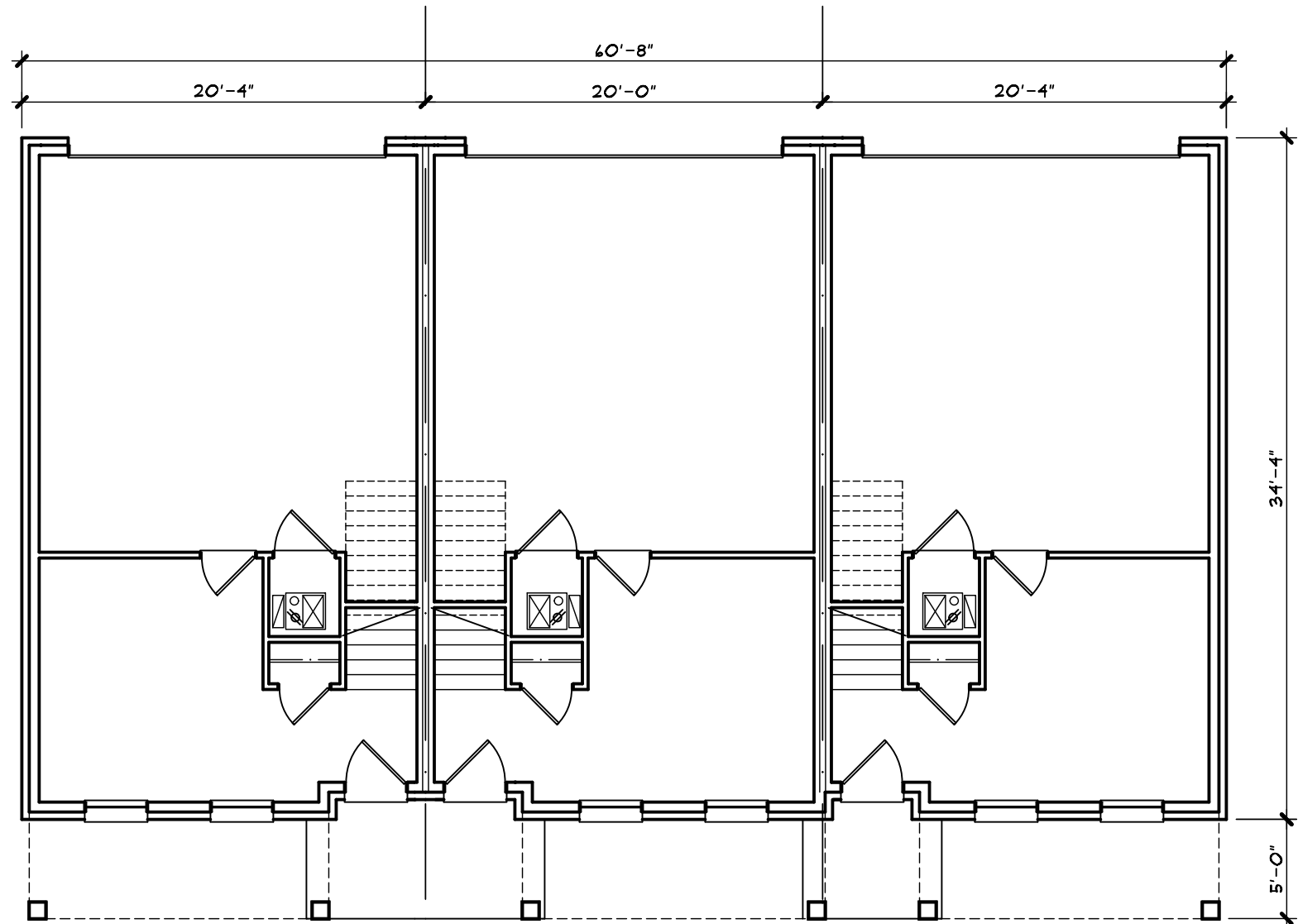
LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

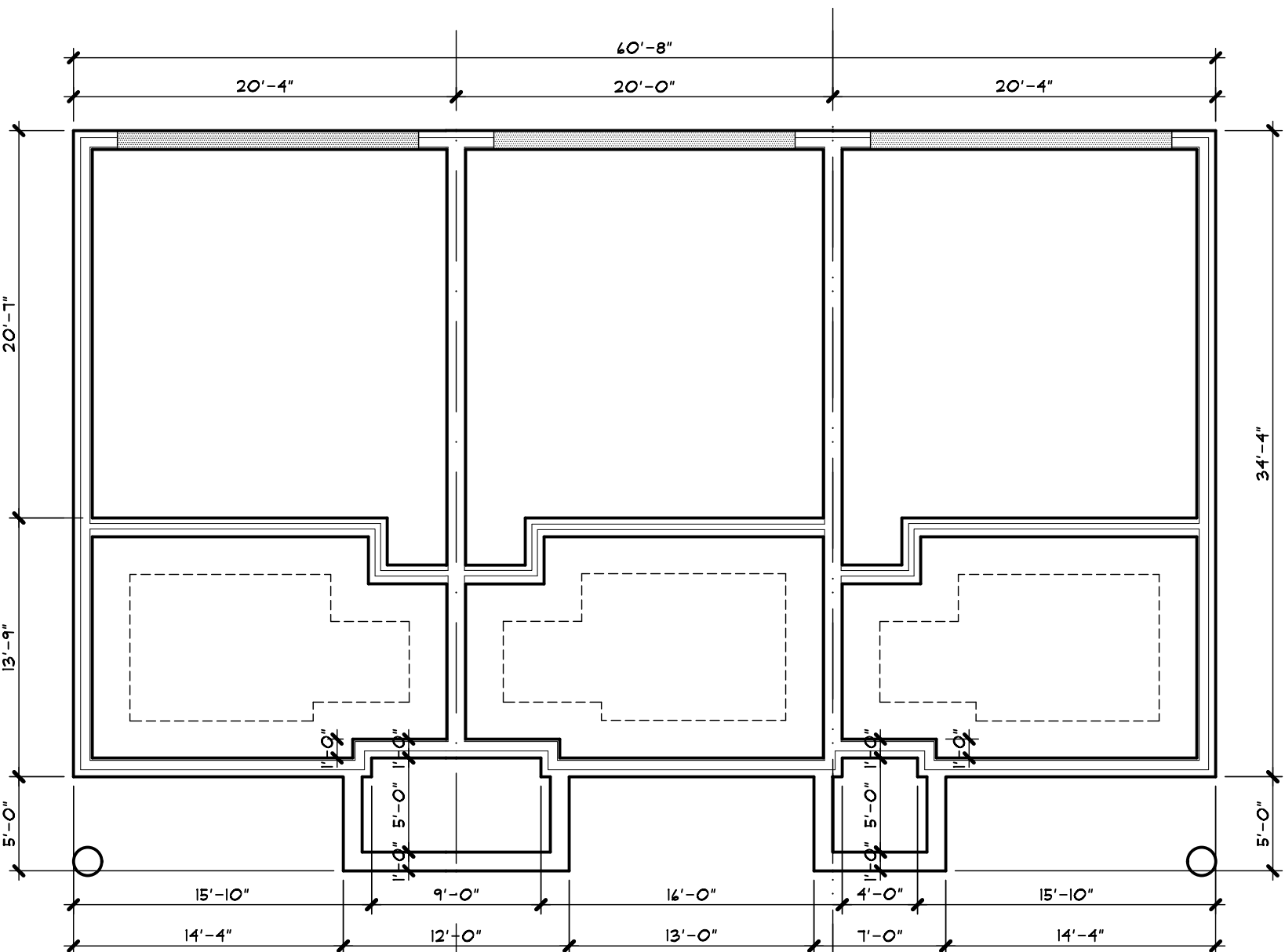
SCALE: 1/8" = 1'-0"



LOWER LEVEL PLAN
3 UNIT BUILDING

* SEE BUILDING PLAN FOR WATER METER CLOSET LOCATION

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



FOUNDATION PLAN
3 UNIT BUILDING

* SEE BUILDING PLAN FOR WATER METER CLOSET LOCATION

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



FRONT ELEVATION
3 UNIT BUILDING

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



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SHEET NUMBER

A-7

WINDOW SCHEDULE

LOCATION	QTY.	LABEL	SIZE (H"x W")	TEMPERED
FLEX RM.	8	3050 S.H.	36"x 60"	NO
LIVING RM.	4	3080 DR.	36"x 96"	YES
LIVING RM.	4	3060 F.I.G.	36"x 12"	YES
LIVING RM.	4	3060 S.H.	36"x 12"	YES
LIVING RM.	4	2660 F.I.G.	30"x 12"	YES
LIVING RM.	2	2660 S.H.	30"x 12"	NO
DINING RM.	8	3060 S.H.	36"x 12"	NO
DINING RM.	4	3060 F.I.G.	36"x 12"	NO
BR. #1	8	3050 S.H.	36"x 60"	NO
BR. #1	4	3050 F.I.G.	36"x 60"	NO
BR. #1 W.I.C.	4	2630 F.I.G.	30"x 36"	NO
BR. #1	2	2046 S.H.	24"x 54"	NO
BR. #2	6	3050 S.H.	36"x 60"	NO
BR. #2	2	3050 F.I.G.	36"x 60"	NO
BATH #2	2	2020 F.I.G.	24"x 24"	NO



REAR ELEVATION
4 UNIT BUILDING

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



LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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



FRONT ELEVATION
4 UNIT BUILDING

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



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4 UNIT BUILDING
BUILDING ELEVATIONS

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SHEET NUMBER A-9

WINDOW SCHEDULE

LOCATION	QTY.	LABEL	SIZE (H"x W")	TEMPERED
FLEX RM.	12	3050 S.H.	36"x 60"	NO
LIVING RM.	6	3080 DR.	36"x 96"	YES
LIVING RM.	6	3060 F.I.G.	36"x 12"	YES
LIVING RM.	6	3060 S.H.	36"x 12"	YES
LIVING RM.	6	2660 F.I.G.	30"x 12"	YES
LIVING RM.	2	2660 S.H.	30"x 12"	NO
DINING RM.	12	3060 S.H.	36"x 12"	NO
DINING RM.	6	3060 F.I.G.	36"x 12"	NO
BR. #1	12	3050 S.H.	36"x 60"	NO
BR. #1	6	3050 F.I.G.	36"x 60"	NO
BR. #1 W.I.C.	6	2630 F.I.G.	30"x 36"	NO
BR. #1	2	2046 S.H.	24"x 54"	NO
BR. #2	8	3050 S.H.	36"x 60"	NO
BR. #2	4	3050 F.I.G.	36"x 60"	NO
BATH #2	4	2020 F.I.G.	24"x 24"	NO



REAR ELEVATION
6 UNIT BUILDING

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



LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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



FRONT ELEVATION
6 UNIT BUILDING

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

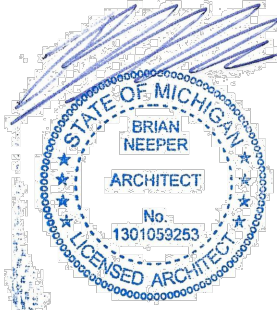


BRIAN NEEPER ARCHITECTURE P.C.
DESIGN - PLANNING - INTERIORS
250 E. FRANK STREET
BIRMINGHAM, MICHIGAN
BRIANNEEPER.COM
248.259.1784

SHEET TITLE
6 UNIT BUILDING
BUILDING ELEVATIONS

CLIENT / PROJECT
ROBERTSON HOMES

PRELIMINARY
BIDS
PERMITS
FINAL
REVISIONS
COPYRIGHT 2021 BRIAN NEEPER ARCHITECTURE P.C.
JOB NUMBER 21057
DRAWN BY BN / RR
CHECKED BY
SHEET NUMBER A-11



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINICK, P.E.
CITY ENGINEER

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



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

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

February 28, 2025

Mr. Mark Taormina
Planning and Economic Development Director
City of Livonia

Re: Petition 2025-02-08-01 – One Hundred West (#37640 Seven Mile Road)

Dear Mr. Taormina:

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

1. The subject parcels are assigned the addresses of **#37640 Seven Mile Road and #19290 Victor Parkway**. Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained.
2. The existing parcel is currently serviced by public sanitary sewer, storm sewer and water main. The Developer will need to submit full Engineering drawings and calculations to this Department for permitting once approvals for the site plans have been received. Based on the submitted drawings, we have the following comments:
 - i) Sanitary Sewer: The drawings do not include a basis of design for the proposed sanitary sewers, so we are unable to determine if capacity in the existing system is available. Once proposed sanitary sewer flows are provided, we will be able to determine impacts to the existing systems. Also, since ownership of the project is continuing under one entity, the sanitary sewer system will remain private, and not public as shown.
 - ii) Water Main: The drawings indicate a public water main with a single feed from Victor Parkway. If the water main is going to be dedicated to the public, we would require a looped system to be fed from the Seven Mile Road water main as well as the proposed Victor Parkway connection. If the main has only one feed and is servicing a single property, it will be considered private.

- iii) Storm Sewer: The drawings indicate a private storm system draining into the existing wetland and open drain. The drawings do indicate detention is being provided, but no calculations are included. During permitting, we will be reviewing the proposed system to ensure that it conforms to the Wayne County Storm Water requirements. Also, the Developer will need to obtain permits from EGLE for discharging the storm system to the wetlands.
3. Due to the proximity of the site entrance to the Seven Mile Road and Victor Parkway intersection, additional signage may be required to prevent vehicles from blocking the northbound Victor Parkway lanes when existing the site. We would request that the Traffic Commission review the proposed layout, and determine any additional signage or turn movement restrictions that may be needed.
4. The proposed Landscape Plan indicates that the existing trees along Victor Parkway are to be saved. We would like to request that the removal of the existing pine trees on the east side of the roadway as they are not a permitted right-of-way tree, and are currently outgrowing the greenbelt areas. Also, we like to request that the Developer add additional species of trees off of our approved species list, instead of the heavy reliance on two species of Maples. We would prefer to have four or five varieties of trees to provide more diversity.
5. Any disturbances with the Seven Mile Road right-of-way will require permits through the Wayne County Department of Public Service, including driveway approaches and sidewalk removals and placements. Please note that removals of the existing approaches and replacement of the curbs at the openings will be required for the Seven Mile Road frontage.

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: 2025 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: March 14, 2025

TO: Mark Taormina, Planning and Economic Development Director

FROM: Livonia Fire Prevention Division

SUBJECT: #2025-02-08-01, 37640 Seven Mile Rd. & 19290 Victor Prkwy

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

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

1. Two separate roadways are required for entry and egress into the complex. Alleviates traffic issues involving the entry/egress of multiple emergency vehicles during a large-scale incident.
2. Assess and accommodate roadways for turn radius of the fire departments largest fire suppression (Tower) truck. **See attached.**
3. Code will need to be researched and provided by the builder and/or a licensed, certified architect for the potentially required install of residential sprinklers for townhomes.

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

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal



**Turning Radius Report for American LaFrance Custom
Fire Cab & Chassis Prepared for:**

Macho Fire

Calculation Input Information

Front Axle Package, 22,000 lbs, Meritor, MFS-20-133A

Frt Tires, Mchl, XTE-2, 425/65R22.5, 21,500 lb

Front Wheel Type Aluminum Wheels

Rear Wheel Type Aluminum Wheels

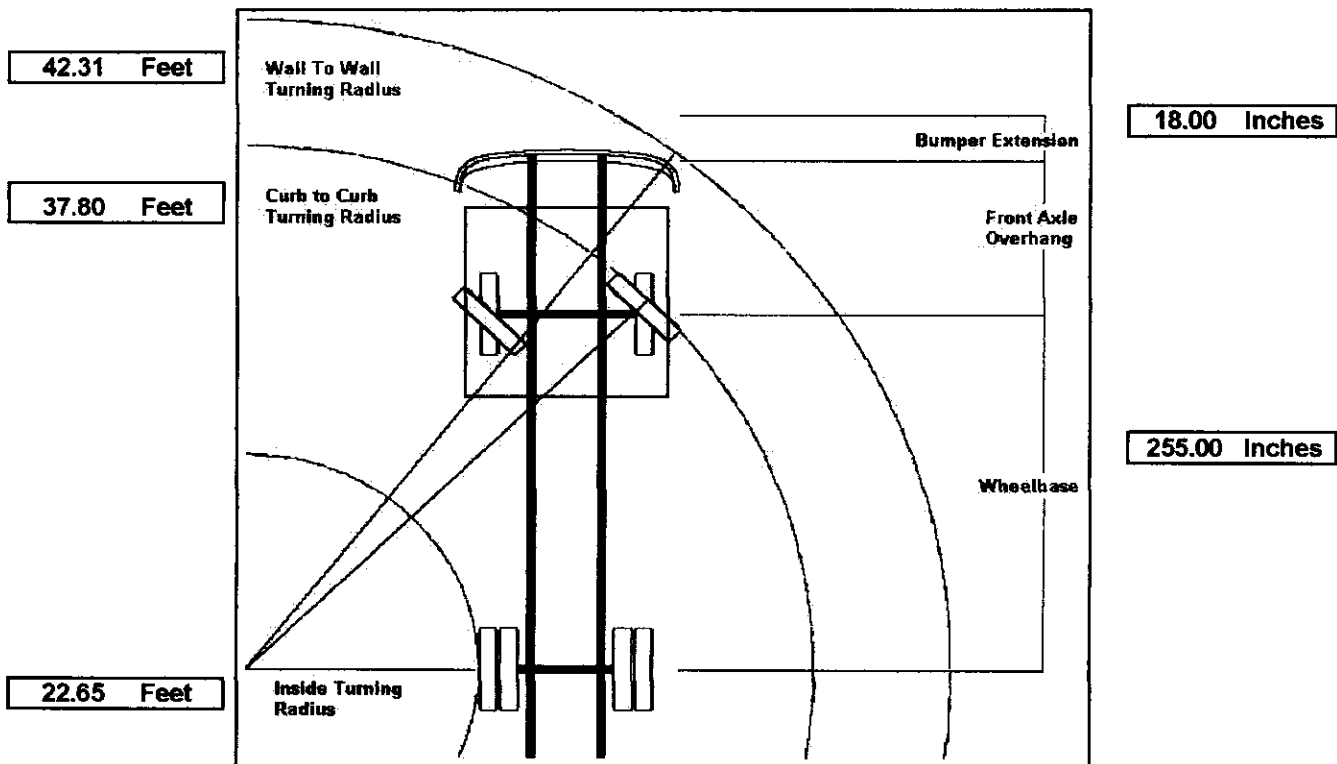
Drum Brakes

RT-50-160 R-Series Tandem Fire/Emergency Service Rear Axle @ 52,000#

18" Bolt-On Fire Service Front Frame Extension

45 Maximum Turning Angle of Selected Axle in Degrees

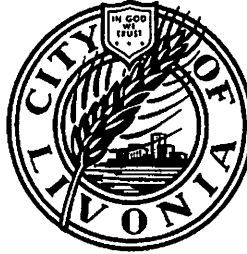
42 Maximum Turning (Cramp) Angle of Axle with Selected Wheel Equipment
In Degrees



The measurements provided are based on perfect Ackerman geometry. This is impossible to achieve on an actual chassis. The measurements could be plus or minus up to two feet based on the actual chassis produced. These measurements are meant to be used for general information and should not be used to design any permanent buildings or roadways.

**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

February 26th 2025

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

Re: Petition 2025-02-08-01 – 37640 Seven Mile Road and 19290 Victor Parkway

Mr. Miller,

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

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

Sincerely,

FOR THE CHIEF OF POLICE,

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

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

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

Date: March 12, 2025

To: Mark Taormina

From: Jerome Hanna

RE: Petition 2025-02-08-01 – 37640 Seven Mile Road and 19290 Victor Parkway

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

This Department has no objections to this Petition.

I trust this provides the requested information.

Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Debra Peck Lichtenberg, CPA
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

February 26, 2025

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

Petition 2025-02-08-01 – 37640 Seven Mile Road and 19290 Victor Parkway

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,

A handwritten signature in blue ink, appearing to read "Connie Kumpula", is written over a faint, larger version of the same signature.

Connie Kumpula
Chief Accountant

CK: sc

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER



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

February 26,2025

RE: 37640 Seven Mile Rd

Attention: Livonia Planning Commission

All taxes are current for the property

If you have any further questions, please contact me

Thank you

Susan Nash
Livonia City Treasurer

OFFICE OF THE MAYOR

Maureen Miller Brosnan
MAYOR

Linda Gosselin
ASSESSOR



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

February 26, 2025

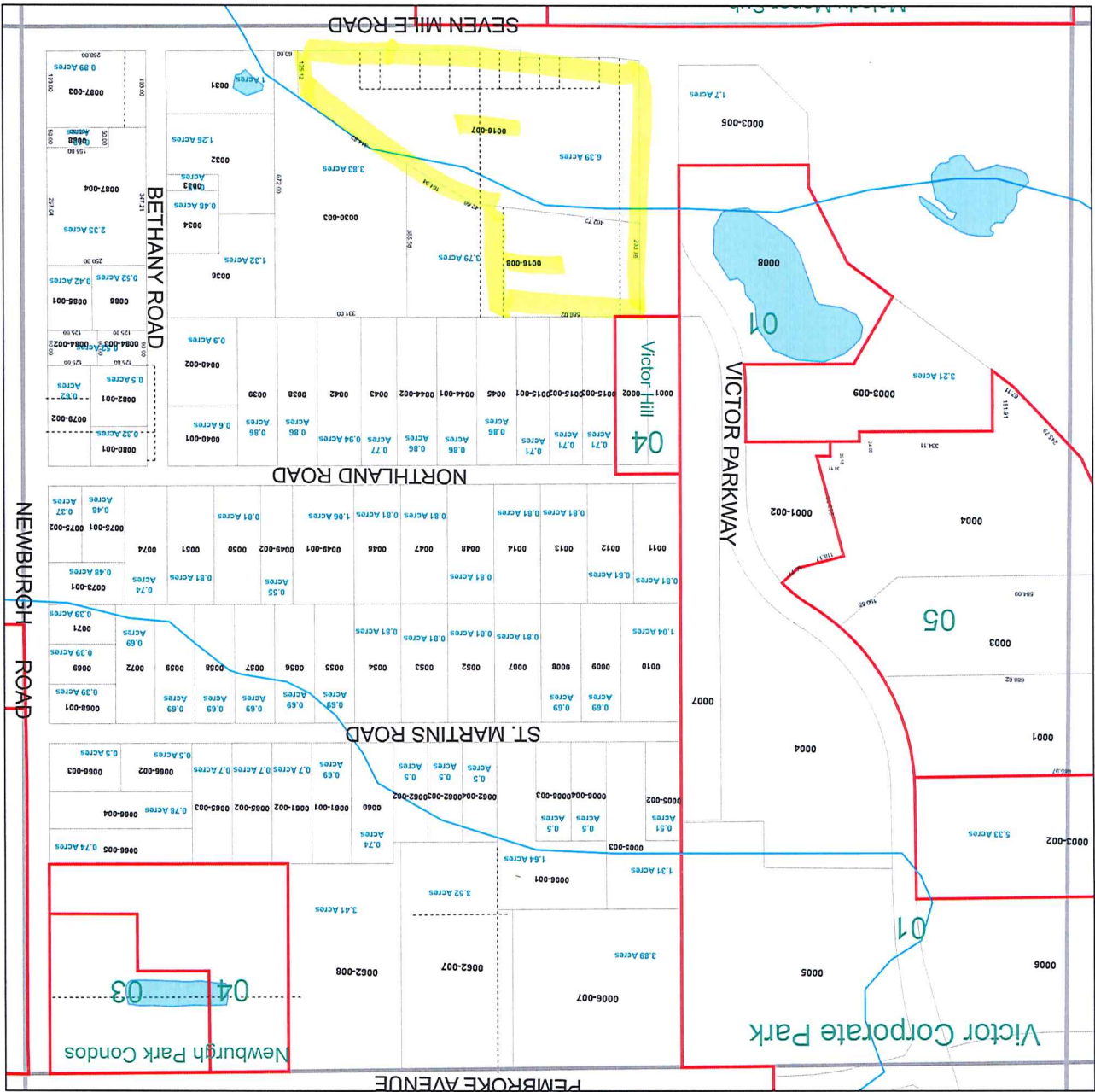
To: Planning Department

Re: **Petition 2025-02-08-01** **37640 Seven Mile Rd.**

Plans have been submitted by Robertson Brothers Homes requesting site plan approval to construct a residential townhouse development fifteen (15) buildings on two parcels at 37640 Seven Mile (Parcel # 024-99-0016-007) and 19290 Victor Parkway (parcel # 024-99-0016-008). The Department of Assessment recommends these parcels should be combined. Also, please note each parcel is under different ownership. Please direct any questions to the Assessor's Office or Livonia.gov for the lot split and combination process.

Kindest Regards,


Kathie Siterlet
Residential Appraiser



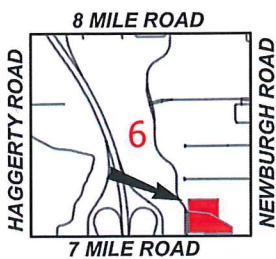
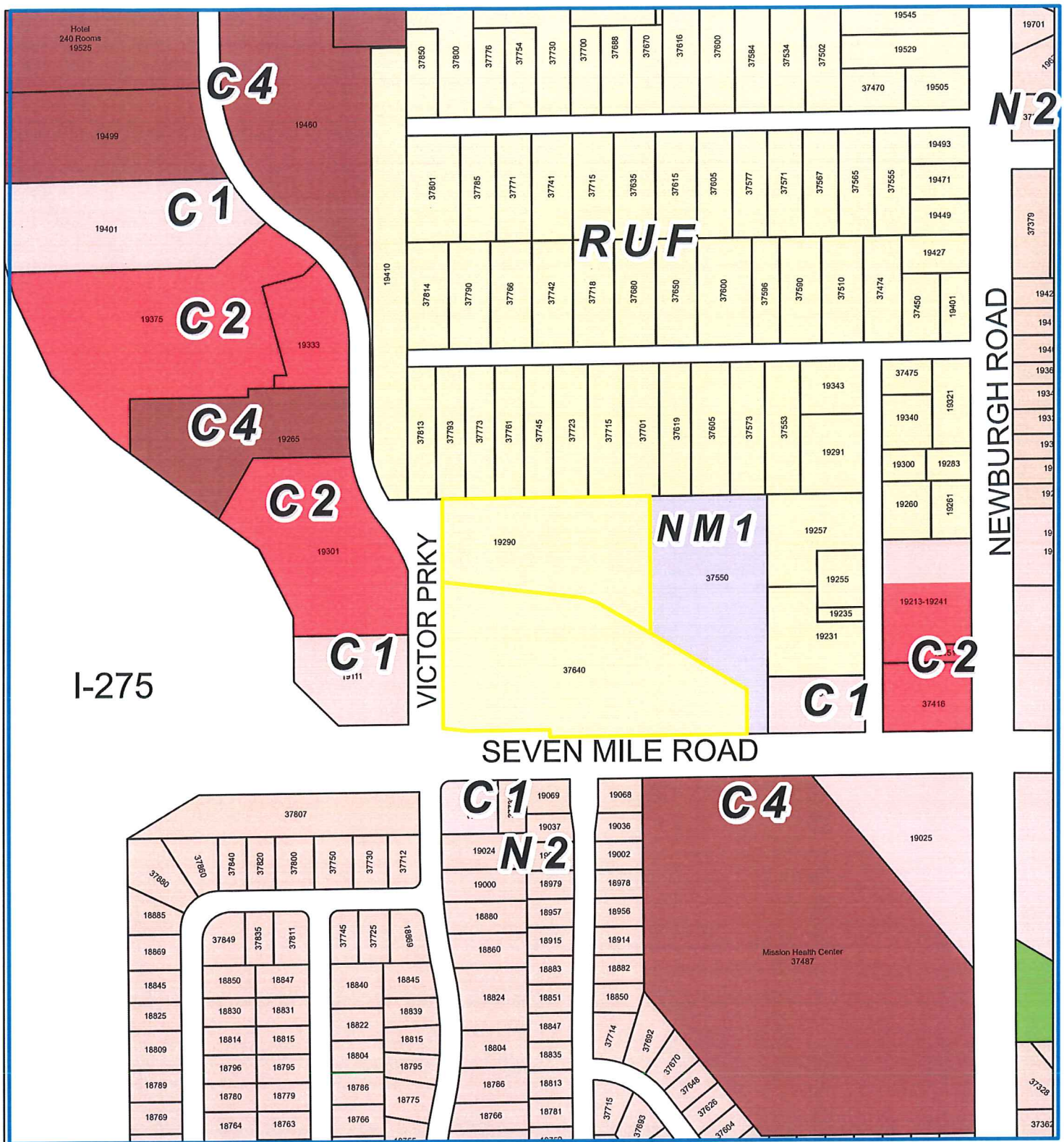
Copyright 2024, City of Livonia
Wayne County, Michigan
T. 1 south, R. 9 east
City of Livonia
Location S.E. 1/4 Section 6
0 50 100 200 Feet
N

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
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Information herein deemed reliable
but not guaranteed
Updated June 2024

024-99-0016-007 - 37640 Seven mile
Victor East LLC
024-99-0016-008 - 19290 Victor Pkwy
Talon - TLE - Livonia



Address & Zoning Map

Petition 2025-02-08-01
One Hundred West
37640 Seven Mile Road



Not to Scale



City of Livonia
Planning Department



Aerial Map

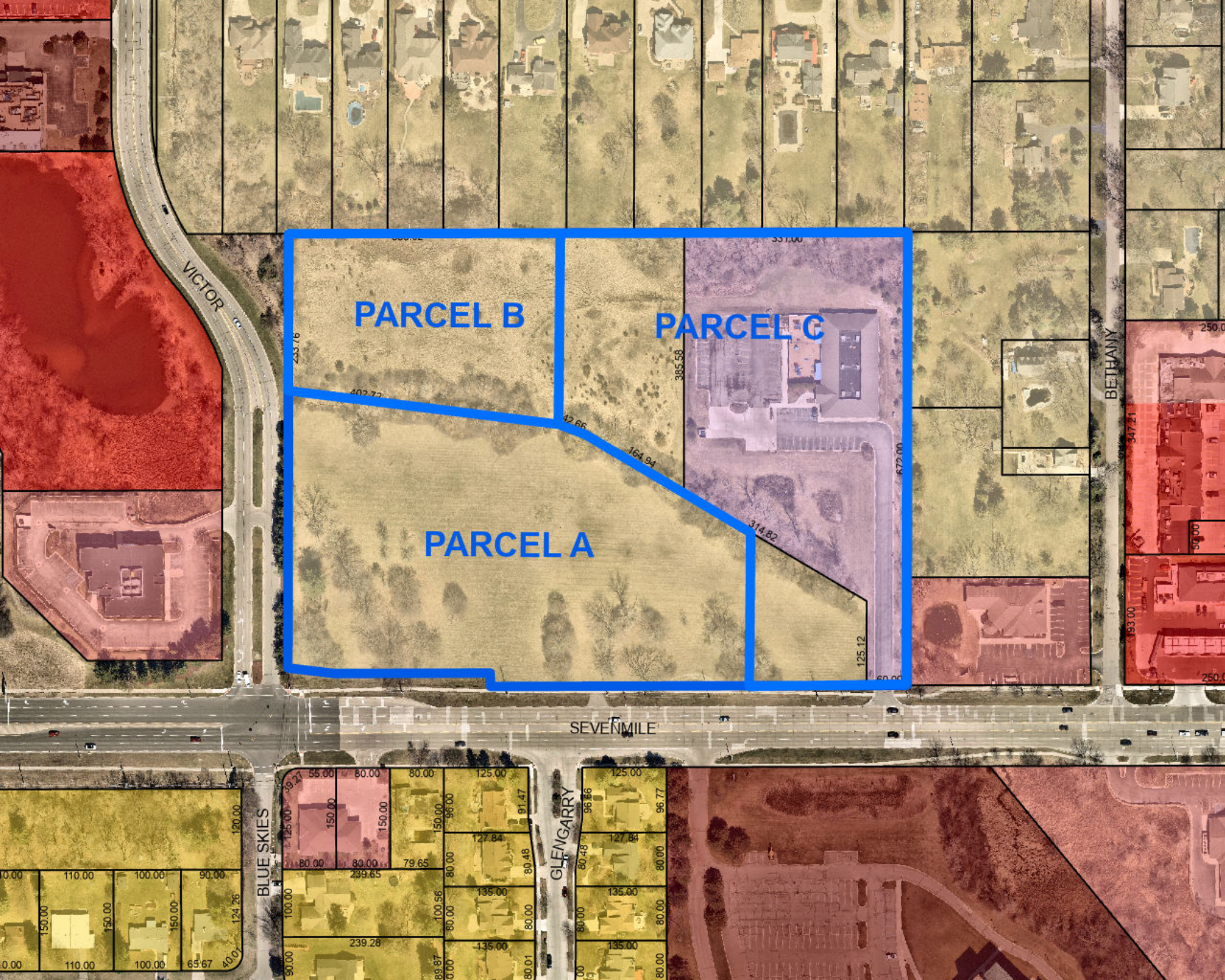
Petition 2025-02-08-01
One Hundred West Apartments
37640 Seven Mile Road



Not to Scale



City of Livonia
Planning Department



PARCEL B

PARCEL C

PARCEL A

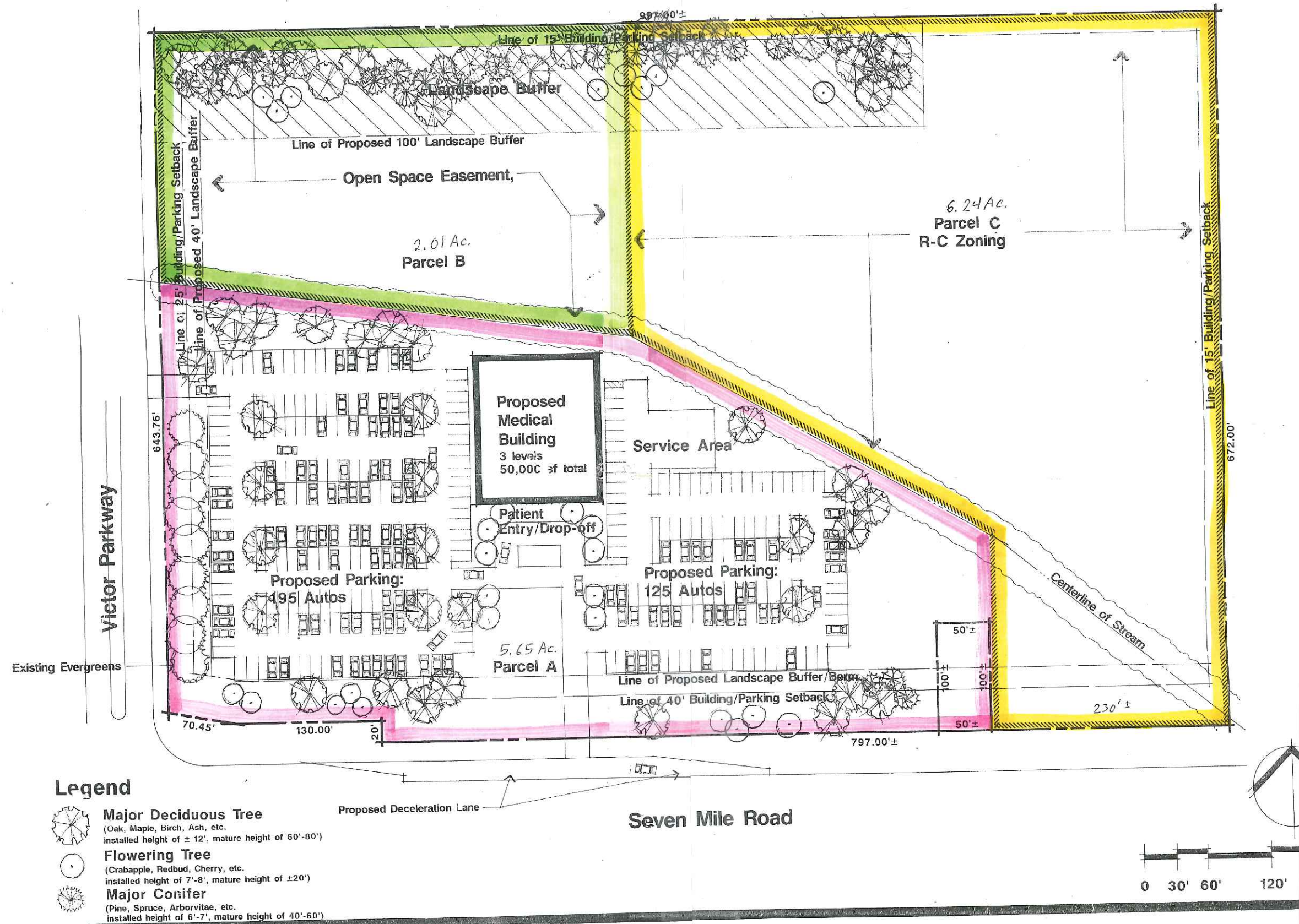
VICTOR

BETHANY

SEVEN MILE

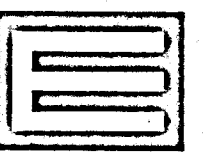
BLUE SKIES

GLEN GARRY



Conceptual Site Plan

Marshall Erdman and Associates



**Marshall Erdman
& Associates, Inc.**
Architecture • Engineering
Manufacturing • Construction

3100 Northwoods Place
Suite F
Norcross, Georgia 30071
Phone: (770) 416-0772
FAX: (770) 416-7646

PROPOSED MEDICAL OFFICE BUILDING FOR OAKWOOD HEALTH SERVICES

LIVONIA
MICHIGAN

SITE LEGEND

EXISTING

- Contours
- Spot elevations
- Trees to be saved
- Trees to be removed
- Storm sewer main / lateral
- Sanitary sewer main / lateral
- Water main / lateral
- Gas main / lateral
- Overhead electrical service
- Overhead electric service
- Overhead telephone service
- Underground telephone service

PROPOSED

- Storm sewer main / lateral
- Sanitary sewer main / lateral
- Water main / lateral
- Gas main / lateral
- Overhead electrical service
- Overhead electric service
- Overhead telephone service
- Underground telephone service

MISCELLANEOUS

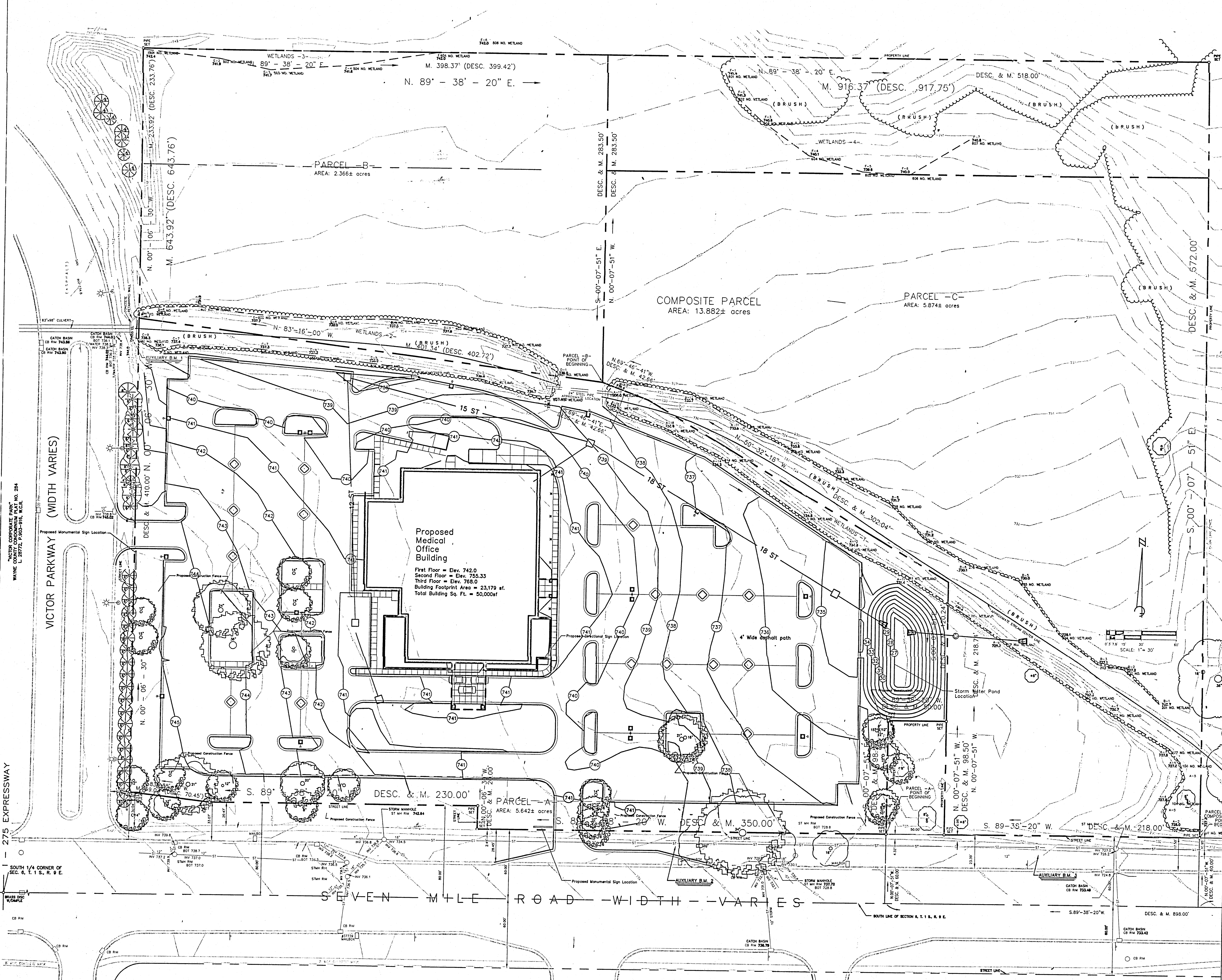
- Property line
- Setback line
- Site fence
- Site paving line
- Water line
- 100 yr. flood line
- Contract limit line
- Landscaping
- Irrigation Area Zone line
- Landscaping Easing line
- Hanging line
- Planting code symbol
- Planting code symbol

SYMBOLS

- Existing Parking lights
- Proposed Parking lights
- Soil boring location & Number
- Precast flared end section
- Concrete manhole
- Storm catchbasins
- Sanitary & Storm Manhole
- Storm gossamer
- Culvert
- Storm water protection
- Fire Hydrant
- Swamp Connection
- Water Valve
- Water Meter
- Gas Meter
- Power pole
- Handicap sign
- Flag pole
- Concrete Bolard
- Conc. Filled Pipe Bolard
- Light Bolard
- Flood light
- Concrete pavement Slope Arrow

GENERAL NOTES

- Base information is taken from a survey by T. Engineers Inc. Dty. State - 1/2/94
- A soil report has been prepared for the project. Site preparation and footing construction shall be in accordance with the soil report and project specifications.
- Parking lot dimensions are from face of curb to face of curb unless noted otherwise.
- It shall be the responsibility of the subcontractors to notify all applicable utility companies who may be affected by the proposed work. The subcontractor shall make every effort to protect existing utility lines and shall repair any damage at their own expense. The subcontractors shall also coordinate their activities with other subcontractors to ensure compliance with the project schedule.
- All site concrete shall have a minimum 28 day compressive strength of 4000 psi, a slump of 4", an air content of 6% and a maximum water to cement ratio of 0.48.



Sheet Name

Grading Site Plan

Project Number

M94068

Drawn by: DSZ

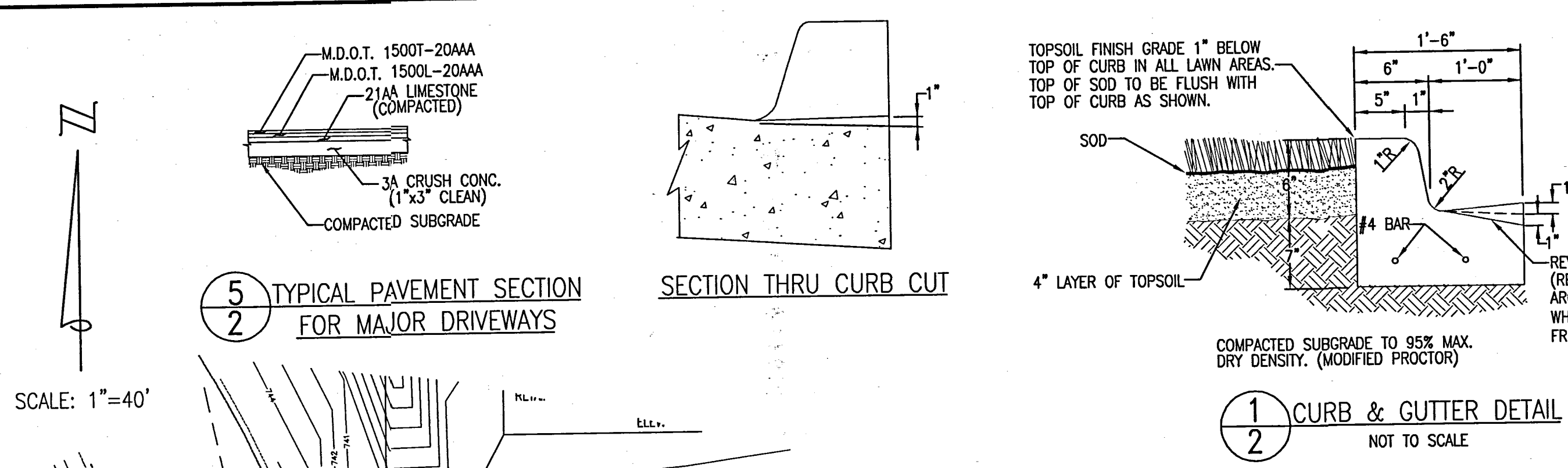
Document Release

3-17-98 Owner review

Sheet Number

C-2

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Duplication Not Permitted Without Written Permission



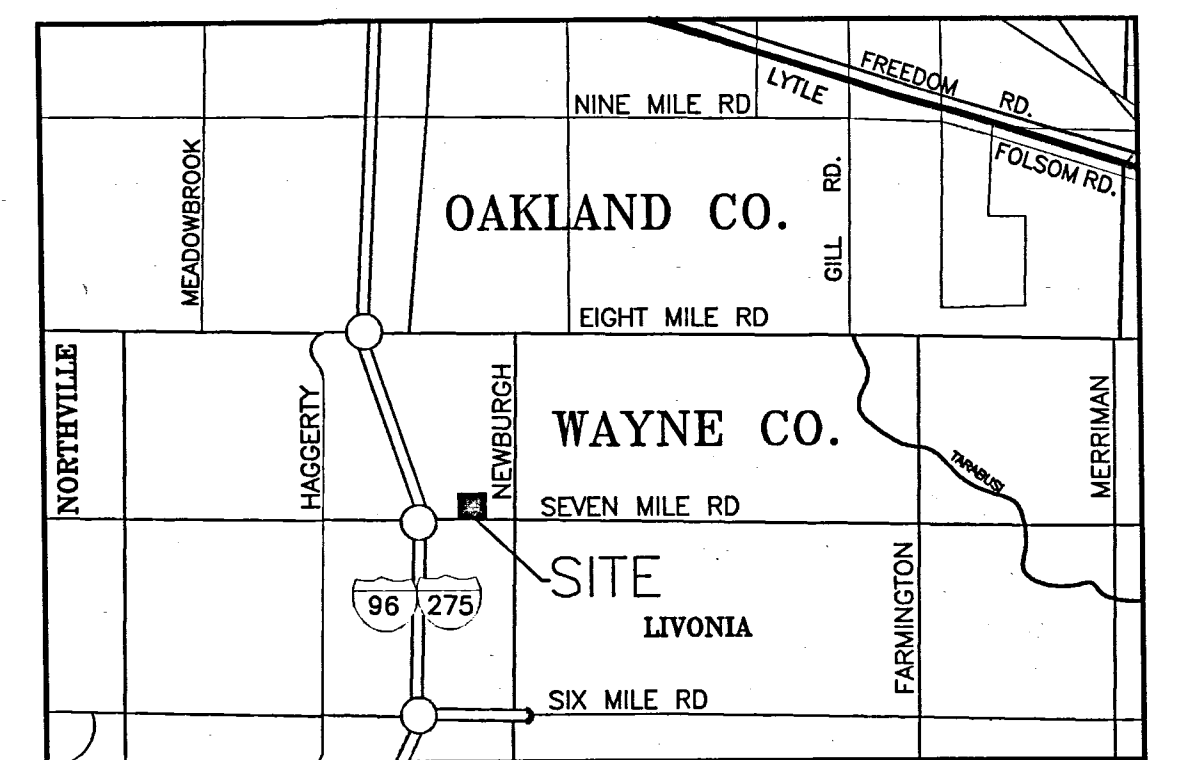
SCALE: 1"=40'

SYMBOL LEGEND

EXISTING	PROPOSED
INLET	PROPOSED SQUARE CATCH BASIN
STORM MANHOLE	PROPOSED HYDRANT
ROUND CATCH BASIN	PROPOSED GATE VALVE & BOX
SANITARY MANHOLE	PROPOSED GATE VALVE & WELL
UNSPECIFIED MANHOLE	BORE AND JACK
POWER POLE	ASPHALT
GUY WIRE	SILT FENCE
FIRE HYDRANT	REMOVE & REPLACE SIDEWALK
METER PIT	PROP. HYD. LABEL
HAND HOLE	PROP. STORM STRUCTURE LABEL
GATE VALVE & WELL	PROP. GATE VALVE LABEL
UTILITY MANHOLE	INLET FILTER
INDICATOR POST & VALVE	SANITARY CLEAN OUT
FOUND IRON	STORM STRUCTURE BY OTHERS
FOUND MONUMENT	SIGN
OVERHEAD ELECTRIC AND TELEPHONE	
GAS MAIN	
TELEPHONE AND LIGHT POLE	
LAMP POLE	
SH SPRINKLER HEAD	
SIGN	
GAS VALVE	
MAILBOX	
METAL POST	
BILLBOARD	
TELEPHONE RISER	
ELECTRICAL RISER	
UNDERGROUND MARKER	
CULVERT	
GAS RISER	
TRAVERSE POINT	
SECTION CORNER	
SOIL BORING	
WETLANDS	
WETLAND BOUNDARY	
EXISTING STORM STRUCTURE LABEL	
EXISTING SANITARY STRUCTURE LABEL	

BUILDING DATA

- BUILDING AREA : 1st FLOOR = 25,000 SFT
2nd FLOOR = 25,000 SFT
3rd FLOOR = 25,000 SFT
LOWER LEVEL = 25,000 SFT
TOTAL 100,000 SFT
- BUILDING HEIGHT : MAXIMUM ALLOWED = 6 STORIES
PROPOSED = 3 STORIES



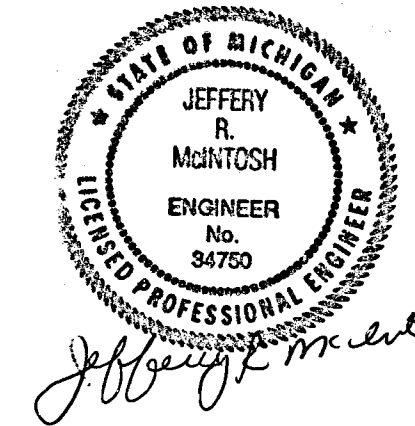
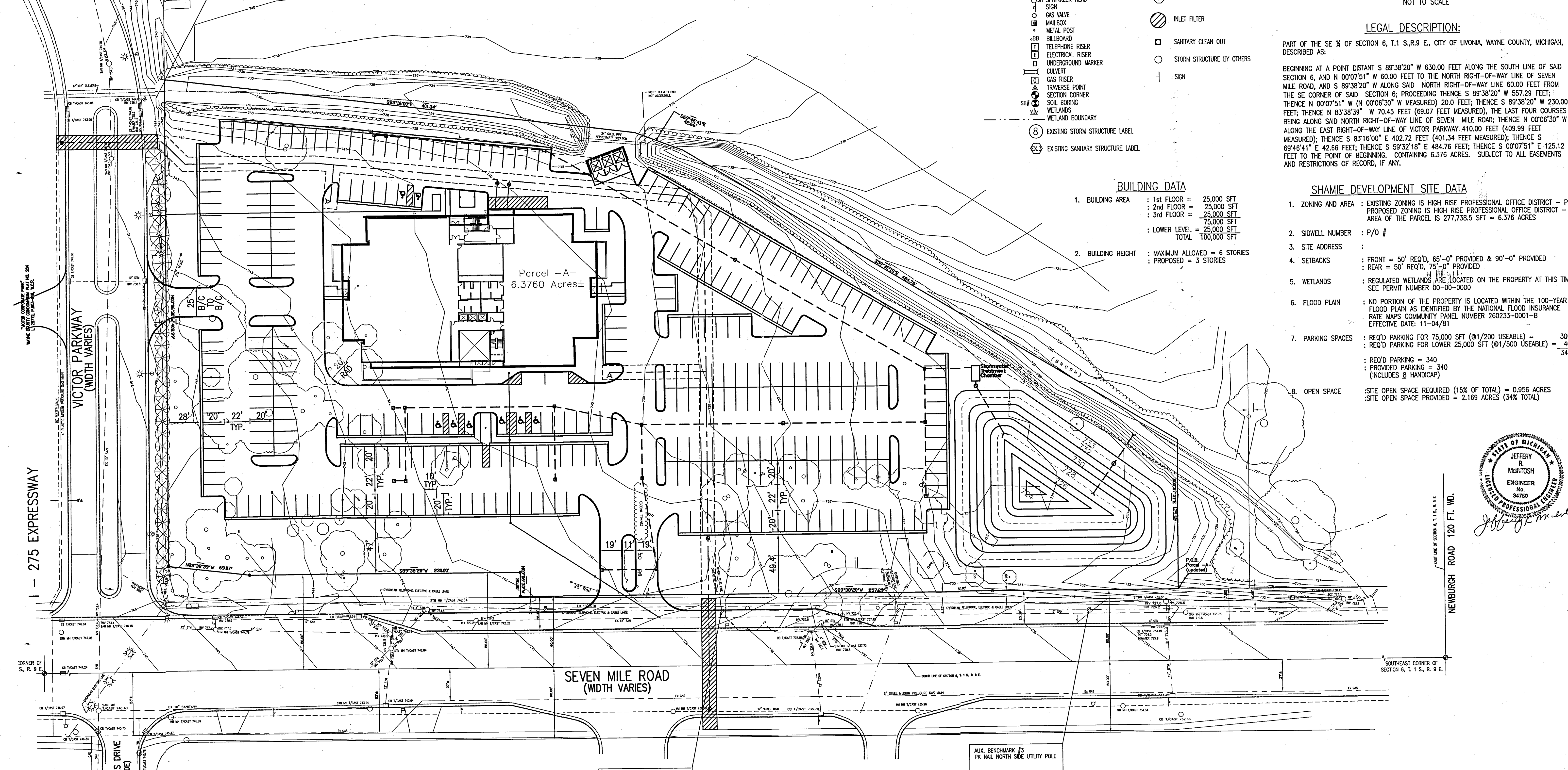
LEGAL DESCRIPTION:

PART OF THE SE 1/4 OF SECTION 6, T.1 S., R.9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:

BEGINNING AT A POINT DISTANT S 89°38'20" W 630.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 6, AND N 00°07'51" W 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SEVEN MILE ROAD, AND S 89°38'20" W ALONG SAID NORTH RIGHT-OF-WAY LINE 60.00 FEET FROM THE SE CORNER OF SAID SECTION 6; PROCEEDING THENCE S 89°38'20" W 557.29 FEET; THENCE N 00°07'51" W (N 00°06'30" W MEASURED) 20.0 FEET; THENCE S 89°38'20" W 230.00 FEET; THENCE N 83°38'39" W 70.45 FEET (68.07 FEET MEASURED), THE LAST FOUR COURSES BEING ALONG SAID NORTH RIGHT-OF-WAY LINE OF SEVEN MILE ROAD; THENCE N 00°06'30" W ALONG THE EAST RIGHT-OF-WAY LINE OF VICTOR PARKWAY 410.00 FEET (409.99 FEET MEASURED); THENCE S 83°16'00" E 402.72 FEET (401.34 FEET MEASURED); THENCE S 69°48'41" E 42.66 FEET; THENCE S 69°32'18" E 484.76 FEET; THENCE S 00°07'51" E 125.12 FEET TO THE POINT OF BEGINNING, CONTAINING 6.376 ACRES. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

SHAMIE DEVELOPMENT SITE DATA

- ZONING AND AREA : EXISTING ZONING IS HIGH RISE PROFESSIONAL OFFICE DISTRICT - PO
PROPOSED ZONING IS HIGH RISE PROFESSIONAL OFFICE DISTRICT - PO
AREA OF THE PARCEL IS 277,738.5 SFT = 6.376 ACRES
- SIDWELL NUMBER : P/O #
- SITE ADDRESS :
- SETBACKS : FRONT = 50' REQ'D, 65'-0" PROVIDED & 90'-0" PROVIDED
REAR = 50' REQ'D, 75'-0" PROVIDED
- WETLANDS : REGULATED WETLANDS ARE LOCATED ON THE PROPERTY AT THIS TIME.
SEE PERMIT NUMBER 00-00-0000
- FLOOD PLAIN : NO PORTION OF THE PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS IDENTIFIED BY THE NATIONAL FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NUMBER 260233-0001-B
EFFECTIVE DATE: 11-04/81
- PARKING SPACES : REQ'D PARKING FOR 75,000 SFT (01/200 USEABLE) = 300
REQ'D PARKING FOR LOWER 25,000 SFT (01/500 USEABLE) = 40
REQ'D PARKING = 340
PROVIDED PARKING = 340
(INCLUDES 8 HANDICAP)
- OPEN SPACE : SITE OPEN SPACE REQUIRED (15% OF TOTAL) = 0.956 ACRES
SITE OPEN SPACE PROVIDED = 2.169 ACRES (34% TOTAL)



3 WORKING DAYS EXCLUDING SATURDAY, SUNDAY & HOLIDAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

REVISIONS:	ISSUE NO.	SID DATE
	S.D. DRN	02/13/03
	NP/KC	
	TOPO DRN	JM
	PROFILE DRN	ENG. DRN
	APPROVED	SCALE
	VI	1"=40'

SHAMIE DEVELOPMENT II
7 MILE ROAD & VICTOR PARKWAY
SITE PLAN

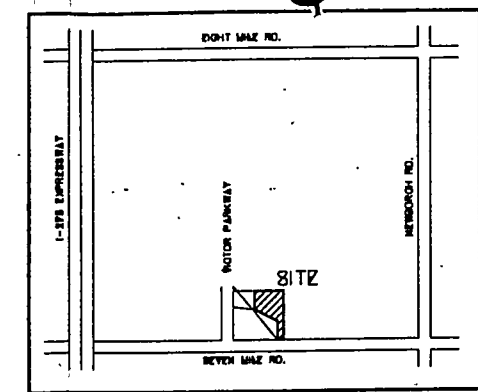
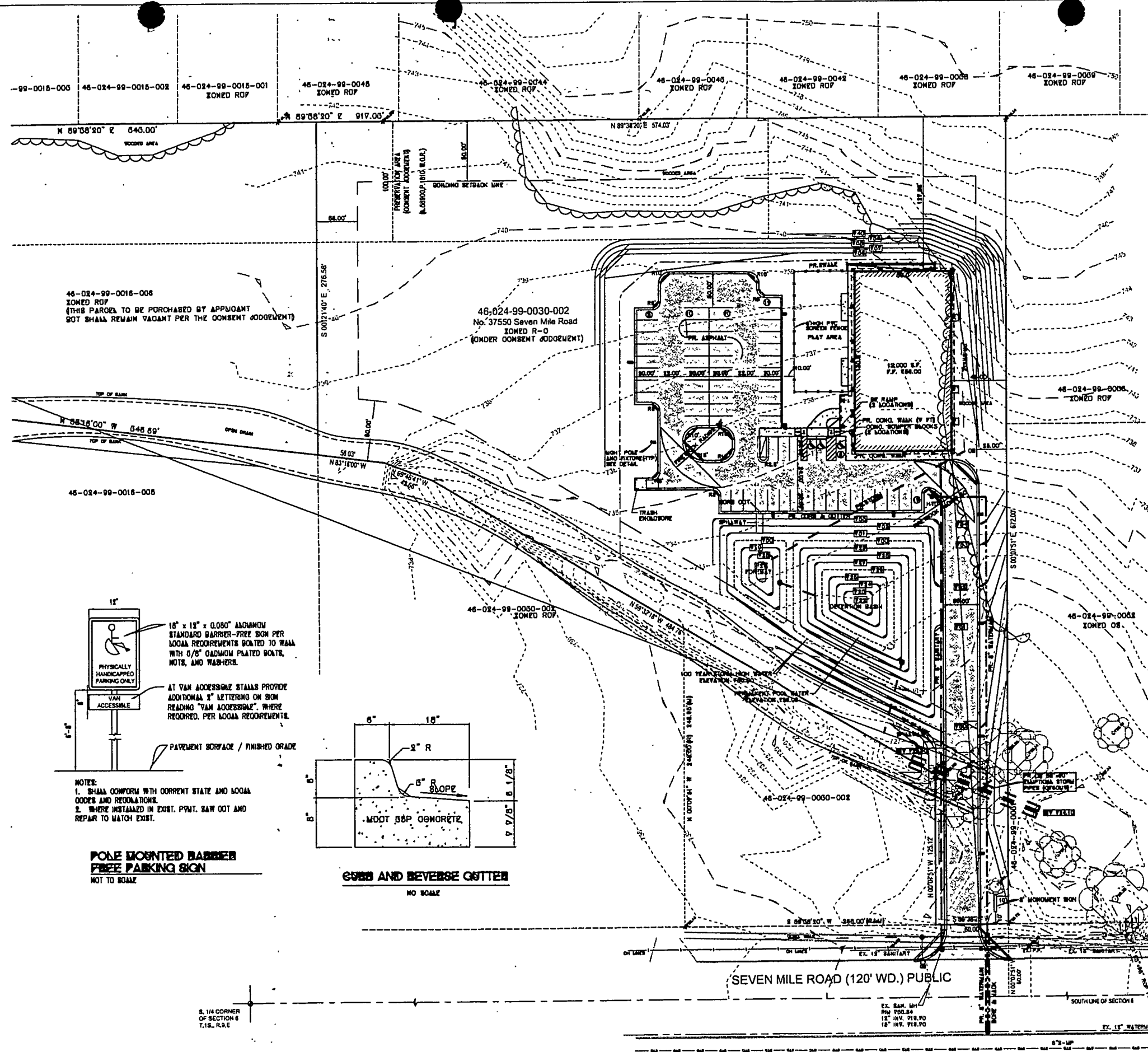
ORCHARD, HILTZ & McCLIMENT, INC.

34935 Schoolcraft Road
Livonia, MI 48150
(734) 522-6711
(734) 522-6427 FAX

CLIENT: SHAMIE DEVELOPMENT

2 OF 5

806-01-0012



LOCATION MAP

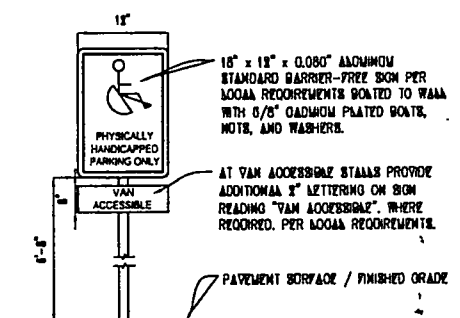
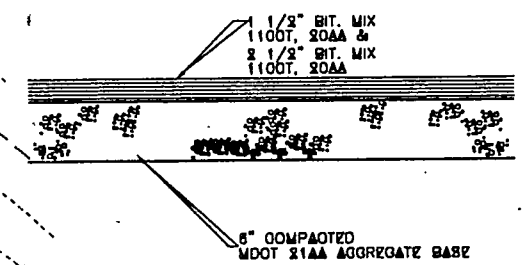
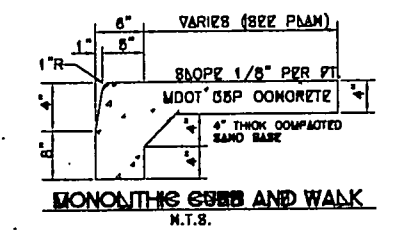
BENCH MARK ELEV. 734.89 (USGS)
RAIL ROAD SPIKE, SOUTH SIDE OF POWER POLE
10' EAST OF PROPERTY LINE AND 42' NORTH OF
SEVEN MILE ROAD.

SITE DATA:

PARCEL NO. 46-024-99-0030-002
SITE AREA 5.80 ACRES
ZONED R-C (CONDOMINIUM RESIDENTIAL DISTRICT)
TOTAL BUILDING AREA = 12,000 SQ. FT.
PARKING CALCULATION (SIMILAR COMMUNITY USE)
PARKING REQUIREMENTS
1 SPACE PER 100 SQ. FT. OF GROSS BUILDING AREA
12,000 SQ. FT. / 100 = 120 SPACES
TOTAL REQUIRED = 120 SPACES
PARKING PROVIDED = 56 SPACES
PLUS 3 BARRIER FREE SPACES
LOADING AREA
NOT REQUIRED

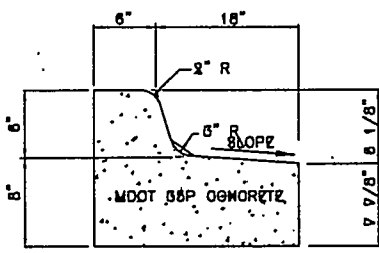
BUILDING SETBACKS
REQUIRED FRONT = 50' PROVIDED FRONT = 230.25'
SIDE = 25' SIDE = 45' EAST
SIDE = 44.18' WEST
REAR = 50' REAR = 127.86'

NOTES: THERE WILL BE NO STORAGE OF HAZARDOUS MATERIAL ON SITE
ALL BUILDING, ROOF AND GROUND MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH CITY OF LIVONIA ORDINANCE.
APPLICANT INTENDS TO PURCHASE PARCELS 46-024-99-0030-002 AND 46-024-99-0030-001, HOWEVER, DEVELOPMENT WILL OCCUR ONLY ON THE 5.8 ACRE PARCEL AND THE OTHER PARCEL SHALL BE LEFT VACANT PER TERMS OF CONSENT JUDGMENT.



NOTES:
1. SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.
2. WHERE INSTALLED IN EXIST. PWT. SAW CUT AND REPAIR TO MATCH EXIST.

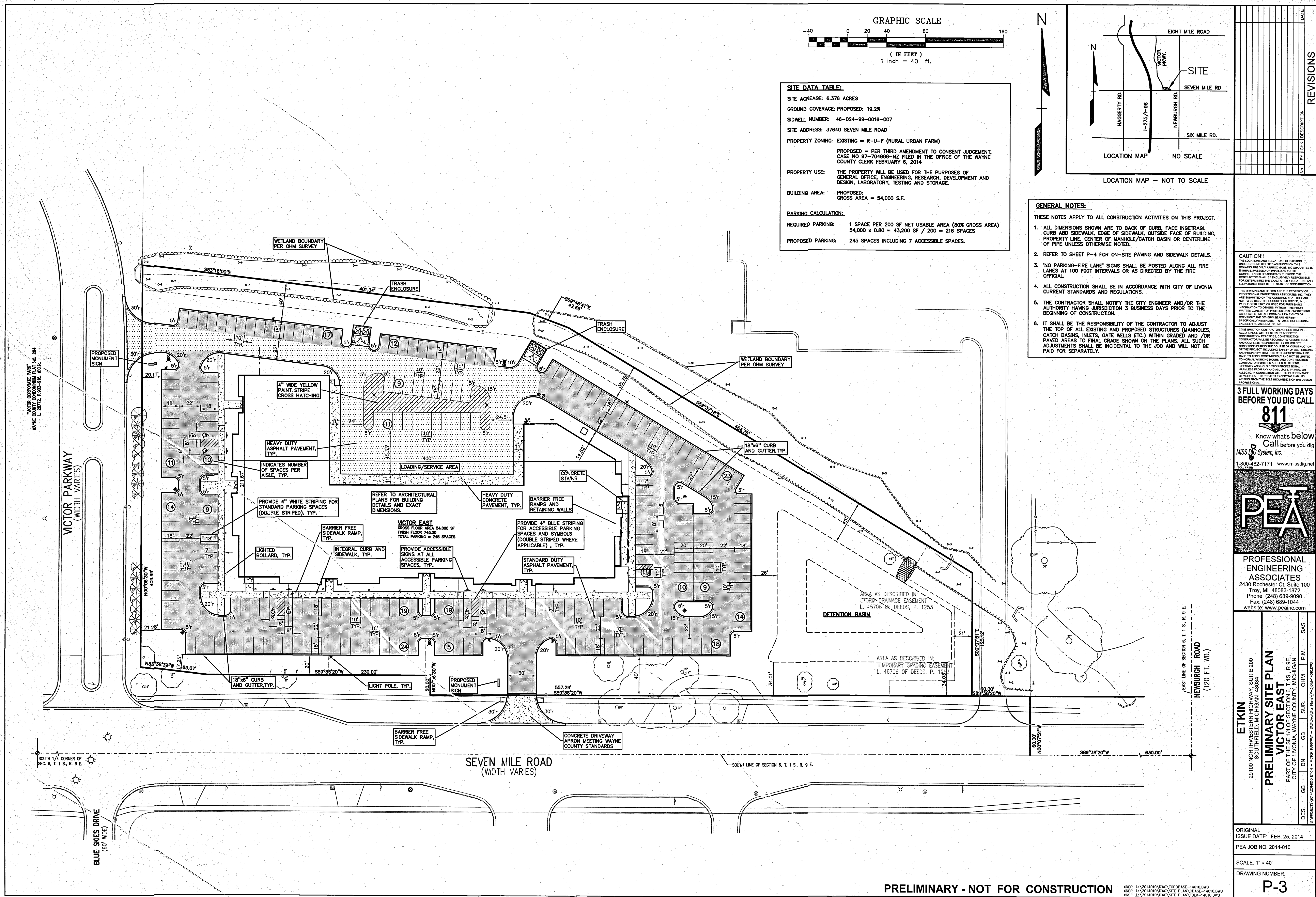
POLE MOUNTED BARRIER FREE PARKING SIGN
NOT TO SCALE



CURB AND REVERSE GUTTER
NO SCALE

SEVEN MILE ROAD (120' WD.) PUBLIC

EXHIBIT D



SITE DATA TABLE:	
SITE ACREAGE:	6.376 ACRES
GROUND COVERAGE: PROPOSED:	19.2%
SIDWELL NUMBER:	46-024-99-0016-007
SITE ADDRESS:	37640 SEVEN MILE ROAD
PROPERTY ZONING:	EXISTING = R-U-F (RURAL URBAN FARM)
PROPOSED =	PER THIRD AMENDMENT TO CONSENT JUDGEMENT, CASE NO 97-704698-NZ FILED IN THE OFFICE OF THE WAYNE COUNTY CLERK FEBRUARY 6, 2014
PROPERTY USE:	THE PROPERTY WILL BE USED FOR THE PURPOSES OF GENERAL OFFICE, ENGINEERING, RESEARCH, DEVELOPMENT AND DESIGN, LABORATORY, TESTING AND STORAGE.
BUILDING AREA:	PROPOSED: GROSS AREA = 54,000 S.F.
PARKING CALCULATION:	
REQUIRED PARKING:	1 SPACE PER 200 SF NET USABLE AREA (80% GROSS AREA) 54,000 x 0.80 = 43,200 SF / 200 = 216 SPACES
PROPOSED PARKING:	245 SPACES INCLUDING 7 ACCESSIBLE SPACES.

- GENERAL NOTES:**
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE INLET/GRAB BASIN, EDGE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
 - REFER TO SHEET P-4 FOR ON-SITE PAVING AND SIDEWALK DETAILS.
 - NO PARKING-FIRE LANE! SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF LIVONIA CURRENT STANDARDS AND REGULATIONS.
 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN FOR THE ACCURACY OF THE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. THEY ARE NOT TO BE USED, REPRODUCED, OR COPIED IN WHOLE OR IN PART, OR USED FOR FURNISHING INFORMATION TO OTHERS, WITHOUT THE PRIOR WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL COMMON WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE SPECIFICALLY RESERVED. © 2014 PROFESSIONAL ENGINEERING ASSOCIATES, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT EXCEPT FINAL LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

3 FULL WORKING DAYS BEFORE YOU DIG CALL

811

Know what's below
Call before you dig

MISS DIG System, Inc.
1-800-482-7171 www.missdig.net

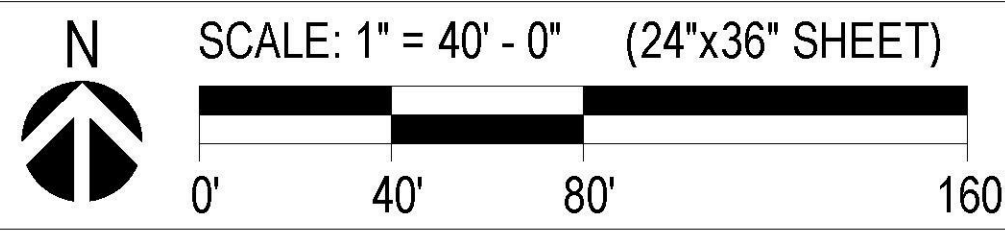
PEA

PROFESSIONAL ENGINEERING ASSOCIATES
2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
Phone: (248) 689-8090
Fax: (248) 689-1044
website: www.peainc.com

ETKIN 29100 NORTHWESTERN HIGHWAY, SUITE 200 SOUTHFIELD, MICHIGAN 48034		PRELIMINARY SITE PLAN VICTOR EAST PART OF THE SE 1/4 OF SECTION 6, T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN	
DES.	GB	ON	GB
SUR.	CHM	P.M.	SAS
PROJECTS: 2014-01-01 ETKIN - VICTOR PARKWAY - 345,000 S.F. PER LOT - 300M - 100,000 S.F.			
ORIGINAL ISSUE DATE: FEB. 25, 2014			
PEA JOB NO. 2014-010			
SCALE: 1" = 40'			
DRAWING NUMBER: P-3			

PRELIMINARY - NOT FOR CONSTRUCTION

XREF: L:\2014\01\DWG\TOP\BASE-14010.DWG
XREF: L:\2014\01\DWG\SITE PLAN\BASE-14010.DWG
XREF: L:\2014\01\DWG\SITE PLAN\TRUCK-14010.DWG





Site Data:

Gross Site Area: 6.38 Ac.
Proposed Units: 100 Units
1 Car Townhomes: 65 Units
2 Car Townhomes: 35 Units
Proposed Density: 15.67 Du. / Ac.

Building Setbacks:
Front Yard: 19' min.
Side Yard: 15' min.
Building Separation: 15' min.

Parking:
Garage Parking: 135 spaces
Apron Parking: 65 spaces
Guest Parking: 30 spaces
Parking Distribution: 2.30 spaces / Du.

Road Width: 24'
Road Length: 1,841 LF
Road Length per Unit: 18.41 LF / Du.

Site Plan Rendering

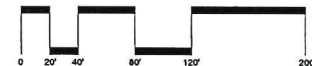
7 Mile & Victor Parkway
Livonia, Michigan
Robertson Brothers Homes

June 2023



Prepared By: Land Design Studio
750 Forest Avenue - Suite 101
Birmingham, MI 48009
(248) 584-3220

Prepared For: Robertson Brothers Homes
6905 Telegraph Road - Suite 200
Bloomfield Hills, MI 48301
(248) 657-4968





LETTER TO THE LIVONIA CITY COUNCIL

12.

Civil Service
April 15, 2025

MEETING DATE

S042825/R050725

PRESENTED BY

Jeannine Laible, Human Resources Director

AGENDA ITEM

REQUEST TO AUTHORIZE EXPENDITURE: Department of Civil Service, re: to enable payment to Empco for the promotional examinations of Police Lieutenant and Police Sergeant, from budgeted funds.

BACKGROUND DETAILS

Honorable Members of City Council
City of Livonia

Subject: Request for Authorization to Pay Empco Invoice for the Promotional Examinations of Police Lieutenant (1540 p.) and Police Sergeant (1541 p.)

Dear Council Members:

At the Civil Service Commission meeting of October 16, 2024, with minutes approved on November 20, 2024, the Civil Service Commission approved the promotional examinations for Police Lieutenant (24-192) and Police Sergeant (24-191). As part of the examination process, candidates for Police Lieutenant participated in a comprehensive two-day Assessment Center Evaluation, in addition to their departmental ratings. Police Sergeant candidates completed a written examination and an in-basket exercise, both developed by Empco, followed by a panel interview and departmental rating before being placed on the eligible list.

Empco, a sole-source provider, was selected to administer the promotional process for both positions due to their recognized expertise in public safety testing. Empco is a nationally renowned firm specializing in customized assessment solutions for municipal and public safety agencies. Their assessment centers are designed to evaluate the critical knowledge, skills, and abilities required for effective leadership in law enforcement. Exercises simulate real-world scenarios and are evaluated by panels of subject matter experts to ensure fairness and relevance.

While Police Sergeant candidates engaged with components of Empco's assessment center process, Police Lieutenant candidates underwent a more extensive program, which included a panel interview, role-play scenario, in-basket exercise, and a formal presentation. This robust and professional evaluation process is essential for identifying and preparing the next generation of leaders within the force. Furthermore, it offers participants valuable professional development that would be difficult to replicate internally at the same level of quality and consistency.

The Civil Service Commission's 2024–25 testing supplies fund, in conjunction with the Police Department's contractual services fund, has been appropriately budgeted to support the cost of these examinations. Accordingly, it is respectfully requested that the City Council authorize an amount not to exceed \$30,000 to Empco, located at 1740 W. Big Beaver Rd., Suite 200, Troy, MI 48084, for the 2024–25 fiscal year. This will cover the total of \$22,325.40 in current invoices for both the Lieutenant and Sergeant promotional processes, as well as any additional testing services required during the remainder of the fiscal year.

If you have any questions concerning this matter, please call me at (734) 466-2527.

Sincerely,

Jeannine Laible
Human Resources Director

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

Approve as submitted

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

Empco

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

DETAILED WORK BEING PERFORMED

Empco developed an assessment center for the Police Lieutenant promotional examination and a written test and in-basket exercise for the Police Sergeant promotional examination.

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

Invoices totaling \$22,325.40 coming from G/L accounts 101-269-765-000 (Civil Service - Testing Supplies, \$10,000) and 101-304-818-000 (Police Administration - Contractual Service, \$12,325.40). With an additional request to authorize an amount not to exceed \$30,000 to Empco, located at 1740 W. Big Beaver Rd., Suite 200, Troy, MI 48084, for the 2024–25 fiscal year. This will cover the total of \$22,325.40 in current invoices for both the Lieutenant and Sergeant promotional processes, as well as any additional testing services required during the remainder of the fiscal year.

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

Sole-Source provider

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Empco was selected to administer the promotional process for both

Police Lieutenant and Police Sergeant due to their recognized expertise in public safety testing.

ATTACHMENTS

1. Empco Invoice - Police Sergeant 24-25
2. Empco Invoice - Police Lieutenant 24-25

APPROVED BY



Jeannine Laible, Human Resources Director

Date: April 15, 2025



Debra Peck Lichtenberg, CPA, Finance Director

Date: April 17, 2025



Carter Fisher, City Attorney

Date: April 17, 2025



Maureen Miller Brosnan, Mayor

Date: April 17, 2025

INVOICE

EMPCO, Inc.
1740 W. Big Beaver Rd., Ste. 200
Troy, MI 48084

info@empco.net
(248) 528-8060



RECEIVED
MAR 31 2025

LIVONIA CIVIL SERVICE

Bill to
City of Livonia
Attn: Jeannine Laible
33000 Civic Center Drive
Livonia, MI 48154-3097

Invoice details

Invoice no.: 45474
Invoice date: 03/28/2025
Due date: 05/27/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Police W Custom	Custom Written Exam Development - SGT	1	\$2,800.00	\$2,800.00
2.	--P W Cust Per Candidate	Per Candidate Fee	10	\$26.00	\$260.00
3.	Written Exam Shipping	Shipping and Handling	1	\$25.00	\$25.00
4.	--P W Cust Exam Review	Exam Review	1	\$500.00	\$500.00
5.	--P W Cust Mileage	Proctor Mileage	59	\$0.70	\$41.30
6.	Police AC	Police In-Basket Development - SGT	1	\$2,200.00	\$2,200.00
7.	--P AC Per Day	Per day Administration Fee	1	\$1,400.00	\$1,400.00
8.	--P AC Per Candidate	Per Candidate	10	\$325.00	\$3,250.00
9.	--P AC Mileage	Assessor Mileage	297	\$0.70	\$207.90

Total **\$10,684.20**

Make Checks payable to Empco, Inc.

INVOICE

EMPCO, Inc.

1740 W. Big Beaver Rd., Ste. 200
Troy, MI 48084

info@empco.net

(248) 528-8060



EMPCO[®]

INCORPORATED

RECEIVED
MAR 31 2025

LIVONIA CIVIL SERVICE

Bill to

City of Livonia

Attn: Jeannine Laible

33000 Civic Center Drive

Livonia, MI 48154-3097

Invoice details

Invoice no.: 45475

Invoice date: 03/28/2025

Due date: 05/27/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Police AC	Police Assessment Center Development - LT	1	\$5,000.00	\$5,000.00
2.	--P AC Per Day	Per day Administration Fee	2	\$2,200.00	\$4,400.00
3.	--P AC Per Candidate	Per Candidate	6	\$325.00	\$1,950.00
4.	X MISC Sales	Assessor Mileage	416	\$0.70	\$291.20

Total

\$11,641.20

Make Checks payable to Empco, Inc.



LETTER TO THE LIVONIA CITY COUNCIL

12.

Housing
March 31, 2025

MEETING DATE

S042825/R050725

PRESENTED BY

Madison Bjertness, Executive Director of Housing

AGENDA ITEM

REQUEST TO EXECUTE THE 2025 AGREEMENT BETWEEN THE CITY OF LIVONIA AND SMART: Livonia Housing Commission, re: to allow the Liv & Go Program to receive the Municipal and Community Credits in the amount of \$89,424.

BACKGROUND DETAILS

The Liv& Go program has received Municipal Credit from the Suburban Mobility Authority for Regional Transportation (SMART) in the amount of \$89,424. This resource will be used to support the operating needs of Liv& Go program.

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

Authorize the Mayor and City Clerk to execute the funding agreement between the City of Livonia and the Suburban Mobility Authority for Regional Transportation (SMART) for FY 2025 so that the Liv & Go program can receive Municipal Credits and to do all the things necessary or incidental to the full performance of this resolution.

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

Municipal Credit Contract for FY 2025

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

\$89,424 for fiscal year July 1, 2024 through June 30, 2025

DETAILED WORK BEING PERFORMED

The Liv & Go program would like approval to enter into a third-party contract with the Suburban Mobility Authority for Regional Transportation (SMART) to receive operating assistance funding in the amount of \$89,424.

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

Funds to be deposited to Liv&Go account 288-000-582-000

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact

person, full address)

These funds support the efforts of the Liv & Go program.

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Bid process not necessary

ATTACHMENTS

1. SMART Municipal Credit FY 2025

APPROVED BY



Madison Bjertness, Executive Director of Housing

Date: April 15, 2025



Debra Peck Lichtenberg, CPA, Finance Director

Date: April 17, 2025



Carter Fisher, City Attorney

Date: April 17, 2025



Maureen Miller Brosnan, Mayor

Date: April 17, 2025

MUNICIPAL CREDIT and COMMUNITY CREDIT CONTRACT FOR FY2025

I, _____, as the _____ of the City of Livonia (hereinafter, the “Community”) hereby apply to SMART and agree to the terms and conditions herein, for the receipt and expenditure of **Municipal Credits** available for the period July 1, 2024 through June 30, 2025 (Section 1 below), and **Community Credits** available for the period July 1, 2024 to June 30, 2025 (Section 2 below); and further agree that the **Municipal and Community Credits Master Agreement** between the parties is incorporated herein by reference. A description of the service the Community shall provide hereunder is set forth in **Exhibit A**, and the operating budget for that service is set forth in **Exhibit B**, both of which are attached hereto and incorporated herein.

1. The Community agrees to use **\$89424** in **Municipal Credit** funds as follows:

- (a) Transfer to _____ Funding of: \$ _____
TRANSFEEEE COMMUNITY
- (b) Van/Bus Operations At the cost of: \$ _____
(Including Charter and Taxi services)
- (c) Services Purchased from SMART At the cost of: \$ _____
(Including Tickets, Shuttle Services/Dial-a-Ride)
- (d) Services Purchased from Subcontractor At the cost of: \$ _____

(NAME OF SUBCONTRACTOR)
(See attached Subcontractor Service Agreement)

Total \$89424

SMART intends to provide Municipal Credit funds under this contract to the extent funds for the program are made available to it by the Michigan Legislature pursuant to Michigan Public Act 51 of 1951. Municipal Credit funds made available to SMART through legislative appropriation are based on the State’s approved budget. In the event that revenue actually received is insufficient to support the Legislature’s appropriation, it will result in an equivalent reduction in funding provided to the Community pursuant to this Contract. In such event, SMART reserves the right, without notice, to reduce the payment of Municipal Credit funds by the amount of any reduction by the legislature to SMART. All Municipal Credit funding must be spent by June 30, 2027; all funds not spent by that date will revert back to SMART pursuant to Michigan Public Act 51 of 1951, for expenditure consistent with Michigan law and SMART policy.

2. The Community agrees to use **\$0** in **Community Credit** funds available as follows:

- (a) Transfer to _____ Funding of: \$ _____
TRANSFEEEE COMMUNITY
- (b) Van/Bus Operations At the cost of: \$ _____
(Including Charter and Taxi services)

- (c) Services Purchased from SMART At the cost of: \$ _____
(Including Tickets, Shuttle Services/Dial-a-Ride)
- (d) Capital Purchases At the cost of: \$ _____
- (e) Services Purchased from Subcontractor At the cost of: \$ _____

(NAME OF SUBCONTRACTOR)
(See attached Subcontractor Service Agreement)

Total \$0

To the extent that this Contract calls for a payment of funds directly from SMART to a subcontractor, Community hereby acknowledges that it is the party entitled to receive such funds and is affirmatively authorizing and directing SMART to pay such funds directly to the subcontractor on its behalf. Capital purchases permitted with Community Credits are subject to applicable state and federal regulations, and SMART policy, including procurement guidelines. When advantageous, SMART may make procurements directly. Reimbursement for purchases made by Community requires submission of proper documentation to support the purchase (i.e. purchase orders, receiving reports, invoices, etc.). Community Credit dollars available in FY 2025, may be required to serve local employer transportation needs per the coordination requirements set forth in the aforementioned Master Agreement. All Community Credit funds must be spent by June 30, 2029; any funds not spent by that date may revert back to SMART for expenditure consistent with SMART policy.

The Parties acknowledge and agree that this Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. The Parties agree that the electronic signatures appearing on this Agreement are the same as handwritten signatures for the purposes of validity, enforceability and admissibility. Without limitation, "electronic signature" shall include faxed versions of an original signature or electronically scanned and transmitted versions (e.g., via pdf) of an original signature.

This Agreement shall be binding once signed by both parties.

**SUBURBAN MOBILITY AUTHORITY
FOR REGIONAL TRANSPORTATION**

CITY OF LIVONIA

Signature

Signature

Printed Name

Printed Name

Title

Title

Date

Date

EXHIBIT A

PROJECT DESCRIPTION

Overall Project Description (Provide a descriptive narrative):

Service Area (Provide geographic boundaries):

Service Times (Provide days and hours of service):

Eligible User Groups (Users eligible to use the service):

Fare Structure: (Cost to use service)

Service Mode (Describe the amount and type of vehicles available, and whether they are wheelchair lift-equipped):

EXHIBIT B

PROJECT OPERATING BUDGET

Municipality: City of Livonia

Contract Period: July 1, 2024 through June 30, 2025

Account Number: 48140

OPERATING EXPENSES:

Administrative Wages/Salary: *(All employees other than drivers and dispatchers)*

(10% max. of MC & CC funds)

Driver Wages

Fringe Benefits

Gasoline & Lubricants

Vehicle Insurance

Parts, Maintenance Supplies

Mechanic Wages

Fringe Benefits

Dispatch Wages

Other (Specify)

Other (Specify)

Other (Specify)

Sub-Total (Operating Expenses)

PURCHASED SERVICE:

Taxi Service

Charter Service

SMART Bus Tickets

SMART Shuttle Service

SMART Dial-A-Ride

Other (Specify)

Sub-Total (Purchased Service)

CAPITAL EQUIPMENT:

(Only list purchases to be made with Community Credits)

Computer Equipment

Software

Vehicle

Maintenance Equipment

Other (Specify)

Sub-Total (Capital Equipment)

TOTAL EXPENSES _____ **Operating Expenses, Purchased Service, and Capital Equipment:** _____

EXHIBIT B, continued (Page 2)

REVENUES:

Municipal Credit Funds	89424
Community Credit Funds	0
Specialized Services Funds	
General Funds	
Farebox Revenue	
In-Kind Service	
Special Fares (Contracted Service)	
Other (Specify)	

TOTAL REVENUE:

(Note: *TOTAL EXPENSES* must equal *TOTAL REVENUE*)

Suburban Mobility Authority for Regional Transportation

EEO COMPLIANCE REPORT A

COMMUNITY PARTNERSHIP FORM

Agency/Community Information

Program Type: Community Partnership Program (CPP) ☐ Specialized Service ☐ New Freedom ☐ JARC ☐ 5310 ☐

Name of Agency/Community:

Address:

City: State: Zip:

Agency/Community Data

1) Has your agency/community completed in excess of \$1,000,000 in

DOT federally-funded contracts from SMART in the past year? Yes ☐ No ☐

2) Does your agency/community employ over fifty (50) transit related employees? Yes ☐ No ☐

If the answers to the previous two questions were both "Yes", Please forward
your agency's/community's Affirmative Action plan to the address below:

Buhl Building
535 Griswold Street, Suite 600
Detroit, MI 48226

Attn: EEO Coordinator

Have all subcontractors been informed of their responsibility to file an EEO Compliance Report A form? Yes ☐ No ☐ N/A ☐

Drug and Alcohol Testing Program Requirements

Does your agency/community have a DOT Drug and Alcohol testing program for

Safety-sensitive employees? (Vehicle operators, dispatchers, mechanics and armed security) Yes ☐ No ☐

Name of drug and alcohol testing manager? Title:

Phone Number: Ext: Email:

Please Proceed to Employment Data Section on Back

Suburban Mobility Authority for Regional Transportation

EEO COMPLIANCE REPORT A

COMMUNITY PARTNERSHIP FORM

Employment Data

Report **ONLY** employees directly involved in the operation of your non-emergency transportation program. Including permanent, temporary, or part-time employees. Enter the appropriate figures in the spaces below relating to each employee's race and gender.

Job Classification	Total				Race													
					Minority													
	White		African American		Hispanic		Asian		Pacific Islander		American Indian		Multi Race					
	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female		
Officials/Managers																		
Professionals																		
Technicians																		
Office and Clerical Staff																		
Craftsmen (Skilled)																		
Operators (Semi-Skilled)																		
Laborers (Unskilled)																		
Service Workers																		
Journey Workers																		
Apprentices																		
Total																		

Certification

How was this information obtained? Visual Survey: Yes ☐ No ☐ Employment Records: Yes ☐ No ☐

Name of Authorizing Official (Print):

Title:

Signature:

Date:

Contact person for report:

Title:

Telephone:

Ext:

Email:



LETTER TO THE LIVONIA CITY COUNCIL

13.

Housing
March 31, 2025

MEETING DATE

S042825/R050725

PRESENTED BY

Madison Bjertness, Executive Director of Housing

AGENDA ITEM

REQUEST FOR APPROVAL TO AMEND THE 2016-2021 CONSOLIDATION PLAN AND 2019-2020 ANNUAL ACTION PLAN: Livonia Housing Commission, re: to allocate CARES Act Funding to the Community Development Block Grant (CDBG) to include activities that prevent, prepare for, and respond to the spread of infectious diseases such as the coronavirus disease 2019 (COVID-19).

BACKGROUND DETAILS

The CDBG program was created by Title I of the Housing and Community Development Act of 1974, as amended. The primary objective of the program is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for persons of low and moderate income. Since the City of Livonia has a population of at least 50,000 persons, it is considered an "Entitlement Community".

Therefore, Livonia is entitled to receive CDBG funds each year as determined by a formula set forth in the Act. The City of Livonia has participated in the CDBG Program continuously since 1982 and prior to that in 1974 and 1975. The CDBG fiscal year begins July 1 and ends June 30. The first round of Cares Act 2019-2020 CDBG-CV allocation was \$196,155.00. The third round of Cares Act 2019-2020 CDBG-CV allocation (which will be used during the 2021 and 2022 program years), is \$466,546.00. The cumulative total amount of Community Development Block Grant (CDBG-CV) funding allocated under the Coronavirus, Relief, and Economic Security Act (CARES Act) is \$662,701.00.

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

To Approve Substantial Amendment #4 to the Community Development Block Grant (CDBG) 2016-2021 Consolidated Plan CR #181-16 and 2019-2020 Annual Action Plan CR #178-19 to include activities that prevent and respond to the spread of infectious diseases such as the coronavirus disease 2019 (COVID-19).

WHEREAS, the City Council of Livonia has approved the Substantial Amendment to the Community Development Block Grant (CDBG) 2016-2021 Consolidated Plan-CV and 2019-2020 Annual Action Plan, as defined in the Proposed Projects and Use of Funds; Funding will consist of \$196,155.00 plus an additional \$466,546.00 for a total of \$662,701.00 Community Development Block Grant Coronavirus (CDBG-CV) funds allocated under the Coronavirus Aid, Relief, and Economic Security Acts (CARES Act) Act.

WHEREAS, the projects and programs approved under the Amended Community Development (CDBG) 2016-2021 Consolidated Plan-CV and 2019-2020 Annual Action Plan, are to serve the

public purpose and intent of the CARES Act, Public Law 116-136;
NOW, THEREFORE, BE IT RESOLVED, that with the adoption of the Community Development Block Grant - Coronavirus funded projects listed in the Proposed Projects and Use of Funds budget by the City Council of Livonia, the Housing Department Office of Community Development is authorized to prepare and submit the Substantial Amendment 2016- 2021 Consolidated Plan-CV and 2019-2020 Annual Action Plan to the U.S. Department of Housing and Urban Development.

ATTACHMENTS

1. MASTER Budget COVID Cares Act Money
2. Attachment A CDBG-CV Proposed Projects 4th Substantial Amendment 2019-20
3. PUBLIC NOTICE MARCH 12 MB

APPROVED BY



Madison Bjertness, Executive Director of Housing

Date: April 15, 2025



Debra Peck Lichtenberg, CPA, Finance Director

Date: April 17, 2025



Carter Fisher, City Attorney

Date: April 17, 2025



Maureen Miller Brosnan, Mayor

Date: April 17, 2025

ACTIVITIES	CDBG FUNDING 2019-20 Program Year	+	PROPOSED COVID-19 CARES Act FUNDING 2019-20	Potential Program Income	=	TOTAL FUNDING 2019-2020 PROGRAM YEAR
I. Rehabilitation						
A. Major Home Rehab	\$ 48,368.00			\$ 52,785.00		\$ 101,153.00
B. Emergency Rehab	\$ 15,000.00					\$ 15,000.00
C. Minor Home Repair	\$ 30,000.00			\$ 10,000.00		\$ 40,000.00
D. Rehab Inspection	\$ 2,500.00					\$ 2,500.00
SUBTOTAL	\$ 95,868.00			\$ 62,785.00		\$ 158,653.00
II. Acquisition of Tax-Reverted Properties						
A. Acquisition, Rehabilitation & Razing of Single Family Homes	\$ 30,000.00					\$ 30,000.00
SUBTOTAL	\$ 30,000.00			\$ -		\$ 30,000.00
III. CDBG Scattered-Site Rental Homes						
A. Maintenance of (14) Scattered-Site SF Homes i.e. mechanical, heating, plumbing, structural improvements (#832)	\$ 30,000.00			\$ 25,000.00		\$ 55,000.00
B. Management of (14) Rental Homes (#833)	\$ 15,262.00			\$ 24,738.00		\$ 40,000.00
SUBTOTAL	\$ 45,262.00			\$ 49,738.00		\$ 95,000.00
IV. Neighborhood Revitalization						
A. Lighting, Parks, Landscaping, and Infrastructure Improvements, Commercial / Residential Blight Reduction, and Feasibility / Planning Studies				\$ 60,000.00		\$ 60,000.00
SUBTOTAL				\$ 60,000.00		\$ 60,000.00
V. Public Facilities						
A. Improvements & Maintenance of Public Services Facilities			\$ 40,000.00			
SUBTOTAL			\$ 40,000.00			
VI. Public Services ²						
A. Senior Van Transportation	\$ 48,000.00					\$ 48,000.00
B. Mental Health Counseling	\$ 3,000.00					\$ 3,000.00
C. First Step	\$ 24,000.00		\$ 18,000.00			\$ 42,000.00
D. Emergency Asst. Program	\$ 3,000.00					\$ 3,000.00
F. PPE & Testing	\$ -		\$ 8,200.20			\$ 8,200.20
G. Vaccinate Livonia			\$ 67,227.38			
H. COVID-19 Mental Health Support			\$ 26,744.12			
SUBTOTAL	\$ 78,000.00		\$ 120,171.70			\$ 198,171.70
VII. Planning & Administration						
A. Planning & Admin.	\$ 65,000.00		\$ 65,029.30			\$ 130,029.30
B. Accounting Services	\$ 18,000.00					\$ 18,000.00
C. Fair Housing Initiative	\$ -					\$ -
SUBTOTAL	\$ 83,000.00		\$ 65,029.30	\$ -		\$ 148,029.30
VIII. Economic Development						
A. Small Business Grants	\$ -		\$ 437,500.00			\$ 437,500.00
SUBTOTAL	\$ -		\$ 437,500.00	\$ -		\$ 437,500.00
GRAND TOTAL	\$ 332,130.00		\$ 662,701.00	\$ 172,523.00		\$ 1,167,354.00

**ATTACHMENT A: Proposed Projects
2016-2021 Consolidated Plan
2019-2020 Annual Action Plan
Substantial Amendment #4 CDBG-CV**

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

The CDBG program was created by Title I of the Housing and Community Development Act of 1974, as amended. The primary objective of the program is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for persons of low and moderate income. Since the City of Livonia has a population of at least 50,000 persons, it is considered an "Entitlement Community". Therefore, Livonia is entitled to receive CDBG funds each year as determined by a formula set forth in the Act. The City of Livonia has participated in the CDBG Program continuously since 1982 and prior to that in 1974 and 1975. The CDBG fiscal year begins July 1 and ends June 30. The first round of Cares Act 2019-2020 CDBG-CV allocation was \$196,155.00. The third round of Cares Act 2019-2020 CDBG-CV allocation (which will be used during the 2021 and 2022 program years), is \$466,546.00. The cumulative total amount of Community Development Block Grant (CDBG-CV) funding allocated under the Coronavirus, Relief, and Economic Security Act (CARES Act) is \$662,701.00.

Following is an explanation of the activities that are typically funded by the CDBG-CV program in Livonia and administered by the Community Development Office of the Housing Commission:

PUBLIC SERVICES – 24 CFR 570.201(e)

The various activities eligible under this category are directed to a need involving services to low- and moderate-income persons and families. The CDBG regulations limit the amount of funds that can be allocated to this activity. Specifically, funding for public services may not exceed 15% of the total CDBG yearly allocation plus Program Income received during the prior year program. CDBG-CV funds are not subject to this cap due to a HUD waiver. The public service activities funded during the life of the CDBG-CV program are listed below:

i. *First Step:*

First Step would utilize funds to help with COVID-19 related appointments/pharmacy transports, cleaning supplies, and over-the-counter medications. \$18,000

ii. *COVID-19 Testing, Vaccinations "Vaccinate Livonia", Personal Protection Equipment (PPE), Mental Health Support:*

The COVID-19 testing program, administered by the City of Livonia Public Safety Fire Division, provides COVID-19 testing, vaccinations, or other services at a fixed or mobile location. Testing will be available to Livonia residents of low- to

moderate-income senior citizen communities. Senior citizens are presumed to be included in the low moderate income (LMI) category and are, therefore, eligible to receive CDBG funded services regardless of income. Testing and vaccinations will also be offered to critical employees administering Livonia's senior citizen programs. The City of Livonia Public Safety Fire Division will continue to provide additional services which shall include providing assistance to any Livonia based senior housing facility to further ensure that Personal Protection Equipment (PPE) is available and provided to those who need it, to educate Livonia's senior citizens and their caregivers on the proper use of PPE, and to administer the COVID-19 vaccine to Livonia's senior citizens who may not have access to the vaccine without the City's assistance. PPE will continue to be available (on a limited basis) for City services, small businesses, and residents of Livonia that cannot secure PPE. Mental health programming will include training for our seniors and staff surrounding topics, such as: mental health first aid, mental health 101, suicide awareness, conflict resolution, seniors and sexual health, grief/loss, anxiety, depression, and isolation/loneliness. The total budget for Public Service Activities is \$120,171.70

ECONOMIC DEVELOPMENT – 24 CFR 570.203(b)

The various activities eligible under this category are directed to businesses, private, for-profit entities, when appropriate to carry out an economic development project. The economic development activities funded during the life of the CDBG-CV program are listed below:

- i. ***Small Business Grants:*** The Small Business Grant program, administered by the City of Livonia Community Development Department and Planning and Economic Department, would be available to provide short-term working capital assistance to Livonia small businesses that were affected by social distancing and State of Michigan closures. The goal of this program is to enable retention of jobs held by low- and moderate-income persons. 10-15 estimated grants to be available in increments of \$2,500, \$5,000, \$7,500, and \$10,000. The total budget for Small Business Grants is \$127,500.00. During the first round of CDBG-CV, 25 Small business grants were awarded in allotments of \$7,500, \$5,000, and \$2,500 which totaled \$142,500.00. The initial grant awards were modified to assist more small businesses and funding was reallocated from Planning and Administration to complete this activity.
- ii. ***Small Business Grants Round 2:*** To further continue with supporting Livonia's Small Businesses affected by the State of Michigan closures, an additional \$300,000.00 from the total CDBG-CV grant award will be given in small business grants. The City of Livonia has established the CDBG-CV Small Business Grant Program, a program to assist vulnerable businesses located in Livonia with access to short-term working capital to mitigate the impacts of revenue losses caused by the COVID-19 pandemic. The Small Business Grant Program includes

CDBG funds received under the CARES Act to link mentoring, access to tools and resources with financial support to provide immediate relief to organizations while providing the support needed to enhance future resilience. \$173,000 was spent on the 2nd round and 10 grants were given to businesses.

- iii. **Small Business Grants Round 3:*** To further continue supporting Livonia's Small Business affected by the State of Michigan closures, an additional \$122,500 from the total CDBG-CV grant award.

PUBLIC FACILITIES AND IMPROVEMENTS – 24 CFR 570.203(c)

The activities included under this project are: acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvement. The Public Facilities activity funded under the CDBG-CV program are below:

- i. ***Silver Village, Newburgh Village, McNamara Towers touchless bathroom equipment:*** Soap dispensers, wall-mounted hand sanitizers, and any touchless bathroom amenities to prevent the spread and exposure to Covid-19. \$40,000

PLANNING AND ADMINISTRATION – 24 CFR 570.205

Overall program planning and administration is provided by the Housing Commission - CDBG, City of Livonia Public Safety Fire Division, Planning and Economic Department, and the Finance Department. To receive CDBG-CV funds, the City must complete a Substantial Amendment to its 2016-2021 Consolidated Plan and 2019 Action Plan, submit an application to HUD, conduct one public hearing and public comment period, and submit the program to the City Council for its approval. Required Environmental Assessments regarding the various planned activities are prepared and completed. At the conclusion of the program year, a "Consolidated Annual Performance and Evaluation Report" is prepared and sent to HUD. The total proposed budget for Planning & Administration and Accounting Services is \$65,029.30

NATIONAL OBJECTIVES: Each CDBG-CV program expenditure must be qualified according to one of three National Objectives: (1) benefit low- and moderate-income persons; (2) prevent or eliminate slums and blight; and (3) meet an urgent community need. At least 70% of the expenditures must benefit low and moderate-income persons.

**CITY OF LIVONIA
SUBSTANTIAL AMENDMENT#3
2016-2021 CONSOLIDATED PLAN
2019 ANNUAL ACTION PLAN
COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) PROGRAM**

NOTICE is hereby given that the City of Livonia has received a total of \$662,701.00 in Community Development Block Grant-Coronavirus (CDBG-CV) funding to be allocated to activities that address COVID-19 related community needs. A second Substantial Amendment to the 2016-2021 Consolidated Plan and FY 2019 Annual Action Plan is required.

The amended CDBG 2016-2021 Consolidated Plan and FY 2019 Annual Action Plan is required. These plans outline program activities and describes how these funds will be spent locally. The CDBG-CV funds allocated under the CARES Act will be used for a range of eligible activities that prevent and respond to the spread of infectious diseases such as the coronavirus disease 2019 (COVID-19). The Community Development program's recommendation for activities and funding in the Amended 2016-2021 Consolidated Plan and FY 2019 Annual Action Plan include:

Public Service Programs – \$120,171.70.

- The COVID-19 testing program, administered by the City of Livonia Public Safety Fire Division, provides COVID-19 testing, vaccinations, or other services at a fixed or mobile location. Testing will be available to Livonia residents of low- to moderate-income senior citizen communities. Senior citizens are presumed to be included in the low moderate income (LMI) category and are, therefore, eligible to receive CDBG funded services regardless of income. Testing and vaccinations will also be offered to critical employees administering Livonia's senior citizen programs. The City of Livonia Public Safety Fire Division will continue to provide additional services which shall include providing assistance to any Livonia based senior housing facility to further ensure that Personal Protection Equipment (PPE) is available and provided to those who need it, to educate Livonia's senior citizens and their caregivers on the proper use of PPE, and to administer the COVID-19 vaccine to Livonia's senior citizens who may not have access to the vaccine without the City's assistance. PPE will continue to be available (on a limited basis) for City services, small businesses, and residents of Livonia that cannot secure PPE. Mental health programming will include training for our seniors and staff surrounding topics, such as: mental health first aid, mental health 101, suicide awareness, conflict resolution, seniors and sexual health, grief/loss, anxiety, depression, and isolation/loneliness. Additionally we will provide funding to First Step for the use of Covid-19 related testing, doctor/pharmacy visits, over-the-counter medications, etc.

Economic Development – \$437,500

- **Small Business Grants Round 1:** The Small Business Grant program, administered by the City of Livonia Community Development Department and

Planning and Economic Department, would be available to provide short-term working capital assistance to Livonia small businesses that were affected by social distancing and State of Michigan closures. The goal of this program is to enable retention of jobs held by low- and moderate-income persons. 10-15 estimated grants to be available in increments of \$2,500, \$5,000, \$7,500, and \$10,000. The total budget for Small Business Grants is \$127,500.00. During the first round of CDBG-CV, 25 Small business grants were awarded in allotments of \$7,500, \$5,000, and \$2,500 which totaled \$142,500.00.

- **Small Business Grants Round 2:** To further continue with supporting Livonia's Small Businesses affected by the State of Michigan closures, an additional \$173,000 from the total CDBG-CV grant award will be given in small business grants. The City of Livonia has established the CDBG-CV Small Business Grant Program, a program to assist vulnerable businesses located in Livonia with access to short-term working capital to mitigate the impacts of revenue losses caused by the COVID-19 pandemic. The Small Business Grant Program includes CDBG funds received under the CARES Act to link mentoring, access to tools and resources with financial support to provide immediate relief to organizations while providing the support needed to enhance future resilience. This will be split into two separate programs due to HUD guidelines. One program will be for microenterprises (5 businesses or less) and the second program will be for small businesses (5-100 employees).
- **Small Business Grants Round 3:** To further continue with supporting Livonia's Small Business affected by the State of Michigan closures, an additional \$122,500 from the total grant award.

Public Facilities and Improvements- \$40,000

- i. The following facilities will be provided with touchless equipment within public restrooms in an effort to reduce the spread and exposure to Covid-19: Silver Village, Newburgh Village, McNamara Towers. This equipment includes soap, sanitizer, and paper towel dispensers. Touchless door openers will also be considered. \$40,000

Planning and Administration - \$65,029.30

Substantial Amendments to the 2016-2021 Consolidated Plan and FY 2019 Annual Action Plan requires a thirty (30) day public comment period. The Public Comment Period runs from March 12, 2025 through April 12, 2025. A public hearing will be held on Monday, April 7, 2025 at 5:00 p.m. to obtain additional comments regarding COVID-19 related needs and use of these funds. This public hearing will be held in person at Silver Village 33780 Lyndon Rd. Livonia, MI 48154. You may also submit your comments to Ava Gomez, CDBG Director, at cdbg-cvcomments@livonia.gov.



LETTER TO THE LIVONIA CITY COUNCIL

14.

Parks and Recreation March 4, 2025

MEETING DATE

S042825/R050725

PRESENTED BY

Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

REQUEST TO APPROVE SPONSORSHIP FOR LIVONIA JUNIOR ATHLETIC LEAGUE: Department of Parks and Recreation, re: to offset officials' cost, from budgeted funds.

BACKGROUND DETAILS

At its February 5, 2025, meeting, the Parks and Recreation Commission passed a resolution providing Livonia Junior Athletic League (LJAL) sponsorship for youth recreational baseball/softball and basketball.

Upon a motion made by Mrs. Jolly seconded by Mr. Ladwig, it was

#4007-25 **RESOLVED** that the Commission approve sponsorship for the Livonia Junior Athletic League 2025 baseball, softball, and basketball seasons as follows:

1. Baseball & Softball:

- a. We will offer up to 2600 hours of field time for up to four weeks of pre-season practice and six to seven weeks of season games.
- b. We will reimburse for some officials and equipment costs; we cap the total spending at \$13,000.00.
- d. All fields are based upon availability, and any additional time can be reserved for a fee.

2. Basketball:

1. We will reimburse for some official costs; we cap total spending at \$11,000.00.
2. All gym time is based upon availability, and any additional time, if available, can be reserved for a fee.

Youth group presidents are responsible for compliance with the conditions of sponsorship. As a condition of sponsorship, the Youth Organization shall:

1. Request sponsorship to the Parks and Recreation Commission 90 days before the season.
2. Have the Department of Parks and Recreation approve all flyers 90 days before the start of the season.

3. Provide a copy of an appropriate insurance certificate.
4. If the bylaws change every year, provide a copy and assurance that the league will enforce them.
5. Update the officer's contact list every year.
6. Provide a copy of their annual and year-end budgets to Livonia Parks and Recreation.
7. Submit a copy of an annual report to the State of Michigan yearly.
8. Submit the tax I.D. number, complete the W-9 form, and submitted to our department.
9. Provide rosters of all teams and coaches for all programs (house, travel, etc.) with the following information before any season starts:
 1. Names, addresses, ages, and school attendance.
10. Abides by Livonia Parks and Recreation Community LJAL Partner Standards.
11. The Parks and Recreation logo will be included on uniforms, and the organization will list it as a partner on its website.

A roll call vote was taken on the foregoing resolution with the following results:

AYES: Summers, Jolly and Ladwig

ABSENT: Kevra and Johnson

The Acting Chairperson declared the resolution **adopted**.

As the youth sports provider for Livonia, the Parks and Recreation Department has sponsored LJAL for years. This used to include securing sites, scheduling, and staffing for all baseball/softball and basketball games. Over the years, this sponsorship has changed and evolved to the current agreement, which began in the early 2000s

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

We request that the City Council concur with the Parks and Recreation Commission and approve sponsorship for LJAL to offset officials' costs for a total of \$24,000, as outlined in the Parks and Recreation Commission resolution.

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

N/A

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

N/A

DETAILED WORK BEING PERFORMED

N/A

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

From budgeted funds in account 101-759-818-000.

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

N/A

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): N/A

ATTACHMENTS

None

APPROVED BY



Ted Davis, CPRP, Superintendent of Parks and Recreation

Date: March 04, 2025



Debra Peck Lichtenberg, CPA, Finance Director

Date: March 07, 2025



Carter Fisher, City Attorney

Date: March 07, 2025



Maureen Miller Brosnan, Mayor

Date: March 28, 2025



LETTER TO THE LIVONIA CITY COUNCIL

15.

Parks and Recreation March 19, 2025

MEETING DATE

S042825/R050725

PRESENTED BY

Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

REQUEST TO APPROVE SUBLEASE AGREEMENT WITH LIVONIA JUNIOR ATHLETIC LEAGUE FOR ROTARY PARK DIAMONDS 1-4: Department of Parks and Recreation, re: for use and maintenance of Rotary Park Diamonds 1-4 as defined in Exhibit A.

BACKGROUND DETAILS

The Department of Parks and Recreation respectfully requests your concurrence in the proposed Sublease Agreement with Livonia Junior Athletic League (LJAL) for the use and maintenance of Rotary Park Diamonds 1-4, as defined in Exhibit A.

Under this five-year extension of the previous contract, the LJAL will continue to maintain the area, as well as program and schedule the four ball fields per the terms of the contact that shall commence December 1, 2025, and end on November 30, 2030.

The Department of Parks & Recreation recognizes the excellent cooperation that we have with the members of Livonia Junior Athletic League and we look forward to continuing this partnership. The proposed agreement has been approved by the Livonia Parks & Recreation Commission.

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

Mayor and clerk to execute the contract for the period of December 1, 2025 through November 30, 2030 with one Five year extension which would expire November 30, 2035.

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

N/A

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

N/A

DETAILED WORK BEING PERFORMED

N/A

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

N/A

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

N/A

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): N/A

ATTACHMENTS

1. 2025 Lease Junior Athletic League contract

APPROVED BY



Date: March 19, 2025

Ted Davis, CPRP, Superintendent of Parks and Recreation



Date: March 28, 2025

Debra Peck Lichtenberg, CPA, Finance Director



Date: March 28, 2025

Carter Fisher, City Attorney



Date: April 04, 2025

Maureen Miller Brosnan, Mayor

LEASE AGREEMENT

THIS LEASE, made this 1st day of December, 2025, by and between **CITY OF LIVONIA**, the Lessor (hereinafter referred to as "Lessor") and **LIVONIA JUNIOR ATHLETIC LEAGUE**, the Lessee (hereinafter referred to as "Lessee").

WITNESSETH:

1. **LEASE**. The Lessor, in consideration of the covenants and agreements to be performed and the full, faithful and strict performance thereof, does hereby nonexclusively lease unto the Lessee the premises outlined in red on the attached Exhibit A, situated in the City of Livonia, Wayne County, Michigan (hereinafter referred to as "Premises"), and a nonexclusive right to utilize, at Lessee's sole expense, any parking areas used in connection with the Premises, which comprise Rotary Park softball fields 1 - 4.
2. **TERM**. The term of this Lease shall be for a period of five (5) years, commencing on December 1, 2025, and terminating on November 30, 2030, unless otherwise terminated, extended or renewed as hereinafter provided.
3. **CONSIDERATION**. The Lessee agrees that the consideration for this Lease is the full, faithful and strict performance of each and every one of the terms, conditions and obligations and payment of any payment obligations set forth herein by Lessee, in addition to Lessee's continued good will toward Lessor and cooperation with Lessor in matters involving Lessee and Lessor. The parties acknowledge that the City of Livonia is not affiliated with Livonia Junior Athletic League nor does the City sponsor or control any Livonia Junior Athletic League activities or programs.
4. **REQUEST TO EXTEND OR RENEW LEASE**. If the Lessee is current in all its obligations to the Lessor and has otherwise performed as required hereunder, it may seek to extend or renew this Lease Agreement by sending written notice to Lessor no later than ninety (90) days in advance of the expiration of this Lease Agreement of its desire to extend, whereupon this Lease Agreement shall be extended or renewed for an additional five (5) year term which shall expire November 30, 2035 unless Lessor shall have sent written notice to Lessee no later than sixty (60) days in advance of the expiration of this Lease Agreement that this Lease Agreement shall not be extended or renewed. Failure of Lessee to request an extension or renewal of this Lease Agreement in the manner and within the time specified shall preclude any automatic extension or renewal thereof. Any renewal or extension of this Agreement shall be subject to all the terms, conditions and obligations specified herein as well as any terms which may hereafter be specified as applicable to the extended or renewed term.
5. **OCCUPANCY**. (a) Lessee acknowledges and agrees that while this Lease grants to it the right to use and occupy the Premises subject to the terms and conditions hereof and for the purpose or use specified herein, it shall at all times permit Lessor and its employees, elected officials, agents, electors and volunteers to use the adjacent property and any overlapping property without restriction

or obstruction including in the manner which heretofore they have used them of which use, including its nature and extent, Lessee hereby acknowledges and agrees it is aware and on notice and it shall, subject to reasonable terms and conditions, consent to or permit the use of the Premises by the public, which consent or permission it shall not unreasonably withhold. To the extent any planned use of the Premises approved by Lessor in accordance herewith creates a desire on the part of Lessee to create reservable areas within property areas to be used in connection with the use of the Premises such as for parking or seating, Lessor agrees to use reasonable efforts to coordinate its use of such areas in accordance with any such desire.

(b) Lessee and Lessor shall seasonally establish coordinated schedules setting forth the dates when Lessor or Lessee may use and occupy the Premises and/or property overlapping or used in connection therewith. In this regard, Lessee shall establish said schedules with Lessor's Superintendent of Parks and Recreation or such superintendent's designee.

(c) Lessee shall have sole responsibility for any rentals of the Premises to third parties, and shall offer such rentals at the same price, and upon the same terms, as Lessor uses in comparable circumstances. In this regard, Lessee shall establish said fees with Lessor's Superintendent of Parks and Recreation or such superintendent's designee.

(d) As a condition of its continued occupancy of the Premises, Lessee shall annually provide Lessor with (1) an updated officer contact list, and (2) a copy of the most recent Annual Report filed by Lessee with the State of Michigan.

6. **RIGHT TO TERMINATE LEASE.** At any time prior to the expiration of this Agreement or any extended or renewed term hereof, Lessee may terminate this Lease by giving Lessor (3) three month's notice of termination and by completing any performances and obligations then due through to the actual date of termination or as may herein survive any termination hereof. Lessor may also terminate this Lease in advance of its expiration upon the same notice.
7. **TAXES AND ASSESSMENTS.** Lessor shall use its best efforts to maintain the current tax exempt status for the Premises. However, should a possessory interest tax or any other personal property or real property tax or assessment of whatever kind be assessed against the Lessor or the Premises as a result of this lease of the Premises or hereafter during the lease term, the Lessee agrees to and shall pay all such taxes and assessments and charges prior to the date of delinquency thereof and give written notice of each such payment to the Lessor within five (5) days after such payment is made. Lessee may contest the validity or amount of such taxes or assessments, but shall hold Lessor harmless with respect to any such contest.
8. **UTILITIES.** Lessor shall provide no utilities for the Premises and any utilities, whether existing or hereafter installed, shall be Lessee's sole responsibility and shall be provided at Lessee's sole cost and expense as of the date hereof. In the event utilities or a utility servicing the Premises are or is a part of utilities or a utility servicing other adjacencies to the Premises, then Lessor may apportion those attributable to the Premises and bill Lessee therefor which bill Lessee shall pay within thirty (30) days of its issuance.

9. **CUSTODIAL SERVICE.** Lessee agrees to continue whatever routine maintenance Lessor currently provides to the Premises, at no cost to Lessor, upon Lessee's occupancy of the Premises. Thereafter Lessee shall be solely responsible for maintaining the Premises in conformity with the law, any purpose stated herein and in conformity with any and all terms and conditions herein and shall, upon the termination hereof, return the Premises to Lessor in at least the same condition as it existed at the commencement of this Lease, normal wear and tear and improvements, if in accordance with the terms hereof, excepted. In addition, Lessee shall regularly and as needed, de-litter, chalk, mow and seed or re-turf the Premises and repair as necessary all benches and nets; and maintain the Premises in a safe and kept condition. Lessor will provide porta-johns, trash barrels, and trash pick-up. If Lessee conducts a tournament on the Premises, Lessee shall provide a dumpster on site, in compliance with all applicable regulations, and shall assure the removal of said dumpster within 24 hours of the end of such tournament.
10. **NONEXCLUSIVE USE PURPOSE.** The Premises described herein shall be nonexclusively used by Lessee as provided herein only for the following purpose and for no other purpose without the prior written consent of Lessor: The purpose for which this Lease was granted and is intended is use of the Premises by Lessee as ball fields for games, practices and related events.
11. **COMPLIANCE WITH THE LAW.** As used herein, the Law means each and every Federal, State, and local law, statute, act, rule, regulation, or ordinance and all Lessor policies, practices and procedures, past, present and future. Lessee shall comply and conform to the Law throughout the entire term of this Lease and any extensions or renewals thereof, provided, however, that Lessee shall not be required to make any structural changes to the Premises or any modification or addition to any utility systems, unless such required changes are occasioned by or on account of the specific use specified herein, in which case Lessee shall bear the cost of any such changes.
12. **WASTE.** Lessee agrees that in using the leased Premises, Lessee will not commit any waste or suffer any waste to be committed upon the leased Premises or any property of Lessor used in connection herewith. Additionally, Lessee shall agree to work in conjunction with and accept any waste management/recycling policy imposed upon the Premises by any applicable authority. Lessee shall be responsible for obtaining necessary and appropriate waste receptacles and services to handle waste generated by Lessee or its use and occupancy of the Premises or any other property of Lessor and Lessee shall be responsible for all costs and related services for same.
13. **NUISANCE.** Lessee agrees that in using the leased Premises Lessee shall not commit or suffer the commitment or existence of any nuisance as defined by the Law, or any other act or thing which might or would reasonably be construed to disturb the quiet enjoyment of any occupant of adjacent and/or nearby property or commit or suffer the commitment of such uses of the Premises and those properties that may be used in connection therewith, if any.
14. **FIXTURES.** Lessee may only install in or on the Premises such fixtures as Lessor has approved, in advance and in writing, and which are otherwise consistent with the use specified and permitted herein. Upon the termination of this Lease, Lessee shall remove all said fixtures installed in or about

the Premises if required to do so by Lessor and at no cost to Lessor and immediately upon demand or, at the option of Lessor, same may become and remain the property of Lessor at no cost to Lessor. Any removal of such fixtures, whether by Lessor or Lessee, shall be effectuated solely at the expense of Lessee and in a manner satisfactory to Lessor and without injury or damage to the Premises, and Lessee covenants to repair immediately, at Lessee's expense, any injury or damage caused by such removal. In no event shall Lessee be permitted to install flood lighting on the Premises, any provision herein stating or implying the contrary, notwithstanding.

15. **ALTERATIONS.** Lessee agrees that it will not make or cause to be made, any alterations, additions or improvements upon said Premises without the written consent of Lessor first had and as a condition to said consent, Lessee shall show and present to the Lessor plans and specifications of said proposed alterations, additions or improvements. Lessor may, as a condition to giving consent thereto, require Lessee to post bond with Lessor in a sum equal to the estimated cost of said alterations, additions, or improvements securing the Lessor against loss, claims or liens by reason of the installation thereof. All alterations, additions, or improvements to said Premises shall be done in a workmanlike manner and shall remain for the benefit of the Lessor and shall not be removed unless otherwise provided herein or expressly agreed in writing by Lessor and same shall be presumed to become an integral part of said Premises. Upon any termination of this Lease, any alterations, additions, or improvements theretofore made by Lessee with or without the consent of Lessor, which in the sole opinion of the Lessor, tend to detract from the usability of said Premises, shall, upon written notice by Lessor, be removed by Lessee and said Premises shall be restored at the expense of Lessee to the condition it was, prior to said alterations, additions, or improvements, reasonable wear and tear excepted. Lessee shall obtain all governmental permits or approvals necessary and required by the Law for any such alterations, additions, or improvements.
16. **REPAIRS.** Lessee agrees, at the expense of Lessee, to maintain the Premises in good condition and repair throughout the term of this Lease and any extension or renewal period. Lessee also agrees to maintain and keep in good order, condition and repair, the Premises' landscaping. In addition, Lessee agrees to maintain and keep accessible, at a minimum, any existing walkway or walkways, in their present condition, location and for their present purpose, which have been and/or are used by individuals coming to or from Lessor's property. Finally, Lessee agrees, at its sole cost, to regularly and as needed, maintain and repair the existing signage for the Premises and Lessee may not, under any circumstances, change the name of the Premises or the property of which the Premises is a part as designated on said signage.
17. **ASSIGNMENT AND SUBLETTING.** Lessee shall not assign this Lease nor transfer, mortgage, pledge, hypothecate or encumber this Lease nor sublet the leased premises or any interest therein without the prior written consent of Lessor first had and obtained. A consent by Lessor to one assignment or subletting shall not be deemed to be consent to any subsequent assignment or subletting. An assignment or subletting without the prior written consent of the Lessor or an

assignment or subletting by operation of law shall be void and shall, at the option of Lessor, terminate this Lease without notice to or further recourse by Lessee.

18. **BANKRUPTCY OF LESSEE.** Should Lessee make an assignment for the benefit of creditors or be adjudged by a court or tribunal of competent jurisdiction as bankrupt under the Law including the Bankruptcy Act of the United States as it now exists or may hereafter be amended, this Lease and all rights, privileges and benefits of the Lessee under this Lease shall, at Lessor's option, terminate and not become part of the estate subject to such assignment or administration in bankruptcy.
19. **LIENS.** Lessee agrees to pay promptly, and to hold harmless and indemnify the Lessor, for all labor done or materials furnished to, work or repairs, maintenance, improvements, alterations, or additions done for or by Lessee in connection with the Premises, including any costs or actual attorney fees incurred by Lessor as a result thereof, and to keep and to purchase the requisite labor/materials bond(s) and otherwise hold the Premises free, clear and harmless of and from any and all liens that could arise by reason of any such things.
20. **EXEMPTION OF LESSOR FROM LIABILITY.** Lessor shall not be liable for any injury to Lessee, its employees, invitees, volunteers, agents or contractors or any other person in or about the Premises caused by or resulting from fire, steam, electricity, gas, water or rain, which may leak or flow from or into any part of the Premises, or from the breakage, leakage, obstruction or other defects of the pipes, sprinklers, wires, appliances, plumbing, air conditioning, or lighting fixtures of the same, whether the said damage or injury results from conditions arising upon the Premises or upon other portions of the property of which the Premises are a part, or from other sources or places and regardless of whether the cause of such damage or injury or the means of repairing same is inaccessible to Lessee.
21. **LIABILITY INSURANCE.** Lessee shall purchase from and maintain at all times hereunder and for the duration hereof, in a company or companies licensed to sell insurance in Michigan with an A+A.M. Best rating, or equivalent, of the types and in the amounts indicated below:

Commercial General and Umbrella Liability Insurance. Lessee shall maintain commercial general liability (CGL) and, if necessary, commercial umbrella insurance with a limit of not less than \$2,000,000 each occurrence. If such CGL insurance contains a general aggregate limit, it shall be equal to at least twice the each occurrence limit. CGL insurance shall be written on an occurrence form and shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract). The "City of Livonia, its elected and appointed officials, employees, agents and volunteers" shall be included as an insured under the CGL and under the commercial umbrella, if any. This insurance shall apply as primary insurance with respect to any other insurance or self-insurance programs afforded to Lessee. There shall be no endorsement or modification of the CGL to make it excess over other

available insurance; alternatively, if the CGL states that it is excess or pro rata, the policy shall be endorsed to be primary with respect to the additional insured.

Automobile and Umbrella Liability Insurance. Lessee shall maintain automobile liability and, if necessary, commercial umbrella liability insurance with a limit of not less than \$1,000,000 each accident. Such insurance shall cover liability arising out of any auto (including owned, hired, and nonowned autos).

Workers Compensation Insurance. Lessee shall maintain workers compensation and employers liability insurance. The commercial umbrella and/or employers liability limits shall not be less than \$1,000,000 each accident for bodily injury by accident or \$1,000,000 each employee for bodily injury by disease.

Evidence of Insurance. Prior to taking occupancy, Lessee shall furnish Lessor with a certificate(s) of insurance, executed by a duly authorized representative of each insurer, showing compliance with the insurance requirements set forth above. Lessee shall also provide an insurance rider guaranteeing 30 days' written notice to Lessor prior to the cancellation of any insurance referred to therein. Failure of Lessor to demand such certificate, rider, or other evidence of full compliance with these insurance requirements or failure of Lessor to identify a deficiency from evidence that is provided shall not be construed as a waiver of Lessee's obligation to maintain such insurance. Failure to maintain the required insurance may result in termination of this Lease at Lessor's option.

No Representation of Coverage Adequacy. By requiring insurance herein, Lessor does not represent that coverage and limits will necessarily be adequate to protect Lessee, and such coverage and limits shall not be deemed as a limitation on Lessee's liability under the indemnities granted to Lessor in this contract.

If Lessee is insured differently than as specified herein and Lessor chooses to waive the minimum coverages and/or kind of coverages required hereunder, Lessor must do so in a writing to Lessee. The duration of coverage must, however, be throughout the term of this lease, at a minimum.

22. **INDEMNIFICATION AND HOLD HARMLESS.** Subject to the availability of any proceeds from any available Lessor insurance and the subrogation provisions, if any, herein provided, Lessee agrees to indemnify, hold harmless and defend the Lessor, its elected and appointed officials, officers, employees, volunteers and agents against all suits, actions, legal proceedings, claims (of any nature and kind including, but not limited to, those kinds listed in the insurance provisions hereof, whether or not waived), demands, and all damages, loss, costs, expense, taxes, penalties, fines, liens and actual attorney's fees incurred, caused by arising from or attributable, whether in whole or in part, directly or indirectly, to:
- a) Any negligent or willful or intentional or criminal acts or omissions of or a breach of contract or this Lease by Lessee or its officials, commissioners, board members, employees, agents, attorneys, invitees, accountants or contractors and subcontractors;

- b) Any claims by any employees or former employees of Lessee or its agents or contractors or subcontractors, regarding any matter relating to their employment or relationship with Lessee;
- c) Any matter for which Lessor may be held strictly liable, but which is the result of, in whole or in part, the negligent or willful or sole acts or omissions of Lessee or its officials, commissioners, board members, employees, agents, attorneys, accountants and/or contractors and subcontractors; and
- d) Any tax or levy imposed upon or charged to Lessor as a result of or pursuant to or on account of this Agreement; but
- e) Excluding claims for which Lessor, in a capacity other than as Lessee's invitee or an invitee with respect to the Premises, is the sole cause.

Lessor shall give Lessee written notice of any claim or event known to it for or from which it believes it is entitled to be held harmless and/or indemnified and/or defended pursuant to this paragraph, stating the nature and basis of said claims or events and the amounts thereof, to the extent known and possible, and in the case of any claim, action or proceeding brought by a third party, a copy of any claim, process or legal pleadings with respect thereto, after any such documents are received by Lessor. Lessee shall, at its own and sole expense and in addition to its indemnification obligations and to the extent permitted by the law, be entitled to participate in and, to the extent that it shall wish or be obligated, assume the defense of any such claim or proceeding. If Lessee elects to assume control of such defense or settlement, it shall conduct such defense or settlement in a manner reasonably satisfactory and effective to protect Lessor. No compromise or settlement shall be agreed to or made without Lessor's written consent, which shall not be unreasonably denied. In the event no admission of Lessor culpability or wrongdoing is made as a part of a compromise or settlement proposed under or in connection with this part of this paragraph, there are no pending claims by a third party involved which remain or could be brought against Lessor after culmination of the compromise or settlement, and there is no contribution required of Lessor in said compromise or settlement, then Lessor will not withhold its consent.

- a) In any case, Lessor shall have the right to employ its own counsel for the purposes and enforcement of this paragraph and any related provisions and such counsel may participate in such action, but the fees and expenses of such counsel shall be at the expense of Lessor, unless same are a subject of another provision herein or a required part of Lessee's duty to indemnify, defend and hold Lessor harmless or Lessor shall have reasonably concluded that there may be a conflict of interest between Lessee and Lessor in the conduct of any such defense or settlement.
- b) If Lessee does not elect or refuses despite being obligated to assume the defense or settlement in a manner reasonably satisfactory to protect Lessor, Lessor may engage independent counsel to protect Lessor, to assume its or any needed defense and/or to contest, pay, settle or compromise any such claims on such terms and conditions as Lessor and its counsel may then determine, subject still to all obligations hereunder. The actual fees and

disbursements of such counsel shall constitute amounts for which indemnification shall be made hereunder irrespective of any negligence or other cause.

This Section shall survive any termination hereof or end hereto.

23. **NOTICE**. Any reference to notice hereunder means written notice and same shall be effectuated by sending same via Certified, U.S. Mail, Return receipt Requested, and receipt of same shall be the date the mailing is received and/or accepted or first refused if finally refused. Notice to Lessor shall be to, unless notified by it of any new address:

Superintendent of Parks and Recreation
City of Livonia
15100 Hubbard
Livonia MI 48154

Notice to Lessee shall be to, unless notified by it of any new address:

Livonia Junior Athletic League
UPS Store 3111
37637 5 Mile Rd.
Box 155
Livonia Michigan 48154

24. **DEFAULT**. The word "default" as used herein shall include, but not be limited to, the breach of any clause, term, agreement, covenant or condition, contained in this Lease Agreement. Default shall also mean the pre-term vacating of the Premises by Lessee in violation of paragraph 6 hereof. If Lessee should become in default under the Lease, Lessor, at its option and upon three (3) days written notice:

- a) May terminate this Lease and take possession of the Premises and recover from Lessee, in successive actions or a single action, all expenses and damages, including actual attorney fees incurred in the terminating and/or retaking of possession of the Premises and/or caused by the default; or
- b) Without terminating this lease, may:
 - (i) Sue at regular or irregular intervals and in successive suits, to recover for all damages and actual costs and attorney fees incurred by or as a result of the default or defaults and/or action taken to stop same or keep same from occurring or continuing;
 - (ii) Bring a single action to recover for same; and/or
 - (iii) Sue for general and special damages.

If Lessor should take possession of the Premises under the provisions of this paragraph or at the end of the term, Lessor may remove to any place of storage or any dumping ground, at Lessee's risk and expense and without incurring any responsibility to Lessee for loss, damage or theft, all property in or about the Premises belonging to or in the custody of Lessee. These remedies provided in this paragraph are cumulative and may be exercised simultaneously with, in addition to, or independently of, , any other remedies provided to Lessor by the law including the laws of the State of Michigan.

25. **DAMAGE OR DESTRUCTION.**

- a) **Partial Damage - Insured.** In the event improvements on the Premises are damaged by a casualty which is covered under an insurance policy required to be maintained pursuant to this Lease, then Lessee shall repair such damage as soon as reasonably possible and this Lease shall continue in full force and effect.
- b) **Partial Damage - Uninsured.** In the event the improvements on the Premises are damaged, except by a negligent or willful act or omission of Lessee, by any casualty not covered under an insurance policy required to be maintained pursuant to this Lease, then Lessor may, at Lessor's option, either (1) repair such damage as soon as reasonably possible at Lessor's expense, in which event this Lease shall continue in full force and effect, unless terminable for some other reason; or (2) give written notice to Lessee within thirty (30) days after the date of occurrence of such damage of Lessor's intention to cancel and terminate this Lease as of the date of the occurrence of the damage. In the event Lessor elects to terminate this Lease pursuant to this paragraph, Lessee shall have the right within ten (10) days after receipt of the required notice to notify Lessor in writing of Lessee's intention to repair such damage at Lessee's expense, without reimbursement from Lessor, in which event this Lease shall continue in full force and effect, and Lessee shall proceed to make such repairs as soon as reasonably possible. If Lessee does not give such notice within the ten (10) day period, this Lease shall be cancelled and terminated as of the date of the occurrence of such damage with no further obligations on Lessee's part pursuant to this paragraph.
- c) **Total Destruction.** If the Premises are totally destroyed during the term of this Lease from any cause except by a negligent or willful act or omission of Lessee, whether or not covered by the insurance required under this Lease (including any destruction required by any authorized public authority), this Lease shall automatically terminate as of the date of such total destruction as in b above. If such total destruction is by a negligent or willful act or omission of Lessee, Lessor shall have all rights and remedies specified herein and otherwise legally available, b above or anything herein to the contrary notwithstanding.
- d) **Damage Near End of the Term.** If the Premises are partially destroyed or damaged during the last four (4) months of the term of this Lease, Lessor may at Lessor's option cancel and terminate this Lease as of the date of occurrence of such damage by giving written notice to Lessee of Lessor's election to do so within ten (10) days after the date of occurrence of such damage.

26. **RIGHT TO INSPECT AND POST NOTICES.** The Lessor or the Lessor's representatives or agents shall have the right to enter the leased Premises at all reasonable times during the term of this Lease to inspect the same, or to post notices of non-responsibility for any work done or to be done therein or for any other lawful purpose

27. **SURRENDER.** Lessee shall peacefully give up and surrender to Lessor the Premises and every part thereof upon the termination or upon the expiration of the term of this Lease in as good a

condition and repair as reasonable use and wear thereof will permit and damage by force majeure excepted as provided in paragraph 25 hereof.

The voluntary or other surrender of this Lease by Lessee, or a mutual cancellation thereof, shall not work a merger, and shall, at the option of the Lessor, terminate all or any existing subleases or subtenancies, or may, at the option of Lessor, operate as an assignment to it of any or all subleases or subtenancies.

28. **HOLDING OVER.** If Lessee does not vacate and surrender the Premises at the termination or on the expiration of the term of this Lease, the Lessee agrees to and shall pay to Lessor in monthly installments in advance the sum of One Thousand (\$1,000) Dollars per week for any week or part thereof in which Lessee holds over beyond termination hereof. If the Lessee has not vacated and surrendered the Premises by the Sunday end of any week during the hold over, the Lessee agrees to and shall pay to Lessor said sum for the entire week following regardless of the length of hold over during that week. Lessee further agrees that any hold over is without Lessor's permission and that the acceptance of any sum or further consideration or benefit thereafter received by Lessor hereunder does not constitute a waiver of any of Lessor's rights under this agreement or right to pursue any and all remedies otherwise legally available and said sum or sums shall not be considered and Lessee hereby agrees that same are not liquidated damages in lieu thereof but, rather, as in addition thereto.
29. **SURVIVAL CLAUSE.** All clauses, terms, covenants and conditions contained in this Agreement and running to the benefit of the Lessor survive any default, hold over or termination of this Agreement and in no way effect Lessor's rights under this Agreement, unless otherwise specifically stated. That some provisions herein contain specific survival language shall not be construed to mean that other provisions with no such language do not survive.
30. **PARKING.** No additional parking is provided as part of this Lease and any desired parking on Lessor's property or the Premises in connection with this Lease or the use contemplated hereunder, if not otherwise covered herein, must be the subject of a separate, written agreement or letter of understanding between, agreed to and signed by Lessee and Lessor which specifically details all aspects of planned and/or installed parking areas or facilities.
31. **SIGNAGE.** See paragraph 16 above.
32. **ADVERTISING.** No advertising may be displayed or communicated or conducted on the Premises without the prior, written consent of Lessor and in no event shall said consent be given for the purpose of advertising or promoting, directly or indirectly, alcohol, tobacco, firearms, drugs, religion or political candidates, causes or parties.
33. **NON-DISCRIMINATION.** Lessee shall not discriminate, directly or indirectly, against anyone on account of any reason or attribute prohibited by the United States or Michigan Constitution, the Law, or any promulgated Lessor policy.

34. **PROHIBITED CONDUCT.** Any provision to the contrary herein notwithstanding, there shall be no smoking, use of tobacco products or possession or use of alcohol products permitted on the Premises or any property used in connection therewith, at any time.
35. **ENTIRE AGREEMENT.** This instrument constitutes the entire agreement between the Lessor and Lessee relative to the Premises, and this Agreement may be altered, amended, or revoked only by an instrument in writing signed by both Lessor and Lessee, unless otherwise indicated herein. Lessor and Lessee hereby agree that all prior contemporaneous oral agreements between and among themselves and their agents or representatives relative to the leasing of the Premises are merged in or revoked by this Agreement.
36. **SEVERABILITY.** If any term or provision of this Lease shall, to any extent, be determined by any court or tribunal or quasi judicial or administrative body of competent jurisdiction to be invalid or unenforceable, then, at Lessor's sole option, with notice of the exercise thereof to Lessee, the remainder of this Lease shall not be affected thereby, and each term and provision of this Lease shall be valid and enforceable to the fullest extent permitted by law or this Agreement shall be terminated.
37. **TIME-JOINT AND SEVERAL LIABILITY.** Time is of the essence with respect to this Lease and each and every provision hereof, except as to the condition relating to the delivery of possession of the Premises to Lessee. All the terms, covenants and conditions contained in this Lease to be performed by either party, if such party shall consist of more than one person or organization, shall be deemed to be joint and several, and all rights and remedies of the parties shall be cumulative and non-exclusive of any other right and remedy at law or in equity.
38. **BINDING EFFECT - CHOICE OF LAW.** The parties hereto agree that all provisions hereof are to be construed as both covenants and conditions as though the words imparting such covenants and conditions were used in each separate paragraph hereof; subject to any provisions hereof restricting assignment or subletting by Lessee all of the provisions hereof shall bind and inure to the benefit of the parties hereto and their respective legal representatives, successors and assigns. This Lease shall be governed by the laws of the State of Michigan.
39. **SIGN.** Upon occupancy of the Premises, Lessee shall, but only if requested by Lessor and not otherwise, erect signs acceptable to Lessor but at Lessee's sole expense, sufficient to identify Lessee's use and occupancy of the Premises.
40. **AUTHORITY.** Each individual executing this Lease on behalf of Lessee or Lessor represents and warrants that he/she is duly authorized to execute and deliver this Lease on behalf of said Lessee or Lessor in accordance with a duly adopted resolution of Lessor's or Lessee's Board of Directors, Council, or equivalent or in accordance with applicable By-Laws, Charter provisions or the law governing the execution of documents by Lessee or Lessor, as the case may be. Each such party represents that this Lease is binding upon Lessee or Lessor in accordance with its terms. Lessee shall, within thirty (30) days after execution of this Lease, deliver to Lessor a certified copy of the resolution of Lessee's Board or equivalent authorizing or ratifying the execution of this Lease.

MISCELLANEOUS PROVISIONS

41. Lessee agrees to accept at and hereby designates for acceptance of any service of process initiated by Lessor the address designated in the notice provision hereunder.
42. Lessee shall not record this Lease nor any notice thereof in any place where same may be recorded, the law to the contrary notwithstanding, and any such recordation or attempted recordation by Lessee or anyone on its behalf shall cause the immediate and irrevocable termination of this Lease without notice to or recourse by Lessee.
43. Lessee may not block, in any way, access to any other property, which is currently gained through or by traversing the Premises without the prior, written consent of Lessor.
44. The order of the provisions herein has no independent significance nor any relation to the importance of any provision in and of itself or in relation to any other provision.
45. Lessor makes no warranties or representations, express or implied, of any nature or kind including that the Premises is fit, safe or usable for the purpose and/or use intended and/or identified herein and Lessee's sole and exclusive remedy for any inability to use the property as intended and/or identified herein shall be to terminate this Agreement as provided herein without any further recourse.

IN THE PRESENCE OF:

CITY OF LIVONIA

By: _____

Maureen Miller Brosnan, Mayor

By: _____

Lori Miller, City Clerk

IN THE PRESENCE OF:

LIVONIA JUNIOR ATHLETIC LEAGUE

By: _____

By: _____

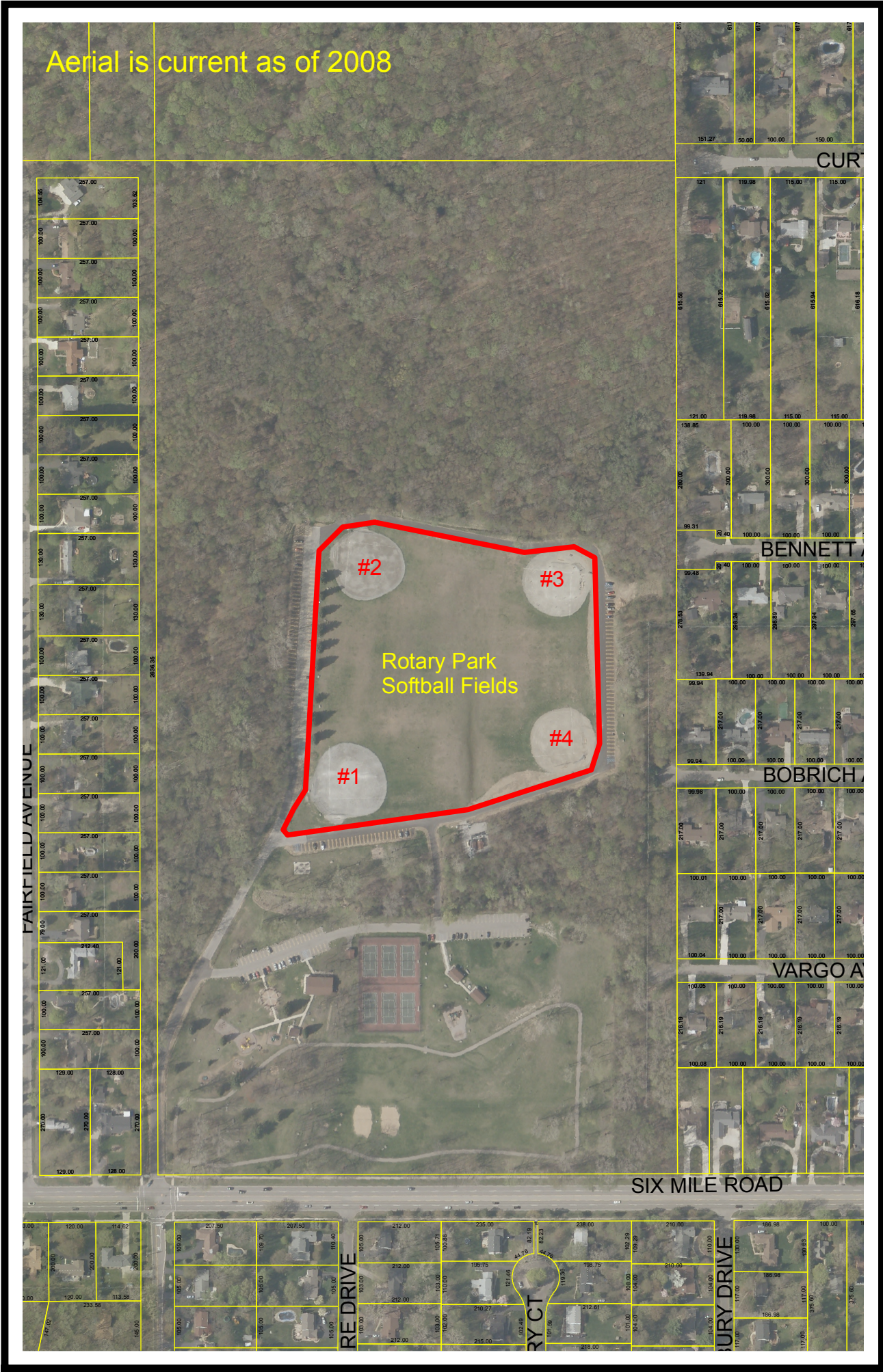
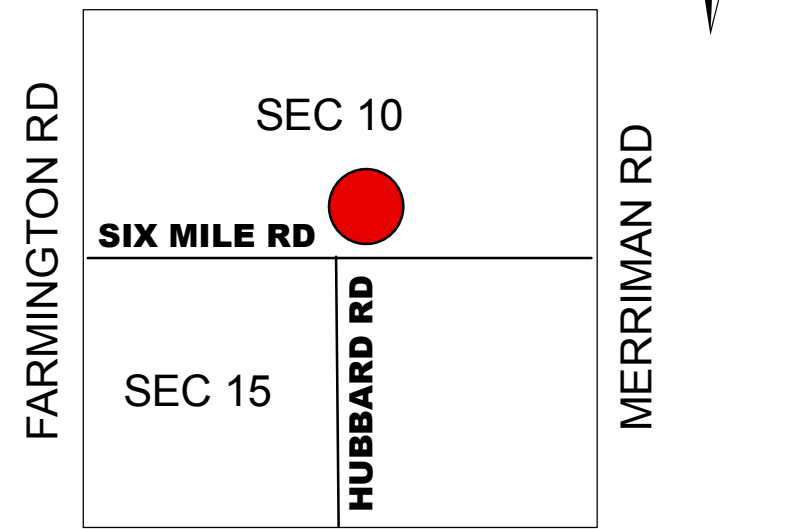


EXHIBIT A
12-17-09

LOCATION MAP



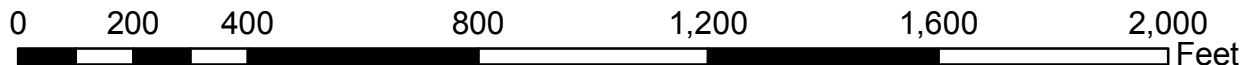
Area of Maintenance

As depicted in bound area encompassing Rotary Park softball field #1 thru #4

Livonia Rotary Park: 32300 Six Mile Rd

Legal Description:

A Parcel of Land described as follows: THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10, EXCEPT THE SOUTH 60.0 FT THEREOF, CONTAINING 77.98 ACRES **PARKSITE**





LETTER TO THE LIVONIA CITY COUNCIL

16.

Parks and Recreation March 19, 2025

MEETING DATE

S042825/R050725

PRESENTED BY

Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

REQUEST TO APPROVE ART IN THE PARK PROGRAM: Department of Parks and Recreation, re: to provide a low-cost framework for introducing art into our public spaces, from budgeted funds.

BACKGROUND DETAILS

The Parks and Recreation Commission and Livonia Arts Commission request your concurrence of the attached Art in the Park Program.

We are working with staff from Schoolcraft College to assist in recruiting interested artists for the program, with an anticipated start date of summer 2025. While we do acknowledge that there are concerns that nothing like this has been attempted in Livonia. We do have several communities that have offered successful art programs in public spaces. While most communities commission works for public display, our budgets do not allow that. For an apples-to-apples comparison, Berkley, Flint, Jackson, St. Clair, and Petosky currently offer programs similar to our proposal.

The Parks and Recreation Commission and the Arts Commission requests your approval of the attached Art in the Park Program. The Livonia Arts Commission approved the program and assigned a commissioner to serve on the Public Art Committee.

Parks and Recreation Commission approved this last year for a one year trial offering and at the March 5, 2025 meeting approved this on an ongoing basis. Last year we received one proposed project and continue to work with that artist.

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

Approve the Art in the Park Program to provide a low-cost framework for introducing art into the City's public spaces and to appoint a Councilmember as Council's Representative on the Public Art Committee. Allow Law to execute contracts with approved applicants.

ATTACHMENTS

1. 2025 Livonia Art in the Park Program

APPROVED BY



Date: March 19, 2025

Ted Davis, CPRP, Superintendent of Parks and Recreation



Date: March 24, 2025

Debra Peck Lichtenberg, CPA, Finance Director



Date: March 24, 2025

Carter Fisher, City Attorney



Date: March 28, 2025

Maureen Miller Brosnan, Mayor



Art in the Park Program

Overview

Art projects are an investment in cultural capital that goes far beyond tourism, and improved aesthetics. Art is an investment in a city's unique identity and its cultural cohesiveness. Art can also provide an avenue for involving youth and others in artistic expression.

To better serve these purposes, Livonia Parks and Recreation has created the Art in the Park Program with the broad goal of placing art in public parks. The Livonia Art in the Park Program is administered by Livonia Parks and Recreation and its Public Art Committee. Applications for new outdoor art displays are reviewed by the Public Art Committee composed of community stakeholders and artists. Art approved through this program are exempt from the city sign code.

The artist agrees that the work is a work for the public given to the City of Livonia for a term of not less than five (5) years. During that time, the City of Livonia is the author, possessor, and controller; and that the artist assigns all rights in the art, including copyrights, if any, so that the public can fully benefit from the art.

Eligibility

Any individual or organization wishing to create an outdoor display in a Livonia Park must apply for approval through the Livonia Public Art Committee, regardless of the funding source.

Applicants may be:

1. An individual artist or group of artists
2. A not-for-profit organization, such as a neighborhood association, educational or community organization. Federal tax-exempt status 501(c)3 is not required.

Art Requirements

Every applicant must demonstrate that they will:

1. Create an art display that is accessible to the public.
2. Use media that ensures longevity and durability.
3. Meet standards of artistic quality and suitability for the Parks and Recreation Department.
4. Have a plan for painting, building or installation that insures the safety of participants and the public, and that does not impede public access. In the event that the safety plan submitted is not being adhered to, and Parks and Recreation has identified a safety risk to either the artist and/or the public, Livonia Parks and Recreation has the right to stop work until such time that safety issues or concerns are addressed by the artist.

Approval Criteria

Art Displays in Livonia Parks will be approved based on the following criteria:

- Completed application has been submitted to the Public Art Committee
- Artistic quality: Strength of the artist's concept and demonstrated technical skills and experience
- Context: Appropriate to the architecture, geographic, socio-cultural and historic setting in scale and expression
- Feasibility: Reasonable budget, timeline, qualifications of participants
- Originality: Unique expression
- Permanence: Uses high quality materials that will last a minimum of five years, and are resistant to weather and ultraviolet deterioration

Approval Process

1. Applicant meets with Livonia's Superintendent of Parks and Recreation for an initial review of the proposed location, imagery, artist's qualifications, and budget.
2. Applications for 2024 will only be accepted for Rotary, Bicentennial, Mies, and Dufour Parks.
3. Submittal deadlines are three times per year March 1, June 1, and September 1.
4. Applicant submits a Public Art Application which includes:
 - a. Concept drawing of proposed display with colors and dimensions
 - b. Photographs of site and physical surroundings
 - c. Written description of the proposed work, site, preparation, specific processes and materials to be used and protective coating
 - d. Written description of individuals and groups involved and how they will participate
 - e. Project timeline
 - f. A plan that addresses safety of the artists and the public while painting the mural
 - g. Contact person for the project
5. The Superintendent of Parks and Recreation will bring the proposal to the Public Art Committee
6. The Public Art Committee is comprised of the Superintendent of Parks and Recreation (non-voting), the Mayor or designee, representative from Livonia City Council, representative from Livonia Arts Commission, representative from Livonia Parks and Recreation Commission, and a representative from Madonna or Schoolcraft art programs.
7. The Public Art Committee votes to approve or reject the proposal.
8. If the proposal is approved, the Superintendent of Parks and Recreation sends the applicant a Notice of Approval and a Notice to Proceed
 - a. In the case that a project is not approved, the Superintendent of Parks and Recreation will communicate to the applicant in writing the reasons for the decision. The applicant is encouraged to address the concerns and submit a revised proposal to the Public Art Committee.
9. The applicant begins the project.
10. Applicant contacts Livonia Parks and Recreation when the project is completed in accordance with the approved project timeline or on a mutually agreed upon modification of the timeline.
11. Applicant provides digital images of completed work for the City's public art collection records.

12. Artists are encouraged to consider protective clear top coatings, cleanable surfaces, and/or other measures that will discourage vandalism or facilitate easier and cheaper repair if needed. If a display needs to be repaired, Parks and Recreation will contact the artist to make the repairs.

13. After completion a stipend of \$1,000 for time and materials is paid to the artist.

14. Alterations to or removal of, the display within the first five years of the date of completion are permitted under the following circumstances:

- a. The building or property is substantially remodeled or altered in way that precludes continuance of the display. Alterations or removal must be approved by the Public Art Committee.
- b. If removal is required by the Committee or City the artist agrees to remove the art in a reasonable time.

15. At the conclusion of the 5-year Agreement, the Applicant and the Public Art Committee reviews the condition of the artwork and, based on the condition, either allow it to remain or make plans to remove. If the artist and the committee agree to continue the agreement it will be reviewed annually. If the artist and committee do not agree, the artist may abandon the installation or remove it. If the installation is abandoned, the artist agrees to pay the City the reasonable cost of removal.

Livonia Art in the Park Program Application

Applicant Information

Name of Applicant or Sponsoring Organization

Name of Contact Person

Email

Phone

Artist Information

Artist's Name

Artist's Signature

Email

Website

Artist's Mailing Address

City/State/Zip

Phone

The artist agrees that the commissioned work and that the City of Livonia is the author for purposes of copyright ownership; and that the artist assigns all rights in the art, including copyrights, if any, so that the public can fully benefit from the art.

Property Information

Proposed Location (Park name)

Area in the Park

Start Date

Completion Date

SUBMIT MATERIALS TO:

Ted Davis, Superintendent
Livonia Parks and Recreation
15100 Hubbard Rd., Livonia, MI 48154
Email: edavis@livonia.gov

CHECKLIST OF REQUIRED MATERIALS

- ☐ Completed Application Form
- ☐ Resume of each artist involved in the project
- ☐ Signature of artist
- ☐ Six (6) digital images of the artist's original work that shows ability as an artist. (e-mailed or provided on CD or flash drive.)
- ☐ Artist's rendering of the proposed work with dimensions
- ☐ History of the sponsoring organization (if applicable) including a brief narrative, date established, community served and contact information.
- ☐ If working on the work involves blocking a public right of way such as a sidewalk or street, or the use of scaffolding or ladders, include a plan for insuring the access and safety of the public and the artists.

SUBMIT MATERIALS TO:

Ted Davis, Superintendent
Livonia Parks and Recreation
15100 Hubbard Rd., Livonia, MI 48154
Email: edavis@livonia.gov

Regular Meeting Minutes of February 28, 2024

On a motion by Councilmember Budzinski, supported by Councilmember Jolly, it was:

#060-24 RESOLVED, that having considered a communication from the Superintendent of Parks and Recreation, dated January 8, 2024, which bears the signatures of the Director of Finance and the City Attorney, and is approved for submission by the Mayor, wherein a request is submitted to approve the Art in the Park Program to provide a low-cost framework for introducing art into the City's public spaces for 2024 and to appoint a Councilmember as Council's Representative on the Public Art Committee, the Council does hereby approve the Art in the Park Program and contracts pursuant thereto with approved applicants, for a period of five (5) years each, which includes a \$1,000.00 stipend paid to the applicant upon completion for time and materials, subject to approval as to form and substance by the Department of Law; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed \$4,000.00 for FY 2024 from funds budgeted in Account No. 208-755-776-040 for this purpose; FURTHER, the Council does hereby appoint Councilmember Jim Jolly as Council's Representative on the Public Art Committee, described in the Art in the Park Program, to participate in said committee on a continuing basis or until further order of this Council by council resolution.

<i>CONSENT AGENDA ITEM 8 (Regular Meeting of February 28, 2024)</i>

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



LETTER TO THE LIVONIA CITY COUNCIL

17.

Parks and Recreation March 19, 2025

MEETING DATE

S042825/R050725

PRESENTED BY

Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

AWARD OF BID: Department of Parks and Recreation, re: roof replacement for Pavilion 2 at Rotary Park, from budgeted funds.

BACKGROUND DETAILS

Hubbel, Roth, and Clark (HRC), under the direction of the Department of Parks and Recreation, have solicited quotes for roof replacement for Pavilion 2 at Rotary Park. The roof was damaged in June 2024 by fallen trees in the park.

HRC and Parks and Recreation staff prepared specifications, and quotes were sought. Three (3) quotes were received.

Company	Quoted Amount
Royal Roofing	\$25,770.00
Schena Roofing and Sheet Metal	\$21,512.00
KJP Roofing and Sheet Metal	\$28,375.00

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

We recommend that the City Council award the project to the low quote, Schena Roofing and Sheet Metal, 28299 Kehrig Drive, Chesterfield, MI 48047, in an amount not to exceed \$21,512.00. Attached for review is their quote.

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

N/A

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

\$21,512.00

DETAILED WORK BEING PERFORMED

Remove and replace damaged canopy panels (570 sq. ft.)

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

\$21,512.00

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

This is the lowest bid.

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): N/A

ATTACHMENTS

1. 2025 HRC Rotary Park Canopy Panel Proposal

APPROVED BY



Ted Davis, CPRP, Superintendent of Parks and Recreation

Date: March 19, 2025



Debra Peck Lichtenberg, CPA, Finance Director

Date: March 24, 2025



Carter Fisher, City Attorney

Date: March 24, 2025



Maureen Miller Brosnan, Mayor

Date: March 28, 2025



1/29/2025

Hubbell, Roth & Clark
555 Hulet Drive
Bloomfield Hills, MI
48302

RE: Canopy Panel Replacement
Livonia Rotary Park
32184 Six Mile Road
Livonia, MI 48152

Scope of Work: Remove and replace damaged canopy panels (570 sq.ft.)

- Remove existing panels from canopy framing as necessary and dispose of
- Prep the existing framing for new 20 gauge steel Flexospan 7.02 panel (standard color of choice)
- Install new 20 gauge steel FlexoSpan 7.02 panel using manufacturer supplied color coordinated fasteners
- Shop fabricate and install new 22 gauge steel perimeter edge flashing (color to match panels)
- Shop fabricate and install new 22 gauge steel ridge cap (color to match panels)
- Clean up all job related debris

Cost to complete the above mentioned: \$21,512.00

Proceed: YES_____

Accepted By:

Customer Authorized Signature

Date: _____

Printed Name and Title of Authorizing Signature

Customer agrees and acknowledges that Schena's Terms and Conditions, incorporated herein, shall apply to and govern this agreement between Schena Roofing and Sheet Metal Co., Inc. ("Schena") and Customer.

Please let me know if there are any questions.
Sincerely,

Bob Jones
Service department

Schena Roofing and Sheet Metal - 28299 Kehrig Drive , Chesterfield , MI 48047
www.schenaroofting.com
p: 586-949-4777 f: 586-949-8080

248-670-1822 cell
586-949-4777 off.

Schena Roofing and Sheet Metal Co., Inc.'s Standard Terms and Conditions

Schena Roofing & Sheet Metal Co., Inc. ("Schena") and the customer identified in the Proposal ("Customer"), collectively referred to as "Parties," agree to the following terms and conditions to this agreement ("Agreement"):

1. **Standard of Care:** Schena represents and warrants that it will perform all work in a workmanlike manner in accordance with standard practices in the location where the work is being performed ("Workmanship Warranty"). Unless excluded in Schena's Proposal, and pursuant to and limited by Schena's Roofing Warranty Provisions, incorporated herein by reference, Schena provides Customer the Workmanship Warranty for a two-year period for roof replacement or installation performed by Schena, and for a one-year period for maintenance and/or repair work performed by Schena, **BUT EXPRESSLY DISCLAIMS ANY AND ALL OTHER WARRANTIES FROM SCHENA, WHETHER EXPRESS OR IMPLIED IN NATURE, INCLUDING ANY WARRANTY OF MERCHANTABILITY AND/OR FITNESS FOR A PARTICULAR PURPOSE**. All warranty claims must be submitted to Schena in writing within the respective one-year or two-year period, or are waived by Customer. Schena hereby assigns to Customer any warranties furnished by material manufacturers to the extent Schena is permitted to assign such warranties, but the Parties acknowledge and agree that Schena does not owe a warranty to Customer concerning material. Customer's sole and exclusive right to recover against Schena for any workmanship issues is limited to the Workmanship Warranty, and Customer otherwise releases and waives any other claims, damages, or rights to recover against Schena for workmanship issues, whether in contract, tort, or otherwise. Customer acknowledges that despite Schena performing work in accordance with the Workmanship Warranty, leaks may still result, wrinkling is a normal condition which may occur with new installation of mechanically attached single-ply membranes, and oil canning conditions in sheet-metal installations may occur for which Schena is not responsible. Customer hereby waives any claim against Schena in any way related to mold.

2. **Scope of Work:** Schena's scope of work is fully set forth in its Proposal, and will be performed within a reasonable amount of time. Should Schena perform any extra work, should there be any changes to the work, should there be an increase in material costs, and/or should there be a differing site condition (including unanticipated concealed conditions or conditions of an unusual nature), Schena shall be entitled to an equitable adjustment to the contract sum and time from Customer. Unless otherwise provided in the Proposal, Customer shall be responsible for any required architectural and/or engineering services.

3. **Payments:** Customer agrees to pay Schena in full within 15 days of receiving an invoice for the work, unless otherwise agreed to in writing in Schena's Proposal. Late payments shall be subject to a time-price differential of 1.5% per month. Should Schena have to initiate any action or claims to collect overdue payments from Customer, Schena shall be entitled to recover from Customer all collection costs and fees, including attorney fees.

4. **Insurance:** Schena represents that it maintains commercial general liability insurance and workers' compensation insurance. Customer shall maintain property insurance, including coverage for fire, tornado, and other necessary insurance. Should any damages be covered by Customer's property insurance, Customer waives any rights to subrogation against Schena and its employees, contractors, and agents.

5. **Governing Law and Forum:** This Agreement shall be interpreted under and governed by Michigan law. Any claims Customer has against Schena, whether in contract, warranty, tort, or otherwise, shall be filed in court no later than two years after Schena completes its work on the project, otherwise such claims are hereby waived. Any dispute between the Parties shall exclusively be in state or federal court in Michigan. The Parties agree to a bench trial, and hereby waive any right to a jury.

6. **Inspection:** Prior to its work, Schena will visually inspect the roof for obvious visual defects, but is not obligated to perform any further inspections. The Parties agree that Schena's inspection is limited to try to identify obvious visual defects, and Schena shall have no any liability for any failure to identify defects or needed repairs. Schena is not responsible for structural deficiencies, quality of construction of others, undulations, fastening, or moisture content of the roof deck or other trades' work design. Schena is not responsible for condensation, moisture migration from the building interior or other building components, location or size of roof drains, or adequacy of drainage or ponding on the roof due to structural conditions. Customer represents and warrants that structures on which Schena is to work are in sound condition and capable of withstanding roofing construction, equipment, and operations. Customer further represents that it is aware that roofing products emit fumes, vapors, and odors during the application, and Customer shall take all necessary action to protect any person from these emissions.

7. **Force Majeure:** Schena shall have no liability for failure or delay in performing work, and Schena shall not be deemed in breach, if such failure or delay is due to natural disasters, strike, lockout, other industrial or transportation disturbances, pandemic or epidemic, law, regulation or ordinance, riot or public disturbance, or any causes beyond the reasonable control of Schena.

8. **Indemnity:** Customer shall defend and indemnify Schena for any claim, liability, damages, losses, or expenses arising in any way out of Customer's negligence, fault, or breach of contract duties.

9. **Consequential Damages.** Schena shall not be liable to Customer for any consequential or other indirect damages.

10. **Integration:** This Agreement, including Schena's Proposal and Schena's Roofing Warranty Provisions, constitutes the entire agreement between the parties and supersedes any and all other agreements, either oral or written.

SCHENA'S ROOFING WARRANTY PROVISIONS

1. In accordance with Schena's Standard Terms and Conditions, Schena represents and warrants that it will perform all work in a workmanlike manner in accordance with standard practices in the location where the work is being performed ("Workmanship Warranty"). Unless excluded in Schena's Proposal, and pursuant to and limited by Schena's Standard Terms & Conditions, Schena provides Customer the Workmanship Warranty for a **two-year period** for roof replacement or installation performed by Schena, and for a **one-year period** for maintenance and/or repair work performed by Schena, **BUT EXPRESSLY DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESS OF IMPLIED IN NATURE, INCLUDING ANY WARRANTY OF MERCHANTABILITY AND/OR FITNESS FOR A PARTICULAR PURPOSE.**

2. All warranty claims must be submitted to Schena in writing within the respective one-year or two-year period, or are waived. Schena assigns to Customer any warranties furnished by material manufacturers to the extent Schena is permitted to assign such warranties.

3. Customer must notify Schena by registered or certified mail within five days from the discovery of any faulty workmanship, including resulting roof leaks due to faulty workmanship, otherwise Customer waives any warranties. Should any roof leak occur as a result of faulty workmanship within the terms of this warranty, subject to the terms of the Parties' contract, Schena will make necessary repairs within a reasonable time, weather permitting. Schena will inspect the premises within a reasonable time after receiving proper notification. Schena's judgement as to repairs shall be final and binding on the Parties.

4. The Parties agree that Schena is not liable for any damage to the building, interior decorations, roof decking, fixtures, or contents thereof because of workmanship issues, including roof leaks.

5. As clarification, any warranty from Schena does not cover, among other things, damage to roofing material, including roof insulation, or leakage therefrom caused by defects or failure of any material used as a roof base, improper deck construction, settlement, distortion, warping, or failure of the roof deck over which roofing is applied; damage or leakage due to faulty construction of parapet walls; water leakage due to erosion and/or porosity of mortar and brick, copings, chimneys, metal flashings, skylights, louvers, gutters, roof drains, curbs, plumbing stacks, vents, supports, braces, or other parts of the building connected to roofing; or damage or leakage caused by hail, fire, tornadoes, windstorm, or other acts of God or unusual natural phenomena of the elements.

6. As further clarification, Schena is not responsible for damage or leakage caused by the installation of decks, platforms, railings, or concrete or promenade wearing surfaces over roofing. If in order to make necessary repairs, decks, platforms, railings, or slabs are to be removed, they shall be removed and replaced by Customer at no cost to Schena. If during the performance of Schena's work, Schena removes any decks or supports, television, radio apparatus or antennas, or railings, Schena is not liable for damages to same, and is not responsible for their reinstallation or the condition thereof unless specifically agreed in writing by Schena.

7. The Parties agree that Schena is not liable for any damages to the building, or contents caused by the effect of water resulting from vapor condensation (nor for the rectification of this condition).

8. Customer agrees that the roof is not to be used as a promenade deck, used as a work deck, used as a sun deck, sprayed, or flooded unless specifically agreed upon in writing or specified at the time of application of roofing. If these features are to be added, a special endorsement will be required, which endorsement will be issued only after all considerations and specifications have been agreed upon; otherwise, the warranty is disclaimed and void.

9. This warranty is not transferable or assignable without Schena's written consent.

10. Schena is not responsible for damage to the roof caused by traffic of any nature whatsoever, other than its own

employees, or resulting from the use of the roof as a storage or recreation surface area or vehicle traffic. This warranty is void if the roof deck and structure thereon are not under the exclusive control of the Customer.

11. The warranty covers only the roofing installed by Schena, and does not include or cover any alterations or changes of present roofing or roof decks, or any connecting additions and/or splices. In event of any such alteration or installation, the warranty is automatically cancelled and void. The warranty is void should any other contractor or persons perform any repairs to this roof. Schena is not be responsible for damages to the roof that occur as a result of other contractors or person performing work of any nature over or across this roof.

12. Should any roof leak occur during the course of this warranty, Schena must be immediately informed of said leak, in writing, and Schena must be allowed to investigate the alleged leak, both within the building and on the roof. Schena may examine and repair the roof, if the fault is within Schena's scope of responsibility. Customer shall pay any expense incurred if the defect or leakage is due to other causes.

Schena Roofing and Sheet Metal Co., Inc.'s S.M.A.R.T. Program Terms & Conditions

Schena Roofing & Sheet Metal Co., Inc. ("Schena") and the customer ("Customer") identified in the Inspection Proposal ("Proposal"), collectively referred to as "Parties," agree to the following terms and conditions to this agreement ("Agreement"):

1. **Standard of Care:** Schena represents that it will perform the assessment using reasonable care in identifying potential issues with the roof and in preparing the Inspection Report ("Report"). Schena provides no warranties for its work, and in no way guarantees or otherwise agrees that all issues with the roof, patent or latent, will be identified.

2. **Scope of Work:** Schena's scope of work is fully set forth in the Proposal and will be performed within a reasonable amount of time in accordance with the Proposal. Customer is responsible for making the inspection sites reasonably available.

3. **Payments:** Customer agrees to pay Schena in full within 15 days of receiving an invoice for the work, unless otherwise agreed to in writing in Schena's Proposal. Late payments shall be subject to a time-price differential of 1.5% per month. Should Schena have to initiate any action or claims against Customer, Schena will be entitled to recover from Customer all collection costs and fees, including attorney fees.

4. **Insurance:** During the term of this Agreement, Customer will maintain property insurance, including coverage for fire, tornado, and other necessary insurance in full force and effect, including general liability insurance. Should any damages be covered by Customer's insurance, Customer waives any rights to subrogation against Schena and its employees and agents. Schena represents that it maintains general liability and workers' compensation insurance.

5. **Termination:** Either Party may terminate this Agreement, effective upon written notice to the other party ("Defaulting Party"), if the Defaulting Party: (i) materially breaches this Agreement and fails to timely cure the breach, or (ii) becomes insolvent or admits its inability to pay its debts generally as they become due. Schena may also terminate the Agreement in the event Customer sells the property subject to this Agreement.

6. **Limitation of Liability:** *Customer agrees that the total liability Schena, its employees, and agents collectively may owe to Customer for any claims and/or damages in any way arising out of or concerning this Agreement, whether in contract, tort, or otherwise, shall be limited to the greater of the fee paid for the inspection services and Report or \$10,000.00.*

7. **Indemnity:** Customer will defend and indemnify Schena for any claim, liability, damages, losses, or expenses arising out of Customer's negligence, fault, or breach of contract, including fees defending against Customer claims which are not permitted by this Agreement.

8. **No Third-Party Beneficiaries:** The Parties agree that there are no third-party beneficiaries to any promises in this Agreement, and nothing in this Agreement, express or implied, confers on any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

9. **Assignment:** Customer will not assign, transfer, delegate, or subcontract any of its rights or delegate any of its obligations under this Agreement, without the prior written consent of Schena. No assignment or delegation will relieve the Customer of any of its obligations under this Agreement.

10. **Governing Law and Forum:** This Agreement will be interpreted under and governed by Michigan law. Any dispute between the Parties shall exclusively be in state or federal court in Michigan. The Parties agree that any claims Customer has against Schena, whether in contract, warranty, tort, or otherwise, shall be filed in the proper court, no later

than one year after Schena completes its inspection on the project, otherwise such claims are hereby waived. The Parties irrevocably and unconditionally waive, to the fullest extent permitted by applicable law, any right to a trial by jury.

11. Representations: Any and all representations made by Schena are solely for the use of Customer and are expressly prohibited from reliance on by third parties, and Customer agrees to defend and indemnify Schena for any claims by a third party in any way concerning Schena's inspection and/or Report. Customer represents and warrants those structures on which Schena is to work are in sound condition and capable of withstanding roofing inspection personnel, equipment, and operations.

12. Force Majeure: Schena will have no liability for failure or delay in performing obligations under this Agreement, and Schena will not be deemed in breach, if such failure or delay is due to natural disasters, strike, lockout, other industrial or transportation disturbances, pandemic or epidemic, law, regulation or ordinance, or any causes beyond its reasonable control.

13. Consequential and Other Damages. Schena shall not be liable to Customer for any consequential, indirect, or repair or replacement damages, including, but not limited to, any increased costs for repairs or replacement due to allegations that Schena did not identify or recommend repairs or replacement in its Report and/or as part of its assessment.

14. Integration: This Agreement, including Schena's Proposal, constitutes the entire agreement between the Parties and supersedes any and all other agreements, either oral or written with respect to the subject matter hereof, including all work performed by Schena for Customer.

CONTRACT ADDENDUM

Schena Roofing & Sheet Metal Co., Inc. ("Contractor"), and _____ ("Owner"), collectively referred to as the "Parties," enter into this Addendum on _____ ("Effective Date"), to modify the Parties' contract ("Contract") concerning roofing work being performed by Contractor for Owner. To the extent that this Addendum in any way conflicts with the Contract, the Parties agree that this Addendum shall govern and control.

1. **Warranty.** Contractor represents and warrants that it will perform all work in a workmanlike manner in accordance with standard practices in the location where the work is being performed ("Workmanship Warranty"). Pursuant to and limited by Schena's Roofing Warranty Provisions, incorporated herein by reference, Schena provides Customer the Workmanship Warranty for a two-year period for roof replacement or installation performed by Schena, and for a one-year period for maintenance and/or repair work performed by Schena, BUT EXPRESSLY DISCLAIMS ANY AND ALL OTHER WARRANTIES FROM CONTRACTOR, WHETHER EXPRESS OR IMPLIED IN NATURE, INCLUDING ANY WARRANTY OF MERCHANTABILITY AND/OR FITNESS FOR A PARTICULAR PURPOSE. Schena hereby assigns to Customer any warranties furnished by material manufacturers to the extent Schena is permitted to assign such warranties, but the Parties acknowledge and agree that Schena does not owe a warranty to Customer concerning material. Customer's sole and exclusive right to recover against Schena for workmanship issues is limited to the Workmanship Warranty, and Customer otherwise releases and waives any claims, damages, or rights to recover against Schena for workmanship issues, whether in contract, tort, or otherwise.

2. **Indemnity.** The Parties agree that any obligation in the Contract for Schena to indemnify and hold harmless shall be limited to third-party claims against Customer, and shall only be to the extent Contractor is at fault for the damages. Contractor shall owe no duty to indemnify third parties, and shall owe no duty to provide a defense to Customer or third parties.

3. **Material Escalation.** The Parties agree that should the cost of material being used on the project by Contractor increase on or after the Effective Date by 5% or more, then the Parties' Contract shall be amended to increase the Contract price owed by Owner to Contractor by the amount of the increase in the material

costs.

4. **Payment.** The Parties agree that Owner's failure to timely pay Contractor shall result in Contractor being entitled to the time-price differential of 1 ½% per month, and Contractor shall be entitled to any fees and costs, including attorney fees, incurred to obtain payment.

Schena Roofing & Sheet Metal Co., Inc.

Owner



LETTER TO THE LIVONIA CITY COUNCIL

18.

Parks and Recreation March 21, 2025

MEETING DATE

S042825/R050725

PRESENTED BY

Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

AWARD OF BID AND REQUEST FOR ADDITIONAL APPROPRIATION: Department of Parks and Recreation, re: for exterior wood repair and painting of the Historic Newburg Church at Greenmead from the unexpended fund balance of the Historical Trust Fund and budget transfer in the amount of \$10,000 to cover all associated expenses.

BACKGROUND DETAILS

On behalf of Greenmead Historical Park, we respectfully request the acceptance of a proposal from Ryan Travis Painting, LLC. for the exterior wood repair and painting of the Historic Newburg Church in the amount of \$48,900.

Bids were solicited through MITN, with three companies submitting qualified bids:

Ryan Travis Painting LLC	\$48,900
Allied Building Services	\$48,875 (Revised)
Weatherseal Home Improvements	\$41,835

Based on additional information received from these companies and their experience working on historic structures, we recommend Ryan Travis Painting based on the completeness of the bid.

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

It is recommended that the Council take the following actions:

-Authorize mayor and city clerk to execute a contract with Ryan Travis Painting, LLC., 763 Wadhams, St. Clair, MI 48079.

-Authorize a budget transfer from the Historical Fund to Historical Fund Building Maintenance 270-000-931-000 in the amount of \$10,000.

-Authorize an expenditure in the amount of \$48,900 from Historical Fund Building Maintenance 270-000-931-000.

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

N/A

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

\$48,900

DETAILED WORK BEING PERFORMED

Exterior wood repair and painting of Newburg Church at Greenmead Historical Park

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

Transfer \$10,000 from Historical Fund to Historical Fund Building Maintenance 270-000-931-000.
Pay Ryan Travis Painting LLC \$48,900 from 270-000-931-000.

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

Based on additional information received from these companies and their experience working on historic structures, we recommend Ryan Travis Painting based on the completeness of the bid.

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): N/A

ATTACHMENTS

1. 2025 Newburg Church Painting

APPROVED BY



Ted Davis, CPRP, Superintendent of Parks and Recreation

Date: March 24, 2025



Debra Peck Lichtenberg, CPA, Finance Director

Date: March 28, 2025



Carter Fisher, City Attorney

Date: March 28, 2025

A handwritten signature in black ink, reading "Maureen Miller Brosnan". The signature is written in a cursive, flowing style.

Date: April 04, 2025

Maureen Miller Brosnan, Mayor

FORM OF PROPOSAL
for
Newburg Church at Greenmead Historical Park
Exterior Painting and Wood Replacement

Bid of Ryan S. Travis hereinafter called Bidder,
organized and existing under the laws of or a resident of the State of Michigan, doing
business as Ryan Travis Painting LLC *.

* Insert as applicable: "a corporation", "a partnership" or "an individual"

TO THE CITY OF LIVONIA, MICHIGAN, hereinafter called OWNER:

The undersigned as Bidder hereby declares: that this Bid is made in good faith without fraud or collusion with any person or persons bidding on the same Contract; that the Bidder has read and examined the Notice to Bidders, Instructions to Bidders, Bid, General Conditions, Supplementary Conditions, Agreement, Forms of Proposal, Bond, and understands all of the same; that the Bidder or its representative has made personal investigation at the site and has become fully familiar with regard to the conditions to be met in the execution of this Contract, and the undersigned proposes to furnish all labor, materials, tools, power, transportation, and construction equipment necessary for the construction of the Project and performing related work in full accordance with the aforesaid Contract Documents, including any and all Addenda officially issued, their receipt of which is hereby acknowledged:

Addendum No.

Addendum Date

1
2

03/12/2025 1:05 PM EDT
03/14/2025 10:09 AM EDT

The Contract will be awarded to the lowest responsive, responsible Bidder based on the unit prices for all Work specified.

The Bidder agrees to complete the Project for the following unit prices:

Item No.	Item Description	Total Price (\$)
1	Material Cost	\$ 18,000. ⁰⁰
2	Labor Cost	\$ 29,900. ⁰⁰
3	Disposal Cost	\$ 1000. ⁰⁰
4	Estimate Time to Complete Project	45 days

weather events
will add days

If the foregoing Bid shall be accepted by the OWNER, the undersigned agrees to enter into the attached form of Agreement within ten (10) days after receiving notice of such acceptance, will furnish the OWNER satisfactory bonds and certificates of insurance coverage, and will complete the Project, at the price and within the time stated in this Bid.

The undersigned further agrees that if the foregoing Bid shall be accepted, work will commence immediately after the Contract has been awarded, the Agreement executed, and a Notice to Proceed received. **The undersigned shall complete the Work to Substantial Completion within 30 days of notice to proceed, and to Final Completion within 45 days of notice to proceed.** Substantial completion shall be met when all the pathways are open for use by the public. Final completion shall be met when all restoration items and punch-list work items have been completed.

The undersigned attaches hereto its Bid security, as required by the Notice to Bidders and Instructions to Bidders. The undersigned agrees that in case it shall fail to fulfill its obligations under the foregoing Bid, and/or shall fail to furnish bonds, as specified, the OWNER may, at its option determine that the undersigned has abandoned its rights and interests in such Contract and that its Bid security accompanying its Bid; has been forfeited to the said OWNER, but otherwise the Bid security shall be returned to the undersigned upon the execution of the Contract and the acceptance of the bonds.

The undersigned also agrees that for each and every calendar day that he may be in default of Substantial Completion of the Work, within the time specified in this Bid, the OWNER will suffer a damage of **Two Hundred and Fifty dollars (\$250.00)** per day and said OWNER shall be compensated therefore at the rate as liquidate damages in accordance with the Agreement in submitting this Bid, it is understood that the right is reserved by the OWNER to accept any bid, to reject any or all Bids, and to waive irregularities in bidding in the interest of the OWNER.

In submitting this Bid, it is understood that the right is reserved by the OWNER to accept any bid, to reject any or all Bids, and to waive irregularities in bidding in the interest of the OWNER.

SUBMITTED on 03/17/2025
Date*

BY: Ryan Travis Painting LLC
Name of Bidder*

763 Wadhams
Street*

St. Clair, ME 48079
City, State, ZIP*

810-292-2803
Telephone Number*

Facsimile Number*

[Signature]
Signature

Ryan Travis / Owner
Name and Title of Signatory*

*Typed or printed in ink.

Form of Proposal and all other bid documents to be submitted electronically following the instructions provided in the "Notice to Bidders" and "Instruction to Bidders" sections.



LETTER TO THE LIVONIA CITY COUNCIL

19.

DPW
March 31, 2025

MEETING DATE

S042825/R050725

PRESENTED BY

Ryan Ferrell, Assistant Director of Public Works

AGENDA ITEM

REQUEST TO AMEND CONTRACT WITH OHM ADVISORS: Department of Public Works, Water & Sewer Division, re: to include the AIWA Risk & Resilience Assessment (RRA) and Emergency Response Plan (ERP), from the Unexpended fund balance of the Water & Sewer Fund.

BACKGROUND DETAILS

Pursuant to the America's Water Infrastructure Act of 2018 (AWIA), the City of Livonia is required to prepare and submit certification of a Risk and Resilience Assessment (RRA) and Emergency Response Plan (ERP). AWIA is a federal requirement administered through the Environmental Protection Agency (EPA). The City is required to complete the RRA by December 31, 2025, and the ERP within six months of the RRA completion.

The RRA is intended to assess the risk to the system from malevolent acts and natural hazards as well as the resilience of the pipes and other components of the water supply system. Other factors addressed include monitoring practices, financial infrastructure, and operations & maintenance of the system.

The ERP focuses on strategies, resources, plans and procedures that water systems can use to prepare for and respond to an emergency incident. Basic components of the ERP include strategies to improve the resilience of the system, plans and procedures that can be implemented in the event of an incident, actions, procedures, and equipment to lessen the impact of an incident, and strategies that can be used to aid in the detection of an incident that may threaten the security or resilience of a water system. Working with OHM Advisors, we have built on these basic components to further develop a scope that will create an emergency response plan and an operational aid should any failure occur to GLWA water feeds to the City, GLWA key facilities, or key facilities on the City's water distribution system.

At their December 18, 2017, meeting, Council authorized utilizing OHM Advisors (OHM) to provide the professional engineering services needed to prepare and submit the RRA and ERP in compliance with the AWIA requirements for 2017 CR#412-17. OHM is very familiar with our water distribution system, having recently prepared our Water Reliability Study, General Plan Update, Asset Management Plan and DWRF project plan. OHM was integral to our success in receiving the DWRF program funding desired to implement the water system projects identified in the Capital Improvement Plan (CIP). OHM also maintains our water system model and frequently performs hydraulic analysis to assist the City with efficient operation of our water supply system.

Our next AWIA required update and Water Master Plan is due December 31, 2025. As OHM has done our previous study and required updating of the water system plans, we request Council approve an amendment to the OHM QBS contract to once again include the AIWA Risk & Resilience Assessment (RRA) and Emergency Response Plan (ERP) for submission by the City of Livonia.

Scope of Professional Services to be completed by OHM:

1. Project initiation and data review
2. GIS data analysis and updates
3. Risk assessment
4. Planning and demand projections
5. Hydraulic model improvement
6. Hydraulic analysis
7. Capital improvement plan
8. Level of service and revenue structure
9. AWIA, RRA & ERP update
10. Water Master Plan report

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

In order to proceed with this project and fulfill the requirements of the EPA in compliance with the AWIA, it is the recommendation of the Public Works Division that Council proceed as follows:

- Award a contract amendment in an amount not to exceed \$125,400.00 to OHM Advisors, located at 34000 Plymouth Road, Livonia, Michigan 48150, for Professional Engineering Services to be provided with respect to this project and authorize an additional appropriation and expenditure from the unexpended fund balance of the Water & Sewer fund.

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

Required EPA/EGLE reporting

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

\$125,400.00

DETAILED WORK BEING PERFORMED

Engineering Services for required EPA Risk & Resilience Assessment and Emergency Response Plan

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

\$125,400.00

Unexpended fund balance of the Water & Sewer Fund

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

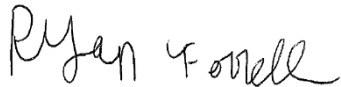
QBS Approved Vendor (CR# 336-21)

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): QBS contractor: Waive the formal bidding process in accordance with Section 3.04.140.E.2 of the Livonia Code of Ordinances, as amended since no advantage to the City would result from competitive bidding.

ATTACHMENTS

1. CR 412-17 - Water Study & Asset Mgmt Plan
2. 336-21 - OHM QBS
3. OHM Proposal 2025 - Water Master Plan and AWIA Update

APPROVED BY



Ryan Ferrell, Assistant Director of Public Works

Date: April 07, 2025



Don Rohraff, Director of Public Works

Date: April 08, 2025



Debra Peck Lichtenberg, CPA, Finance Director

Date: April 11, 2025



Maureen Miller Brosnan, Mayor

Date: April 17, 2025

Livonia City Council Resolution

Amount: **\$157,000**

Vendor: **OHM Advisors**

Product/Service: **Water Reliability Study – Asset Management Plan**

Regular Meeting: **12/18/2017**

G/L #: **Unexpended Fund Balance of the Water & Sewer Fund**

Description: **Professional engineering services. Preparation of a Water Reliability Study, a General Plan Update, and an Asset Management Plan to fulfill the City's requirements to the MDEQ in compliance with the Michigan Safe Drinking Water Act.**

#412-17 RESOLVED, that having considered the report and recommendation of the Superintendent of Public Service, dated November 21, 2017, which bears the signature of the Director of Public Works and the Director of Finance, and is approved for submission by the Mayor, the Council does hereby authorize an expenditure in an amount not to exceed \$157,000.00 payable to OHM Advisors, 34000 Plymouth Road, Livonia, MI 48150 for professional engineering services in connection with the preparation of a Water Reliability Study, a General Plan Update, and an Asset Management Plan Approval in order to fulfill the City's requirements to the MDEQ in compliance with the Michigan Safe Drinking Water Act; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed \$157,000.00 from the Unexpended Fund Balance of the Water & Sewer Fund for this purpose; FURTHER, the Council does hereby authorize the Mayor and City Clerk, for and on behalf of the City of Livonia, to execute a contract between the City of Livonia and OHM Advisors, satisfactory to the Law Department, and to do all other things necessary or incidental to the full performance of this resolution.

#336-21 RESOLVED, that having considered the report and recommendation of the City Engineer, dated October 26, 2021, submitted pursuant to Council Resolution No. 365-16, which bears the signatures of the Director of Public Works, the Director of Finance and the City Attorney, and is approved for submission by the Mayor, requesting to extend the Qualification-Based Selection (QBS) contracts with OHM Advisors, Hubbell, Roth and Clark, Inc., Spalding Dedecker Associates, Inc. and Anderson, Eckstein and Westrick, Inc., for a period of five (5) years, for future proposals relating to professional engineering consulting services, the Council does hereby accept the proposal to extend the qualification based-selection (qbs) contracts with OHM Advisors, 34000 Plymouth Road, Livonia, MI 48150, Hubbell, Roth and Clark, Inc., 555 Hulet Drive, Bloomfield Hills, MI 48303-0824, Spalding Dedecker Associates, Inc., 905 South Boulevard East, Rochester Hills, MI 48307-5358, and Anderson, Eckstein and Westrick, Inc., 51301 Schoenherr Road, Shelby Township, MI 48315, for a five (5) year period ending November 30, 2026, to perform Professional Engineering Services on various Federal, State and Locally funded roads, bridges, storm sewers, sanitary sewers, water mains, traffic signal modernization and pedestrian signal upgrades and other related projects; FURTHER, the Mayor and City Clerk are hereby authorized to execute contracts for and on behalf of the City of Livonia with the aforesaid companies and to do all other things necessary or incidental to the full performance of this resolution; and all QBS contracts based on scope and contract amount for each future individual project will be brought before the City Council for funding approval.



March 17, 2025

Mr. Don Rohraff, Director of Public Works
City of Livonia
12973 Farmington Road
Livonia, MI 48150

RE: City of Livonia 2025 Water Master Plan and AWIA Update
Proposal for Professional Engineering Services

Dear Mr. Rohraff:

OHM Advisors (OHM) is pleased to provide this proposal for professional consulting services for the preparation of the following for the City of Livonia's water system: 1) Water Reliability Study and General Plan Update, 2) Asset Management Plan (AMP) and 3) Risk and Resilience Assessment (RRA) and Emergency Response Plan (ERP). The first two of these plans are required by the Michigan Safe Drinking Water Act (Act 399) and the third is a requirement of the America's Water Infrastructure Act of 2018 (AWIA).

The Water Reliability Study must include the items listed under Part 12, Reliability, R 325.11203 and R 325.11204 and the General Plan must include the items listed under Part 16, General Plans R 325.11604 through R 325.11606 of the Michigan Safe Drinking Water Act (Act 399). The Reliability Study portion focuses on planning items including population and water demands for three separate planning periods (existing, 5-year and 20-year). Average day, maximum day and peak hour water demand must be calculated for the three planning periods. In addition, fire protection needs (typically based on zoning) must be identified. The Reliability Study also documents the capacity of the existing water source (GLWA meter connections), pumping and storage and compares that capacity to the existing and future needs of the system.

The General Plan includes the hydraulic analysis of the system as well as the Capital Improvement Plan. The hydraulic analysis must include creation of pressure contour maps for the various water demand conditions for the three planning periods. Available fire protection must also be provided. In addition, a comprehensive map of the system showing service boundaries, location of water system components, water main size, material, age and the location of hydrants and valves must be shown. The final component of the General Plan is the Capital Improvement Plan. The Capital Improvement Plan must identify necessary system improvements for the 5-year and 20-year planning periods.

The water system AMP will ultimately be used by the City to address high-priority asset needs that are critical to your infrastructure's performance, identifying costs of operating the infrastructure, and also identifying and planning for future capital expenditures. The Michigan Department of Environment, Great Lakes, and Energy (EGLE) Rule 1606 of the Administrative Rules of Act 399 requires development and implementation of a water system AMP.

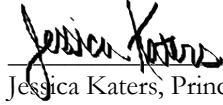
AWIA is a federal requirement administered through the Environmental Protection Agency. The City is required to complete the RRA by December 31, 2025 and the Emergency Response Plan within 6 months of the RRA completion. The RRA examines the risk to the system from malevolent acts and natural hazards based on the physical infrastructure attributes, the monitoring practices of the system, the systems financial well-being and the overall operation and maintenance of the system. An ERP describes strategies, resources, plans, and procedures utilities can use to prepare for and respond to an incident, natural or man-made, that threatens life, property, or the environment. Incidents can range from small main breaks or localized flooding to large scale hurricanes, earthquakes or system contamination, among other examples.



We have proposed the following schedule and fees to assist the City with the effort necessary to update and revise these water system plans. We have based our proposal on the terms and conditions of the current Professional Services agreement. The proposed project Supplements (A-C) for this project are included.

We thank you for this opportunity to provide professional services to the City and look forward to providing a comprehensive analysis of the City's water system to help plan, maintain, operate and replace the system as efficiently as possible in the future. Please do not hesitate to contact us if you have questions. Should you find our proposal acceptable, please notify us and we will prepare the final documents for execution. Should you have any questions, please do not hesitate to give me a call at 734-466-4594.

Sincerely,
OHM Advisors

A handwritten signature in black ink, appearing to read "Jessica Katers", written over a horizontal line.

Jessica Katers, Principal

Encl: Exhibit A and Supplements A, B, & C
cc: Ryan Ferrell, Assistant Director of Public Works

EXHIBIT A
PROJECT SPECIFIC SCOPE OF SERVICES, PROJECT SCHEDULE, PAYMENTS
TO CONSULTANT

The information contained in this Exhibit applies only to the following project:

Project Title: 2025 Water Master Plan and AWIA Update

Dated: _____, 2025

This is an Exhibit to the Professional Services Contract dated December 1, 2021 between the City of Livonia, and Orchard, Hiltz & McCliment, Inc. (OHM Advisors), whose address is 34000 Plymouth Road, Livonia, MI 48150.

This Exhibit acts as a duly executed written instrument that amends, supplements, modifies, or cancels certain portions of the contract, as provided in Article 8.01 of the contract.

A. SCOPE OF SERVICES

CONSULTANT is requested to provide Design and Construction Phase Services for the proposed improvements in accordance with attached Supplement A, dated March 17, 2025.

B. PROJECT SCHEDULE

The Project Schedule is attached as Supplement B, dated March 17, 2025.

C. PAYMENTS TO CONSULTANT

CONSULTANT shall be paid on an hourly basis up to an amount not-to-exceed of one hundred twenty-five thousand and four hundred dollars and zero cents (\$125,400.00) in accordance with the tasks and payment terms on Supplement C, dated March 17, 2025.

In Witness Whereof, the City and Consultant, by and through their duly authorized officers and representatives, have executed this Contract.

In the Presence of:

CITY OF LIVONIA, a Michigan
Municipal Corporation

By: _____
Maureen Brosnan, Mayor

By: _____
Susan M. Nash, City Clerk

In the Presence of:

OHM Advisors

By: _____
Rhett Gronevelt, PE

Approved:

Its: _____
Principal

Donald R. Rohraff
Director of Public Works

Pursuant to Council Resolution

Approved:

No.: _____

Debra Peck Lichtenberg, CPA
Director of Finance

Adopted on: _____

Approved:

Carter Fisher
Department of Law

CITY OF LIVONIA**2025 Water Master Plan and AWIA Update****PROJECT UNDERSTANDING**

The CITY is required by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Safe Drinking Water Act (Act 399) to update their Water Master Plan (WMP). The WMP will incorporate the components of a water reliability study, general plan, and asset management plan.

Additionally, the CITY is required to recertify their Risk and Resilience Assessment (RRA) and Emergency Response Plan (ERP) in accordance with the America's Water Infrastructure Act of 2018 (AWIA) every 5 years. The previous RRA and ERP was completed in 2020. The RRA update is due to the EPA by December 31, 2025, and the ERP update is due within 6 months of the RRA. There are common elements between the AWIA requirements and Water Master Plan, so completing them together will result in efficiencies.

Following the 2025 WMP, recommendations for updates to the CITY'S emergency response plan (ERP) dashboard will be provided for CITY consideration. The ERP dashboard updates cannot be effectively scoped until the outcomes of the WMP are understood.

Based on CONSULTANT'S knowledge of the CITY's water main distribution system and CONSULTANT'S discussions with CITY staff, CONSULTANT has prepared the following scope of services for professional services to assist the CITY with the effort necessary to produce the requested planning documents.

Scope of Professional Services

The major tasks to be completed as part of the Water Master Plan are outlined below:

- Task 1 – Project Initiation and Data Review
- Task 2 – GIS Data Analysis and Updates
- Task 3 – Risk Assessment
- Task 4 – Planning and Demand Projections
- Task 5 – Hydraulic Model Improvement
- Task 6 – Hydraulic Analysis
- Task 7 – Capital Improvement Plan
- Task 8 – Level of Service and Revenue Structure
- Task 9 – AWIA RRA & ERP Update
- Task 10 – Water Master Plan Report

Task 1 – Project Initiation and Data Review

Under this task, CONSULTANT will initiate the project and obtain necessary information to proceed with the analysis.

Specific work efforts under this task include:

- a. Organize and attend an in-person kick-off meeting with CITY staff to review project goals, objectives, and project schedule.
- b. Obtain necessary updated planning information to perform population projections and water demand calculations.
- c. Confirm desired fire protection rates and zoning information.
- d. Review status of the water system data and identify required information to be updated.

Task 2: GIS Data Analysis and Updates

Under this task, CONSULTANT will evaluate and update the CITY'S existing GIS data infrastructure for a more accurate and complete database.

Specific work efforts under this task include:

- a. CONSULTANT will analyze existing GIS data infrastructure by comparing CITY'S provided data against our in-house database to identify discrepancies, document gaps, and establish quality metrics for features requiring updates.
- b. Water Main Network Updates: Network optimization will focus on identifying and splitting water mains 6 inches and larger without hydrant connections, while applying systematic Facility ID updates using the original ID + "_a" convention and verifying network connectivity.
- c. Data Integration and Attribution Updates: CONSULTANT will cross-reference and update CITY records with CLIENT attribute data where incomplete, specifically focusing on Installation Date, Material, and Diameter fields, while maintaining comprehensive documentation of all modifications.
- d. CLIENT will provide a data comparison report.
- e. CLIENT will provide an updated GIS Database with the water main modifications.

Task 3 – Risk Assessment

The CITY's horizontal asset inventory will be updated based on the GIS database. CONSULTANT proposes to use existing GIS as the repository for the asset assessment. Under this task the CITY will also be asked to review and update (as needed) the inventory and assessment of vertical assets compiled during the 2019 AMP project. The assessment portion of this task will utilize new, existing, and historic water system information in order to both approximate infrastructure condition (in lieu of actual field condition testing).

Specific work efforts under this task include:

- a. Review CITY-provided water main break data since the last AMP was completed. CONSULTANT assumes the break data includes date of break and location.
- b. Review the 2019 consequence of failure/criticality assessment with the CITY. Update the criticality criteria with lead service line information as applicable.
- c. Perform approximation on potential remaining useful life of water main infrastructure given the water mains' age, material of construction, break history, and maintenance history.
- d. Review and complete any updates to the vertical asset inventory and condition assessment.

Please note that, R 325.11606 requires that the presence of LSLs must be a factor for prioritizing asset criticality which was not required during the previous update.

Task 4: Planning and Demand Projections

Under this task, CONSULTANT will evaluate and analyze updated population and consumption data. CONSULTANT, with the assistance of CITY staff, will compile updated planning data that will be used in creation of water system demand projections. Under this task, CONSULTANT will assemble, evaluate, and analyze water demand and water system capacities to determine the sufficiency of the water system to meet existing and future needs. Five (5) year and twenty (20) year demands will be scaled based upon population projections. Similar maximum day and peak hour peaking factors based on existing conditions will be utilized. It will also be necessary to analyze water billing records. This is needed to determine water loss within the system, provide a breakdown of water use by different customer classes, and to identify the top water users in the system. CONSULTANT assumes that billing record data will be available for these calculations.

Specific work efforts under this task include:

- a. Compile and report all planning data as required by the provisions in Act 399. These items include the following:
 - i. Current, 5-year, and 20-year population based upon SEMCOG population projections and CITY input.
 - ii. Number of service connections and annual usage totals for each customer class as determined by the public water supply.
- b. Compile and report all water production and consumption data (current, 5-year, and 20-year planning periods) as required by the provisions in Act 399. These items include the following:
 - a. Present and projected average daily demands.
 - b. Present and projected maximum daily demands.
 - c. Present and projected peak hourly demands.
 - d. Present and projected fire flow demands.
 - e. Basis for demand projections.
 - f. Monthly and annual water purchase.
- c. Determine if the system has adequate supply and transmission capacity.
- d. Analyze non-revenue water.
- e. Meet in-person with the CITY to review results from Task 2 and Task 3.

Task 5: Hydraulic Model Improvement

CONSULTANT is in possession of the CITY'S current hydraulic model built in Autodesk's InfoWater Pro software. This model will be updated based information gathered in Task 1 for current pipe material and diameter. Effort needed for a complete re-build of the model is not included in this scope.

Updated water demands, operating criteria, and elevation data will be input into the water model to simulate pressures and available fire protection under current conditions. Operational criteria will be obtained from the CITY. It is important that these operating set points be properly input into the water system model. The model will then be calibrated based on hydrant flow testing data.

Updated water demand scenarios for average day, maximum day, and peak hour for existing, 5-year, and 20-year planning periods will be created in the hydraulic model under this task utilizing the data gathered during Task 3.

As part of the General Plan requirements, maps displaying the water service district boundaries will be provided along with a map displaying water main size, material, and age. Hydrants and valves and other water system components are also required to be mapped.

Specific work efforts include the following:

- a. Work with the CITY to identify areas in the system that have changed since previous WMP update.
- b. Updated the CITY'S existing water model with water system changes since the 2019 model update.
- c. Update of water demand scenarios for average day, maximum day, and peak hour for existing, 5-year, and 20-year planning periods in the model.
- d. Input of operational settings.
- e. Review and assess hydrant flow testing data.
- f. Model calibration.
- g. Creation of General Plan map.

Task 6: Hydraulic Analysis

Once the model has been updated and calibrated, it will be used to determine anticipated system pressures during average day, maximum day, and peak hour for existing conditions. Available fire protection during a maximum day demand period will also be shown. Deficiencies in pressure or areas of fire protection concern will be identified for existing conditions. EGLE requires that a minimum pressure of 35 psi be maintained throughout the system during normal demand conditions, including peak hour demands. The model will also be run to assess system pressure and available fire protection for the 5-year and 20-year planning periods.

CONSULTANT will meet with CITY staff after areas of concern from the existing conditions model are identified. Proposed water system improvements to fix existing pressure concerns (either too low or too high) and to improve desired fire protection will be initially based on existing conditions. Once the hydraulic driven improvements are identified and agreed to with the CITY, the model will be updated to include those improvements and the 5-year and 20-year future water demand scenarios will be modeled. If other hydraulic driven improvements are needed based on these future scenarios, they will be noted and presented. Once all hydraulic driven system improvements have been identified and incorporated in the water model, the pressure maps and fire protection maps will be updated for the existing, 5-year, and 20-year future projections, as required.

Specific work efforts include the following:

- a. Perform model analyses for average day, maximum day, and peak hour demand scenarios for existing, 5-year, and 20-year planning periods.
- b. Perform fire protection model analyses for existing, 5-year, and 20-year planning periods.

- c. Assessment of emergency connection with Northville Township and Farmington Hills.
- d. Assessment of GLWA West Chicago Station and CITY interconnections.
- e. Identification of capital improvements needed to address pressure or fire protection concerns for the three planning periods.
- f. Meet in-person with the CITY to review system deficiencies and recommended capital improvements.
- g. Creation of pressure and fire protection maps summarizing the model results.

Task 7: Capital Improvement Plan

Under this task, the CITY's Capital Improvement Plan (CIP) will be updated based on hydraulic issues identified during Task 5, our condition analysis findings from Task 2, and CITY-directed desired projects for 5-year and 20-year planning horizons. A map showing proposed projects will be created and cost opinions will be developed.

Specific work efforts include the following:

- a. Conceptual cost estimates for CIP projects for 5-year and 20-year planning horizons.
- b. CIP map.

Task 8: Level of Service and Revenue Structure

Under this task, CONSULTANT will assist the CITY with updating their Level of Service Goals. The level of service helps define the way that staff and water system stakeholders (residents, board, etc.) want the utility to perform over the long term. As part of this effort, CONSULTANT proposes to review the previous approach for the development of level of service goals (including service criteria, performance indicator, and targeted level of service) and stakeholder involvement. This work will be completed in collaboration with CITY staff.

Development of a revenue structure is required by the Rule. This proposal assumes that the CITY will use results from recent financial analysis to perform this assessment. Therefore, only minimal effort is proposed as part of this task, which relates to assisting CITY finance staff (or their designee) with questions and, perform revisions on the proposed, prioritized CIP as per CITY request.

Specific work efforts include the following:

- a. Meet with CITY to review and update existing level of service goals.
- b. Assist CITY finance staff with questions or revisions related to the prioritization of the CIP.

Task 9: AWIA RRA and ERP Update

Under this task, CONSULTANT will facilitate the review of the previously completed RRA and ERP documents with appropriate CITY staff and assist in making updates, as necessary. The review will revisit evolving topics such as cybersecurity, supply chain resilience, and climate change to determine the updates needed. The CITY's deadlines to certify the completion of the RRA and ERP updates to the EPA are December 31st, 2025 and June 30th, 2026, respectively.

Task 10: Development of Water Master Plan Report

As part of this task, a Water Master Plan Report will be generated for submission to EGLE, including the findings, results, and conclusions from the above outlined tasks. CONSULTANT will meet with the CITY to review the findings and recommendations from the Water Master Plan report.

Specific work efforts include the following:

- a. Meeting with CITY to review findings/recommendations.
- b. Final Water Master Plan Report.



CITY OF LIVONIA

2025 Water Master Plan and AWIA Update

CONSULTANT shall provide services for the Tasks outlined on Supplement A according to the approximate timeframe below.

The schedule includes several key submittal dates. Key dates are shown in the following schedule:

Milestone	Date
Project Start	MAY 5, 2025
Project Initiation and Data Review.....	MAY 24, 2025
GIS Data Analysis and Updates	JUNE 30, 2025
Risk Assessment	JULY 31, 2025
Planning and Demand Projections	JULY 31, 2025
Hydraulic Model Improvement.....	AUGUST 29, 2025
Hydraulic Analysis.....	SEPT 19, 2025
Capital Improvement Plan	OCTOBER 10, 2025
Level of Service and Revenue Structure	OCTOBER 10, 2025
AWIA RRA and ERP Update.....	NOVEMBER 21, 2025
Water Master Plan Report.....	NOVEMBER 21, 2025



CITY OF LIVONIA

2025 WATER MASTER PLAN AND AWIA UPDATE

Plan Development Phase

The CITY agrees to pay the CONSULTANT on an hourly basis, billed monthly, per the 2025 Rate Schedule at the not-to-exceed amount of one hundred twenty-five thousand and four hundred dollars and zero cents (\$125,400.00).

- Task 1 – Project Initiation and Data Review: \$11,300
- Task 2 – GIS Data Analysis and Updates: \$16,200
- Task 3 – Risk Assessment: \$12,500
- Task 4 – Planning and Demand Projections: \$7,300
- Task 5 – Hydraulic Model Improvement: \$15,500
- Task 6 – Hydraulic Analysis: \$14,600
- Task 7 – Capital Improvement Plan: \$14,600
- Task 8 – Level of Service and Revenue Structure: \$2,600
- Task 9 – AWIA RRA and ERP Update: \$14,200
- Task 10 – Water Master Plan Report: \$16,600

Additional Services

Additional services, if approved by City Council, shall be paid at the current hourly rate schedule or at an agreed upon price between the CITY and CONSULTANT.



LETTER TO THE LIVONIA CITY COUNCIL

20.

DPW
April 10, 2025

MEETING DATE

S042825/R050725

PRESENTED BY

Ryan Ferrell, Assistant Director of Public Works

AGENDA ITEM

REQUEST TO APPROVE DRINKING WATER REVOLVING FUND PROJECT PLAN: Department of Public Works, Water & Sewer Division, re: Identification and replacement of lead water service lines.

BACKGROUND DETAILS

In 2021, the EPA updated their requirements with Lead and Copper Rule Revisions. The revised rule requires water distribution system material inventories be conducted and the replacement of all public and private lead service lines. The City of Livonia is seeking funding through the Drinking Water State Revolving Fund (DWSRF) for this purpose. As required, a public meeting on the subject was held on April 17, 2025, at the DPW Headquarters where the public's comments and concerns were addressed. At this time, we request Council approve our request to seek funding through the DWSRF for costs incurred as a result of the lead service line replacement project.

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

WHEREAS, the City of Livonia, a Michigan Municipal Corporation, recognizes the need to make improvements to its existing water distribution system; and

WHEREAS, the City of Livonia authorized OHM Advisors to prepare a Project Planning Document (hereafter referred to as "PPD") which recommends the investigation and replacement of water service lines made from lead in areas of concern identified in the Complete Distribution System Material Inventory in the City of Livonia.

WHEREAS, said PPD was presented at a Public Meeting held on April 17th, 2025, at 2:30 P.M. at the City of Livonia Department of Public Works and all public comments received during the open public comment period and at the public meeting have been considered and addressed;

NOW THEREFORE BE IT RESOLVED that the City of Livonia formally adopts said PPD and agrees to implement the selected alternative.

BE IT FURTHER RESOLVED, that the Director of Public Works is designated as the authorized representative for all activities associated with the project referenced above, including the submittal of said Project Planning Document as the first step in applying to the State of Michigan for a

Drinking Water State Revolving Fund Loan to assist in the implementation of the selected alternative.

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

Identification and replacement of lead water service lines

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

Seeking funds through the Drinking Water State Revolving Fund (DWSRF) for this purpose

DETAILED WORK BEING PERFORMED

Identification and replacement of lead water service lines

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

N/A

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

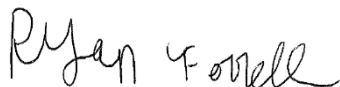
n/a

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): n/a

ATTACHMENTS

1. S042825 LTC 2025 DWSRF Project Plan
2. Livonia DWSRF Project Plan-Draft 2025
3. Resolution_Adopting Project Plan_Draft
4. Notice of public meeting

APPROVED BY



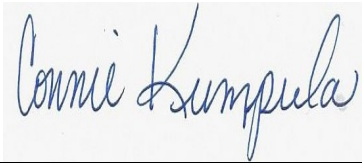
Ryan Ferrell, Assistant Director of Public Works

Date: April 11, 2025



Don Rohraff, Director of Public Works

Date: April 11, 2025



Connie Kumpula, Chief Accountant

Date: April 17, 2025



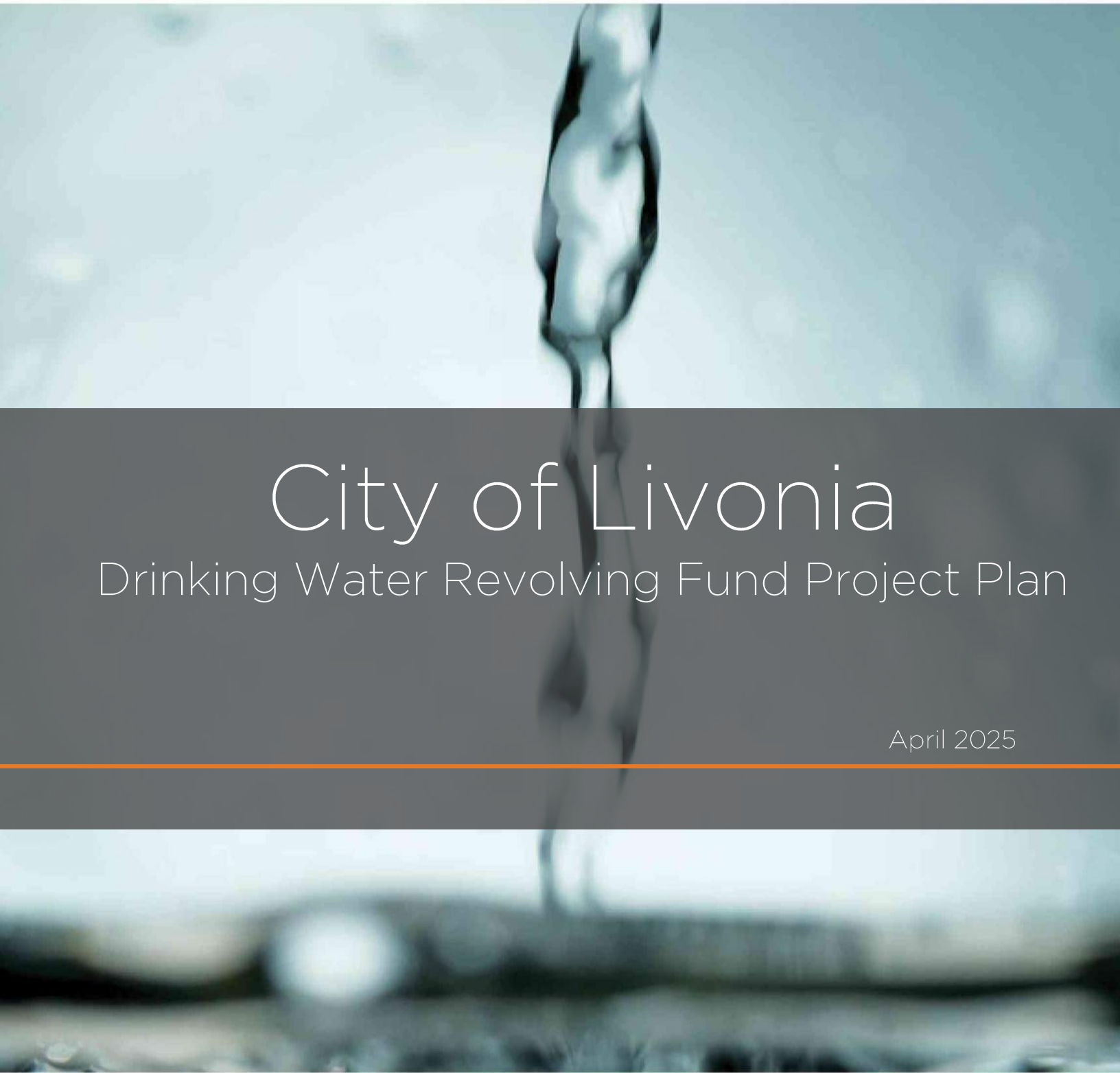
Carter Fisher, City Attorney

Date: April 17, 2025



Maureen Miller Brosnan, Mayor

Date: April 17, 2025



City of Livonia

Drinking Water Revolving Fund Project Plan

April 2025



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Project Background

Study Area

The City of Livonia is a 36 square mile community located northwest of the City of Detroit in Wayne County. The City is bordered to the west by Northville Township and Plymouth Township, to the south by Westland, to the east by Redford Township, and to the north by Farmington Hills. The City's public water supply is provided by the Great Lakes Water Authority (GLWA) via 8 connections. There are no locations within the City where well water is drawn for public water supply.

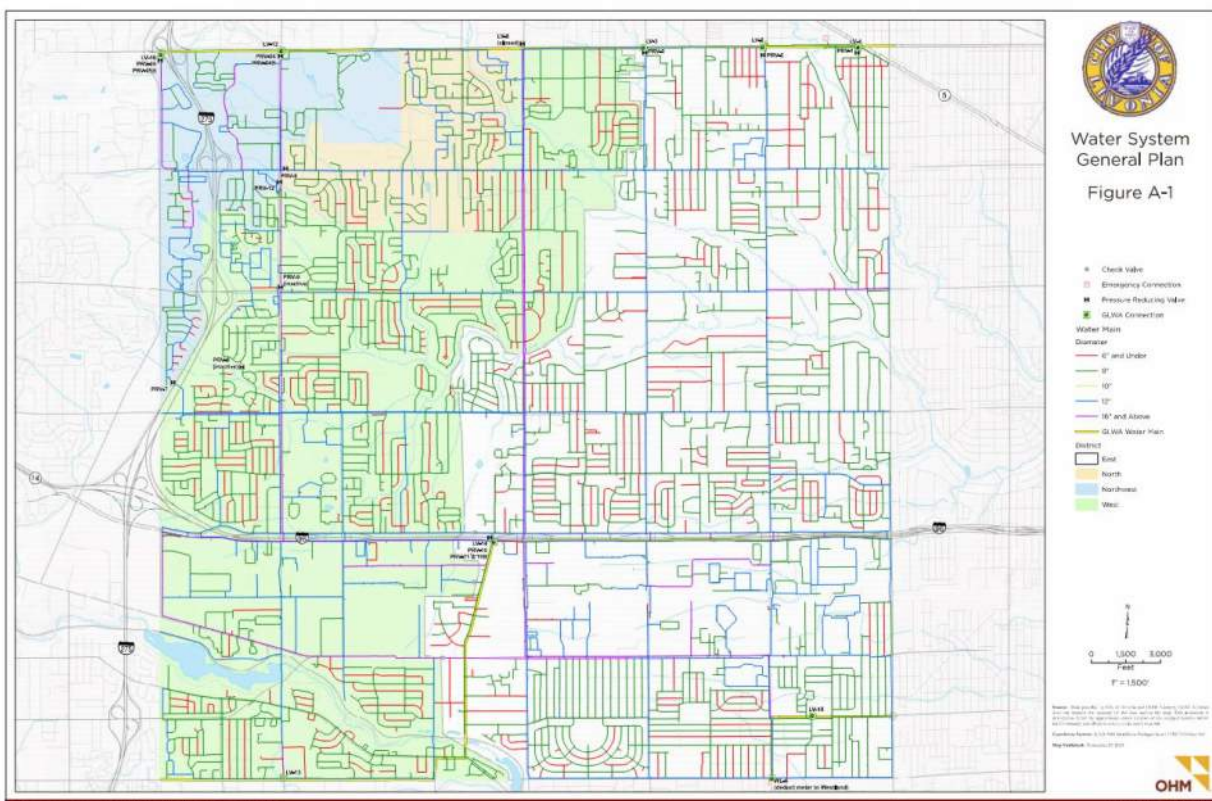


Figure 1: City of Livonia Water System Map

The City is part of the Upper, Middle, and Lower Rouge branches of the Rouge River. The majority of the drainage is part of the Bell Creek system, flowing from the west to the east. In general, the land mass slopes from elevation 790 in the northwest corner of the City to around elevation 630 in the southeastern corner. See Appendix A, Figure 5 for an overview of the existing hydrography and wetlands.

There are no other significant natural or man-made features that could affect or be affected by the project.



Land Use

44% of the City of Livonia is zoned residential. An additional 56% of the land is zoned non-residential. This includes 7.7% commercial and office, 14.3% industrial, 10.5% recreation-open space with the remaining 31.2% divided between institutional and transportation/communication utility. The existing zoning designations are shown in Figure 4 in Appendix A.

The City of Livonia is an established community, and therefore, the land use over the next 20-years is not expected to change significantly. With no anticipated increase in development, air and water quality and environmentally sensitive areas are not expected to be adversely impacted.

Population Projections

According to the Southeast Michigan Council of Governments (SEMCOG) 2050 Forecast for Southeast Michigan, which uses 2020 Census data, the current population of the City of Livonia is estimated as 95,535 shown in Appendix B. SEMCOG predicts the 2050 total population to be 97,098 (see Table 1). There is no seasonal variance in population within the City of Livonia as the population remains constant year-round.

Table 1: Population Data

	2020	2030	2040	2050
Population	95,535	95,532	96,601	97,098

There are 38,207 water service lines in City of Livonia. Among them, around 150 are known to contain lead. Based upon modeling and guidance from EGLE, an additional 500 service lines are suspected to contain lead. Approximately 8,069 are known to be non-lead.

The water demand in the City of Livonia is approximately 45% residential. The City has a large commercial and industrial base. Ford Motor Company is the single largest water user, and accounts for approximately 3.3% of the daily water demand.

Water Demand

The average residential water demand is about 111 gallons per capita per day. This consumption is typical for residential water use. Due to the fact that SEMCOG predicts minimal population increase from 2020 to 2050, the City of Livonia's projected residential water demands are assumed to remain the same through 2050. The largest water user within the City is Ford Motor Company, with an average consumption of 195 gallons per minute. In the recent past, Ford Motor Company greatly reduced their average day water demand down from 236 gallons per minute. This fact is largely the reason that the service contract between GLWA and the City of Livonia was updated in the recent Periodic Review and Reopener, reducing the projected and minimum annual volumes GLWA will supply to Livonia. For the period from 2020 to 2023, the projected annual volume was 525,000 Mcf. As of 2024, the projected annual volume is 500,000 Mcf. This water demand is not anticipated to change significantly in the next 20 years.



Existing Facilities

1. Condition of Source Facilities

The City of Livonia obtains its potable water from the GLWA. A multitude of GLWA transmission mains ranging in size from 30-inch to 54-inch convey water to the City of Livonia. There are 8 supply points from GLWA to the City of Livonia and a deduct meter to the City of Westland.

The supply pressure ranges on an average day from 50 psi to 131 psi under normal conditions, according to the GLWA contract. Some GLWA meter pits contain PRV's to reduce high GLWA average day supply pressure. There are no concerns regarding low supply pressure from GLWA.

2. Water Treatment

The City of Livonia purchases its potable water from GLWA. The water is treated at the Springwells Water Treatment Plant located at 8300 W. Warren Avenue in Dearborn. The City of Livonia does not own or operate its own water treatment facility.

3. Condition of Storage Tank and Pump Station Facilities

There are no storage facilities or pump stations in the City of Livonia. Due to the number of water connections to the GLWA system, there does not appear to be a need for either of these facilities for existing conditions or during the 20-year planning period.

4. Condition of Service Lines

Service lines in the City range from 5/8" to 10" with a few industrial customers having larger meters. The service lines are generally the same age as the water main they are connected into. Most of the water services in the City are copper or plastic and less than 3% are predicted to be lead. As water main is replaced, lead or galvanized water services will be replaced to the meter. Copper water services will be transferred from the old water main to the new water main.

5. Condition of Transmission/Distribution System

Water Main

The City's water distribution system is made up of water main 4" to 36" in diameter with a total of 2,563,204 feet or 485 miles of water main. Over 70% of the water main is 8-inch and smaller. The 6-inch water main accounts for 16% of all the water main in the City's system.

The City's water distribution system is aging, with the earliest mains installed in the 1920s. Over 60% of the water main is greater than 50 years in age. There are some mains greater than 80 years in age. The majority of the existing water main is cast iron. Ductile iron and HDPE are the next most popular pipe materials, comprising approximately 13% and 10% of the system respectively. The system also includes a small amount of asbestos cement and prestressed concrete. The system hydrants and valves are the same age as the mains, and exhibit wear expected of their age. The City experiences over 150 watermain breaks on average on an annual basis.



Pressure Reducing Valves

GLWA provides all the water supply needs to the City in four (4) pressure districts (Northwest, North, West and East). The four (4) pressure districts were created using four (4) PRVs as shown below:

- PRV - 6: 7 Mile Road, east of Newburgh Road
- PRV - 7: Penn Court
- PRV - 12: Newburgh Road, south of 7 Mile Road
- PRV - 13: 8 Mile Road, west of Ellen Drive

Additional PRVs are located in the system to further reduce and regulate pressure. All the PRVs within the City of Livonia are shown in Table 2 below:

Table 2: City of Livonia PRVs

PRV ID	Status	Size (in)	Elevation (ft)
PRV-1/LV-04	Active	8	650.24
PRV-2/LV-2	Active	12	658.99
PRV-3/LV-3	Active	12	672.00
PRV-4/LV-12	Active	16	755.53
PRV-4B/LV-12	Active/Closed	6	755.93
PRV-5/LV-16	Active	16	789.60
PRV-5B/LV-16	Active/Closed	6	789.5
PRV-6	Active	12	733.50
PRV-7	Active	8	713.80
PRV-8	Inactive/Open	8	695.73
PRV-9	Inactive/Open	24	698.31
PRV-10/LV-14	Active	20	660.90
PRV-11/LV-14	Active	16	660.01
PRV-11B/LV-14	Active/Closed	12	660.29
PRV-12	Active	24	726.00
PRV-13	Active	8	720.00

6. Condition of Water Meters

The City has 38,207 operational service connections, ranging in size from 5/8" to 10". The City has an active water meter replacement program with the intent of updating the entire system to digital. The City is winding down an extensive meter replacement program. At the peak of the program, the City was replacing approximately 400 meters per month. Currently, only 3,000 additional meters are in need of replacement, and this will occur over the next two to three years. Meter replacements will be on track to become part of the annual budget and the asset management plan for continual replacement.



7. Operation and Maintenance

Operation and maintenance of the City's water system is focused on maintenance of the water distribution system and PRVs. The City continues to follow the 10 States Standards and Michigan Department of Environment, Great Lakes, and Energy (EGLE) requirements and recommendations pertaining to the operation and maintenance for fire hydrants and gate valves within the City's jurisdiction. The City is also implementing a valve exercising and water main flushing program beginning in 2025. Hydrant flushing is currently performed on an as-needed basis for dead-end water mains to remedy low pressures or water age issues.

8. Design Capacity of Waterworks System

The City's maximum day and peak hour water demand rates were taken from the current contract with GLWA; they are 23.0 and 33.0 MGD respectively. Review of actual billing data supports that these rates are reasonable. The GLWA water treatment plant has sufficient capacity to meet the needs of the City of Livonia. These current rates are reduced from the previous five-year period, largely due to the decrease in water usage at Ford Motor Company's Plant #43. It is expected that future 20-year projected water demand will remain the same as the current rates.

9. Evaluation of System's Climate Resiliency

An evaluation of climate resiliency involves ensuring key facilities are protected from the effects of climate change. As a result of climate change in Michigan, water levels may rise, and storms may strengthen in intensity. There are no pump stations or water treatment facilities located within the floodplain so there is not a threat of flood damage to any facilities. Emergency backup power is provided and maintained by the GLWA system. The water main is buried and protected from the elements, so climate change factors will not affect the system's reliability. Hydrants are also protected from the effects of climate change as they are constructed and enclosed with rigid material.

Water demand management may be necessary in times of drought. It is anticipated that if longer drought periods occur, there will be increased demand for landscape irrigation. Regulations limiting irrigation may be implemented during drought conditions.

Summary of Project Need:

A. Compliance with the drinking water standards in the Administrative Rules for Act 399

1. The United States Environmental Protection Agency (EPA) enacted the Lead and Copper Rule (LCR) in 1991 in order to control lead and copper levels in drinking water. EGLE revised its own rule in 2018 to establish new requirements for water systems and EPA updated their requirements in 2021 with Lead and Copper Rule Revisions (LCRR). The rule requires water distribution system materials inventories, the replacement of all public and private lead service lines, the utilization of a new sampling method to test homes and lowering the lead action level from 15 ppb to 12 ppb on January 1, 2025, with an ultimate reduction to 10 ppb starting November 1, 2027. MI Department of Health & Human Services considers a blood level of 5µg/dL or more to be elevated. The implementation of this project is necessary for the City to be in compliance with the Michigan Lead and Copper Rule (2018) and EPA's LCRI & LCRR (2021). The City had a lead exceedance in September 2024 and successfully worked with the State to follow all necessary steps to alert

[illegible]

2. The purpose of the project plan is to obtain funding from the Drinking Water State Revolving Fund (DWSRF) loan program which is jointly administered by EGLE and the Michigan Municipal Bond Authority. This is the popular funding mechanism for water infrastructure projects since its inception in 1997. EGLE will consider this project plan to provide a 20-year loan at an interest rate of 2.75% with a potential for loan forgiveness or grant funding.
3. The DWSRF will be used to replace the lead service lines on the private sides at locations where the water mains and lead service lines have been replaced on the public side during recent capital improvement projects. The private side of the service line refers to the line between water meter and stop box. The red portion in the figure below is the private side of the service line. The line between the water main and the curb stop is the public side of the service line.



Figure 3: An example of a water service line

4. In the last Complete Distribution System Material Inventory (CDSMI) (see Table 3 below), 134 service lines were confirmed to contain lead and around 500 service lines are highly suspected to contain lead (although individual locations are not yet confirmed). Among these 150 lines containing lead, 79 LSLs are already replaced on the public side as shown in Figure 4. The proposed project would prioritize replacement on the private side of the services that were partially replaced between 2015-2018. A minimum of 5% of the total lead service lines need to be replaced annually, which equates to 7 service lines per year for the City's system. The City has put watermain capital improvement projects on hold in order to fund replacement of existing lead service lines, however due to the age of the system and number of annual watermain breaks this is an unsustainable short-term solution and completely untenable in the long term.

Table 3: Summary of CDSMI for the City of Livonia

Material Classification	Definition	Number of Service Lines
Lead	Any portion of the service line is known to be made of lead.	134
Galvanized Previously Connected to Lead (GPCL)	The service line is not made of lead, but a portion is galvanized, and the system is unable to demonstrate that the galvanized line was never downstream of a lead service line.	31
Non-Lead	All portions of the service line are known NOT to be lead or GPCL through an evidence-based record, method, or technique. Materials may include: • Copper • Plastic (PEX, HDPE, PVC, CPVC, etc.) • Galvanized that can be demonstrated were never downstream of lead • Other (brass, etc.) • Unknown Non-Lead (material not known but is known not to contain lead).	8,069
Lead Status Unknown	The service line material is not known to be lead or GPCL. For the entire service line or a portion of it (in cases of split ownership), there is not enough evidence to support material classification.	29,973
Total Number of Service Lines: This is the sum of the cells in the right column and equal to the total number of service lines in the system.		38,207



5. Partial service line replacements were completed as part of several watermain replacement projects prior to 2018, when the LCR was updated. The partial replacements were primarily located in sections 11, 25, 34 and 36. Those sections will be included in this project for replacement of the partial services.
6. The average replacement cost of each service line is \$10,000. The total cost for locating and replacing 500 service lines will cost \$5 million.



Figure 4: Lead Pigtail with Gooseneck

Lead Service Line (LSL) Background

A service line is the pipe that connects a home to the water main. A lead service line (LSL), also known as lead service pipe or lead connection pipe, is a pipe made of lead used in potable water distribution to connect a water main to a user's premise. Either a service line which is made of lead or any lead fitting (such as a pigtail or lead gooseneck) that is connected to the service line, or both, are considered LSLs for the purposes of the inventory.

Sources of Lead in Drinking Water:

The most common sources of lead in drinking water are lead pipes, faucets, and plumbing fixtures. Certain pipes that carry drinking water from the water source to the home may contain lead. Household plumbing fixtures, welding solder, and pipe fittings made prior to 1986 may also contain lead.

Lead can enter drinking water when a chemical reaction occurs in plumbing materials that contain lead. This is known as corrosion which is the dissolving or wearing away of metal from the pipes and fixtures. This reaction is more severe when water has high acidity or low mineral content. A list of the different sources of lead and where they can be found are listed below.

- Lead pipes: Service lines, customer site piping & building plumbing
- Galvanized pipe: Service lines, customer site piping & building plumbing; Harbors particulate lead or has Zinc coating contain lead
- Brass fixtures and valves: these items are ubiquitous in water treatment plants, distribution systems, customer site piping, and building plumbing systems

The City refers to the section of the service line from the water main to the curb stop at the property boundary as the “public side” and the portion of the service line from the curb stop to the water meter as the “private side.” Lead can be found on either side of the service line.

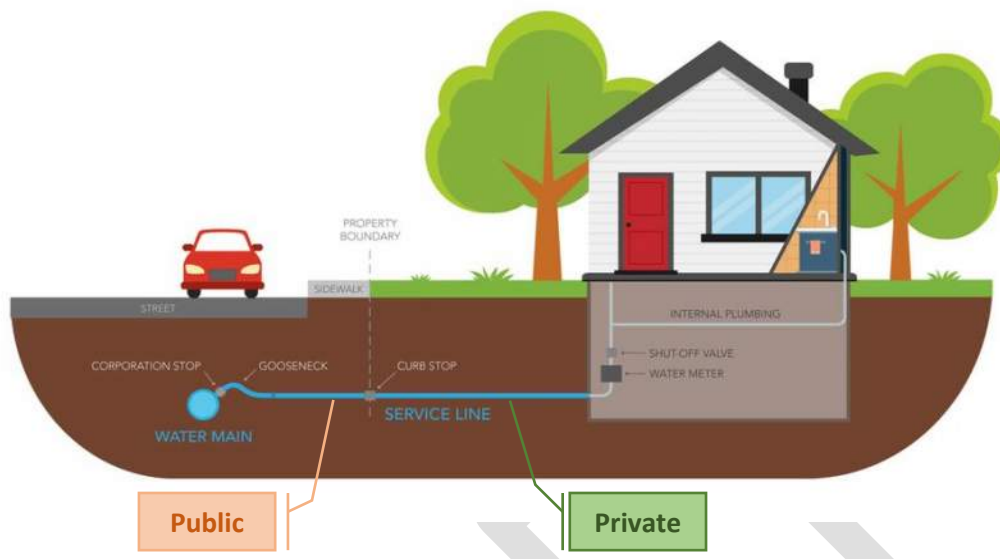


Figure 5: Example Service Line

Health Effects of Lead

According to CDC, lead is absorbed and stored in our bones, blood, and tissues within our bodies. As we age, our bones demineralize, and the internal exposures may increase because of larger releases of lead from the bone tissue. Lead poisoning can happen if a person is exposed to very high levels of lead over a short period of time. When this happens, a person may feel abdominal pain, constipated, tired, headache, irritable, loss of appetite, memory loss, pain or tingling in the hands or feet, or weak. Because these symptoms may occur slowly or may be caused by other things, lead poisoning can be easily overlooked.

Exposure to high levels of lead may cause anemia, weakness, and kidney and brain damage. Very high lead exposure can cause death. Lead can cross the placental barrier, which means pregnant women who are exposed to lead also expose their unborn child. Lead can damage a developing baby's nervous system. Even low-level lead exposures in developing babies have been found to affect behavior and intelligence. Lead exposure can cause miscarriages, stillbirths, and infertility (in both men and women).

Generally, lead affects children more than adults as mentioned by CDC in their website. Children tend to show signs of severe lead toxicity at lower levels of lead exposure than adults. Lead poisoning has occurred in children whose parent(s) accidentally brought home lead dust on their clothing. Neurological effects and intellectual disability have also occurred in children whose parent(s) may have job-related lead exposure. A person may feel abdominal pains, constipated, depressed, distracted, forgetful, irritable and nauseous due to prolonged exposure to lead. It may also increase risk of high blood pressure, heart disease, kidney disease and reduced fertility. According to Department of Health and Human Services (DHHS), Environmental Protection Agency (EPA) and the International Agency for Research on Cancer (IARC) lead is probably cancer causing in humans.

Methods of Replacement

Locating lead services lines will involve investigation to determine the material makeup of each unknown service line in the project areas. The City of Livonia has been performing extensive investigations inside



residences in preparation for this work. The exterior investigation will be accomplished by a hydrovac contractor excavating on both the right-of-way and on the private side of the water stop boxe per the guidelines by EGLE and the EPA.

There are various methods of lead service line replacement. Any construction activity requires placing the correct equipment and personnel in the field to accomplish the activity. When planning for full LSL replacement, preparation can include evaluating site conditions so replacement can proceed smoothly. Factors affecting the use and performance of lead pipe rehabilitation and replacement technologies can be grouped into the following categories listed and described below. All of these factors impact the technology selection and ultimately the cost of replacement. Typical practice is to utilize the most cost-effective technology working within site conditions. Such as time constraints, soil characteristics, depth to ground water or rock, depth of road foundation, condition of the service line, proximity of other utility services (e.g. electric, gas, cable, sewer, storm etc.) site conditions, pipe conditions, presence of basement or not etc.

A combination of one or some of these methods would be applicable for replacing the lead service lines in City of Livonia. The most common procedures of lead service line replacement are:

- i) Open Cut
- ii) Pull In
- iii) Trenchless Technology
 - a) Pneumatic Mole
 - b) Auger/Rod Boring
 - c) Directional Drill

Open Cut

This is a conventional approach that typically requires cutting and breaking of surface material and excavation of soil from the point of connection to the main along the entire length of pipe to be replaced. A backhoe or excavating machine is used to dig a hole 5 feet deep and 5 feet wide at the top. Now a new service line can be installed from the right of-way to the foundation of the home where a hole would be cored to install into the home. The disturbance area is usually about 5ft wide from the center of the pipe. Figure 7 below shows a photo of an open cut replacement procedure.



Figure 6: Method of Replacement - Open Cut

This is the cheapest and fastest installation method among the three listed as it can be completed in approximately 3 hours. The whole process of LSL replacement can be seen from above ground and guided as needed. If the project area has other utility conflicts, open cut is the most suitable method to use since the surrounding area can be seen in this method.

This is the most labor and energy intensive process for excavating the lead. The presence of heavy equipment moving in a small area can damage tree roots, other utilities, driveways, sidewalks etc. Since a 5-foot hole must be excavated, it exposes the outside foundation of the homes which poses a risk. All open cut excavation on private property is under the jurisdiction of a plumbing inspection. The pipe must be seen visually by an authorized inspector before it is backfilled, which can present scheduling issues.

This approach removes or displaces existing pipe while simultaneously replacing it with a new pipe. Techniques include pipe pulling, which removes or displaces the existing pipe by pulling or splitting it open, enabling the new pipe to be installed along the original route. With the access pit dug and the lead service disconnected from interior plumbing, a cable is fed through the existing lead pipe and a mechanical device is attached to the cable at one end. The cable is then pulled from the other access pit using a backhoe or winch. The mechanical device serves as an anchor and the lead pipe is removed from the ground when the cable is pulled. New replacement pipe is attached to the mechanical device and pulled into the ground simultaneously. This is comparatively a longer process but requires less labor and ground disturbance than an open cut installation. Figure 8 below shows the pull in method of service line replacement.





Trenchless Technology

Auger/ Rod Bore: A pipe replacement technology whereby the discarded pipe is left in the ground and a new pipe is installed along a different route using a trenchless method such as impact molding or guided boring. Two access pits are excavated, one at the point of connection to the water main and the other at the curb stop. An additional access pit can be required at the building and at the water meter.

Pneumatic Mole: A pneumatic mole can include a two or three-blade design that reduces resistance and allows for increased cutting-edge force. These materials will pull galvanized and lead lines and replace polyethylene and copper lines with a winch, truck or backhoe. This helps to minimize digging and maximize productivity. It produces a lot of sound and can easily be tracked inside a hole. Figure 9 to the right shows an example of pneumatic mole method.



Figure 8: Pneumatic Mole

Directional Drill: Overall, the directional drilling process is more expensive than open cut and pull through methods however there are safety and property preservation advantages to this method. Once the route is planned, the operator digs a small hole at the predetermined entry and exit points for the new line. The drill is inserted at one end and is used to bore a pilot tunnel for the new pipe. Once the drill head reaches the exit hole, the new line is attached and dragged back through the newly drilled tunnel — eliminating the need for open excavation. Directional drilling helps preserve the surrounding environment by cutting down the amount of digging needed to install a line. It also allows operators to avoid more easily preexisting utilities or unexpected obstacles (such as buried rocks or large tree roots). A major benefit of directional drilling is that operators can change the direction of the drill to avoid obstructions. It does not require much manual labor. Directional drilling is a much quicker process than other conventional trenching methods and saves time and money needed for restoration.

With buildings with compromised foundation, directional drill is the best method to apply for LSL replacement. If there is a sewer in the same trench as the service line, a 2-foot distance must be kept as a safe distance before drilling. Figure 10 below shows an example directional drilling operation.

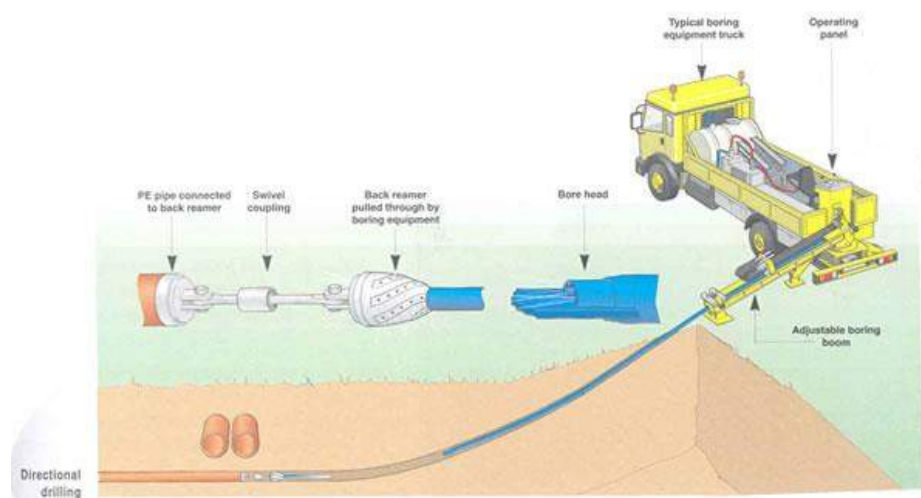


Figure 9: Trenchless Replacement Method - Using Directional Drilling

As part of the workplan, existing conditions of the foundation, basement and front of the house should be noted. Different plans should be included as backup procedures. The residents shall be notified of the risks involved with different plans. The workplan should be



communicated with the customer/resident, City and contractor. In the event there is a sewer near the service line that is undergoing replacement, a camera should be used inside the sewer during the work to observe if it starts moving. If it starts moving, the work should be stopped, and a different plan shall be used. The main objective of the having more than one back up plan is to mitigate risk while keeping the other utilities and surrounding area intact. The workplan must include the items to be restored and replaced as well as the entity responsible for completing each task.

Lead services must be fully replaced at the expense of the water supplier. Partial lead service line replacements are now banned, except for emergency repairs as they increase the risk of exposure for up to six months. There are many risks to partial replacements such as cutting lead pipes releases lead particulates. Vibration and jarring from nearby construction and excavation can loosen existing corrosion control coating. New connections can create galvanic corrosion with high risk of acute exposure following partial lead service line replacements. Partial replacement can be more costly to finish replacing later as there is still a large surface area of lead pipe in contact with the water. American Water Works Association (AWWA) states “every effort shall be made to avoid partial replacements”.

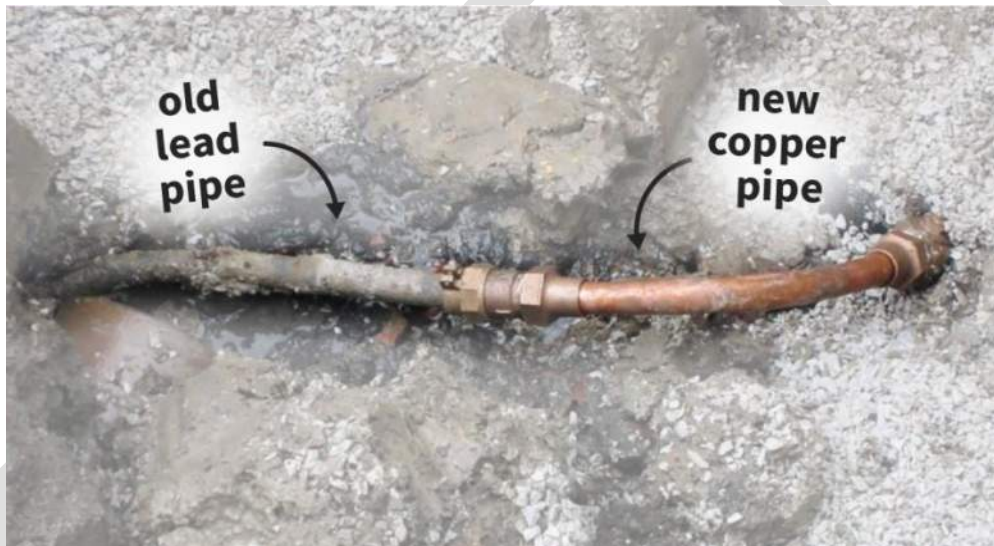


Figure 10: Partial Replacement of Service Line

Pre-Construction Process

The first step is to identify the target areas or houses where LSL replacements would occur. Next, the notification letters shall be sent to the selected properties. Tracking of the parcel distribution will be done based on the City’s GIS system. A service line replacement method will be selected based on each property and its setting. The next step will be to complete the necessary paperwork from both sides and to schedule the date for the replacement of the LSL. A sample notification letter that will be sent to the residents is provided in Appendix C. This notification letter and package has been prepared in both English and Arabic to cater to most of the residents.

Prior to LSL replacement, it needs to be verified that the contractor and property owner are prepared for the work. Since there will be no supply of water during the period of proposed work, the residents will need to temporarily relocate for few hours or not use any water services within the household. The resident will



also need to review details on flushing and testing procedures to be completed following their service replacement.

Post Construction Process

After replacement, the entire water supply system must be flushed from the main throughout the house at each faucet. The City will test the service line by turning the outside hose faucet of the house on. Water needs to be run through the internal plumbing to remove any potential lead-containing particles or sediment that may have entered the home during replacement.

If the customer is not present at home when this connection is made and it is not possible to verify that the line was properly flushed, the City will turn off the water service until arrangements can be made to ensure that it gets adequately flushed before using.

A letter mentioning the following precautions would be sent to the customer:

- All tap water, open hot water faucets, icemakers or filtered water dispensers should not be consumed until flushing is complete.
- Immediately after a lead service line replacement is done, it needs to be flushed by running water from an available outside tap or from the inside cold water tap closest to where the service line enters the home at full flow for 30 minutes after the water is turned back on the service line.
- After the initial 30-minute flush of the replaced service line is complete:
 - i. Faucet aerators should be removed from all cold water taps in the home and rinsed free of debris prior to replacing them after flushing.
 - ii. Beginning in the lowest level of the home, the cold water taps throughout the home should be fully opened.
 - iii. The water should be run for at least 30 minutes at the last tap opened (top floor).
 - iv. Each tap starting with the taps in the highest level of the home should be turned off. Water needs to be run in bathtubs and showers as well as faucets.
 - v. Faucet aerators should be replaced after rinsing them off.
- It is recommended that bottled water be used for drinking and cooking (or install an NSF approved lead removal filter on your faucet) until the water quality test results are received.
- Water Department will obtain a water sample and test for lead within 30 days after the service line is replaced.

Testing needs to be done after flushing has been completed. Water must sit idle in the pipes for at least 6 hours before sampling. An unfiltered/untreated faucet should be selected in the kitchen or bathroom which is commonly used for drinking. Sampling should not be done from a laundry sink or a hose spigot or a faucet that has filter. A faucet that is connected to a home water treatment device should also not be used for sampling. The open sample bottle should be placed below the faucet and cold-water tap should be opened gently to fill the sample bottle with “first draw” cold water. The sample bottle should be tightly capped and placed in the sample kit provided. The sample kit label should be reviewed to ensure all information contained on the label is complete and correct.



Project Impacts

Multiple studies have been completed to evaluate the water system's reliability. A summary of the planning efforts to date is presented in Table 4 below.

Table 4: Planning Efforts to Date

Planning Effort	Year
Water System Master Plan & Water Reliability Study	2019 (Being Updated Now)
Asset Management Plan	2019 (Being Updated Now)
DWSRF Project Plan	2025

A Water System Master Plan & Water Reliability Study was completed for the City of Livonia in April 2019. The Water Master Plan was prompted due to the unusually high number of water main breaks which caused the City to direct their limited resources towards fixing these breaks rather than on preventative maintenance and capital improvement projects. The Water Reliability Study and General Plan continued to show that water main breaks have a significant impact on system reliability.

B. Orders or Enforcement Actions

The City received a notice on October 4, 2024 from the State of Michigan (via EGLE). A Lead and Copper Monitoring – Action Level (AL) Exceedance had occurred in September 2024. They successfully worked with the State to follow all necessary steps to alert residents within the required time by sending mailers and communications through the local paper including contacting local television channel. Continued increased water testing is occurring within the City per the EPA and EGLE's guidance. In addition, the City has launched an historic effort to identify the water service line materials at the meter inside residents' homes by establishing a telephone hotline and having Public Works staff available to schedule in home inspections. An online informational and self-reporting portal was also created where residents can document the service line material by uploading pictures. (<https://www.livonia.gov/1995/Check-Your-Pipes-Livonia>) Over 1,000 online surveys have been submitted to the City and over 2,700 in person assessments have been done by City staff. If a lead service is discovered, the City hands out filters to residents while the service line replacement is being scheduled.

C. Drinking Water Quality Problems

In 2017, water quality concerns had been expressed by some customers especially in the central, southern and eastern parts of the distribution system. These concerns had been related to odor, taste and discolored water. A theoretical water age was calculated for the distribution system using the water model. Water age is anticipated to exceed five (5) days in some areas. The City began to monitor these sections more closely, and through chlorination and additional flushing, water quality has been improved and no additional complaints received.

The City has begun a city-wide hydrant flushing program and a valve exercising program. Both programs will focus on a section of the City each year. All hydrants and valves will be flushed and exercised in an on going basis.



D. Projected Needs for the Next 20 Years

The previous planning efforts identified areas where water main improvements are recommended. Those areas with recommended improvements that are not replaced as a part of the 2025 DWRF Project Plan will continue to age and deteriorate; thus, will be listed as future projects to be completed within the next 20 years.

Analysis of Alternatives

No Action

The City of Livonia has approximately 150 known lead service lines that need to be replaced, and an additional 500 anticipated to be lead. If no action is taken, then the City will not be in compliance with the Michigan Lead and Copper Rule of 2018. Moreover, exposure to lead can cause serious damage to residents, especially children, infants and pregnant women. Long-term exposure to lead contaminants can even cause death. The Michigan Lead and Copper Rule states that 5% of the total lead service lines are required to be replaced annually. This equates to approximately 8 service lines that must be replaced per year in the City of Livonia.

Optimum Performance

This does not apply because the lead services need to be removed for public health and regulatory compliance.

Regional Alternatives

This does not apply because the lead services need to be removed for public health and regulatory compliance.

Principal Alternatives

Principal Alternatives include an analysis on replacing 500 lead service lines in a year and replacing 500 lead service lines in two years.

Replacing 500 LSLs in 1 year

1. Background of Proposed Recommendation

The City is required to replace a minimum of 5% of the lead service lines annually according to the Michigan Lead and Copper Rule (2018). The first principal alternative proposes replacing 500 of the total lead service lines in a single year. Although it meets more than the requirement, the City does not have enough resources to complete the replacement of 500 LSLs approximately in a year.



2. Monetary Evaluation

Average cost for replacement of each lead service line is \$10,000. Therefore, replacing 500 service connections would cost \$5 Million approximately in a year.

3. Environmental Evaluation

Temporary water service disruption during and after the lead service line replacement. Typical construction disturbances such as noise, dust, and traffic disruptions are expected during replacement of the water service lines. The water service line that will be replaced is primarily located within the private side of the water main i.e. between the water meter and the stop box. The replacement process will require excavation, backfilling, and compaction based on the method selected for the house/connection.

No trees are proposed to be removed. If trees become an issue, water services will be bored under the trees where feasible. Water service interruption will be minimal - typically lasting a few hours per replacement. Replacement will be completed as soon as possible. Traffic will be minimally affected as the majority of service replacements are on the private side, outside of the right-of-way of the roads.

There are likely no known historical or archeological sites within the project area, but this will be investigated further as the location of lead service line replacements is selected. There are no unique features pertaining to topography, soils, or geology within the proposed construction zone. At this time, no impact to the floodplain or wetland is expected to occur as replacement will take place close to the right-of-way. For open cut replacement, the actual floodplain boundaries will be identified to ensure no dumping or dredging will occur. Dumping fill materials buries hydric soils and lowers the water table, which in turn could harm local vegetation. Dredging, or removing material from a floodplain or wetland, also lowers the water table and dries up adjacent wetlands. Impact to the floodplain and wetland will be avoided if possible. If not, all applicable permits will be obtained.

4. Mitigation

Impact to the environment is expected to be minimal as construction will take place in developed areas in the location of an existing service line. Restoration of the activities will be completed as soon as possible. Traffic is not expected to be impacted as the services are being replaced away from the road; however. If there is a case that traffic will be affected, it is the City's practice to ensure at least one lane of traffic is always kept open.

5. Implementability and Public Participation

User fees associated with the replacement of service line include capital costs. These may be of concern to the public. The proposed projects and user costs will be reviewed with residents during the public meeting held on April 17, 2025. Adoption of this alternative would maintain compliance with applicable water quality standards.



6. Technical Considerations

If open cut water service replacement is applied on a site, trenches will be backfilled with spoils in landscaped areas and with clean sand under pavements. All alternatives reviewed in this section demonstrate sound engineering principles and comply with the established requirements and regulations.

7. Residuals

No water treatment is proposed within the water main construction project, therefore no significant change in residuals is expected for the evaluated alternatives.

8. Contamination

To avoid contamination and potential risk of acute exposure-partial replacement of lead service lines have been banned except for emergency repairs. Precautionary measures will be taken at these locations to ensure the new water main does not become contaminated. Applicable EGLE procedures, Ten State Standards, as well as local ordinances shall be strictly adhered to during the replacement of LSL.

9. New/Increased Water Withdrawals

No new or increased surface or groundwater withdrawals are being proposed.

Replacing 500 LSLs in 2 years

1. Background of Proposed Recommendation

The second principal alternative proposes replacing 500 LSL connections in two (2) years which means ~165 connections in year one and the remainder in year two. This alternative is in compliance with the LCR rule (2018). The location of the target areas will be the same.

2. Monetary Evaluation

Average cost for replacement of each lead service lines is \$10,000. So, replacing 500 service connections in two (2) years would cost around \$5 Million each year.

The remainder of the considerations are the same as the previous alternative. The City has selected replacing 500 lead service leads in two (2) as this is an amount that will allow them to remove more LSL than the minimum required of the regulatory schedule at a reasonable cost to residents.



Selected Alternative

Design Parameters

The principal intent of the project included in this project plan is to locate and replace lead service lines of 500 selected connections in two (2) years. Additional investigation to determine other properties within neighborhoods with known lead service line history will be completed. Once identified, the 500 connections will be selected to be replaced between approximately 2026 and 2027. Construction will start in the second quarter of 2026 as a continuation of the City's lead service line replacement program. According to the Lead and Copper Rule 2018, 5% of the total lead service lines need to be replaced annually. This will cover more LSL replacements than required and help protect the health of the City's residents.

The City plans to hire contractor(s) to complete the 500 LSL replacements over a two (2) year period.

Hydrogeological Analysis

A hydrogeological analysis is not necessary for this project.

Finalization of Well Design

No wells are being proposed.

Maps

Figures 1 and 2 in Appendix A show the City's water system and locations of lead services. Several sections of the City experience partial lead service line replacement due to watermain projects that occurred in 2018 or before. These partial lead services (on the private side) will be targeted for replacement as part of this project.

1. Sensitive Ecosystems

There are no sensitive ecosystems located in the proposed project areas. All selected LSL will be on the developed areas where water service always exists.

2. Mitigation of Environmental Impacts

The locations chosen for LSL replacement will be analyzed to determine if timing needs to be coordinated with migration patterns of potential endangered species in the area.

Schedule for Design and Construction

The project is requesting 2nd quarter funding in 2026 and expected to last two (2) years. Approximately 165 replacements will occur in the first year, with the remaining 355 in 2027.



Cost Estimate

The average cost of locating and replacing each lead service line is \$10,000; therefore, replacing 500 lead service lines would cost \$5 Million. If the costs associated with service line replacement is lower or higher, an equivalent dollar amount of services will be replaced as part of this project.

User Costs

Monthly Debt Retirement would be \$27,370 approximately for this project. The Residential Equivalent Units of Livonia is 58,875. So, the project cost per REU/Year will be \$1.86 for the 1st year, and \$5.58 for the remaining years of the loan. These costs are calculated based on financing for 20 years at an interest rate of 2.75%. The impacts of the proposed project are short term which include temporary noise, dust, traffic etc. Temporary water service disruption during and after the lead service line replacement.

Overburdened Community

The City did not receive the status of an overburdened community.

Ability to Implement the Selected Alternative

The selected alternative will be implemented by the City of Livonia. All work is under the jurisdiction of the City and requires no intermunicipal agreements. The City is planning for a 2nd quarter FY 2026 loan. The City plans to hire a contractor to complete the work in a two (2) year period.

Environmental Evaluation

There will be temporary water service disruption to the resident during and after the lead service line replacement. Typical construction disturbances such as noise, dust, and traffic disruptions are expected during the replacement of the water service line.

Because this is a Non-equivalency project, cross cutter letters were not required as part of the project plan.

Beneficial or Detrimental Impacts

The lead service lines proposed to be replaced will have an immediate benefit on the existing customers. Exposure to high levels of lead may cause anemia, weakness, and kidney and brain damage. Very high lead exposure can cause death. Lead can cross the placental barrier, which means pregnant women who are exposed to lead also expose their unborn child. Lead can damage a developing baby's nervous system. Even low-level lead exposures in developing babies have been found to affect behavior and intelligence. Lead exposure can cause miscarriage, stillbirths, and infertility (in both men and women).

Adverse impacts to the environment will be limited to the construction phase of the proposed project. Such short-term impacts could include temporary noise, dust and traffic or water service



disruptions. There may be temporary air quality impacts because of dust, lead and emissions from heavy equipment during the construction phase. Appropriate erosion control measures will be utilized to prevent disrupted soil from entering storm sewers and streams. The water service line replacement will take place where a service line already exists; therefore, it is not anticipated that the construction will require extensive tree removal.

The short-term impacts of this project will be due to the construction associated with the proposed project. The long-term positive impact of this project will be improving the public health and meeting the state requirements in a timely manner.

Historic/Archaeological/Tribal Resources

There is unlikely to have impacts on any historical, archaeological, geological, cultural, or recreational area by the proposed construction as water services already exist in each location.

Water Quality

The project will improve the drinking water quality for the consumer/residents. This project will decrease the potential risk or exposure to lead.

There are no anticipated impacts on the quality of the ground water and surface water within the proposed construction limits. Soil erosion and sedimentation control measures will be utilized to prevent exposed soil from entering the sewer system.

Land/Water Interface

There are existing wetlands in Livonia as shown in Figure 5 of Appendix A. Minimal impacts on natural settings and sensitive ecosystems due to noise and dust will occur during the replacement process.

Endangered Species

The Construction will be coordinated to mitigate impacts to endangered species.

The Federally Listed Endangered and Threatened species for Wayne County is provided below in Table 5. The Indiana bat, the Eastern massasauga rattle snake, and possibly the Eastern prairie fringed orchid or white catspaw could be present in the Rouge River corridor which runs through the City of Livonia. This habitat is not ideal but could possibly support the species. However, no construction activity will take place in the Rouge River corridor, nor within waterways.

The following Michigan Counties are reported to have recorded Indiana bat maternity colonies; Calhoun, Cass, Eaton, Hillsdale, Jackson, Lenawee (2), Livingston, St. Joseph (2), and Van Buren. Wayne County is not listed as having recorded maternity colonies as the habitat is not ideal; therefore, the construction activity should not have any adverse impact on any endangered species.

Table 5: Federally-Listed Endangered and Threatened Species in Wayne County



Species	Status	Habitat
<u>Indiana bat</u> (<i>Myotis sodalis</i>)	Endangered	Summer habitat includes small to medium river and stream corridors with well developed riparian woods; woodlots within 1 to 3 miles of small to medium rivers and streams; and upland forests. Caves and mines as hibernacula.
<u>Northern long-eared bat</u> (<i>Myotis septentrionalis</i>)	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. Roosts and forages in upland forests during spring and summer.
<u>Rufa Red knot</u> (<i>Calidris canutus rufa</i>)	Threatened	Only actions that occur along coastal areas during the Red Knot migratory window of MAY 1 - SEPTEMBER 30
<u>Eastern massasauga</u> (<i>Sistrurus catenatus</i>)	Threatened	Variety of wetland habitats, including bogs, fens, shrub swamps, wet meadows, marshes, moist grasslands, wet prairies, and floodplain forests
<u>Northern riffleshell</u> (<i>Epioblasma torulosa rangiana</i>)	Endangered	Large streams and small rivers in firm sand of riffle areas; also occurs in Lake Erie
<u>White Catspaw</u> (<i>Epioblasma obliquata perobliqua</i>)	Endangered	Riffles or runs of high gradient streams, coarse stable substrates (gravel and pebble) are preferred.
<u>Eastern prairie fringed orchid</u> (<i>Platanthera leucophaea</i>)	Threatened	Mesic to wet prairies and meadows
<u>Karner blue butterfly</u> (<i>Lycia melissa samuelis</i>)	Endangered	Associated with landscapes composed of sandy soils, which supported oak or oak-pine savanna.
<u>Mitchell's satyr Butterfly</u> (<i>Neonympha mitchellii mitchellii</i>)	Endangered	Found in prairie fens, a natural community dominated by sedges, grasses, and other graminoids, but also rich in forb diversity.
<u>Rayed Bean</u> (<i>Villosa fabalis</i>)	Endangered	Found in small, shallow rivers, near riffles, and along shallow, wave-swept shores of lakes. It prefers gravel or sand substrates and is often found in and around roots of aquatic vegetation.
<u>Round hickorynut</u> (<i>Obovaria subrotunda</i>)	Threatened	Found in medium to large rivers and along the shores of Lake Erie and Lake St. Clair, near river mouths.
<u>Snuffbox mussel</u> (<i>Epioblasma triquetra</i>)	Endangered	Inhabits sand, gravel, or cobble substrates in swift small and medium-sized rivers. Individuals are often buried deep in the sediment.



The Monarch Butterfly (*Danaus Plexippus*) is on the proposed threatened list for this area and the Tricolored Bat (*Perimyotis subflavus*) is on the proposed endangered list for this area.

Agricultural Land

This project is the replacement of lead service lines in an urban setting, so no agricultural land will be impacted by this project.

Social/Economic Impact

Impacts on materials, land, and energy will be minimized by selection of qualified contractors. No additional land will be used for this project. Once the water service line is replaced and backfilled, the surface will be returned to its original condition.

Responsible maintenance of the City water main will have a direct impact on the value of residential and commercial properties.

Construction/Operational Impact

Traffic will be minimally disrupted along the roads since the majority of the LSL replacement is going to occur on the private side of the property. This impact will primarily affect the residents in the project areas, no major arterial streets will be closed. Tree removal may be necessary for trees that are not healthy and in close proximity to the project area where an LSL is being replaced between the water meter and the curb stop. All trees that are removed will be replaced.

Indirect Impacts

- a. Development – The City of Livonia is a developed urban area, there are no anticipated impacts to the rate, density, or type of development due to this project.
- b. Land Use - The replacement of water main in an existing urbanized area allows for the continued use of existing developed land. There are no expected changes in land use.
- c. Air and Water Quality - There are no expected changes in air quality due to primary or secondary development. Impacts related to air quality are limited to direct impacts during construction. Drinking water quality will improve as a result of completing this project.
- d. Natural Areas - There are no anticipated changes to the natural setting or ecosystem. It is expected that no threatened or endangered species will be impacted by this project.
- e. Aesthetic Changes - Impacts on cultural, human, social, and economic sources are not expected. Tree removal may be necessary for trees that are not healthy and near the LSLs. All trees that are removed will be replaced. Aesthetic impacts are anticipated to be short-term and occur during the construction phase.



- f. Resource Consumption – Replacing lead service lines will reduce lead exposure for the residents of Livonia.

Mitigation Measures

Mitigation of Short-Term Impacts

Typical construction mitigation is not expected for the selected alternative. Traffic control will not be required during the lead service line replacement along all the roads. Access to some roads may be temporarily restricted to provide a safe working environment. Soil erosion and sedimentation control measures will be required during the service line installation to ensure nearby surface waters or storm drains are not impacted by the construction process. A water truck will need to be available as dust may be an issue on dry, windy days. Any vegetation or roadway disrupted by the replacement process will be rehabilitated to its original condition. Service will not be maintained for residents during replacement and will be resumed after flushing and testing occurs.

Mitigation of Long-Term Impacts

There is no long-term impact anticipated.

Mitigation of Indirect Impacts

The proposed project is intended to improve the quality of drinking water, no indirect impacts are anticipated.

Public Participation

The Public Meeting

The formal public meeting was held on April 17, 2025 at 2:30 pm.

- a. Public Meeting Advertisement

The public meeting advertisement has been posted on the municipality's website and on the City's social media accounts on 4/7/2025. A copy of the advertisement, a screen shot of the social media post, and an affidavit confirming its publication is included in Appendix D.

- b. Comments Received and Answered

The names and addresses of the people who attended the public meeting, written comments, applicants' responses, and a description of any changes made to the project as a result of the public participation process are included in Appendix D. No prior written comments were received and all questions during the public meeting were



answered during the public meeting. A summary of the public meeting (copy of the slides) is included in the appendix.

Adoption of the Project Plan

The resolution is included in Appendix E.

DRAFT



APPENDIX A

Figure 1: Existing Water System

Figure 2: City of Livonia Water Services

Figure 3: Zoning Map

Figure 4: Wetlands

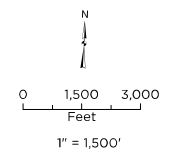
Figure 5: History of Environmental Contamination



Water System General Plan

Figure A-1

- ⊙ Check Valve
 - ⊠ Emergency Connection
 - ⊠ Pressure Reducing Valve
 - ⊠ GLWA Connection
- Water Main**
Diameter
- 6" and Under
 - 8"
 - 10"
 - 12"
 - 16" and Above
 - GLWA Water Main
- District**
- East
 - North
 - Northwest
 - West



Source: Data provided by City of Livonia and OHM Advisors. OHM Advisors does not warrant the accuracy of the data and/or the map. This document is intended to depict the approximate spatial location of the mapped features within the Community and all use is strictly at the user's own risk.

Coordinate System: NAD 1983 StatePlane Michigan South FIPS 2113 Feet Unit

Map Published: November 27, 2018

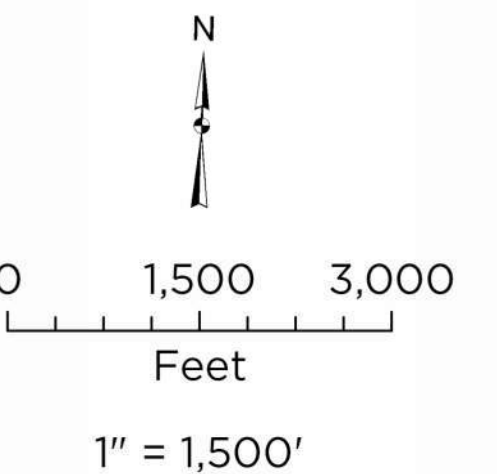




Service Material Unknown

City of Livonia

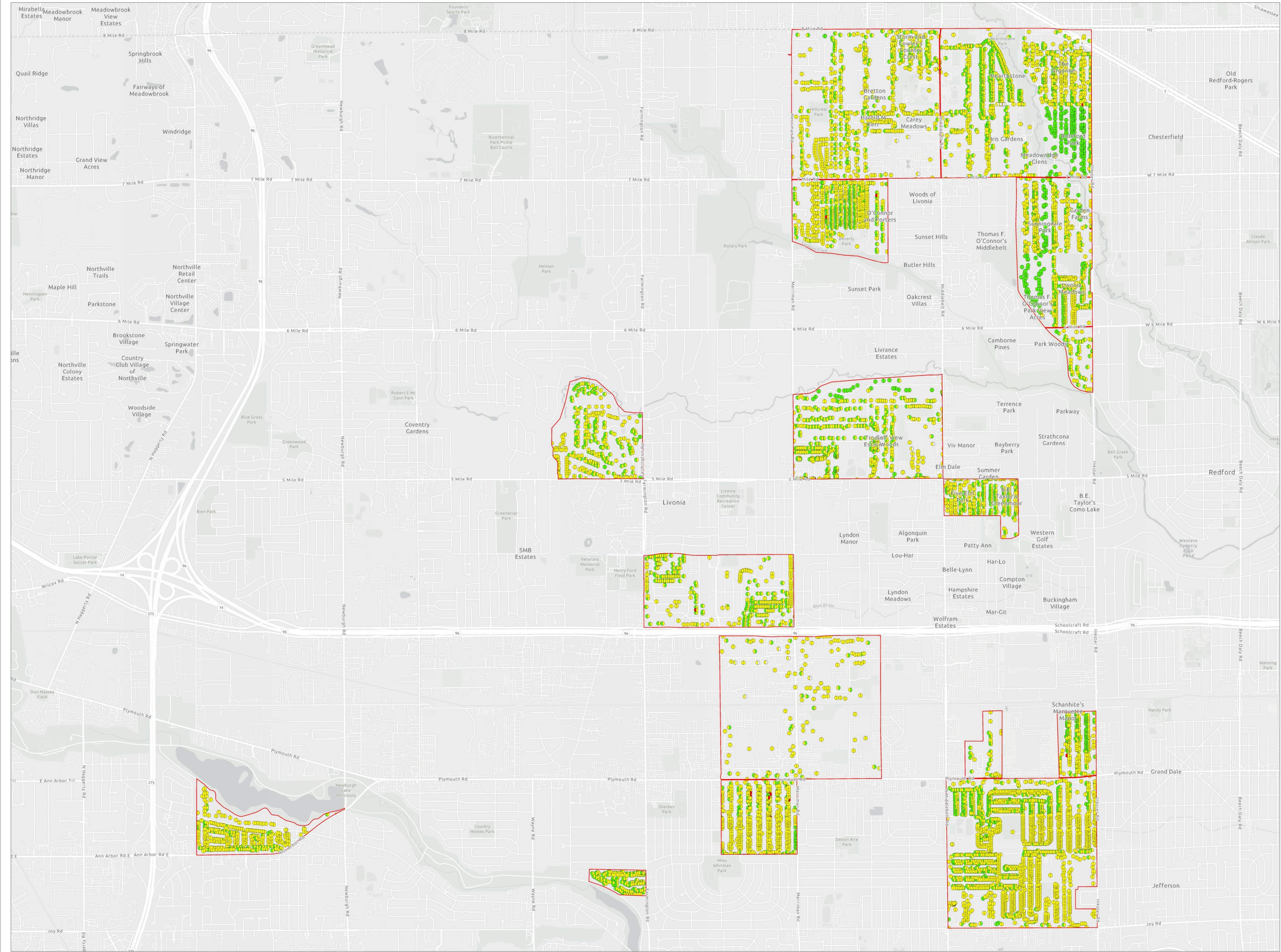
- Connection | Extension
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 - ROW Lead | Parcel Service Material Unknown
 - ROW Lead | Parcel Non-Lead
 - ROW Lead | Parcel Unknown Non-Lead
 - ROW Non-Lead | Parcel Lead
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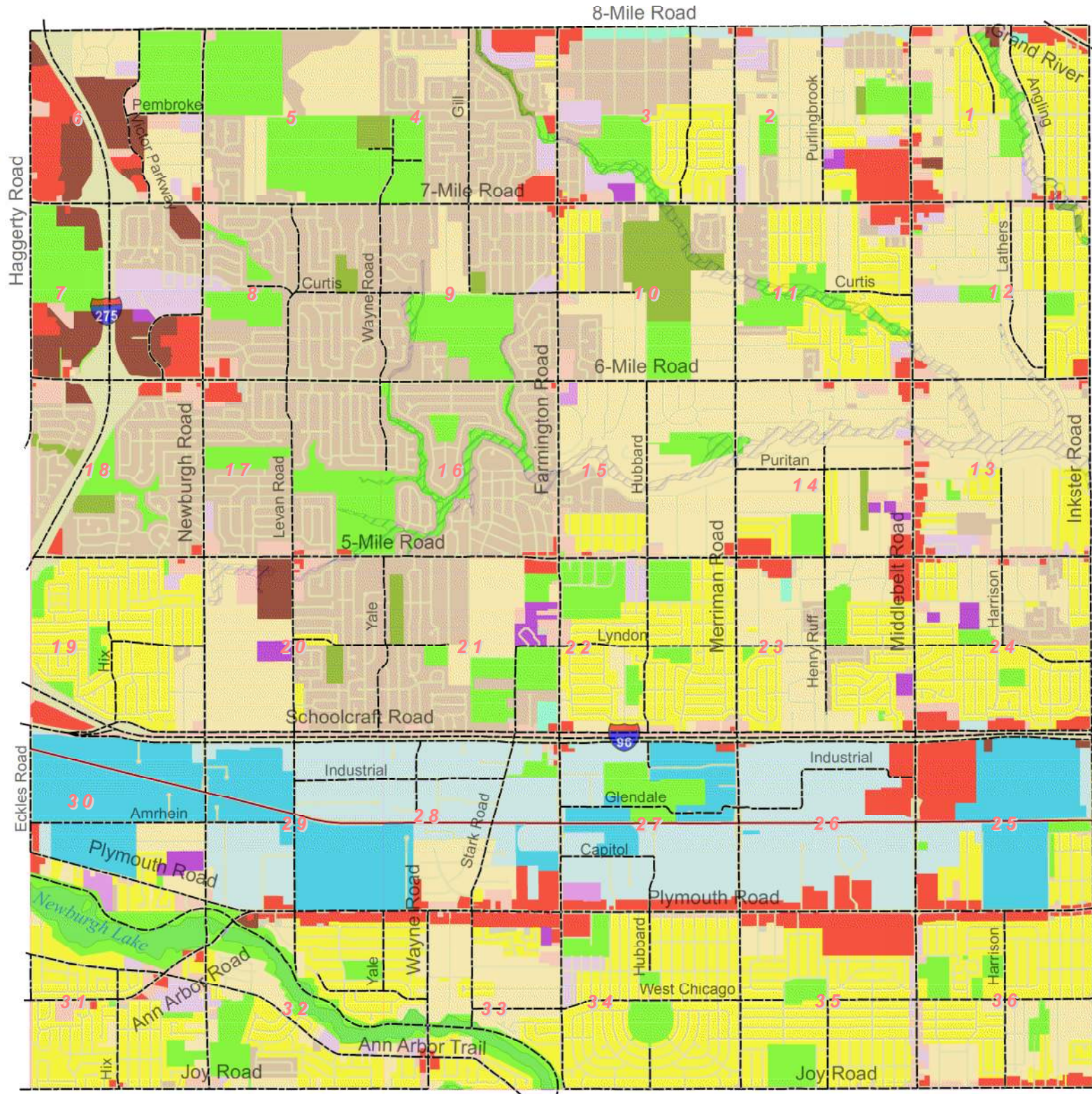


Source: Data provided by the City of Livonia. OHM Advisors does not warrant the accuracy of the data and/or the map. This document is intended to depict the approximate spatial location of the mapped features within the Community and all use is strictly at the user's own risk.

Coordinate System: NAD 1983 StatePlane Michigan South FIPS 2113 Feet Intl

Map Published: November 4, 2024

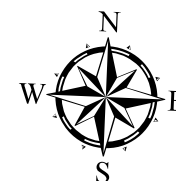




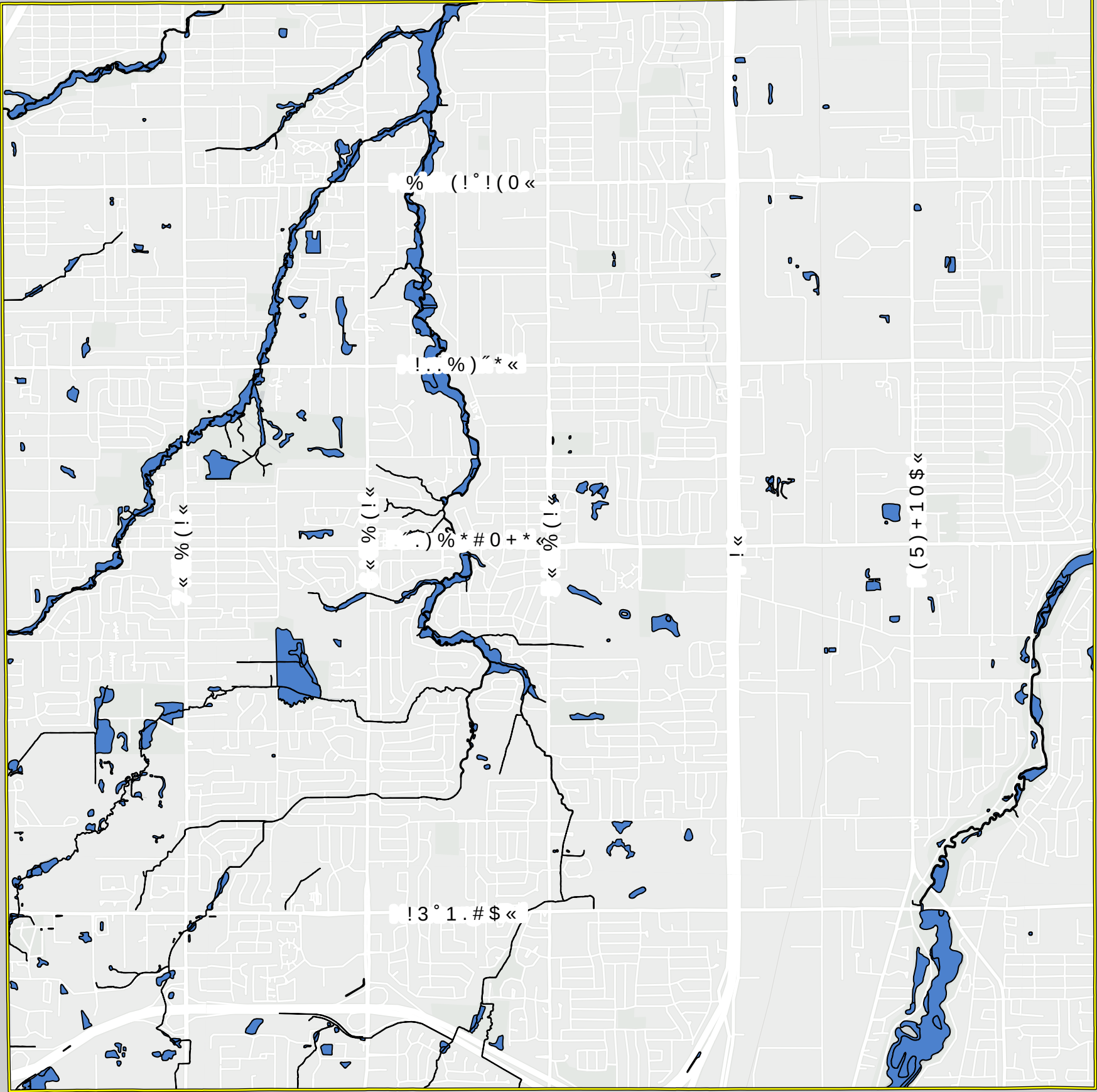
CITY OF LIVONIA NEW ZONING MAP

Legend New Zoning Districts

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



Prepared by the City of Livonia
Planning Department
March 24, 2021



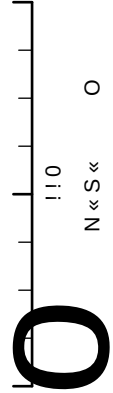
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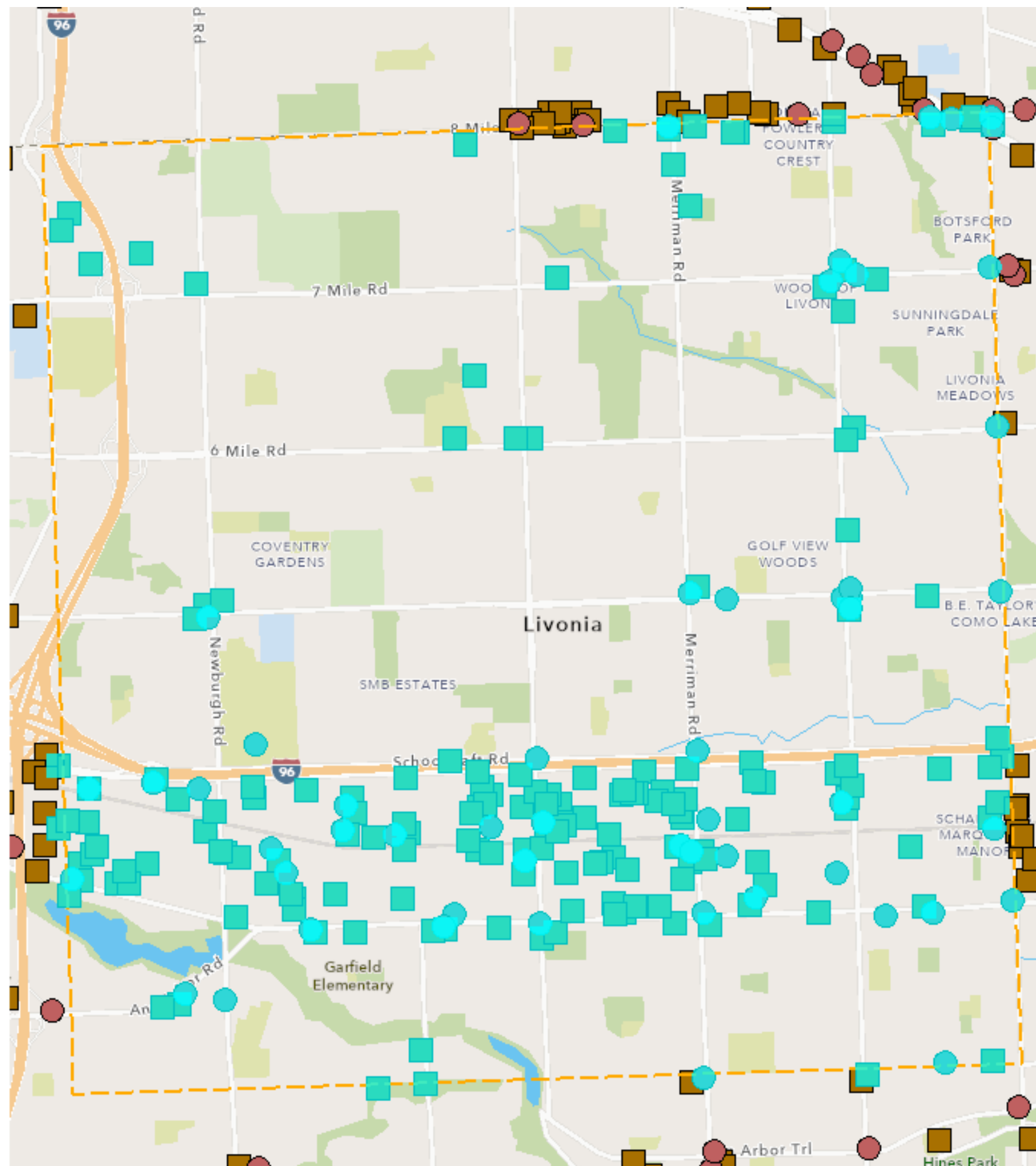
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City of Livonia

EGLE RIDE Environmental Mapper



4/7/2025, 6:05:03 PM

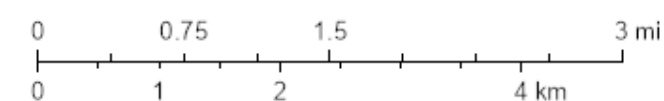
Livonia City Limits

Part 213 Leaking Underground Storage Tanks

Open

Part 201 Environmental Contamination Sites

1:79,506



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



APPENDIX B

Population Projection

Community Profiles

YOU ARE VIEWING DATA FOR:

City of Livonia

33000 Civic Center Dr
Livonia, MI 48154-3097
<http://ci.livonia.mi.us>



Census 2020 Population:
95,535
Area: 35.9 square miles

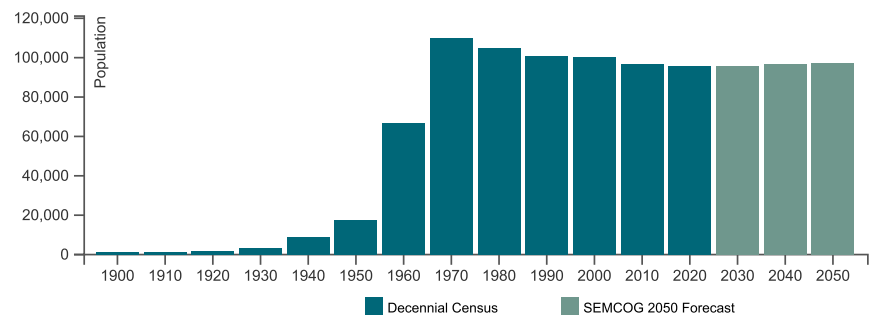
VIEW COMMUNITY EXPLORER MAP

VIEW 2020 CENSUS MAP

Population and Households

Link to American Community Survey (ACS) Profiles: **Select a Year** **Social | Demographic**
Population and Household Estimates for Southeast Michigan, 2024
Historic Population and Employment by Minor Civil Division, Southeast Michigan

Population Forecast



Note for City of Livonia : Incorporated in 1950 from Livonia Township. Population numbers prior to 1950 are of the township.

Population and Households

Population and Households	Census 2020	Census 2010	Change 2010-2020	Pct Change 2010-2020	SEMCOG Jul 2024	SEMCOG 2050
Total Population	95,535	96,942	-1,407	-1.5%	94,942	97,098
Group Quarters Population	1,108	1,366	-258	-18.9%	1,464	1,799
Household Population	94,427	95,576	-1,149	-1.2%	93,478	95,299
Housing Units	40,380	40,401	-21	-0.1%	40,807	-
Households (Occupied Units)	39,282	38,714	568	1.5%	40,166	40,006
Residential Vacancy Rate	2.7%	4.2%	-1.5%	-	1.6%	-
Average Household Size	2.40	2.47	-0.06	-	2.33	2.38

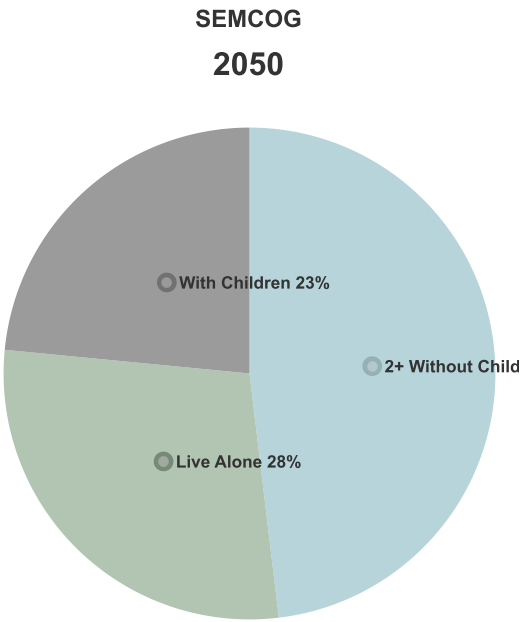
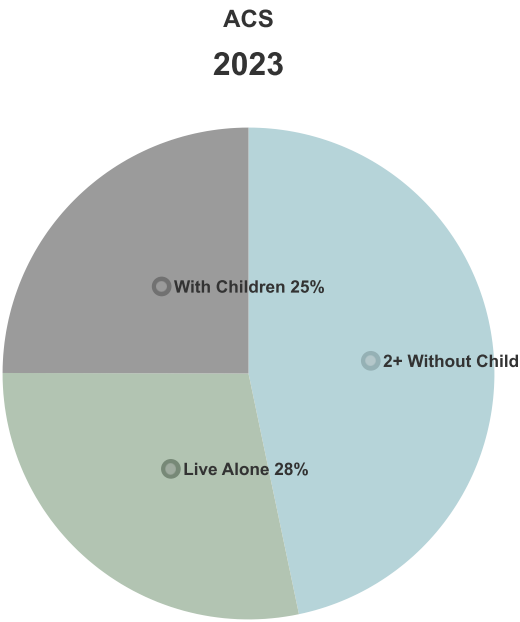
Source: **U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates**, and **SEMCOG 2050 Regional Development Forecast**

Components of Population Change

Components of Population Change	2010-2020 Avg.	2020-2023 Avg.
Natural Increase (Births - Deaths)	-171	-254
Births	880	911
Deaths	1,051	1,165
Net Migration (Movement In - Movement Out)	30	-201
Population Change (Natural Increase + Net Migration)	-141	-455

Source: **Michigan Department of Community Health Vital Statistics, U.S. Census Bureau**, and SEMCOG

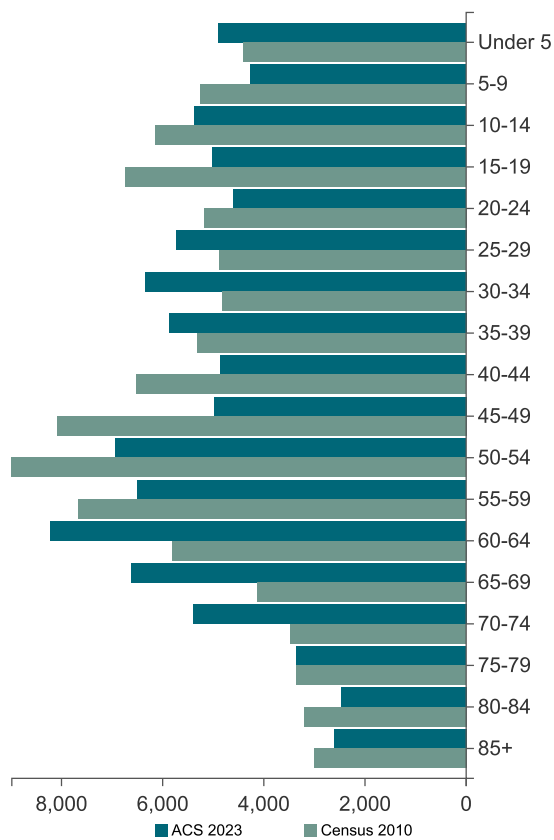
Household Types



Household Types	Census 2010	ACS 2023	Change 2010-2023	Pct Change 2010-2023	SEMOG 2050
With Seniors 65+	12,052	13,812	1,760	14.6%	16,922
Without Seniors	26,662	23,904	-2,758	-10.3%	23,084
Live Alone, 65+	5,059	5,328	269	5.3%	-
Live Alone, <65	5,287	5,354	67	1.3%	-
2+ Persons, With children	11,261	9,416	-1,845	-16.4%	9,387
2+ Persons, Without children	17,107	17,618	511	3%	19,242
Total Households	38,714	37,716	-998	-2.6%	40,006

Source: U.S. Census Bureau, Decennial Census, 2019-2023 American Community Survey 5-Year Estimates, and SEMOG 2050 Regional Development Forecast

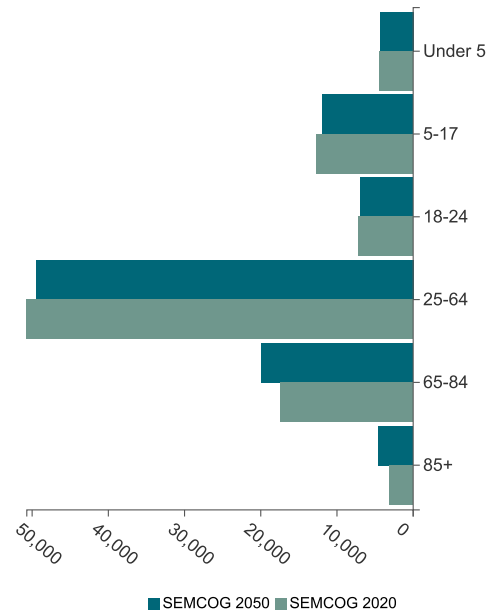
Population Change by Age, 2010-2023



Age Group	Census 2010	Change 2000-2010	ACS 2023	Change 2010-2023
Under 5	4,397	-1,257	4,892	495
5-9	5,257	-1,492	4,270	-987
10-14	6,141	-1,102	5,377	-764
15-19	6,737	249	5,021	-1,716
20-24	5,181	1,039	4,600	-581
25-29	4,878	18	5,734	856
30-34	4,811	-1,700	6,347	1,536
35-39	5,310	-2,901	5,877	567
40-44	6,519	-2,764	4,852	-1,667
45-49	8,086	-235	4,984	-3,102
50-54	8,982	2,361	6,927	-2,055
55-59	7,663	2,526	6,499	-1,164
60-64	5,814	1,477	8,220	2,406
65-69	4,133	-202	6,622	2,489
70-74	3,474	-1,152	5,399	1,925
75-79	3,351	-389	3,349	-2
80-84	3,203	887	2,475	-728
85+	3,005	1,034	2,613	-392
Total	96,942	-3,603	94,058	-2,884
Median Age	44.5	4.3	45.1	0.6

Source: U.S. Census Bureau, Decennial Census, and 2019-2023 American Community Survey 5-Year Estimates

Forecasted Population Change 2020-2050



Age Group	2020	2025	2030	2035	2040	2045	2050	Change 2020 - 2050	Pct Change 2020 - 2050
Under 5	4,410	4,362	4,500	4,378	4,288	4,319	4,339	-71	-1.6%
5-17	12,695	12,496	12,442	12,454	12,444	12,093	11,885	-810	-6.4%
18-24	7,196	6,988	6,886	7,080	7,046	6,965	6,937	-259	-3.6%
25-64	50,700	49,723	48,181	47,872	48,762	49,491	49,487	-1,213	-2.4%
65-84	17,401	19,631	20,958	21,139	20,449	19,815	19,912	2,511	14.4%
85+	3,133	2,408	2,565	3,033	3,612	4,285	4,538	1,405	44.8%
Total	95,535	95,608	95,532	95,956	96,601	96,968	97,098	1,563	1.6%

Source: **SEMCOG 2050 Regional Development Forecast**

Older Adults and Youth Populations

Older Adults and Youth Population	Census 2010	ACS 2023	Change 2010-2023	Pct Change 2010-2023	SEMOG 2050
65 and over	17,166	20,458	3,292	19.2%	24,450
65 to 84	14,161	17,845	3,684	26%	19,912
85 and Over	3,005	2,613	-392	-13%	4,538
Under 18	20,165	17,818	-2,347	-11.6%	16,224
5 to 17	15,768	12,926	-2,842	-18%	11,885
Under 5	4,397	4,892	495	11.3%	4,339
Note: Population by age changes over time because of the aging of people into older age groups, the movement of people, and the occurrence of births and deaths.					

Source: U.S. Census Bureau, Decennial Census, 2019-2023 American Community Survey 5-Year Estimates, and SEMOG 2050 Regional Development Forecast

Race and Hispanic Origin

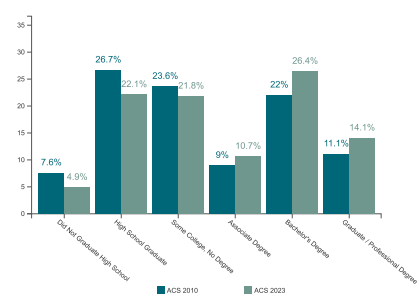
Race and Hispanic Origin	Census 2010	Percent of Population 2010	ACS 2023	Percent of Population 2023	Percentage Point Change 2010-2023
Non-Hispanic	94,543	97.5%	89,781	95.5%	-2.1%
White	87,332	90.1%	77,685	82.6%	-7.5%
Black	3,264	3.4%	4,060	4.3%	0.9%
Asian	2,441	2.5%	3,482	3.7%	1.2%
Multi-Racial	1,205	1.2%	3,927	4.2%	2.9%
Other	301	0.3%	557	0.6%	0.3%
Hispanic	2,399	2.5%	4,277	4.5%	2.1%
Total	96,942	100%	94,058	100%	0%

Source: U.S. Census Bureau Decennial Census and 2019-2023 American Community Survey 5-Year Estimates.

Highest Level of Education

Highest Level of Education*	ACS 2010	ACS 2023	Percentage Point Chg 2010-2023
Did Not Graduate High School	7.6%	4.9%	-2.7%
High School Graduate	26.7%	22.1%	-4.6%
Some College, No Degree	23.6%	21.8%	-1.8%
Associate Degree	9%	10.7%	1.7%
Bachelor's Degree	22%	26.4%	4.4%
Graduate / Professional Degree	11.1%	14.1%	3%

* Population age 25 and over

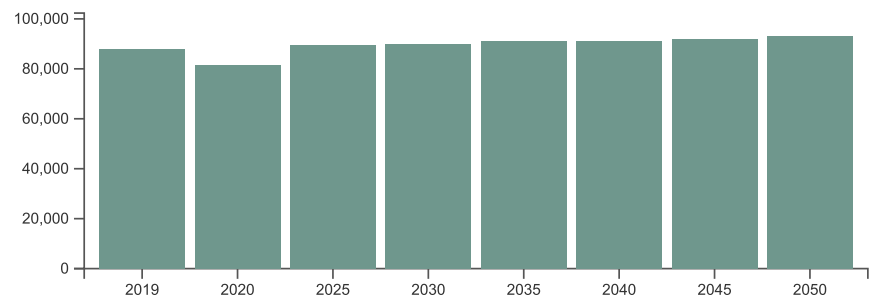


Source: **U.S. Census Bureau, 2006-2010 and 2019-2023 American Community Survey 5-Year Estimates**

Economy & Jobs

Link to American Community Survey (ACS) Profiles: **Select a Year** **Economic**
Historic Population and Employment by Minor Civil Division, Southeast Michigan

Forecasted Jobs



Note: The base year for the employment forecast is 2019, as 2020 employment was artificially low due to the COVID recession.

Source: **SEMCOG 2050 Regional Development Forecast**

Forecasted Jobs by Industry Sector

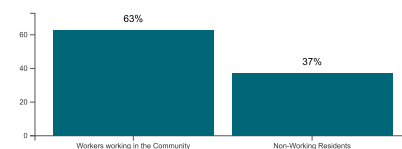
Forecasted Jobs By Industry Sector	2019	2020	2025	2030	2035	2040	2045	2050	Change 2019-2050	Pct Change 2019-2050
Natural Resources, Mining, & Construction	6,262	5,735	7,088	6,868	7,010	7,033	7,063	7,135	873	13.9%
Manufacturing	11,444	10,101	10,948	10,607	10,292	9,374	8,791	8,635	-2,809	-24.5%
Wholesale Trade	4,690	4,231	4,702	4,901	5,268	5,299	5,392	5,478	788	16.8%
Retail Trade	8,890	8,005	7,906	7,292	6,660	6,283	6,069	5,924	-2,966	-33.4%
Transportation, Warehousing, & Utilities	5,370	5,414	6,137	6,339	6,524	6,622	6,648	6,727	1,357	25.3%
Information & Financial Activities	7,722	7,521	8,206	8,605	8,826	8,899	9,155	9,391	1,669	21.6%
Professional and Technical Services & Corporate HQ	11,665	11,277	12,166	12,745	13,496	13,740	13,994	14,233	2,568	22%
Administrative, Support, & Waste Services	5,566	5,281	5,848	6,035	6,229	6,352	6,509	6,758	1,192	21.4%
Education Services	3,452	3,205	3,372	3,333	3,397	3,406	3,415	3,439	-13	-0.4%
Healthcare Services	9,436	9,375	9,579	9,849	10,117	10,861	11,526	12,209	2,773	29.4%
Leisure & Hospitality	7,071	5,284	7,177	7,269	7,151	7,041	6,986	6,875	-196	-2.8%
Other Services	5,669	5,075	5,356	5,490	5,518	5,488	5,488	5,524	-145	-2.6%
Public Administration	846	808	816	682	695	695	694	698	-148	-17.5%
Total Employment Numbers	88,083	81,312	89,301	90,015	91,183	91,093	91,730	93,026	4,943	5.6%

Note: The base year for the employment forecast is 2019, as 2020 employment was artificially low due to the COVID recession.

Source: **SEMCOG 2050 Regional Development Forecast**

Daytime Population

Daytime Population	ACS 2023
Workers working in the Community	78,915
Non-Working Residents	46,808
Age 15 and under	15,660
Not in labor force	28,895
Unemployed	2,253
Daytime Population	125,723



Source: **2019-2023 American Community Survey 5-Year Estimates**. For additional information, visit SEMCOG's **Interactive Commuting Patterns Map**

Note: The number of residents attending school outside Southeast Michigan is not available.

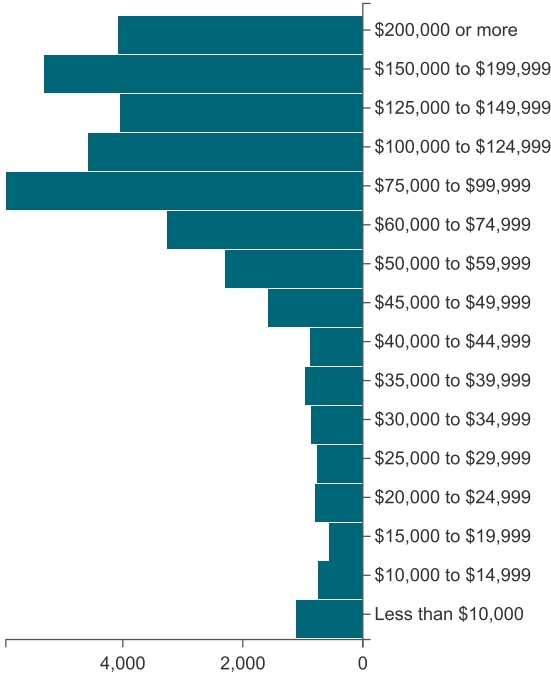
Likewise, the number of students commuting into Southeast Michigan to attend school is also not known.

Household Income

Income (in 2023 dollars)	ACS 2010	ACS 2023	Change 2010-2023	Percent Change 2010-2023
Median Household Income	\$97,545	\$96,317	\$-1,228	-1.3%
Per Capita Income	\$44,201	\$46,588	\$2,387	5.4%

Source: U.S. Census Bureau, 2006-2010 and 2019-2023 American Community Survey 5-Year Estimates

Annual Household Income



Annual Household Income	ACS 2023
\$200,000 or more	4,073
\$150,000 to \$199,999	5,303
\$125,000 to \$149,999	4,048
\$100,000 to \$124,999	4,569
\$75,000 to \$99,999	5,950
\$60,000 to \$74,999	3,258
\$50,000 to \$59,999	2,287
\$45,000 to \$49,999	1,574
\$40,000 to \$44,999	877
\$35,000 to \$39,999	960
\$30,000 to \$34,999	859
\$25,000 to \$29,999	758
\$20,000 to \$24,999	795
\$15,000 to \$19,999	557
\$10,000 to \$14,999	740
Less than \$10,000	1,108
Total	37,716

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

Poverty

Poverty	ACS 2010	% of Total (2010)	ACS 2023	% of Total (2023)	% Point Chg 2010-2023
Persons in Poverty	4,837	5%	4,369	4.7%	-0.3%
Households in Poverty	1,795	4.6%	2,154	5.7%	1.1%

Source: U.S. Census Bureau, 2006-2010 and 2019-2023 American Community Survey 5-Year Estimates

Housing

Link to American Community Survey (ACS) Profiles: **Select a Year**

2023

▼

Housing

Building Permits 2010 - 2024

Year	Single Family	Two Family	Attach Condo	Multi Family	Total Units	Total Demos	Net Total
2010	28	0	0	60	88	17	71
2011	18	0	0	0	18	11	7
2012	38	0	0	0	38	2	36
2013	45	0	0	0	45	8	37
2014	41	0	0	0	41	7	34
2015	36	0	0	0	36	4	32
2016	34	0	0	0	34	8	26
2017	76	0	0	0	76	11	65
2018	50	0	6	76	132	10	122
2019	41	0	0	201	242	5	237
2020	56	0	0	0	56	3	53
2021	30	0	0	128	158	2	156
2022	46	0	0	0	46	2	44
2023	71	0	0	0	71	3	68
2024	25	0	0	0	25	5	20
2010 to 2024 totals	635	0	6	465	1,106	98	1,008

Source: **SEMCOG Development**

Note: Permit data for most recent years may be incomplete and is updated monthly.

Housing Types

Housing Type	ACS 2010	ACS 2023	Change 2010-2023	New Units Permitted Since 2019
Single Unit	33,645	33,614	-31	271
Multi-Unit	5,111	5,251	140	329
Mobile Homes or Other	83	111	28	0
Total	38,839	38,976	137	600
Units Demolished				-20
Net (Total Permitted Units - Units Demolished)				580

Source: U.S. Census Bureau, 2006-2010 and 2019-2023 American Community Survey 5-Year Estimates, SEMCOG Development

Housing Tenure

Housing Tenure	Census 2010	ACS 2023	Change 2010-2023
Owner occupied	33,394	32,999	-395
Renter occupied	5,320	4,717	-603
Vacant	1,687	1,260	-427
Seasonal/migrant	133	340	207
Other vacant units	1,554	920	-634
Total Housing Units	40,401	38,976	-1,425

Census
2010



ACS
2023



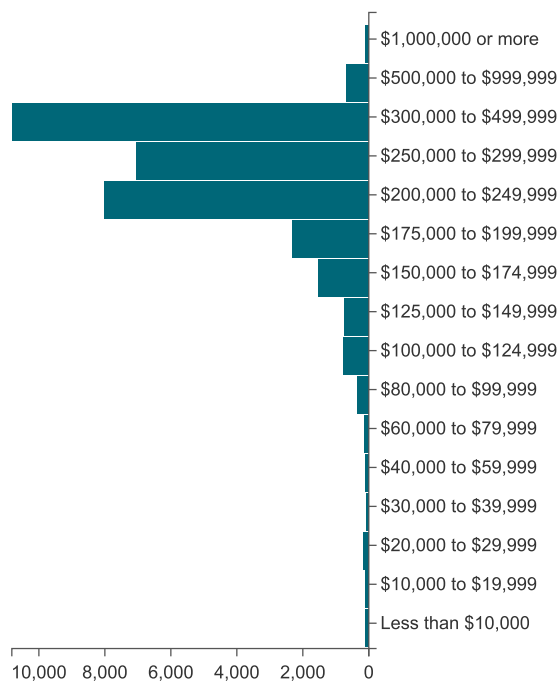
Source: U.S. Census Bureau, 2006-2010 and 2019-2023 American Community Survey 5-Year Estimates

Housing Value and Rent

Housing Value (in 2023 dollars)	ACS 2010	ACS 2023	Change 2010-2023	Percent Change 2010-2023
Median housing value	\$270,492	\$265,300	\$-5,192	-1.9%
Median gross rent	\$1,264	\$1,284	\$20	1.6%

Source: U.S. Census Bureau, 2006-2010 and 2019-2023 American Community Survey 5-Year Estimates

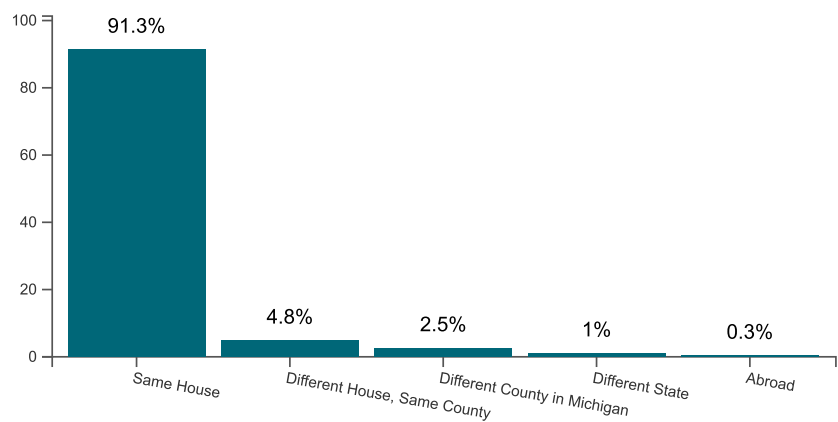
Housing Value



Housing Value	ACS 2023
\$1,000,000 or more	96
\$500,000 to \$999,999	687
\$300,000 to \$499,999	10,820
\$250,000 to \$299,999	7,046
\$200,000 to \$249,999	8,010
\$175,000 to \$199,999	2,308
\$150,000 to \$174,999	1,516
\$125,000 to \$149,999	734
\$100,000 to \$124,999	780
\$80,000 to \$99,999	342
\$60,000 to \$79,999	129
\$40,000 to \$59,999	96
\$30,000 to \$39,999	68
\$20,000 to \$29,999	167
\$10,000 to \$19,999	93
Less than \$10,000	107
Owner-Occupied Units	32,999

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

Residence One Year Ago *



* This table represents persons, age 1 and over, living in City of Livonia from 2019-2023. The table does not represent person who moved out of City of Livonia from 2019-2023.

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

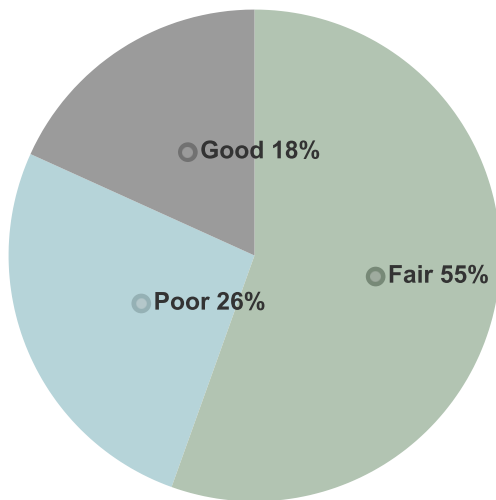
Transportation

Miles of public road (including boundary roads): 487

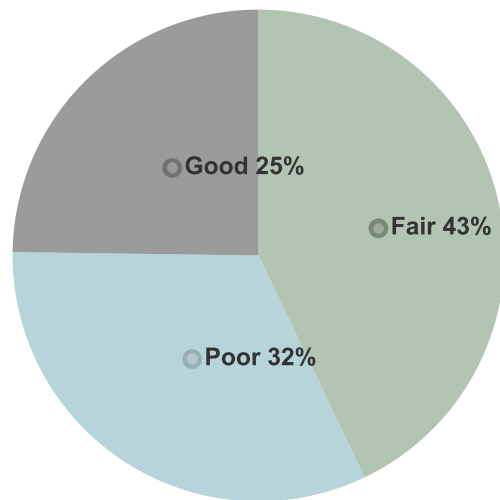
Source: Michigan Geographic Framework

Pavement Condition (in Lane Miles)

Past Pavement Conditions
2021



Current Pavement Conditions
2023 - 2024



Note: Poor pavements are generally in need of rehabilitation or full reconstruction to return to good condition. Fair pavements are in need of capital preventive maintenance to avoid deteriorating to the poor classification. Good pavements generally receive only routine maintenance, such as street sweeping and snow removal, until they deteriorate to the fair condition.

Source: SEMCOG

Bridge Status

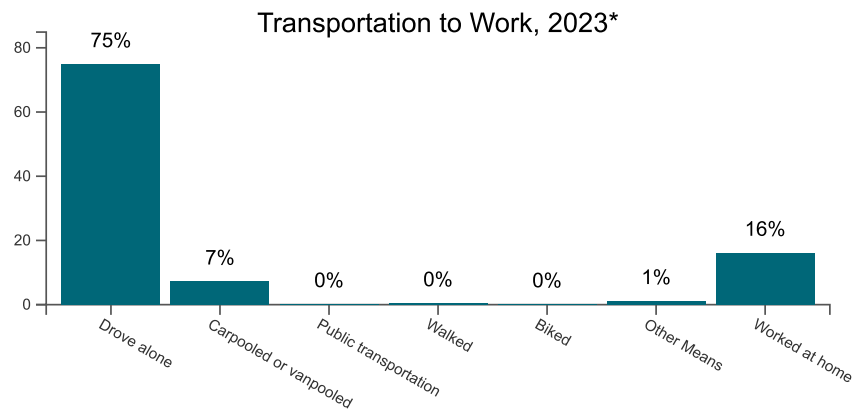
Bridge Status	2008	2008 (%)	2009	2009 (%)	2010	2010 (%)	Percent Point Chg 2008-2010
Open	50	100%	49	98%	78	100%	0%
Open with Restrictions	0	0%	0	0%	0	0%	0%
Closed*	0	0%	1	2%	0	0%	0%
Total Bridges	50	100.0%	50	100.0%	78	100.0%	0.0%
Deficient Bridges	35	70%	30	60%	60	76.9%	6.9%

* Bridges may be closed because of new construction or failed condition.

Note: A bridge is considered deficient if it is structurally deficient (in poor shape and unable to carry the load for which it was designed) or functionally obsolete (in good physical condition but unable to support current or future demands, for example, being too narrow to accommodate truck traffic).

Source: Michigan Structure Inventory and Appraisal Database

Detailed Intersection & Road Data



* Resident workers age 16 and over

Transportation to Work

Transportation to Work	ACS 2010	% of Total (ACS 2010)	ACS 2023	% of Total (ACS 2023)	% Point Chg 2010-2023
Drove alone	41,947	89.3%	34,608	74.9%	-14.4%
Carpooled or vanpooled	2,813	6%	3,322	7.2%	1.2%
Public transportation	135	0.3%	69	0.1%	-0.2%
Walked	566	1.2%	195	0.4%	-0.8%
Biked	45	0.1%	42	0.1%	0%
Other Means	242	0.5%	511	1.1%	0.6%
Worked at home	1,202	2.6%	7,457	16.1%	13.5%
Resident workers age 16 and over	46,950	100.0%	46,204	100.0%	0.0%

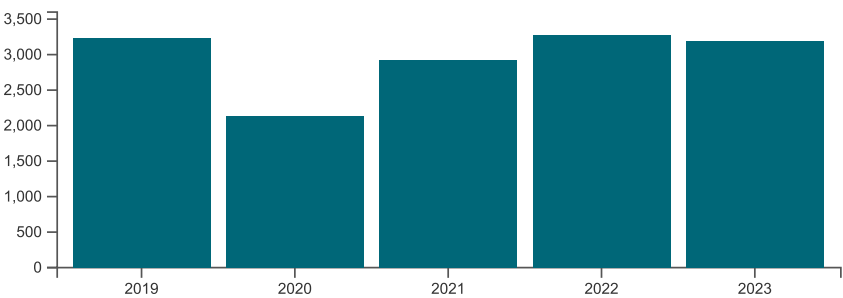
Source: U.S. Census Bureau, 2006-2010 and 2019-2023 American Community Survey 5-Year Estimates

Mean Travel Time to Work

Mean Travel Time To Work	ACS 2010	ACS 2023	Change 2010-2023
For residents age 16 and over who worked outside the home	23.1 minutes	20.2 minutes	-3 minutes

Source: U.S. Census Bureau, 2006-2010 and 2019-2023 American Community Survey 5-Year Estimates

Crashes, 2019-2023



Source: Michigan Department of State Police with the Criminal Justice Information Center and SEMCOG

Note: Crash data shown is for the entire city.

Crash Severity

Crash Severity	2019	2020	2021	2022	2023	Percent of Crashes 2019 - 2023
<u>Fatal</u>	2	7	6	3	5	0.2%
<u>Serious Injury</u>	22	22	28	31	24	0.9%
<u>Other Injury</u>	685	488	633	616	650	20.8%
<u>Property Damage Only</u>	2,522	1,611	2,262	2,622	2,514	78.2%
<u>Total Crashes</u>	3,231	2,128	2,929	3,272	3,193	100%

Crashes by Type

Crashes by Type	2019	2020	2021	2022	2023	Percent of Crashes 2019 - 2023
<u>Head-on</u>	28	26	18	27	26	0.8%
<u>Angle or Head-on/Left-turn</u>	662	477	589	727	733	21.6%
<u>Rear-End</u>	1,356	766	1,123	1,236	1,215	38.6%
<u>Sideswipe</u>	628	442	584	682	669	20.4%
<u>Single Vehicle</u>	338	286	346	384	379	11.7%
<u>Backing</u>	81	50	66	78	80	2.4%
<u>Other or Unknown</u>	138	81	203	138	91	4.4%

Crashes by Involvement

Crashes by Involvement	2019	2020	2021	2022	2023	Percent of Crashes 2019 - 2023
<u>Red-light Running</u>	108	114	125	124	154	4.2%
<u>Lane Departure</u>	291	223	320	280	267	9.4%
<u>Alcohol</u>	101	67	86	75	60	2.6%
<u>Drugs</u>	23	29	29	21	18	0.8%
<u>Deer</u>	39	38	43	56	77	1.7%
<u>Train</u>	0	0	0	0	0	0%
<u>Commercial Truck/Bus</u>	195	152	206	244	221	6.9%
<u>School Bus</u>	11	6	11	12	10	0.3%
<u>Emergency Vehicle</u>	29	15	16	20	18	0.7%
<u>Motorcycle</u>	19	20	18	13	31	0.7%
<u>Intersection</u>	1,469	1,011	1,375	1,598	1,440	46.7%
<u>Work Zone</u>	24	37	103	206	164	3.6%
<u>Pedestrian</u>	8	8	11	23	14	0.4%
<u>Bicyclist</u>	18	14	13	17	17	0.5%
<u>Older Driver (65 and older)</u>	699	456	662	746	790	22.7%
<u>Young Driver (15 to 20)</u>	521	368	520	567	545	17.1%
<u>Distracted Driver</u>	187	143	154	139	151	5.2%
<u>Driveway</u>	365	239	362	402	321	11.4%
<u>Speeding</u>	213	125	142	183	142	5.5%
<u>Unbelted</u>	35	26	38	43	46	1.3%
<u>Secondary</u>	25	15	23	22	18	0.7%

High Frequency Intersection Crash Rankings By Fatalities + Serious Injuries

Local Rank	County Rank	Region Rank	Intersection	Jurisdiction	Annual Avg 2019-2023
1	60	78	<u>Merriman Rd @ Joy Rd</u>	County	1
2	188	293	6 Mile Rd @ Francavilla Dr		0.6
2	188	293	<u>6 Mile Rd @ Francavilla Dr</u>	County	0.6
2	188	293	<u>6 Mile Service Drive @ Pollyanna Dr</u>		0
2	188	293	<u>6 Mile Rd @ Inkster Rd</u>	County	0.6
2	188	293	<u>Edward N Hines Dr @ Joy Rd</u>	County	0.6
2	188	293	<u>Middle Belt Rd @ Woodridge Dr</u>	County	0.6
6	446	730	<u>6 Mile Rd @ Merriman Rd</u>	County	0.4
6	446	730	<u>6 Mile Rd @ Middle Belt Rd</u>	County	0.4
6	446	730	7 Mile Rd @ Bicentennial Dr S		0.4
6	446	730	<u>7 Mile Rd @ Bicentennial Dr S</u>	County	0.4
6	446	730	<u>7 Mile Rd @ Bicentennial Dr N</u>	County	0
6	446	730	<u>7 Mile Rd @ Blue Skies Dr</u>	County	0.4
6	446	730	<u>7 Mile Rd @ Farmington Rd</u>	County	0.4
6	446	730	<u>Ann Arbor Rd @ Newburgh Rd</u>	State,City/Village	0.4
6	446	730	<u>Edward N Hines Dr @ Riverview Dr</u>	County	0.4
6	446	730	<u>Grand River Ave @ Inkster Rd</u>	State,County	0.4
6	446	730	Haggerty Rd @ Phillips Rd		0.4
6	446	730	<u>Haggerty Rd @ Danielle Dr</u>	County	0.4
6	446	730	<u>Haggerty Rd @ Phillips Rd</u>	County	0
6	446	730	<u>Industrial Rd @ Wayne Rd</u>		0.4
6	446	730	<u>Inkster Rd @ Joy Rd</u>	County	0.4
6	446	730	<u>Inkster Rd @ Plymouth Rd</u>	State,County	0.4
6	446	730	<u>Merriman Rd @ Glendale Ave</u>	County	0.4
6	446	730	<u>Middle Belt Rd @ Chicago Rd W</u>	County,City/Village	0.4
6	446	730	<u>Middle Belt Rd @ Plymouth Rd</u>	State,County	0.4
6	446	730	<u>Newburgh Rd @ Perth Ave</u>	City/Village	0.4

Note: Intersections are ranked by the number of fatalities and serious injuries as the result of a crash, and does not take into account traffic volume. Crashes reported occurred within 150 feet of the intersection.

Source: **Michigan Department of State Police with the Criminal Justice Information Center** and **SEMCOG**

High Frequency Road Segment Crash Rankings By Fatalities + Serious Injuries

Local Rank	County Rank	Region Rank	Segment	From Road - To Road	Jurisdiction	Annual Avg 2019-2023
1	87	146	Middle Belt Rd	6 Mile Rd - 7 Mile Rd	County	1.2
2	133	240	Haggerty Rd	7 Mile Rd - 8 Mile Rd W	County	1
2	133	240	Newburgh Rd	Schoolcraft Rd - 5 Mile Rd	City/Village	1
4	207	395	W I 96	Newburgh/W I 96 Ramp - Newburgh Rd	State	0.8
4	207	395	Edward N Hines Dr	Stark Rd - Joy Rd	County	0.8
6	336	683	Middle Belt Rd	5 Mile Rd - 6 Mile Rd	County	0.6
6	336	683	Haggerty Rd	5 Mile Rd - 6 Mile Rd	County	0.6
6	336	683	Merriman Rd	5 Mile Rd - 6 Mile Rd	County	0.6
6	336	683	Edward N Hines Dr	Ann Arbor Rd - Wayne Rd	County	0.6
6	336	683	E I 96	E I 96/Middlebelt Ramp - Middle Belt Rd	State	0.6
6	336	683	7 Mile Rd	Farmington Rd - Merriman Rd	County	0.6
6	336	683	Joy Rd	Harrison Rd - Inkster Rd	County	0.6
6	336	683	5 Mile Rd	Levan Rd - 5 Mile Rd	County	0.6
6	336	683	6 Mile Rd	Levan Rd - Farmington Rd	County	0.6
6	336	683	Middle Belt Rd	Plymouth Rd - Schoolcraft Rd	County	0.6
6	336	683	Merriman Rd	Plymouth Rd - Schoolcraft Rd	County	0.6
6	336	683	Ann Arbor Trl	Wayne Rd - Edward N Hines Dr	City/Village	0.6

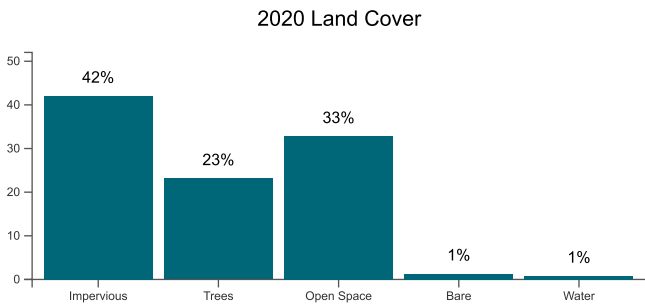
Note: Segments are ranked by the number of fatalities and serious injuries as the result of a crash, and does not take into account traffic volume.

Environment

2020 Land Use

Parcel Land Use	Acres 2015	Acres 2020	Change 2015-2020	Pct Change 2015-2020
Single-Family Residential	9,540.8	9,557.7	16.9	0.2%
Attached Condo Housing	222.1	232.4	10.2	4.6%
Multi-Family Housing	206.3	196.8	-9.5	-4.6%
Mobile Home	0	0	0	0%
Agricultural/Rural Residential	102.6	109.6	7	6.8%
Mixed Use	75.2	13.6	-61.6	-81.9%
Retail	794.9	831	36.1	4.5%
Office	1,315.7	1,374.4	58.6	4.5%
Hospitality	254.8	158.5	-96.3	-37.8%
Medical	388.6	240.6	-148	-38.1%
Institutional	1,246	1,305.9	59.8	4.8%
Industrial	1,392.1	1,483.3	91.2	6.5%
Recreational/Open Space	1,928.6	1,988.3	59.7	3.1%
Cemetery	366.3	366.3	0	0%
Golf Course	98.7	98.7	0	0%
Parking	57.1	57.1	0	0%
Extractive	0.3	0.3	0	0%
TCU	99.7	142.2	42.5	42.6%
Vacant	708.5	641.7	-66.8	-9.4%
Water	104.9	104.9	0	0%
Not Parceled	4,040.1	4,040.1	0	0%
Total	22,943.3	22,943.3	0	0%

1. **Agricultural / Rural Res** includes any residential parcel containing 1 or more homes where the parcel is 3 acres or larger.
2. **Mixed Use** includes those parcels containing buildings with Hospitality, Retail, or Office square footage and housing units.
3. **Not Parceled** includes all areas within a community that are not covered by a parcel legal description.
4. Parcels that do not have a structure assigned to the parcel are considered vacant unless otherwise indicated, even if the parcel is part of a larger development such as a factory, school, or other developed series of lots.



Source Data
SEMCOG - Detailed Data

Type	Description	Acres	Percent
Impervious	buildings, roads, driveways, parking lots	9,644.4	42%
Trees	woody vegetation, trees	5,307.5	23.1%
Open Space	agricultural fields, grasslands, turfgrass	7,521.9	32.8%
Bare	soil, aggregate piles, unplanted fields	296.9	1.3%
Water	rivers, lakes, drains, ponds	178.1	0.8%
Total Acres		22,948.8	

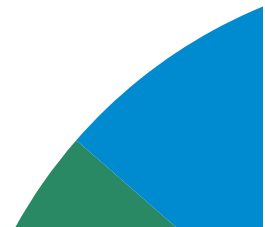
SEMCOG 2022 Tree Canopy

Type	Acres	Percent
Tree Canopy	7,415.5	32.3%

Tree canopy is the layer of tree leaves, needles, branches, and stems that provide tree coverage of the ground, viewed from an aerial perspective.

2019 Greenhouse Gas Emissions

	CO2e (MT)	Percentage of Total
Residential Energy Use	391,529.2	13.69%
Commercial Energy Use	472,690.1	16.53%
Industrial Energy Use	890,171.6	31.13%
Industrial Processes	320,721.9	11.22%
Transportation	717,219.6	25.08%
Solid Waste	65,114.1	2.28%
Water and Wastewater Treatment	2,256.7	0.08%
Agriculture, Forestry, and Land Use	0	0%
Total	2,859,703.3	100%



Source: SEMCOG, Local **Gas Emissions Inventory Summary**



APPENDIX C

Lead Service Residential Info Package

DEPARTMENT OF PUBLIC WORKS

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MAYOR

DONALD R. ROHRAFF
DIRECTOR OF PUBLIC WORKS

DOUGLAS L. MOORE, MSA
ASSISTANT DIRECTOR OF PUBLIC WORKS

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MAINTENANCE SERVICES

- Roads
- Parks
- Water
- Sewer
- Building
- Animal Control
- Forestry
- Equipment
- Storm Drains
- Traffic Signs
- Solid Waste / Recycling

Date: _____

Address: _____

SUBJECT: Notification that your water service line is made of lead

Dear Water Customer:

It has been determined that some or all of your water service line is made of lead. People using water in buildings with a lead service line have an increased risk of exposure to lead from their drinking water.

Why are you receiving this letter?

Lead can cause serious health and developmental problems, especially in developing fetuses and young children. Because your service line contains lead, you are at an increased risk of lead exposure. This letter serves to notify you of this risk and provides information to help you reduce your risk of lead exposure.

What can I do to reduce my risk?

Review the enclosed flier for steps you can take to reduce your exposure to lead in drinking water. In addition to your service line, other plumbing in your home may contain lead and could increase the levels of lead in your drinking water. These may include faucets, valves, and soldered joints. It is recommended that homeowners contact a licensed plumber and have a plumbing assessment done to determine if your in-home plumbing is a source of lead in your drinking water.

Please visit [Michigan.gov/MILeadSafe](https://www.michigan.gov/MILeadSafe) for more information about sources of lead and what you can do to reduce your exposure. For a copy of City of Livonia's Consumer Confidence Report, an annual report on what is in your drinking water, please visit the City website at:

<https://www.livonia.gov/DocumentCenter/View/6092/2023-Water-Quality-Report-PDF>

Please contact Joey Schuetz, Water/Sewer Manager at (734) 466-2632 for additional information about your water system or if you have questions regarding this letter.

Sincerely,
City of Livonia

Joey Schuetz

SOURCES OF LEAD AND COPPER AND HEALTH EFFECTS

Responses to Frequently Asked Questions about Lead and Copper in Water

1. How does lead get into drinking water?

Drinking water provided by the GLWA to your community does not contain lead. Lead may enter drinking water as a result of the corrosion or wearing away of materials in the water distribution system and household plumbing that contain lead. These materials can include lead-based solder, brass and chrome-plated brass faucets and fixtures, lead goosenecks and lead service lines connecting homes to water mains. Corrosion control practices reduce the risk of lead leaching from pipes by creating a protective film or coating inside the pipe. Orthophosphate has been used to control corrosion in the GLWA service area since 1996.

2. What are the major sources of lead exposure?

Lead exposure can come from paint, dust, water or soil contaminated with lead. According to the CDC, lead-based paint is the most widespread and dangerous high-dose source of lead exposure for young children. Lead was used in household paint until 1978 leaving lead contamination in homes and surrounding soils. Lead gasoline, used until the mid-1980s, has also contributed to increased lead levels in soil. Local ordinances in the Detroit area began prohibiting the use of lead pipe in new construction as early as 1947. The use of lead pipes, solder and flux that was not “lead free” was banned nationwide in 1986.

Prior to 2014, “lead free” household plumbing fixtures could contain up to 8% lead. In January 2014, “lead free” was redefined as a weighted average of 0.25% lead. Lead can leach from these pipes and fixtures when corrosive water runs through them, hence the need for corrosion control additives. Water consumption is estimated to contribute, on average, about 10-20% of a child’s total lead intake, and for infants fed formula, 40-60% of their lead exposure (Rabin, 2008).



Children under the age of 6 are most susceptible to the effects of lead. In homes with lead service lines or plumbing, water consumption can contribute about 10-20% of a child’s total lead intake.

3. What health problems are associated with lead exposure?

Lead can affect almost every organ and system in your body. Children under the age of 6 are most susceptible to the effects of lead. According to the United States Environmental Protection Agency (USEPA), “Even low levels of lead in the blood of children can result in behavior and learning problems, lower IQ, hyperactivity, slowed growth, hearing problems and anemia.” Pregnant women are at particular risk from lead exposure that can result in reduced fetus growth, stillbirth (Troesken, 2006; Edwards, 2014); and premature birth. Adults can suffer from cardiovascular effects, decreased kidney function and reproductive problems.

Contact your physician if you are concerned about lead exposure. Additional information on the health effects of lead can be found on the USEPA’s website at www.epa.gov/lead/learn-about-lead.



4. How does copper get into drinking water?

Like lead, copper can leach out of plumbing materials if corrosive water flows through the pipe. The protective coating created by the addition of orthophosphate can reduce the risk of copper leaching from pipes.

5. What health problems are associated with copper exposure?

Copper is an essential nutrient. "Short term exposure to copper levels above the action level in drinking water can cause gastrointestinal distress. Long term exposure can cause liver or kidney damage. People with Wilson's disease should consult their personal doctor if the amount of copper in their water exceeds the action level." Wilson's disease is an inherited condition that causes the body to retain excess copper. Persons with Wilson's disease may be at a higher risk of health effects than the general public.

From USEPA's website at www.epa.gov/ground-water-and-drinking-water/table-regulated-drinking-water-contaminants.

6. Where can I find lead and copper health effects information?

Information about the health impacts of lead can be found on the Centers for Disease Control and Prevention's website at www.cdc.gov/nceh/lead.

Other information about lead is available at www.michigan.gov/egle.

A public health statement for copper can be found on the Agency for Toxic Substances & Disease Registry's website at www.atsdr.cdc.gov/phs/phs.asp?id=204&tid=37.

**THE WATER THAT GLWA
DELIVERS TO YOUR
COMMUNITY DOES NOT
CONTAIN LEAD. LEAD CAN
LEACH INTO DRINKING
WATER THROUGH HOME
PLUMBING FIXTURES, AND
IN SOME CASES, CUSTOMER
SERVICE LINES.**

DRINKING WATER QUALITY IN THE HOME

Responses to Frequently Asked Questions About Lead and Copper in Water

1. What steps can I take to maintain drinking water quality in my home?

Residents can take steps to protect water quality in your home. Actions that help to preserve water quality include:

- Use cold water for drinking and preparing food.
- Flush your tap before using it for drinking or cooking any time the water in a faucet has gone unused for more than 6 hours. Flushing the tap means running the cold water for 30 seconds to 2 minutes until it gets noticeably colder.
- Clean faucet aerators and strainers monthly. Replace aerators in poor condition.
- Clean and disinfect sinks and faucets regularly.
- Replace your refrigerator and icemaker filters according to the manufacturer's recommendations.
- Replace any other water filters used according to the manufacturer's recommendations.

Flushing tap water is a simple and inexpensive measure you can take to protect your family's health. When water stands in lead pipes or pipes with lead solder for several hours or more, the lead may dissolve into your drinking water. This means the first water drawn from the tap in the morning, or later in the afternoon after returning from work or school, may contain higher levels of lead.

Additional beneficial plumbing tips include:

- Drain and flush your hot water heater annually.
- Identify and replace plumbing fixtures containing lead. Brass faucets, fittings and valves may leach lead into drinking water. Products sold after January 4, 2014, must by law contain very low levels of lead.
- Be sure backflow protection devices are installed properly.

**IF YOU HAVE QUESTIONS
REGARDING YOUR
WATER QUALITY, CONTACT
YOUR MUNICIPALITY.**



Cleaning faucet aerators monthly and running cold water to flush a faucet that hasn't been used for 6 or more hours help preserve drinking water quality in your home.

- Corrosion may be greater if grounding wires from the electrical system are attached to your pipes. Check with the licensed electrician or your local electrical code to determine if your wiring can be grounded elsewhere. DO NOT attempt to change the wiring yourself because improper grounding can cause electrical shock and fire hazards.

2. How do I flush my internal plumbing?

The amount of time you should run the cold water to flush your internal plumbing depends on whether you have a lead service line, the length of the lead service line and amount of plumbing in your home. Running your cold water until it feels noticeably colder will indicate the water is from outside your premises' plumbing. Once that has occurred, flush an additional 1 to 2 minutes to ensure you are receiving water from the water main and not your service line.

Note: At one gallon per minute, a 2-minute flush for a 50-foot service line is the recommended standard.



3. How do I remove, clean and replace my faucet aerators?

Faucet aerators are used to provide a steady flow of water from the faucet with even pressure that prevents splashing and can reduce water usage. Aerators typically include a screen and rubber washer. The screen can become dirty collecting sediment and metals including particulate lead. Monthly cleaning of aerators is recommended. If the screen is in poor condition or damaged, it should be replaced. Hardware stores sell replacement parts.



To clean your aerator:

1. Unscrew the aerator housing. New faucets frequently come with a tool to remove the aerator.
2. Separate the aerator into individual rubber washer and screen parts (if possible).
3. Remove any sediment (mineral or rust build up) on the screen and other parts. If necessary, soak the parts in white vinegar for a few minutes and scrub with a brush.
4. Reassemble the aerator parts and re-attach to faucet (using tool if necessary).

4. Can construction activity in my neighborhood affect my drinking water?

Yes, when the ground is disturbed close to your home, particles can shake free from inside the network of underground pipes including your service line. Having a lead service line can increase your risk of exposure to lead when the ground is disturbed. Particulate lead is like tiny grains of sand. These tiny pieces can fall off the sides of pipes into the water. It can cause the lead level in water to go up quickly and then go back down. During construction and until your lead service line is replaced, you should take the following precautions.

- Clean your faucet aerator at least monthly. Lead particles can build up on the aerator screen so cleaning them is important.
- Flush your tap before using it for drinking or cooking any time the water in a faucet has gone unused for more than 6 hours. Flushing the tap means running the cold water for 30 seconds to 2 minutes until it gets noticeably colder.
- Use a filter when drinking or cooking particularly if you are pregnant or have children under the age of 6. A filter is especially important if you are making baby formula. Make sure the filter meets the

National Sanitation Foundation (NSF) standard 53 for lead removal. Follow the manufacturer's recommendations for replacement. Contact NSF International at 800-NSF-8010 or visit their website at www.nsf.org for more information.

- Do not boil water to remove lead. Boiling will not remove lead.

5. What is the difference between particulate lead and soluble lead?

Soluble lead is lead that dissolves in water. Corrosion control treatment using orthophosphate reduces the amount of soluble lead in water by creating a protective layer inside the pipe.

Particulate lead is the size of tiny grains of sand. These tiny pieces can fall off the sides of pipes into the water. It can cause the lead level in water to spike and drop suddenly. Construction activity in your neighborhood can increase the risk of particulate lead, especially when the ground is disturbed close to your home.

- Use a filter if you are concerned about particulate lead. Make sure the filter you purchase is designed to remove both particulate and soluble lead, and replace the filter cartridge as recommended by the manufacturer.
- Clean your aerator at least monthly or more frequently on all your faucets since lead particles can build up on the aerator screen when construction activity is close to your home.



Consider replacing old plumbing fixtures made of brass or that contain lead. Products sold after January 4, 2014, must by law contain very low levels of lead.



Sediment, bacteria, minerals and metals can build up in your hot water heater tank. This can impact household water quality and water pressure. Drain and flush your hot water tank annually. See "How to Flush Your Hot Water Heater Tank" information sheet.

REDUCING POTENTIAL LEAD EXPOSURE FROM DRINKING WATER

Guidance

Check if your home has a lead service line. Homes with lead service lines have a higher risk of having high lead levels in drinking water. Please contact your water supply for more information.

Run your water before drinking. The more time water has been sitting in your home's pipes, the more lead it may contain. Therefore, if your water has not been used for several hours, run the water before using it for drinking or cooking. This flushes lead-containing water from the pipes. Additional flushing may be required for homes that have been vacant or have a longer service line.

- If you **do not** have a lead service line, run the water for 30 seconds to two minutes, or until it becomes cold or reaches a steady temperature.
- If you **do** have a lead service line, run the water for at least five minutes to flush water from both the interior building plumbing and the lead service line.

Running your water before you drink it does not mean you need to waste water.

You can run your water by flushing a toilet, watering your lawn or indoor plants, doing laundry, or even washing a load of dishes.

Do not boil water to remove lead. Boiling will not remove the lead.

Use cold water for drinking and cooking. Do not cook with or drink water from the hot water tap. Lead dissolves more easily into hot water.

Use cold water for preparing baby formula. Do not use water from the hot tap to make baby formula. If you have a lead service line, consider using bottled water or a lead-reducing filter to prepare baby formula.

Clean your faucet aerator. As part of routine maintenance, the aerator on the end of your faucet should be removed at least every six months to rinse out any debris that may include particulate lead.

Everyone can consider using a water filter to reduce lead in drinking water. Read packaging to find a filter that meets NSF/ANSI Standard 53 for the reduction of lead. Be sure to maintain and replace the filter device in accordance with the manufacturer's instructions to protect water quality.

Consider replacing older plumbing fixtures that likely contain lead. Older faucets, fittings, and valves sold before 2014 may contain higher levels of lead, even if marked "lead-free." Faucets, fittings, and valves sold after January 2014 are required to meet a more restrictive "lead-free" definition but may still contain up to 0.25 percent lead.

Flush your cold-water pipes after long periods of non-use. If you are moving into a new home or apartment or residence that has been unoccupied for some time, you should run all faucets an extended period of time, five minutes or more, before using any water for drinking or cooking.

Learn about your drinking water. Read your community's Consumer Confidence Report that is mailed to you each year or find it at your local water utility's website. If you wish to get your drinking water tested, call your water supply or use a certified lab. To find a certified lab, go to the Michigan Department of Environment, Great Lakes, and Energy home page, Michigan.gov/DrinkingWater and search "certified lab list."

REDUCIR LA EXPOSICIÓN POTENCIAL AL PLOMO DEL AGUA POTABLE

Guía

Compruebe si su casa tiene una línea de servicio de plomo. Los hogares con líneas de servicio de plomo tienen un mayor riesgo de tener altos niveles de plomo en el agua potable. Comuníquese con su proveedor de agua para obtener más información.

Deje correr el agua antes de beberla. Cuanto más tiempo haya permanecido el agua en las tuberías de su hogar, más plomo puede contener. Por lo tanto, si su agua no se ha utilizado durante varias horas, deje correr el agua antes de usarla para beber o cocinar. Esto elimina el agua que contiene plomo de las tuberías. Es posible que se requiera lavado adicional para las casas que han estado con una línea de servicio más larga.

- Si **no tiene** una línea de servicio de plomo, deje correr el agua durante 30 segundos a dos minutos, o hasta que se enfríe o alcance una temperatura constante.
- Si usted **tiene** una línea de servicio de plomo, deje correr el agua al menos cinco minutos para hacer que el agua salga del interior de las tuberías de la casa y de la línea de servicio de plomo.

Dejar correr el agua antes de beberla no significa que deba desperdiciar agua.

Puede dejar correr el agua en el inodoro, regar el césped o las plantas de interior, lavar la ropa o incluso lavar una gran cantidad de platos.

No hierva el agua para eliminar el plomo. Hervir no quitará el plomo.

Use agua fría para beber y cocinar. No cocine ni beba agua del grifo de agua caliente; El plomo se disuelve más fácilmente en agua caliente.

Considere usar agua fría para preparar la fórmula para bebés. No use agua del grifo caliente para hacer la fórmula para bebés. Si tiene una línea de servicio de plomo, considere usar agua embotellada o un filtro reductor de plomo para preparar la fórmula para bebés.

Limpie su aireador de grifo. El aireador en el extremo de su grifo debe retirarse al menos una vez al mes para eliminar cualquier residuo que pueda incluir plomo en partículas.

Considere usar un filtro de agua para reducir el plomo en el agua potable. Lea el empaque para encontrar un filtro que cumpla con el estándar 53 de NSF / ANSI para la reducción de plomo. Asegúrese de mantener y reemplazar el dispositivo de filtro de acuerdo con las instrucciones del fabricante para proteger la calidad del agua.

Considere reemplazar los accesorios viejos de plomería que probablemente contengan plomo. Los grifos, accesorios y válvulas más antiguos vendidos antes de 2014 pueden contener niveles más altos de plomo, incluso si están marcados como "sin plomo". Los grifos, accesorios y válvulas que se venden después de enero de 2014 deben cumplir una definición más restrictiva de "sin plomo", pero Todavía puede contener hasta un 0,25 por ciento de plomo. Al comprar nuevos materiales de plomería, es importante buscar materiales que estén certificados según la norma NSF / ANSI 61.

Vacíe las tuberías de agua fría después de largos períodos de inactividad. Si se muda a una nueva casa o apartamento o residencia que ha estado desocupada durante algún tiempo, debe abrir todos los grifos durante un período prolongado de cinco minutos o más antes de usar agua para beber o cocinar.

Aprenda sobre su agua potable. Lea el Informe de Confianza del Consumidor de su comunidad que se le envía por correo cada año o encuéntralo en el sitio web de su compañía de agua local. Si desea que se analice su agua potable, llame a su proveedor de agua o use un laboratorio certificado. Para encontrar un laboratorio certificado, vaya a la página de inicio del Departamento de Medio Ambiente, Grandes Lagos y Energía de Michigan, [Michigan.gov/EGLE](https://www.michigan.gov/EGLE) y busque "lista de laboratorios certificados".



APPENDIX D

Public Meeting Notice

DEPARTMENT OF PUBLIC WORKS

MAUREEN MILLER BROSNAN
MAYOR

DONALD R. ROHRAFF
DIRECTOR OF PUBLIC WORKS

DOUGLAS L. MOORE, MSA
ASSISTANT DIRECTOR OF PUBLIC WORKS

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MAINTENANCE SERVICES

- Roads
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- Building
- Animal Control
- Forestry
- Equipment
- Storm Drains
- Traffic Signs
- Solid Waste / Recycling

NOTICE OF PUBLIC MEETING

The City of Livonia will hold a public meeting on the proposed water system improvement project for the purpose of receiving comments from interested persons.

A public meeting will be held on Thursday, April 17, 2025 at 2:30 p.m. Eastern Standard Time at the Livonia Department of Public Works located at 12973 Farmington Road, Livonia, Michigan 48150.

The City is applying for funding through the Drinking Water State Revolving fund (DWSRF). The proposed project consists of investigation and replacement of approximately 500 lead water services in the City limits, primarily located within sections 1, 2, 11, 12, 13, 14, 16, 22, 24, 25, 26, 27, 31, 33, 34, and 36. The replacements are proposed to be phased with construction occurring over a two (2) year period. The project construction will involve excavation within the public right-of-way and private side in order to install water services, and related appurtenances.

Impacts of the proposed project include traffic routing, restoration, along with dust and noise typical of construction activities.

Copies of the draft plan detailing the proposed project are available for inspection during normal business hours, Monday through Friday 8:30 a.m. to 5 p.m., at the following location:

City of Livonia
Department of Public Works
12973 Farmington Road
Livonia, MI 48150
(734) 466-2655

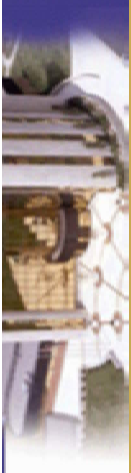
Written comments received before the public meeting will receive responses in the final project plan. Written comments should be sent to:

Ryan Ferrell
Assistant Director of Public Works
City of Livonia | Department of Public Works
(734) 466-2614
rferrell@livonia.gov

All residents of the City of Livonia are encouraged to comment or attend the meeting.



The City of Livonia



Livonia Water System

**Drinking Water Revolving Fund
Public Hearing
April 17, 2025**

Don Rohraff

Director of Public
Works

Ryan Ferrell

Assistant Director of Public
Works



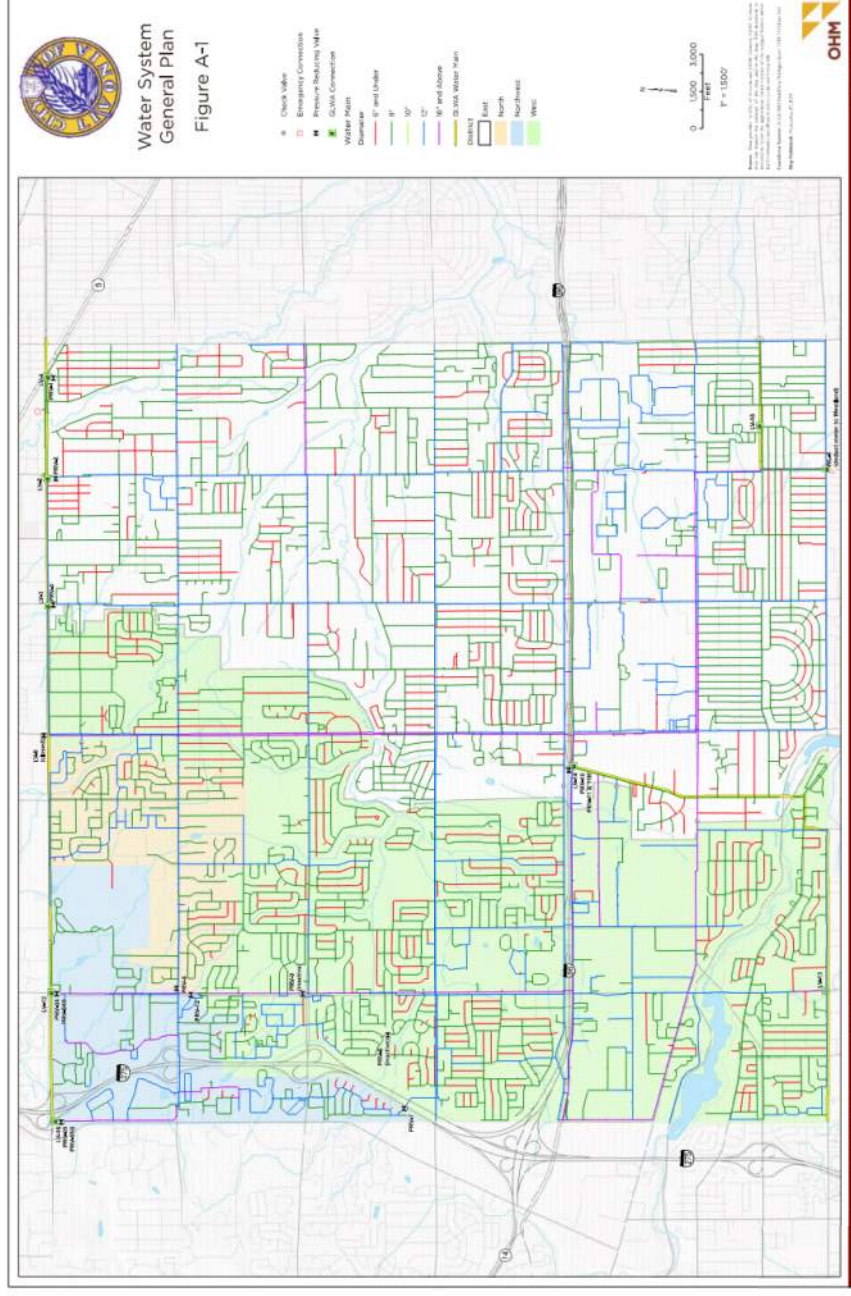
Andrew Cousino

Project Manager

Meeting Contents

- Objectives of today's meeting – The project plan
- What are Lead Services Lines (LSL)?
- Reasons behind LSL replacement
- Project Background
- Procedures for LSL replacement
- Impacts and Benefits
- Public Comments

Asset Management Plan – Pipe Material



Livonia CDSMI Summary

Estimated Number of Service Connections by Service Material

A Service line includes any section of pipe from the water main to the building plumbing at the first shut-off valve inside the building, or 18 inches inside the building, whichever is shorter.

Any portion Contains Lead	Contains Galvanized Previously Connected to Lead*	Unknown		Contains neither Lead nor Galvanized Previously Connected to Lead	Total**
		Likely Contains Lead	Materials(s) Unknown		
134	31	500	29,973	8,069	38,207

* If a galvanized line is still connected to lead, it is a lead service line and must be counted in the first column

** The total number should equal the total number of potable water lines in your water supply (residential, commercial, industrial, other).

Slide 4

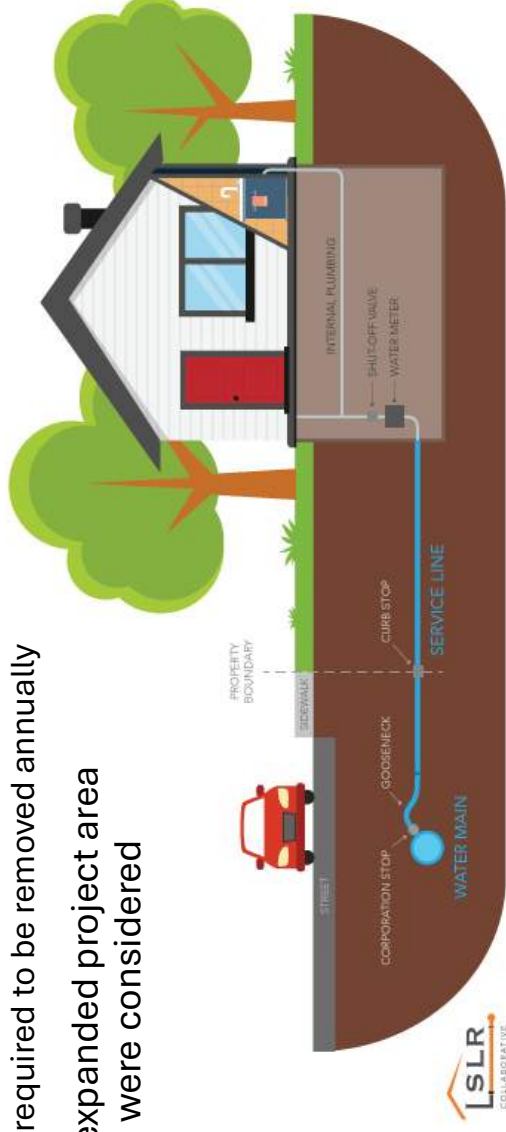
AA0 Update based on Project Plan
Ali Al-Abbas, 2025-04-07T19:37:47.401

DWSRF Project Plan

1. Purpose of the project plan is to obtain funding from the Drinking Water State Revolving Fund (DWSRF) loan program which is jointly administered by the Michigan Department of Environment, Great Lakes and Energy (EGLE) and Michigan Municipal Bond Authority
2. DWSRF Details
 - a) Popular funding mechanism for water infrastructure projects since its inception in 1997
 - b) 20-year loan with low interest rates – 2.75%
 - Potential loan forgiveness grant funding
 - c) Focused on assisting water suppliers resolve current system needs

Project Plan

- DWSRF to target locations where water mains and lead services have been replaced on the public sides
- The proposed project cost for LSL replacement is **\$5M**
 - City to choose 500 LSLs to be replaced on the private side in 2 years
 - Average replacement cost of each LSL is \$10,000
- Regulatory requirement is 5% of the total LSLs to be replaced annually
 - ~150 services are known to contain lead
 - Minimum 8 services are required to be removed annually
- Alternatives of no action, expanded project area and reduced project areas were considered



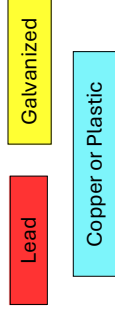
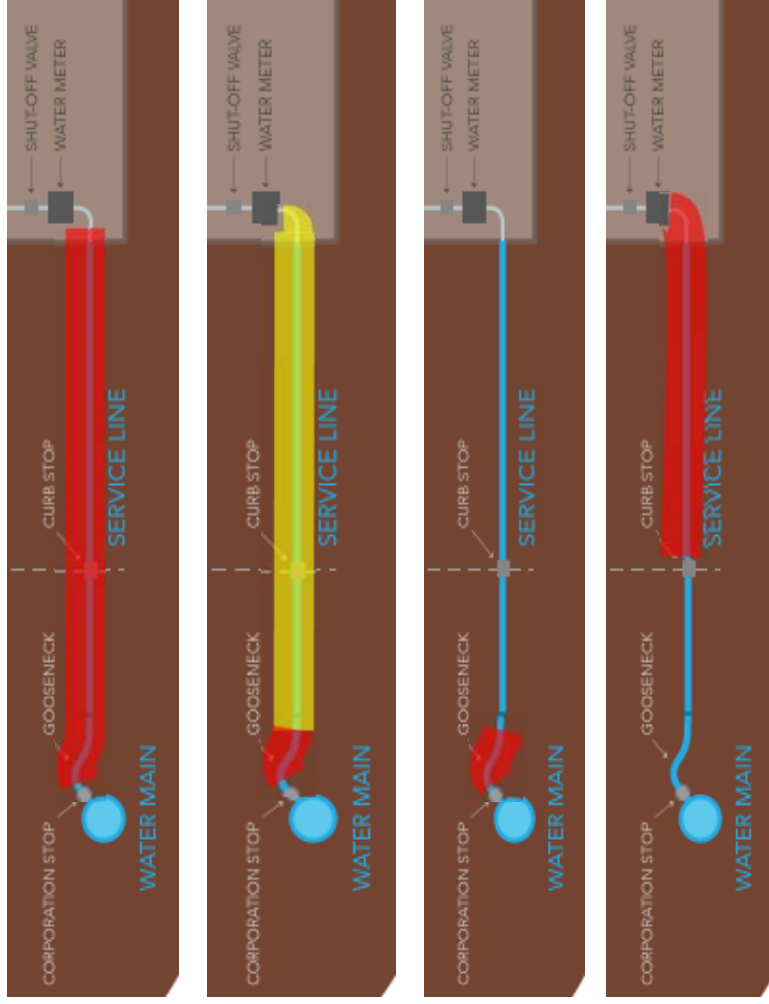
What is Lead Service Line?

Either a service line which is made of lead or any lead pigtail, lead gooseneck, or other lead fitting that is connected to the service line, or both.



- Lead pipes
 - Service lines, customer site piping & building plumbing
- Galvanized pipe
 - Service lines, customer site piping & building plumbing
 - Harbors particulate lead
 - Zinc coating contains lead
- Brass fixtures and valves
 - These items are ubiquitous in water treatment plants, distribution systems, customer site piping, and building plumbing systems

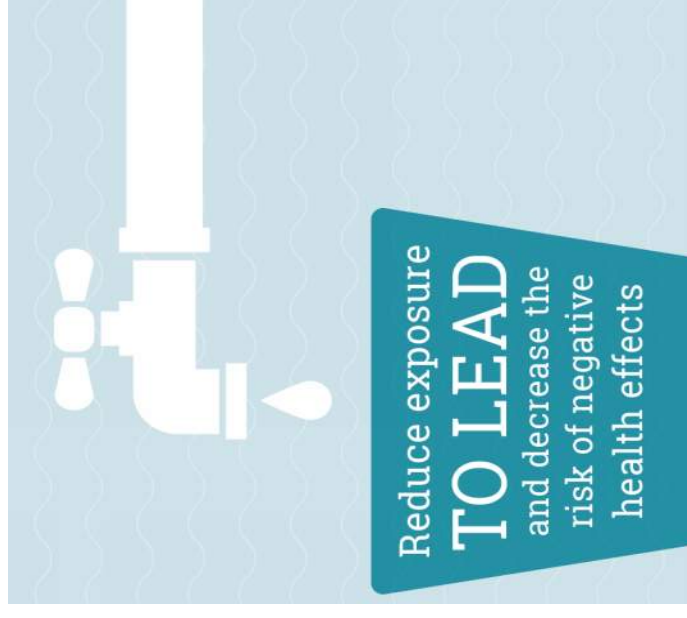
Example LSLs



Scope of the project- is to replace the lead service from the curb stop (also known as stop box) to the meter in areas where the gooseneck and public portion have already been replaced.

Health Effects of Lead

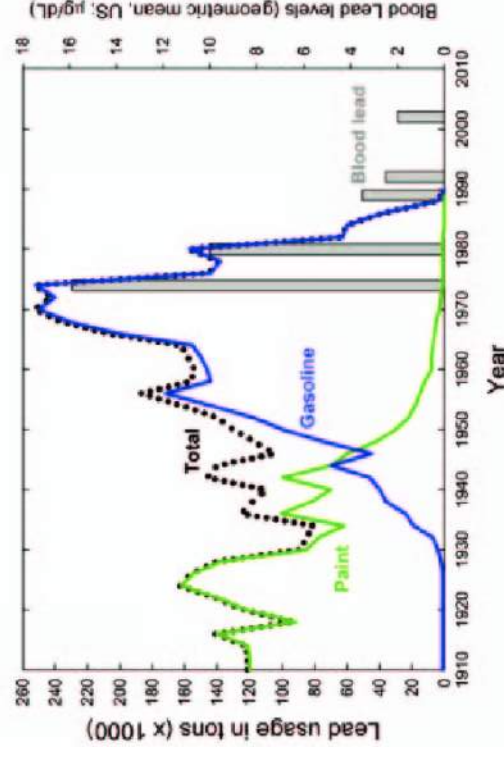
- **Lower levels of lead can result in:**
 - Lower IQ scores, decreased academic achievement
 - Increased problems with behavior
 - Attention related disorders
 - Decreased hearing & kidney function
 - Increased blood pressure
 - Decreased cognitive function
 - Slower reaction times
- **Higher levels of lead can also result in:**
 - Severe stomachache, nausea, vomiting, diarrhea, and/or constipation, anemia
 - Muscle weakness or soreness
 - Severe brain damage, nervous system & kidneys
 - Poor sperm and semen quality
 - Delayed conception
 - Increased risk of heart disease



Biggest concern:
Young Children
Infants
Pregnant women

Why is Lead Drinking Water an Issue Now

- Blood lead levels coming down since 70's.
- Larger sources of lead have been mitigated
- Smaller sources of lead now have more relevance
- Better detection and better education promotes awareness.
- MI Dept. of Health & Human Services considers 5µg/dL or more in the blood level to be elevated



https://www.researchgate.net/figure/Average-blood-lead-levels-by-US-Census-Block-for-the-period-February-2002-December-2008_fig3_257304961

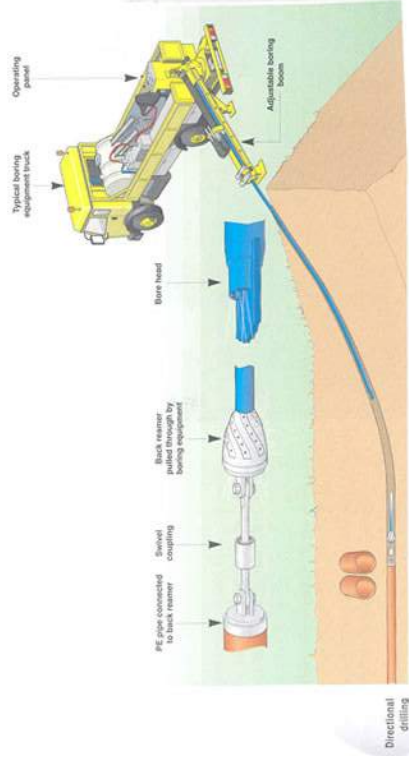
Method of Replacement



Open Cut

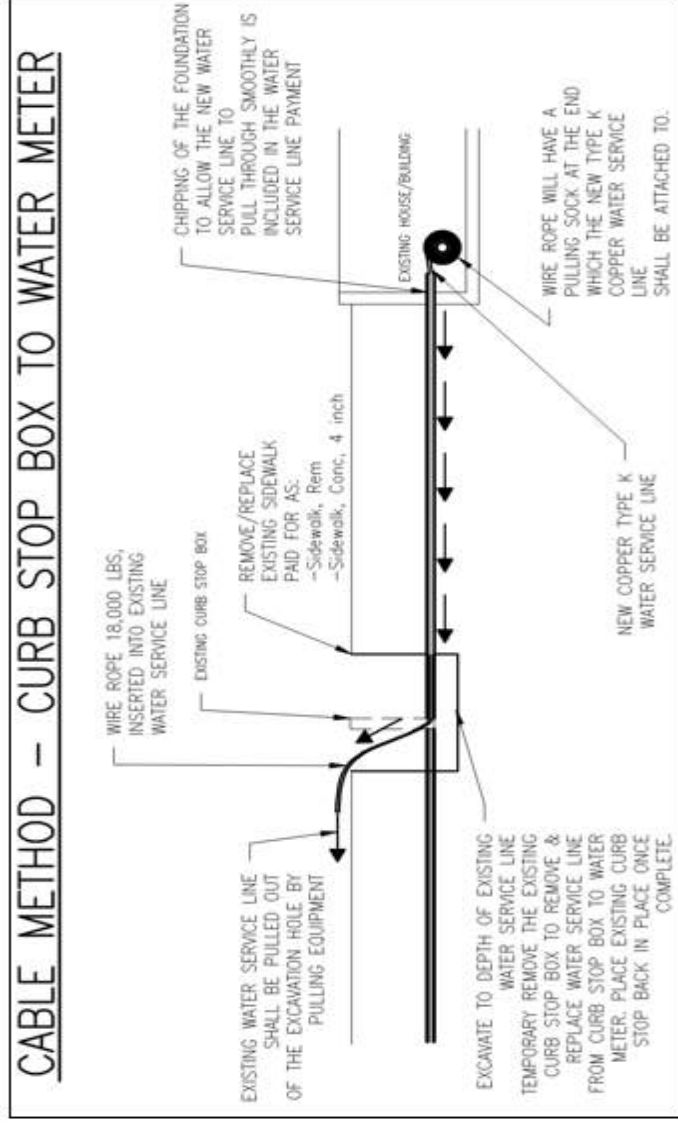


Trenchless (Pull through)



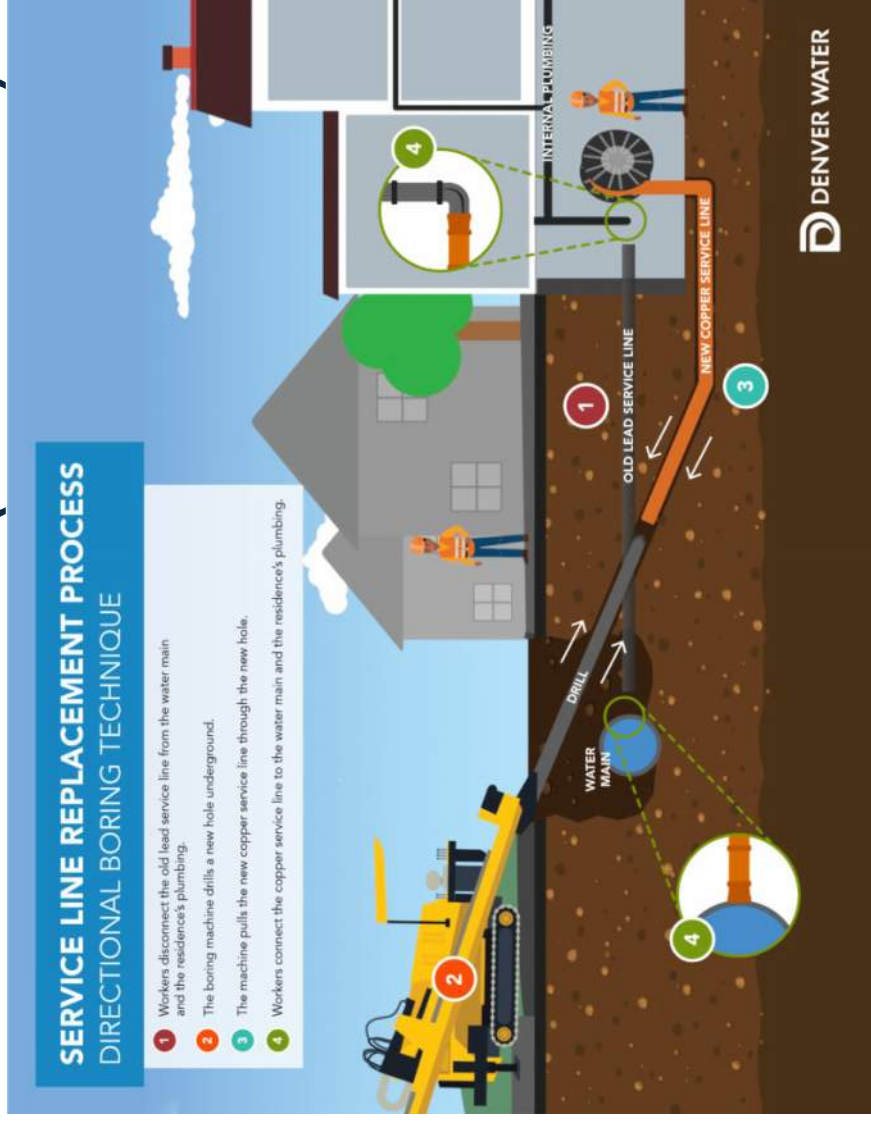
Trenchless (Directional Drill)

Trenchless Methods



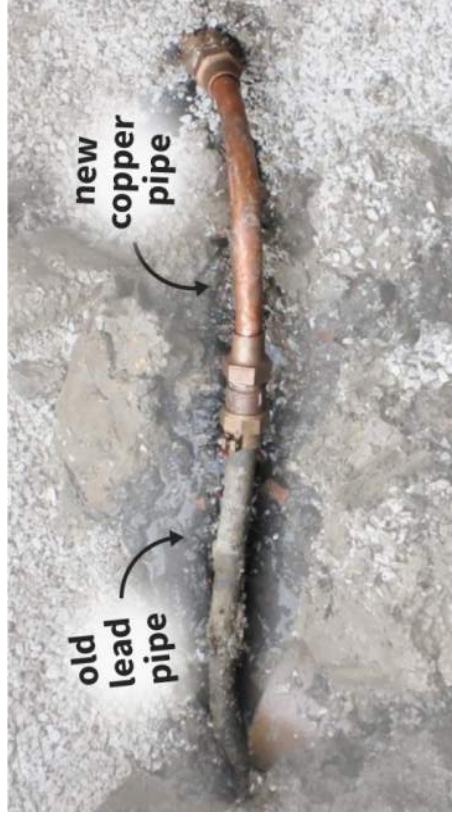
Pull Through

Trenchless Method (Directional Drill)

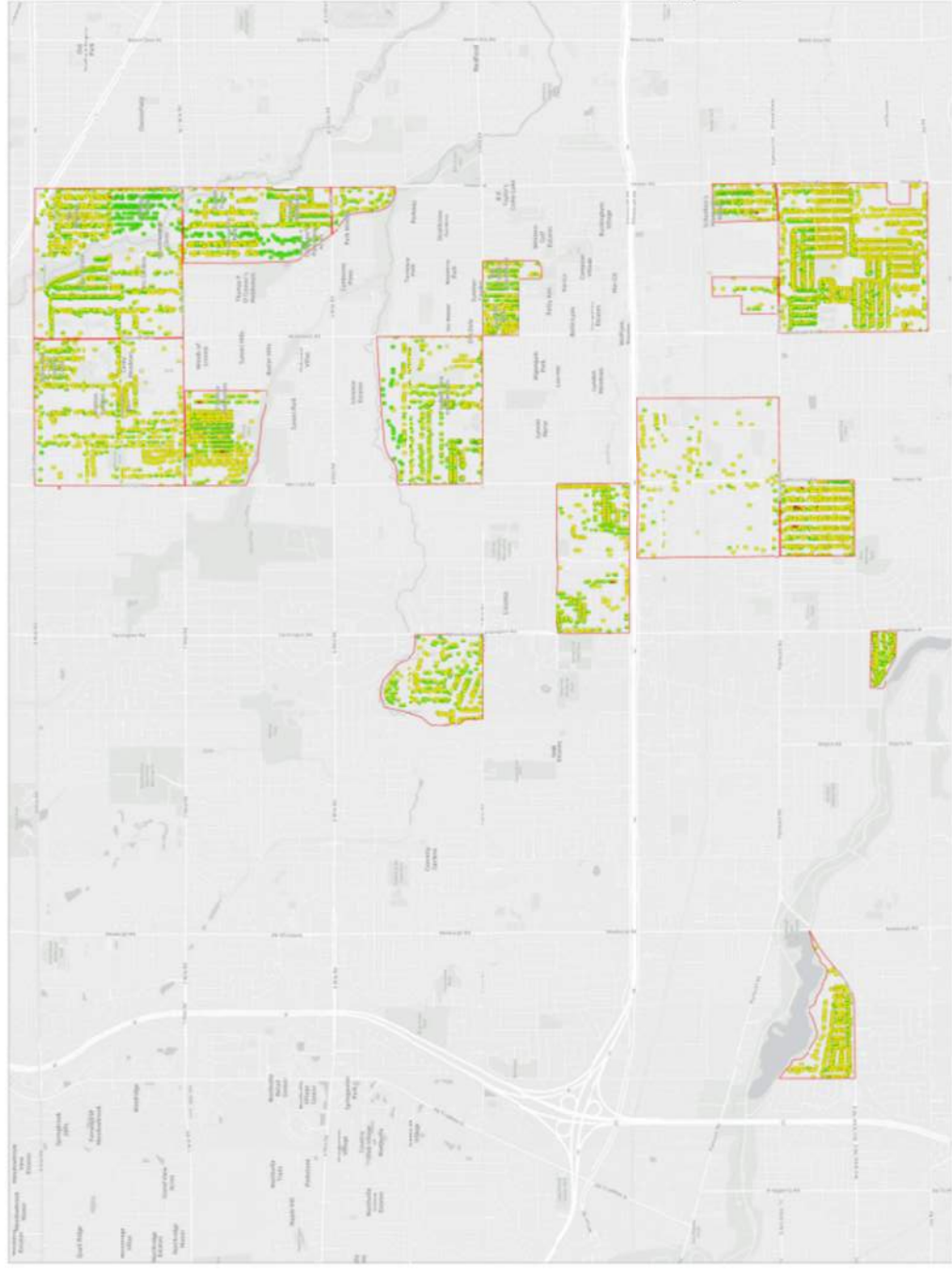


Service Line Replacement Mandate

- Services must be replaced fully at the water supply's expense based on the City's schedule
- Partial lead service line replacements are now banned, except for emergency repairs
- Cutting lead pipes releases lead particles
- Vibration and jarring from nearby construction and excavation can loosen corrosion control coatings
- New connections can create galvanic corrosion (dissimilar metals)
- Potential high risk of acute exposure following partial LSLR



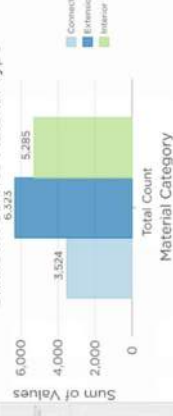
Service Line Map



Connection | Extension

- ROW Service Material Unknown | Parcel Lead
- ROW Service Material Unknown | Parcel Service Material Unknown
- ROW Service Material Unknown | Parcel Non-Lead
- ROW Service Material Unknown | Parcel Unknown Non-Lead
- ROW Lead | Parcel Lead
- ROW Lead | Parcel Service Material Unknown
- ROW Lead | Parcel Unknown Non-Lead
- ROW Non-Lead | Parcel Lead
- ROW Non-Lead | Parcel Service Material Unknown
- ROW Non-Lead | Parcel Unknown Non-Lead
- ROW Unknown Non-Lead | Parcel Lead
- ROW Unknown Non-Lead | Parcel Non-Lead
- ROW Unknown Non-Lead | Parcel Unknown Non-Lead
- <all other values>

Unknown Service Material Type



Preparing for the work

- ☐ Identify target areas
- ☐ Notify selected properties
 - ☐ Select construction method
 - ☐ Complete necessary paperwork
- ☐ Schedule Replacement

Name :
Address :
City, State Zip :

SUBJECT: Notification that your water service line is made of lead

Dear Water Customer:

It has been determined that some or all of your water service line is made of lead. People living in homes with a lead service line have an increased risk of exposure to lead from their drinking water.

Why are we receiving this letter?

Lead can cause serious health and developmental problems, especially in developing fetuses and young children. Because your service line contains lead, you are at an increased risk of lead exposure. This letter serves to notify you of this risk and provides information to help you reduce your risk of lead exposure.

What can I do to reduce my risk:

Review the enclosed flier for steps you can take to reduce your exposure to lead in drinking water. In addition to your service line, other plumbing in your home may contain lead and could increase the levels of lead in your drinking water. These may include faucets, valves, and soldered joints. It is recommended that homeowners contact a licensed plumber and have a plumbing assessment done to determine if your in-home plumbing is a source of lead in your drinking water.

Please visit Michigan.gov/MLLeadSafe for more information about sources of lead and what you can do to reduce your exposure.

Proposed Work

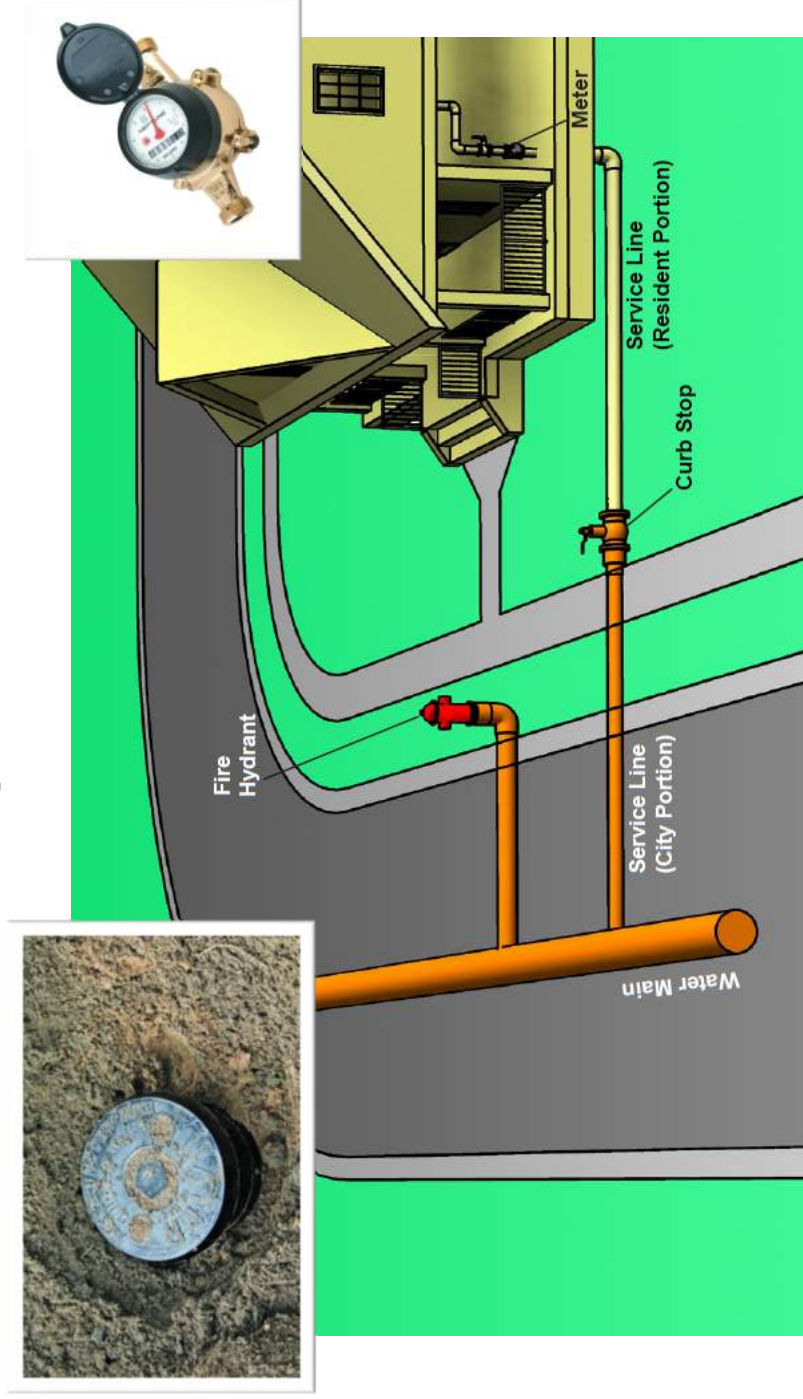


Figure: Example Water Main Connection to a residential house

Prior Work



- ☐ Verification the Contractor and Property Owner are prepared for the work
- ☐ Review method of work and schedule
- ☐ Review details on flushing and testing following replacement
- ☐ Ensure all paperwork is in place

Flushing

- After replacement, your entire water supply system must be flushed from the main through the house at every faucet
- Do not consume tap water before flushing is complete
- After LSL replacement, the tap closest to the service line needs to run water for **30 minutes**
- Remove and replace faucet aerators and clean debris after flushing
- Open taps from lowest level of home to highest level and let run for 30min
- Turn off taps starting from highest level to lowest of home
- Be sure to run water in a bathtub



Figure: Flushing through a tap

Testing

- Water must sit idle in the pipes for at least 6 hours before sampling
- Select an unfiltered/untreated faucet in the **KITCHEN** or **BATHROOM** that is commonly used for drinking
- **DO NOT** sample from a laundry sink or a hose spigot or a faucet that has filter
- **DO NOT** use a faucet that is connected to a home water treatment device
- Place the open sample bottle below the faucet and gently open the **COLD** water tap and fill the sample bottle with “first draw” **COLD** water
- Tightly cap the sample bottle and place in the sample kit provided
- Review the sample kit label to ensure all information contained on the label is complete and correct.



Figure: Collection of a sample

Project Impact

- Project Financing
 - Water Rate Collection
 - Est. Monthly Debt Retirement - \$27,370
 - Livonia Residential Equivalent Units – 58,875
 - Project Cost Per REU/Year - \$5.58
- Additional Impacts
 - Short-term impacts during construction:
 - Temporary noise, dust, and traffic
 - Temporary water service disruptions during and after

Benefits :

- Decreases the possibility of lead exposure
- Immediate health benefit to residents
- In compliance with MI LCR 2018 rules
- In compliance with both LCRI and LCRR EPA Rules

Project Schedule

- ❑ Public Meeting: April 17, 2025
- ❑ Study Session: April 28, 2025
- ❑ City Council Resolution: May 7, 2025
- ❑ Loan Decision: Fall of 2025
- ❑ Construction/Funding: 2026

Questions?

Andrew Cousino, PE
Project Manager
OHM Advisors
(734) 522-6711
andrew.cousino@ohm-advisors.com

Ryan Ferrell
Assistant Director of Public Works
City of Livonia
(734) 466-2614
rferrell@livonia.gov





APPENDIX E

Adoption of Project Plan & EGLE Submittal Form

RESOLUTION ADOPTING A FINAL PROJECT PLANNING DOCUMENT
FOR WATER SYSTEM IMPROVEMENTS
AND DESIGNATING AN AUTHORIZED REPRESENTATIVE

RECITALS

WHEREAS, the City of Livonia, a Michigan Municipal Corporation, recognizes the need to make improvements to its existing water distribution system; and

WHEREAS, the City of Livonia authorized OHM Advisors to prepare a Project Planning Document (hereafter referred to as "PPD") which recommends the investigation and replacement of water service lines made from lead in areas of concern identified in the Complete Distribution System Material Inventory in the City of Livonia.

WHEREAS, said PPD was presented at a Public Meeting held on April 17th, 2025, at 2:30 P.M. at the City of Livonia Department of Public Works and all public comments received during the open public comment period and at the public meeting have been considered and addressed;

NOW THEREFORE BE IT RESOLVED, that the City of Livonia formally adopts said PPD and agrees to implement the selected alternative Alternative 2, replacing 500 service lines in 2 years

BE IT FURTHER RESOLVED, that the Director of Public Works, a position currently held by Donald Rohraff, is designated as the authorized representative for all activities associated with the project referenced above, including the submittal of said Project Planning Document as the first step in applying to the State of Michigan for a Drinking Water State Revolving Fund Loan to assist in the implementation of the selected alternative.

Yeas (names of Members voting Yes):

Nays (names of Members voting No)

I certify that the above Resolution was adopted by Livonia City Council on May 7th, 2025.

BY:

Name: _____

Title: _____

Signature: _____

Date: _____

DRAFT

DEPARTMENT OF PUBLIC WORKS

MAUREEN MILLER BROSNAN
MAYOR

DONALD R. ROHRAFF
DIRECTOR OF PUBLIC WORKS

DOUGLAS L. MOORE, MSA
ASSISTANT DIRECTOR OF PUBLIC WORKS

RYAN J. FERRELL
ASSISTANT DIRECTOR OF PUBLIC WORKS

TRISHA M. GABRIEL
SUPERINTENDENT OF PUBLIC WORKS



12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150-4202
(734) 466-2655
Email: DPS@livonia.gov

MAINTENANCE SERVICES

- Roads
- Parks
- Water
- Sewer
- Building
- Animal Control
- Forestry
- Equipment
- Storm Drains
- Traffic Signs
- Solid Waste / Recycling

NOTICE OF PUBLIC MEETING

The City of Livonia will hold a public meeting on the proposed water system improvement project for the purpose of receiving comments from interested persons.

A public meeting will be held on Friday, April 18, 2025 at 2:30 p.m. Eastern Standard Time at the Livonia Department of Public Works located at 12973 Farmington Road, Livonia, Michigan 48150.

The City is applying for funding through the Drinking Water State Revolving fund (DWSRF). The proposed project consists of investigation and replacement of approximately 500 lead water services in the City limits, primarily located within sections 1, 2, 11, 12, 13, 14, 16, 22, 24, 25, 26, 27, 31, 33, 34, and 36. The replacements are proposed to be phased with construction occurring over a two (2) year period. The project construction will involve excavation within the public right-of-way and private side in order to install water services, and related appurtenances.

Impacts of the proposed project include traffic routing, restoration, along with dust and noise typical of construction activities.

Copies of the draft plan detailing the proposed project are available for inspection during normal business hours, Monday through Friday 8:30 a.m. to 5 p.m., at the following location:

City of Livonia
Department of Public Works
12973 Farmington Road
Livonia, MI 48150
(734) 466-2655

Written comments received before the public meeting will receive responses in the final project plan. Written comments should be sent to:

Ryan Ferrell
Assistant Director of Public Works
City of Livonia | Department of Public Works
(734) 466-2614
rferrell@livonia.gov

All residents of the City of Livonia are encouraged to comment or attend the meeting.

Publish 4/7/2025, 4/17/2025



LETTER TO THE LIVONIA CITY COUNCIL

21.

Law
April 17, 2025

MEETING DATE

S042825/R050725

PRESENTED BY

Carter Fisher, City Attorney

AGENDA ITEM

REQUEST TO APPROVE SETTLEMENT: Department of Law, re: for MMRMA Claims in connection with a sewer backup claim at 29655 Minton Street.

BACKGROUND DETAILS

A resident at 29655 Minton experienced a basement sewer backup that resulted from a previous water main repair. This matter is being handled at the claim level by MMRMA through Senior Claims Adjuster-Casualty, Jim Duffy.

Mr. Duffy has assessed the risk exposure, including liability and damages. Mr. Duffy has received an itemized claim from the property owner. He is looking for approval and authority to settle this claim for \$28,567.70.

We are seeking City Council approval to instruct Mr. Duffy to resolve this matter for an amount not to exceed \$28,567.70.

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

Authorize settlement of this MMRMA claim in connection with these damages in a total amount not to exceed \$28,567.70

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

N/A

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

N/A

DETAILED WORK BEING PERFORMED

N/A

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

Settlement from MMRMA claims retention account - \$28,567.70

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

N/A

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): N/A

ATTACHMENTS

1. S042825 LTC MMRMA Claim - 29655 Minton Street

APPROVED BY



Carter Fisher, City Attorney

Date: April 17, 2025



Debra Peck Lichtenberg, CPA, Finance Director

Date: April 17, 2025



Maureen Miller Brosnan, Mayor

Date: April 17, 2025



LETTER TO THE LIVONIA CITY COUNCIL

23.

Law
April 17, 2025

MEETING DATE

S042825/R050725

PRESENTED BY

Carter Fisher, City Attorney

AGENDA ITEM

REQUEST TO APPROVE SETTLEMENT: Department of Law, re: for MMRMA Claims in connection with a sewer backup claim at 29737 Mark Lane.

BACKGROUND DETAILS

A resident at 29737 Mark Lane experienced a basement sewer backup that resulted from a previous water main repair. This matter is being handled at the claim level by MMRMA through Senior Claims Adjuster-Casualty, Jim Duffy.

Mr. Duffy has assessed the risk exposure, including liability and damages. Mr. Duffy has received an itemized claim from the property owner. He is looking for approval and authority to settle this claim for \$48,190.66.

We are seeking City Council approval to instruct Mr. Duffy to resolve this matter for an amount not to exceed \$48,190.66.

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

Authorize settlement of this MMRMA claim in connection with these damages in a total amount not to exceed \$48,190.66.

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

N/A

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

N/A

DETAILED WORK BEING PERFORMED

N/A

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

Settlement from MMRMA claims retention account - \$48,190.66

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

N/A

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): N/A

ATTACHMENTS

None

APPROVED BY



Carter Fisher, City Attorney

Date: April 17, 2025



Debra Peck Lichtenberg, CPA, Finance Director

Date: April 17, 2025



Maureen Miller Brosnan, Mayor

Date: April 17, 2025

COMMITTEE OF THE WHOLE MEETING
APRIL 28, 2025
6:00PM

A Committee of the Whole meeting was held on April 28, 2025, in the Council Chambers at Livonia City Hall.

Committee Members Present: Brandon McCullough, Council President and Chair
Martha Ptashnik, Council Vice President
Carrie Budzinski
Rob Gjonaj Donovic

Committee Members Absent: Scott Morgan
Lynda L. Scheel
Laura M. Toy

City Officials Present: Carter Fisher, City Attorney
Mark Taormina, Planning and Econ. Development Director

Additional attendees: None

1. The subject matter of Petition 2025-01-02-01 submitted by Eman Enterprises LLC, requesting waiver use approval to redevelop an existing commercial site, including adding service bays, renovating the interior and exterior of the building and operating an automobile repair facility at 27819 Plymouth Road, located on the southwest corner of Plymouth and Cardwell Street in the Northeast ¼ of Section 34. (CR 74-25)

The Committee meeting commenced at 6:04PM.

Council President Brandon McCullough introduced the item.

Councilmember Donovic offered an approving motion, with the stipulation to include brick, screening and landscaping.

The Committee recommends:

The Law Department draft an approving resolution with the above-mentioned additions.

The Committee meeting adjourned at 6:30PM.

Note: This item will be out of Committee.

This item is to be placed on the **Regular Meeting Agenda of May 7, 2025**



Brandon McCullough, City Council President



LETTER TO THE LIVONIA CITY COUNCIL

1.

Planning
April 23, 2025

MEETING DATE

COW042825/R050725

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

The subject matter of Petition 2025-01-02-01 submitted by Eman Enterprises LLC, requesting waiver use approval to redevelop an existing commercial site, including adding service bays, renovating the interior and exterior of the building and operating an automobile repair facility at 27819 Plymouth Road, located on the southwest corner of Plymouth and Cardwell Street in the Northeast ¼ of Section 34.

BACKGROUND DETAILS

At the Regular Meeting Minutes of March 10, 2025:

On a motion by Councilmember Donovic, supported by Councilmember Scheel, it was:
#74-25 RESOLVED, that having considered a communication from the City Planning Commission, dated February 10, 2025, approved for submission by the Mayor, which transmits its resolution #02-03-2025, adopted on February 4, 2025, with regard to Petition 2025-01-02-01 submitted by Eman Enterprises LLC, requesting waiver use approval to redevelop an existing commercial site, including adding service bays, renovating the interior and exterior of the building and operating an automobile repair facility at 27819 Plymouth Road, located on the southwest corner of Plymouth and Cardwell Street in the Northeast ¼ of Section 36, the council does hereby refer this item 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. R031025 Petition 2025-01-02-01 Eman Enterprises 74-25
2. S022425 Petition 2025-01-02-01 Eman Enterprises Minutes
3. S022425 Petition 2025-01-02-01 New Data Recd 2-21-25
4. S022425 LTC Pet 2025-01-02-01, Eman Enterprises
5. 2025-01-02-01_E-COUNCIL Pkt

APPROVED BY

Regular Meeting Minutes of March 10, 2025

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

#74-25 RESOLVED, that having considered a communication from the City Planning Commission, dated February 10, 2025, approved for submission by the Mayor, which transmits its resolution #02-03-2025, adopted on February 4, 2025, with regard to Petition 2025-01-02-01 submitted by Eman Enterprises LLC, requesting waiver use approval to redevelop an existing commercial site, including adding service bays, renovating the interior and exterior of the building and operating an automobile repair facility at 27819 Plymouth Road, located on the southwest corner of Plymouth and Cardwell Street in the Northeast ¼ of Section 36, the council does hereby refer this item to the Committee of the Whole for its report and recommendation.

<i>CONSENT AGENDA ITEM 2 (Regular Meeting of March 10, 2025)</i>
--

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

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD FEBRUARY 24, 2025**

Meeting was called to order at 8:46 p.m. by Council Vice President Ptashnik. Present: Rob Donovic, Carrie Budzinski, Lynda Scheel, Scott Morgan, Laura Toy, and Vice President Ptashnik. Absent: President McCullough.

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

Councilmember Donovic led the meeting with the Pledge of Allegiance.

3. WAIVER PETITION: Planning Commission, re: Petition 2025-01-02-01 submitted by Eman Enterprises LLC, requesting waiver use approval to redevelop an existing commercial site, including adding service bays, renovating the interior and exterior of the building and operating an automobile repair facility at 27819 Plymouth Road, located on the southwest corner of Plymouth and Cardwell Street in the Northeast $\frac{1}{4}$ of Section 34.

Mark Taormina, City Planning and Economic Development Director, presented the waiver petition to the Council. Mr. Taormina stated the request is to renovate the former Mickey Schore Electronics building on Plymouth Road for use as a vehicle repair facility. Mr. Taormina indicated the building is roughly 2,000 sq. feet in size with two driveways, one off Plymouth Road and the second from Cardwell. Mr. Taormina stated the plans shows three work bays that will operate with three employees, with the minimum amount of parking outlined for the employees. The dumpster as shown on the plans is situated in the northwest corner of the building, but there is no definitive landscaping plan with the species. Mr. Taormina stated the fence on the site plan will require approval by the Zoning Board of Appeals. The thin brick material as shown on the architectural plans will need to be looked at, and the Inspection Department will need to be involved. Mr. Taormina stated the parking lot lighting shown is not what is recommended and there are outstanding taxes owed on the property, but not sure if that has been resolved. The approving resolution submitted by the Planning Commission does address all the issues raised.

Mohamed Essan, 27819 Plymouth Road, was present to answer questions. Mr. Essan indicated he wanted to open the business for auto repair and has had previous repair shops in the past. Mr. Essan indicated the building is in bad shape and there are three overhead doors that exist on the property, but they have been covered, and the below ground hoists at the location will be removed and he plans to install above-ground hoists for vehicles.

Councilmember Donovic inquired about the existing fencing on the property and Mr. Taormina stated it would need to be replaced with the appropriate fencing and necessary landscaping. Councilmember Donovic stated he would like to work with the petitioner to make sure the property is cleaned up and no longer an eye soar. He inquired if the Petitioner would be amenable to continue the use of brick veneer on the west side of the building and Mr. Essan agreed.

Councilmember Budzinski inquired if the delinquent taxes for the property had been paid and Mr. Essan responded as far as he knew. Councilmember Budzinski expressed shared concerns expressed by Councilmember Donovic as far as how it will look for a major thoroughfare they are trying to improve and asked various

questions about how work will be done on the property and what the daily operations involve.

Susan Nash, City Treasurer, confirmed there are no outstanding taxes owed on the subject property.

Mr. Essan outlined the various features of the site plan as submitted, including the enclosure of the back part of the property, so no vehicles would be viewable from the roadway. Mr. Essan stated all vehicles to be worked on would either be inside the building or behind the brick wall at the back of the property.

Councilmember Toy inquired about the petitioner's experience in this type of industry and inquired if the dumpster enclosure could be moved to the back of the property, stating a large dumpster right along the Plymouth Road roadway would not be pleasant to see.

Following Council questions and discussion, it was determined the matter is not resolved completely, there are additional concerns for the property and the petitioner needed to provide more detailed answers and updated plans to see if the requested matters could be resolved to meet the requirements of the Planning Commission, Building Department, and applicable Ordinances and the views shared by the Council.

DIRECTION:

COW

CONSENT

From: [Uhazie, Jacob](#)
To: [Kasprowicz, Sara](#)
Subject: New Data for Petition 2025-01-02-01
Date: Friday, February 21, 2025 11:07:49 AM
Attachments: [2025-01-02-01_Set of Plans \(2025-02-21\).pdf](#)

Sara,

We received a revised site plan for petition 2025-01-02-01 at 27819 Plymouth. Please see attached to add to the Council Information.

Thank you

Jacob Uhazie

Assistant Planning Director
City of Livonia | Planning Department
(734) 466-2293 | (734) 674-7647
juhazie@livonia.gov

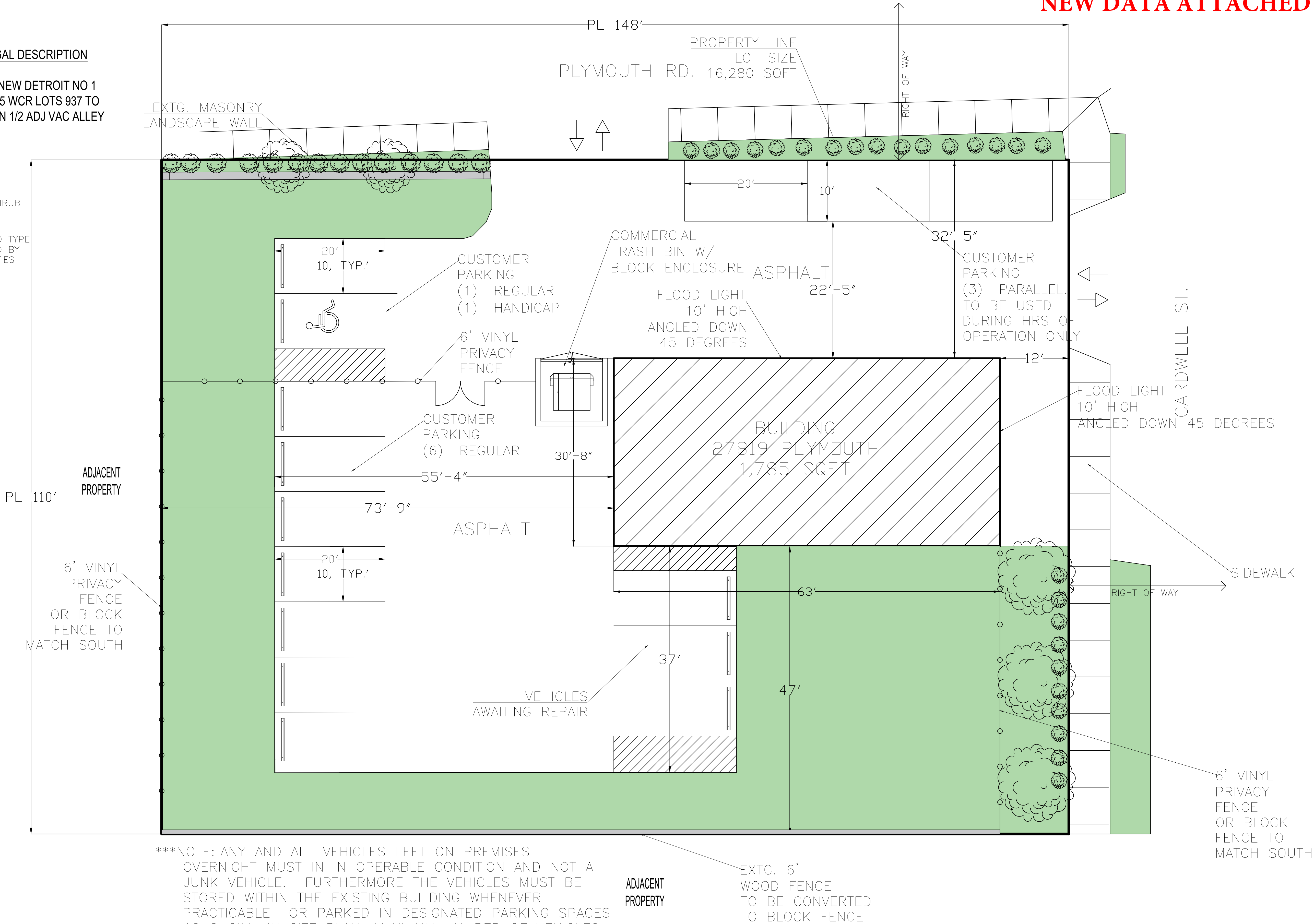
PLANNING COMMISSION
NEW DATA ATTACHED

PROPERTY LEGAL DESCRIPTION

36B937 TO 943 NEW DETROIT NO 1
T1S R9E L62 P85 WCR LOTS 937 TO
943 INCL ALSO N 1/2 ADJ VAC ALLEY



TREE, SPECIES AND TYPE
TO BE APPROVED BY
LOCAL AUTHORITIES



***NOTE: ANY AND ALL VEHICLES LEFT ON PREMISES
OVERNIGHT MUST IN IN OPERABLE CONDITION AND NOT A
JUNK VEHICLE. FURTHERMORE THE VEHICLES MUST BE
STORED WITHIN THE EXISTING BUILDING WHENEVER
PRACTICABLE OR PARKED IN DESIGNATED PARKING SPACES
AS SHOWN IN SITE PLAN. MAXIMUM NUMBER OF VEHICLES
TO BE KEPT OUT DOORS IS (10) TOTAL.

1 SITE / LANDSCAPE PLAN SKETCH
1/8" = 1'0"

General Notes

NOT FOR CONSTRUCTION

ALL EXISTING CONDITIONS AND
DIMENSIONS
SUBJECT TO FURTHER VERIFICATION
IN FIELD BY ANY FUTURE
ARCHITECT, ENGINEER AND/OR
CONTRACTOR

DESIGN PROVIDED BY OWNER

CONTRACTOR/OWNER IS SOLELY
RESPONSIBLE TO COMPLY WITH ALL
LOCAL BUILDING CODES,
REGULATIONS & STANDARDS, ZONING
ORDINANCES AND ADA COMPLIANCE

(10) TOTAL PARKING SPACES
INCLUDING (1) HANDICAP BASED ON
AT LEAST 2 SPACES PER 100 DOOR
BAY PLUS (1) FOR EACH EMPLOYEE

4,200 SQFT OF LANDSCAPING
PROVIDED, > 25% OF TOTAL SITE

1	SKETCH	2/19/25
No.	Revision/Issue	Date

Firm Name and Address

YAHANA DESIGN & CONSULTING
DEARBORN HEIGHTS, MI

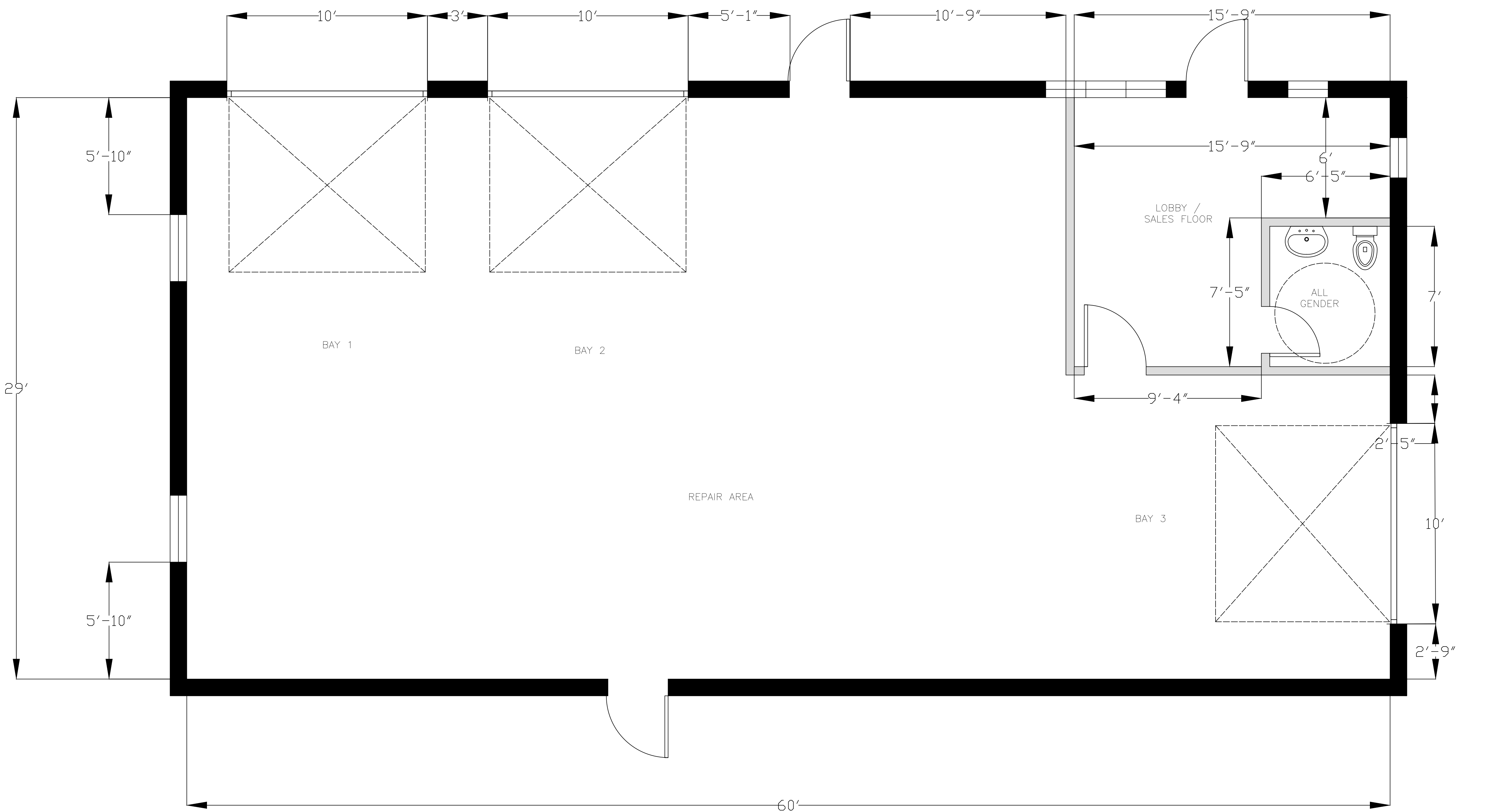
Project Name and Address

27819 PLYMOUTH,
LIVONIA, MI 48150

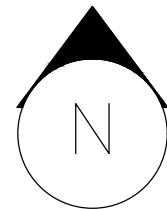
Project	Sheet
Date 12/15/2024	A3.0
Scale 1/8" = 1'0"	

PROPERTY LEGAL DESCRIPTION

36B937 TO 943 NEW DETROIT NO 1
T1S R9E L62 P85 WCR LOTS 937 TO
943 INCL ALSO N 1/2 ADJ VAC ALLEY



1 EXISTING LAYOUT SKETCH
3/8" = 1'0"



General Notes

NOT FOR CONSTRUCTION

ALL EXISTING CONDITIONS AND DIMENSIONS SUBJECT TO FURTHER VERIFICATION IN FIELD BY ANY FUTURE ARCHITECT, ENGINEER AND/OR CONTRACTOR

DESIGN PROVIDED BY OWNER

CONTRACTOR/OWNER IS SOLELY RESPONSIBLE TO COMPLY WITH ALL LOCAL BUILDING CODES, REGULATIONS & STANDARDS, ZONING ORDINANCES AND ADA COMPLIANCE

1	SKETCH	12/15/24
No.	Revision/Issue	Date

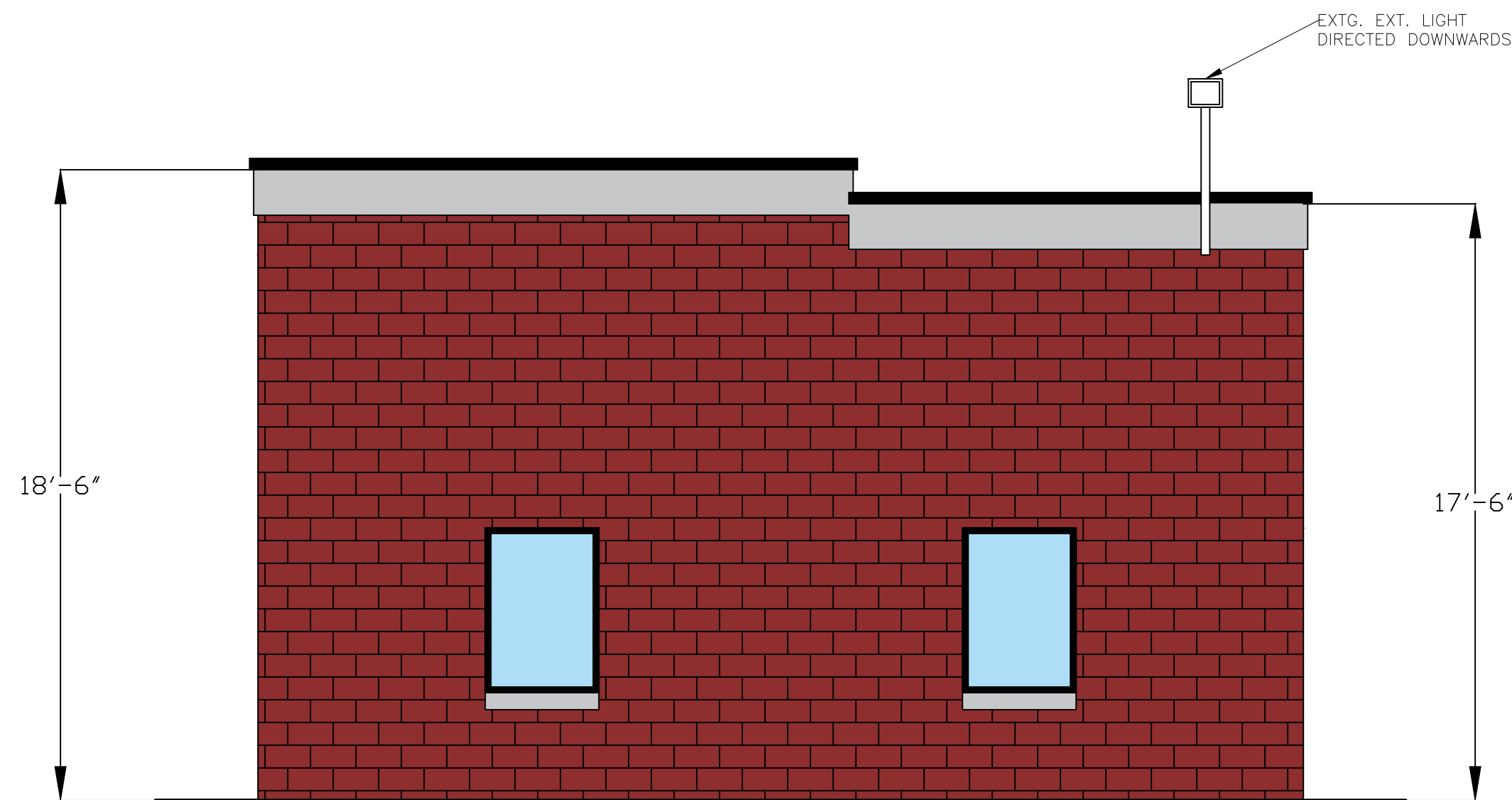
Firm Name and Address

YAHANA DESIGN & CONSULTING
DEARBORN HEIGHTS, MI

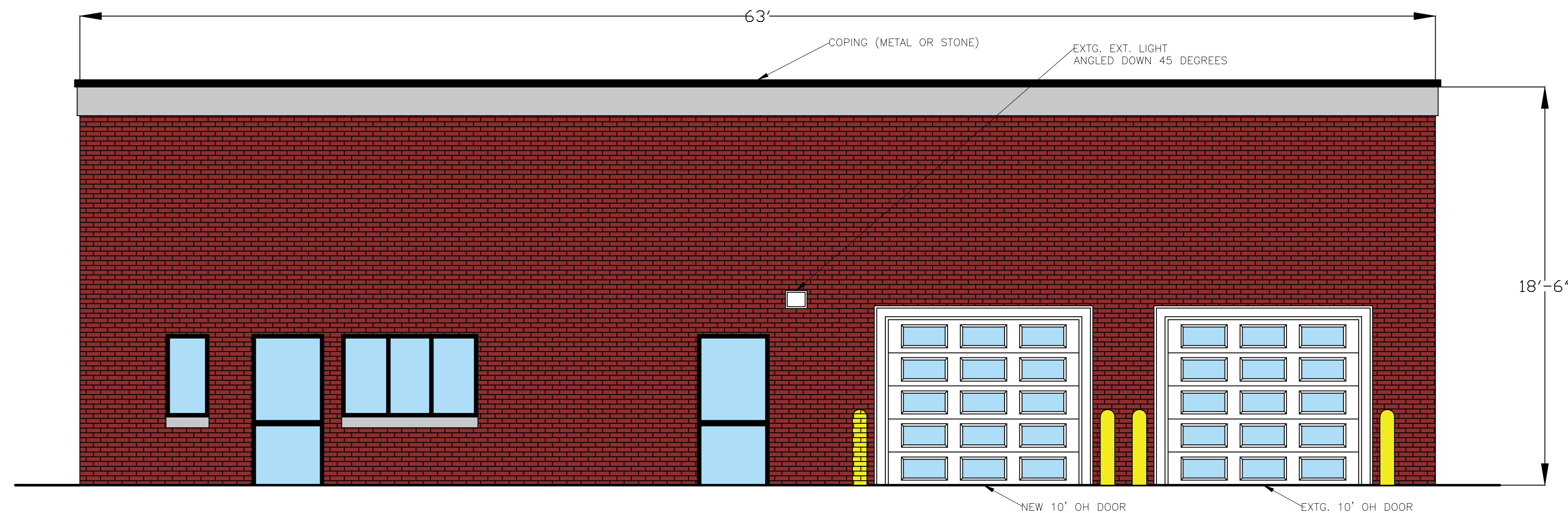
Project Name and Address

27819 PLYMOUTH,
LIVONIA, MI 48150

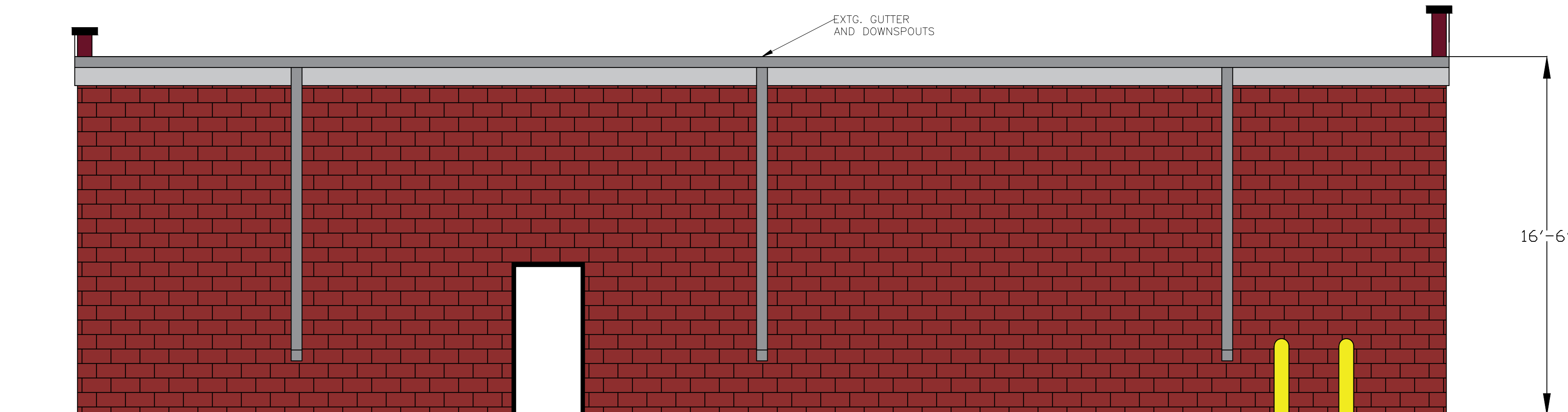
Project	Sheet
Date 12/15/2024	A1.0
Scale 3/8" = 1'0"	



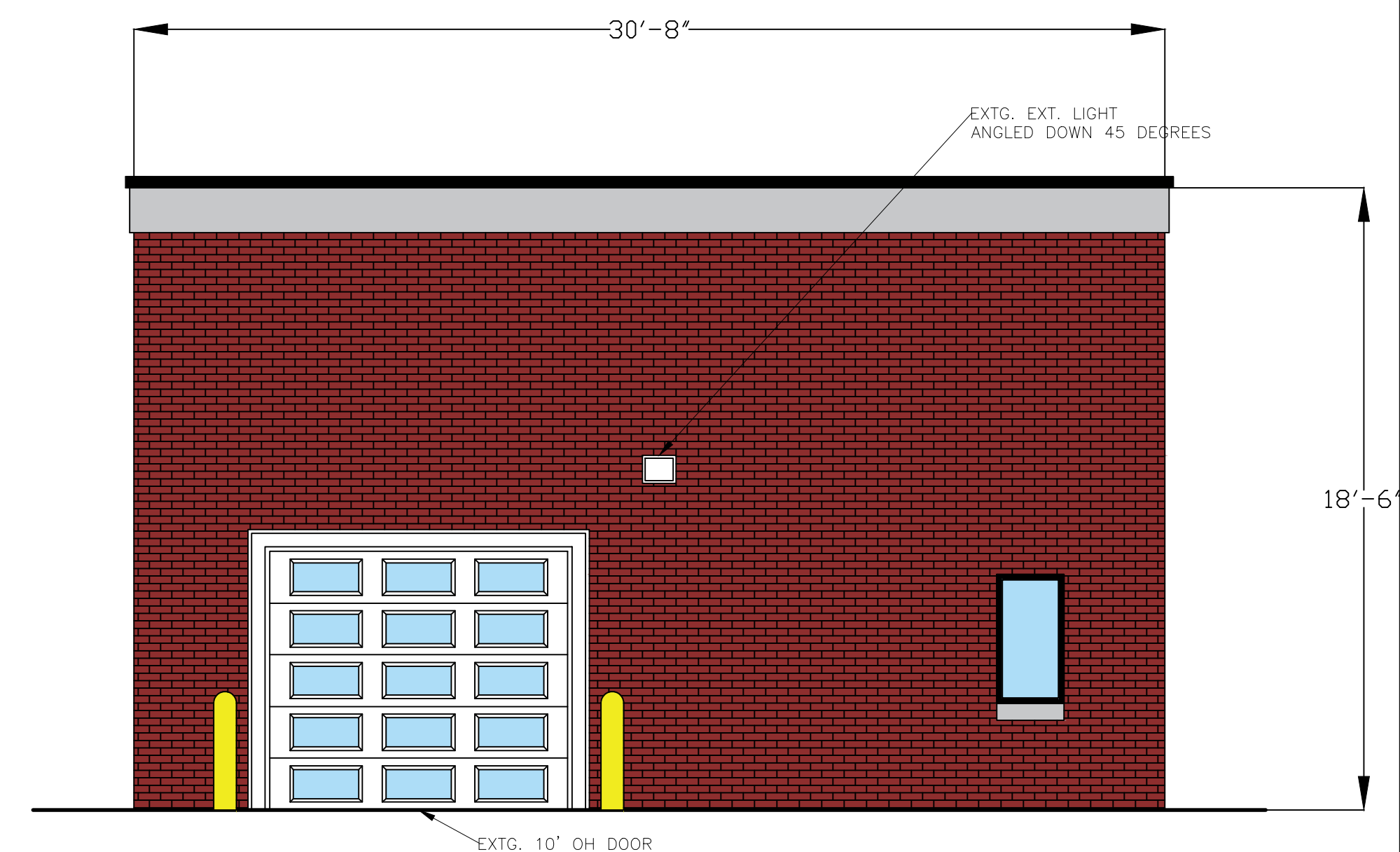
1 WEST ELEVATION SKETCH
1/4" = 1'0"



2 NORTH ELEVATION SKETCH
1/4" = 1'0"



3 SOUTH ELEVATION SKETCH
1/4" = 1'0"



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

PROPERTY LEGAL DESCRIPTION

36B937 TO 943 NEW DETROIT NO 1
T1S R9E L62 P85 WCR LOTS 937 TO
943 INCL ALSO N 1/2 ADJ VAC ALLEY

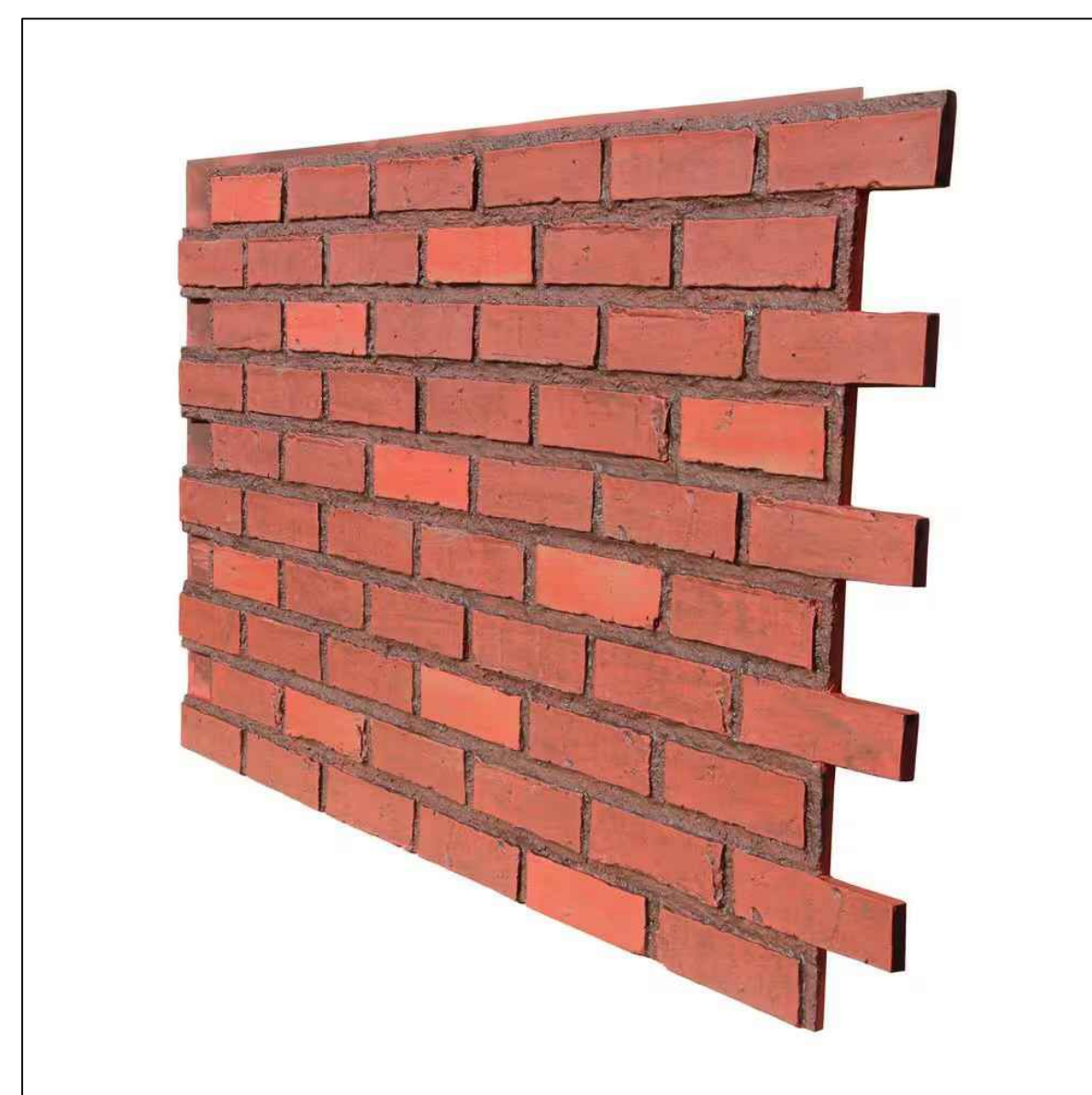


IMAGE 1

SCOPE OF WORK PROVIDED BY OWNER

NORTH AND EAST ELEVATIONS:

1. REMOVE EXISTING EXISTING STUCCO VENEER - REPLACE WITH BRICK VENEER, ENTIRE FACADE. SEE IMAGE 1
2. REMOVE CANOPY AND ALUMINUM FASCIA AND ALL ASSOCIATED FRAMING
3. NEW ALUMINUM OR STONE COPING AND FASCIA TO BE INSTALLED AT PARAPET,
4. ALL EXISTING WINDOWS, LINTELS AND DOORS TO REMAIN. NEW TRIM, FLASHING, ETC. TO BE INSTALLED
5. NEW 10' OH DOOR TO BE INSTALLED AT EXISTING LINTEL HEADER PER DRAWING
6. NEW MAN DOOR WITH ASSOCIATED HEADER AND FRAMING PER DRAWING

SOUTH AND WEST ELEVATIONS:

1. PATCH AND REPAIR EXISTING EXTERIOR BRICK/CMU WALLS
2. FINISH PAINT WITH EXTERIOR GRADE MASONRY PAINT
3. NEW ALUMINUM COPING TO BE INSTALLED AT PARAPET
4. EXISTING GUTTER AND DOWNSPOUT TO REMAIN

General Notes

NOT FOR CONSTRUCTION

ALL EXISTING CONDITIONS AND
DIMENSIONS
SUBJECT TO FURTHER VERIFICATION
IN FIELD BY ANY FUTURE
ARCHITECT, ENGINEER AND/OR
CONTRACTOR

DESIGN PROVIDED BY OWNER

CONTRACTOR/OWNER IS SOLELY
RESPONSIBLE TO COMPLY WITH ALL
LOCAL BUILDING CODES,
REGULATIONS & STANDARDS, ZONING
ORDINANCES AND ADA COMPLIANCE

1	SKETCH	12/15/24
No.	Revision/Issue	Date

Firm Name and Address

YAHANA DESIGN & CONSULTING
DEARBORN HEIGHTS, MI

Project Name and Address

27819 PLYMOUTH,
LIVONIA, MI 48150

Project	Sheet
Date 12/15/2024	A2.0
Scale 1/4" = 1'0"	



LETTER TO THE LIVONIA CITY COUNCIL

3.

Planning
February 6, 2025

MEETING DATE

S022425/R031025

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

WAIVER PETITION: Planning Commission, re: Petition 2025-01-02-01 submitted by Eman Enterprises LLC, requesting waiver use approval to redevelop an existing commercial site, including adding service bays, renovating the interior and exterior of the building and operating an automobile repair facility at 27819 Plymouth Road, located on the southwest corner of Plymouth and Cardwell Street in the Northeast $\frac{1}{4}$ of Section 34.

BACKGROUND DETAILS

February 10, 2025

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2025-01-02-01 - Eman Enterprises LLC

Dear Council Members:

At the 1,225th Meeting held by the Livonia City Planning Commission on February 4, 2025, the following resolution was adopted:

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

#02-03-2025 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on February 4, 2025, on Petition 2025-01-02-01 submitted by Eman Enterprises LLC requesting waiver use approval pursuant to Section 6.06 of the City of Livonia Zoning Ordinance, as amended, to redevelop an existing commercial site, including adding service bays, renovating the interior and exterior of the building and operating an automobile repair facility at 27819 Plymouth Road, located on the southwest corner of Plymouth and Cardwell Street in the Northeast $\frac{1}{4}$ of Section 34, be approved subject to the following conditions:

1. That the Site Plan identified as Sheet No. A3.0, received January 31, 2025, prepared by Yahana Design & Consulting, is hereby approved and shall be adhered to;
2. That the Elevation Plan identified as Sheet No. A2, received January 31, 2025, prepared by Yahana Design & Consulting, is hereby approved and shall be adhered to;

3. Landscaping tree species shall be selected to the satisfaction of the Planning Department and shall conform with the ordinance requirements which may include the existing trees in the Plymouth Road right of way;
4. The parking lot shall be repaired and restriped as necessary. Parking spaces shall be 10' wide and 20' deep and double striped;
5. The van-accessible barrier-free parking space shall be sized, signed, and marked in accordance with the Michigan Barrier-Free Code;
6. An enclosure of sufficient height to completely screen the dumpster is required on three (3) sides of the waste receptacle, with a solid gate on the fourth side. The height of the enclosure must be not less than six (6) feet or at least one (1) foot above the height of the dumpster, whichever is greater. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass and, when not in use, closed at all times. The enclosure must be constructed of the same or compatible material and colors as the principal building in terms of texture and quality;
7. A variance from the Zoning Board of Appeals would be required for the proposed 6-foot-tall vinyl fencing proposed on the east, west and south sides of the enclosed parking area;
8. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring into adjacent roadways;
9. Any vehicles left on the premises overnight must be in operable condition and not junk vehicles, and must be stored inside the building whenever practicable, or parked in designated parking spaces as shown on the approved site plan, with a maximum of 10 vehicles located outside. Seven parking spaces shall be on the existing paved parking area along the west property line, and three of which shall be located as close as practicable to the south wall of the existing building, so that the existing grass area south of the building is maintained to the greatest possible extent, to the satisfaction of the Inspection and Planning Departments.
10. That on-street parking of vehicles along Cardwell Street is prohibited and no vehicles shall be parked between the building and Cardwell Street right-of-way.
11. That there shall be no outdoor storage of auto parts, equipment, scrap material, waste petroleum products, junked, unlicensed or inoperable vehicles, or other similar items in connection with this operation, and the overhead doors, when not in use for vehicles entering or exiting the service facility, shall always be closed;
12. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;
13. That no LED lightband or exposed neon shall be permitted on the site including, but not limited to, the building or around the windows;

14. The overall average illumination level for the parking lots shall be 1.0- foot candle as provided under Section 7.22 of the Zoning Ordinance;

15. That 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;

16. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and

17. Pursuant to Section 13.13 of the Livonia 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. 2025-01-02-01_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: February 12, 2025



Maureen Miller Brosnan, Mayor

Date: February 14, 2025

Petition 2025-01-02-01 submitted by Eman Enterprises LLC

requesting waiver use approval pursuant to Section 6.06 of the City of Livonia Zoning Ordinance, as amended, to redevelop an existing commercial site, including adding service bays, renovating the interior and exterior of the building and operating an automobile repair facility at 27819 Plymouth Road, located on the southwest corner of Plymouth and Cardwell Street in the Northeast ¼ of Section 34.

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.

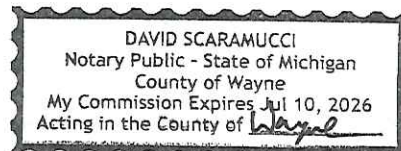
For filing fee see below for computation

Date Filed: 1-2-25 Petition 2025-1-02-01
Site Address: 27819 Plymouth Rd Sidwell 141 02 0937 000 Zoning of Property C-2
Requesting Approval To Automotive Repair
Applicant: Mohammed Essa Business/Company: Eman Enterprises LLC
Applicant's Address: 4320 Seymour City: Dearborn State: Mi Zip Code: 48126
Applicant's Phone # (313) 850-7130 Applicant's Email Moessa1@yahoo.com
Contact Person: MOE Business/Company: _____
Contact's Address: 4320 Seymour City: Dearborn State: Mi Zip Code: 48126
Contact's Phone # (313) 850-7130 Contact's Email Moessa1@yahoo.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
2025 JAN -2 PM 3:08



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>0</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	\$ <u>700.00</u>

Owner of Property: Eman Enterprises LLC
Owner's Address: 4320 Seymour City: Dearborn State: Mi Zip Code: 48126
Owner's Phone # (313) 850-7130 Owner's Email Moessa1@yahoo.com
Signature of Owner: [Signature] Print Name: Mohammad Essa
Subscribed and sworn to before me, a Notary Public in and for the County of Wayne State of Michigan
on this 2nd day of January 2025.
Signature of Notary [Signature] My commission expires 07/10/2026.
Acting in the County of Wayne.

UNAPPROVED MINUTES

1

MINUTES OF THE 1,225th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, February 4, 2025, the City Planning Commission of the City of Livonia held its 1,225th 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 Patrick Droze David Bongero
Sam Caramagno Glen Long Peter Ventura
Ian Wilshaw

Members absent: None

Mr. Jacob Uhazie, 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 2025-01-02-01

Eman Enterprises

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2025-01-02-01 submitted by Eman Enterprises LLC requesting waiver use approval pursuant to Section 6.06 of the City of Livonia Zoning Ordinance, as amended, to redevelop an existing commercial site, including adding service bays, renovating the interior and exterior of the building and operating an automobile repair facility at 27819 Plymouth Road, located

on the southwest corner of Plymouth and Cardwell Street in the Northeast ¼ of Section 34.

Mr. Wilshaw: Thank you, Mr. Secretary, Mr. Uhazie.

Mr. Uhazie: This is a request to renovate and operate automobile and light truck repair up to one ton, which is regulated under Section 6.06 of the zoning ordinance. As mentioned, it is located on the southwest corner of Plymouth and Cardwell Street. The existing zoning is C-2 (General business). To the north and northwest are commercial properties which are zoned C-1 (Local business), while the northeast is zoned C-2 as well. To the east, across Cardwell Street is the Royal Motor Inn, which is zoned C-2. To the south is the Thomas Elliott subdivision and is zoned N1 for neighborhood. And finally, to the west of the site is a small commercial building zoned C-2. A little history on the site. The site was previously approved to be light auto repair facility in 1971 and again in 1982, although the use was never put into operation. The prior occupant was Mickey Shorr Electronics, who was granted approval to expand the existing building in 1987. The building currently sits vacant. The subject property is 0.37 acres in area with 148 feet of frontage on Plymouth Road and 110 feet along Cardwell Street. The existing building measures approximately 2,049 square feet with two driveways that provide access to the site, one on Plymouth Road and another off of Cardwell Street. Parking requirements for automobile and truck repair facilities are required as two spaces for each workstation, plus one space per employee. The floor plan shows three bays and three workstations that would operate with up to three employees. The minimum required parking is nine for the three bays. We have received an updated site plan since our study session. This new site plan shows three parallel parking spaces next to the Plymouth Road right of way, and an additional eight parking spaces along the western property line. The parking configuration on the plan shows five parking spaces are located in front of the site, and another 10 additional spaces are behind the proposed fencing area. Under Section 6.06 all vehicles left at the facility for repair overnight must be stored within the building, and absolutely no dismantled damage or unlicensed vehicles shall be permitted on the site. The ordinance also states that the total number of vehicles stored and awaiting work shall be subject to recommendation by the Planning Commission and be approved by City Council. Another change from the study session is the dumpster enclosure has been moved from the rear of the site and attached to the northwest corner of the building. The site plan

shows additional landscaping was added along Plymouth Road and Cardwell Street. Along Plymouth Road, there are 14 shrubs, two trees, which are located in front of the PRDA fencing, and an additional 16 shrubs located between the driveway and the corner. On Cardwell Street the plan shows three deciduous trees and 10 shrubs. The shrub species are listed as boxwood and the type of trees not given, but the plan states that the specific species will be selected from the Livonia approved species list. The zoning ordinance requires the following on Plymouth Road: three deciduous trees or evergreen, two ornamental trees and 24 shrubs, and along Cardwell Street, two deciduous trees or evergreen, one ornamental and 10 shrubs. The site plan also shows updates to the existing and proposed fencing. The existing wooden fence at the rear of the property would be replaced with a six-foot high masonry wall. The rest of the fencing is listed as being a six-foot-high vinyl privacy fence, or block fence to match the proposed rear wall. No signage plans were submitted with this petition. On the elevations the existing stucco veneer would be replaced by a brick veneer on the north and east walls. The canopy, aluminum fascia and all associated framing would be removed and replaced with the new aluminum or stone coping and fascia at the parapet. All the existing windows and doors would remain. On the south and west elevation, exterior brick or CMU walls will be patched and repaired. The new elevation plan shows the daylighting of existing windows that are currently bricked over. One new window is shown on the east elevation, and there are two additional windows shown on the north elevation. Additionally, the updated elevation plan identifies lighting that will be angled down at 45 degrees. 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 January 16, 2025, 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 #27819 Plymouth Road. Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained. 2. The existing parcel is currently serviced by public sanitary sewer and water main. The submitted drawings do not include any proposed utility information or calculations, so we cannot comment on any proposed impacts*

to the existing systems, but we do not believe the proposed usage will adversely affect the existing utilities. Should alterations to the existing services be required, the owner shall submit drawings to this department to determine if permits will be required. 3. Although the drawings do not indicate any future utility information, it should be noted the any proposed re-development other than building renovations will be required to provide storm water improvements and detention per the Wayne County Stormwater Ordinance . 4. Any disturbances with the Plymouth Road right-of-way will require permits through the Michigan Department of Transportation, 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 January 31, 2025, which reads as follows: “ This office has reviewed the site plan submitted in connection with a request to renovate a commercial building on the property located at the above referenced address. We have no objections to this proposal with the following stipulations: Evaluation for possible suppression system and fire alarm installation due to vehicles that are EV. A further detailed plan review will take place when this division receives an official plan set.” The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated January 17, 2025, which reads as follows: “I have reviewed the plans in connection with the petition. I have no objections to the proposal.” The letter is signed by Paul Walters, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated January 29, 2025, which reads as follows: "Pursuant to your request, the above-referenced Petition has been reviewed. 1. The parking lot shall be repaired and restriped as necessary. Parking spaces shall be 10' wide and 20' deep and double striped. 2. The van-accessible barrier-free parking space shall be sized, signed, and marked in accordance with the Michigan Barrier-Free Code. 3. An enclosure of sufficient height to completely screen the dumpster is required on three (3) sides of the waste receptacle, with a solid gate on the fourth side. The height of the enclosure must be not less than six (6) feet or at least one (1) foot above the height of the dumpster, whichever is greater. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass and, when not in use, closed at all times. The enclosure must be constructed of the same or compatible material and colors as the principal building in terms of texture and quality. 4. A variance from the Zoning Board of Appeals would be required for the proposed 6' tall vinyl fencing proposed. This Department has no further objections to this

Petition..” The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated January 31, 2025, 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 from the Treasurer’s Department, dated January 17, 2025, which reads as follows: “All taxes on this property are current.” The letter is signed by Susie Nash, Treasurer. Next is a letter from a resident, dated February 3, 2025, which reads as follows: “Dear City of Livonia Planning Commission and everyone this letter concerns, I am writing this letter regarding petition 2025-01-02-01 submitted by Eman Enterprises LLC. Property known as 27819 Plymouth Rd Livonia, MI. I own the residential property that is right next door to the above-mentioned property. I am writing this letter asking you not to approve this type of business. I will state my reasons. This property is not a large property. This would mean cars that are waiting to be worked on would be stored outside. The person that is looking at buying or leasing the mentioned property is already using the property to store vehicles. I have seen a tow truck going in and out of the property. Where would this tow truck be stored? Visually with the stored cars and tow truck, this would not be a good look to our neighborhood and community. This building currently has two bay doors. One facing north toward Plymouth Rd. The other facing east exiting out on to Cardwell. Cardwell is a residential street. Automobile repair facilities like the one mentioned above are generally noisy businesses. Air compressors are generally used with air tools such as air impact guns, air chisels and a variety of other air tools and hammering tools to remove broken and stuck parts on vehicles. There is also the noise of the tow truck and vehicles being moved around and stored on the property. Please refer to the maps of how my property 11563 Cardwell and 27819 Plymouth Rd are in close proximity of each other. There is very little distance between my residence and the business that is looking to get a waiver to use this property. The reason this property is not zoned for this type of business is to protect the residents from the above-mentioned concerns and noise. City of Livonia Planning Commission please look at the number of already existing auto repair facilities we already have in this area. The one mile of Plymouth Rd, between Middlebelt and Inkster roads, there are already seven Automobile repair facilities and one car wash. 1. Firestone Complete Auto Care 29200 Plymouth Rd. 2. Livonia Car & Truck Repair 28850

Plymouth Rd 3. Oval Auto Repair 28735 Plymouth Rd 4. Speedy Auto Service 28411 Plymouth Rd 5. Livonia Auto Sellers 29068 Plymouth Rd 6. Feinn Tire Repair Facility 28055 Plymouth Rd 7. Raceway Pit Stop 28085 Plymouth Rd 8. Zax Auto Wash 36001 Plymouth Rd I would also like to remind the City of Livonia Planning Commission that a few years ago you denied a rezoning for a car dealership/repair facility for the same concerns as I have mentioned above. The property I am referring to is located at 28121 Plymouth Rd Livonia, MI 48150. This property was the former location of Penalty Box Bar. I ask that you reference back to the reason you did not rezone the above mentioned property and denied a waiver of use. One of the main reasons this business was denied a waiver of use, the size of the property and how close it was to the proximity of residential homes. This property at 28121 Plymouth Rd is larger in size and has more distance from the resident's home then the property at 27819 Plymouth Rd which is next to where I live. Another reason the Planning Commission denied a "waiver of use permit" was concern of noise pollution to the residential neighborhood. In closing, Livonia has zoning ordinances for a reason. The reason is to protect residents and neighborhoods from businesses that do not fit in a particular location. This business does not belong at this location and that is why a "waiver of use permit" is being asked for. I ask the City of Livonia to enforce the current zoning laws and deny this business. Thank you for your time." The letter is signed Jeff Nicholas, 11563 Cardwell, Livonia, MI. The last letter is from a resident, dated February 4, 2025, which reads as follows: "In regards to this I have some concerns. I am all for businesses being rehabilitated but when we have so many other car repair facilities on Plymouth road how will this affect business. What is the sound impact? Currently there is a bay that faces the neighborhood and my backyard faces that. I don't want to hear the various repair tools running all day. It's a large disruption to anyone If the business were to go in, I would say that the bays in use could only face Plymouth road, this would held reduce any excess noise going into it the neighborhood. No doors or bays facing residential areas. I can't imagine the sound for the person who lives directly behind it. I think there are other more commercial slots this would fit in. If the petition passes , I would also suggest that additional landscaping be put I place to reduce noise. What are the hours of this proposed business? Are we to hear the noise all day/evening and weekend? I enjoy my backyard and also wfh, if all I hear is pneumatic tools it will distract from enjoying my home and I would have to keep windows shut to avoid interruption to my work. Where will

excess cars be parked? The lot is very very small and there is no room for parking. Will they park in the streets blocking spots for any residents to use? Overall I disagree with the petition and hope that Livonia agrees. Mickey shores was bad enough this will only be worse." The email is signed Kelly Richard, Cavell St., Livonia, MI. That is the extent of the correspondence.

- Mr. Wilshaw: Is there anything else, Mr. Uhazie? Okay. Ms. Reece, just a question for you. You don't see this picture on the TV on the outside, do you? I don't think anybody's in the booth broadcasting. I just looked and I don't think we're live, so...I don't know they fall asleep or what? Thank you. I appreciate that.
- Mr. Wilshaw: We'll continue on with the meeting, though, because the show must go on, as they say, as our petitioner here. If you want to come forward to our podium. Is there any questions for our planning staff before we hear...Mr. Droze.
- Mr. Droze: I guess there is a question about landscaping. Do we count landscaping in the right way towards the site, or does it need to be on the site proper?
- Mr. Uhazie: We count on the site proper, but there have been cases where if the space isn't available, that can be counted or in lieu of some kind of stuff that we would require.
- Mr. Droze: And then one other question. There was a note on the building official regarding a variance being required for the fence. Is that related to the vinyl fence or the wall.
- Mr. Uhazie: I read that as the fencing along the west of the property adjacent to the other commercial properties.
- Mr. Droze: Okay, any idea why? Is that just typical?
- Mr. Uhazie: That's just the typical fencing process.
- Mr. Droze: Okay, got it. And then the last question, did we receive any information regarding the masonry wall? And maybe the petitioner can offer that, but I didn't see anything in the packet about the materials.
- Mr. Uhazie: No details about materials, just that it would be changed to a masonry wall.

UNAPPROVED MINUTES

8

- Mr. Droze: Okay, thank you.
- Mr. Wilshaw: Thank you. Mr. Droze. Any other questions?
- Mr. Uhazie: I don't know why this went out.
- Mr. Wilshaw: Yeah, I think we got our broadcast going, though that may have knocked out your feed there.
- Mr. Wilshaw: I will let you work on that. Thank you. Ms Reece, for checking on that. Any other questions for planning staff? Mr. Bongero.
- Mr. Bongero: Jacob, so in the ordinance 6.06 they can't have any cars outside. They all have to be pulled inside the building at the end of the day?
- Mr. Uhazie: Unless that is waived by the Planning Commission and Council. It stipulates that, based off the plan, they can keep x amount of cars...
- Mr. Bongero: Because it's kind of confusing. It says no...all vehicles that are left for repair overnight must be stored within the building, and then it says Planning or Council can dictate how many numbers are stored inside.
- Mr. Uhazie: It is a little confusing, but if the Commission and Council decide to waive that, they can park the set number of cars outside in the rear part.
- Mr. Wilshaw: Okay, that's it. Appreciate Thank you.
- Mr. Wilshaw: Thank you, Mr. Bongero. Any other questions for staff? Okay, I think we covered all that. Thank you, sir, for being here tonight. You're our petitioner, if you want to start with your name and address for our record.

Mohammed Essa, 27819 Plymouth Road, Livonia, MI.

- Mr. Wilshaw: Excellent. Thank you, sir. And what would you like to tell us about your business that you want to operate here?
- Mr. Essa: Well, the business, I believe, has been auto related since it was built. I think it was originally a gas station with auto service when it was originally built. I would like to continue the auto service. But, you know, include auto repair. There's currently three existing bay doors. The third door is hidden. I showed you guys

pictures last week, so that overhead door is still there. There's two in ground hoists that will be removed above hoist instead. So I would like to operate as an auto repair, light auto repair, you know, maintenance, brakes, tune ups, tires, mufflers, you know, exhaust, whatever, just maintenance, like the Midas down the street, basically. As far as I think Patrick was trying to zone in on the two trees, there's two Wayne County trees that are between Plymouth Road and the sidewalk. So, when we did the landscaping, I spoke with Jacob, I told him there's two already existing. I know they're not on the city side, but there's two on there, so we thought maybe we'll present that. We'll only plant the three in the front. That'll be a total of five, but if more are required, you know, we don't have a problem putting more trees. As far as that fence in the back, the whole reason to enclose that fence is to leave some cars outside overnight. The three parallel parking spots that we're proposing in front are only to be used during hours of operation. So, you can see that on the site plan. So if there is anything that's going to stay overnight, it'll be behind the wall. Nobody will see them from Plymouth Road at all.

Mr. Wilshaw: It'll be in the fenced area.

Mr. Essa: In the fenced area, correct.

Mr. Wilshaw: Anything else you'd like to tell us about your business before we go to questions?

Mr. Essa: Not really. I mean, unless you have any questions,

Mr. Wilshaw: We'll see what we have here. Any questions for our petitioner? Ms Dinaro.

Ms. Dinaro: I have some questions. So, since we saw the site plan at the study session, there's quite a few changes. Can you talk me through, specifically the fencing, the lighting and the landscaping?

Mr. Essa: Sure. Well, the fencing, the rear wall, Jacob told us, must be masonry, so we have to put that masonry. Depending on the pricing, and you know how it's going to turn out, I assume the east and west, you know, I didn't know whether I was going to go vinyl or masonry to match the rear wall yet, until I see what the estimates are for that. But the rear wall must be masonry because it attaches to a resident, so that's why we changed that to masonry instead of vinyl. The landscaping was updated

because it needed to be beefed up, as Jacob told us, so we tried to meet all of the ordinance requirements. I believe we met the shrub requirements on the north and the east side. We met the tree requirements on the east side, on Cardwell Street and on the north side, if you include the two trees that are preexisting from Wayne County, then we should meet those requirements as well. If you need more trees or shrubs, you know, I'm not opposed to it. Lighting is going to be nothing is going to shine towards the street. They're going to be 45 degrees or down. I was planning on just having building mounted lights, but I think Jacob told me that he would like a pole. So, if I do put a pole in the back area where the fence is, it'll be towards the rear residence, facing the building so the rear resident will not have any visual effects. And another thing that noise complaints. So noise, you know this Mickey Shorr used to install audio equipment and alarms with boom boxes and kicker boxes and stuff. I'm not sure if any of you are familiar with what that is, but I don't believe auto repair shop will generate as nearly as much sound as Mickey Shorr used to. And all of the tools that are used these days, or 90% of them, are electronic these days, so all the impacts and everything in air red are ratchets have been converted to electrical tools like your drills and stuff at home, so there's no more loud air tools there. It will be an air compressor, but it's going to be only used for the tire machine and for airing up vehicles. Mickey Shorr had a air compressor at all times in their facility. So, I don't think it's going to cause noise disturbance, to be honest. As far as smell, I think I seen the report somebody...smell pollution or whatever. This is not an auto body shop. So, there's no paint work. There's no bondo work. You know? There's no fumes.

Ms. Dinaro: So, just a follow-up question. So, there's going to be three bay doors, two facing Plymouth, one facing the neighborhood. What are they all used for? Can you tell me about the uses? Are they different?

Mr. Essa: They're all the same depending on how many vehicles you have to work on.

Ms. Dinaro: Okay? Thank you.

Mr. Wilshaw: Thank you. Ms Dinaro. Any other questions? Mr. Ventura.

Mr. Ventura: Just to follow up on Ms. Dinaro's question. So there's no bay door facing south, facing the house behind you.

Mr. Essa: No, no, no doors facing south, just one on the east.

Mr. Ventura: So the only bay door that is not facing Plymouth Road is facing Cardwell on the east, correct? And on the other side of Cardwell from there is the motel, not a resident, correct?

Mr. Essa: Correct.

Mr. Ventura: It's a motel. So, you really don't have a bay door facing anybody's house.

Mr. Essa: No.

Mr. Ventura: Do you own a tow truck? Are you gonna have a tow truck there?

Mr. Essa: I own a tow truck, Yes, I do on a tow truck.

Mr. Ventura: And how do you...why do you have this truck? What do you do with that?

Mr. Essa: Well, I had two other businesses. I told you I was selling the one in Redford, right? So, I do have a tow truck that's gonna stay with me. Am I gonna leave it here? Am I gonna leave in Plymouth? I don't know, but if I do leave it here, or if it does be here, it'll be behind the brick wall. It's a little wrecker.

Mr. Ventura: How many vehicles do you anticipate would be in the fenced area on an ongoing basis? In other words, if we were to approve this and say we would authorize three vehicles out there overnight within the fenced area, would that, would that be sufficient?

Mr. Essa: Well, I hope to be a lot busier than that, but I don't know. I would think, I would expect at least 10 overnight in the rear, if you know, and I'm trying to close this. There are other auto repair shops down Plymouth Road. I know they're probably grandfathered, and they have no privacy fences at all, and they have cars in their lot overnight all the time, but I'm hoping I'll be way more successful than three behind the building. Now I can bring two per bay if I raise one up and stick one underneath it, maybe. If they're little cars, but do I really want to do that all winter long? And, you know, rainy days and stuff I don't know, I'd rather avoid that. The whole the whole point of putting that wall up or that privacy fence is to...

Mr. Ventura: Hide the cars

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- Mr. Essa: Correct, so it's not a disturbance or a nuisance or eyesore. So that's the whole point of putting that fence. If no cars are going to be allowed outside, then I can avoid spending all that money on that fence.
- Mr. Ventura: What do you anticipate your hours of operation to be?
- Mr. Essa: Generally, my hours are nine to six, but if I have to put something on record, I would like to say eight to seven, just in case. Someone gets their a little early five days a week, Monday through Saturday.
- Mr. Ventura: Six days a week.
- Mr. Essa: Yeah, Saturday, usually 10 to four, 10, to five. Well, again, I'd rather give those...
- Mr. Ventura: Closed on Sundays?
- Mr. Essa: Closed on Sundays.
- Mr. Ventura: Jacob, did we have all the pictures? Did they come back up again for everybody, for the exterior. So, the total exterior the building is going to be resurfaced with brick?
- Mr. Essa: No, just the north and the east. The west and the south are going to be fixed and painted. They're really not that bad. It's just cinder block. But there's no point to rephrase those I believe, and spend that kind of money when those two sides are hidden, you know. But the entire outside of the building is going to be renewed. The north side and the east side will be updated. Updated and brand new with veneer, and the west and south was going to be painted. It'll look new, but it's not going to be. I'm not going to veneer, is what I'm saying.
- Mr. Ventura: Understood. All right. Thank you.
- Mr. Wilshaw: Thank you. Mr. Ventura. Any other questions for our petitioner? Mr. Droze.
- Mr. Droze: Thanks for making some of the updates to the plan that we noted at the study session, but I will ask about a couple ones that I didn't see. So, we had talked a little bit about potentially reducing some of the continuous driveway along Cardwell and introducing green space maybe. Maybe talk to that decision about why that wasn't included.

- Mr. Essa: Correct. I spoke with Jacob about that, and I don't mind, I don't mind putting the grass there. It's very small area. I thought if somebody were to park there, it's more money for Livonia, because they can ticket him. You know what I mean? Because I'm never going to park there. And I don't assume anyone will. It's really a small area. It's not big. It's not made for a vehicle. My thing is, the cement there is 12 inches thick. This is an old gas station. And back in the 50s, they were putting in cement 12 inches thick and on top of that you have four inches of asphalt. So, do I want to cut through that and put grass, I don't know, unless I build like, above ground garden, you know. I don't know what the name of it is, but I can make something like that to go there. But I really don't want to rip up the cement floor. And those sidewalks, by the way, somebody changed them. They're not three feet, they are like five feet wide over there.
- Mr. Droze: And then the three parking spaces in front. Again, the site is over parked. I think Jacob, Mr. Uhazie, you said nine spaces was required, we have 15. Was there any consideration given to giving more green space along the Plymouth road frontage?
- Mr. Essa: We could, but the same thing applied about the cement and the asphalt. It really is tech. It really is. I mean, I'm not making this up. If somebody comes out there and takes a sample, you'll see. It's not easy to just rip and apply grass.
- Mr. Droze: I understand.
- Mr. Essa: Yeah, no problem. I was hoping we can waive that variance, but I don't know if you need me to build above ground garden, or like landscape area between the building and the side bay, because I'm not opposed to that, because no car can fit there anyway. I really didn't feel like ripping up the ground. You know, that's all.
- Mr. Droze: Understood. The other one that we...you touched on is lighting. So, you mentioned that you potentially would add some light poles in the back of the site potentially, or is that...
- Mr. Essa: If need be. Again, I'm not worried about theft, you know, I think Livonia is pretty safe. And if it's gonna be a masonry wall and it's gonna be locked, you know, I don't think I'll have a problem, but if I do, then it'll be against the rear what is now the wooden fence facing Plymouth Road, either had a 45 or down, okay, if

we have to put... I was hoping to put just building mounted lights.

Mr. Droze: Okay, yeah. And again, the point of that was, and I did see them on the back of the building, was really just more so for the neighbors, if that it is 45 but it's still a line of sight. So ideally, if you could incorporate some...

Mr. Essa: Yeah, I don't mind. We can do that.

Mr. Droze: I wanted to ask you the decision to move the dumpster forward, can you speak about that?

Mr. Essa: Yeah, that came up with my engineer, if we're going to put a masonry wall and a fence in the front some of these garbage companies. I see them coming at 4,5,6, in the morning, even before we get there. So how am I going to let them in if that gate is going to be locked, the front gate? Because I don't expect to leave that gate to get in the back, open or unlocked at all times. So, I would like to lock it. That's the only means of security I would have. So, to get around that we have to move it up front so we don't have to be there if the dumpster guy comes. That was the only reason why we brought it there.

Mr. Droze: Understood. And the plan notes asphalt or gravel for the parking lot in back. And I'll tell you what I'm getting at with this concern. So obviously, we're going to have vehicles that you know potentially have some problems that might be leaking, whether it's fuel oil, whatever the liquid might be, I think our hope would be that be an impervious surface, like a asphalt or a concrete,. And then I guess a question, have you looked at the drainage? Because right now, I think that area kind of runs off to the street. Do you plan to do storm sewer and potentially water quality for moving oils and sediments?

Mr. Essa: I want to stayaway from any storm water, because Wayne County i think requires some underground detention. So, I want to stay away from doing anything storm water. That's why I wasn't expanding the building or doing anything with the building itself, other than refacing it.

Mr. Droze: Okay, but you do intend to manage the drainage within your site and not put it out to the street.

Mr. Essa: To be honest with you, I haven't even looked at the drainage to see if there's any sewers or anything on the property. I never went back there, really, not as of yet. I mean, I went back there,

but I didn't inspect for that, to be honest. I just looked at the yard and seen how it was okay, but I can take a look and get back to you, I don't know.

Mr. Droze: And then I guess my last question on the fencing, obviously, it's adjoining with the neighbors. Have you had conversations about the material that you'd use for that? Do you have samples that?

Mr. Essa: No, not yet. Not yet. The only thing I noted it's going to be a split face, where it's not just going to be a regular cinder block, you know, flat cinder block. So it's going to be a split face, I think he called it, where it's got some type of texture or design to it.

Mr. Droze: Okay. I think that covers my questions. Thank you.

Mr. Wilshaw: Thank you. Mr. Droze. Any other questions for Mr. Essa? Mr. Caramagno.

Mr. Caramagno: I do, I do have a couple questions. What is going to happen here different than what happens at your Plymouth property, Plymouth Township property, and your Redford properties?

Mr. Essa: Well, the Plymouth Township property, I'm still...all my plans are with the engineer, and I had a problem with that, because that site was contaminated, so I'm still working with EGLE. I never moved to refinish that one yet, I have a problem with Eagle. We got to resolve the environmental issue first. So that one I haven't updated, or nothing yet.

Mr. Caramagno: I see that there is a car wash there and repair shop in the front. How long have you owned that?

Mr. Essa: I've owned that for two and a half, maybe three years now, but I bought it in the condition that is. So, my plan was to renew that one and make it look good too, but that one's taken too long with Egle.

Mr. Caramagno: Are there any repair activities happening there?

Mr. Essa: Now? No, there's...no. I mean, yeah, I go...it's by appointment, so I only go there by appointment.

Mr. Caramagno: Okay, so you do repairs there?

Mr. Essa: Yes, but I don't do nothing to the buildings or anything.

Mr. Caramagno: Okay, so that's basically a non-operating site at this point.

Mr. Essa: Just by appointment. So very minimal.

Mr. Caramagno: Okay, and now your Redford site, what...how will that differ from this site?

Mr. Essa: Which Redford are you looking at? I have two in Redford. The one that I'm selling.

Mr. Caramagno: I'll tell you which one here. 24645 Plymouth Road.

Mr. Essa: 24645 Plymouth Road, that one is a family owned business, so it's not just me. That's my parents, my siblings, that's family-owned business. So, this other one's going to be myself. Plymouth is myself. That one there, that's a used car dealer and parts and auto repair and collision. So, we're not applying for all of that here. So, this one's gonna be strictly auto repair.

Mr. Caramagno: Okay, so the other property...it's got a variety of uses at it.

Mr. Essa: It's got multiple uses, correct. It's got used parts. Has used car dealer, auto repair and collision.

Mr. Caramagno: Okay, so you don't know how many cars you want to keep on this property. Said, maybe 10. Maybe more, depends how business is. Who will the onus be on to inspect this property to make sure there's a...if the number is six, who will the onus be on to make sure that there's not 20 cars jammed in this?

Mr. Essa: I'm sorry, what...

Mr. Caramagno: Who will be responsible for coming over there and count cars if we give you six and there's 20 jammed in there. It seems like a ordinance or inspection nightmare compared to what I saw at Plymouth Road down in Redford Township. Well, yeah, if it's anything even close to that, I got a huge problem with this.

Mr. Essa: Yeah, no, I understand. Again, that Plymouth Township, the Redford location that you're looking...you're not looking at the other Redford I own personally, 23510. You can take a look at that one, if you like.

Mr. Caramagno: That would have been nice to have that address before we got here tonight. You told me, 24645.

Mr. Essa: Well, that's because I told you I was...I'm in the process of selling the 23510, I'm actually...

Mr. Caramagno: What is it?

Mr. Essa: 23510

Mr. Caramagno: 23510 Plymouth Road.

Mr. Essa: Plymouth Road, correct? Yeah, that's Redford as well.

Mr. Uhazie: Is that this one?

Mr. Essa: No, no, this one he's talking about is my family business. Oh, yeah, this one here. Yeah. So that one there is, that one was myself as well, me alone. It's actually, you could probably see the listing of it for sale, and it's pending and it's sold. So that's what I expect this place to look like. I don't know if you can see the front view. You know, my building looks brand new and presentable, and it's not like the one that you see on 24645, I gave you that address as well because it's my family's I don't want to hide nothing. Now the one, the other one you see in Plymouth is...it's got four licenses: collision, auto parts, auto repair and used car dealer. So, this is not going to be anything like that at all. You could take a look at the one in Plymouth Township as well. You can see, I don't have vehicles in that. I have a acre and a half.

Mr. Caramagno: I did. I did look at Plymouth. I looked at both of them. Yes, because you gave me the addresses. And I In my travels, I checked in both Plymouth Township. We got a couple unlicensed cars sitting in the front yard. And again, that's prohibited in our potentially prohibited in our ordinance, and yet, there's two unlicensed cars sitting there. They look like they haven't moved, and my guess would be sometime.

Mr. Essa: Plymouth Road?

Mr. Caramagno: No Plymouth Township.

Mr. Essa: Yeah, there should be only one car, and it does move, but it's okay.

Mr. Caramagno: There's two. There's two. Neither one has a license plate on it. So anyhow, that's my concern. That's all.

Mr. Essa: I understand.

Mr. Wilshaw: Thank you. Mr. Caramagno, any other questions for our petitioner? We've exhausted the questions up here. Anything else that you'd like to tell us Mr. Essa before we move on?

Mr. Essa: No, I think I addressed everything.

Mr. Wilshaw: Okay, let's see if there's anyone in the audience wishing to speak on this item. Is there anyone wishing to speak for or against? Feel free to come to either one of these podiums, whichever one's more comfortable for you. We'll ask that you start with your name and address so we know who we are speaking with.

Jeff Nicholas 11563 Cardwell, Livonia, MI I have the property just south of the former Mickey Shorr. I do have mixed feelings on this. The building is a tough building to put a business in, because of what it is, and it's a very small piece of property. You've answered a lot of my questions tonight, and the board has as well. The wood privacy fence, I built that fence. That's my, I say my fence because I built it, but if he's going to put a six foot cement fence along there, that's better than my wood fence, you know, it's going to close it off. The one concern I have is we started out with zero cars outside, all the cars inside, and now it's gone up to potentially 10 cars outside. So, it evolved as the night went on, from zero to 10. I understand you got to have a few cars, and I wouldn't have any issues with three, four, five, maybe even up to six cars. I didn't see. I couldn't, yeah, this right here. so the back of the building, I can't, he wants asphalt or gravel there, and right now, that is grass, and then heading towards Cardwell is grass. So basically, from the west edge of the building, heading east, on the back side of the building, is all grass, right. Now, I would like that to be left grass, even though he's got a wall there. That's my living area in the backyard. Basically, even though I do use the whole backyard, the parking lot area doesn't bother me. That's always been a parking lot with Mickey Shorr. So, like I said, I do have some concerns about the noise. Mickey Shorr did have their noise, but for the most part, they were pretty respectful. I never did hear an air compressor run and Mickey Shorr, they really didn't have a use for one. So that does concern me that the air compressor would be running. Now I will say, if you follow through with all the plans to do the front face, the side, the shrubbery, the six-foot fence, it looks like a beautiful building. And that building is...you probably agree it needs updating. So as far as this business going in, I'm

50/50. I was against it coming in here tonight. I'm still not 100% for it, like I said 50/50. I just hope that if the city does approve this, that everything that was said tonight, the city follows through with it before they give them a permanent occupancy. And like I said, I would like that area to remain grass, that's my opinion, because that would give it a little bit more separation. And then my other concern is, I like the dumpsters being up front. I worry about where they're going to store the junk parts they take off vehicles, just not laying around in the parking lot. I'm sure they're going to have a scrap bin or something. The property is not that big, and they could get cluttered really fast. I think that the tow truck was the other issue. I have seen the tow truck there, and he is correct. It's a smaller tow truck. I think it's more based on, like a truck platform, but it's not something I don't think that anyone...I've talked to my neighbors, it's not something people want to see. So if he had it more, maybe up towards Plymouth Road to where the building was hiding it. Then, then it's not a site, but it looks like, if I'm correct, he wants to fence the whole property. Was that correct?

Mr. Wilshaw: That's correct.

Mr. Nichols: Okay, so he's gonna be hiding a lot of it as well. So, like I said, I came in here totally against it. You've kind of pushed me 50/50, I'm not 100% for it. And it's a tough, it's a tough building to occupy. You know, it's not a food restaurant. And he's, he's looking like he's gonna put a lot of money into this. So my biggest thing would be the noise, not being able to park anything on Cardwell, of course, you know, keep the residential, residential, and if I can make a suggestion on the hours nine to six, I think that would be a fair recommendation for me, at least. So, I think that covers it all. Thank you everybody for your time.

Mr. Wilshaw: Thank you, Mr. Nicholas, I know you wrote us a really nice letter as well, with a lot of thoughts, and you've expressed your thoughts tonight, which we appreciate. You know, we always like to know how people feel, if they're for or against, but also you've given a lot of suggestions too, of things that could be done. So we appreciate all your thoughts. So, thank you for coming tonight. Thank you. Anyone else wishing to speak on this item? Feel free to come forward. We have a couple folks, you can all come forward.

William Clark, 11369 Cardwell, Livonia, MI. I've kind of become the reluctant, unofficial spokesman for the residents on Cardwell Street and the surrounding area. It wasn't my intention, but it's just kind of, I

just kind of put my thoughts out online, that I was not too happy about this, that I didn't think it was a good idea, and some people reached out to me. I started a petition. I have 42 signatures, and I can attest that the majority, the vast majority, are from people who live on Cardwell or live in close proximity or live in the wider Livonia area. So, I think that's pretty significant. It's not as if there's one or two people, I can't say the whole road, I can't give you know, but it's, it's a significant number of people in the area who don't want this. So, I think, like, I just put together, like a, kind of a small...it's from me, but I think it kind of expresses the kind of the general feeling of where we're at. And so like, when you live in a busy, populated area, like you expect to hear noise, you expect trash cans, you expect car alarms, you expect dogs to bark. You know that's these are the things that go along with living in it, in a busy neighborhood. And this is admittedly a commercial lot, and it is admittedly a lot that was used previously for Mickey Shorr. Now I wouldn't say, I wouldn't put it in the bracket, that it was anywhere close to being like an auto shop, which has been proposed. But it's not...it's a commercial lot that's in a wholly residential area, and it's a very busy, very vibrant community. You have Cardwell street on both sides, but you also have a motel with the bedrooms are 10 yards walk from where this property is, and the kind of noise I think that will emanate from a very heavy, machine orientated business like this is not something that we really want to hear or put up with. I don't think we need to do any tests or investigations or study to know like nomadic drills, service bays, loading doors. And I think the most, I think the biggest worry for people on Cardwell is the tow truck scenario. Nobody wants tow trucks. They look bad and they're noisy. There's a kind of a perception that goes with tow trucks and them. And we're not too happy about that. And I think the parking situation is also a big bone of contention. The pictures here and the plans we see, I don't think it does just as if you actually walk up to the side, it is tiny and it's very hard to visualize. I know we're saying, like, you know, we're going to keep two or three cars overnight, but now it's gone up to 10, and you can't park on Cardwell. The only place for surplus parking is...sorry, you can't park on Plymouth. The only space for surplus parking is Cardwell, which is a residential street. Parking is tight there as it is, and you're lucky sometimes to be able to park outside your house. And it's kind of worrying that there's a potential that there could be the cars. I'm not saying this gentleman would do that, but the potential that that could happen is slightly worrying. I just don't think this site is I want, I want to let it be known as well. Nobody is anti-business. Nobody's saying we want empty buildings or, you

know, not in our backyard sort of thing. We do want to see this site used. We want to see, you know, something to be put in here, but to give some, I think, on a wider kind of zoning sort of prospect is...I counted eight auto repair businesses on a half mile stretch on Plymouth Road. There's not a huge...no one's crying out for an auto shop on Plymouth Road. It's a sea of auto shops. And I think there's like, a dozen auto-related businesses on Plymouth and I think that the very least that could happen is that these established businesses that have been there for a long time could potentially see, you know, a loss of business to what they have established already. And the worst-case scenario, I think that we'll see a business fail. And I don't think it's, you know, a good omen for this council or for us as a community to green light businesses that we know have the potential to fail. And I just say, like to make it clear, like, you know, again, I just want to reiterate, it's not in our backyard. It's not as trying to be snobby or, you know, or we understand that when you live in a busy area like this, that there's going to be noise and so on. We just think that it's too much, and it's a lot for us to kind of...we don't want to see the values of our of our property, go down. That's probably the big worrying concern. So if you want the petition, I can, I can hand it up.

Mr. Wilshaw: If you'd like to hand it over to Ms. Reece after you're done, then we really appreciate that. Thank you.

Mr. Uhazie: Mr. Chairman, while he hands it, I just want to clarify one thing that was discussed earlier. Reviewing the ordinance, just so we're all clear, storage of what is prohibited on site is storage of undamaged or disabled vehicles. The vehicles and any repairs must be done inside. This Commission and City Council can dictate how many cars that are awaiting repairs can be stored outside. That's the clarification. So, they couldn't just put junk cars out there, but they can put cars that are waiting to be stored outside. I just want to clarify that.

Mr. Wilshaw: And as was noted earlier, we can determine the number of those vehicles which we haven't done yet. We've...as some of the folks in the audience have pointed out, it's by default zero, and petitioners asked for 10, and we'll see where this lands, if we choose something between zero and 10, so yet to be determined. But thank you for the comments. There's one more gentleman, I believe, wishes to speak. Good evening, sir.

Steve Alexander, 9919 Deering, Livonia, MI. So I volunteer as a President of Plymouth Circle Civic Association. I promised our residents I

would come up and share some of their quick thoughts. But also, I'll just follow that with the recap of what you guys already showed and I think it's fantastic. So, in short, what you've heard, in addition, what you've heard here, is the notion that, you know, as we build businesses on Plymouth Road, ideally we want residents to want to go to those businesses, right? So, like, can we attract more of things that we're going to want to go to so, like, restaurants and such, right? Clearly, this parcel is not going to be a restaurant or any place that you would go after work, right? So it's... from what we heard tonight, it has to be automotive or something like that. It's just what it is. So, I'm actually really encouraged by what you all showed and shared tonight, especially with the trash. I know early we said, one of the concerns was smells or like, Well, why would there be a concern for smell when there's automotive? But I think really that concern for smell was the trash, right? So, most businesses have their trash in the very back, right? So that would be against Mr. Nichols house, which would not be awesome. So if it's near the front and a container where that smell isn't caring, it's your neighborhood. I think that is fantastic. So, I love what the petitioner presented today. We can move forward with making sure the trash is located, as he suggested I would. I would deeply appreciate it. I'm sure residents would do Thank you.

Mr. Wilshaw: Thank you, Mr. Alexander, and we know he's official because he's got a coat that matches his association. That's really very good. Anyone else wishing to speak on this item, for or against? Go ahead, sir.

Allen Bates, 27076 Meadowbrook, Livonia, MI. You had asked the question...I own the building next to it. He hasn't asked me, but a wall will be fine.

Mr. Wilshaw: So, just to clarify, you're the business west or east?

Mr. Bates: West.

Mr. Wilshaw: West. Okay.

Mr. Bates: Actually, the two buildings west.

Mr. Wilshaw: Okay, very good. There was some discussion at our study meeting, because we see that the property line, at least as indicated on these surveys, appears to be kind of halfway through the middle of your driveway.

- Mr. Bates: Yeah, it's going to stay there?
- Mr. Wilshaw: It is what it is, but it seems like it...
- Mr. Bates: It seems like it was an easement. That's when I bought it. It kind of seemed like half and half.
- Mr. Wilshaw: Yeah, we're not going to make him do anything to that would impede your driveway.
- Mr. Bates: I appreciate that. That would be good because it's rent. I'm just the owner, its rented.
- Mr. Wilshaw: Okay, very good. Thank you, sir. Appreciate your comments. All right, we've heard from everyone in our audience. I don't believe there's anyone left to speak. So, Mr. Essa, would you like to come up and address anything that you heard? Again, we don't create debates between people, but we do want to give you an opportunity to address any concerns or issues that you may be able to resolve.
- Mr. Essa: Of course. Personally, the way the building is going to look afterwards I think it will improve people's home values, as opposed to how it looks right now. I think it's really affecting their home values as it is. There's no windows and it looks like a prison. I would just like to say, and I'm not trying to be offensive or anything here, but the whole point of putting the fence is to leave some cars back there, and they will not be junk cars. I can assure you. You can come out and ticket me, you know, tickets or, you know, violations every day. I don't, you know, there's not going to be any junk cars back there of that I assure you. The whole point of spending that kind of money on a wall like that is to be able to have at least 10 cars back there. If all the cars have to come in the building, or four or five, which I can manage somewhere, then there's no reason to build this wall. We'll continue with all the other plans, but the wall itself...that's a lot of money to build on a masonry wall. As far as street. I'm never going to park in the street. Everything is there's no off-site, you know, parking. There's ample parking for what I'm going to do, you know, for my customers and myself. So, there's no one ever has to worry about me parking on Plymouth Road or Cardwell street or the adjacent property as well.
- Mr. Wilshaw: Okay, all right. Is there any other questions from any of our commissioners for our petitioner before we finish? Mr. Ventura.

- Mr. Ventura: So the topic of the compressor came up again during the comments. Can you clarify how often this compressor is going to be used that you're going to have?
- Mr. Essa: Well, let me say Mickey Shorr does have a compressor in there, I assure you. All of my tools are electric tools, electric impact drills, whatever. The only equipment I would have in there that uses the compressor is the tire machine itself. And if I have to air up tires or blow some air for some reason. How often? I wouldn't say too often.
- Mr. Ventura: So, this is not a compressor that runs the whole time you're open?
- Mr. Essa: No, no, not at all. It'll probably turn on once a week, to be honest. It depends on how many tires I do, to be honest. Now, the old hoist that were coming out of the ground were in use then, yeah, it'll be kicking on every time you go to lift up the car, but those hoists are not going to be used, so I'm going to put electric above ground hoist so the only time that compressor will come on is if you're actually physically using the tire machine or airing up some tires, and it has to get low enough to kick back on. So, you have to be using a lot of air for it to kick it back on.
- Mr. Ventura: Thank you for that clarification.
- Mr. Wilshaw: Thank you. Mr. Ventura. Mr. Long,.
- Mr. Long: So, I want to understand the car storage aspect better than I than I do. You're doing small repairs like the like a Tuffy muffler type of thing?
- Mr. Essa: Correct.
- Mr. Long: So brakes and things like that. People work. They drop their car off in the morning, they leave it there, but they come back and get it at the end of the day, right? At least, most of them are going to so I mean, how many are you going to really need to store overnight? I mean, if we gave you the ability to have 10, is there really going to be 10 there? Are you just going to one or two there overnight? How does that work?
- Mr. Essa: I mean, I would like to have the 10, just in case I do reach that threshold where I do. Again. I'd rather do the maximum than the minimum. So, when I told you nine to six, I said, let's say eight to seven, just in case anyone ever goes in early, or anyone has

to stay late. But generally, my hours are nine to six. So I would always ask for the maximum and hope I use the minimum. Now, there may never, there may be, you know, months. I mean, the gentleman, Sam, said he looked at Plymouth. I only have two vehicles out there. I have an acre and a half. There's only, you know, well, there's only one, but there were two. So, you know, are there going to be vehicles there? Am I going to use 10 at all times? I don't know, but I would like to say that just so it's on record.

Mr. Long: Sure, that makes sense to me. I mean, I guess...with the shop with three bays, and you know your business, I don't know the business model that well. I just don't know how many you would need to have, and how long they would have to be there, again. So, if you're doing breaks to one, a few hour job, right? And it shouldn't take them, you know, I could see where it was there, maybe there over one night, but it shouldn't be there more than one night, right?

Mr. Essa: Well, I mean, I'm, I can do the zero cars.

Mr. Long: No, no. I hear you. I've heard that, and I understand, again, I'm just trying to figure out the duration of it, as well as the need for it.

Mr. Essa: I don't know, but I...you know. I don't want to tell you anything, you know, but there's the oil change in that (inaudible) down on Plymouth, if you drive by right now, I'm sure they have...I want to do it the right way, and I'm letting you know.

Mr. Long: I want you to be set up to succeed, if we are going to approve this business there. Again, I'm just trying to understand the business model. Thank you.

Mr. Essa: No problem. Thank you, Glenn.

Mr. Wilshaw: Mr. Ventura.

Mr. Ventura: Thank you. I want to follow up on Mr. Long's comments, and so as I'm looking at the site plan that Mr. uhazie has up on the screen, I count seven parking places behind the fence west of the building. Is that correct?

Mr. Essa: Well, on that plan, it shows that. I don't know why my engineer doesn't do but if you remember, I was telling you guys last

week, currently there's 14 parking spots there. So even if I don't pave and I leave it grass as the neighbor...

Mr. Ventura: My point is, you already have seven places behind the fence.

Mr. Essa: I think there's more than that right now on the plan, yes.

Mr. Uhazie: There's seven along the west.

Mr. Ventura: And so if we were to allow you to have 10, you could put three spaces exactly behind the building. And taking into consideration the comments of the gentleman whose house is to the south of you, you could leave the majority of the grass behind the building and still have your tent outside parking spaces and go back to what was designed in cooperation with the planning staff, correct?

Mr. Essa: Okay, I think thinking about what Patrick was saying, so I don't mess with any of the storm water or anything. I'll leave the grass there if need be. But again, I didn't see it, so I have to go back and look if there is.

Mr. Ventura: Thank you. Thank you very much.

Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions? Just one for you, sir. In regard to scrap storage, you're going to have tires and other things that are going to come off vehicles. Where are you going to store that?

Mr. Essa: You know, I spoke with Jacob. He never got back to me. I was asking him about those storage containers. He was going to ask somebody, I don't know who exactly, and see if we can put one on there, because I was telling him the same thing, that there's really no storage. So, I guess, so until we get an update, I don't know.

Mr. Uhazie: We still have to make sure with Inspection, but I doubt that will be a possibility.

Mr. Essa: So you're thinking no?

Mr. Uhazie: I don't think they would allow that.

Mr. Essa: Yeah, so that I don't know, then, right now, I might get a...I have a dump trailer that I can bring and leave it back there and throw everything in the dump trailer. It's like, I'll say, four feet and then

every time it gets full, I can take it to the scrap yard and scrap it. I don't know. I guess we'll cross the bridge when we get there. I was hoping I can get the container, but we'll see what happens.

Mr. Wilshaw: Okay, well, that's...it's a very important topic of consideration for us to think about, and issue that residents raised, and I think it's a very valid one. So, I'm glad that you let us know where you stand on that so far. Thank you.

Mr. Essa: Sure, no problem. Thank you.

Mr. Wilshaw: Anyone else with any questions? If not, I'm going to close the public hearing, and a motion is in order

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

#02-03-2025 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on February 4, 2025, on Petition 2025-01-02-01 submitted by Eman Enterprises LLC requesting waiver use approval pursuant to Section 6.06 of the City of Livonia Zoning Ordinance, as amended, to redevelop an existing commercial site, including adding service bays, renovating the interior and exterior of the building and operating an automobile repair facility at 27819 Plymouth Road, located on the southwest corner of Plymouth and Cardwell Street in the Northeast ¼ of Section 34, be approved subject to the following conditions:

1. That the Site Plan identified as Sheet No. A3.0, received January 31, 2025, prepared by Yahana Design & Consulting, is hereby approved and shall be adhered to;
2. That the Elevation Plan identified as Sheet No. A2, received January 31, 2025, prepared by Yahana Design & Consulting, is hereby approved and shall be adhered to;
3. Landscaping tree species shall be selected to the satisfaction of the Planning Department and shall conform with the ordinance requirements which may include the existing trees in the Plymouth Road right of way;
4. The parking lot shall be repaired and restriped as necessary. Parking spaces shall be 10' wide and 20' deep and double striped;

5. The van-accessible barrier-free parking space shall be sized, signed, and marked in accordance with the Michigan Barrier-Free Code;
6. An enclosure of sufficient height to completely screen the *dumpster* is required on three (3) sides of the waste receptacle, with a solid gate on the fourth side. The height of the *enclosure* must be not less than six (6) feet or at least one (1) foot above the height of the *dumpster*, whichever is greater. The *enclosure* gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass and, when not in use, closed at all times. The *enclosure* must be constructed of the same or compatible material and colors as the principal building in terms of texture and quality;
7. A variance from the Zoning Board of Appeals would be required for the proposed 6-foot-tall vinyl fencing proposed on the east, west and south sides of the enclosed parking area;
8. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring into adjacent roadways;
9. Any vehicles left on the premises overnight must be in operable condition and not junk vehicles, and must be stored inside the building whenever practicable, or parked in designated parking spaces as shown on the approved site plan, with a maximum of 10 vehicles located outside. Seven parking spaces shall be on the existing paved parking area along the west property line, and three of which shall be located as close as practicable to the south wall of the existing building, so that the existing grass area south of the building is maintained to the greatest possible extent, to the satisfaction of the Inspection and Planning Departments.
10. That on-street parking of vehicles along Cardwell Street is prohibited and no vehicles shall be parked between the building and Cardwell Street right-of-way.
11. That there shall be no outdoor storage of auto parts, equipment, scrap material, waste petroleum products,

junked, unlicensed or inoperable vehicles, or other similar items in connection with this operation, and the overhead doors, when not in use for vehicles entering or exiting the service facility, shall always be closed;

12. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;
13. That no LED lightband or exposed neon shall be permitted on the site including, but not limited to, the building or around the windows;
14. The overall average illumination level for the parking lots shall be 1.0- foot candle as provided under Section 7.22 of the Zoning Ordinance;
15. That 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;
16. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and
17. Pursuant to Section 13.13 of the Livonia 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.

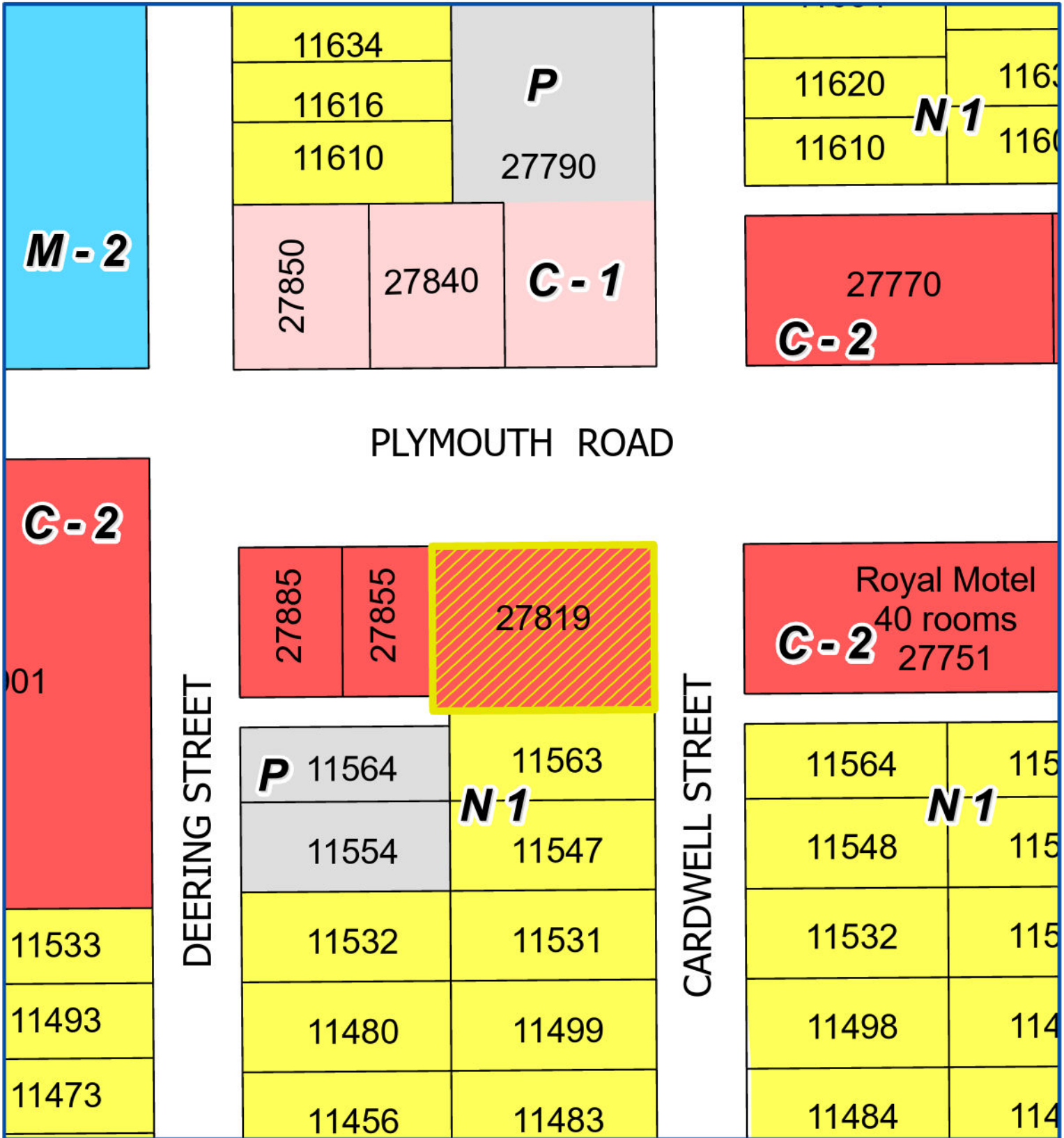
FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 of Livonia Zoning Ordinance, as amended.

Mr. Wilshaw: Is there any discussion?

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

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

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



PLYMOUTH ROAD

MIDDLEBELT ROAD

JOY ROAD

INKSTER ROAD

36

Address & Zoning Map

Petition 2025-01-02-01
Eman Enterprises
27819 Plymouth Road

N

Not to Scale

City of Livonia
Planning Department

PLYMOUTH ROAD

CARDWELL STREET



Aerial Map

Petition 2025-01-02-01
Eman Enterprises
27819 Plymouth Road



Not to Scale



City of Livonia
Planning Department

INSERT STAFF REPORT

PLANNING COMMISSION STAFF NOTES

Prehearing

ITEM 1

Petition 2025-01-02-01 submitted by Eman Enterprises LLC requesting waiver use approval pursuant to Section 6.06 of the City of Livonia Zoning Ordinance, as amended, to redevelop an existing commercial site, including adding service bays, renovating the interior and exterior of the building and operating an automobile repair facility at 27819 Plymouth Road, located on the southwest corner of Plymouth and Cardwell Street in the Northeast ¼ of Section 34.

January 28, 2025 Study Meeting:

The site is located at the southwest corner of Plymouth Road and Cardwell Street. The petitioner is seeking waiver use approval to renovate and operate an automobile and light truck (up to one (1) ton) repair facility, which is regulated under Section 6.06 of the Zoning Ordinance, as amended. Under Section 6.06 all vehicles left at the facility for repair overnight must be stored within the building and that absolutely no dismantled, damaged or unlicensed vehicles shall be permitted on the site. The ordinance also states that the total number of vehicles proposed to be stored shall be subject to recommendation by the Planning Commission and approved by the City Council.

The petition parcel is zoned C-2, General Business, which treats automobile and light truck repair facilities as a waiver use pursuant to Section 6.06 of the Zoning Ordinance. The site was previously approved for a light auto repair facility in 1971 and again in 1982 but the use never went into operation. The building was previously occupied by Micky Shorr Electronics, who was granted approval to expand the existing building in 1987. The site currently sits vacant.

Properties across Plymouth Road to the north and northwest are commercial properties zoned C-1 (Local Business) while the northeast is zoned C-2 (General Business). To the east, across Cardwell Street, is the Royal Motor Inn which is zoned C-2. West of the site is a small commercial building, zoned C-2. The Thomas Elliot Subdivision is located south of the property and is zoned N1 (Neighborhood).

The subject property is 0.37 acre in area with 148 feet of frontage on Plymouth Road and 110 feet along Cardwell Street. The existing building measures approximately 2,049 square feet and is positioned near the middle of the site closer to the east property line.

Two (2) driveways provide access to the site: one (1) on Plymouth Road and one (1) on Cardwell Street.

Currently the building has two (2) rolling overhang doors, the first located on the north wall and the other located on the east face. The petition included Elevation Plans which shows three (3) service bays for vehicular access to the building. Two (2) ten foot (10') overhead doors would be located along both the north side of the building and the one (1) would be on the east side would remain. Each bay would be accessible by means of a large overhead door. The exterior finish would consist of burnished ground face concrete blocks and horizontal rain screen siding. The existing stucco veneer would be replaced by a brick veneer on the north and east walls. The canopy, aluminum fascia and all associated framings would be removed and replaced with new aluminum or stone coping and fascia at the parapet. All the exiting windows and doors would remain. On the south and west elevations exterior brick/cmu walls will be patched and repaired.

The parking requirement for automobile and truck repair facilities is two (2) spaces for each workstation plus one (1) space per employee. The building would have a total of three (3) workstations and up to three (3) employees; thus, the minimum required number of parking spaces would be nine (9) (3 bays x 2 + 3 employees). The site plan shows three (3) parallel parking spaces next to the Plymouth Road Right of Way and an additional (8) parking spaces along the western property line. The site has a total of 11 parking spaces stripped at nine feet (9') by at twenty feet (20'). All regular spaces are required to be ten feet (10') wide by twenty feet (20') in length.

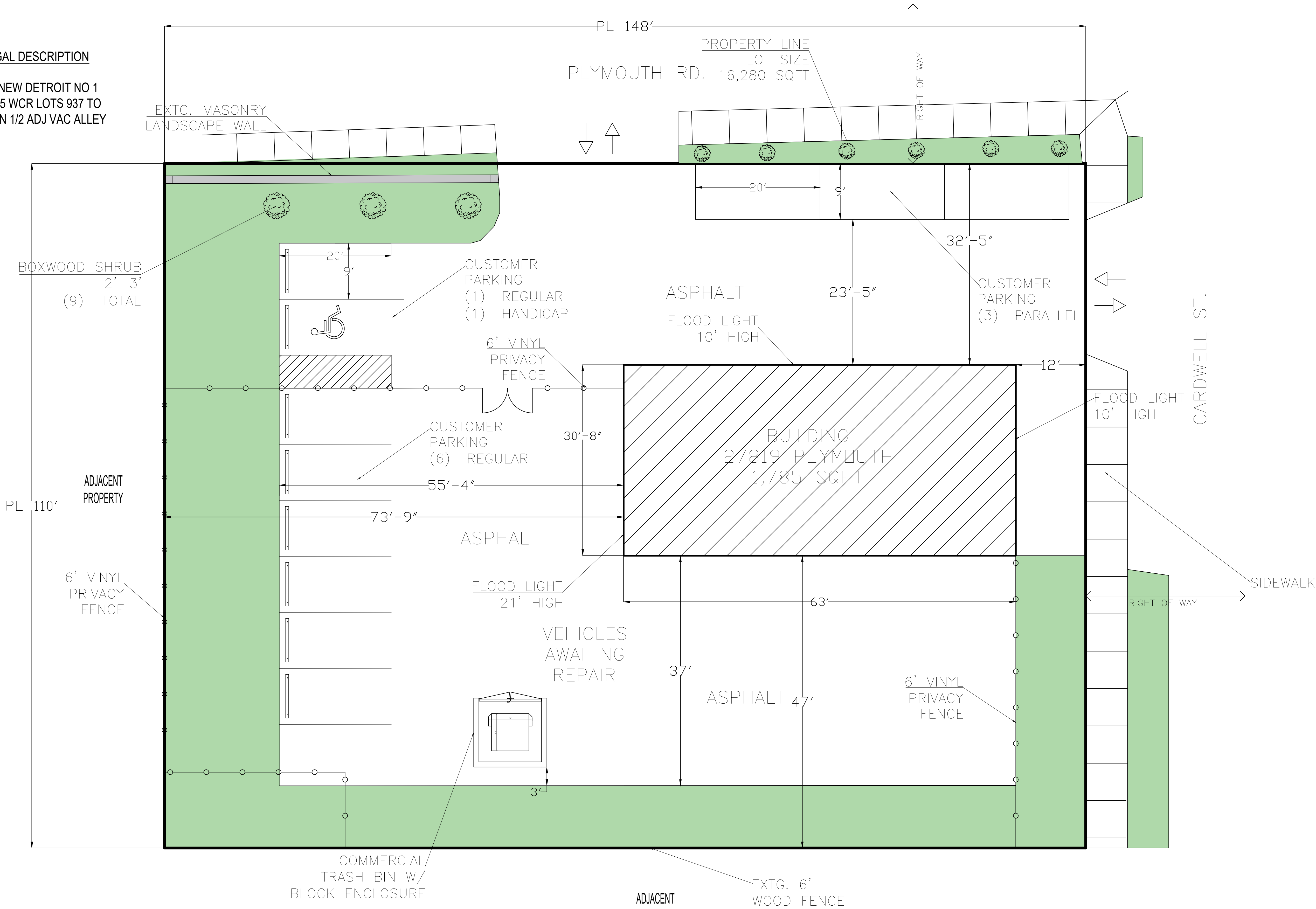
A dumpster is shown with a block enclosure located at the rear of the site between the parking and the building. No additional information on the dumpster enclosure has been provided.

No landscaping plan was provided with this petition, but the site plan appears to remove the existing tree and shrubbery behind the PRDA fencing and replace it with three (3) Boxwood Shrubs. An additional six (6) Boxwood Shrubs are shown next to the Right of Way on Plymouth Road. The Zoning Ordinance requires the following on Plymouth Road: Three (3) deciduous or evergreen trees, two (2) ornamental trees and 24 shrubs; and on Carwell Street: Two (2) deciduous or evergreen trees, one (1) ornamental trees and ten (10) shrubs.

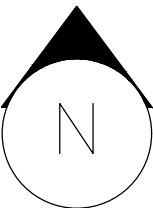
No signage plans were submitted with this petition.

PROPERTY LEGAL DESCRIPTION

36B937 TO 943 NEW DETROIT NO 1
T1S R9E L62 P85 WCR LOTS 937 TO
943 INCL ALSO N 1/2 ADJ VAC ALLEY



1 SITE / LANDSCAPE PLAN SKETCH
1/8" = 1'0"



General Notes

NOT FOR CONSTRUCTION

ALL EXISTING CONDITIONS AND DIMENSIONS SUBJECT TO FURTHER VERIFICATION IN FIELD BY ANY FUTURE ARCHITECT, ENGINEER AND/OR CONTRACTOR

DESIGN PROVIDED BY OWNER

CONTRACTOR/OWNER IS SOLELY RESPONSIBLE TO COMPLY WITH ALL LOCAL BUILDING CODES, REGULATIONS & STANDARDS, ZONING ORDINANCES AND ADA COMPLIANCE

(10) TOTAL PARKING SPACES INCLUDING (1) HANDICAP BASED ON AT LEAST 2 SPACES PER OH DOOR BAY PLUS (1) FOR EACH EMPLOYEE

4,200 SQFT OF LANDSCAPING PROVIDED, > 25% OF TOTAL SITE

1	SKETCH	12/15/24
No.	Revision/Issue	Date

Firm Name and Address

YAHANA DESIGN & CONSULTING
DEARBORN HEIGHTS, MI

Project Name and Address

27819 PLYMOUTH,
LIVONIA, MI 48150

Project

Date
12/15/2024

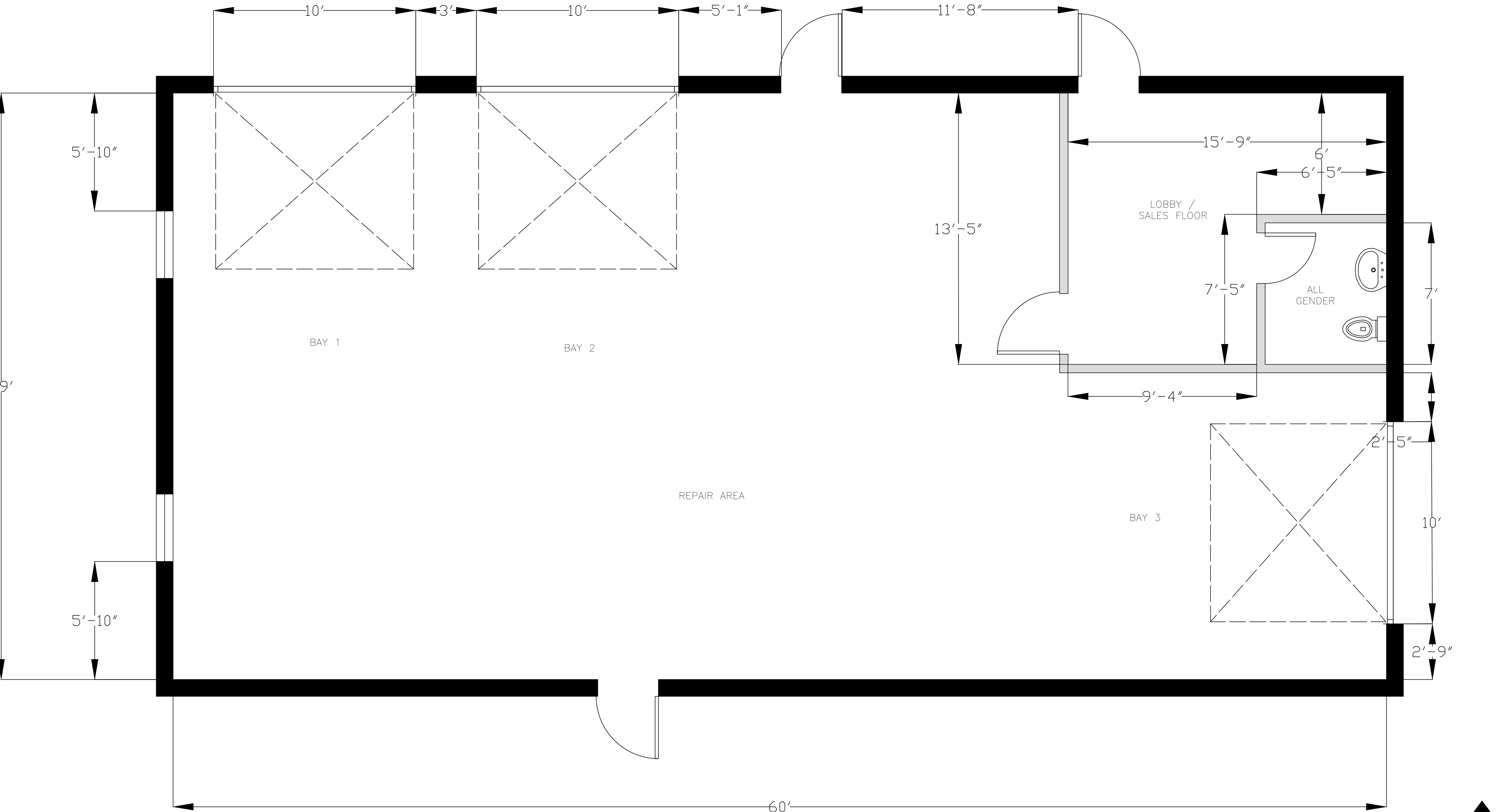
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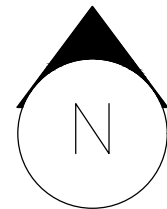
A3.0

PROPERTY LEGAL DESCRIPTION

36B937 TO 943 NEW DETROIT NO 1
T1S R9E L62 P85 WCR LOTS 937 TO
943 INCL ALSO N 1/2 ADJ VAC ALLEY



1 EXISTING LAYOUT SKETCH
3/8" = 1'0"

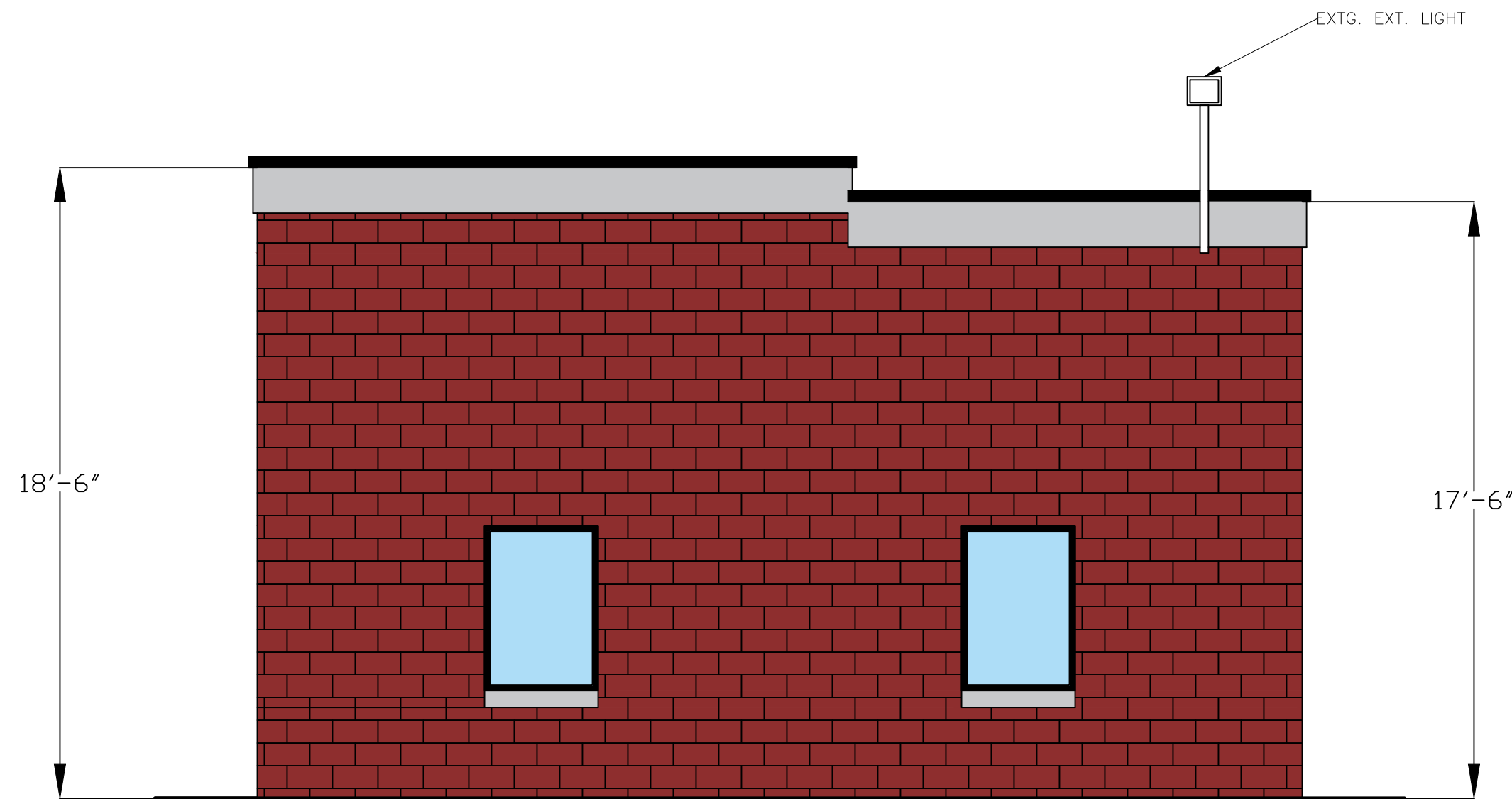


General Notes		
NOT FOR CONSTRUCTION		
ALL EXISTING CONDITIONS AND DIMENSIONS SUBJECT TO FURTHER VERIFICATION IN FIELD BY ANY FUTURE ARCHITECT, ENGINEER AND/OR CONTRACTOR		
DESIGN PROVIDED BY OWNER		
CONTRACTOR/OWNER IS SOLELY RESPONSIBLE TO COMPLY WITH ALL LOCAL BUILDING CODES, REGULATIONS & STANDARDS, ZONING ORDINANCES AND ADA COMPLIANCE		
1	SKETCH	12/15/24
No.	Revision/Issue	Date

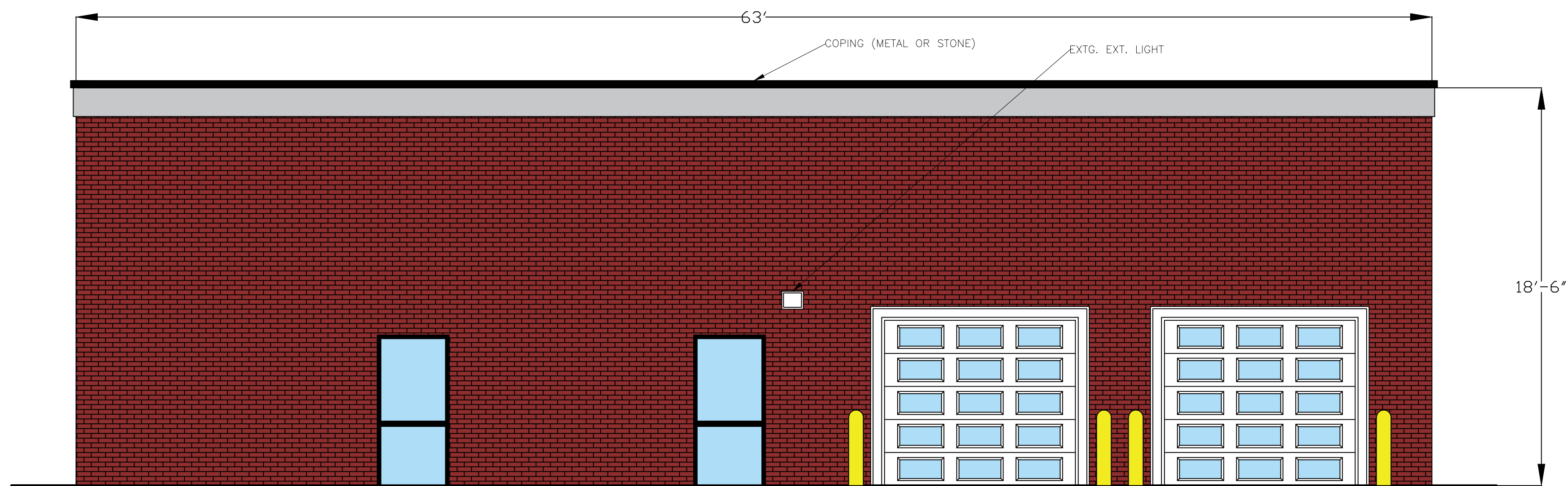
Firm Name and Address
YAHANA DESIGN & CONSULTING
DEARBORN HEIGHTS, MI

Project Name and Address
27819 PLYMOUTH,
LIVONIA, MI 48150

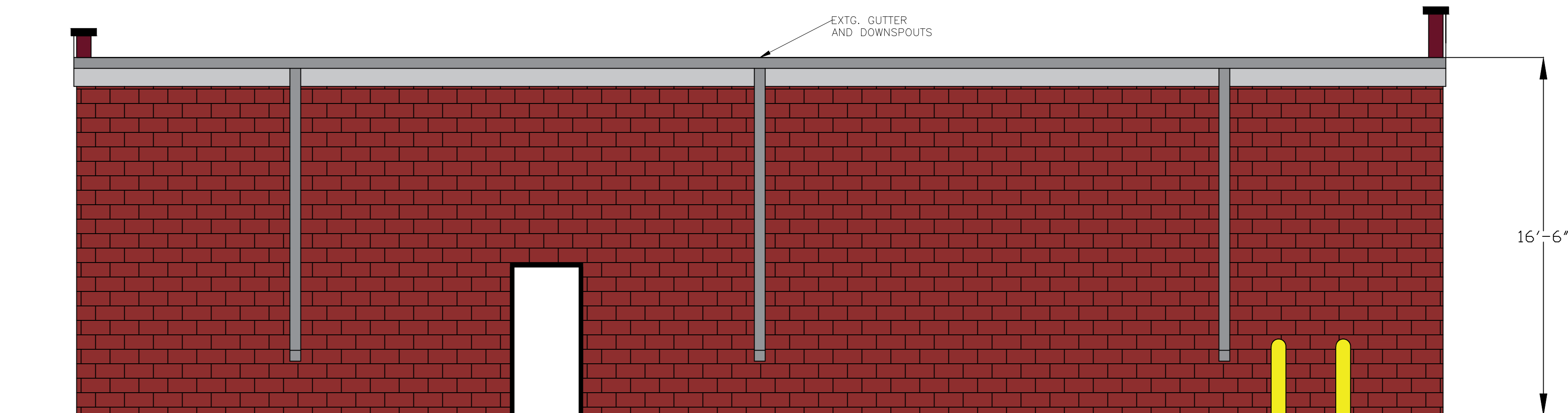
Project	Sheet
Date 12/15/2024	A1.0
Scale 3/8" = 1'0"	



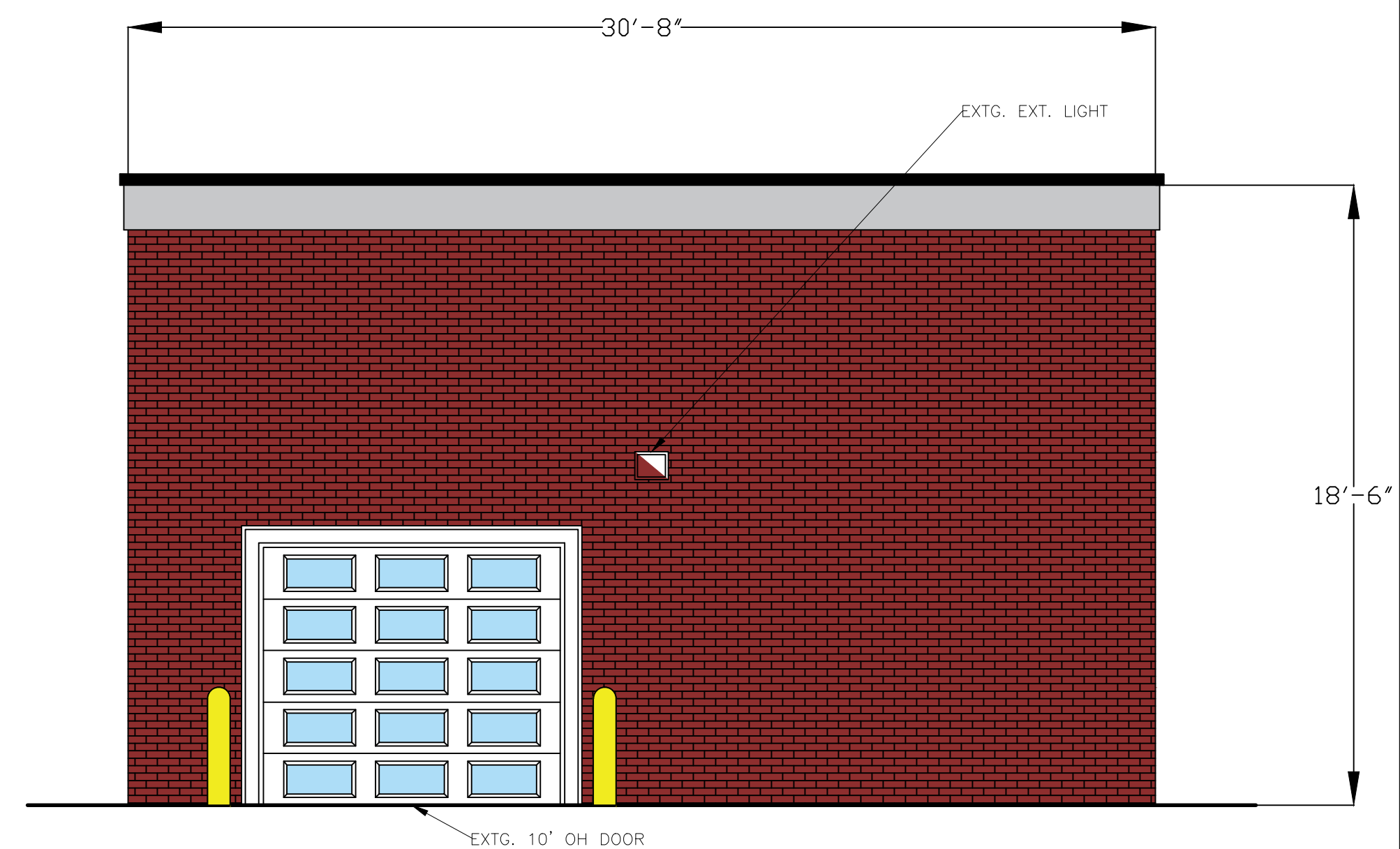
1 WEST ELEVATION SKETCH
1/4" = 1'0"



2 NORTH ELEVATION SKETCH
1/4" = 1'0"



3 SOUTH ELEVATION SKETCH
1/4" = 1'0"



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

PROPERTY LEGAL DESCRIPTION

36B937 TO 943 NEW DETROIT NO 1
T1S R9E L62 P85 WCR LOTS 937 TO
943 INCL ALSO N 1/2 ADJ VAC ALLEY

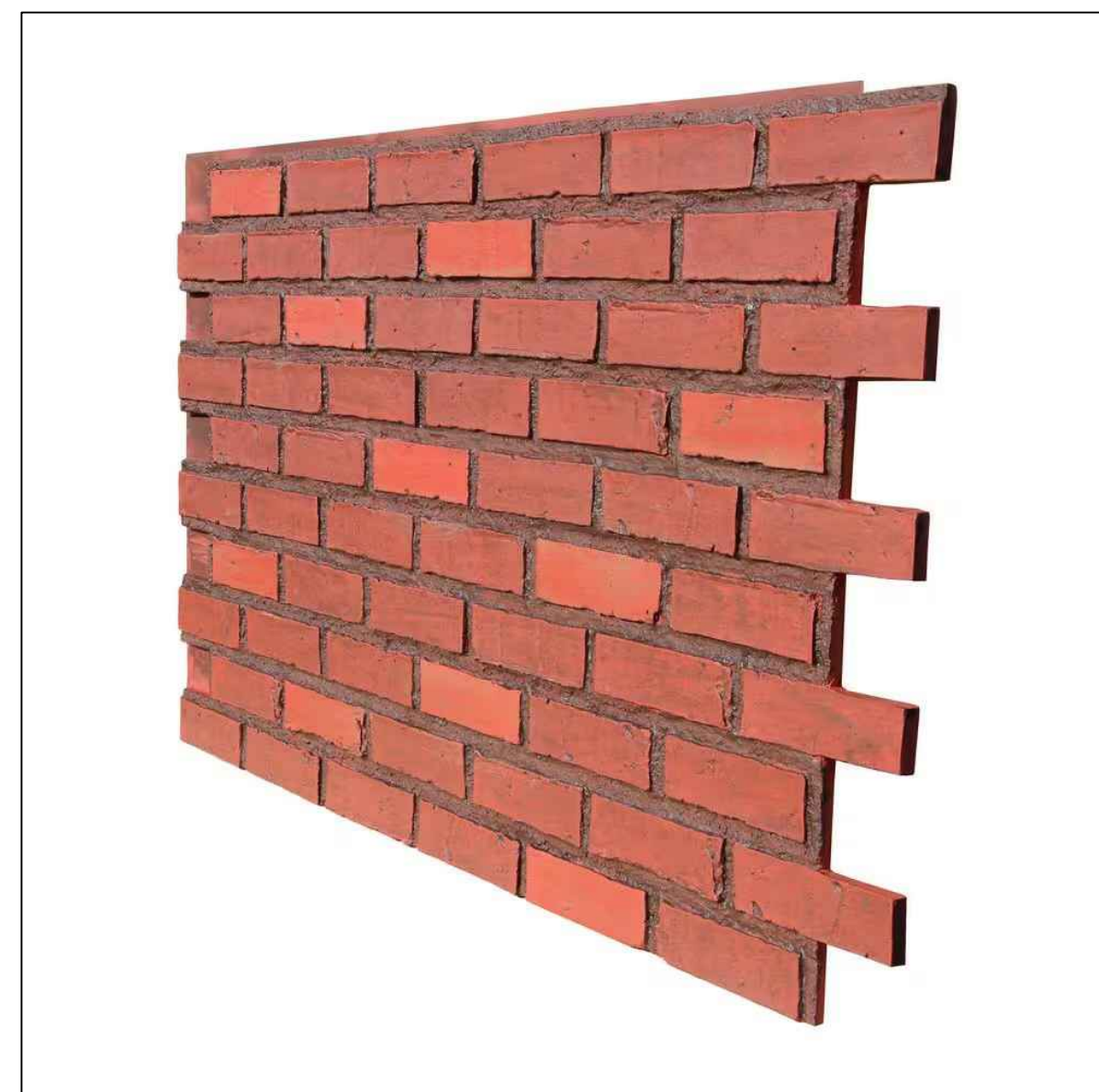


IMAGE 1

SCOPE OF WORK PROVIDED BY OWNER

NORTH AND EAST ELEVATIONS:

1. REMOVE EXISTING EXISTING STUCCO VENEER - REPLACE WITH BRICK VENEER, ENTIRE FACADE. SEE IMAGE 1
2. REMOVE CANOPY AND ALUMINUM FASCIA AND ALL ASSOCIATED FRAMING
3. NEW ALUMINUM OR STONE COPING AND FASCIA TO BE INSTALLED AT PARAPET,
4. ALL EXISTING WINDOWS, LINTELS AND DOORS TO REMAIN. NEW TRIM, FLASHING, ETC. TO BE INSTALLED
5. NEW 10' OH DOOR TO BE INSTALLED AT EXISTING LINTEL HEADER PER DRAWING
6. NEW MAN DOOR WITH ASSOCIATED HEADER AND FRAMING PER DRAWING

SOUTH AND WEST ELEVATIONS:

1. PATCH AND REPAIR EXISTING EXTERIOR BRICK/CMU WALLS
2. FINISH PAINT WITH EXTERIOR GRADE MASONRY PAINT
3. NEW ALUMINUM COPING TO BE INSTALLED AT PARAPET
4. EXISTING GUTTER AND DOWNSPOUT TO REMAIN

General Notes

NOT FOR CONSTRUCTION

ALL EXISTING CONDITIONS AND
DIMENSIONS
SUBJECT TO FURTHER VERIFICATION
IN FIELD BY ANY FUTURE
ARCHITECT, ENGINEER AND/OR
CONTRACTOR

DESIGN PROVIDED BY OWNER

CONTRACTOR/OWNER IS SOLELY
RESPONSIBLE TO COMPLY WITH ALL
LOCAL BUILDING CODES,
REGULATIONS & STANDARDS, ZONING
ORDINANCES AND ADA COMPLIANCE

1	SKETCH	12/15/24
No.	Revision/Issue	Date

Firm Name and Address
YAHANA DESIGN & CONSULTING
DEARBORN HEIGHTS, MI

Project Name and Address
27819 PLYMOUTH,
LIVONIA, MI 48150

Project	Sheet
Date 12/15/2024	A2.0
Scale 1/4" = 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 BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

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

January 16, 2025

Mr. Jacob Uhazie
Assistant Planning Director
City of Livonia

Re: Petition 2025-01-02-01 – #27819 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 **#27819 Plymouth Road**. Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained.
2. The existing parcel is currently serviced by public sanitary sewer and water main. The submitted drawings do not include any proposed utility information or calculations, so we cannot comment on any proposed impacts to the existing systems, but we do not believe the proposed usage will adversely affect the existing utilities.

Should alterations to the existing services be required, the owner shall submit drawings to this department to determine if permits will be required.

3. Although the drawings do not indicate any future utility information, it should be noted the any proposed re-development other than building renovations will be required to provide storm water improvements and detention per the Wayne County Stormwater Ordinance.
4. Any disturbances with the Plymouth Road right-of-way will require permits through the Michigan Department of Transportation, including drive approach and sidewalk removals and placements.

To: Mr. Jacob Uhazie
Re: Petition 2025-01-02-01 – 27819 Plymouth Road

January 16, 2025
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: 2025 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: January 31, 2025
TO: Scott O. Miller, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: **Petition 2025-01-02-01 27819 Plymouth Rd.**

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

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

Evaluation for **possible** suppression system and fire alarm installation due to vehicles that are EV.

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

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

**DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE**

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

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

January 17th 2025

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

Re: Petition 2025-01-02-01 - 27819 Plymouth Road

Mr. Miller,

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

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

Sincerely,

FOR THE CHIEF OF POLICE,

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

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

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

Date: January 29, 2025

To: Jacob Uhazie

From: Jerome Hanna

RE: Petition 2025-01-02-01 - 27819 Plymouth Road

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

1. The parking lot shall be repaired and restriped as necessary. Parking spaces shall be 10' wide and 20' deep and double striped.
2. The van-accessible barrier-free parking space shall be sized, signed, and marked in accordance with the Michigan Barrier-Free Code.
3. An *enclosure* of sufficient height to completely screen the *dumpster* is required on three (3) sides of the waste receptacle, with a solid gate on the fourth side. The height of the *enclosure* must be not less than six (6) feet or at least one (1) foot above the height of the *dumpster*, whichever is greater. The *enclosure* gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass and, when not in use, closed at all times. The *enclosure* must be constructed of the same or compatible material and colors as the principal building in terms of texture and quality.
4. A variance from the Zoning Board of Appeals would be required for the proposed 6' tall vinyl fencing proposed.

This Department has no further objections to this Petition.

I trust this provides the requested information.

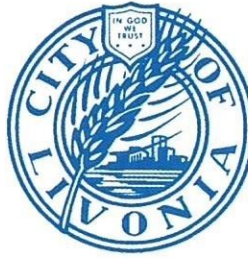
Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Debra Peck Lichtenberg, CPA
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

January 31, 2025

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

Petition 2025-01-02-01 - 27819 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,

A handwritten signature in blue ink, appearing to read "Connie Kumpula", with a large, stylized flourish at the end.

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

January 17, 2025

RE: 27819 Plymouth

Attention: Livonia Planning Commission

All taxes are current for the property

If you have any further questions, please contact me

Thank you

Susan Nash
Livonia City Treasurer

OTHER ITEMS RELATED TO THE PETITION

Jeff Nicholas

11563 Cardwell

Livonia, MI 48150

Dear City of Livonia Planning Commission and everyone this letter concerns,

I am writing this letter regarding petition 2025-01-02-01 submitted by Eman Enterprises LLC. Property known as 27819 Plymouth Rd Livonia, MI.

I own the residential property that is right next door to the above-mentioned property. I am writing this letter asking you not to approve this type of business. I will state my reasons.

This property is not a large property. This would mean cars that are waiting to be worked on would be stored outside. The person that is looking at buying or leasing the mentioned property is already using the property to store vehicles. I have seen a tow truck going in and out of the property. Where would this tow truck be stored? Visually with the stored cars and tow truck, this would not be a good look to our neighborhood and community. This building currently has two bay doors. One facing north toward Plymouth Rd. The other facing east exiting out on to Cardwell. Cardwell is a residential street. Automobile repair facilities like the one mentioned above are generally noisy businesses. Air compressors are generally used with air tools such as air impact guns, air chisels and a variety of other air tools and hammering tools to remove broken and stuck parts on vehicles. There is also the noise of the tow truck and vehicles being moved around and stored on the property. Please refer to the maps of how my property 11563 Cardwell and 27819 Plymouth Rd are in close proximity of each other. There is very little distance between my residence and the business that is looking to get a waiver to use this property. The reason this property is not zoned for this type of business is to protect the residents from the above-mentioned concerns and noise.

City of Livonia Planning Commission please look at the number of already existing auto repair facilities we already have in this area. The one mile of Plymouth Rd, between Middlebelt and Inkster roads, there are already seven Automobile repair facilities and one car wash.

1. Firestone Complete Auto Care 29200 Plymouth Rd.
2. Livonia Car & Truck Repair 28850 Plymouth Rd
3. Oval Auto Repair 28735 Plymouth Rd
4. Speedy Auto Service 28411 Plymouth Rd
5. Livonia Auto Sellers 29068 Plymouth Rd
6. Feinn Tire Repair Facility 28055 Plymouth Rd
7. Raceway Pit Stop 28085 Plymouth Rd
8. Zax Auto Wash 36001 Plymouth Rd

I would also like to remind the City of Livonia Planning Commission that a few years ago you denied a rezoning for a car dealership/repair facility for the same concerns as I have mentioned above. The property I am referring to is located at 28121 Plymouth Rd Livonia, MI 48150. This property was the former location of Penalty Box Bar. I ask that you reference back to the reason you did not rezone the above mentioned property and denied a waiver of use. One of the main reasons this business was denied a waiver of use, the size of the property and how close it was to the proximity of residential homes. This property at 28121 Plymouth Rd is larger in size and has more distance from the resident's home then the property at 27819 Plymouth Rd which is next to where I live. Another reason the Planning Commission denied a "waiver of use permit" was concern of noise pollution to the residential neighborhood.

In closing, Livonia has zoning ordinances for a reason. The reason is to protect residents and neighborhoods from businesses that do not fit in a particular location. This business does not belong at this location and that is why a "waiver of use permit" is being asked for. I ask the City of Livonia to enforce the current zoning laws and deny this business. Thank you for your time.

Sincerely,

Jeff Nicholas

Petition 2025-01-02-01

From Kelly Richard <krichard6940@att.net>

Date Mon 2/3/2025 5:08 PM

To Planning <Planning@Livonia.gov>

In regards to this I have some concerns. I am all for businesses being rehabilitated but when we have so many other car repair facilities on Plymouth road how will this affect business.

- What is the sound impact? Currently there is a bay that faces the neighborhood and my backyard faces that. I don't want to hear the various repair tools running all day. It's a large disruption to anyone

If the business were to go in, I would say that the bays in use could only face Plymouth road, this would held reduce any excess noise going into it the neighborhood. No doors or bays facing residential areas. I can't imagine the sound for the person who lives directly behind it. I think there are other more commercial slots this would fit in.

If the petition passes , I would also suggest that additional landscaping be put I place to reduce noise.

What are the hours of this proposed business? Are we to hear the noise all day/evening and weekend? I enjoy my backyard and also wfh, if all I hear is pneumatic tools it will distract from enjoying my home and I would have to keep windows shut to avoid interruption to my work.

Where will excess cars be parked? The lot is very very small and there is no room for parking. Will they park in the streets blocking spots for any residents to use?

Overall I disagree with the petition and hope that Livonia agrees. Mickey shores was bad enough this will only be worse.

Thanks
Kelly Richard
Krichard6940@att.net
Cavell St.

From: [Bethany](#)
To: [Planning](#)
Subject: Eman Enterprises
Date: Wednesday, February 5, 2025 10:37:16 PM

Livonia Planning Commission,

I do not support the redevelopment to an automobile repair facility for 27819 Plymouth Road. I'm concerned about property values and noise.

Bethany Wagner
11532 Cardwell St



LETTER TO THE LIVONIA CITY COUNCIL

6.

**Inspection
April 1, 2025**

MEETING DATE

S042825/R050725

PRESENTED BY

AGENDA ITEM

REQUEST TO WAIVE THE HARD SURFACING ORDINANCE REQUIREMENT: Steve Crute, re: for the use of asphalt millings.

BACKGROUND DETAILS

The Clerk's Office received an email from the resident on March 17, 2025. The explanation of the request reads as follows:

I am one of the property owners at 33100 Capitol St, Livonia, Mi 48150 and am requesting the City's permission to accept asphalt millings in a small area near the rear of our building. Below are the details of this matter:

Capitol Livonia LLC purchased 33100 Capitol St in December 2023 from UTAC Inc. At the time of purchase, it was planned for UTAC to remain a tenant for 6 months and then vacate the property. In July 2024, the building was vacant, and the building ownership group decided to improve the building while marketing the building for lease. During this time, we repaved the parking lot, enhanced the front landscaping, which was significantly overgrown, and cleared 3-4' tall weeds, planted sod, and irrigated the west side of the building. After our improvements, we were able to secure a tenant for 1/3rd of the building – Commercial Stairworks.

While complying with the City's zoning compliance application, Frank Hershey came to the building and inspected the space. He noted several items that needed attention, and we have since corrected these issues except for one. Frank noted that a portion of our rear fenced storage lot had asphalt millings and noted that we have two options, 1) pave as asphalt / concrete or 2) return the area to grass / vegetation.

We unfortunately are not satisfied with either of these options as we would like this area to continue to stay as asphalt millings and are seeking the City Council's approval, per the guidance given by Jerome Hanna.

Reasons to keep as is:

1. Small, fenced area in rear of building (out of public view) and has been this way for many years
2. New tenant (Commercial Stairworks) has plans to store steel in this area and will likely damage any paved surface

3. Paving is a financial burden that is not in our budget, poor use of funds, and we feel is unnecessary
4. Adjacent neighbor to north (Ryan Group) has a gravel parking lot that is approximately 500,000 SF (11+ acres) whereas our lot is 6,600 SF (0.15 acres) or 1.3% in comparison

We appreciate the Council's time and consideration in this matter.

Best regards,
Steve

Steve Crute, CPA
Asset Manager, Finance
BCS Property Management
41100 Plymouth Road
Suite B1-130
Plymouth, MI 48170
248-982-9481
stevecrute@BCSmgmt.com

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

Approve as submitted.

ATTACHMENTS

1. S042825, Steve Crute, 33100 Capitol St.

APPROVED BY

Doris DeMarco, Deputy Clerk

Date: April 01, 2025

From: Steve Crute <stevecrute@bcsmgmt.com>

Sent: Monday, March 17, 2025 1:47 PM

To: Miller, Lori <lmiller@livonia.gov>

Cc: Kasprowicz, Sara <skasprowicz@livonia.gov>; Ryan Burdette <ryanburdette@bcsmgmt.com>; Jake Phillips <Jakephillips@bcsmgmt.com>; Hanna, Jerome <JHanna@livonia.gov>

Subject: Council Meeting Study Agenda - 33100 Capitol St

Hi Lori – I am one of the property owners at 33100 Capitol St, Livonia, Mi 48150 and am requesting the City's permission to accept asphalt millings in a small area near the rear of our building. Below are the details of this matter:

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We unfortunately are not satisfied with either of these options as we would like this area to continue to stay as asphalt millings and are seeking the City Council's approval, per the guidance given by Jerome Hanna.

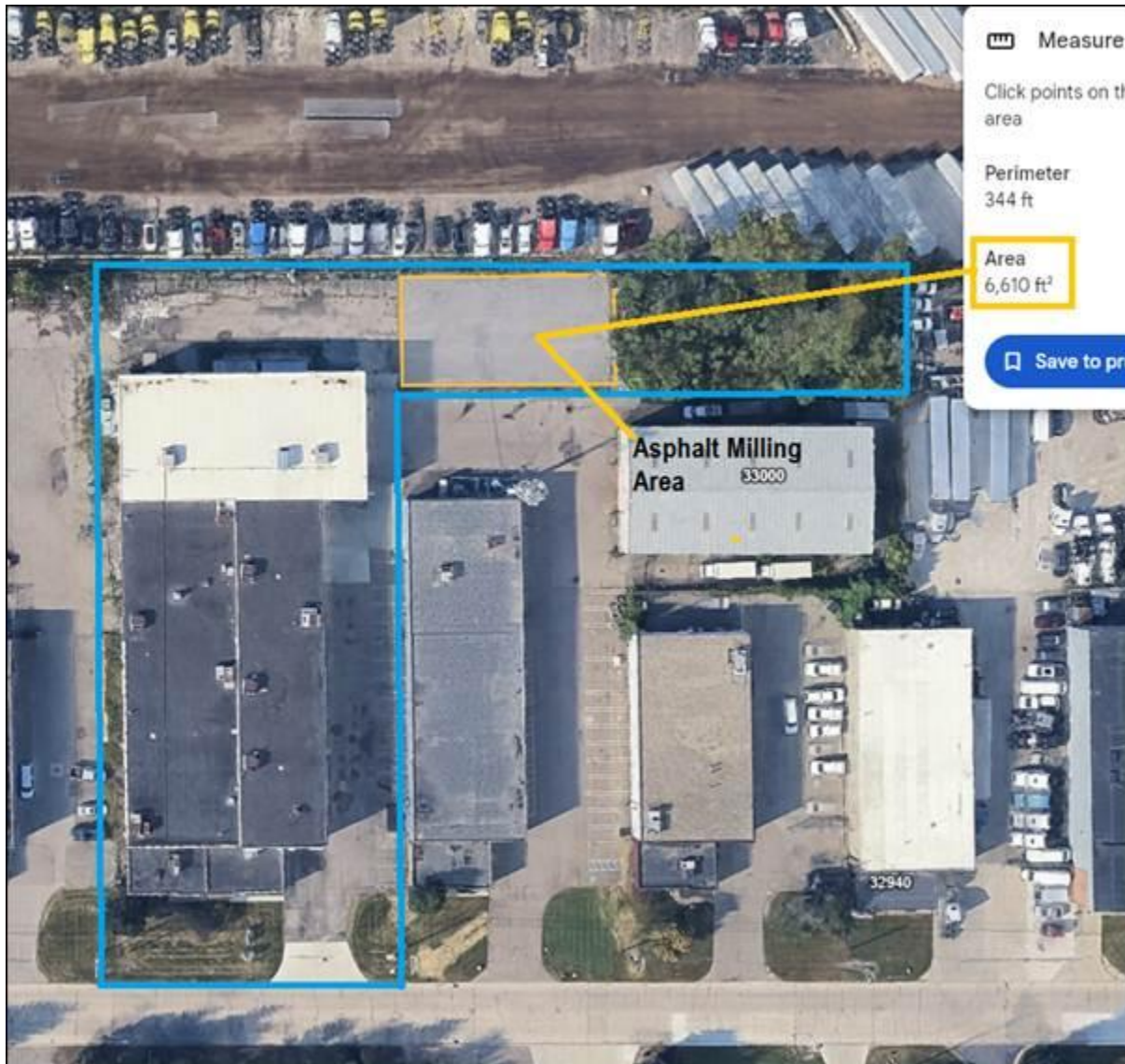
Reasons to keep as is:

1. Small, fenced area in rear of building (out of public view) and has been this way for many years
2. New tenant (Commercial Stairworks) has plans to store steel in this area and will likely damage any paved surface
3. Paving is a financial burden that is not in our budget, poor use of funds, and we feel is unnecessary

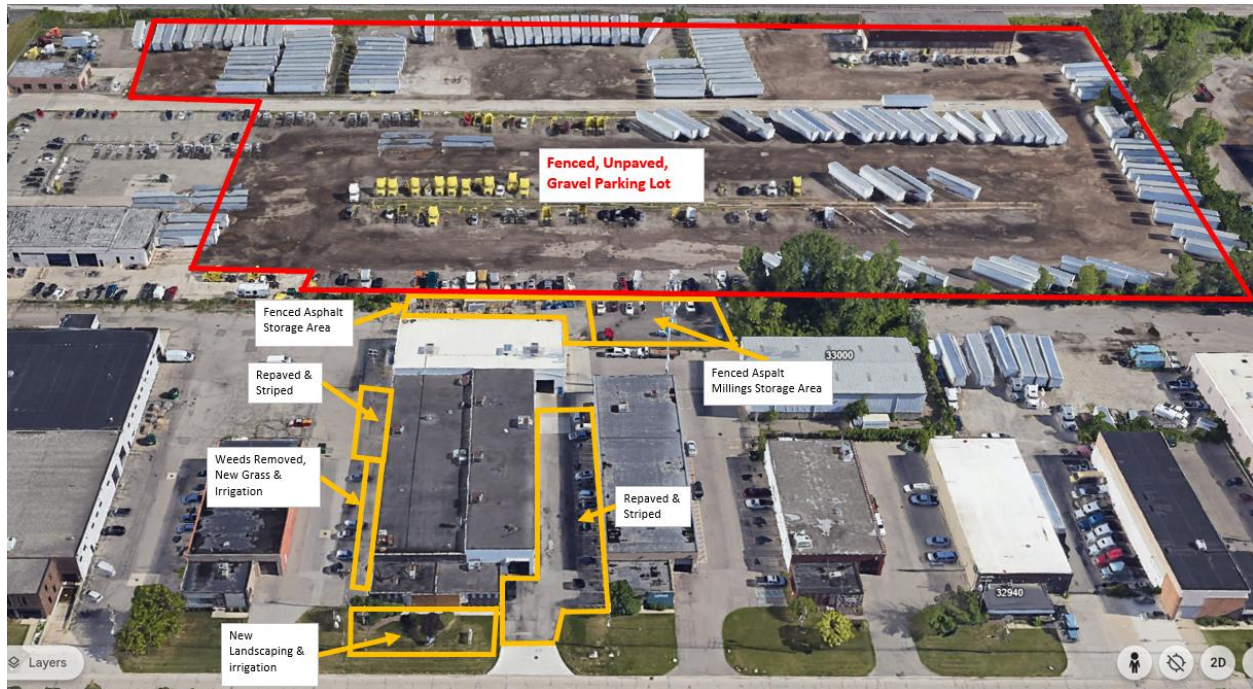
4. Adjacent neighbor to north (Ryan Group) has a gravel parking lot that is approximately 500,000 SF (11+ acres) whereas our lot is 6,600 SF (0.15 acres) or 1.3% in comparison

Below are visuals of the building and surrounding area to help with your decision-making process:

Google earth aerial screenshot of our property (outlined in blue). The asphalt milling area in question is outlined in yellow and is approximately 6,610 SF based on Google earth's measurements:



Here's another view of the property which includes our adjacent neighbor's gravel parking area:

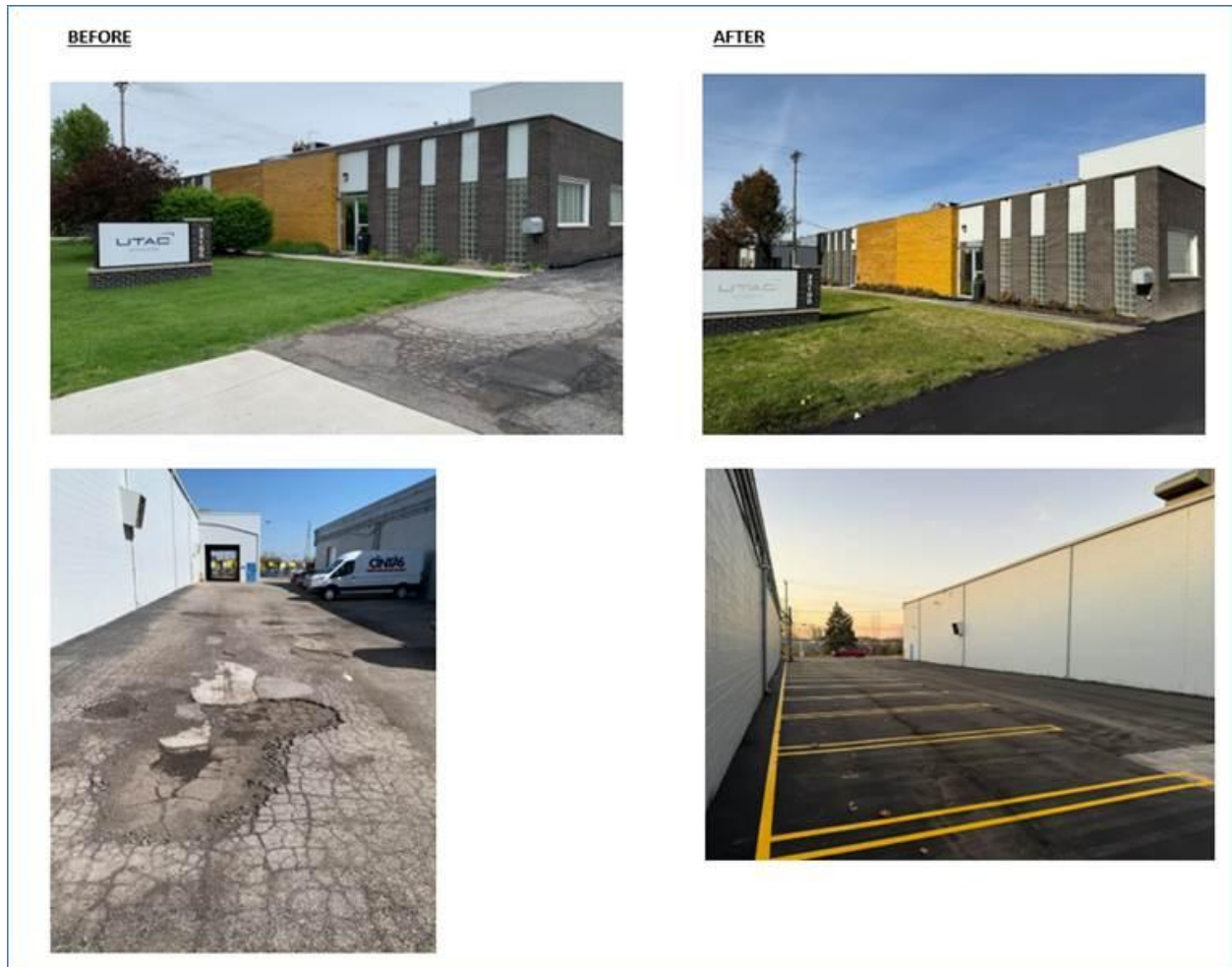


Here is what the rear fence area looks like looking west (left photo – asphalt pavement) and east (right photo – asphalt millings):



Here are before and after photos since we've taken ownership of the property:

New landscaping & repaved parking lot:



This area was tall 3-4' weeds. We cleared, installed irrigation, and sodded.



We appreciate the Council's time and consideration in this matter.

Best regards,

Steve

Steve Crute, CPA

Asset Manager, Finance

BCS Property Management

41100 Plymouth Road

Suite B1-130

Plymouth, MI 48170

248-982-9481

stevecrute@BCSmgmt.com



LETTER TO THE LIVONIA CITY COUNCIL

24.

Engineering
April 21, 2025

MEETING DATE

R050425

PRESENTED BY

Todd Zilincik, P.E., City Engineer

AGENDA ITEM

REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: Engineering Division, re: from GCH Portillos, LLC in conjunction with the construction of a storm drain system that provides adequate drainage for the Portillo's Hot Dogs located at 13004 Middlebelt Road, in the N.W. 1/4 of Section 25.

BACKGROUND DETAILS

In conjunction with the development of the property located on Middlebelt Road, south of Schoolcraft Road, the City of Livonia required the proprietor to construct a storm drainage system to provide adequate drainage for the site at their own expense. In reference to this storm sewer system, the office has received the attached storm water maintenance agreement from the owner, GCH Portillos, LLC requiring them to reimburse the City for any such maintenance that may become necessary.

The Engineering Division has approved the storm sewer plans and respectfully recommends that the City Council take the actions:

- Accept the Storm Water Management System (SWMS) for Portillo's Hot Dogs, located on Middlebelt Road, south of Schoolcraft Road in the N.W. ¼ of Section 25.
- Authorize the Mayor and the City Clerk to execute the Storm Water Facilities Maintenance Agreement on behalf of the City.
- Advise the Wayne County Department of Public Services (Permit Section) that the City of Livonia has approved the storm water collection system plans and further, that the City will accept jurisdiction and maintenance (at no cost to the County) of the storm water collection system within the Portillo's Hot Dogs development, located on the east side of Middlebelt Road, south of Schoolcraft Road.
- Authorize the City Engineer to execute Wayne County Permit Number M25-0008 on behalf of the City of Livonia in conjunction with the above storm water collection system.

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

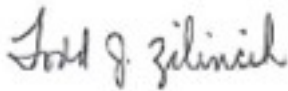
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- Accept the Storm Water Management System (SWMS) for Portillo's Hot Dogs, located on Middlebelt Road, south of Schoolcraft Road in the N.W. ¼ of Section 25.
- Authorize the Mayor and the City Clerk to execute the Storm Water Facilities Maintenance Agreement on behalf of the City.
- Advise the Wayne County Department of Public Services (Permit Section) that the City of Livonia has approved the storm water collection system plans and further, that the City will accept jurisdiction and maintenance (at no cost to the County) of the storm water collection system within the Portillo's Hot Dogs development, located on the east side of Middlebelt Road, south of Schoolcraft Road.
- Authorize the City Engineer to execute Wayne County Permit Number M25-0008 on behalf of the City of Livonia in conjunction with the above storm water collection system.

ATTACHMENTS

1. Signed - STORM WATER FACILITIES MAINTENANCE AGREEMENT (Portillo's Restaurant Livonia Landlord Executed 4.16.2025)
2. M25-0008 Portillo's Hot Dogs

APPROVED BY



Todd Zilincik, P.E., City Engineer

Date: April 22, 2025



Don Rohraff, Director of Public Works

Date: April 22, 2025



Carter Fisher, City Attorney

Date: April 29, 2025



Maureen Miller Brosnan, Mayor

Date: April 30, 2025

STORM WATER FACILITIES MAINTENANCE AGREEMENT

THIS AGREEMENT is made this 16 day of APRIL, 2025, by and between the City of Livonia, a municipal corporation, with principal offices located at 33000 Civic Center Drive, Livonia, Michigan 48154, hereafter "City" and

GCH Portillos LLC

A South Dakota Illinois limited liability company, with principal offices located at 3021 Washington Street, San Francisco, California 94115-1617, hereafter "Proprietor".

RECITALS

1. The Proprietor is developing certain property located in the City of Livonia, Wayne County, Michigan, as the Portillo's Hot Dogs, LLC. 13004 Middlebelt, Livonia, Michigan 48150 ("Development"), as more particularly described in Wayne County Permit No. M25-0008, Exhibits "A" and "B", attached hereto.
2. The Proprietor must construct a storm drainage system to provide adequate drainage in the proposed Development.
3. Such storm drainage system will encompass or impact storm runoff from the Development.
4. The City has received a permit ("Permit") issued by the County of Wayne, Michigan, a public body corporate ("County") authorizing the construction, operations and maintenance of the storm drainage system which is located within the Development and/or the City of Livonia's, the Wayne County Office of Public Services' and/or the Michigan State Highway Department's right-of-way and/or drain, on or adjacent to the Development described in the Permit as Exhibit "C" attached hereto and incorporated herein by reference, as long as the City assumes jurisdiction for the operation and maintenance of the storm drainage system referred to in the Permit.
5. The Permit signed by the City will benefit the Proprietor and the proposed Development.
6. The City and Proprietor desire to transfer certain responsibilities of the City under the Wayne County Permit to the Proprietor and its successors and confirm the terms and conditions of such a transfer of responsibility by this agreement between the City and Proprietor.

NOW, THEREFORE, for and in consideration of the mutual covenants and benefits to be derived hereunder, the receipt, adequacy and sufficiency of which is hereby acknowledged, the City and the Proprietor agree as follows:

1. The Proprietor shall assume the obligations of the City under the Permit, as follows:
 - a. The Proprietors agree they will maintain, at their own expense, the storm drainage system which is located within the Development and/or the City of Livonia's, Wayne County Office of Public Services' and/or the Michigan State Highway Department's right-of-way and/or drain, and on or adjacent to the Development described in the Permit as Exhibit "C" attached hereto and incorporated herein by reference. The City may enter upon said premises for the purpose of maintaining said storm drainage system, in which event the owners agree to pay the City all charges and expenses incurred thereon.
 - b. In the event of any failure or settlement in the road right-of-way, resulting from the said storm drainage system, the City shall take immediate steps to correct the situation so that the public health, safety and welfare shall not be endangered nor the road improvement damaged. All expenses, including engineering will be remitted by the Proprietors to the City.
 - c. If it is found necessary to adjust or relocate all or any portion of said storm drainage system within the road right-of-way, the City shall cause such adjustment or relocation to be accomplished, and all expenses, including engineering, will be remitted by the Proprietors to the City. Prior to any work being performed in a County road right-of-way, a separate permit shall be secured from the Wayne County Office of Public Services.
 - d. To pay the City upon written request any costs and expenses apportioned to the City under the County Permit.
2. Notwithstanding the Proprietor's assumption of the liabilities of Paragraph 1 hereof, the City shall retain jurisdiction over the storm drainage system and its rights and remedies under the Permit and any applicable statute, ordinance, rule or regulation are hereby preserved. Without limitation of the foregoing, Proprietor, its successors and assigns, at its sole cost and expense shall perform maintenance of the storm water facilities described in the City of Livonia's Storm Water Management and Long-Term Maintenance Plan as Exhibit "B" attached hereto and incorporated herein by reference.
3. The Proprietor, its agents, representatives, successors and assigns shall defend, indemnify and hold the City harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever, hereinafter "Claims", fixed or contingent, known or unknown, arising out of or in any way connected with the design, construction, use, maintenance, repair or operation (or omission in such regard) of the storm

4. In accordance with 1976 PA 453, the parties hereto covenant: (1) not to discriminate against any employee or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, or a matter directly or indirectly related to employment, or a matter directly or indirectly related to employment because of race, color, religion, national origin, sex, age, height, weight or marital status.
5. That this Agreement shall be recorded at the Proprietor's expense with the Wayne County Register of Deeds.

SEE
ATTACHED

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

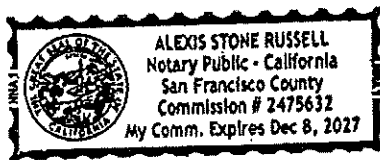
State of California

County of San Francisco }

On 04/16/2025 before me, Alexis Stone Russell, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Gretchen C. Hillenbrand
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Alexis Russell
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

CITY OF LIVONIA
a municipal corporation

By: _____
Maureen Miller Brosnan

Its: Mayor

By: _____
Lori L. Miller
Its: City Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

On this _____ day of _____, 20____, before me, a Notary Public in and for said County, appeared Maureen Miller Brosnan and Lori L. Miller to me personally known, who, being sworn, did for themselves say that they are respectively the Mayor and the City Clerk of the City of Livonia, the municipal corporation named in and which executed the within instrument and acknowledged said instrument the free act and deed of said municipal corporation.

Notary Public

_____ County, Michigan
My Commission Expires On:

INSTRUMENT DRAFTED BY:
Todd J. Zilincik, P.E.
City Engineer
City of Livonia
12973 Farmington Road
Livonia, MI 48150

WHEN RECORDED RETURN TO:
City of Livonia
12973 Farmington Road
Livonia, MI 48150
Attn: Engineering Division

EXHIBIT "B"

STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE PLAN

PROPERTY INFORMATION: PORTILLO'S RESTAURANT
13004 MIDDLEBELT ROAD
LIVONIA, MI 48150

APPLICANT/PROPERTY OWNER: PORTILLO'S HOT DOGS
2001 SPRING ROAD, SUITE 400
OAK BROOK, IL 60523

WAYNE COUNTY PLAN REVIEW/PERMIT NUMBER: 22-0244

A. PHYSICAL LIMITS OF THE STORM WATER MANAGEMENT SYSTEM

THE STORM WATER MANAGEMENT SYSTEM (SWMS) SUBJECT TO THIS LONG-TERM MAINTENANCE PLAN (PLAN) IS DEPICTED ON EXHIBIT A TO THE PERMIT AND INCLUDES WITHOUT LIMITATION THE STORM SEWERS, MANHOLES, CATCH BASINS, INLETS, MANUFACTURED TREATMENT SYSTEM, UNDERGROUND DETENTION BASIN, AND OUTLET STRUCTURE THAT CONVEY FLOW FROM THE UNDERGROUND DETENTION STORAGE INTO THE EXISTING MEYER PARKING LOT STORM SEWER SYSTEM.

FOR THE PURPOSE OF THIS PLAN, THIS STORM WATER MANAGEMENT SYSTEM (SWMS) AND ALL OF ITS COMPONENTS AS SHOWN ON EXHIBIT A IS REFERRED TO AS THE PORTILLO'S LIVONIA DEVELOPMENT SWMS.

B. TIME FRAME FOR LONG-TERM MAINTENANCE RESPONSIBILITY

PORTILLO'S HOT DOGS IS RESPONSIBLE FOR MAINTAINING THE PORTILLO'S LIVONIA DEVELOPMENT SWMS, INCLUDING COMPLYING WITH APPLICABLE REQUIREMENTS OF THE LOCAL OR WAYNE COUNTY SOIL EROSION AND SEDIMENTATION CONTROL PROGRAM, UNTIL WAYNE COUNTY RELEASES THE CONSTRUCTION PERMIT. LONG-TERM MAINTENANCE RESPONSIBILITY FOR THE PORTILLO'S LIVONIA SWMS COMMENCES WHEN DEFINED BY THE MAINTENANCE PERMIT ISSUED BY THE COUNTY. LONG-TERM MAINTENANCE CONTINUES IN PERPETUITY.

C. MANNER OF ENSURING MAINTENANCE RESPONSIBILITY

THE CITY OF LIVONIA HAS ASSUMED RESPONSIBILITY FOR THE LONG-TERM MAINTENANCE OF THE PORTILLO'S LIVONIA DEVELOPMENT SWMS. THE RESOLUTION BY WHICH THE CITY HAS ASSUMED MAINTENANCE, REPAIRS, RESTORATION AND ANY NECESSARY CONSTRUCTION OF THE PORTILLO'S LIVONIA DEVELOPMENT SWMS IS ATTACHED TO THE PERMIT AS EXHIBIT C. PORTILLO'S HOT DOGS, THROUGH A MAINTENANCE AGREEMENT WITH THE CITY OF LIVONIA, HAS AGREED TO PERFORM THE MAINTENANCE ACTIVITIES REQUIRED BY THIS PLAN. THE CITY RETAINS THE RIGHT TO ENTER THE PROPERTY AND PERFORM THE NECESSARY MAINTENANCE OF THE PORTILLO'S LIVONIA SWMS IF PORTILLO'S HOT DOGS FAILS TO PERFORM THE REQUIRED MAINTENANCE ACTIVITIES.

TO ENSURE THAT THE PORTILLO'S LIVONIA DEVELOPMENT SWMS IS MAINTAINED IN PERPETUITY, A MAP OF THE PHYSICAL LIMITS OF THE STORM WATER MANAGEMENT SYSTEM (EXHIBIT A), THIS PLAN (EXHIBIT B), THE RESOLUTION ATTACHED AS EXHIBIT C, AND THE MAINTENANCE AGREEMENT BETWEEN THE CITY AND THE PROPERTY OWNER WILL BE RECORDED WITH THE WAYNE COUNTY REGISTER OF DEEDS. UPON RECORDING, A COPY OF THE RECORDED DOCUMENT WILL BE PROVIDED TO THE CITY.

D. LONG-TERM MAINTENANCE PLAN AND SCHEDULE

TABLE 1 IDENTIFIES THE MAINTENANCE ACTIVITIES TO BE PERFORMED, ORGANIZED BY CATEGORY (MONITORING/INSPECTIONS, PREVENTATIVE MAINTENANCE, AND REMEDIAL ACTIONS). TABLE 1 ALSO IDENTIFIES SITE-SPECIFIC WORK NEEDED TO ENSURE THAT THE STORM WATER MANAGEMENT SYSTEM FUNCTIONS PROPERLY AS DESIGNED.

MAINTENANCE ACTIVITIES

	STORM COLLECTION SYSTEM (CATCH BASINS, INLETS & STORM SEWER)	MANUFACTURED TREATMENT SYSTEM	UNDERGROUND DETENTION SYSTEM	OUTLET CONTROL STRUCTURES	PAVEMENT AREAS	FREQUENCY
MONITORING/INSPECTION	MAINTENANCE ACTIVITIES					
	INSPECT FOR SEDIMENT ACCUMULATION**/CLOGGING	X	X	X	X	ANNUALLY
	INSPECT FOR FLOATABLES, DEAD VEGETATION AND DEBRIS	X	X	X	X	ANNUALLY & AFTER MAJOR EVENTS
	INSPECT FOR EROSION AND INTEGRITY OF SYSTEM	X			X	ANNUALLY & AFTER MAJOR EVENTS
	INSPECT ALL COMPONENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS	X	X	X	X	ANNUALLY
PREVENTATIVE MAINTENANCE	ENSURE MAINTENANCE ACCESS REMAINS CLEAR/OPEN	X	X	X	X	ANNUALLY
	REMOVE ACCUMULATED SEDIMENT	X	X	X	X	AS NEEDED (SEE NOTE BELOW)
	REMOVE FLOATABLES, DEAD VEGETATION AND DEBRIS	X			X	AS NEEDED
	SWEEEPING OF PAVEMENT SURFACES (STREETS AND PARKING AREAS)				X	AS NEEDED
REMEDIAL ACTIONS	REPAIR/STABILIZE AREAS OF EROSION	X			X	AS NEEDED
	REPLACE DEAD PLANTINGS, BUSHES, TREES	X			X	AS NEEDED
	RESEED BARE AREAS	X			X	AS NEEDED
	STRUCTURAL REPAIRS OR REPLACEMENT IN RHD	X	X	X	X	AS NEEDED
	MAKE ADJUSTMENTS/REPAIRS TO ENSURE PROPER FUNCTIONING	X	X	X	X	AS NEEDED
	OIL AND GASOLINE SPILLS				X	IMMEDIATELY

NOTE: MANUFACTURED TREATMENT SYSTEM AND UNDERGROUND DETENTION SYSTEM TO BE CLEANED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS; AT A MINIMUM, WHENEVER SEDIMENTS ACCUMULATE TO A DEPTH OF 6-12 INCHES, OR IF SEDIMENT RESUSPENSION IS OBSERVED.

Kimley»Horn
of Michigan, Inc.

EX. B
SHEET NUMBER
EXHIBIT "B" - STORM WATER MANAGEMENT SYSTEM LONG TERM MAINTENANCE PLAN

PORTILLO'S RESTAURANT
13004 MIDDLEBELT ROAD
LIVONIA, MI 48150

DATE: 10/27/22
JOB #: 10000002

©2022 KIMLEY-HORN OF MICHIGAN, INC.
1000 TOWN CENTER, SUITE 1900
SOUTHFIELD, MI 48075
PHONE: (313) 572-1560
WWW.KIMLEY-HORN.COM



Warren C. Evans
Wayne County Executive

February 14, 2025

Mr. Todd Zilincit, P.E.

City of Livonia- Engineering

12973 Farmington Road

Livonia, MI 48150

RE: Maintenance of Storm Water Management

Maintenance Permit for Portillo's Restaurant – Livonia MI

Dear Mr. Zilincit:

Enclosed are the Storm Water Maintenance Permit M25-0008 and Exhibits A & B.

Please sign and date the enclosed maintenance permit and request Council to pass a resolution as required by the Wayne County Storm Water Ordinance.

http://www.waynecounty.com/doe_wqm_res_standards.htm

Please return complete packet to Wayne County Permit Office. An executed copy of this permit with exhibits will be returned to your attention.

Sincerely,

Dilshad Jacksi, P.E.

Plan Review Engineer

PERMIT OFFICE
33809 MICHIGAN AVE
WAYNE, MI 48184
PHONE (734) 858-2774
FAX (734) 595-6356

72 HOURS BEFORE ANY
CONSTRUCTION CALL
Inspection Staff
(734) 858-2761
FOR INSPECTION



Permit No.
M25-0008
ISSUE DATE
6/5/2023 8:07:07AM
REVIEW NO.
R22-0244

**WAYNE COUNTY
DEPARTMENT OF PUBLIC SERVICES**

PERMIT TO CONSTRUCT, OPERATE, USE AND/OR MAINTAIN

PROJECT NAME: Maintenance Permit for Portillo's Restaurant - Livonia MI

LOCATION: Middelbelt CITY/TOWNSHIP: City of Livonia

PERMIT HOLDER:
City Of Livonia Work: 734-466-2561
12973 Farmington Rd Work Ext:
Livonia, MI 48150 Mobile: 734-654-3902
Contact: Todd Zilincik, PE Home:

DESCRIPTION OF PERMITTED ACTIVITY (72 HOURS BEFORE YOU DIG, CALL MISS DIG 1-800-482-7161, www.missdig.org)

PERMIT TO MAINTAIN THE STORM WATER MANAGEMENT SYSTEM IN ACCORDANCE WITH THE DRAWING ATTACHED AS EXHIBIT "A", THE TERMS OF THE LONG-TERM MAINTENANCE PLAN ATTACHED AS EXHIBIT "B" AND THE WAYNE COUNTY STORM WATER ORDINANCE AND ADMINISTRATIVE RULES. A RESOLUTION FROM THE LOCAL MUNICIPALITY TO MAINTAIN THE PROPOSED STORM WATER MANAGEMENT SYSTEM AND ITS FACILITIES IS REQUIRED.

THE City of Livonia SHALL ASSUME JURISDICTION OVER AND ACCEPT RESPONSIBILITY FOR MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM(S) TO ENSURE THAT THE STORM WATER MANAGEMENT SYSTEM FUNCTIONS PROPERLY AS DESIGNED AND CONSTRUCTED. THE PERMIT HOLDER'S RESPONSIBILITIES UNDER THIS PERMIT SHALL INCLUDE, WITHOUT LIMITATIONS, (A) ANY MONITORING AND PREVENTIVE MAINTENANCE ACTIVITIES SET FORTH IN THE PLAN; (B) ANY AND ALL REMEDIAL ACTIONS NECESSARY TO REPAIR, MODIFY OR RECONSTRUCT THE SYSTEM AND (C) OTHER ACTIVITIES OR RESPONSIBILITIES FOR MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM AS MAY BE SET FORTH IN THE ORDINANCE, ADMINISTRATIVE RULES, THE PLAN OR THIS PERMIT.

THE City of Livonia SHALL PERFORM ALL MONITORING, MAINTENANCE, REMEDIAL AND OTHER RESPONSIBILITIES REQUIRED BY THE WAYNE COUNTY ORDINANCE, ADMINISTRATIVE RULES, THE PLAN AND THIS PERMIT, IN PERPETUITY AND AT ITS SOLE COST EXPENSE.

THE City of Livonia SHALL PREPARE, EXECUTE AND (IF NECESSARY) RECORD ANY AND ALL AGREEMENTS, CONTRACTS AND OTHER DOCUMENTS THAT MAY BE REQUIRED TO PERFORM ITS OBLIGATIONS HEREUNDER AND ENSURE MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM IN PERPETUITY.

IF WAYNE COUNTY FINDS IT NECESSARY TO ADJUST OR RELOCATE ALL OR ANY PORTION OF THE PERMITTED STORM WATER MANAGEMENT SYSTEM THE PERMIT HOLDER SHALL CAUSE THIS ADJUSTMENT OR RELOCATION TO BE ACCOMPLISHED AT NO EXPENSE TO THE COUNTY. PRIOR TO ANY WORK BEING PERFORMED IN THE RIGHT-OF-WAY, A PERMIT SHALL BE SECURED FROM THE WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES PERMIT OFFICE.

APPROVED PLANS PREPARED BY
Applicant :

PLANS APPROVED BY
Lawrence Kennedy

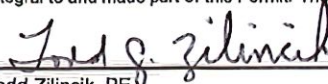
DATE
02/14/2025

REQUIRED ATTACHMENTS

EXHIBIT A: MAP DEPICTING PHYSICAL LIMITS OF STORM WATER MGT SYSTEM
EXHIBIT B: LONG TERM MAINTENANCE PLAN
EXHIBIT C: BINDING AGREEMENT (COMMUNITY RESOLUTION)

(PERMIT VALID ONLY IF ACCOMPANIED BY ABOVE ATTACHMENTS)

In consideration of the Permit Holder and Contractor agreeing to abide and conform with all the terms and conditions herein, a Permit is hereby issued to the above named to Construct, Operate, Use and/or Maintain within the Road Right of Way, County Easement, and/or County Property. The permitted work described above shall be accomplished in accordance with the Approved Plans, Maps, Specifications and Statements filed with the Permit Office which are integral to and made part of this Permit. The General Conditions as well as any Required Attachments are incorporated as part of this Permit.


Todd Zilincik, PE
PERMIT HOLDER NAME / AUTHORIZED AGENT

4/22/25
DATE

WAYNE COUNTY DEPARTMENT
OF PUBLIC SERVICES

PREPARED BY

VALIDATED BY PERMIT COORDINATOR

DATE

EXHIBIT "B"

STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE PLAN

PROPERTY INFORMATION: PORTILLO'S RESTAURANT
13004 MIDDLEBELT ROAD
LIVONIA, MI 48150

APPLICANT/PROPERTY OWNER: PORTILLO'S HOT DOGS
2001 SPRING ROAD, SUITE 400
OAK BROOK, IL 60523

WAYNE COUNTY PLAN REVIEW/PERMIT NUMBER: 22-0244

A. PHYSICAL LIMITS OF THE STORM WATER MANAGEMENT SYSTEM

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TABLE 1 IDENTIFIES THE MAINTENANCE ACTIVITIES TO BE PERFORMED, ORGANIZED BY CATEGORY (MONITORING/INSPECTIONS, PREVENTATIVE MAINTENANCE, AND REMEDIAL ACTIONS). TABLE 1 ALSO IDENTIFIES SITE-SPECIFIC WORK NEEDED TO ENSURE THAT THE STORM WATER MANAGEMENT SYSTEM FUNCTIONS PROPERTY AS DESIGNED.

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MONITORING/INSPECTION	INSPECT FOR SEDIMENT ACCUMULATION**/CLOGGING	X	X	X	X	ANNUALLY
	INSPECT FOR FLOATABLES, DEAD VEGETATION AND DEBRIS	X	X	X	X	ANNUALLY & AFTER MAJOR EVENTS
	INSPECT FOR EROSION AND INTEGRITY OF SYSTEM	X			X	ANNUALLY & AFTER MAJOR EVENTS
	INSPECT ALL COMPONENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS	X	X	X	X	ANNUALLY
	ENSURE MAINTENANCE ACCESS REMAINS CLEAR/OPEN	X	X	X	X	ANNUALLY
PREVENTATIVE MAINTENANCE	REMOVE ACCUMULATED SEDIMENT	X	X	X	X	AS NEEDED (SEE NOTE BELOW)
	REMOVE FLOATABLES, DEAD VEGETATION AND DEBRIS	X			X	AS NEEDED
	SWEEPING OF PAVEMENT SURFACES (STREETS AND PARKING AREAS)				X	AS NEEDED
REMEDIAL ACTIONS	REPAIR/STABILIZE AREAS OF EROSION	X			X	AS NEEDED
	REPLACE DEAD PLANTINGS, BUSHES, TREES	X			X	AS NEEDED
	RESEED BARE AREAS	X			X	AS NEEDED
	STRUCTURAL REPAIRS OR REPLACEMENT IN KIND	X	X	X	X	AS NEEDED
	MAKE ADJUSTMENTS/REPAIRS TO ENSURE PROPER FUNCTIONING	X	X	X	X	AS NEEDED
	OIL AND GASOLINE SPILLS				X	IMMEDIATELY

NOTE: MANUFACTURED TREATMENT SYSTEM AND UNDERGROUND DETENTION SYSTEM TO BE CLEANED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS; AT A MINIMUM, WHENEVER SEDIMENTS ACCUMULATE TO A DEPTH OF 6-12 INCHES, OR IF SEDIMENT RESUSPENSION IS OBSERVED.

Kimley-Horn
of Michigan, Inc.

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1000 TOWN CENTER, SUITE 1000
SOUTHFIELD, MI 48075
PHONE: (313) 572-1580
WWW.KIMLEY-HORN.COM

EX B
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PORTILLO'S RESTAURANT
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