AGENDA OF THE CITY OF LIVONIA ZONING BOARD OF APPEALS
September 23, 2025 – 7:00 p.m.
Livonia City Hall 1st Floor Auditorium
33000 Civic Center Drive, Livonia, MI

AGENDA ITEM(S):

1. ***APPEAL CASE NO. 2024-10-37, Laurel Investment, LLC, on behalf of Lessee Cooper's Hawk Winery & Restaurant, 17117 North Laurel Park Drive (tabled on May 20, 2025):*** Seeking to install a wall sign package resulting in an excessive number of signs and excessive total sign area..

2. ***APPEAL CASE NO. 2025-02-02, Laurel Investment, LLC, on behalf of Lessee Capital Grille, 17117 Laurel Park Drive (tabled on May 20, 2025):*** Seeking to erect a wall sign package resulting in an excessive number of signs and excessive sign area. Also seeking to reface an existing off-site secondary sign on a pylon with a larger sign for an off-site business which violates the prohibition of pylon signs, off-site signs (Billboards), and to the alterations to existing non-conforming signs.

3. ***APPEAL CASE NO. 2025-08-27, Audra Hannah, 9119 Colorado:*** Seeking to maintain an illegally erected 8-foot-tall by 22-foot-long privacy screen resulting in a privacy screen erected with excessive total height.

4. ***APPEAL CASE NO. 2025-08-28, Brooke Bright, 30190 Joy:*** Seeking to construct a detached accessory garage resulting in an accessory structure of excessive size and a detached accessory structure constructed in a location other than the rear yard and a deficient front yard setback with respect to the zoning district regulations.

5. ***APPEAL CASE NO. 2025-08-29, Laurel Investment, LLC, on behalf of Lessee Holiday Inn, 17123 Laurel Park Drive:*** Seeking to reface an existing secondary sign on a pylon with a larger sign for an off-site business which violates the prohibition of pylon signs, off-site signs (Billboards), and to the alterations to existing non-conforming signs.

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

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

APPEAL CASE NO. 2024-10-37, 17117 North Laurel Park Drive (tabled on January 7, 2025): an appeal was made to the Zoning Board of Appeals by Laurel Investment, LLC, on behalf of Lessee Cooper's Hawk Winery & Restaurant, seeking to install a wall sign package resulting in an excessive number of signs and excessive total sign area.

This Regional Commercial property is located on the west side of North Laurel Park Drive (17117), between University Park Drive and Six Mile Road, Lot. No. 028-99-0006-008, C-4, High Rise Commercial, rejected by the Inspection Department under Livonia Zoning Ordinance Section 11.08 (3) – Sign Regulations in C-2, C-3 and C-4 Districts.

Total Signs	**Total Sign Area**
Allowed: 2	Allowed: 197.25 sq. ft.
Proposed: 4	Proposed: 220.9 sq. ft.
Excess: 2	Excess: 23.65 sq. ft.

COPPOLA All right, thank you. Can I have a motion please?

TESTA Mr. Chair.

COPPOLA Mr. Testa.

TESTA Move to remove from the table Appeal Case No. 2024-10-37.

BARINGHAUS Support.

COPPOLA I have a motion by Mr. Testa, supported by Vice Chair Baringhaus, to remove from table. All in favor?

The Board voted unanimously to remove the appeal case from the table.

COPPOLA Mr. Stierna, anything you'd like to add?

STIERNA The Inspection Department has nothing to add today.

COPPOLA Any questions for Inspection? Seeing none. If the Petitioners could, you can just drag a chair up. Just grab a seat up there so you're a little bit closer to the recording.

KNOWLES Sure.

COPPOLA For us.

LESYNA Perfect.

UNKNOWN SPEAKER Perfect.

COPPOLA If I could get just for the record, name and addresses first.

DRAFT

LESYNA Jennifer Lesyna, representative of Cooper's Hawk and address would be 3500 Lacey Road. That's Downers Grove, Illinois, 60452. I did sign in as well.

COPPOLA Okay, thank you. Sir?

KNOWLES Yeah. Jack Knowles, K N, O, W, L, E, S. I represent the owner, Laurel Investment, 29200 Northwestern Highway, Suite 450, Southfield, 48034.

COPPOLA Okay. Thank you. Welcome back. Just for the record, any changes from the petition or just the same package you provided last time?

LESYNA It is the same package, however, we did reduce the square footage of the signage to a smaller square footage so that it would fit within your square footage requirement.

COPPOLA Okay, closer, much closer. Okay, thank you. So why don't you go ahead and tell us why you believe there's a hardship that would permit a variance.

LESYNA So in our signage package we do have, we are showing four wall signs. One of those wall signs is a feather. It's our Cooper's Hawk logo, and it does identify the entrance, the main entrance to the building. We are willing to concede that, and if we could figure out a way to make that not a signage, but maybe a piece of artwork on the outside of the building? That's definitely something that we would be willing to have a conversation on. We believe the west elevation would be the one most in question, and the west elevation would be the visual representation of where we're located from eastbound traffic on Six Mile Road. We believe that having that sign on the wall high enough up over the traffic because the westbound traffic would be blocking it so that eastbound traffic could see where we're at on the property.

COPPOLA Okay. You have a monument sign, though, right, so—

LESYNA We do have a monument sign. However, it is also… it's only five feet high. So if Six Mile Road is congested, it would be covered by that traffic.

COPPOLA Okay, so the eastbound sign, or the east-facing sign, actually faces directly into Comerica Bank?

LESYNA Yes.

COPPOLA So it won't have visibility, really, from any of the roads, per se. So tell me about your thinking.

LESYNA It would have visibility. Yeah, sorry, go ahead.

COPPOLA No, go ahead.

DRAFT

LESYNA Yeah, it would have visibility from the drive lane into the property, so that they can't see the monument sign from that area or that elevation. So that would be the only thing that would delineate our building from driving into the property.

COPPOLA So you're suggesting it would be seen from North Laurel Park Drive?

LESYNA Yeah.

COPPOLA Pass through Comerica's building?

LESYNA Well, on the other side of Comerica's building, yes.

KNOWLES As you come in the entrance drive, off of the south entrance, drive off of North Laurel Park.

COPPOLA And again, on the west-facing side, you believe that that can be visually seen by people driving eastbound on Six Mile.

LESYNA We do believe that, yes.

COPPOLA And that's a distance of… to the westbound side of Six Mile, that's a distance of how much and that divided, I think it's divided, right? It's divided there.

LESYNA It is divided. Yeah.

COPPOLA That's a pretty far distance.

KNOWLES Several hundred feet.

COPPOLA Okay, questions for the Petitioner?

BARINGHAUS Yes, I saw in your plans that you're going to have a "Now Open" sign on the building. Is that a temporary sign?

LESYNA It's a temporary banner that we typically affix to the building for two weeks while we're open.

BARINGHAUS Two weeks? Okay.

LESYNA Yeah, two, two to four weeks, depending on the municipality's allowance.

BARINGHAUS And you're going to have that on the south elevation?

DRAFT

LESYNA Yeah.

BARINGHAUS Okay, that's the only location for it?

LESYNA Yeah.

BARINGHAUS Okay. Question for the Inspection Department, going back to the feather, just because it is a key identifier and logo for the company, is that viewed as artwork?

STIERNA We, typically, because it's wire would consider it a sign. However, there's a possibility, and that might be definitionally discussed. It could be considered a mural, which I believe goes through a Planning/Council approval. It's a waiver. I was trying to look that up. So there is a potential for a different approach on that. I guess the question would be, is it illuminated?

LESYNA We could make it not.

BARINGHAUS Okay.

LESYNA Definitely a possibility for sure.

BARINGHAUS Does that cast it in a more favorable light?

[Laughter]

BARINGHAUS I couldn't resist that.

STIERNA It would. I believe the artwork needs to be approved by the Planning Commission.

FISHER Sounds right to me.

LESYNA I can't wait to come back.

BARINGHAUS So essentially, your signage is the monument sign, west elevation, south elevation, and east elevation?

LESYNA Correct.

BARINGHAUS Okay, plus the feather.

LESYNA Plus the feather, yes.

COPPOLA Plus the large monument sign off of Laurel Park.

DRAFT

BARINGHAUS Yes, that's what is.

COPPOLA And there's a monument sign at Six Mile.

BARINGHAUS Yes. Okay, so we're dedicated.

[Inaudible crosstalk]

BARINGHAUS Yeah, a dedicated monument sign. Here on the wall, a monument sign.

COPPOLA A monument sign on North Laurel Park.

BARINGHAUS Okay, yeah. So you have a group monument sign. You have the dedicated monument sign to you exclusively, the other three elevations we described, plus the feather.

KNOWLES The group elevation side of the monument sign at North Laurel Park. It really is not a huge sign. It's, my recollection, is it's 10 feet long. It's going to have four users on it. It's four or five feet tall. The sign itself. And it's not a huge sign.

BARINGHAUS Okay. What are your hours of operation?

LESYNA Oh, for the restaurant?

BARINGHAUS Yeah.

LESYNA We open at 10am, and Monday through Thursday we close at nine. Fridays, I believe, it's 10 to 11 or 10 to nine, and then Saturday 10 to elecen, and Sunday 10 to nine. Yeah.

BARINGHAUS So anywhere from 9 to eleven--

LESYNA Yeah.

BARINGHAUS --PM you'll be closed.

LESYNA Correct.

BARINGHAUS In terms of your signage, it is illuminated?

LESYNA Mmmhmm.

BARINGHAUS LED illumination?

DRAFT

LESYNA I'm not 100% positive on that.

FISHER It says LED lighting on the….

BARINGHAUS Okay. Are there hours of operation for the lighting that you're planning on putting it on timers, or is this going to be on all night?

LESYNA Again, not 100% sure.

BARINGHAUS Okay.

LESYNA But I can absolutely find out. I don't want to speak and be wrong either way.

BARINGHAUS Okay. Thank you.

LESYNA My pleasure.

TESTA Mr. Chair.

COPPOLA Thank you.

TESTA Question for the Petitioners. Regarding the monument signs you talked about in the package, I see one monument sign for Cooper's Hawk. I believe you spoke about another monument sign.

KNOWLES Yeah, there's a multi-user monument sign at the south entrance off of North Laurel Park Drive. So there's two entrances to the Holiday Inn site. Currently off North world yard. This is at the south entrance.

TESTA Okay, is that sign part of this package?

KNOWLES No, that sign meets all regulations.

TESTA Okay. What is the purpose of the second Cooper's Hawk sign? The monument sign?

LESYNA The monument sign for Cooper's Hawk only is to….

KNOWLES It's on Six Mile.

LESYNA Call out, yeah, the traffic on Six Mile.

DRAFT

TESTA Okay. I think last time we heard this case in January, there was comments about, you can only see it coming eastbound. Westbound, because of the elevation change that sign really isn't visible. We were asking, what really is the benefit of that sign?

LESYNA Well, for that traffic that's coming westbound.

TESTA Can't they see it already, the three signs on the building? There's east, north, south.

LESYNA I would hope so, yeah.

TESTA Okay. So I guess where I'm going with this. I'm counting if we talk about the next case, too, Capital Grille. They're going to want a monument sign as well. So I gonna count three monument signs, plus the Holiday Inn has monument signs. It seems like we have monument sign overkill on the site.

KNOWLES The Holiday Inn monument sign is being replaced with a multi-user sign in North Laurel Park.

TESTA Gotcha, so that will not stay.

KNOWLES Correct.

TESTA It's leaving. Okay. Regarding the feather, could it be incorporated with a sign that's above your door? Make it into one larger sign?

LESYNA Well, in order to fit the square footage requirements, we would want the words to be as large as possible. So, we would just remove it.

TESTA Okay.

LESYNA We would remove the feather. The feather would… it's more of a logo, decor and to help delineate the front door.

TESTA Okay, maybe question to Mr. Stierna, you mentioned it potentially being a mural, but as I read the description, it's going to be on aluminum fabrication sticking two inches off the brick, so that will technically still be a mural?

STIERNA So murals or painted on or wall designs or sculptures, the size and number of location, murals and signs painted on the wall structure shall be subject to the approval of City Council after review and findings by City Planning Commission. So I would say it definitely could be considered [an] art piece, art structure.

TESTA Okay.

DRAFT

STIERNA That would also remove their overage on square footage.

TESTA Thank you for that point. All right, thank you, Mr. Chair.

COPPOLA They'd have to go back -- for Mr. Fisher – they'd have to go back to approval for that, then.

FISHER Sounds like it.

COPPOLA It'd have to go to Planning?

FISHER Yeah.

KNOWLES And then Council also?

TESTA Do we have the authority to approve it?

COPPOLA It's designated a sign, yeah.

TESTA Okay.

COPPOLA Which is how their [inaudible] sign.

TESTA Okay.

LESYNA Yeah, okay.

COPPOLA Questions for the Petitioner.

ROTONDO Mr. Chair.

COPPOLA Mr. Rotondo.

ROTONDO Question for the Petitioner. So I think you stated earlier, the monument sign is going to be on the Six Mile entrance?

LESYNA No, it's off of Six Mile Road in front of the building.

ROTONDO I was just looking at the site plans. I don't see it.

KNOWLES Yeah, it's not real big.

DRAFT

LESYNA It is.

KNOWLES It's about in the center of… opposite the center of the building.

LESYNA Yeah.

KNOWLES I think it's 5 or 10 feet off the parking lot.

ROTONDO That's in the boulevard thought?

KNOWLES It will not be in the road.

COPPOLA It will be… no, it won't be in the easement, it'll still be on the [inaudible] before you get to the pole. So it still has to be on the property. So you still got room to get to six months, quite a bit of space to get to six months.

KNOWLES It's a large front here along Six Mile.

COPPOLA Any other questions for the Petitioner?

TESTA Yeah, Mr. Chair. Sorry, I got a few more.

COPPOLA Fire away, Mr. Testa.

TESTA So last time you were here, we tabled you. Mainly, we were looking for a more comprehensive package for the whole site, not just this restaurant, the other restaurant in the hotel? Can anyone speak to the overall sign package plan for the whole site?

KNOWLES Yeah, I can. At this time there is only one other…. There is one other sign that will be coming to you for… it's the pylon sign. And it's really divorced from all these other signs, but it's the pylon sign on the highway. There's a small panel below the main Holiday In sign.

TESTA Okay.

KNOWLES And we'll be coming to you to request a slightly larger lower panel. That's, it.

TESTA Okay. Do you have one drawing that's going to show all of the signs? I think that's kind of what I was looking for.

KNOWLES You mean including the building signs and…?

DRAFT

TESTA Yeah, including the whole site, because it's all… you're basically representing the whole site.

KNOWLES Yeah. No, to answer your question, no.

TESTA Okay.

KNOWLES Yeah. I mean, it wasn't, since both restaurants are sort of separate entities, we only looked at the… really, the remainder site signage as the monument sign on the multi-user monument sign on Six Mile, which is the only other new sign, and then the pylon sign.

TESTA Okay, yeah. From my standpoint, I'm trying to understand the whole site.

KNOWLES Sure.

TESTA We're not hodgepodge. We're approving one restaurant, another restaurant, hotel, and they all have different things. And I wouldn't say misaligned, but it's not in harmony together. Okay. I do see… I looked in the Capital Grille package. There is the monument sign that shows all four locations. The Holiday Inn is not going to come back to us, other than what you said for the….

KNOWLES To my knowledge, no.

TESTA Okay. And they're completely fine with losing their current monument sign and going on, what's going to be the new four by…?

KNOWLES Yeah, we own the Holiday Inn.

TESTA Okay.

KNOWLES Yeah.

TESTA Okay.

COPPOLA When you say we, who's we?

KNOWLES Laurel Investment.

COPPOLA Do you own the property that Capital Grille is going onto?

KNOWLES Yes, we own the entire site.

TESTA Okay.

DRAFT

COPPOLA So those are land leases for all that?

KNOWLES Yes.

COPPOLA Properties, all the buildings going in?

KNOWLES Yes.

COPPOLA And you don't have a sign package for the new Home2Suites?

KNOWLES Correct.

COPPOLA You don't have a side package for them right now?

KNOWLES Drawings aren't done. Buildings not done.

TESTA Do you know when they'll have those drawings done?

KNOWLES For the Home2?

TESTA Yeah.

KNOWLES I'm told a month or two away.

TESTA So if we table you again, waiting for their signs will that hold up Capital Grille or Cooper's Hawk in any way?

LESYNA We're looking at some construction in the beginning of June.

TESTA Right.

COPPOLA How long is it going to take to build? Because usually the signs are the last thing.

LESYNA They are the last thing, but we do have to put them under production. I mean, I don't know how long it's going to take to get the approval, so I can't speak to if it's going to hold us up or not, and that's if they get their plans in.

COPPOLA Yeah.

LESYNA Right. I'm not saying not to table it. I'm just saying I can't commit to that it’s not going to hold them up.

TESTA When are you planning to open?

DRAFT

LESYNA I believe our opening date is late December or early January.

TESTA Okay. I know I get off at Six Mile there every day now. I notice how the Inns deconstructed part of their building.

KNOWLES Correct.

TESTA Is that… what's that for?

KNOWLES That was the conference facility or the banquet facility. We remove that in order to make room for the second hotel.

TESTA Okay? Thank you, Mr. Chair.

COPPOLA Questions for the Petitioner? So if…?

KNOWLES Can I ask a question, is the feather an issue or a question still, with regards to the amount of signage in the variance?

COPPOLA Well, it's included as part of the petition. So it's in question. Yes, that's part of what we're considering today.

LESYNA So we're willing to remove it and move forward as if it's artwork. If that's a possibility today.

COPPOLA Vice Chair Baringhaus.

BARINGHAUS Yeah, have we concluded that the feather is a sign or a mural? It sounds like--

STIERNA It could be considered either.

COPPOLA Well, it's a logo. So I would… personally it's a logo. It's their logo. So I would consider that a sign.

BARINGHAUS So I tend to look at it as a mural or a piece of artwork. It's not illuminated and it's not… it's decorative.

COPPOLA I think the same thing with Big Boy in front of the….

BARINGHAUS Spoon on a Dairy Queen.

DRAFT

[Laughter]

KNOWLES Not the cone.

BARINGHAUS Back to that question. Less filling tastes great, right?

COPPOLA So let me ask this question of the Petitioner, the feather aside, that leaves three signs, you're allowed two. If you were, this is just an if, and this is just me, because everybody's got their own opinions and they can vote. If I said I'm good with the feather, pick two more signs. Which two would you pick?

LESYNA It would be… the west elevation would be our third choice. The feather would be our first choice to remove if you want the truest answer.

COPPOLA Okay.

TESTA Mr. Chair?

COPPOLA Mr. Testa.

TESTA Sorry.

COPPOLA No worries.

TESTA Not to disagree with you, but why not the south sign? I mean, you have a door there, so it's gonna be pretty obvious, and most of your traffic's coming east or west. No one really sees that southbound sign.

LESYNA I would argue that some people don't know where the door is on some of these buildings. And that is a comment that we get a lot, “Where is the front door at?” Believe it or not.

TESTA Okay, yeah, I'm looking at your drawings. It.. to me, it's obvious, but I can see that.

LESYNA I agree. Yep, I don't disagree.

TESTA Yeah, especially when it's dark out, it might be a little harder. All right, thank you.

COPPOLA All right, anything else? All right, seeing none. Does anyone in the audience like to speak for against this petition? No. Any correspondence?

BARINGHAUS No correspondence.

DRAFT

COPPOLA Okay, anything you'd like to say in closing?

LESYNA No.

COPPOLA No? Okay.

LESYNA Other than thank you for your time.

COPPOLA Thanks for coming back. So I'm going to close the public portion of the case. I'm going to start the Board's comments with Mr. Testa.

TESTA Thank you, Mr. Chair. I'm a little torn here. I was hoping to see a total sign package overall for the site. I get having the signs on the east and the west and obviously above the door. And the feather, I can go either way. I'm not going to be… I'd much rather, if there's enough votes to get it done tonight, just give them the feather instead of having come back to City Council and Planning Commission. But that's just how I feel on that. The monument sign, I'm really iffy on if there's already a four-way monument sign. I think once you're on the site, you can see the building with three signs on it. I'm really not understanding what that additional monument sign, specific for Cooper's Hawk, does for you. Because there's only four of us here today, I'm not going to be… if there's already three votes, I'm not going to be the fourth. I'm not going to oppose it, to decline it. I'll probably go along with the rest of you guys, but… so I'm interested in your comments. If you can sway me.

COPPOLA Thank you. Mr. Rotondo.

ROTONDO Yeah, thank you, Mr. Chair. I think I agree with Mr. Testa for the most part. I can understand the signage on the three sides, they're obviously going to be getting exposure to the road. I really don't have an issue with the feather. I appreciate the Petitioner willing to remove it if needed. I don't have too much of an issue with it. I think it dresses up the building. I guess my only concern is with the monument sign. I just don't know how useful that will be, or how well it will be seen from the oncoming traffic, and obviously there's already another monument sign there as well. So I have my concerns with the monument sign. But other than that, I'm okay with the rest of it.

COPPOLA All right. Vice Chair Baringhaus.

BARINGHAUS Okay. Thank you. Basically, I think the property has some interesting characteristics. You know, yes, it runs along Six Mile Road, but the actual site is below Six Mile Road. So you have a little… you don't have a really clean line of sight. You kind of have to look down on it, so I think the monument sign along Six Mile serves that purpose. I've seen this happen before. Every time we look at signage like on the west side of the building, facing outward to 275 we always struggle with it, but it is a good visual cue if you're on the freeway, and it gives you that sense of confidence that you're in the right area for it as well. And that's a

DRAFT

very common practice with a lot of buildings along 275 itself. The feather I've always considered a piece of artwork. We've always held to a standard. Everything's assigned. But we're kind of evolving with that and as the Inspection Department showed. The other thing that I find is that basically what you're proposing with monument signs along Laurel Park Drive, that's a very common identification for the buildings in the area, there's nothing different about it as well. So based on that, I'd be in support of the full sign package.

COPPOLA All right, thank you. Just a clarifying question to Mr. Stierna, the monument sign is not in question here, is it?

STIERNA It's completely compliant.

COPPOLA Apparently they're compliant? So that's not the four that are the ones that are on the building. I struggle with this one. I don't. I personally don't find anything overly unique about the property, and I am concerned about over signage on properties and setting precedence where we end up with just a bunch of signs on properties. There's two signs that are allowed on this pursuant to the zoning. From my perspective, I'm kind of okay with the logo, the feather. It's a logo that you use on your sign. It's a logo. So it's a sign, but I do think it does actually dress up the building. I thought Mr. Rotondo made a good point. It makes it look nice. I think you need it. I mean every establishment, every building like that, always has a sign on the front of its building. So I mean that always, you always have a sign on the front of the building that identifies the property. That's where you always have it. The other two I'm struggling with, I find, when you look at east elevation, the east one that faces Comerica, and they're really not going to have a very good line of sight from that and as to recognition, you've got a monument sign coming into the property. So, you kind of know, Capital Grille is there, so you can make your way there. And if you came down Six Mile, you would have seen that exit. You had a monument sign. You have sign on the front of it. There's lots of ways to know where that is. So I think, from my perspective, take out the feather sign. In a sense, I'm fine with that. That gets you under, theoretically, gets you under. And then you got two signs to pick from, and which ones do you think will have the most benefit for you. So I am not right now, supportive of what's been presented, and I think what should happen here is, and I think also for the fact that when Mr. Testa said we really kind of last time in our meeting, we said, we kind of want to, we want to see a whole package for this development. We want to kind of do it all one time, make sure it's cohesive, comprehensive as well, well thought out, well done. And so I think I would support another tabling, plus you'll get a… you need to come back in July. It's two months away. I know that's probably not what you want, but you should have a larger group. And my nay vote may be negated at that point. You may have support from everybody else, but I think there's just too many, I think there's too many signs. And I don't want that development to just be a whole bunch of signs on buildings. I just don't think that that will look good. That's a kind of a gate, one of the gateways into Livonia. And I do want to make sure we do it right, so I will go ahead and open up the floor for a motion.

TESTA Mr. Chair?

DRAFT

COPPOLA Mr. Testa.

TESTA Could we continue discussion a little bit?

COPPOLA You had your chance. Sure.

TESTA Yeah. I agree with your direction and I would support a table motion as well. The reason I brought up the monument sign is, I think the wall signs are overkill with the monument sign. So maybe my point was, if they dropped the monument sign, would people be more open to having three, three wall signs? Or is that a wash for you? Seems your sticking point is the three wall signs.

COPPOLA Yeah, actually, I still have a problem with signs pasted all over the sides of buildings, so that would be my issue.

TESTA Thank you. Mr. Chair?

COPPOLA Mr. Testa.

TESTA Move to table Appeal Case No. 2024-10-37, so that the Petitioner can work with the other buildings on site, coming back with a total site plan for all four sites, with a comprehensive package to show to the Zoning Board.

ROTONDO Support.

COPPOLA I have a motion to table from Mr. Testa, support by Mr. Rotondo. I can take… you're doing the…?

BARINGHAUS Yes.

On a motion by Testa, supported by Rotondo, the variance was tabled.

RESOLVED: APPEAL CASE NO. 2024-10-37, Laurel Investment, LLC, on behalf of Lessee Cooper's Hawk Winery & Restaurant, 17117 North Laurel Park Drive: seeking to install a wall sign package resulting in an excessive number of signs and excessive total sign area.

Total Signs	**Total Sign Area**
Allowed: 2	Allowed: 197.25 sq. ft.
Proposed: 4	Proposed: 220.9 sq. ft.
Excess: 2	Excess: 23.65 sq. ft.

This Regional Commercial property is located on the west side of North Laurel Park Drive (17117), between University Park Drive and Six Mile Road, Lot. No. 028-99-0006-008, C-4, High Rise Commercial, rejected by the Inspection Department under Livonia Zoning Ordinance Section 11.08 (3) – Sign Regulations in C-2, C-3 and C-4 Districts,

DRAFT

be tabled to allow the Petitioner, Laurel Park Investments, LLC, to confer with the other buildings on site and come back with a comprehensive sign package for all four sites to show to the Zoning Board of Appeals.

ROLL CALL VOTE
AYES: Testa, Rotondo, Baringhaus, Coppola
NAYS: None
ABSENT: Boloven, Klisz, Meagher
PASS/FAIL/TABLED: PASS: TABLED

BARINGHAUS Okay, here we go. Mr. Rotondo.

ROTONDO Aye.

BARINGHAUS Mr. Testa.

TESTA Aye.

BARINGHAUS Vice Chairman Baringhaus votes aye. Chairman Coppola

COPPOLA Aye.

BARINGHAUS Okay. Tabling is approved.

COPPOLA Okay. I'm gonna mispronounce your name, I apologize. I wrote it down because I was going to try to do it. But Lessener?

LESYNA Lesyna.

COPPOLA Lesyna.

LESYNA I appreciate that.

COPPOLA I think, and I do apologize that we ended up not having a full group here today, and I think maybe we would have, we might have had a different outcome. But I think Take what you heard, take it back. I think maybe you may want to listen to the next one too get a feel on that. And then hopefully in July, we'll have a full group. And again, I said, there may have been a different outcome if there was one or two more people.

LESYNA Okay.

COPPOLA But right now, looking from my perspective, I think we'd like to see the whole thing at one time.

DRAFT

KNOWLES Mr. Chairman, that's really on me, quite honestly, as the owner and sort of the coordinator of the entire effort, we will get that plan together for you and give it.

COPPOLA Appreciate that.

LESYNA Thank you for your time.

COPPOLA Thank you. I apologize. All right, you call the next case.

BARINGHAUS Sure.

DRAFT

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS
GREGORY G. COPPOLA, CHAIRMAN
JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
LINDSEY HAKALA
BRIAN MEAGHER
MARC ROTONDO
MIKE TESTA

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

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MAUREEN MILLER BROSNAN

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SCOTT MORGAN
LYNDA L. SCHEEL
LAURA M. TOY

PUBLIC NOTICE
SEPTEMBER 5, 2025

APPEAL CASE NO. 2024-10-37, 17117 North Laurel Park Drive (tabled on May 20, 2025): an appeal was made to the Zoning Board of Appeals by Laurel Investment, LLC, on behalf of Lessee Cooper's Hawk Winery & Restaurant, seeking to install a wall sign package resulting in an excessive number of signs and excessive total sign area.

This Regional Commercial property is located on the west side of North Laurel Park Drive (17117), between University Park Drive and Six Mile Road, Lot. No. 028-99-0006-008, C-4, High Rise Commercial, rejected by the Inspection Department under Livonia Zoning Ordinance Section 11.08 (3) – Sign Regulations in C-2, C-3 and C-4 Districts.

Total Signs	**Total Sign Area**
Allowed: 2	Allowed: 197.25 sq. ft.
Proposed: 4	Proposed: 220.9 sq. ft.
Excess: 2	Excess: 23.65 sq. ft.

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

Agendas, minutes, and other meeting documents may be accessed at the following URL:

https://livonia.gov/129/Agendas-Minutes-and-Meeting-Documents

This appeal will be heard at a public hearing to be held in the **Gallery on the 5th floor of City Hall on Tuesday, September 23, 2025, at 7:00 p.m**., at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,

Timothy Klisz, Secretary

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

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

Case No: **2024-10-37**
Meeting Date: **September 23, 2025**

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

_____

_____

_____

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_____

_____

_____

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

Signature: _____

Name: _____
(Please print)

Address: _____

CITY OF LIVONIA

INSPECTION DEPARTMENT

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

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant Cooper's Hawk Winery & Restaurant Address 3500 Lacy Rd. Ste 1000, Downers Grove, IL 60515

Owner Laurel Investments, LLC Address 29200 Northwestern,Ste 450, Southfield, MI 48034

Lessee (Same as applicant) Address (Same as applicant)

Location West Side of 17123 North Laurel Park Street

Between University Park Dr. And Six Mile Rd.

Lot No./Parcel No. 028-99-0006-007 Subdivision Unplatted

Zoning District C-4 Lot Size 5.34 Acres Alley N/A

Present Use High Rise Commercial Proposed Use (No Change)

Present Building Size N/A Proposed Building Size N/A

Present Height of Building N/A Proposed Height N/A

Allowable Lot Coverage N/A Proposed Lot Coverage N/A

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

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

Deficient Side yard _____ Deficient Front Yard _____ Deficient Rear Yard _____

Deficient Lot Area _____ Deficient Lot Area Per Room _____ Encroachment _____

Excessive Lot Coverage _____ Excessive Height _____ Increasing No. Units 2

Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk 23.65 sq. ft.

Remarks _____

Plans and Application examined by _____ Date 10/28/2024

APPLICATION FOR VARIANCE

RECEIVED
OCT 24 2024
Inspection Department
City of Livonia

Laurel Investement, LLC	29200 Northwestern Hwy Suite 450 Southfiled MI 48034			248.855.2100	
(Owner of Premises)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
Cooper's Hawk Winery & Restaurant	3500 Lacey Road, Ste. 1000 Downers Grove IL 60515			331.233.5807	
(Lessee)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
(Contractor)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)

The property address is 17123 North Laurel Park Drive Livonia MI

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

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

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

A parcel of land being part of Parcel No. 46-028-99-0006-008, said land also being part of the Southeast 1 /4 of Section 7, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan

See Attached Legal Descriptions

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

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

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

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

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

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

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

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

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

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

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: Rezoning the property has not been requested.

9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? The current zoning designation is C-4 High Rise Commerical District, rezoning the property would not impact the requested variance.

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

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

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

Signature of property owner: [signature]

Please print name of property owner: MATJO KOZA, MANAGER OF LAUREL INVESTMENT, LLC

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

Subscribed and sworn to before me this 23RD day of OCTOBER, 2024

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

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

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

NOT TO BE COMPLETED BY APPLICANT

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

EXCESSIVE NUMBER OF SIGNS AND TOTAL SIGN AREA.

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

[signature]
(Supervisor)

Application for permit filed No Violation Issued NO

COOPER'S HAWK WINERY & RESTAURANTS
LIVONIA, MI

EXTERIOR SIGNAGE

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

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Livonia, MI

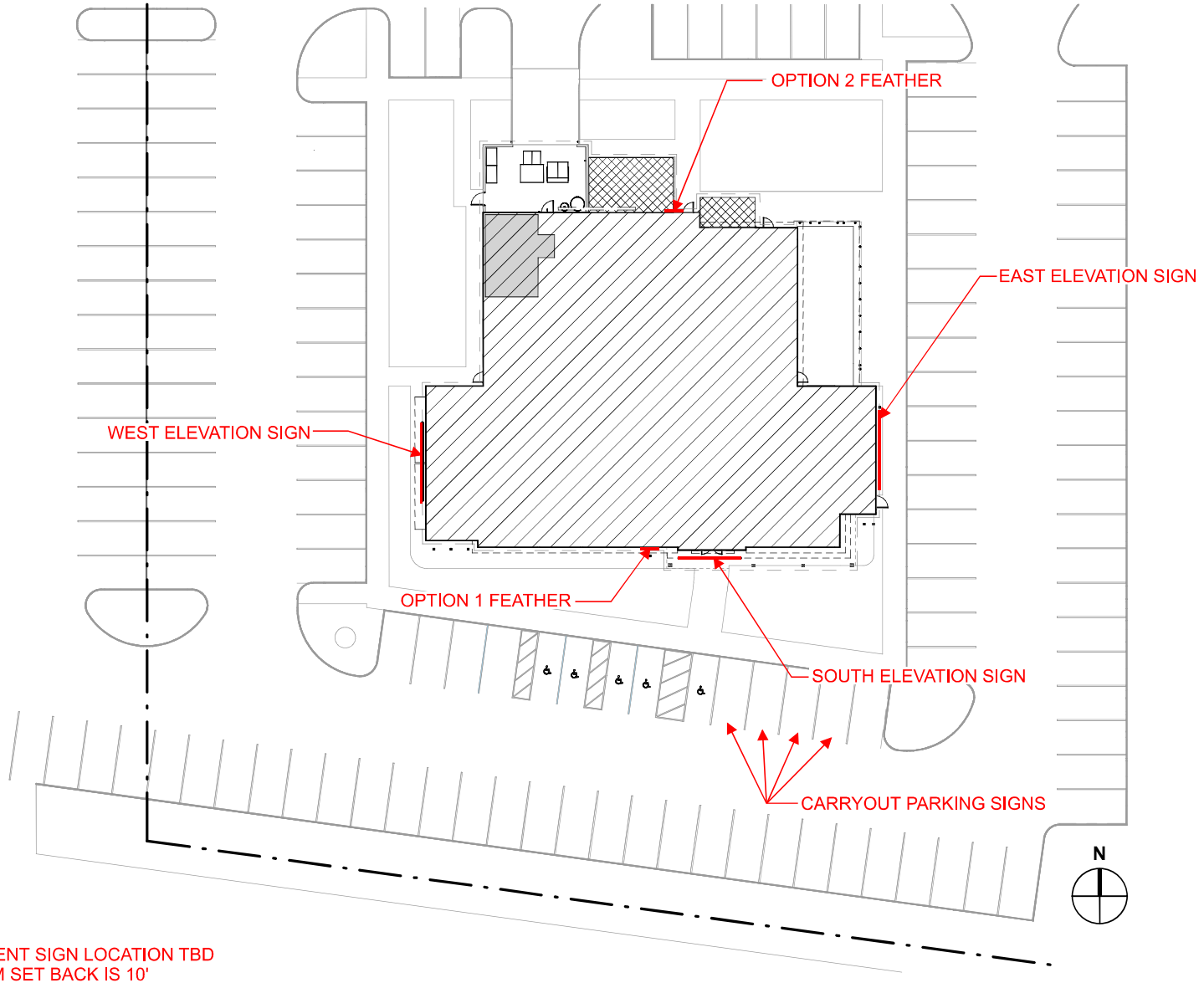
PROJECT:

DATE:
07-09-2025

ISA MEMBER
UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

LIVONIA, MI

COOPER'S HAWK LIVONIA, MI - SIGNAGE SITE PLAN



MONUMENT SIGN LOCATION TBD
MINIMUM SET BACK IS 10'

Elevate Sign Group

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

SUBMITTED TO:

Cooper's Hawk
Winery & Restaurant

Livonia, MI

PROJECT:

SIGNAGE SITE PLAN

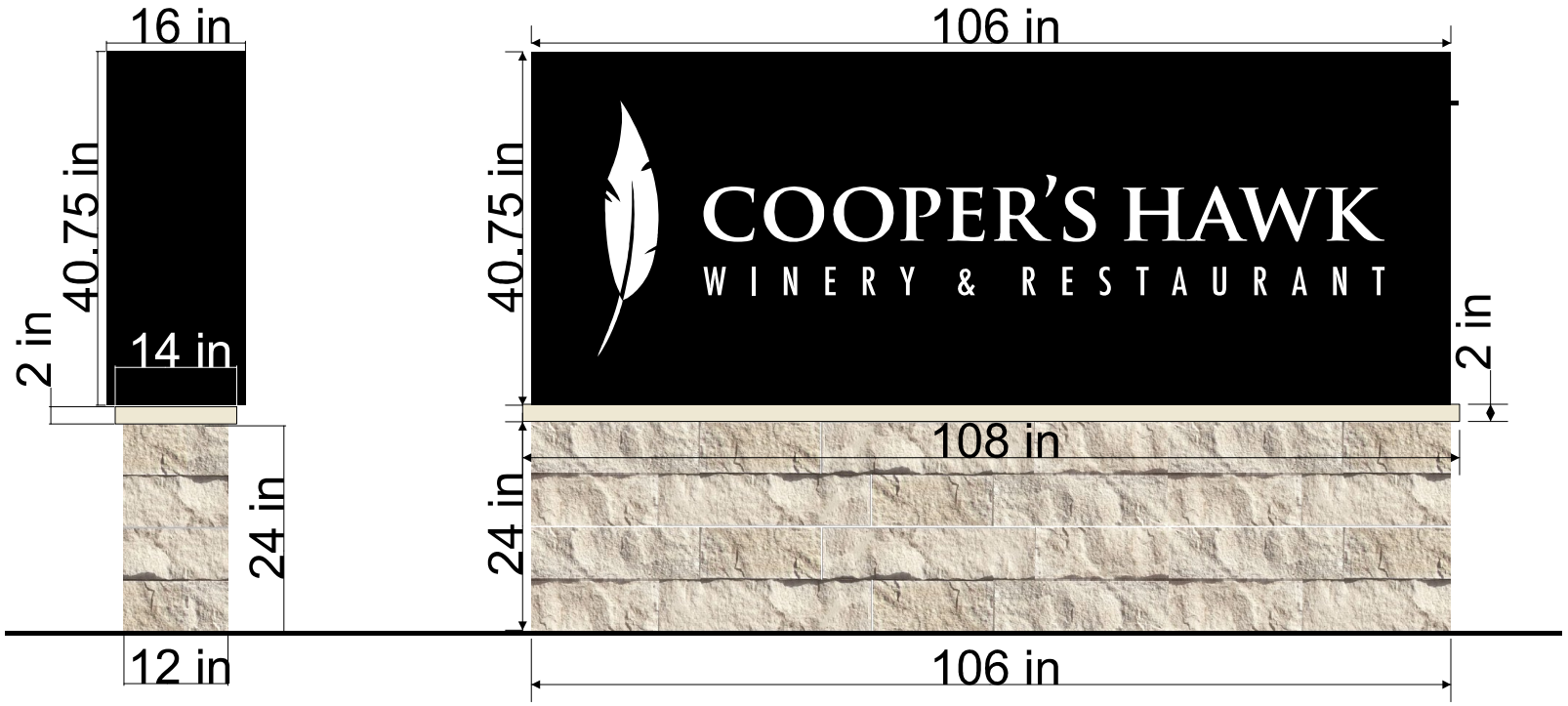
DATE:

ISA MEMBER

UL UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

LIVONIA, MI

Total Sign Area: 30 SQ FT
Power: 120V, 5A



MONUMENT SIGN

(1) 2-SIDED ALUMINUM SIGN CABINET WITH ROUTED ALUMINUM FACES
FACES ARE PAINTED BLACK, AND ARE BACKED WITH WHITE ACRYLIC
4000K WHITE INTERIOR LEDS
VENEER BASE: CORONADO STONE VENEER TILE, 6" SPLIT LIMESTONE, CREAM
STONE SILL: COLOR TO MATCH SW7101

Elevate Sign Group

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

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Livonia, MI

PROJECT:
LIV - MONUMENT

DATE:

ISA MEMBER

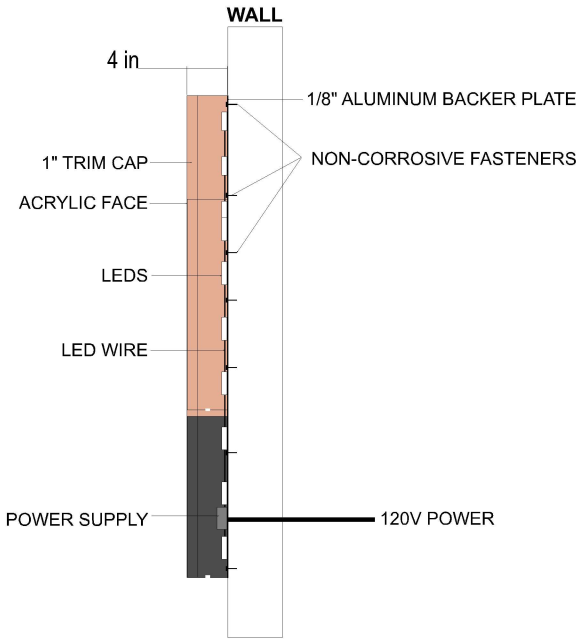
UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

LIVONIA, MI

Total Sign Area: 65.8 SQ FT
Power: 120V, 5A







EAST ELEVATION MAIN SIGN

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

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

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Livonia, MI

PROJECT:
LIV - EAST ELEVATION
MAIN SIGN

DATE:

ISA MEMBER
UL UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

LIVONIA, MI

Total Sign Area: 32 SQ FT





SCREW EYE LOCATIONS IN RED

SOUTH ELEVATION TEMP SIGN

FOR NOW OPEN BANNER AND SUBSEQUENT EVENT BANNERS

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

Elevate Sign Group

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

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Livonia, MI

PROJECT:
LIV - SOUTH ELEVATION
TEMP SIGN

DATE:

ISA MEMBER

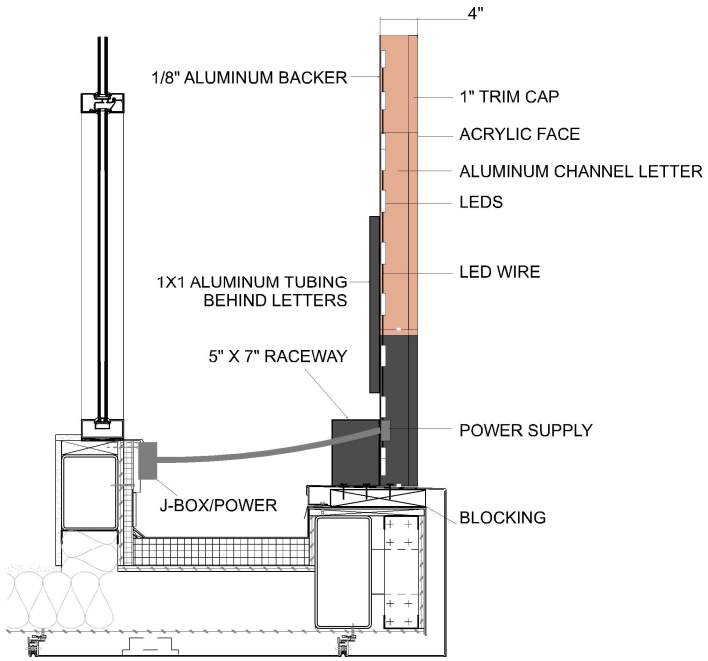
UL UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

LIVONIA, MI

Total Sign Area: 65.8 SQ FT
Power: 120V, 5A







SOUTH ELEVATION CANOPY SIGN

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

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

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Livonia, MI

PROJECT:
LIV - SOUTH ELEVATION
CANOPY SIGN

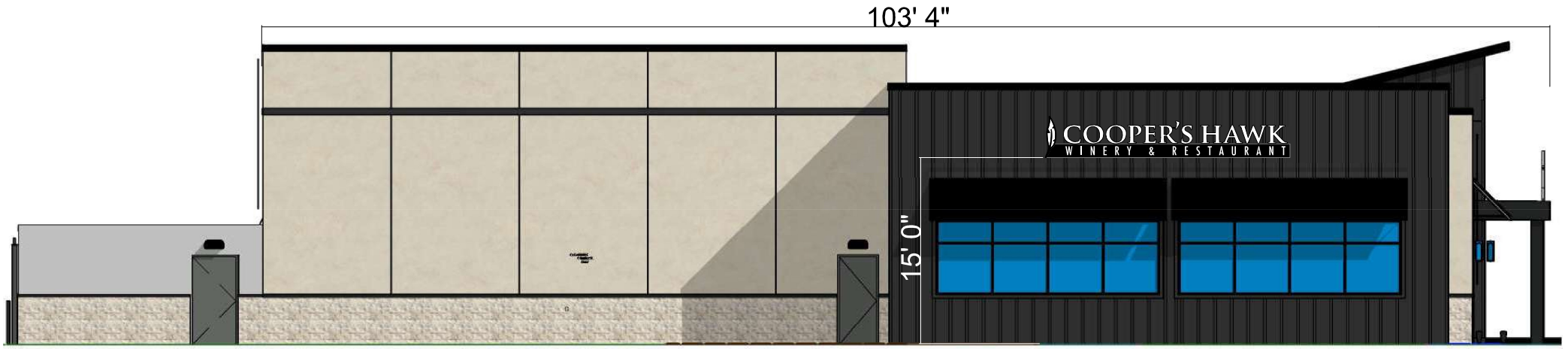
DATE:

ISA MEMBER

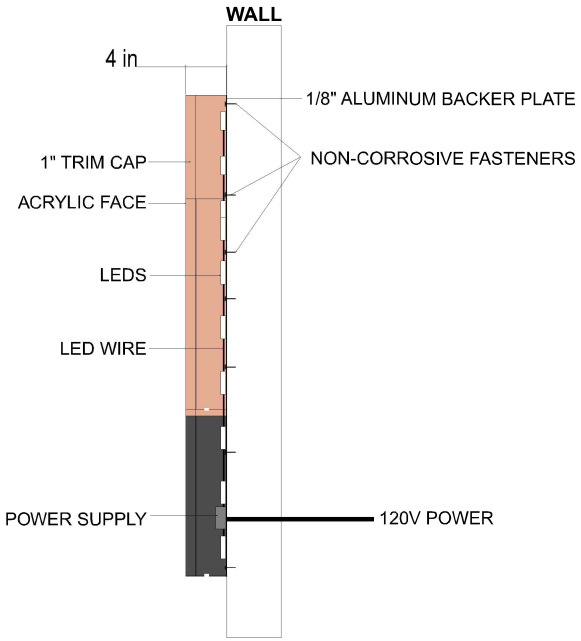
UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

LIVONIA, MI

Total Sign Area: 65.8 SQ FT
Power: 120V, 6A







WEST ELEVATION MAIN SIGN

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

Elevate Sign Group

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

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Livonia, MI

PROJECT:
LIV - WEST ELEVATION
MAIN SIGN

DATE:

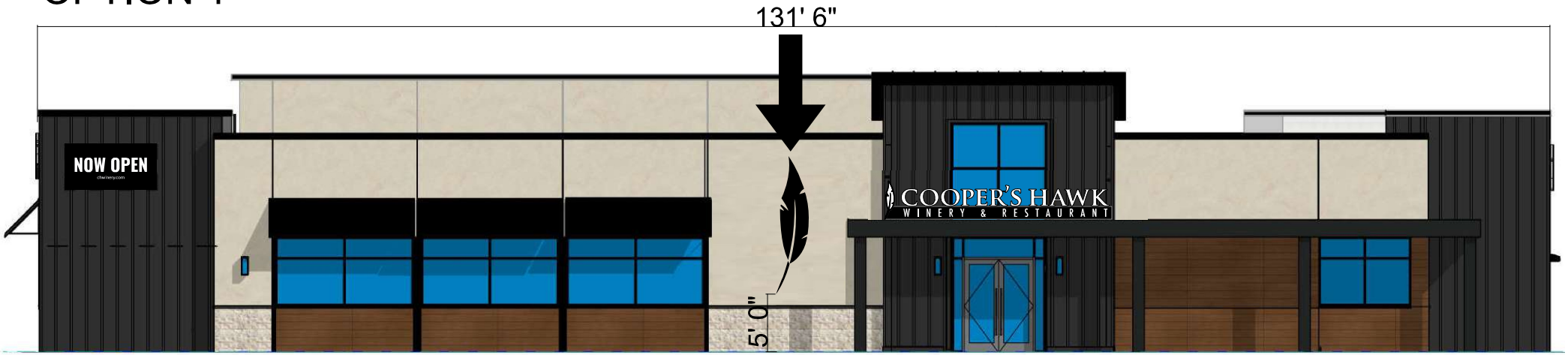
ISA MEMBER

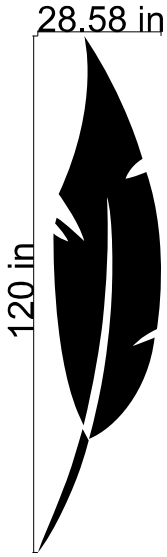
UL UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

LIVONIA, MI

Total Sign Area: 23.8 SQ FT
Power: 120V, 2A

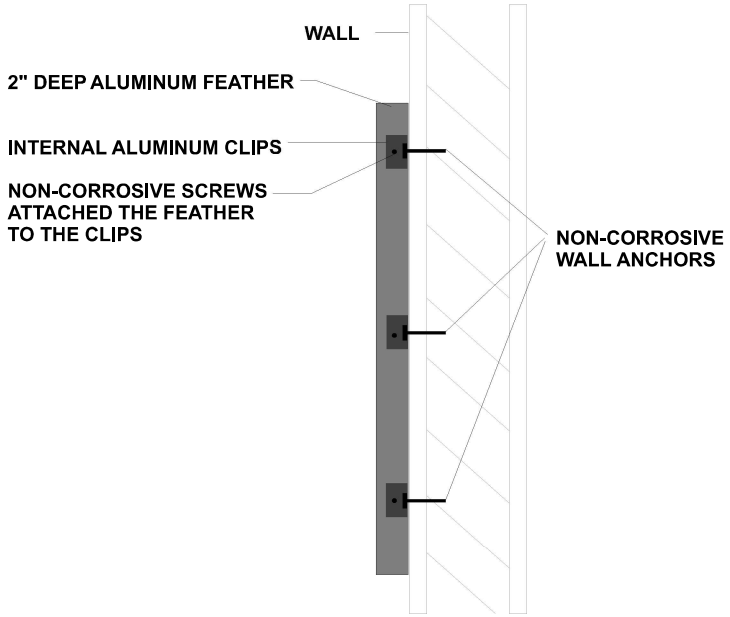
OPTION 1





SOUTH ELEVATION WALL ART

2" DEEP FABRICATED ALUMINUM FEATHER
FEATHER PAINTED SATIN BLACK
NON-ILLUMINATED
MOUNTED TO THE WALL WITH INTERNAL CLIPS.



Elevate Sign Group

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

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Livonia, MI

PROJECT:
LIV - SOUTH ELEVATION FEATHER

DATE:

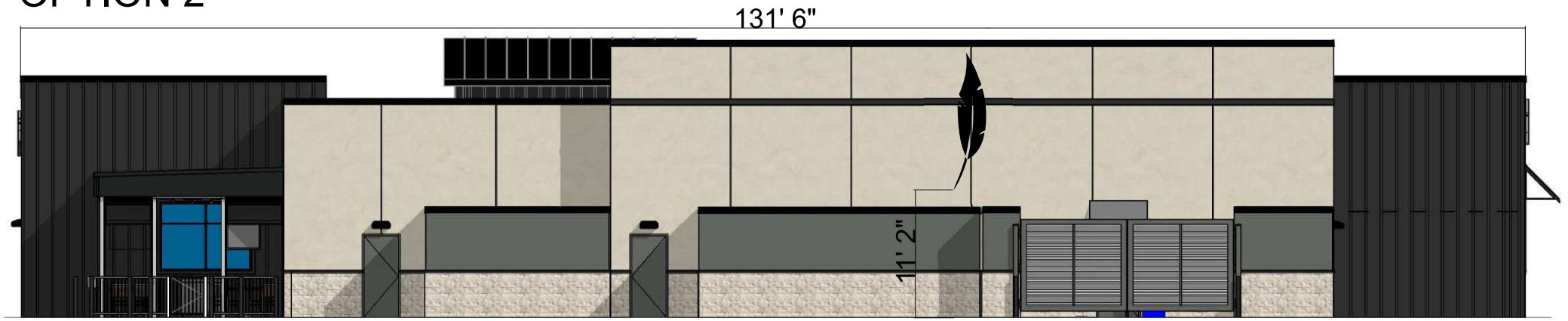
ISA MEMBER

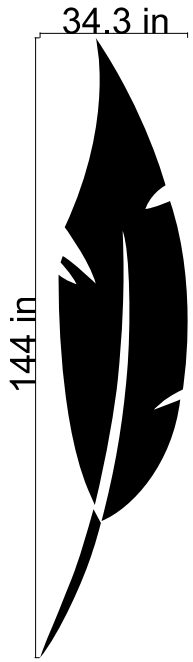
UL UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

LIVONIA, MI

Total Sign Area: 34.3 SQ FT

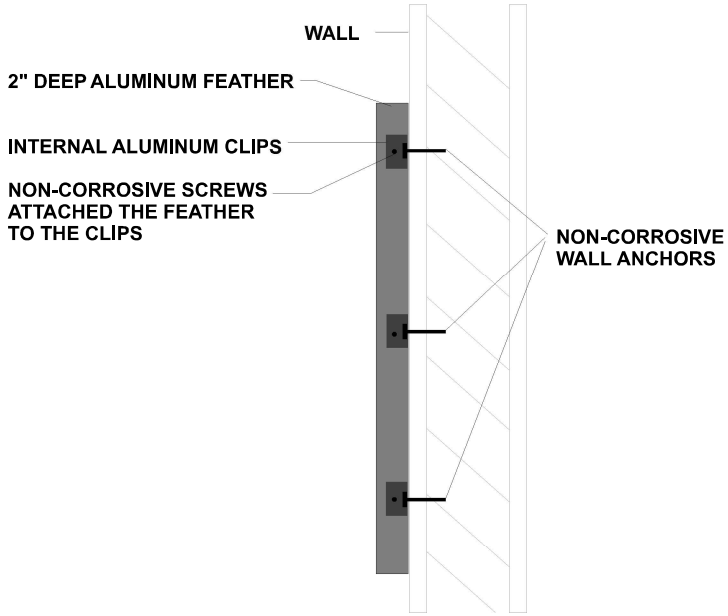
OPTION 2





NORTH ELEVATION WALL ART

2" DEEP FABRICATED ALUMINUM FEATHER
FEATHER PAINTED SATIN BLACK
NON-ILLUMINATED
MOUNTED TO THE WALL WITH INTERNAL CLIPS.



Elevate Sign Group

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

SUBMITTED TO:

Cooper's Hawk Winery & Restaurant

Livonia, MI

PROJECT:

LIV - NORTH ELEVATION FEATHER

DATE:

ISA MEMBER

UL UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS
GREGORY G. COPPOLA, CHAIRMAN
JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
CHRISTOPHER N. BOLOVEN
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MIKE TESTA

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

MAYOR
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BRANDON MCCULLOUGH, President
MARTHA PTASHNIK, Vice President
CARRIE BUDZINSKI
ROB DONOVIC
SCOTT MORGAN
LYNDA L. SCHEEL
LAURA M. TOY

MAY 27, 2025

Laurel Park Investment, LLC
29200 Northwestern Hwy Ste 450
Southfield, MI 48034

To Whom It May Concern:

The Zoning Board of Appeals of the City of Livonia, at a Special meeting held May 20, 2025, adopted the following Resolution:

RESOLVED: APPEAL CASE NO. 2024-10-37, Laurel Investment, LLC, on behalf of Lessee Cooper's Hawk Winery & Restaurant, 17117 North Laurel Park Drive: seeking to install a wall sign package resulting in an excessive number of signs and excessive total sign area.

Total Signs	**Total Sign Area**
Allowed: 2	Allowed: 197.25 sq. ft.
Proposed: 4	Proposed: 220.9 sq. ft.
Excess: 2	Excess: 23.65 sq. ft.

This Regional Commercial property is located on the west side of North Laurel Park Drive (17117), between University Park Drive and Six Mile Road, Lot. No. 028-99-0006-008, C-4, High Rise Commercial, rejected by the Inspection Department under Livonia Zoning Ordinance Section 11.08 (3) – Sign Regulations in C-2, C-3 and C-4 Districts,

be tabled to allow the Petitioner, Laurel Park Investments, LLC, to confer with the other buildings on site and come back with a comprehensive sign package for all four sites to show to the Zoning Board of Appeals.

ZONING BOARD OF APPEALS,

Timothy Klisz, Secretary

cc: Cooper's Hawk Winery & Restaurant; Jack Knowles; Majid Koza; Jennifer Lesyna

Meeting Date: May 20, 2025

1. ***APPEAL CASE NO. 2024-10-37, Laurel Investment, LLC, on behalf of Lessee Cooper's Hawk Winery & Restaurant, 17123 North Laurel Park Drive:*** Seeking to install a wall sign package resulting in an excessive number of signs and excessive total sign area.

Motion To:		Comments:
Support		
Deny		
Table	X	
Other		

Motion	Support	ZBA Board Member	Yes	No	Abstain	Absent
		Greg Coppola - Chairman	X			
		Jim Baringhaus - Vice Chairman	X			
		Timothy Klisz - Secretary	ABSENT			X
		Christopher Boloven	ABSENT			X
X		Michael Testa	X			
	X	Marc Rotondo	X			
		Brian Meagher	ABSENT			X

CONDITIONS
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3.
4.

ZBA Acting Secretary: Jim Baringhaus

Jay Li 5/20/25

RTabb
Fiedler (M)
Boyer (S)

ZONING BOARD OF APPEALS

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

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PUBLIC NOTICE
May 2, 2025

APPEAL CASE NO. 2024-10-37, 17117 North Laurel Park Drive (tabled on January 7, 2025): an appeal was made to the Zoning Board of Appeals by Laurel Investment, LLC, on behalf of Lessee Cooper's Hawk Winery & Restaurant, seeking to install a wall sign package resulting in an excessive number of signs and excessive total sign area.

This Regional Commercial property is located on the west side of North Laurel Park Drive (17117), between University Park Drive and Six Mile Road, Lot. No. 028-99-0006-008, C-4, High Rise Commercial, rejected by the Inspection Department under Livonia Zoning Ordinance Section 11.08 (3) – Sign Regulations in C-2, C-3 and C-4 Districts.

Total Signs	**Total Sign Area**
Allowed: 2	Allowed: 197.25 sq. ft.
Proposed: 4	Proposed: 220.9 sq. ft.
Excess: 2	Excess: 23.65 sq. ft.

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

This appeal will be heard at a public hearing to be held in the **Gallery on the 5th floor of City Hall on Tuesday, May 20, 2025, at 7:00 p.m**., at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,

Timothy Klisz, Secretary

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

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

Case No: **2024-10-37**
Meeting Date: **May 20, 2025**

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

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

Signature: _____

Name: _____
(Please print)

Address: _____

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS
GREGORY G. COPPOLA, CHAIRMAN
JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
CHRISTOPHER N. BOLOVEN
MARC ROTONDO
_____
MIKE TESTA

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ROB DONOVIC
SCOTT MORGAN
LYNDA L. SCHEEL
LAURA M. TOY

JANUARY 10, 2025

Laurel Park Investment, LLC
29200 Northwestern Hwy Ste 450
Southfield, MI 48034

To Whom It May Concern:

The Zoning Board of Appeals of the City of Livonia, at a Regular meeting held January 7, 2025, adopted the following Resolution:

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

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

Total Signs	**Total Sign Area**
Allowed: 2	Allowed: 197.25 sq. ft.
Proposed: 4	Proposed: 220.9 sq. ft.
Excess: 2	Excess: 23.65 sq. ft.

be tabled to allow the Petitioner, Laurel Park Investments, LLC, to put together a comprehensive sign package for this development, including the two restaurants and the hotel, and return to present it to the Zoning Board of Appeals.

ZONING BOARD OF APPEALS,

Timothy Klisz, Secretary

cc: Cooper's Hawk Winery & Restaurant

Meeting Date: January 7, 2025

4. ***APPEAL CASE NO. 2024-10-37, Laurel Investment, LLC on behalf of Lessee Cooper's Hawk Winery & Restaurant, 17123 North Laurel Park Drive:*** Seeking to install a wall sign package resulting in an excessive number of signs and excessive total sign area.

Motion To:		Comments:
Support		
Deny		
Table	X	
Other		

Motion	Support	ZBA Board Member	Yes	No	Abstain	Absent
		Greg Coppola - Chairman	X			
		Jim Baringhaus - Vice Chairman	X			
		Timothy Klisz - Secretary	X			
	X	Christopher Boloven	X			
X		Michael Testa	X			
		Marc Rotondo	X			
		Lynda Scheel				X

CONDITIONS
1.
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ZBA Secretary: Timothy Klisz TK

6-0

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

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

Total Signs	**Total Sign Area**
Allowed: 2	Allowed: 197.25 sq. ft.
Proposed: 4	Proposed: 220.9 sq. ft.
Excess: 2	Excess: 23.65 sq. ft.

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

POPP Nothing to add, Chair. Thank you.

COPPOLA Any questions for Mr. Popp? Mr. Popp, it's been determined that the feather is considered a sign.

POPP They determined that because it is a logo, that they're considering it a separate sign, correct.

COPPOLA Okay.

POPP At least that was the last discussion that I heard on that.

COPPOLA The Petitioner… there he is. Name and address, if you would, please.

ESCUDERO Good evening, everyone. My name is Amadeus Escudero, with Design Collective Architects here on behalf of the owner and Cooper's Hawk Restaurant team. We are the designer and architects for the building here at 17123 North Laurel Park Drive, Cooper's Hawk Restaurant.

COPPOLA Mr. Escudero, why don't you tell us a little bit about the proposal? What I'd like to understand is, from your client's perspective, what's the hardship that would suggest that the Board should provide the variance?

ESCUDERO Certainly. A couple of unique conditions that make signage a matter of concern for the clients in this site in particular, three main things here. Number one is the improved safety. Improved safety through better sight lines. The site itself is about 10 feet down below the elevation of Six Mile Road. So that's a little bit difficult for sight lines, for traffic going east and westbound on Six Mile Road. On top that Six Mile Road is particularly fast traffic. It's three lanes going both ways. And then, in addition to that, there is a considerable setback for

where the building starts and where the [inaudible] light is so and then the last point related to that is that you do need to turn from Six Mile Road to North Laurel Park Drive into the parking lot itself. So for all those reasons, we love to push for improved safety through additional signage. And then number two, just better wayfinding. Also kind of related to the first point, wherein it's a four-sided building, so all four sides of this building is very much exposed. So being able to have a sign for both the eastbound traffic and westbound traffic, and for the cars going from behind, from the North Park Laurel Drive would be important for not only safety, but also for restaurant experience, as you would drive into the site. And then lastly, it's just for beautification and streetscaping of the general site there. We do believe it's not only in [inaudible] good for the business, but it's also good for the overall streetscape. And then I think the one last point I want to make mention is that we have reduced from the initial design the total square footage of the signage, and removed one sign from the north side of the building and then and enough so that if you discounted the feather wall art as [an] actual sign, we would be within the allotted square footage. We would still be over that one number of signs, from three to two or two to three, but we would be within the spirit of complying with the signage rule. Square footage-wise.

COPPOLA Okay, the documentation that you provide… let me step back. So this appears, based on the layout and some other documentation I reviewed, that there's going to be, you'll have visibility on, actually, two monument signs: one that will be dedicated and then one that will be shared. The shared one on the entrance, off of the main drive. I can't remember what it's called now. And then you're going to have a monument sign, which is, I think the location is yet to be determined.

ESCUDERO Yes, it'll be right in front of the building, towards Six Mile. That's one of the pertinent sign plans that we want to improve upon for sure.

COPPOLA And that will be perpendicular to Six Mile or facing Six Mile?

ESCUDERO Perpendicular.

COPPOLA So let me ask then about… in your proposal you have a "Now Open" sign. Is that a temporary sign?

ESCUDERO Yes, yes.

COPPOLA So the sign to the west, is it the intent to have…? I mean, what are you intending to have visibility at? Because there's… I'm not sure who would actually see that. So the west elevation sign, which faces towards 275, and again, I think it was stated, I'm hoping I'm not confusing the case to state that the property is actually going to sit down a little bit?

ESCUDERO Little bit, about 10 feet or so.

COPPOLA So the west sign visibility that I'm struggling to understand, if that's actually going to be visible.

ESCUDERO It is indeed visible before the highway, there's still another building that I believe is going to be situated by, I want to say Chops Restaurant.

COPPOLA Is that the Capital Grille?

ESCUDERO Okay. Sorry, yes, you're right. Capital Grille, yes, they will have their own signage there, of course, too. But yes, the west signage is going to be primarily for the eastbound traffic and also just another method of wayfinding once the cars get into that parking lot that's semi-shared or adjacent to the parking lot of Capital Grille.

COPPOLA Okay. Questions for the Petitioner?

TESTA Mr. Chair?

COPPOLA Mr. Testa.

TESTA I have a question. I'm not sure if the Petitioner can answer. Maybe Legal or Inspection. Is there a petition coming in the future for Capital Grille? So today's petition is only for Cooper's. Especially the monument sign. I'd rather know….

POPP I do not have an answer for that. It's on the plans that went through…

TESTA Council.

POPP …Council, so I would assume, and that's elsewhere in the plans, if you really do a deep dive into it, but we don't have any permits or anything issued for any of this.

TESTA Yeah, it looks like they use a different architect based on the drawings from City Council. So you don't know anything about…?

ESCUDERO Apologies. I don't have insights.

TESTA That's fine. Yeah, okay. I had the same question as the Chairman about the purpose of the west elevation sign, so thank you for clarifying that. I mean, I understand the answer. I'm not sure I totally support that directional. Thank you.

BARINGHAUS Mr. Chairman.

COPPOLA Vice Chair Baringhaus.

BARINGHAUS I know right now we're looking at Cooper's Hawk, but do you know where Capital Grille will be, or, refresh our memory, where it will be in relation to Cooper's Hawk?

ESCUDERO Yes, it'll be west of the Cooper's Hawk site. Yeah.

BARINGHAUS Okay, again. And then at this point, do you have a location identified for the monument sign?

ESCUDERO Yes, I believe it will be somewhat dead center from the main entry. So I guess if you look at the south elevation sign. Just south of that.

POPP It's on the Council….

BARINGHAUS Okay, great, thank you.

ESCUDERO And then, just as added information, a little bit more, various landscaping will be added to the [inaudible] Six Mile, which is what we want, but also does make wayfinding an added challenge.

BOLOVEN Mr. Chair.

COPPOLA Mr. Boloven.

BOLOVEN Question for the Petitioner, and you might not be aware, I don't know your involvement. Is there a cross-parking agreement between Capital Grille and Cooper's Hawk?

ESCUDERO I believe there is, but I am not privy to the exact agreement.

BOLOVEN Because I'm looking at where you're placing the monument sign. I'm looking at the proposed layout. Capital Grille is going to be west of you. You're going to have the new hotel north of you.

ESCUDERO Correct.

BOLOVEN It looks like there's a bunch of shared parking between all these entities. Where you're planning, based on this picture, to put the monument sign, it looks like it's probably gonna be dead square center between the shared parking.

ESCUDERO The monument sign will be towards Six Mile Road and not towards the parking lot, so south of our building.

BOLOVEN Correct. So based on the layout that's going to be right between Capital Grille and Cooper's Hawk, if it's up Six Mile.

COPPOLA Are we looking at the same general [inaudible]?

BOLOVEN So they're going to put it right here. Oh, that's different than this. That's different.

ESCUDERO Yeah.

COPPOLA But it said TBD on the on the other detail.

POPP It's on page 27 of the Council packet.

COPPOLA Yeah, it just says TBD on there. I think that was just a notation, not a location.

BOLOVEN So, Mr. Fisher, how's this been handled in the past? When you got a new development like this, where there should be overlap, rather than obviously, you could set a precedent by deciding on one.

FISHER Well, I think we have a reasonable belief there is a parking shortage here, we probably need to deal with that. It's at least theoretically possible. I have no idea, because the question never occurred to me until just now, but it's also entirely possible that you have enough space there to park everybody.

BOLOVEN Well, it's not even just the parking, it's the signage.

COPPOLA I think where you're going is, do you want to do these as one-offs, or do you want it? Because not only is Capital Grille going to come in, but so is Home 2 Suites—

BOLOVEN Correct.

COPPOLA --And so is Holiday Inn and maybe, again, they've already got some signage variances. So do you want to do it as a total development, or do you want to do it as one-offs?

BOLOVEN Correct. Yes, because, I mean, my view would be, I'd rather have a monument sign more like a Victor Parkway stand out, but it's like a shared monument sign, rather than having multiple monument signs on Six Mile Road. And that's what, with these one-offs, that's what's going to end up happening, let alone the overage. And I'm looking at Capital Grille's. And Capital Grille, this [has] got even more of a request than what Cooper's is requesting. It seems like with the joint shared parking cross agreement, that this is better to handle, is a joint package between all these entities coming in rather than trying to head down just the first Petitioner's request that made it in so far.

FISHER Well, perhaps needless to say, these are independent businesses who don't necessarily want to be tied to the other guy's timetable.

BOLOVEN But at the same time, if they've got a cross-parking they are tied to some extent, right?

FISHER Well, yes, that's the $64 question, I guess.

COPPOLA I thought I read within the Council and Planning Commission package that there wasn't a shared parking arrangement, and then all four locations were going to… they could share so that they met the requirements. I didn't see in the Planning Commission any request and reference and referral to ZBA for a parking deficiency.

BOLOVEN Correct. And then the last, it looks like there was an email to Mr. Taormina with some elevation changes on Capital that I'm taking that attachment more as their signage is gonna end up being here.

POPP Mr. Chair, can I say something real quick?

COPPOLA Mr. Popp.

POPP On the meeting tonight, the monument signs themselves aren't at issue. All the monument signs are actually within ordinance. The only signs that are in issue are the building signs, just to note. And there is one shared monument sign on the plan that I believe does fall within our ordinance as it is. You're asking about shared signage. There is a--

COPPOLA Yeah, it's on Laurel Park. Well, north [inaudible].

POPP Correct. Yeah. I just want to note that the monument signs we're talking about technically, aren't….

BOLOVEN I get that it's not, but at the same time, in my mind, it is….

POPP Okay.

BOLOVEN …Because if they're looking for an overage on the building, then obviously all the signs, signage is going to….

POPP Sure, yeah, no. I just wanted to throw that out there. That's all.

BOLOVEN I'm looking at it, and it just seems like, and I appreciate Mr. Fisher's comments that it's an individual business and they're on different timetables. It just seems like this whole development, what you do for one you're gonna do it for all. I know we had a similar issue with the Lee's and the Jimmy John's and the Dairy Queen, and that kind of got piecemealed where it's like, okay, we made the decision on the first one, but this is obviously a high volume intersection, such as Plymouth and Farmington. I don't know. I guess pose the question for the Board.

COPPOLA That's a good question, because I think that's an alternative, if you move forward and put the signs that are in compliance and then come back for a variance for the additional signs once the whole package is together.

BOLOVEN But the more it might… say the monument sign they put it in, we might have a condition.

COPPOLA Well, let me just take that into consideration and [inaudible].

BOLOVEN Right, right. Thank you, Mr. Chair.

COPPOLA No, no, those are all very good points. So what other questions do we have for the Petitioner?

BARINGHAUS Mr. Chairman?

COPPOLA Vice Chair Baringhaus.

BARINGHAUS Yeah, I have a question on the south elevation. The sign on the illustration presented to us, the Cooper's Hawk sign towards the middle of the building. Are those? Is that sign in front of windows? I see the four squares on the side of the building. What are those?

ESCUDERO Oh, that's the entry vestibule. It has a big two-story space.

BARINGHAUS Okay.

ESCUDERO So it's not an occupied space. It's just--

BARINGHAUS [Inaudible] Sunlight.

ESCUDERO --A larger entryway.

BARINGHAUS Okay, very good. The sign colors themselves are white lettering on top of like a black band.

ESCUDERO Correct. Yes.

BARINGHAUS Feathers white, just basically white and black format?

ESCUDERO The feather will be black. I think the effect would be a little bit more on that backlit.

BARINGHAUS Okay. Very good. Thank you.

TESTA Mr. Chair?

COPPOLA Mr. Testa.

TESTA Yeah, I'd like to ask the Petitioner again about the west elevation sign. So someone coming westbound on Six Mile, they have to pass the restaurant anyway, where they turn. So couldn't they see the sign on the south elevation and know where the restaurant is?

ESCUDERO Generally, then that's really the question of, again, this three-lane road, and it's rather fast traffic, so thinking being is that the more heads up that you give to these vehicular traffic, the better that they react, and they're not reacting too quickly to seeing the sign too late.

TESTA Okay, yeah, I understand that. Even if they missed the first turn, they have two more opportunities, even before they get to Newburgh, to turn to go eastbound. So okay, thank you.

ESCUDERO Absolutely.

COPPOLA Any other questions for the Petitioner? All right, seeing none. Anybody in the audience would like to speak for or against this petition? Is there any correspondence? All right, Mr. Escudero, anything you'd like to say in closing before the Board makes its decision?

ESCUDERO Just thank you for your time, and we're always willing to work with you guys for whatever decision you can make.

COPPOLA All right, thank you. You can have a seat, if you would please for a moment. I'm gonna close the public portion of the case and start the Board's comments with Mr. Rotondo.

ROTONDO Yeah, I can see how there's some comments have come up about the sign on the west side, but seeing how they share the parking lot with the Capital Grille west of them. I can see why they would want to delineate their building from that side, so I can be okay with the signs as they've been written up on the plans. Thank you.

COPPOLA All right, thank you. Secretary Klisz.

KLISZ Yeah. I think one thing to look at, and it reminds me of when we did the BJ's Brewhouse, is that one of their and I can't remember how we determined it, whether it was a sign or was art, but the side of BJ's has this mural that's metal, and I don't remember whether it was approved, because it's there. So we either said okay to it because it was a sign, or maybe there was some dispute about whether it was art, but regardless, it's there. So I think this, that

makes the extra sign is the feather that's determined to be a sign when it's really art. And so that, just as a piece of information, compared to something we've done before and allowed, I think everything else is pretty reasonable. You know, you could argue about any sign. You could actually argue there should be one on the north elevation. But I think they're reasonable, it's very tasteful, and it's going to be a crowded area, and I think it looks good. So taking aside the art argument, I would be in support of this as presented.

COPPOLA All right. Vice Chair Baringhaus.

BARINGHAUS Okay, thank you. Yeah, I agree with my colleagues' comments on the signage package. I think it's very well done, tasteful yet understated. You're going to need visibility from Six Mile due to the changes in elevation. I know with 275 and that area, we always take a closer look at signage facing west. Since it will face on 275 I think it's beneficial for people coming off the freeway to see that. The line of sight on the west side is fairly clear. It's not being obscured by Capital Grille as Mr. Rotondo pointed out because they share a parking lot. There's definitely a need to delineate both buildings, so based on that I'll approve the variance.

COPPOLA Thank you. Mr. Boloven.

BOLOVEN I'm going to be in opposition to my colleagues. I just don't think this is right. I understand everything that was discussed tonight. I understand saying it's an individual business, but it's… what we do here is going to set the precedent for the rest of the development. And I think it's excessive. It looks nice, I'm not taking that away from-- the plan looks great, but at the same time, that's the pinnacle point of Livonia right there, where you're pulling up at Six Mile Road from 275 and it's essentially the way this would go is, it's gonna be sign, sign, sign, sign. Not just on the buildings. There's gonna be monument signs. There are gonna be shared signs. Mr. Popp said, and I understand some of that is going to be allowed as is, without the other conditions of the Board. So if we just say, "Yeah, we're going to grant the additional signage," it's not taking into account all the other signage this area is getting that's not being reviewed tonight. And that's, my worry is, what if you know, like Mr. Popp, if he hadn't brought it up, we wouldn't have known about the shared sign. What other signages on this development that's not before this Board that we're willing to give such great signage on the building itself, which then we're going to have another restaurant come in, and then the hotel's going to come in, requesting these exact same things. I'd like to see the full package. I'd like to see what all the signage is before making a decision on granting such an excess and granting the additional signs. Thank you.

COPPOLA Thank you. Mr. Testa.

TESTA Thank you, Mr. Chair. I completely agree with Mr. Boloven. I'd like to treat this development as a total package. I do understand there are individual businesses or restaurants and businesses, but there is one overall owner of the lot that's giving this up, and I'd like to hear from them, or have a representative that's explaining what is the overall plan. But

specific to what's before us tonight, I do want to comment on that. I was hung up on the west elevation sign, but based on Mr. Rotondo's comments about the shared parking and Mr. Baringhaus brought up a good point about 275, I can be okay with that sign. And also, Secretary Klisz, that leaf signage, which is more feather which is more artwork that probably wouldn't need a variance if we counted that as a sign. I think your total sign area itself is, well, it's over. It's not too excessive. But overall, I'd rather treat this as a whole package rather than piecemeal.

COPPOLA All right, thank you. I agree with Mr. Boloven, in the overall sense. The developer is the same for this whole development and they did present at least a design package for the Planning Commission and Council to approve. So I think it makes sense to take into consideration all the signage, so we don't turn it into a situation where we were taken advantage of. With Schoolcraft College, what they did to us. I don't want that to happen to us again. I want us to know what's going on. So I would… what I don't want to do, I think is to reject the petition and then have them have a difficulty. And rather, maybe we table this and wait for the whole project to come together, and they can do it all at once. Again, they're separate businesses, so they may have to have separate petitions, but I'd like to see it all at one time, and specifically to what's being proposed. They've got a lot of visibility here. They've got a monument sign entering the development. They've got a monument sign on Six Mile. They've got signs on the east and the south section. And I guess on the west section, I somewhat disagree. For someone to get into that development, they've got to go past the monument sign. They get to see the sign on the east side. They're gonna know it's Cooper's Hawk. Once they get into the parking lot between Capital Grille and Cooper's Hawk, they don't know which building is which, they probably shouldn't be driving. As to visibility off 275, I don't think it provides any visibility off 275. It sits down. It's way off the ramp. Driving north, no one's gonna see that. You're raised up driving south, definitely not gonna see it. So I don't think it really adds a lot of value. And again, with all the other signage, you've got the monument sign on Six Mile, they're going to see that. They're going to see the front of the building. They come in from Laurel Park Drive, they're going to see the monument sign. You're going to see the sign on the east side. So I think the signs are somewhat excessive. And again, once, if we were to do that for Cooper's Hawk, Capital Grille comes in, they've got three signs, and then all we've got is building signs all over. So I'm a little concerned about that. As to the logo. Generally, I'm not excited about the logo. I know Secretary Klisz made a comment on the one we did on Haggerty. That really was more art, because that really isn't their logo. So I think that's why we determined that where, this is in their logo. That same feather is on every sign that's on there. So, but it is, at least it's not like some smiling clown or, some big mouse or something like that, at least it's somewhat classy. I could probably live with it to some extent, but I think I agree overall with Mr. Boloven, I'd like Capital Grille, Home2Suite, anything that Holiday Inn wants to change, let's get that all done in one fell swoop, so that there's a consistency in the development. It looks good and it looks consistent. So I'll go ahead and open up the floor for a motion.

TESTA Mr. Chair?

COPPOLA Mr. Testa.

TESTA Yeah, moving to table Case 2024-10-37, to allow the Petitioner of Laurel Investment, LLC, to put together [an] overall package for this development, including the two restaurants and hotel, present back to Zoning Board.

BOLOVEN Support.

COPPOLA Right, I have a motion by Mr. Testa, support by Mr. Boloven to table.

BARINGHAUS I have a question. Going back to Mr. Fisher's point where there were two separate businesses, two independent projects. I mean, would Capital Grille share its signing strategy with Cooper's Hawk, or with the developer? Are they treated as two separate--? Maybe that's a question for you. If you want to come up here. I guess I'm seeing this as another related to Burger King and McDonald's on the same piece of property with the same development, would they blend their signage packages into one consistent strategy? I don't think so.

ESCUDERO I'm not sure I can answer yes or no. Anyway, we do share… a civil engineer is what we do share and again, it is the same landowner.

BARINGHAUS So it is feasible to do this.

ESCUDERO It's feasible to coordinate with them. Certainly.

BARINGHAUS Okay. And then the timeline for Capital Grille. First of all, when do you plan on opening Cooper's Hawk?

[Inaudible]

BARINGHAUS I understand. That's my point. [Laughter] All right, sorry, when is Cooper's Hawk opening?

ESCUDERO I believe it's going to be end of the year 2025.

BARINGHAUS Okay. And Capital Grille we'll just say "TBD" for now?

ESCUDERO Not certain with Capital Grille or the hotel.

BARINGHAUS So there's another little piece of the puzzle. Okay. Thank you.

BOLOVEN So, Mr. Chair. Just in response to Mr. Baringhaus. Real quick. I guess the difference for me is they presented this as a group package to Planning and Council, rather than different businesses that came in, because I think it does have that common landowner, that common developer, and that's why it's all been in one package. That's why it's a little surprising to me that it's coming in as a piecemeal now, when it's been a package the whole way through. So that's it.

BARINGHAUS Mr. Chairman?

COPPOLA Vice Chair Baringhaus.

BARINGHAUS On the diagram of the City Council package on page 27, where's the Capital Grille signage identified? It's on the site plan.

COPPOLA Probably, except for the monument signs.

BOLOVEN You keep going down. It's got all the signage.

BARINGHAUS It keeps disappearing on me. I'll take your word for it.

BOLOVEN So the next page has the group monument sign that Mr. Popp referenced. Then it's the monument sign for Cooper's, the stand alone, and then it goes down to the Capital Grille signage.

BARINGHAUS I remember reading that.

TESTA Mr. Chair?

COPPOLA Mr. Testa.

TESTA Just to respond to Vice Chairman Baringhaus's comment about different strategies. That may be the case, but since they're… the first restaurant [will be] opening at the end of this year, so that we're not harming them in any way by tabling them today. They have plenty of time to come back, if they want to come back, and say, "Hey, we're not going to have any combined strategy." I'd like to know that, too.

POPP Mr. Chair, can I say something? Just for giggles, I took Mr. Klisz's comment on the logo. Without the feather, they'd be point one seven less than they would need to be, so they would actually be under ordinance without the feather.

COPPOLA One sign over it?

POPP One sign over it, correct. Yes, sir.

COPPOLA Okay. Anything else? Beside the roll? To get to the roll call, is there anything else? Seeing there's none, you can go ahead and take roll, please.

On a motion by Testa, supported by Boloven, the case was tabled.

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

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

Total Signs	**Total Sign Area**
Allowed: 2	Allowed: 197.25 sq. ft.
Proposed: 4	Proposed: 220.9 sq. ft.
Excess: 2	Excess: 23.65 sq. ft.

be tabled to allow the Petitioner, Laurel Park Investments, LLC, to put together a comprehensive sign package for this development, including the two restaurants and the hotel, and return to present it to the Zoning Board of Appeals.

ROLL CALL VOTE
AYES: Testa, Boloven, Klisz, Rotondo, Baringhaus, Coppola
NAYS: None
Vacancy: One seat
PASS/FAIL/TABLED: PASS: TABLED

KLISZ Mr. Rotondo.

ROTONDO Aye.

KLISZ Mr. Testa.

TESTA Aye.

KLISZ Mr. Boloven.

BOLOVEN Aye.

KLISZ Secretary Klisz votes aye. Vice Chairman Baringhaus.

BARINGHAUS Aye.

KLISZ Chairman Coppola.

COPPOLA Aye.

KLISZ Passes, six to zero.

COPPOLA So, I think you kind of understand where we're coming from. It's a development. I think we need to look at it in its entirety. Nothing that's happened today stops Cooper's Hawk from opening with signage. They can put two signs up, one on the east or the west and the south, or one on the front with the feather, whatever they want, as long as they're in compliance. Again, I think not opening until the end of the year will provide you at least a little time, but at a minimum, you could have signage, and you definitely have the monument sign and you have the other monument sign. So I think, and that's something maybe you can go back and discuss with your developer and say, "Hey, look, you know, we tried to get our plan done, and they're saying, you guys, we need to come together and come up with a consolidated plan so that the Board can see that and kind of approve everything at one time." Does that makes sense?

ESCUDERO It does make sense. Thank you again. Just so I understand it clearly to know that this is technically denied, not approved?

COPPOLA No, it's tabled. So it hasn't been denied, because denied would have had consequences. So it doesn't say… we haven't said no yet.

ESCUDERO Okay.

COPPOLA We said, we tabled it, the purpose from our perspective, tables, we really want to see the development's plan for signs so we know what we're approving for everybody.

ESCUDERO Thank you for clarifying.

COPPOLA Okay?

KLISZ Yes.

COPPOLA All right, thank you. You can call the next case, please.

ZONING BOARD OF APPEALS

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

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

MAYOR
MAUREEN MILLER BROSNAN

COUNCIL MEMBERS
BRANDON MCCULLOUGH, President
MARTHA PTASHNIK, Vice President
CARRIE BUDZINSKI
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SCOTT MORGAN
LAURA M. TOY

PUBLIC NOTICE
December 20, 2024

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

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

Total Signs	**Total Sign Area**
Allowed: 2	Allowed: 197.25 sq. ft.
Proposed: 4	Proposed: 220.9 sq. ft.
Excess: 2	Excess: 23.65 sq. ft.

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

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

ZONING BOARD OF APPEALS,

Timothy Klisz, Secretary

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

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

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

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

_____

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

Signature: _____

Name: _____
(Please print)

Address: _____

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION

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

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

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

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

LEGAL DESCRIPTIONS (PER PEA, INC.)

PROPOSED PARCEL "A"

A parcel of land being part of Parcel No. 46-028-99-0006-006, said land also being part of the Southeast 1/4 of Section 7, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan and being more particularly described as:
Commencing at the Southeast corner of said Section 7; thence along the south line of said Section 7, S89°58'00"W, 1571.74 feet; thence N00°02'00"W, 90.00 feet to a point on the north line of Six Mile Road (variable width); thence along said north line the following four (4) courses: 1) S89°58'00"W, 18.09 feet and 2) N82°11'41"W, 329.96 feet and 3) S89°58'00"W, 198.00 feet and 4) N60°02'00"W, 99.62 feet to the easterly line of Highway I-275 & I-96 (variable width); thence along said line, N30°02'00"W, 271.85 feet to the Point of Beginning;
thence continuing along said line the following two (2) courses: N30°02'00"W, 253.57 feet AND N22°48'30"W, 14.87 feet; thence N87°10'01"E, 811.93 feet;
thence N44°58'00"E, 72.80 feet to the westerly line of North Laurel Park Drive (88 feet wide);
thence along said line the following two (2) courses: 150.79 feet along an arc of a curve to the left, having a radius of 386.00 feet and a chord that bears S31°50'32"E, 149.83 feet AND S43°02'00"E, 130.76 feet;
thence 10.91 feet along an arc of a curve to the right, having a radius of 35.00 feet and a chord that bears S38°02'16"W, 10.86 feet;
thence S46°58'00"W, 57.48 feet;
thence 150.10 feet along an arc of a curve to the right, having a radius of 200.00 feet and a chord that bears S68°28'00"W, 146.60 feet;
thence S89°58'00"W, 712.91 feet to the aforementioned easterly line of Highway I-275 & I-96 and the Point of Beginning. Containing 5.340 acres of land, more or less.

PROPOSED PARCEL "B"

A parcel of land being part of Parcel No. 46-028-99-0006-006, said land also being part of the Southeast 1/4 of Section 7, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan and being more particularly described as:
Commencing at the Southeast corner of said Section 7; thence along the south line of said Section 7, S89°58'00"W, 1571.74 feet; thence N00°02'00"W, 90.00 feet to a point on the north line of Six Mile Road (variable width) and the Point of Beginning;
thence along said north line the following four (4) courses: 1) S89°58'00"W, 18.09 feet and 2) N82°11'41"W, 329.96 feet and 3) S89°58'00"W, 198.00 feet and 4) N60°02'00"W, 99.62 feet to the easterly line of Highway I-275 & I-96 (variable width);
thence along said line, N30°02'00"W, 271.85 feet;
thence N89°58'00"E, 712.91 feet;
thence 150.10 feet along an arc of a curve to the left, having a radius of 200.00 feet and a chord that bears N68°28'00"E, 146.60 feet;
thence N46°58'00"E, 57.48 feet;
thence 10.91 feet along an arc of a curve to the left, having a radius of 35.00 feet and a chord that bears N38°02'16"E, 10.86 feet to the westerly line of North Laurel Park Drive (88 feet wide);
thence along said line, S43°02'00"E, 58.69 feet;
thence S46°58'00"W, 166.85 feet;
thence 131.25 feet along an arc of a curve to the left, having a radius of 160.00 feet and a chord that bears S23°27'59"W, 127.60 feet;
thence S00°02'00"E, 157.99 feet to the aforementioned north line of Six Mile Road and the Point of Beginning. Containing 4.940 acres of land, more or less.

REVISED: 10-13-16

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

PEA, Inc.
2430 Rochester Ct, Ste 100
Troy, MI 48083-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

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

COOPER'S HAWK WINERY & RESTAURANTS
LIVONIA, MI

SIGNAGE PACKAGE

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

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Livonia, MI

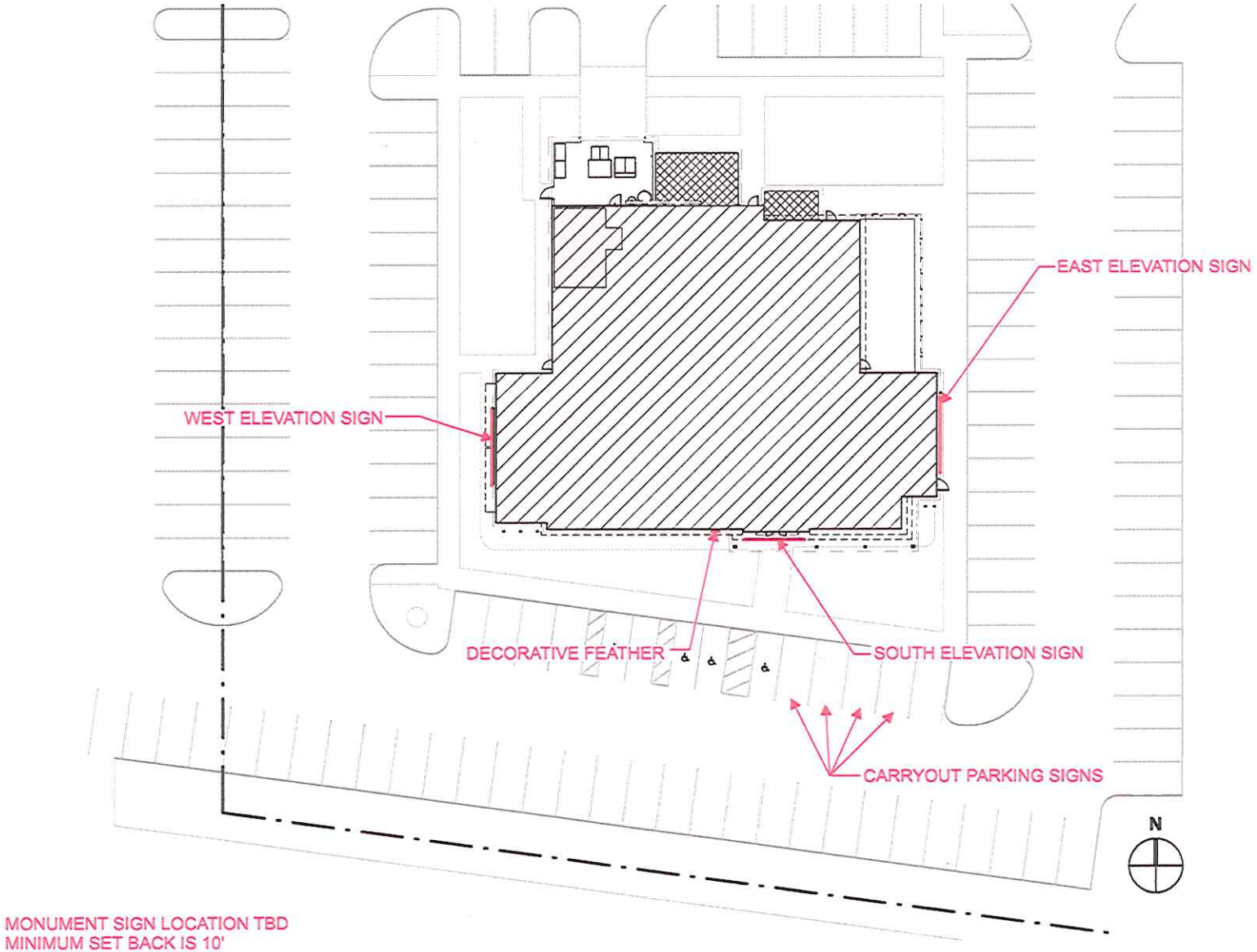
PROJECT:

DATE:
10-08-2024

ISA MEMBER
UL UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

LIVONIA, MI

COOPER'S HAWK LIVONIA, MI - SIGNAGE SITE PLAN



MONUMENT SIGN LOCATION TBD
MINIMUM SET BACK IS 10'

Elevate Sign Group

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

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant
Livonia, MI

PROJECT:
SIGNAGE SITE PLAN

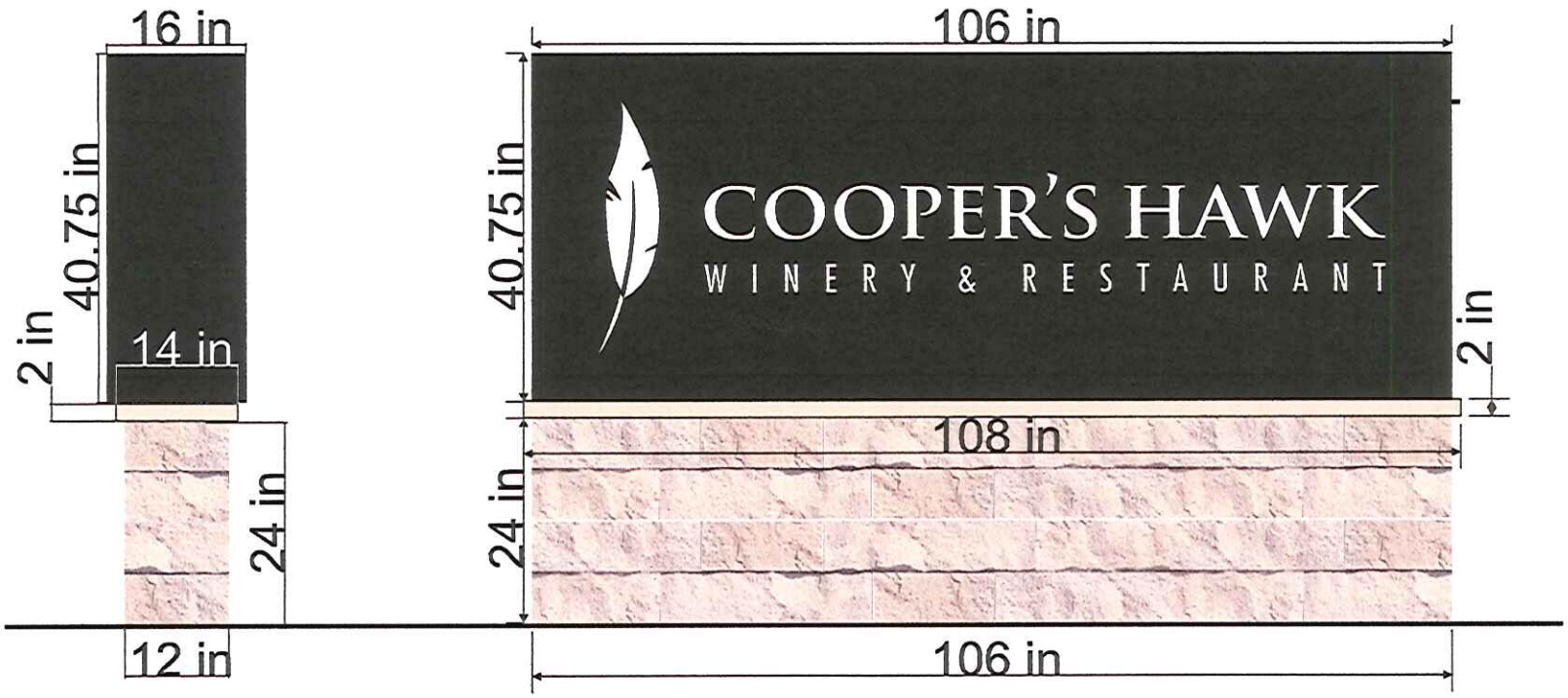
DATE:

ISA MEMBER

UL UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

LIVONIA, MI

Total Sign Area: 30 SQ FT
Power: 120V, 5A



MONUMENT SIGN

(1) 2-SIDED ALUMINUM SIGN CABINET WITH ROUTED ALUMINUM FACES
FACES ARE PAINTED BLACK, AND ARE BACKED WITH WHITE ACRYLIC
4000K WHITE INTERIOR LEDS
VENEER BASE: CORONADO STONE VENEER TILE, 6" SPLIT LIMESTONE, CREAM
STONE SILL: COLOR TO MATCH SW7101

Elevate Sign Group

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

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Livonia, MI

PROJECT:
LIV - MONUMENT

DATE:

ISA MEMBER

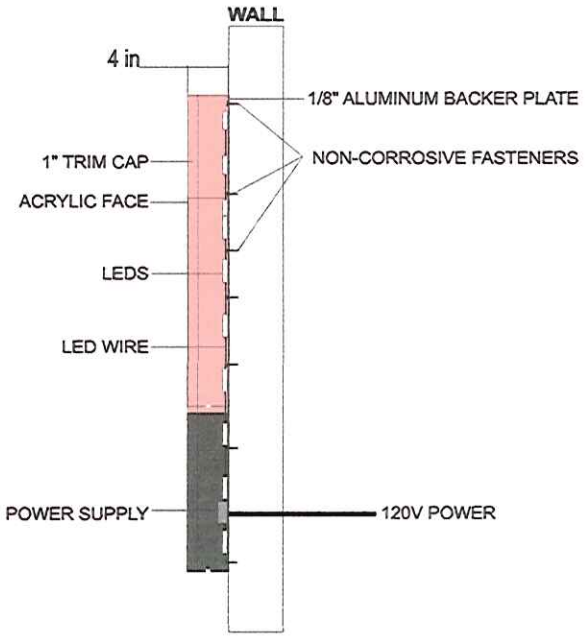
UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

LIVONIA, MI

Total Sign Area: 65.7 SQ FT
Power: 120V, 5A







EAST ELEVATION MAIN SIGN

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

Elevate Sign Group

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

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Livonia, MI

PROJECT:
LIV - EAST ELEVATION
MAIN SIGN

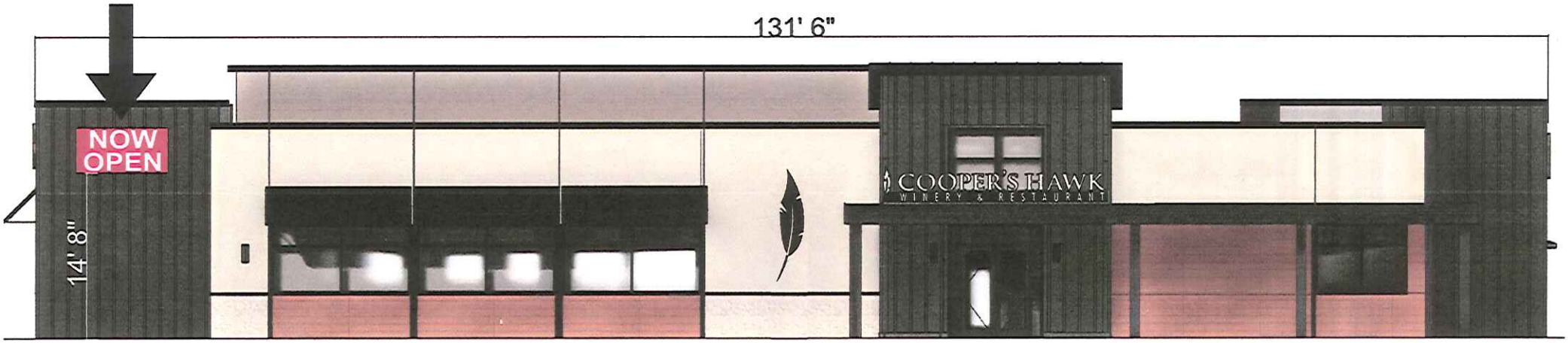
DATE:

ISA MEMBER

UL LISTED ELECTRIC SIGN
UNDERWRITERS LABORATORIES

LIVONIA, MI

Total Sign Area: 32 SQ FT





SCREW EYE LOCATIONS IN RED

SOUTH ELEVATION TEMP SIGN

FOR NOW OPEN BANNER AND SUBSEQUENT EVENT BANNERS

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

Elevate Sign Group

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

SUBMITTED TO:
Cooper's Hawk Winery & Restaurant
Livonia, MI

PROJECT:
LIV - SOUTH ELEVATION TEMP SIGN

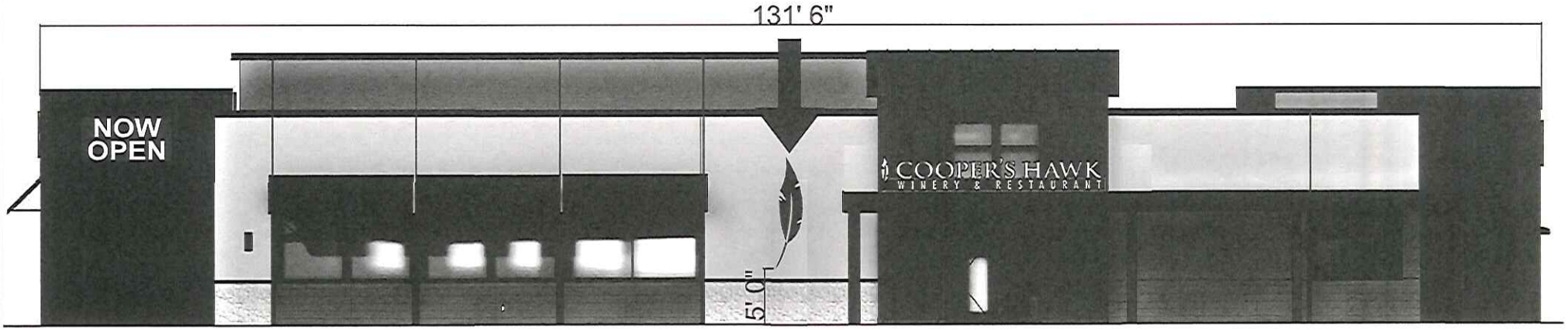
DATE:

ISA MEMBER

UL UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

LIVONIA, MI

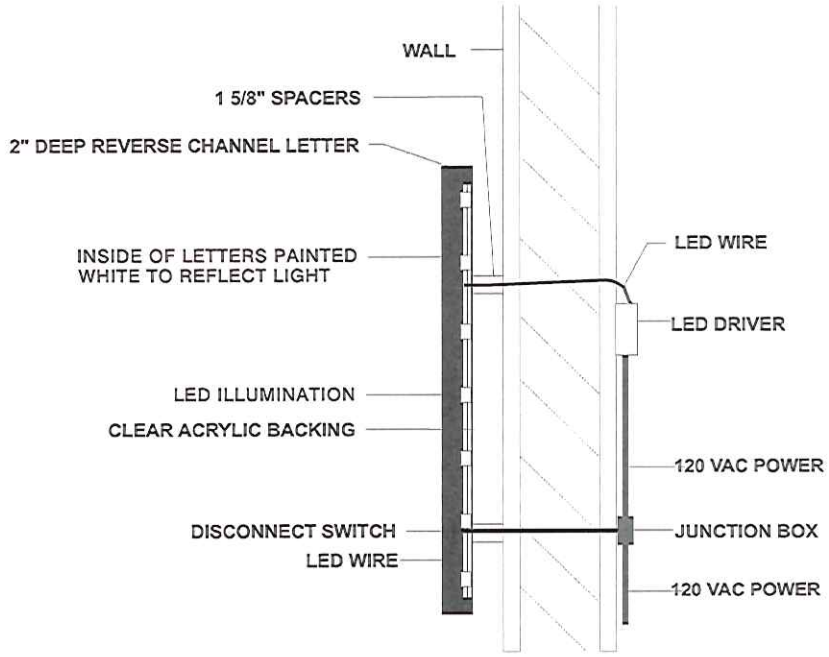
Total Sign Area: 23.8 SQ FT
Power: 120V, 2A





SOUTH ELEVATION WALL ART

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



Elevate Sign Group

Elevate Sign Group
1120 N. Ridge Ave.
Lombard, IL 60148
T: 630-656-1085
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SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Livonia, MI

PROJECT:
LIV - SOUTH ELEVATION
FEATHER

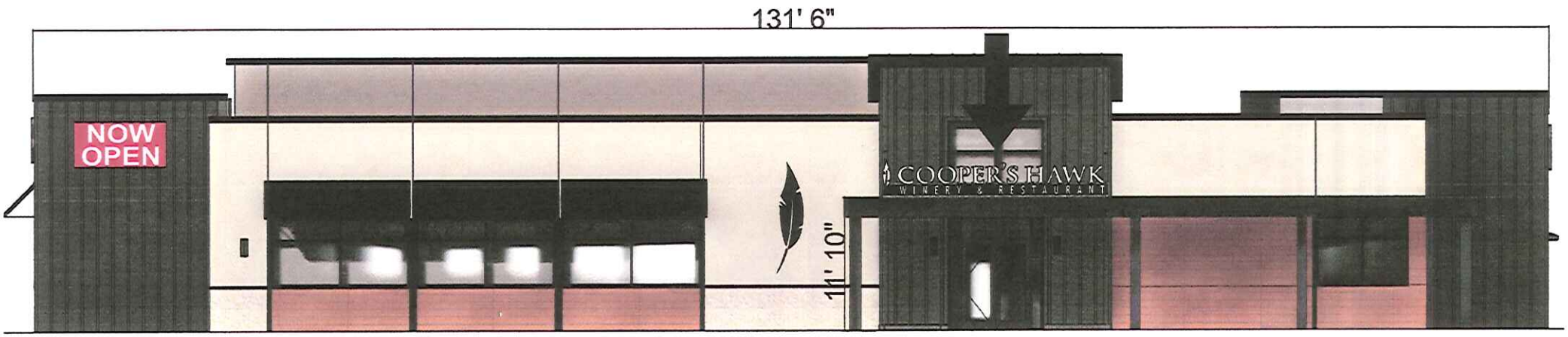
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ISA MEMBER

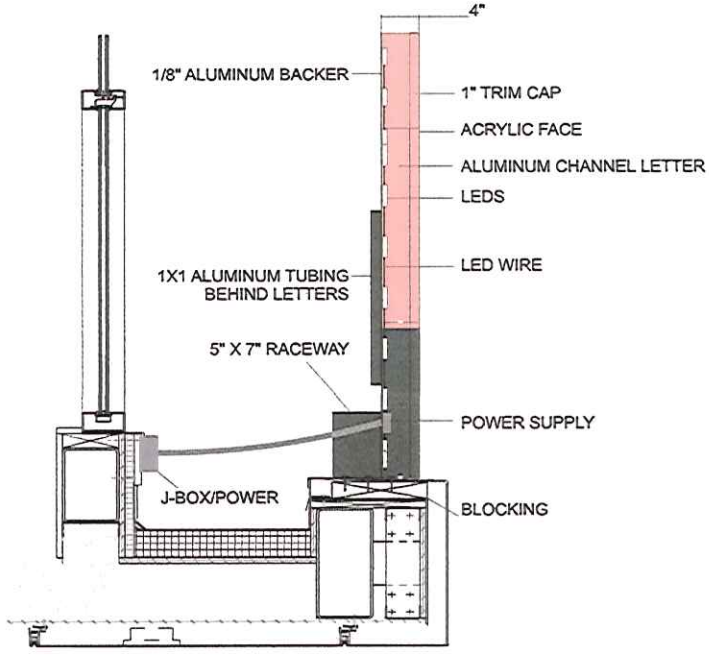
UL UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

LIVONIA, MI

Total Sign Area: 65.7 SQ FT
Power: 120V, 5A







SOUTH ELEVATION CANOPY SIGN

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

Elevate Sign Group

Elevate Sign Group
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Lombard, IL 60148
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www.elevatesigngroup.com

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Livonia, MI

PROJECT:
LIV - SOUTH ELEVATION
CANOPY SIGN

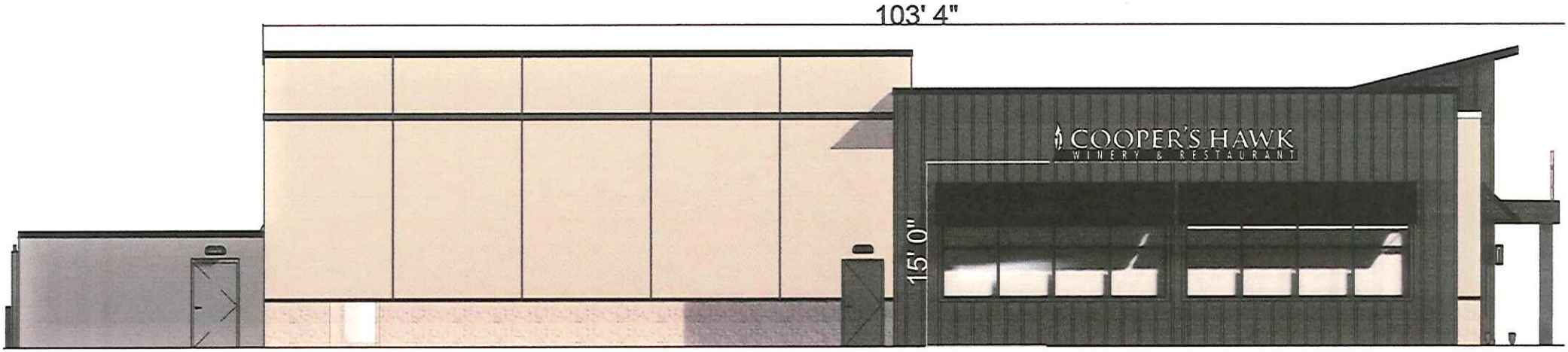
DATE:

ISA MEMBER

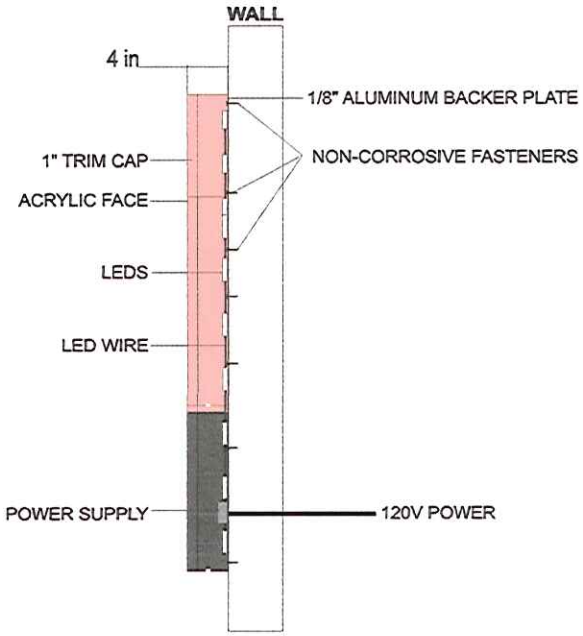
UL UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

LIVONIA, MI

Total Sign Area: 65.7 SQ FT
Power: 120V, 6A







WEST ELEVATION MAIN SIGN

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

Elevate Sign Group

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

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Livonia, MI

PROJECT:
LIV - WEST ELEVATION
MAIN SIGN

DATE:

ISA MEMBER

UL UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

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

#279-24 RESOLVED, that having considered a communication from the City Planning Commission, dated July 18, 2024, which transmits its resolution #07-35-2024, adopted on July 16, 2024, with regard to Petition 2024-06-08-02 submitted by Laurel Investment, L.L.C. requesting approval of all plans in connection with a proposal to demolish a portion of the existing Holiday Inn and construct three (3) new buildings including a five-story hotel (Home 2 Suites by Hilton), and two (2) freestanding full-service restaurants (Cooper's Hawk and Capital Grille), at 17117 and 17123 Laurel Park Drive, located on the west side of Laurel Park between I-275 and Newburgh Road in the Southeast ¼ of Section 7, the Council does hereby concur in the recommendation of the Planning Commission and Petition 2024-06-08-02 is hereby approved and granted, subject to the following conditions:

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

2. The maximum customer seating for Cooper's Hawk shall not exceed 300, including 260 interior seats and forty (40) outdoor patio seats, and the maximum customer seating for The Capital Grille shall not exceed 246;

3. The Landscape Plan and Landscape Details, identified as Drawing No. L-1.0 and Drawing No. L-1.1, dated May 24, 2024, prepared by PEA Group, are hereby approved and shall be adhered to;

4. All disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding;

5. Underground sprinklers must be provided for all landscaped and sodded areas. All planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;

6. The Elevation Plans and Exterior Material sheet for Cooper's Hawk, prepared by Design Collective, as received on June 5, 2024, are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department;

7. The Elevation Plans for The Capital Grille, identified as Sheets SD1.5 and SD1.6, dated March 11, 2024, prepared by JKRP Architects, are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department;

8. The Elevation Plans for Home 2 Suites by Hilton, identified as Sheets A-300 and A-301, dated May 10, 2024, prepared by Bowers & Associates, Inc., are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department;

9. The Elevation Plans for Holiday Inn, prepared by Bowers & Associates, Inc., as received on June 5, 2024, are hereby approved and shall be adhered to;

10. All rooftop mechanical equipment shall be concealed from public view on all sides by screening compatible with the building's exterior materials in character, material, and color;

11. The walls of the refuse enclosures shall consist of materials that complement the building. The enclosure gates shall be solid steel or durable, long-lasting solid panel fiberglass;

12. All pole-mounted light fixtures shall not exceed twenty feet (20') above finish grade and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring onto adjacent properties and roadways;

13. Only conforming signs are approved with this petition. Additional signs shall be submitted for review and approval by the Zoning Board of Appeals;

14. No exposed LED light bands or neon shall be permitted on this site, including, but not limited to, the buildings or around the windows;

15. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department when the building permits are applied for; and

16. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained and construction is commenced, this approval shall be null and void at the expiration of said period.

CONSENT AGENDA ITEM 7. (Regular Meeting of August 26, 2024)

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

NEW DATA RECEIVED FOR THE STUDY MEETING OF AUGUST 7, 2024, ITEM 7

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

---

Sara,

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

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

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

Mark/Scott- Hope you are doing well.

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

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

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

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

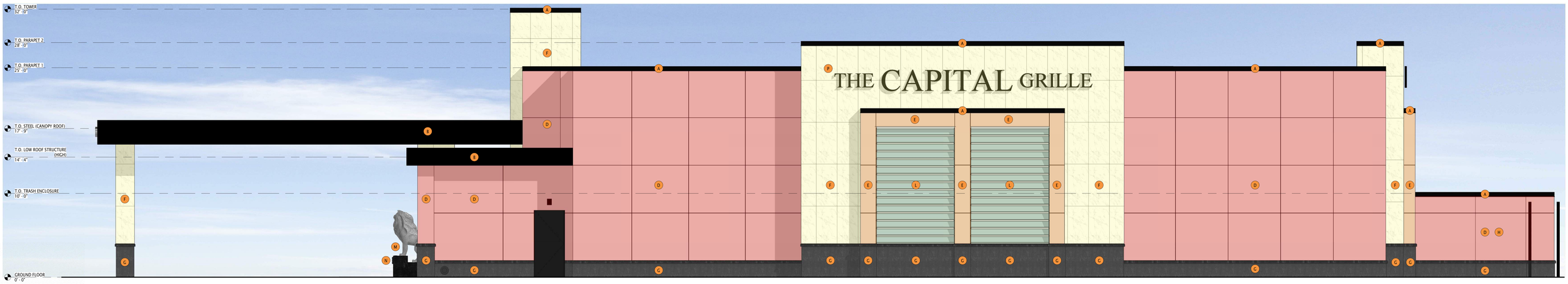
Loretta Reeves
President
L D Reeves & Associates, Inc.
1889 Manzana Ave.
Punta Gorda, FL 33950

RENDERED ELEVATION KEY NOTES

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



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



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

DARDEN

THE CAPITAL GRILLE LIVONIA, MI

6 MILE ROAD
LIVONIA, MI 48152

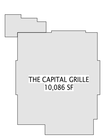
DARDEN CORPORATION
1000 DARDEN CENTER DRIVE
ORLANDO, FL 32837

2024.07.25

SD1.3a | SCHEMATIC EXTERIOR ELEVATIONS (COLORED)

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N



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

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



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

DARDEN

THE CAPITAL GRILLE LIVONIA, MI

6 MILE ROAD
LIVONIA, MI 48152

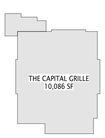
2024.07.25

SD1.4a | SCHEMATIC EXTERIOR ELEVATIONS (COLORED)

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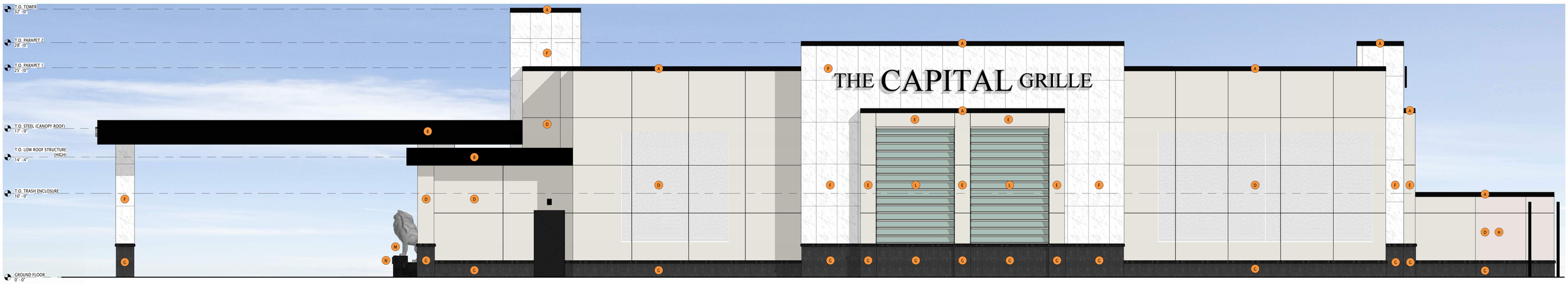
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PHILADELPHIA, PA 19107
215.928.9331
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2 SD1.3 SOUTH ELEVATION 1/4" = 1'-0"



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

DARDEN

THE CAPITAL GRILLE LIVONIA, MI

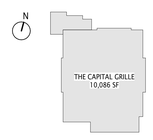
6 MILE ROAD
LIVONIA, MI 48152

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2024.07.25

SD1.3 | SCHEMATIC EXTERIOR ELEVATIONS

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



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

DARDEN

THE CAPITAL GRILLE LIVONIA, MI

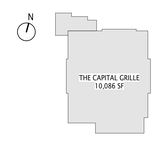
6 MILE ROAD
LIVONIA, MI 48152

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ORLANDO, FL 32837

2024.07.25

SD1.4 | SCHEMATIC EXTERIOR ELEVATIONS

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

UNAPPROVED MINUTES

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

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

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

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

Members absent: Wafa Dinaro

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

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

ITEM #4 PETITION 2024-06-08-02 Holiday Inn

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

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

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

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

larger. The plans show two (2) wall signs for the new Home2 Suites Hotel, three (3) for the Holiday Inn, three (3) for the Cooper's Hawk, and four (4) for the Capital Grille. The site currently has two (2) ground-mounted signs, including the pylon sign along the highway. Another monument sign is proposed along Six Mile Road to identify Cooper's Hawk. The sign package, as presented, will require variances from the Zoning Board of Appeals. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

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

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

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

Mr. Bongero: Mark at the study meeting we talked about these buildings and they had a lot of E.I.F.S., specifically Capital Grille and then looking at the hotel, did they…is this the new rendering? So, they did increase the amount of brick and hardy plank on the hotel it looks like.

Mr. Taormina: What the revised plan shows for the new hotel is more brick and composite siding and less E.I.F.S. These area were previously identified on the plans as E.I.F.S. A dark-colored brick has been added to the first three (3) floors of the hotel's exterior, and on the upper two (2) levels, the plan shows Hardie plank.

Mr. Bongero: Can you go to the Capital Grille? There's very little…that is stone on the bottom right or a tile on the bottom.

Mr. Taormina: Tile is provided along the waterline or the base of the building, which is a dark-colored material. The tile also extends to other parts of the building. All these areas of the building are identified on the plans as E.I.F.S. As you look at the various renderings, these areas would be E.I.F.S. Metal would be used for the accents, including the trim and canopies. The larger areas of the wall sections here, it's my understanding, would be the stucco or E.I.F.S.

Mr. Bongero: Thank you, Mr. Chairman.

Mr. Wilshaw: Thank you, Mr. Bongero. Any other questions? If not, our petitioner is in the audience. Feel free to come forward. Good evening, sir.

Jack Knowles, Laurel Investment. Laurel investment is the owner of the property. We're the owner of the Holiday Inn, and we will be the owner of the Home2 by Hilton. Mark has done a commendable job and, you know, overall review of the project. I don't have a lot to add. But I'm certainly, you know, interested in answering any questions that you may have. I'm also joined tonight by Drew Johnson, who is with Darden foods, which is the parent company of Capitol Grille and Jennifer Lingle, who was with Cooper's Hawk and Amadeus Escudero, who is the architect for Cooper's Hawk. So we're all here prepared to try and answer any questions that that you may have.

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

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

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

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

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

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

Mr. Johnson: So that's the tile.

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

Mr. Johnson: Yes.

Mr. Bongero: Oh, okay.

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

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

Mr. Bongero: Okay.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Knowles: Weather permitting.

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

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

Mr. Caramagno: Thank you.

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

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

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

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

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

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

2. The maximum customer seating for Cooper's Hawk shall not exceed 300, including 260 interior seats and forty (40) outdoor patio seats, and the maximum customer seating for The Capital Grille shall not exceed 246.

3. The Landscape Plan and Landscape Details, identified as Drawing No. L-1.0 and Drawing No. L-1.1, dated May 24, 2024, prepared by PEA Group, are hereby approved and shall be adhered to.

4. All disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.

5. Underground sprinklers must be provided for all landscaped and sodded areas. All planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.

6. The Elevation Plans and Exterior Material sheet for Cooper's Hawk, prepared by Design Collective, as received on June 5, 2024, are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.

7. The Elevation Plans for The Capital Grille, identified as Sheets SD1.5 and SD1.6, dated March 11, 2024, prepared by JKRP Architects, are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.

8. The Elevation Plans for Home 2 Suites by Hilton, identified as Sheets A-300 and A-301, dated May 10, 2024, prepared by Bowers & Associates, Inc., are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.

9. The Elevation Plans for Holiday Inn, prepared by Bowers & Associates, Inc., as received on June 5, 2024, are hereby approved and shall be adhered to.

10. All rooftop mechanical equipment shall be concealed from public view on all sides by screening compatible with the

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

11. The walls of the refuse enclosures shall consist of materials that complement the building. The enclosure gates shall be solid steel or durable, long-lasting solid panel fiberglass.

12. All pole-mounted light fixtures shall not exceed twenty feet (20') above finish grade and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring onto adjacent properties and roadways.

13. Only conforming signs are approved with this petition. Additional signs shall be submitted for review and approval by the Zoning Board of Appeals.

14. No exposed LED light bands or neon shall be permitted on this site, including, but not limited to, the buildings or around the windows.

15. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department when the building permits are applied for; and,

16. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

Mr. Wilshaw: Is there any discussion?

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

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

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

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

Mr. Wilshaw: Okay, please go ahead.

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

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

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

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

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

Mr. Knowles: I just wanted to make sure.

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

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

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

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

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

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

For filing fee see computation below

Date Filed: _____ Petition 2024-06-08-02

Site Address: 17123 N. Laurel Park Drive Sidwell 46-028-99-0006-006

Requesting Approval to Site Plan approval for a new Home 2 Hotel, Capital Grille and Cooper's Hawk Restaurants.

Applicant: Jack Knowles Business/Company: Laurel Investment, LLC

Applicant's Address: 29200 Northwestern Hwy., Suite 450 City: Southfield State: MI Zip Code: 48034

Applicant's Phone # (734) 564-6723 Applicant's Email mjknowles3@gmail.com

Contact Person: Jack Knowles Business/Company: _____

Contact's Address: same City: _____ State: _____ Zip Code: _____

Contact's Phone # (_____) same Contact's Email same

Please provide the following information:

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

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

FEE COMPUTATION $600.00

82,665 sq. ft. of new construction x $20.00 per 1,000 sq. ft. + 1,652.-

(**NOTE**: Round off to nearest 1,000) Total Amount Due $ 2,252.-

Owner of Property: Laurel Investment, LLC

Owner's Address: 29200 Northwestern Hwy., #450 City: Southfield State: MI Zip Code: 48034

Owner's Phone # (248) 855-2100 x131 Owner's Email abaskins@group10.net

Signature of Owner: _____ Print Name: Majid Koza

LAUREL – SIX MILE DEVELOPMENT – PROJECT DESCRIPTION

June 2024

GENERAL PROPERTY INFORMATION

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

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

PROPOSED DEVELOPMENT

This project involves the following four major development components:

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

ZONING

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

VEHICULAR ACCESS

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

VEHICULAR PARKING

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

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

SITE SIGNAGE

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

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

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

BUILDING SIGNAGE

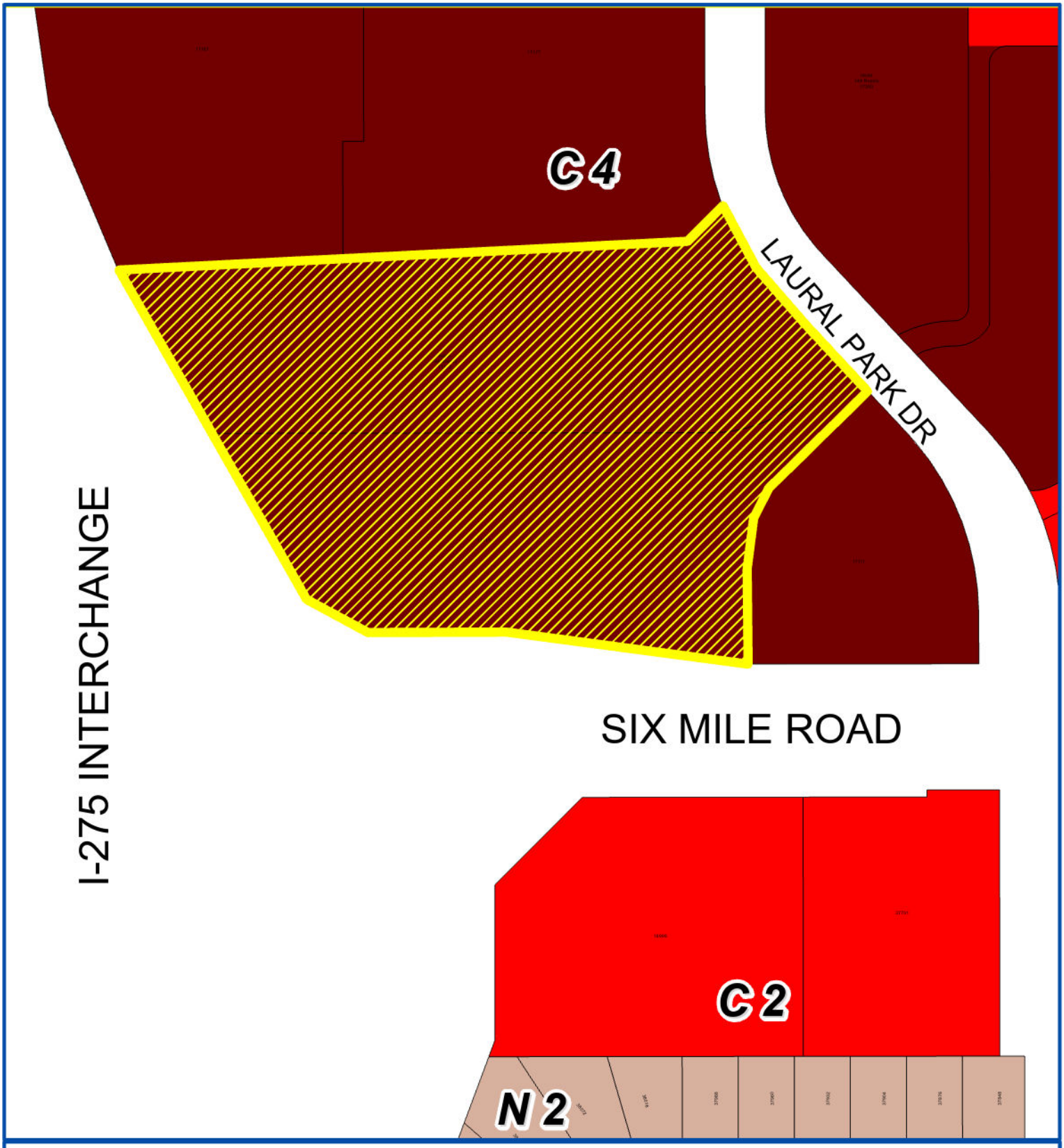
In addition to the site signage, each building will have identification on the walls, as is shown in the plan set for each individual building.

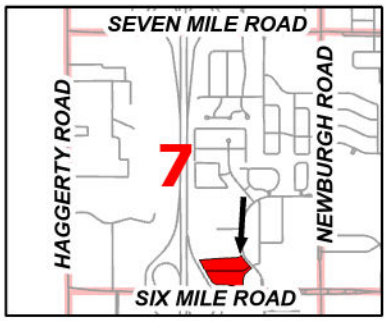
UTILITY SERVICE

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

STORMWATER MANAGEMENT

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





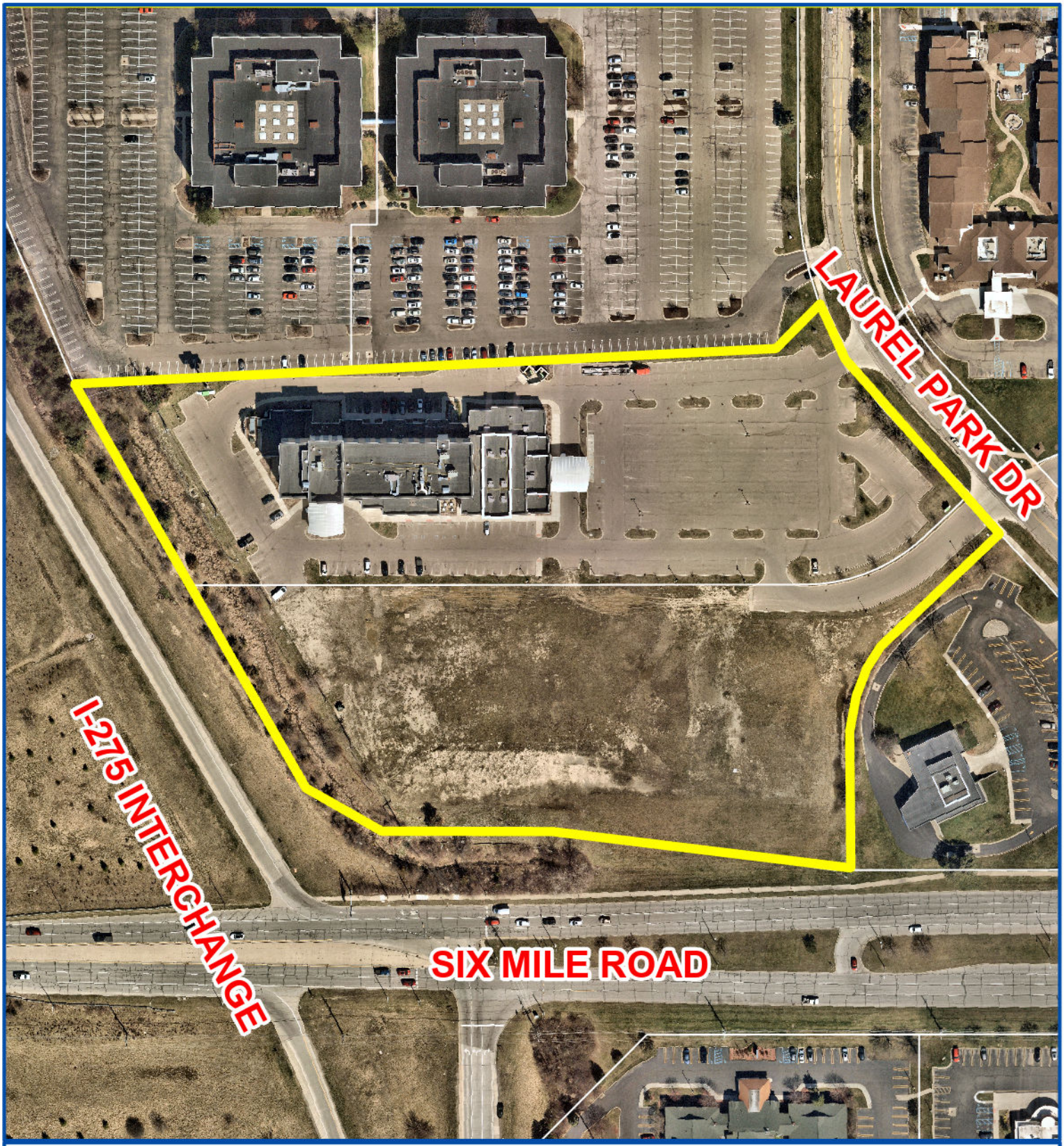
Address & Zoning Map

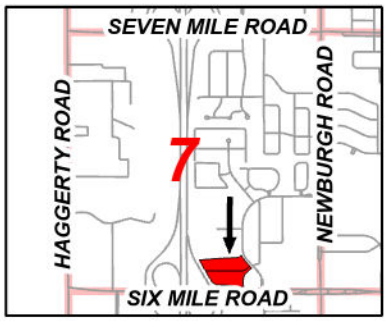
Petitions 2024-06-08-02
Laurel Park, LLC.
17123 N. Laurel Park Drive
Demolish a portion of the existing Holiday Inn and construct three new buildings including a five-story hotel, and two freestanding full-service restaurants

N

Not to Scale

City of Livonia
Planning Department





Aerial Map

Petitions 2024-06-08-02
Laurel Park, LLC.
17123 N. Laurel Park Drive
Demolish a portion of the existing Holiday Inn and construct three new buildings including a five-story hotel, and two freestanding full-service restaurants

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 4

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

July 9, 2024: Study Meeting:

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

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

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

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

Home 2 Suites

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

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

Cooper's Hawk

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

Capital Grille

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

Parking

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

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

Refuse

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

Stormwater Management

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

Landscaping

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

Site Lighting

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

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

Signs

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

July 16, 2024: Public Hearing:

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

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

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

2. The maximum customer seating for Cooper's Hawk shall not exceed 300, including 260 interior seats and forty (40) outdoor patio seats, and the maximum customer seating for The Capital Grille shall not exceed 246.

3. The Landscape Plan and Landscape Details, identified as Drawing No. L-1.0 and Drawing No. L-1.1, dated May 24, 2024, prepared by PEA Group, are hereby approved and shall be adhered to.

4. All disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.

5. Underground sprinklers must be provided for all landscaped and sodded areas. All planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.

6. The Elevation Plans and Exterior Material sheet for Cooper's Hawk, prepared by Design Collective, as received on June 5, 2024, are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.

7. The Elevation Plans for The Capital Grille, identified as Sheets SD1.5 and SD1.6, dated March 11, 2024, prepared by JKRP Architects, are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.

8. The Elevation Plans for Home 2 Suites by Hilton, identified as Sheets A-300 and A-301, dated May 10, 2024, prepared by Bowers & Associates, Inc., are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.

9. The Elevation Plans for Holiday Inn, prepared by Bowers & Associates, Inc., as received on June 5, 2024, are hereby approved and shall be adhered to.

10. All rooftop mechanical equipment shall be concealed from public view on all sides by screening compatible with the building's exterior materials in character, material, and color.

11. The walls of the refuse enclosures shall consist of materials that complement the building. The enclosure gates shall be solid steel or durable, long-lasting solid panel fiberglass.

12. All pole-mounted light fixtures shall not exceed twenty feet (20') above finish grade and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring onto adjacent properties and roadways.

13. Only conforming signs are approved with this petition. Additional signs shall be submitted for review and approval by the Zoning Board of Appeals.

14. No exposed LED light bands or neon shall be permitted on this site, including, but not limited to, the buildings or around the windows.

15. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department when the building permits are applied for; and,

16. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

SITE PLANS

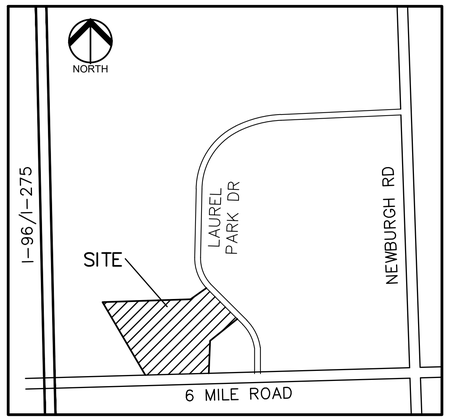
LAUREL - 6 MILE DEVELOPMENT

N. LAUREL PARK DR.

LIVONIA, MI 48152

STATE OF MICHIGAN
LUCAS DRIESENGA
License No. 6201309300
LICENSED PROFESSIONAL ENGINEER

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



LOCATION MAP
NO SCALE

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

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

LAUREL INVESTMENT, LLC
29200 NORTHWESTERN HWY, S-450
SOUTHFIELD, MI 48034
CONTACT: JACK KNOWLES
PHONE: 734.564.6723
EMAIL: MJKNOWLES3@GMAIL.COM

CIVIL ENGINEER

PEA GROUP
1849 POND RUN
AUBURN HILLS, MI 48326
CONTACT: LUCAS DRIESENGA, PE
PHONE: 844.813.2949
EMAIL: LDRIESENGA@PEAGROUP.COM

LANDSCAPE ARCHITECT

PEA GROUP
7927 NEMCO WAY, STE. 115
BRIGHTON, MI 48116
CONTACT: JANET EVANS, PLA
PHONE: 844.813.2949
EMAIL: JEVANS@PEAGROUP.COM

ARCHITECT (HOME 2 SUITES)

BOWERS + ASSOCIATES, INC.
2400 S. HURON PKWY
ANN ARBOR, MI 48104
CONTACT: SCOTT BOWERS
PHONE: 734.975.2400
EMAIL: SCOTTB@BOWERSARCH.COM

ARCHITECT (CAPITAL GRILLE)

JKRP ARCHITECTS
100 EAST PENN SQUARE, STE. 1080
PHILADELPHIA, PA 19107
PHONE: 215.928.9331

ARCHITECT (COOPER'S HAWK)

DESIGN COLLECTIVE
151 EAST NATIONWIDE BLVD
COLUMBUS, OH 43215
CONTACT: AMADEUS ESCUDERO
PHONE: 614.945.4113
EMAIL: AESCUDERO@DCOLLECTIVE.COM

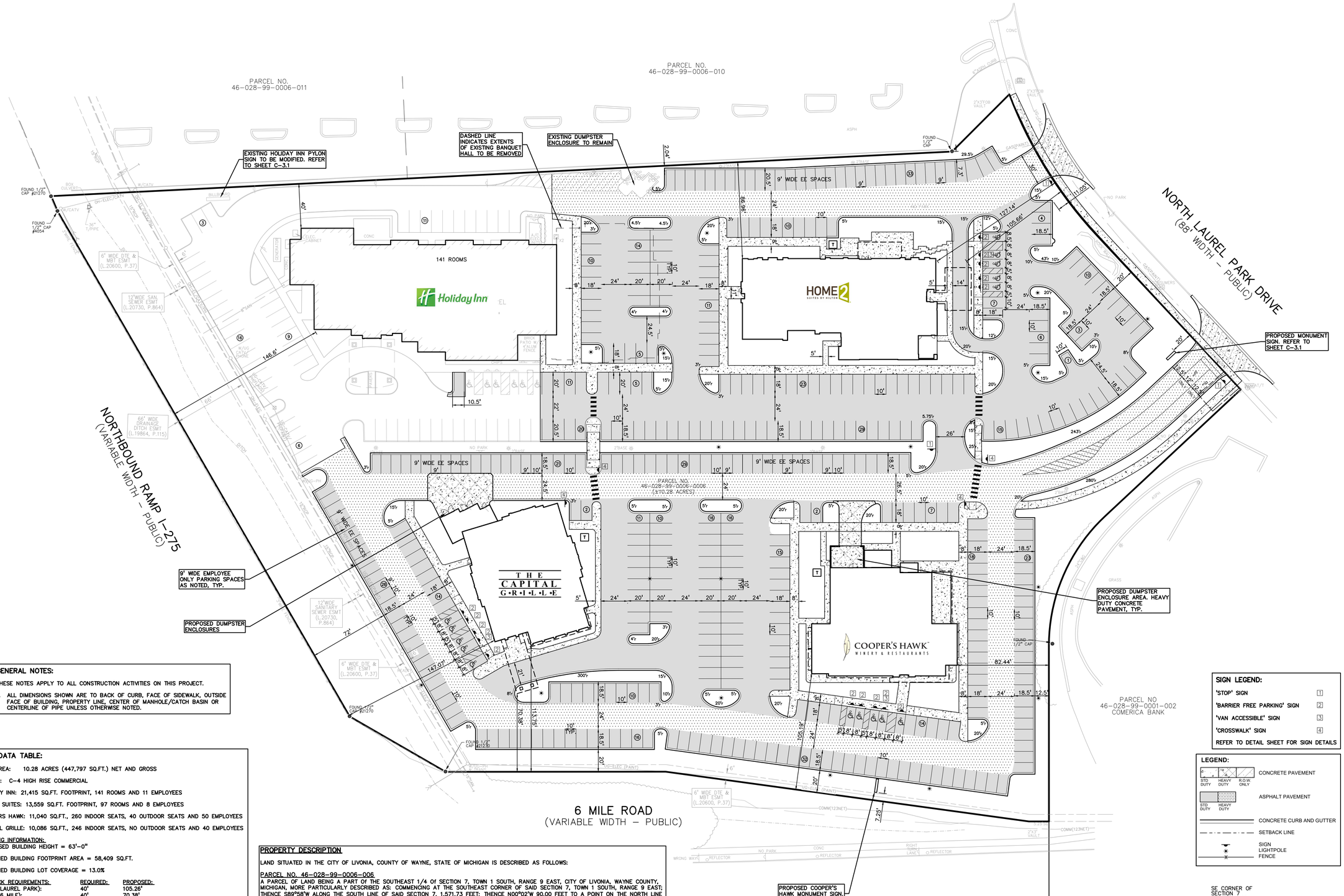
ARCHITECT (HOLIDAY INN)

BOWERS + ASSOCIATES, INC.
2400 S. HURON PKWY
ANN ARBOR, MI 48104
CONTACT: SCOTT BOWERS
PHONE: 734.975.2400
EMAIL: SCOTTB@BOWERSARCH.COM

PEA GROUP

REVISIONS	
DESCRIPTION	DATE
SPA SUBMITTAL	5/24/2024

NOT FOR CONSTRUCTION



GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

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

SITE DATA TABLE:

SITE AREA: 10.28 ACRES (447,797 SQ.FT.) NET AND GROSS

ZONING: C-4 HIGH RISE COMMERCIAL

HOLIDAY INN: 21,415 SQ.FT. FOOTPRINT, 141 ROOMS AND 11 EMPLOYEES

HOME2 SUITES: 13,559 SQ.FT. FOOTPRINT, 97 ROOMS AND 8 EMPLOYEES

COOPERS HAWK: 11,040 SQ.FT., 260 INDOOR SEATS, 40 OUTDOOR SEATS AND 50 EMPLOYEES

CAPITAL GRILLE: 10,086 SQ.FT., 246 INDOOR SEATS, NO OUTDOOR SEATS AND 40 EMPLOYEES

BUILDING INFORMATION:
PROPOSED BUILDING HEIGHT = 63'-0"

COMBINED BUILDING FOOTPRINT AREA = 58,409 SQ.FT.

COMBINED BUILDING LOT COVERAGE = 13.0%

SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
FRONT(LAUREL PARK):	40'	105.26'
FRONT(6 MILE):	40'	70.38'
FRONT(I-275)	40'	146.60'
SIDE(NORTH):	40'	40.00'
SIDE(EAST):	40'	82.44'

PARKING CALCULATIONS:
A SHARED PARKING STUDY COMPLETED BY FISHBECK DATED MAY 16, 2024, HAS BEEN SUBMITTED ALONG WITH THIS SITE PLAN PACKAGE. BASED ON THE ANALYSIS OF THIS SHARED PARKING STUDY, A PEAK PARKING DEMAND OF 457 PARKING SPACES WILL BE REQUIRED.

PROPOSED PARKING = 544 SPACES INCLUDING 21 BARRIER FREE SPACES

PROPERTY DESCRIPTION

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

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

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST 1/4 Of SECTION 7, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7, TOWN 1 SOUTH, RANGE 9 EAST; THENCE S89°58'W ALONG THE SOUTH LINE OF SAID SECTION 7, 1,571.73 FEET; THENCE N00°02'W 90.00 FEET TO A POINT ON THE NORTH LINE OF THE SIX MILE ROAD, SAID POINT BEING THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE S89°58'W ALONG SAID NORTH LINE 18.10 FEET; THENCE N82°11'41"W CONTINUING ALONG SAID NORTH LINE 329.96 FEET; THENCE S89°58'W CONTINUING ALONG SAID NORTH LINE 198.00 FEET; THENCE N60°02'W 99.62 FEET TO A POINT ON THE EASTERLY LINE OF HIGHWAY I-275 AND I-96; THENCE N30°02'W ALONG SAID EASTERLY LINE, 525.42 FEET; THENCE N22°48'30"W CONTINUING ALONG SAID EASTERLY LINE 14.87 FEET; THENCE N87°10'01"E 811.93 FEET; THENCE N44°58'E 72.80 FEET TO A POINT ON A CURVE ON THE WESTERLY LINE OF NORTH LAUREL PARK DRIVE (88 FEET WIDE); THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT AND ALONG SAID WESTERLY LINE 150.79 FEET MEASURED ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENT, SAID CURVE HAVING A RADIUS OF 386.00 FEET AND A CENTRAL ANGLE OF 22°22'56"; THENCE S43°02'E CONTINUING ALONG SAID WESTERLY LINE 189.45 FEET; THENCE S46°58'W 166.85 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT 131.25 FEET MEASURED ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENT, SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 47°00'; THENCE S00°02'E 158.00 FEET TO THE POINT OF BEGINNING.

SIGN LEGEND:

'STOP' SIGN	[1]
'BARRIER FREE PARKING' SIGN	[2]
'VAN ACCESSIBLE' SIGN	[3]
'CROSSWALK' SIGN	[4]

REFER TO DETAIL SHEET FOR SIGN DETAILS

LEGEND:

- CONCRETE PAVEMENT (STD DUTY / HEAVY DUTY / R.O.W. ONLY)
- ASPHALT PAVEMENT (STD DUTY / HEAVY DUTY)
- CONCRETE CURB AND GUTTER
- SETBACK LINE
- SIGN / LIGHTPOLE / FENCE

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
LUCAS DRIESENGA
License No. 6201309300
LICENSED PROFESSIONAL ENGINEER

NORTH

0 20 40 80
SCALE: 1" = 40'

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE LOCATIONS. THEY ARE NOT GUARANTEED 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.

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

PROJECT TITLE
LAUREL - 6 MILE DEVELOPMENT
LIVONIA, MI

REVISIONS	
SITE PLAN SUBMITTAL	5/24/2024

ORIGINAL ISSUE DATE:
MAY 24, 2024

DRAWING TITLE
SITE PLAN

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

DRAWING NUMBER:
C-3.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2017\2017-389-01 LAUREL PARK DEVELOPMENT\DWG_SITE_PLAN\17-389 dwg PLOT DATE: 6/3/2024 BY: Lucas Driesenga

JACK KNOWLES

MONUMENT - OPTION A

MEASUREMENTS



CLIENT NAME
JACK KNOWLES
PROJECT
9032

DESCRIPTION:
Monument Sign with HDU vertical slats, double cap and illuminated tenants and masonry base.

AREA:
120"(w) x 60"(h)
50 Sq Ft
Base: 120"(w) x 24"(h)
20 Sq Ft

PLEASE EXAMINE PROOF CAREFULLY
By approving and signing you are verifying and confirming that all spelling, grammar, text, design layout, including but not limited to sizes and placement of graphics are correct. Once production has begun, customer assumes all responsibility for any inaccuracies and understands additional costs may be incurred to correct. Please note color may or may not be accurately represented on this proof.

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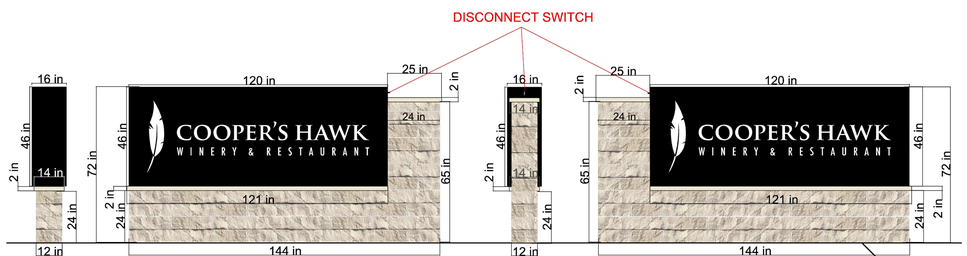
SHEET 2

PYLON SIGN NOTE:

EXISTING HOLIDAY INN PYLON SIGN TO BE REVISED TO INCLUDE CAPITAL GRILLE LOGO BELOW EXISTING HOLIDAY INN LOGO. DETAIL TO BE PROVIDED WHEN COMPLETED.

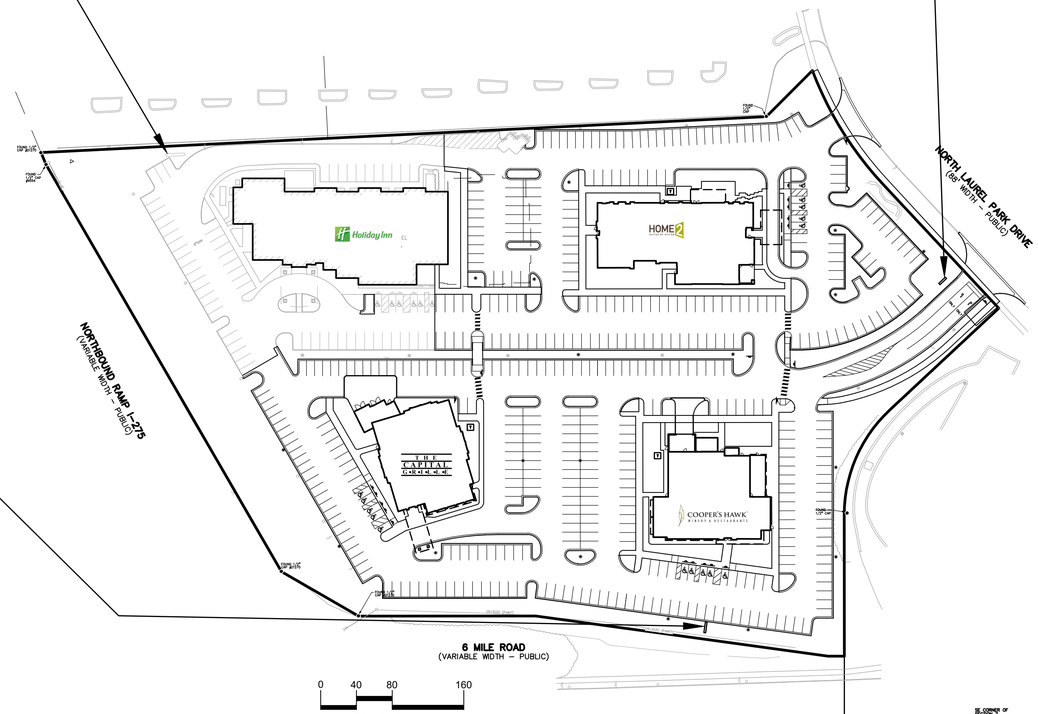
LIVONIA, MI

Total Sign Area: 38.3 SQ FT
Power: 120V, 5A



MONUMENT SIGN

(1) 2-SIDED ALUMINUM SIGN CABINET WITH ROUTED ALUMINUM FACES
FACES ARE PAINTED BLACK, AND ARE BACKED WITH WHITE ACRYLIC
4000K WHITE INTERIOR LEDS
VENEER BASE: CORONADO STONE VENEER TILE, 6" SPLIT LIMESTONE, CREAM
STONE CAP AND SILLS: COLOR TO MATCH SW7101



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

MEMBER

UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com
STATE OF MICHIGAN
LUCAS DRIESENGA
License No. 6201309300
LICENSED PROFESSIONAL ENGINEER

NORTH

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

PROJECT TITLE
LAUREL - 6 MILE DEVELOPMENT
LIVONIA, MI

REVISIONS

SITE PLAN SUBMITTAL	5/24/2024

ORIGINAL ISSUE DATE:
MAY 24, 2024

DRAWING TITLE
SITE SIGNAGE PLAN

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

DRAWING NUMBER:
C-3.1

S:\PROJECTS\2017\17-389-01 LAUREL PARK DEVELOPMENT\DWG\X_SITE_PLAN\[C-3.1]SIGNAGE-17-389.dwg PLOT DATE:5/29/2024 BY:Lucas Driesenga

FLOOD NOTE:

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

PROPERTY DESCRIPTION

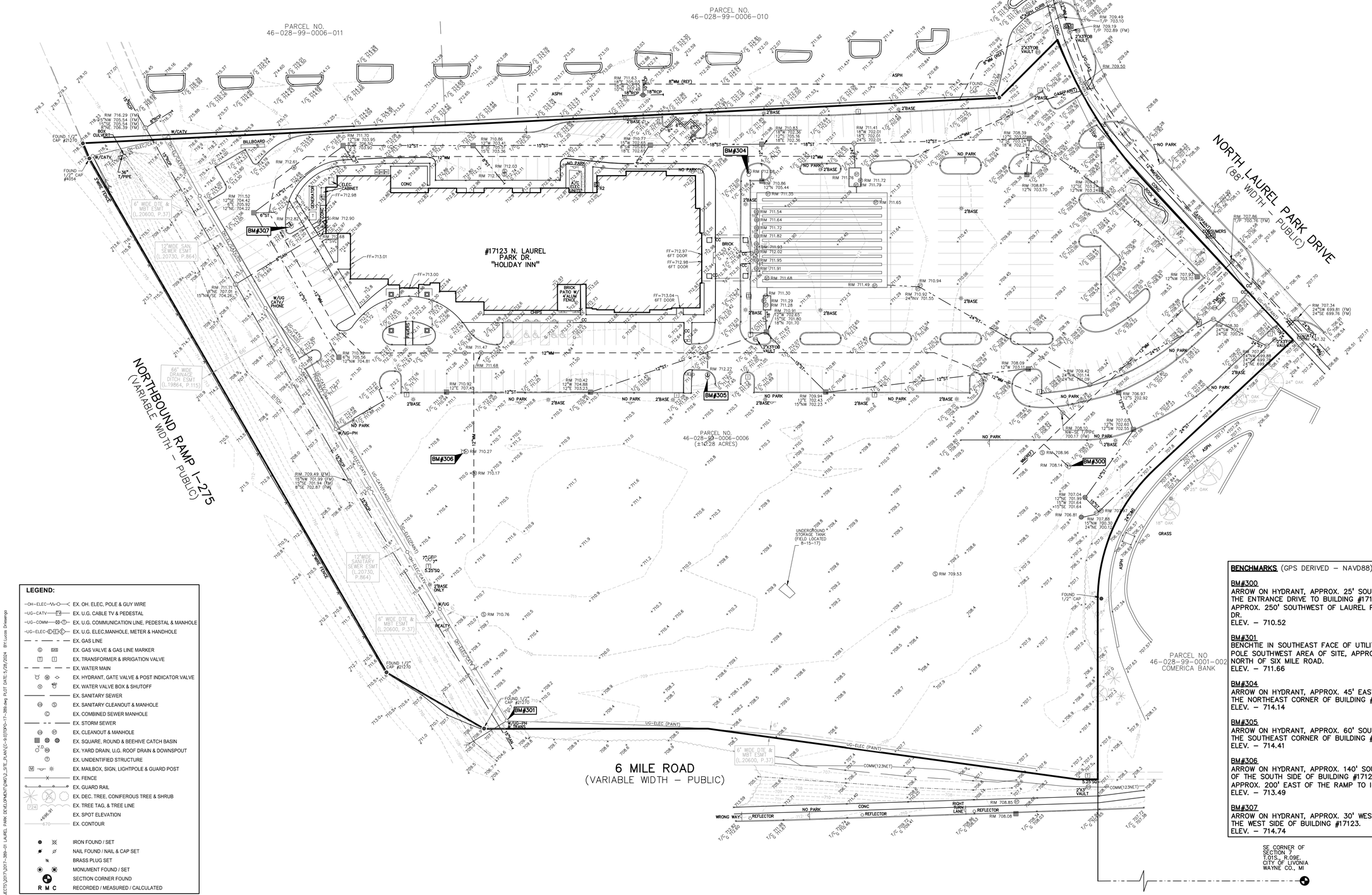
LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:

PARCEL NO. 46–028–99–0006–006

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7, TOWN 1 SOUTH, RANGE 9 EAST; THENCE S89°58'W ALONG THE SOUTH LINE OF SAID SECTION 7, 1,571.73 FEET; THENCE N00°02'W 90.00 FEET TO A POINT ON THE NORTH LINE OF THE SIX MILE ROAD, SAID POINT BEING THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE S89°58'W ALONG SAID NORTH LINE 18.10 FEET; THENCE N82°11'41"W CONTINUING ALONG SAID NORTH LINE 329.96 FEET; THENCE S89°58'W CONTINUING ALONG SAID NORTH LINE 198.00 FEET; THENCE N60°02'W 99.62 FEET TO A POINT ON THE EASTERLY LINE OF HIGHWAY I–275 AND I–96; THENCE N30°02'W ALONG SAID EASTERLY LINE, 525.42 FEET; THENCE N22°48'30"W CONTINUING ALONG SAID EASTERLY LINE 14.87 FEET; THENCE N87°10'01"E 811.93 FEET; THENCE N44°58'E 72.80 FEET TO A POINT ON A CURVE ON THE WESTERLY LINE OF NORTH LAUREL PARK DRIVE (88 FEET WIDE); THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT AND ALONG SAID WESTERLY LINE 150.79 FEET MEASURED ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENT, SAID CURVE HAVING A RADIUS OF 386.00 FEET AND A CENTRAL ANGLE OF 22°22'56"; THENCE S43°02'E CONTINUING ALONG SAID WESTERLY LINE 189.45 FEET; THENCE S46°58'W 166.85 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT 131.25 FEET MEASURED ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENT, SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 47°00'; THENCE S00°02'E 158.00 FEET TO THE POINT OF BEGINNING.

FLOOD NOTE:

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



LEGEND:

- EX. OH. ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
- EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
- EX. FENCE
- EX. GUARD RAIL
- EX. DEC. TREE, CONIFEROUS TREE & SHRUB
- EX. TREE TAG, & TREE LINE
- EX. SPOT ELEVATION
- EX. CONTOUR

- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- R M C — RECORDED / MEASURED / CALCULATED

BENCHMARKS (GPS DERIVED – NAVD88)

BM#300
ARROW ON HYDRANT, APPROX. 25' SOUTH OF THE ENTRANCE DRIVE TO BUILDING #17123, APPROX. 250' SOUTHWEST OF LAUREL PARK DR.
ELEV. – 710.52

BM#301
BENCHTIE IN SOUTHEAST FACE OF UTILITY POLE SOUTHWEST AREA OF SITE, APPROX. 70' NORTH OF SIX MILE ROAD.
ELEV. – 711.66

BM#304
ARROW ON HYDRANT, APPROX. 45' EAST OF THE NORTHEAST CORNER OF BUILDING #17123.
ELEV. – 714.14

BM#305
ARROW ON HYDRANT, APPROX. 60' SOUTH OF THE SOUTHEAST CORNER OF BUILDING #17123.
ELEV. – 714.41

BM#306
ARROW ON HYDRANT, APPROX. 140' SOUTH OF THE SOUTH SIDE OF BUILDING #17123 & APPROX. 200' EAST OF THE RAMP TO I–275.
ELEV. – 713.49

BM#307
ARROW ON HYDRANT, APPROX. 30' WEST OF THE WEST SIDE OF BUILDING #17123.
ELEV. – 714.74

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STATE OF MICHIGAN — LUCAS DRIESENGA — License No. 6201309300 — LICENSED PROFESSIONAL ENGINEER

NORTH

0 20 40 80
SCALE: 1" = 40'

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

PROJECT TITLE
LAUREL - 6 MILE DEVELOPMENT
LIVONIA, MI

REVISIONS
SITE PLAN SUBMITTAL 5/24/2024

ORIGINAL ISSUE DATE:
MAY 24, 2024

DRAWING TITLE
TOPOGRAPHIC SURVEY

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

DRAWING NUMBER:
C-9.0

S:\PROJECTS\2017\2017-389-01 LAUREL PARK DEVELOPMENT\DWG\X_SITE_PLAN\C-9.0(TOPO)-(1-389.dwg PLOT DATE: 5/28/2024 BY: Lucas Driesenga

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
DECIDUOUS TREES							
GBM3	9	GINKGO BILOBA 'MAGYAR'	MAGYAR MAIDENHAIR TREE	3" CAL.	B&B	PER PLAN	
GBP3	8	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3" CAL.	B&B		
GT3	11	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	3" CAL.	B&B	PER PLAN	
QG3	14	QUERCUS ROBUR X ALBA 'JFS-KW2QX'	SKINNY GENES® OAK	3" CAL.	B&B	PER PLAN	
QP3	6	QUERCUS ROBUR X BICOLOR 'LONG'	REGAL PRINCE® OAK	3" CAL.	B&B	PER PLAN	
TA3	3	TILIA AMERICANA 'AMERICAN SENTRY'	AMERICAN SENTRY LINDEN	3" CAL.	B&B	PER PLAN	
TG3	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	3" CAL.	B&B	PER PLAN	
UF3	1	ULMUS X 'FRONTIER'	FRONTIER ELM	3" CAL.	B&B	PER PLAN	
ZS3	6	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	3" CAL.	B&B	PER PLAN	
	61	SUBTOTAL:					
ORNAMENTAL TREES							
ACA8	4	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	8' HT.	B&B	PER PLAN	MULTI-TRUNK
AL2	5	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	2" CAL.	B&B	PER PLAN	
CCF2	6	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	2" CAL.	B&B	PER PLAN	
MJ2	3	MAGNOLIA X 'JANE'	JANE MAGNOLIA	2" CAL.	B&B	PER PLAN	
MA2	7	MALUS X 'ADIRONDACK'	ADIRONDACK CRABAPPLE	2" CAL.	B&B	PER PLAN	
MM2	5	MALUS X 'JARMIN'	MARILEE® CRABAPPLE	2" CAL.	B&B	PER PLAN	
MRR2	4	MALUS X 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE	2" CAL.	B&B	PER PLAN	
MSA2	14	MALUS X 'SARGENTII'	SARGENT CRABAPPLE	2" CAL.	B&B	PER PLAN	
SR2	3	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" CAL.	B&B	PER PLAN	
	51	SUBTOTAL:					
SHRUBS							
PF36	54	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD BUSH CINQUEFOIL	36" HT.	CONT.	36"O.C.	
RG24	8	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	24" SPRD	CONT.	4' O.C.	
SNF36	43	SPIRAEA JAPONICA 'NEON FLASH'	NEON FLASH JAPANESE SPIREA	36" HT.	CONT.	36"O.C.	
SP36	33	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	36" HT.	CONT.	5' O.C.	
TM30	112	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	30"HT.	CONT.	42" O.C.	
	230	SUBTOTAL:					

LANDSCAPE CALCULATIONS:

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

FRONTAGE LANDSCAPING = F

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

SIX MILE ROAD:
DEC./EVG. = 546/40= 14, 3" DEC./8' HT. EVG. TREE
ORN. TREE = 546/40= 14, 2" ORN. TREE
SHRUBS = 546/40 X 8 = 109, 3' HT DEC./30" HT. EVG
N LAUREL PARK DRIVE: 340-30-38' = 272'
DEC./EVG. = 272/40 = 7, 3" DEC./8'HT. EVG. TREE
ORN. TREE = 272/40 = 7, 2" ORN. TREE
SHRUBS = 272/40 X 8 = 54, 3' HT. DEC./30" HT. EVG
NORTHBOUND RAMP I-275:
DEC./EVG. = 640/40 = 16, 3" DEC./8'HT. EVG. TREE
ORN. TREE = 640/40 = 16, 2" ORN. TREE
SHRUBS = 640/40 X 8 = 128, 3' HT. DEC./30" HT. EVG

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

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

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

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

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

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

NORTH P/L; 885'/30 = 30 TREES
SOUTHEAST P/L; 456'/ 30 = 15 TREES

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

KEY

= PROPOSED DECIDUOUS TREE
= PROPOSED FRONTAGE SHRUBS
= LANDSCAPE WITHIN WILL BE PROVIDED FOR ADMINISTRATIVE REVIEW
= IRRIGATED SEED LAWN
= EXISTING PREVIOUSLY INSTALLED TREE TO REMAIN
= EXISTING TREE TO REMAIN WITH TREE PROTECTION FENCE
= 4' PLANTING BOUNDRY

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

SEE SHEET L-1.1 FOR LANDSCAPE DETAILS

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

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

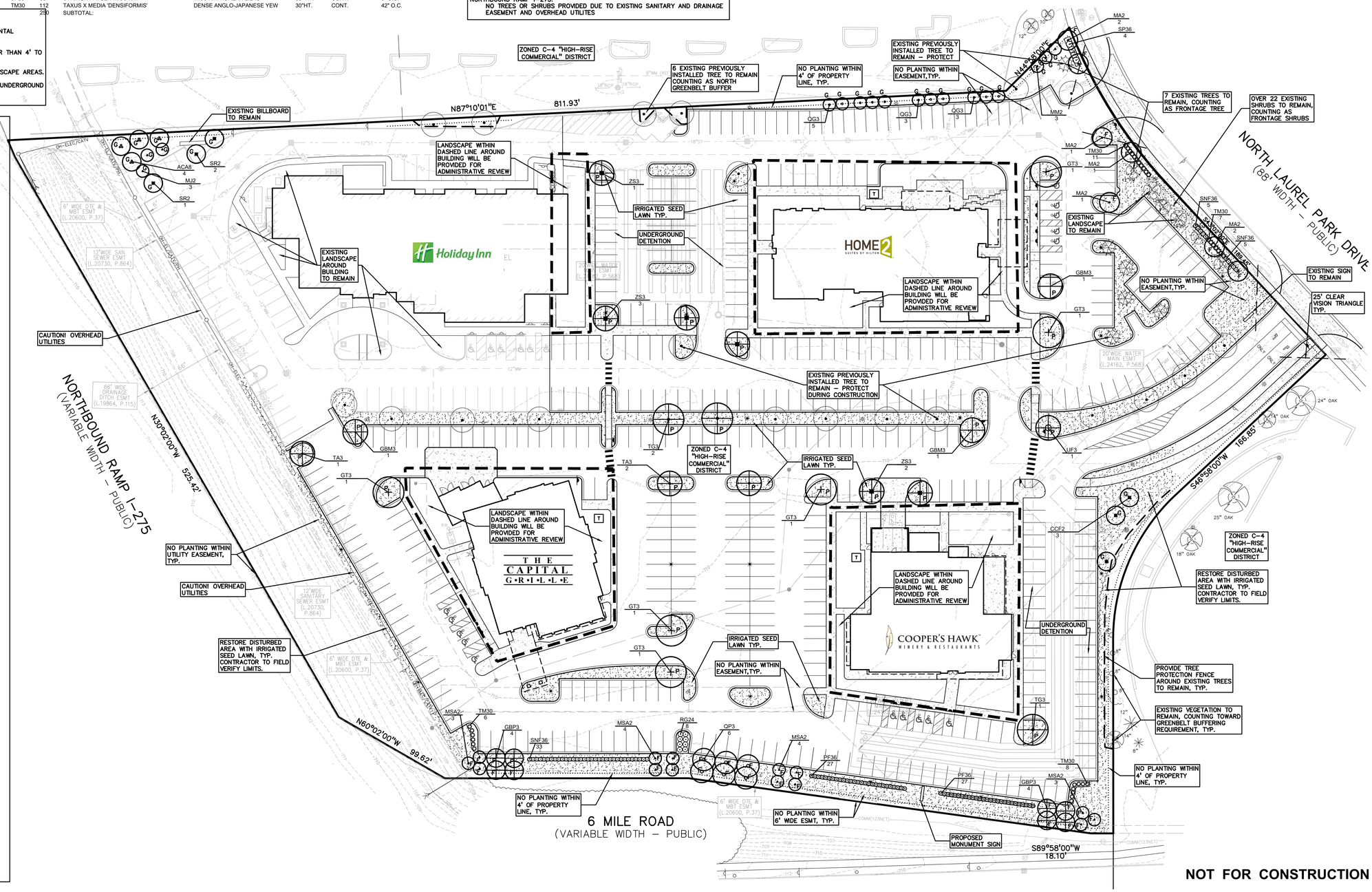
TREES AND SHRUBS MAY NOT BE PLANTED CLOSER THAN 4' TO FENCE OR PROPERTY LINE.

NO ROCK, STONE OR PEBBLES PERMITTED IN LANDSCAPE AREAS.

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

GENERAL PLANTING NOTES:

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



NORTH

0 20 40 80
SCALE: 1" = 40'

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STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
NO. 1301
REGISTERED LANDSCAPE ARCHITECT

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

PROJECT TITLE
LAUREL - 6 MILE DEVELOPMENT
LIVONIA, MI

REVISIONS

SITE PLAN SUBMITTAL	5/24/2024

ORIGINAL ISSUE DATE:
MAY 24, 2024

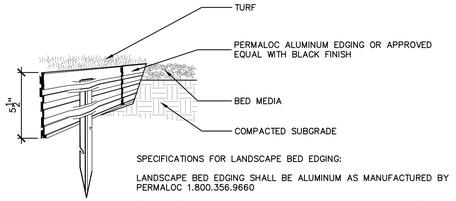
DRAWING TITLE
LANDSCAPE PLAN

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

DRAWING NUMBER:
L-1.0

NOT FOR CONSTRUCTION

\\peainc.local\PROJECTS\2017\17-389-01 LAUREL PARK DEVELOPMENT\CAD\L-SITE_PLAN\L-1.0LANDSCAPE-17-389.dwg PLOT DATE: 5/24/2024 BY: Charlotte L Experience



SPECIFICATIONS FOR LANDSCAPE BED EDGING:

LANDSCAPE BED EDGING SHALL BE ALUMINUM AS MANUFACTURED BY PERMALOC 1.800.356.9660

8' OR 16' SECTIONS SHALL BE USED WITH ONE STAKE PER 38" OF EDGING

EDGING SHALL BE $\frac{3}{16}$" THICK X 4" DEPTH WHEN ADJ. TO MULCH AND $\frac{1}{8}$" THICK X 5 $\frac{1}{2}$" DEPTH WHEN ADJ. TO ROCK, FINISH: BLACK DURAFLEX MEETING AAMA 2603

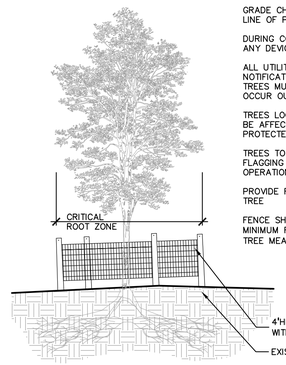
STAKE SHALL SECURELY ENGAGE EDGING AND SHALL BE ENTIRELY BELOW TOP SURFACE OF EDGING

EDGING SHALL HAVE A MINIMUM OF 2" OF INTERLOCKING OVERLAP BETWEEN SECTIONS

INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING $\frac{1}{2}$"-$\frac{3}{4}$" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON BOTH SIDES OF EDGING TO MAINTAIN STABILITY

3 **ALUMINUM EDGE DETAIL**

SCALE: 1/2" = 1'-0"



TREE PROTECTION WILL BE ERECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE

NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING, BUT NOT LIMITED TO PLACING SOLVENTS, BUILDING MATERIAL, CONSTRUCTION EQUIPMENT OR SOIL DEPOSITS WITHIN DRIP LINES

GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINE OF PROTECTED TREES

DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE

ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING

TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED

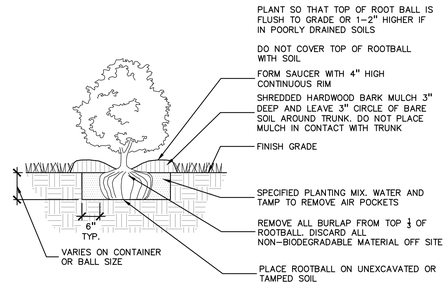
TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE

FENCE SHALL BE PLACED IN A CIRCLE WITH A MINIMUM RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND

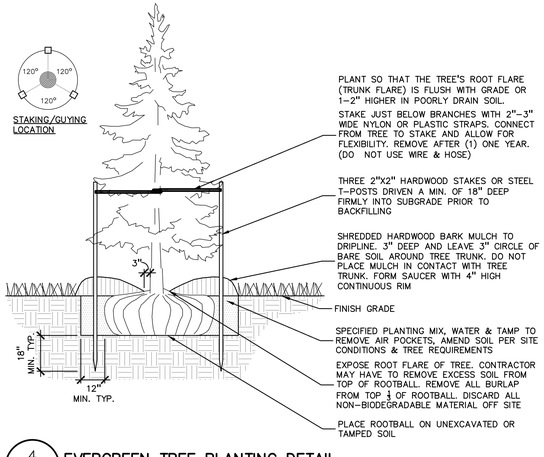
6 **TREE PROTECTION DETAIL**

SCALE: 1" = 3'-0"



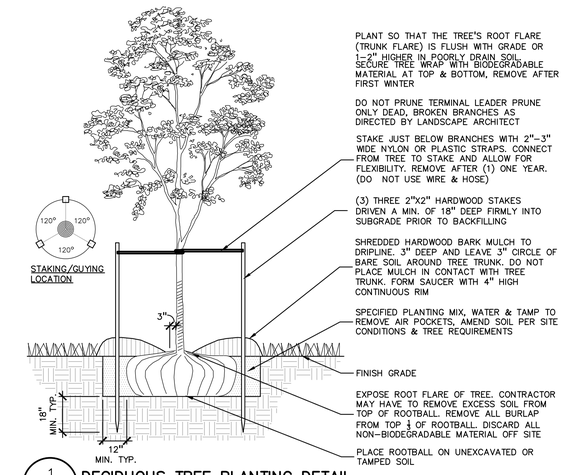
2 **SHRUB PLANTING DETAIL**

SCALE: 1" = 2'-0"



4 **EVERGREEN TREE PLANTING DETAIL**

SCALE: 1" = 3'-0"



1 **DECIDUOUS TREE PLANTING DETAIL**

SCALE: 1" = 3'-0"

NOT FOR CONSTRUCTION

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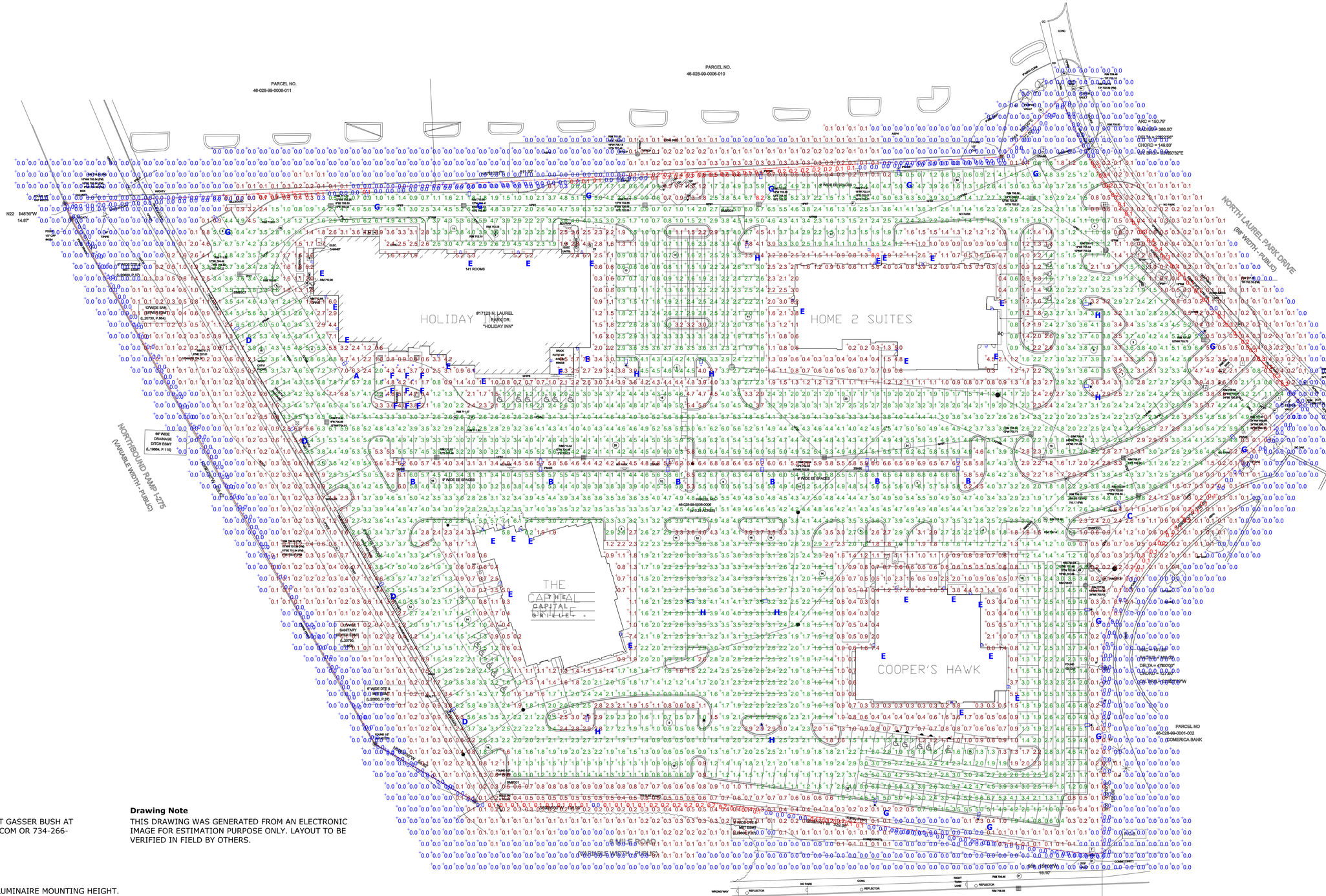
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PEA JOB NO.	17-389
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DRAWING NUMBER:
L-1.1

S:\PROJECTS\2017\2017-389-01 LAUREL PARK DEVELOPMENT\DWG\2_SITE_PLAN\L-1.1 LANDSCAPE DETAILS-17-389.DWG PLOT DATE: 5/23/2024 BY: Charlotte L Esperance



Ordering Note

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

Drawing Note

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

General Note

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

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

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

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

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Mounting Height
	A	1	Lithonia Lighting	DSX1 LED P8 40K 70CRI T3M	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 70 CRI Type 3 Medium	LED	1	28030	0.9	215.77	20'-0"
	B	6	Lithonia Lighting	DSX1 LED P8 40K 70CRI T5W	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 70 CRI Type 5 Wide	LED	1	29743	0.9	431.54	20'-0"
	C	1	Lithonia Lighting	DSX1 LED P8 40K 70CRI T4M	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 70 CRI Type 4 Medium	LED	1	28448	0.9	215.77	20'-0"
	D	4	Lithonia Lighting	DSX1 LED P8 40K 70CRI T4M HS	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 70 CRI Type 4 Medium Houseside Shield	LED	1	24472	0.9	215.7732	20'-0"
	E	29	Lithonia Lighting	WST LED P1 40K VW MVOLT	WST LED, Performance package 1, 4000 K, visual comfort wide, MVOLT	LED	1	1659	0.9	12	10'-0"
	F	9	Lithonia Lighting	LDN6 40/05 L06AR LS	6IN LDN, 4000K, 500LM, CLEAR, SPECULAR REFLECTOR, CRI80	LED	1	557	0.9	5.83	12'-0"
	G	13	Lithonia Lighting	DSX1 LED P8 40K 70CRI BLC4	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 70 CRI Type 4 Extreme Backlight Control	LED	1	21057	0.9	215.77	20'-0"
	H	9	Lithonia Lighting	DSX1 LED P8 40K 70CRI T5W	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 70 CRI Type 5 Wide	LED	1	29743	0.9	215.77	20'-0"

Statistics

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

Plan View

Scale - 1" = 40ft

HOLIDAY INN EXPRESS LAUREL PARK - LIVONIA
PHOTOMETRIC SITE PLAN
GASSER BUSH ASSOCIATES
PREPARED FOR: PEA GROUP
WWW.GASSERBUSH.COM

Designer DB/KB
Date 5/3/2024
Scale Not to Scale
Drawing No. #24-42773-V5
1 of 1



D-Series Size 1
LED Area Luminaire

DTC LISTED PREMIUM · DTC LISTED · HAZLOC · IP65 · BAA

Catalog Number

Notes

Type

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

Specifications

EPA: 0.69 ft² (0.06 m²)

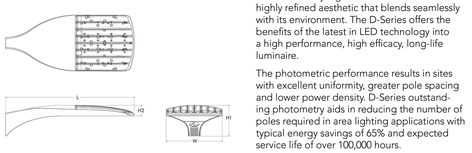
Length: 32.71" (83.1 cm)

Width: 14.26" (36.2 cm)

Height H1: 7.88" (20.0 cm)

Height H2: 2.73" (6.9 cm)

Weight: 34 lbs (15.4 kg)



Introduction

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

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

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics**	(this section 70CRI only)		AFR Automotive front row	T5M Type V medium	MVOLT (120V-277V)[4]	**Shipped included**
	P1 P6	30K 3000K	70CRI	T1S Type I short	T5LG Type V low glare	HVOLT (347V-480V)[5,6]	SPA Square pole mounting (#8 drilling)
	P2 P7	40K 4000K	70CRI	T2M Type II medium	T5W Type V wide	XVOLT (277V - 480V)[7,8]	RPA Round pole mounting (#8 drilling)
	P3 P8	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control[9]	120[9,26]	SPA5 Square pole mounting #5 drilling[9]
	P4 P9	(this section 80CRI only, extended lead times apply)		T3LG Type III low glare[9]	BLC4 Type IV backlight control[9]	208[9,26]	RPA5 Round pole mounting #5 drilling[9]
	P5			T4M Type IV medium	LCCO Left corner cutoff[9]	240[9,26]	SPA8N Square narrow pole mounting #8 drilling
	Rotated optics	27K 2700K	80CRI	T4LG Type IV low glare[9]	RCCO Right corner cutoff[9]	277[9,26]	WBA Wall bracket[10]
	P10[9] P12[9]	30K 3000K	80CRI	TFTM Forward throw medium		347[9,26]	MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	P11[9] P13[9]	35K 3500K	80CRI			480[9,26]	
		40K 4000K	80CRI				
		50K 5000K	80CRI				

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark Bronze
NLTAIR2 PIRHN	nLIGHT AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[11,12,13,27]	SPD20KV	20KV surge protection	DBLXD	Black
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[11,12,27]	HS	Houseside shield (black finish standard)[22]	DNAXD	Natural Aluminum
PER	NEMA twist-lock receptacle only (controls ordered separately)[14]	L90	Left rotated optics[1]	DWHXD	White
PER5	Five-pin receptacle only (controls ordered separately)[14,15]	R90	Right rotated optics[1]	DDBTXD	Textured dark bronze
PER7	Seven-pin receptacle only (controls ordered separately)[14,15]	CCE	Coastal Construction[23]	DBLBXD	Textured black
FAO	Field adjustable output[16,27]	HA	50°C ambient operation[24]	DNATXD	Textured natural aluminum
BL30	Bi-level switched dimming, 30%[16,27]	BAA	Buy America(n) Act Compliant	DWHGXD	Textured white
BL50	Bi-level switched dimming, 50%[16,27]	SF	Single fuse (120, 277, 347V)[25]		
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]	DF	Double fuse (208, 240, 480V)[25]		
DS	Dual switching[16,18,27]	**Shipped separately**			
		EGSR	External Glare Shield (reversible, field install required, matches housing finish)		
		BSDB	Bird Spikes (field install required)		

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LITHONIA LIGHTING®

Catalog Number

Notes

Type

LDN6 STATIC WHITE

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





Open Trim



Wallwash Trim

FEATURES & SPECIFICATIONS

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

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.
Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.
Two combination ½"- 3/4" and four ½" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.
Accommodates 12"-24" joist spacing.
Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.
Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.
LED light source concealed with diffusing optical lens.
General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.
Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

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

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg, per CIE 117-1996 Discomfort Glare in Interior Lighting.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.
0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

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

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

GOVERNMENT PROCUREMENT — BAA – Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

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

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

PERFORMANCE DATA

LDN6 3500K AR LSS 80CRI

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

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

DISTRIBUTIONS

Open

Wallwash

DIMENSIONS

LDN6 500-3000 Lumens

See page 4 for other fixture dimensions



WST LED
Architectural Wall Sconce

VOLT 20 · DTC LISTED PREMIUM · HAZLOC · IP65 · BAA · BABA

Catalog Number

Notes

Type

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

Specifications

Luminaire

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

Width: 17" (43.18 cm)

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

Weight: 20 lbs (9.1 kg)



Introduction

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

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED

Series	Performance Package	Color temperature	Distribution	Voltage		Mounting
WST LED	P1 1,500 Lumen package	27K 2700 K	VF Visual comfort forward throw	MVOLT[1]	277[2]	**Shipped included**
	P2 3,000 Lumen package	30K 3000 K	VW Visual comfort wide	120[2]	347[2]	(blank) Surface mounting bracket
	P3 6,000 Lumen package	40K 4000 K		208[2]	480[2]	PBBW Premium surface-mounted back box[3,4]
		50K 5000 K		240[2]		**Shipped separately**
						BBW Surface-mounted back box[5]

Options				Finish (required)	
NLTAIR2 PIR	nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights[6,8,7]	E7WC	Emergency battery backup, CA Title 20 Noncompliant (cold, 7W)[7,12]	DDBXD	Dark bronze
NLTAIR2 PIRH	nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights[6,8,7]	E7WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W)[7,13]	DBLXD	Black
PE	Photoelectric cell, button type[9]	E20WH	Emergency battery pack 18W constant power, Certified in CA Title 20 MAEDBS[7]	DNAXD	Natural aluminum
PER	NEMA twist-lock receptacle only (controls ordered separate)[9]	E20WC	Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS[7,12]	DWHXD	White
PER5	Five-wire receptacle only (controls ordered separate)[9]	E23WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W)[7,13,14]	DSSTD	Sandstone
PER7	Seven-wire receptacle only (controls ordered separate)[9]	LCE	Left side conduit entry[10]	DDBTXD	Textured dark bronze
PIR	Motion/Ambient Light Sensor, 8-15' mounting height[6,8]	RCE	Right side conduit entry[10]	DBLBXD	Textured black
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[7,8]	BAA	Buy America(n) Act Compliant	DNATXD	Textured natural aluminum
PIRH	180° motion/ambient light sensor, 15-30' mounting height[7,8]	**Shipped separately**		DWHGXD	Textured white
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[7,8]	RBPW	Retrofit back plate[4]	DSSTXD	Textured sandstone
SF	Single fuse (120, 277, 347V)[2]	VG	Vandal guard[15]		
DF	Double fuse (208, 240, 480V)[2]	WG	Wire guard[16]		
DS	Dual switching[16]				
DMG	0-10V dimming extend out back of housing for external control (control ordered separate)[11]				
E7WH	Emergency battery backup, Non CEC compliant (7W)[7]				

See Accessories and Notes on next page.

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PEA GROUP
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NORTH

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS 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.

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

PROJECT TITLE
LAUREL - 6 MILE DEVELOPMENT
LIVONIA, MI

REVISIONS

SITE PLAN SUBMITTAL	5/24/2024

ORIGINAL ISSUE DATE:
MAY 24, 2024

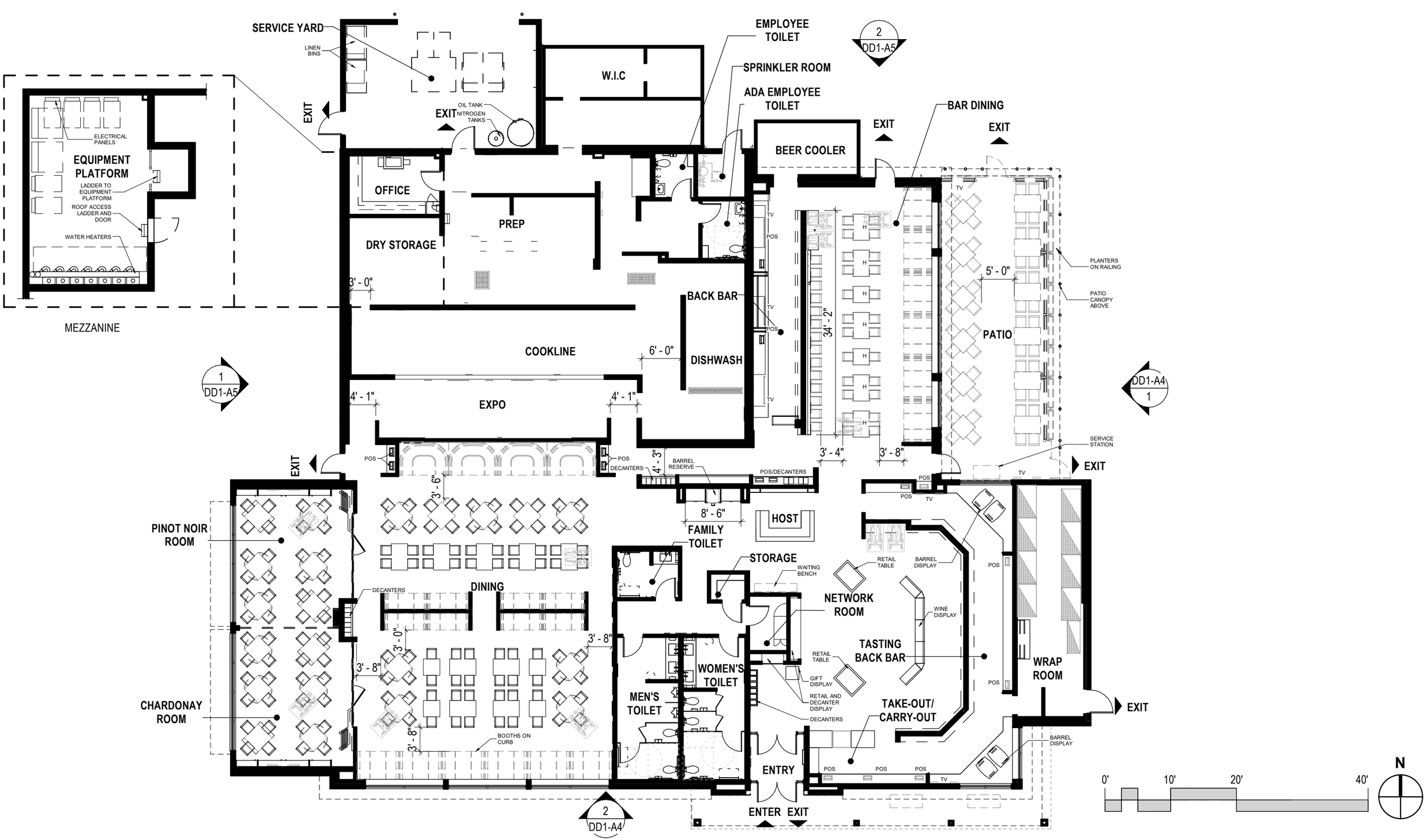
DRAWING TITLE
LIGHT FIXTURE DETAILS

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

DRAWING NUMBER:
SL-1.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2017\2017-389-01 LAUREL PARK DEVELOPMENT\DWG\2_SITE_PLAN\[SL-1.1]LIGHT FIXTURES--17-389.dwg PLOT DATE: 5/29/2024 BY: Lucas Driesenga



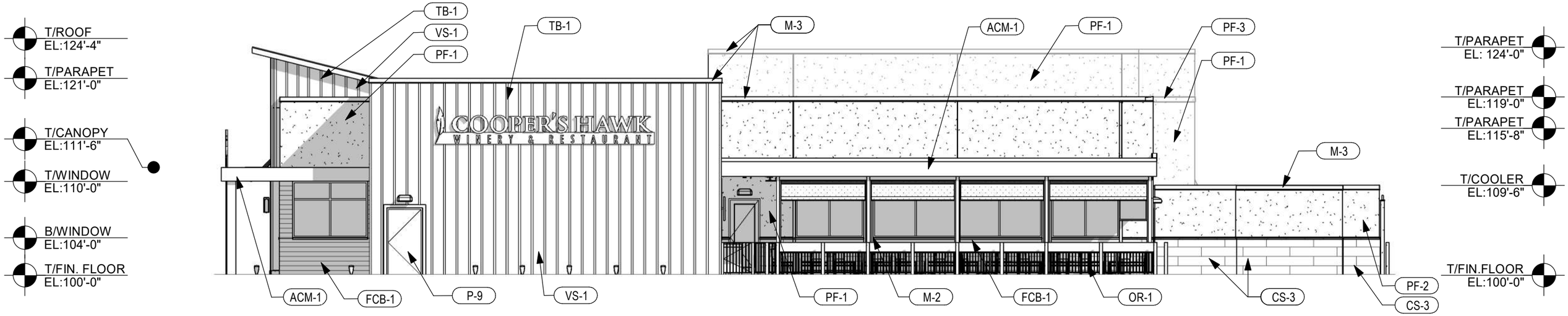
FLOOR PLAN

COOPER'S HAWK - LIVONIA

COOPER'S HAWK LIVONIA, MI

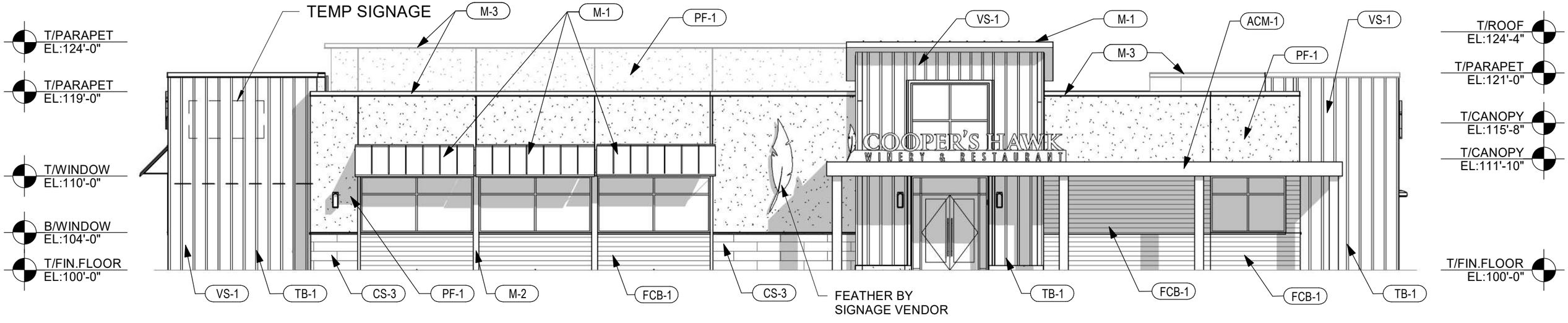
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1 EAST ELEVATION

1" = 10'-0"



2 SOUTH ELEVATION

1" = 10'-0"

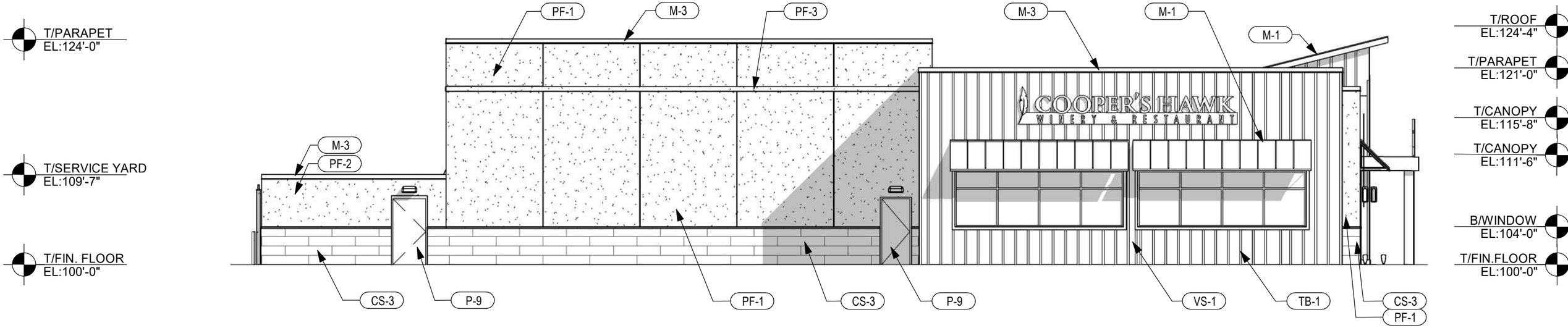
EXTERIOR ELEVATIONS

COOPER'S HAWK - LIVONIA

COOPER'S HAWK LIVONIA, MI

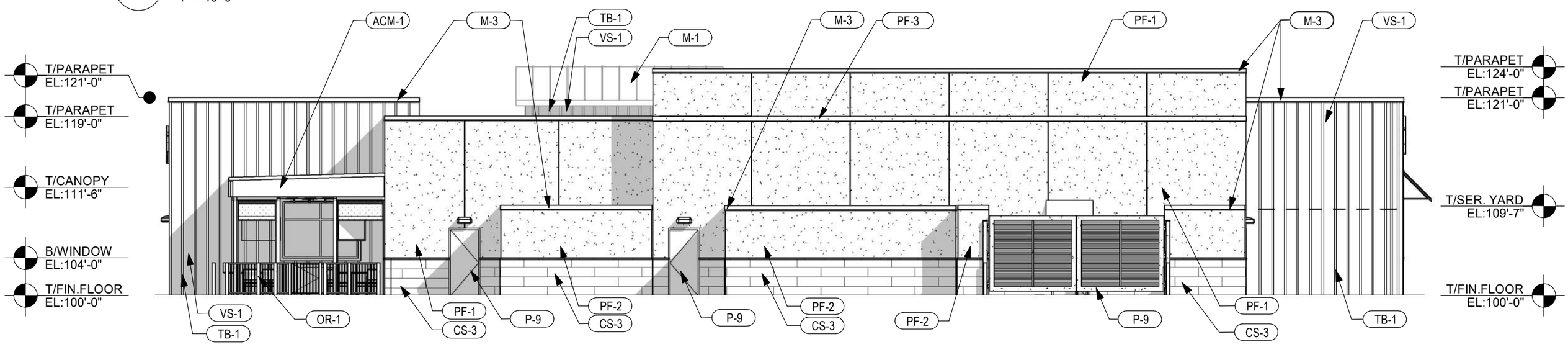
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1 WEST ELEVATION

1" = 10'-0"



2 NORTH ELEVATION

1" = 10'-0"

EXTERIOR ELEVATIONS

COOPER'S HAWK - LIVONIA

COOPER'S HAWK LIVONIA, MI

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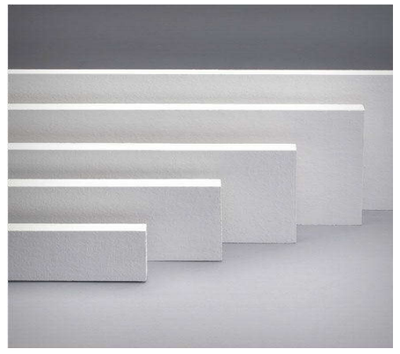
FCB-1 FIBER CEMENT BOARD
MFR: NICHIHA
STYLE: VINTAGE WOOD
COLOR: CEDAR
SIZE: 18" X 120"
LOCATION: REFER TO EXTERIOR ELEVATIONS
PRICING: $7.28/SF



VS-1 VERTICAL SIDING
MFR: JAMES HARDIE
STYLE: PANEL VERTICAL SIDING
COLOR: IRON GRAY
FINISH: SMOOTH
SIZE: 12O" X 48" X 0.312" THICK
LOCATION: REFER TO EXTERIOR ELEVATIONS



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



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



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



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



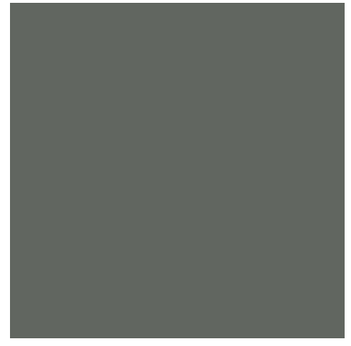
M -2 METAL
MRF: KAWNEER
COLOR: BLACK
LOCATION: STOREFRONT, REFER TO EXTERIOR ELEVATIONS



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



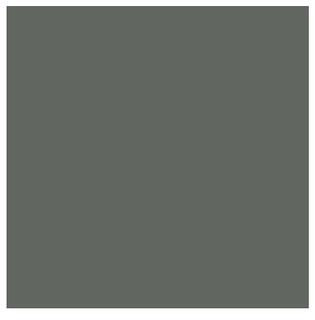
PF-1 PLASTER FINISH
MFR: STO
PRODUCT: STO SPECIAL
COLOR: CREAM - 16258 - 81
FINISH: CONCRETE SMOOTH 10
LOCATION: REFER TO EXTERIOR ELEVATIONS
NOTES: SYSTEM TO HAVE ULTRA HIGH IMPACT RESISTANT MESH AT FIRST 5' AFF



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



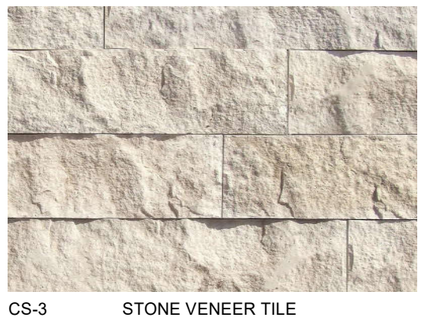
PF-3 PLASTER FINISH
MFR: STO
COLOR: TRICORN BLACK SW6258
FINISH: ESSENCE MEDIUM SAND
LOCATION: REFER TO EXTERIOR ELEVATI



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



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



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

EXTERIOR MATERIAL BREAKDOWN

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

EXTERIOR MATERIALS

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

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EXTERIOR PERSPECTIVE

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

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EXTERIOR PERSPECTIVE

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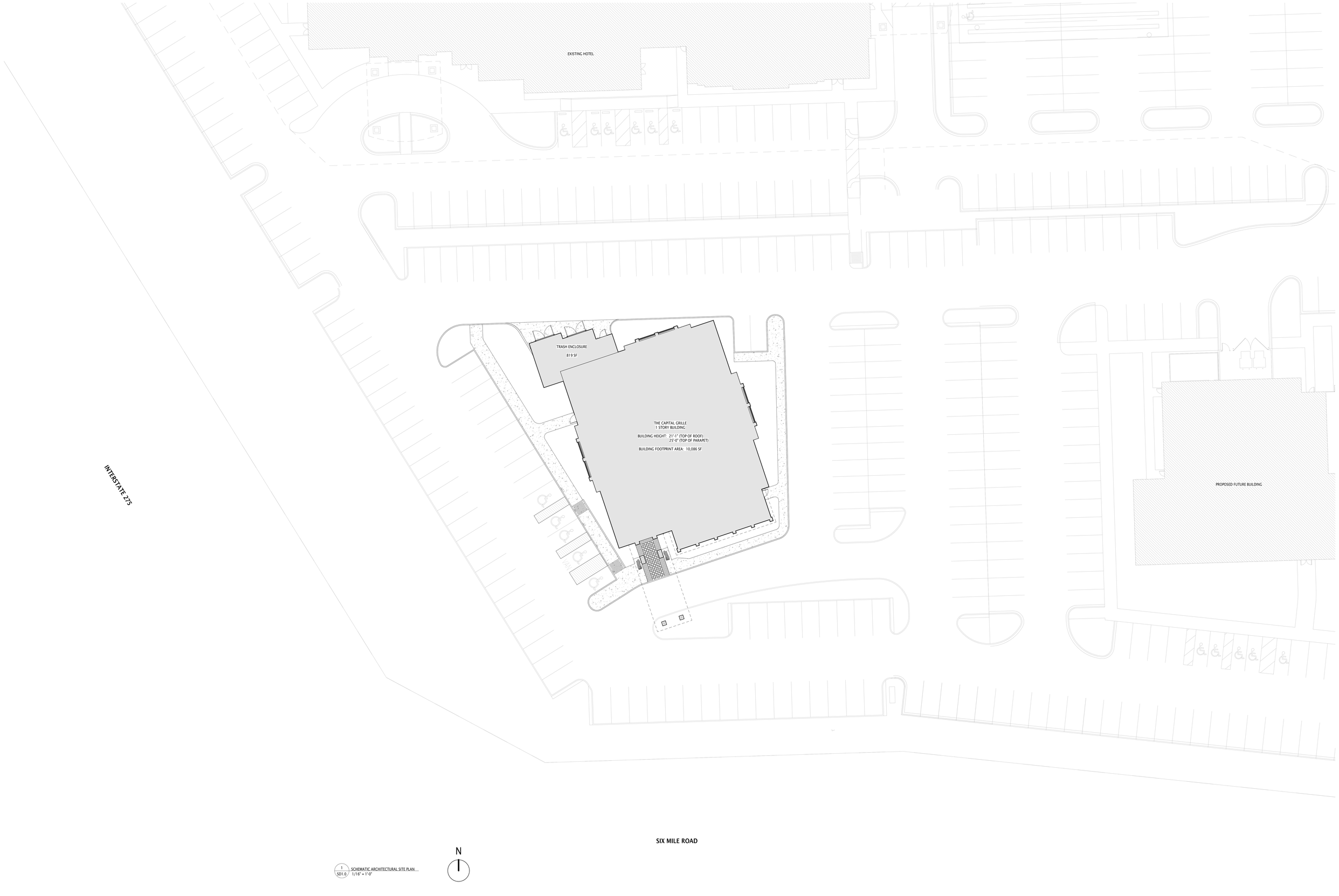


EXTERIOR PERSPECTIVE

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

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

DARDEN

THE CAPITAL GRILLE LIVONIA, MI

6 MILE ROAD
LIVONIA, MI 48152

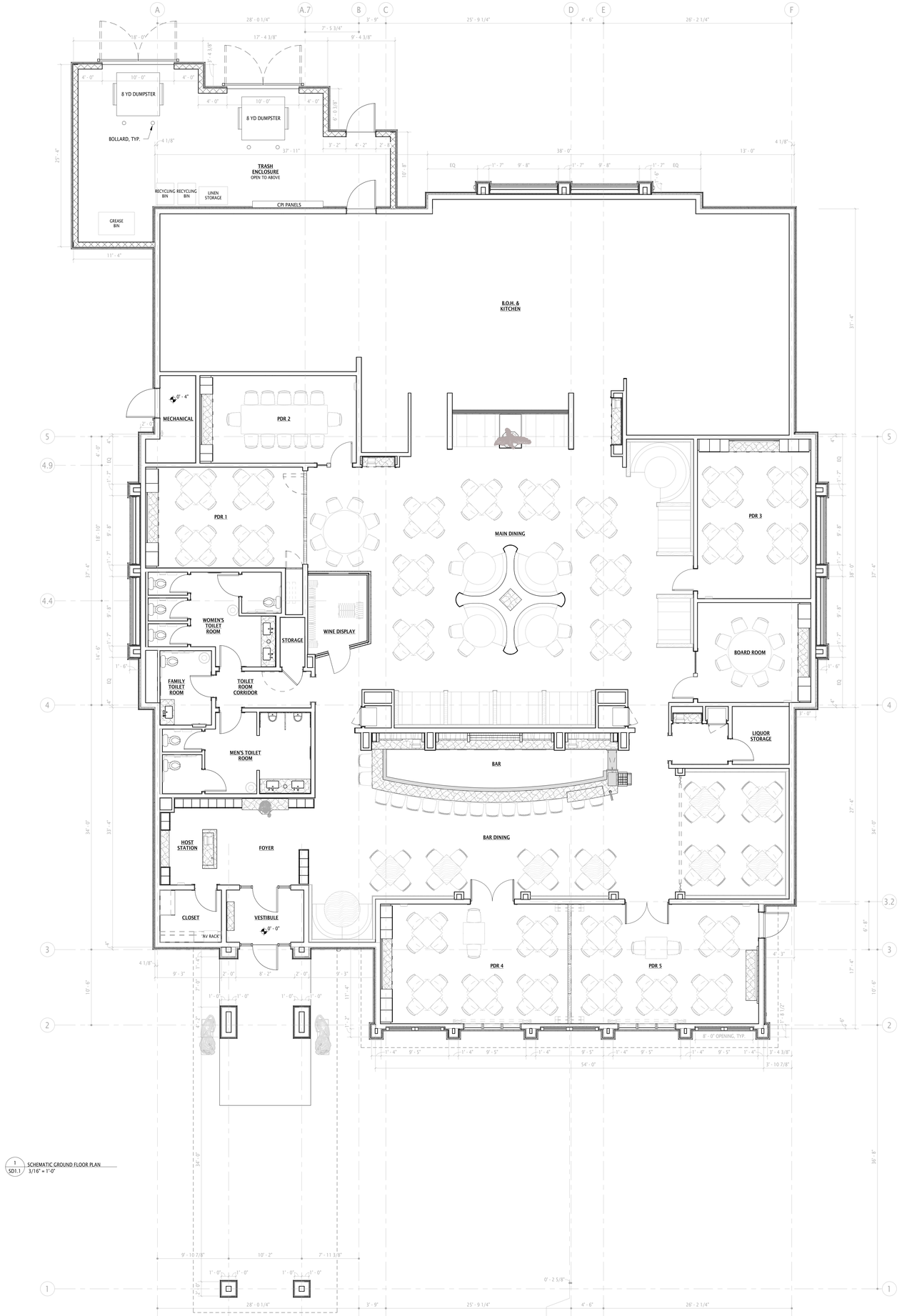
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SD1.0 | SCHEMATIC ARCHITECTURAL SITE PLAN

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DARDEN CORPORATION
1000 DARDEN CENTER DRIVE
ORLANDO, FL 32837

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



1 SD1.1 SCHEMATIC GROUND FLOOR PLAN
3/16" = 1'-0"

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

DARDEN

THE CAPITAL GRILLE LIVONIA, MI

6 MILE ROAD
LIVONIA, MI 48152

DARDEN CORPORATION
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ORLANDO, FL 32837

2024.03.11

SD1.1 | SCHEMATIC GROUND FLOOR PLAN

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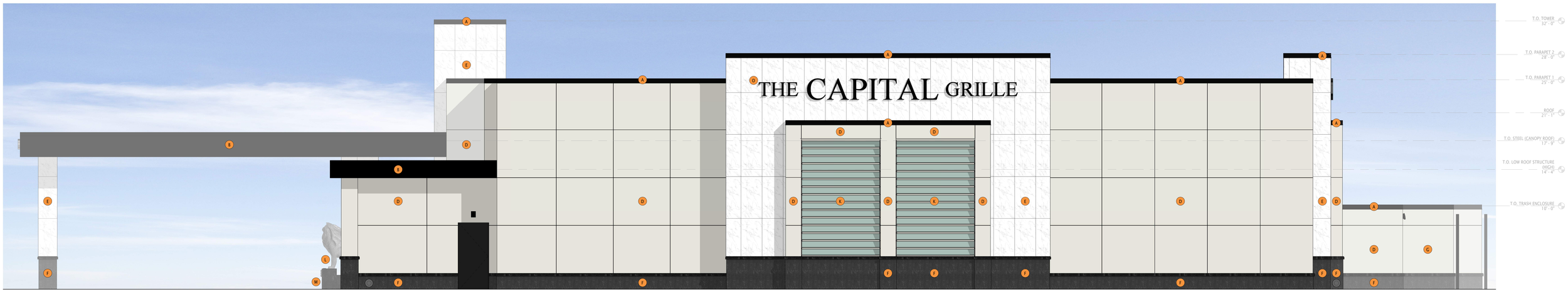
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THE CAPITAL GRILLE
10,086 SF

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



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

RENDERED ELEVATION KEY NOTES

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

DARDEN

THE CAPITAL GRILLE LIVONIA, MI

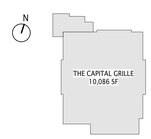
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SD1.5 | SCHEMATIC ELEVATIONS

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



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

RENDERED ELEVATION KEY NOTES

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

DARDEN

THE CAPITAL GRILLE LIVONIA, MI

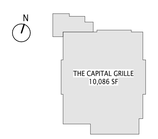
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SD1.6 | SCHEMATIC ELEVATIONS

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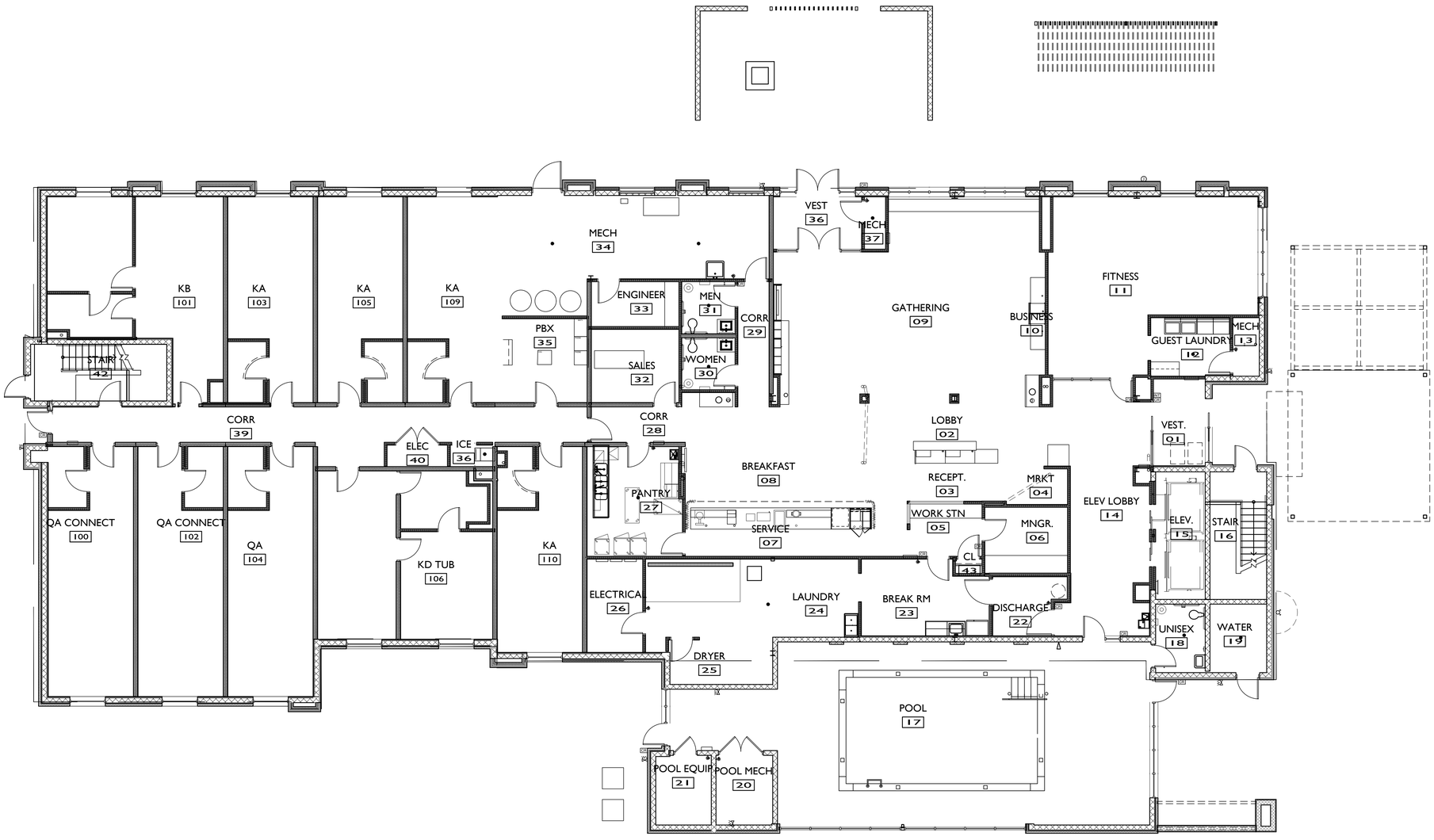
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FIRST FLOOR PLAN

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

GUESTROOM MATRIX							
TYPE	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	TOTAL	PERCENTAGE
(KA) KING STUDIO	4	15	15	15	15	**64**	66%
(KAC) KING STUDIO CONNECT	0	1	1	1	1	**4**	4%
(KB) ACC. KING STUDIO	1	1	1	1	1	**5**	5%
(KC) KING STUDIO WIDE	0	1	1	1	1	**4**	4%
(KD) ONE BDRM ACC. KING SUITE	1	1	1	1	1	**5**	5%
(QA) D. QUEEN STUDIO	1	2	2	2	2	**9**	9%
(QAC) D. QUEEN STUDIO CONNECT	2	1	1	1	1	**6**	6%
TOTAL	**9**	**22**	**22**	**22**	**22**	**97**	100%

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HOME 2

17123 N. LAUREL PARK DR
LIVONIA, MICHIGAN

PROJECT + NUMBER

24-204-02

ISSUE + DATE

10 MAY 2024 SITE PLAN

SHEET + TITLE

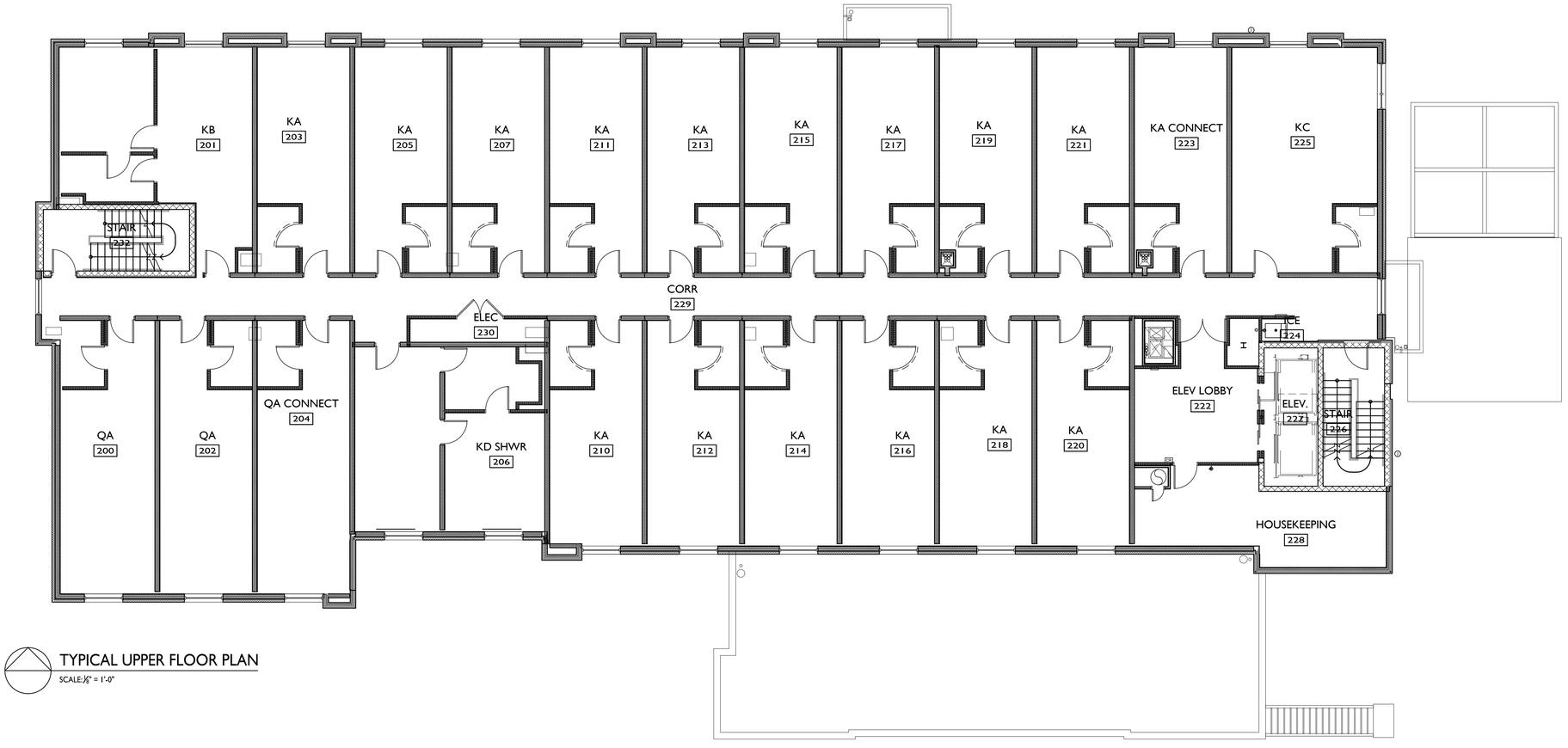
FIRST FLOOR PLAN

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SHEET + NUMBER

A-100

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TYPICAL UPPER FLOOR PLAN

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

GUESTROOM MATRIX							
TYPE	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	TOTAL	PERCENTAGE
(KA) KING STUDIO	4	15	15	15	15	**64**	66%
(KAC) KING STUDIO CONNECT	0	1	1	1	1	**4**	4%
(KB) ACC. KING STUDIO	1	1	1	1	1	**5**	5%
(KC) KING STUDIO WIDE	0	1	1	1	1	**4**	4%
(KD) ONE BDRM ACC. KING SUITE	1	1	1	1	1	**5**	5%
(QA) D. QUEEN STUDIO	1	2	2	2	2	**9**	9%
(QAC) D. QUEEN STUDIO CONNECT	2	1	1	1	1	**6**	6%
TOTAL	**9**	**22**	**22**	**22**	**22**	**97**	100%

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TYPICAL FLOOR PLAN

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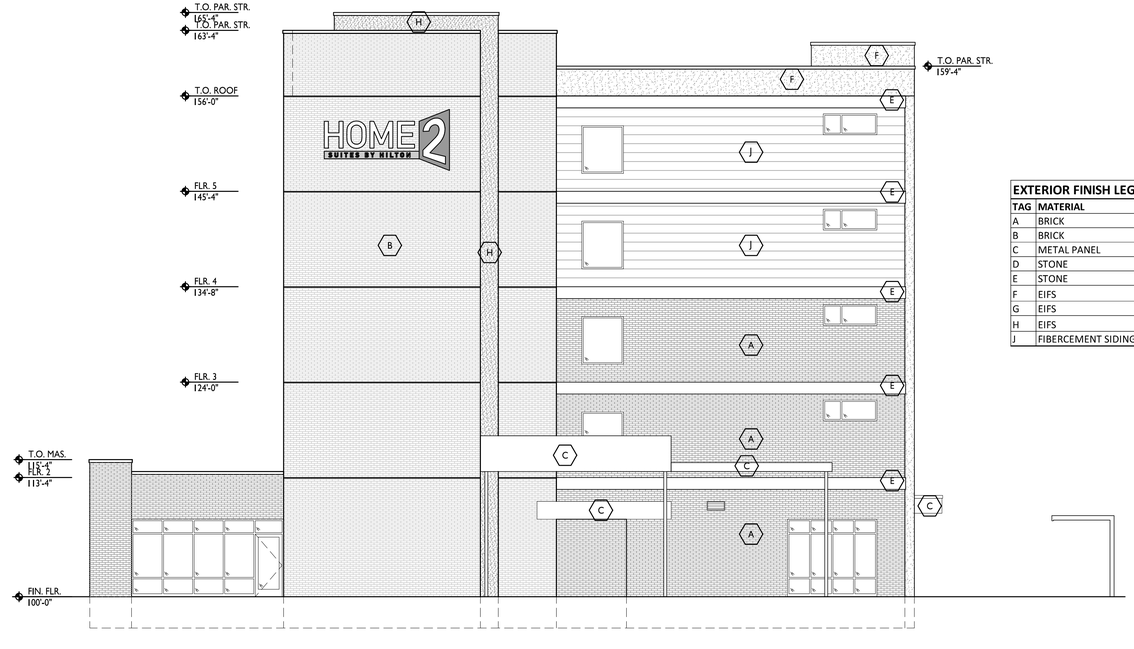
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NORTH ELEVATION

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

EXTERIOR MATERIALS	AREA	RATIO
MASONRY / BRICK	5,565 SF	52.5%
FIBER CEMENT SIDING	1,515 SF	14.3%
EIFS PANELS	961 SF	9.1%
DOOR / WINDOWS	2,563 SF	24.2%
TOTAL	10,604 SF	



EAST ELEVATION

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

EXTERIOR MATERIALS	AREA	RATIO
MASONRY / BRICK	3,147 SF	67.6%
FIBER CEMENT SIDING	753 SF	16.2%
EIFS PANELS	365 SF	7.9%
DOOR / WINDOWS	389 SF	8.3%
TOTAL	4,654 SF	

EXTERIOR FINISH LEGEND

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

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HOME 2 SUITES BY HILTON

HOME 2

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10 MAY 2024 SITE PLAN
16 JUL 2024 SITE PLAN

SHEET + TITLE

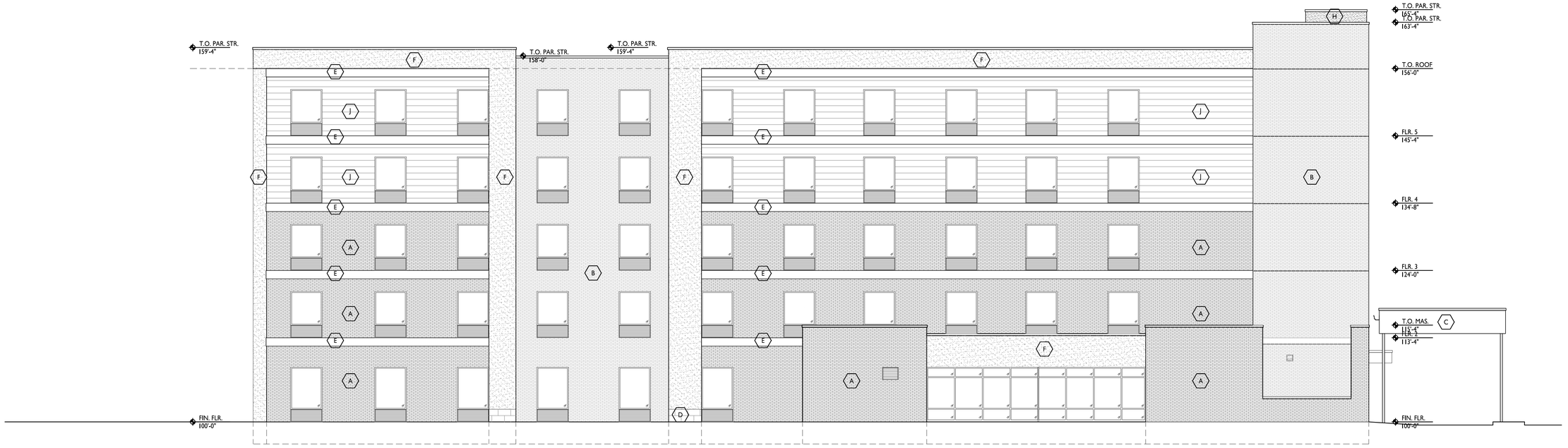
EXTERIOR ELEVATIONS

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SHEET + NUMBER

A-300

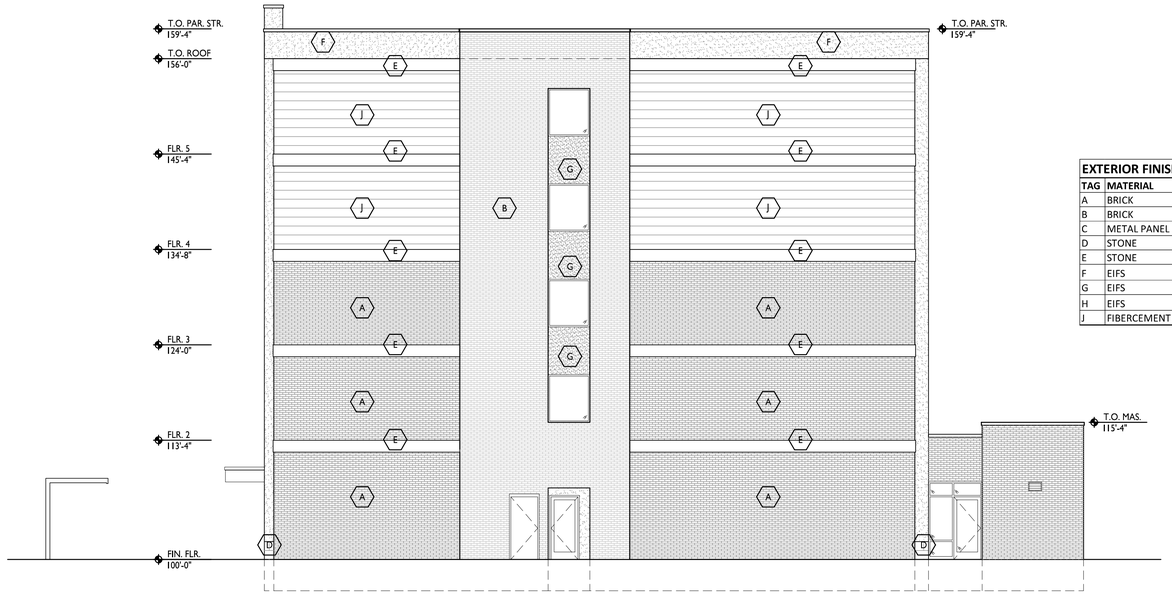
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SOUTH ELEVATION

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

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



WEST ELEVATION

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

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

EXTERIOR FINISH LEGEND

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

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HOME 2 SUITES BY HILTON

HOME 2

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10 MAY 2024 SITE PLAN
16 JUL 2024 SITE PLAN

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EXTERIOR ELEVATIONS

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EAST/FRONT & SOUTH

HOTEL DEVELOPMENT
LIVONIA, MICHIGAN

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN



EAST & NORTH

HOTEL DEVELOPMENT
LIVONIA, MICHIGAN

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN



HOTEL DEVELOPMENT
LIVONIA, MICHIGAN

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ARCHITECTURE DESIGN



HOTEL DEVELOPMENT
LIVONIA, MICHIGAN

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN

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

TOP OF PARAPET
76'-2"

TOP OF PARAPET
74'-10"

TOP OF PARAPET
70'-2"

SIXTH LEVEL
53'-2"

FIFTH LEVEL
43'-4 1/2"

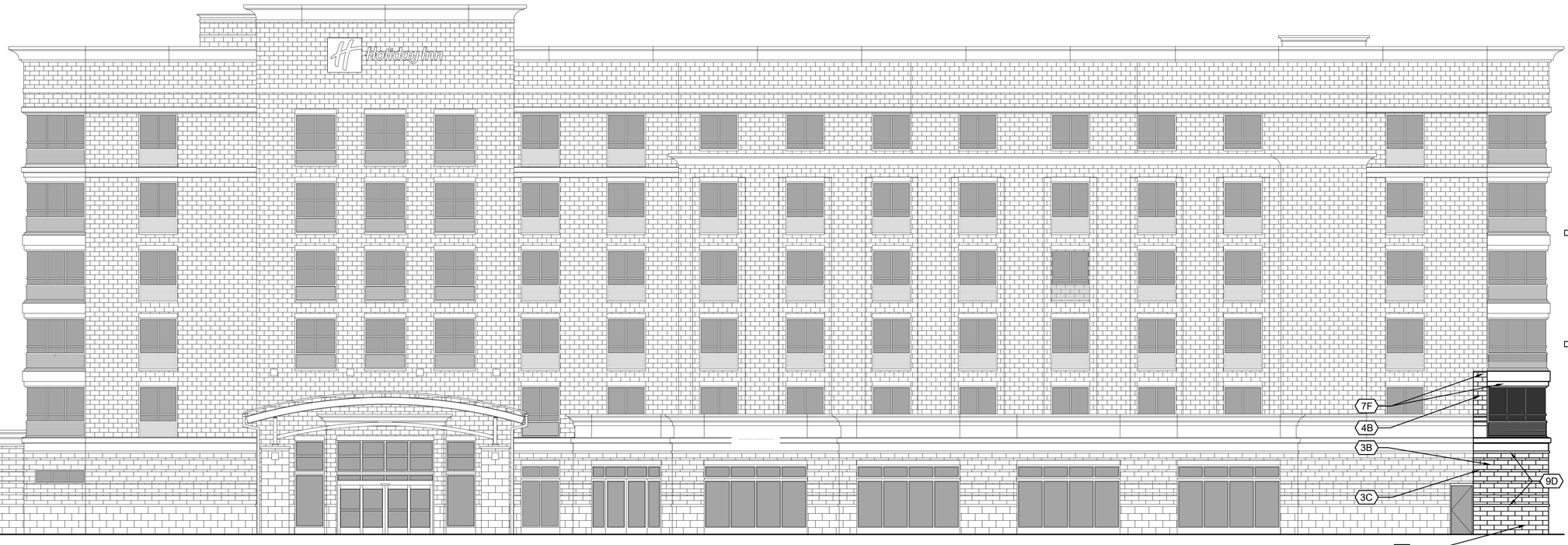
FOURTH LEVEL
33'-7"

THIRD LEVEL
23'-9 1/2"

PORTE COCHERE
20'-5 1/2"

SECOND LEVEL
14'-0"

GROUND LEVEL
0'-0"



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

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17123 N. LAUREL PARK DR
LIVONIA, MICHIGAN

PROJECT + NUMBER
24-204

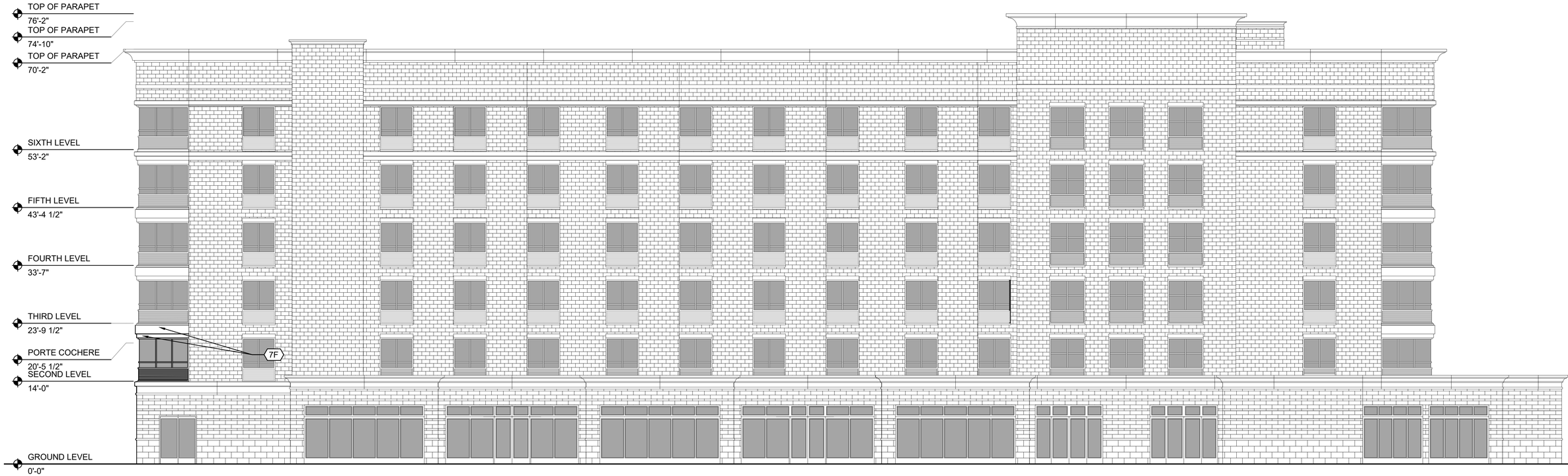
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COLOR	MATERIAL
1 – ARRISCRAFT – RENAISSANCE CAMBRIDGE – "DRIFTWOOD–ROCKED"	A 12X24 BRICK
2 – NOT USED	B 8" BRICK
3 – ARRISCRAFT – RENAISSANCE CAMBRIDGE – "CAFE–DRESSED / SANDBLASTED"	C 4X12 BRICK
4 – ARRISCRAFT – RENAISSANCE CAMBRIDGE – "OAK RIDGE–DRESSED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



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

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NORTH ELEVATION
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TOP OF PARAPET
76'-2"

TOP OF PARAPET
74'-10"

TOP OF PARAPET
70'-2"

SIXTH LEVEL
53'-2"

FIFTH LEVEL
43'-4 1/2"

FOURTH LEVEL
33'-7"

TOP OF PARAPET
24'-9 1/4"

THIRD LEVEL
23'-9 1/2"

PORTE COCHERE
20'-5 1/2"

SECOND LEVEL
14'-0"

GROUND LEVEL
0'-0"



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

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

BOWERS+ASSOCIATES, INC.
2400 South Huron Parkway
Ann Arbor, MI 48104
P: 734.975.2400
www.bowersarch.com

CONSULTANT + NAME

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

PROJECT + NUMBER
24-204

ISSUE + DATE

SHEET + TITLE
EAST ELEVATION
24204A3XX.dwg

SHEET + NUMBER
A-302

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TOP OF PARAPET
76'-2"

TOP OF PARAPET
71'-9"

TOP OF PARAPET
70'-2"

SIXTH LEVEL
53'-2"

FIFTH LEVEL
43'-4 1/2"

FOURTH LEVEL
33'-7"

TOP OF PARAPET
24'-9 1/4"

THIRD LEVEL
23'-9 1/2"

TOP OF PARAPET
15'-0"

SECOND LEVEL
14'-0"

GROUND LEVEL
0'-0"



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

COLOR	MATERIAL
NOTE 1 – ARRISCRAFT – RENAISSANCE CAMBRIDGE – "DRIFTWOOD–ROCKED" 2 – NOT USED 3 – ARRISCRAFT – RENAISSANCE CAMBRIDGE – "CAFE–DRESSED / SANDBLASTED" 4 – ARRISCRAFT – RENAISSANCE CAMBRIDGE – "OAK RIDGE–DRESSED / SANDBLASTED" 5 – ARRISCRAFT – RENAISSANCE CAMBRIDGE – "LIMESTONE–DRESSED / SANDBLASTED" 6 – WHITE – EIFS 7 – EIFS TO MATCH OAK RIDGE BRICK 8 – EIFS TO MATCH LIMESTONE BRICK 9 – WHITE – STONE 10 – NOT USED 11 – WHITE – PORTE COCHERE 12 – COLOR TO MATCH ADJACENT BRICK 13 – GREY – ALUMINUM 14 – EXPANSION JOINT –EXPANSION JOINT INSIDE CORNERS (TYP. FOR MASONRY VENEER) 15 – STREET ADDRESS SHALL STAND OUT FROM COLOR OF BUILDING ADDRESS NUMBERS TO BE MIN. 8" HIGH	(A) 12X24 BRICK (B) 8" BRICK (C) 4X12 BRICK (D) CAST STONE – BULLNOSE/BAND (E) NOT USED (F) EIFS (G) PORTE COCHERE (H) CAST STONE – 8" HEADER (I) CAST STONE – 4" SILL (J) CAST STONE BAND (K) CAST STONE – 1'–0" SILL (L) ALUMINUM (M) 24" CAST STONE PANEL
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WEST ELEVATION
24204A3XX.dwg

SHEET + NUMBER
A-303

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CORRESPONDENCE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

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

MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

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

June 13, 2024

Mr. Scott Miller
Planner IV
City of Livonia

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

Dear Mr. Miller:

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

1. The proposed site is actually two separate parcels that are assigned the addresses of **#17117 and #17123 N. Laurel Park Drive**. Once the plan has been approved, the owner will need to contact this Department for additional addresses.

2. The legal description provided on the drawings appears to be correct for the overall parcel. As noted above, the site is currently two separate parcels that will need to be combined. The owner should contact the Assessing Department to begin the combination process once site plan approval has been granted.

3. The existing parcel is currently serviced by public sanitary sewer, storm sewer and water main. The submitted drawings indicate proposed additions to the existing systems as well as on-site detention. No calculations have been included with the submittal drawings, but we do not believe there will be any negative impacts to the existing systems. A full Engineering review will be completed during the permitting process.

4. The drawings indicate proposed storm water detention, but do not include detailed information. The development will be required to provide detention per the latest version of the Wayne County Stormwater Ordinance.

5. Any disturbances with the Seven Mile Road or I-275 road right-of-way's will require permits through the Wayne County Department of Public Service and the Michigan Department of Transportation, including drive approach and sidewalk removals and placements. All other permits will be through the City of Livonia.

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,

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

cc: 2024 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF

MAUREEN MILLER BROSNAN
MAYOR

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

DATE: 7/3/2024

TO: Scott O. Miller, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: Petition 2024-06-08-02 – 17123 N Laurel Park Dr

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

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

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

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

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE

MAUREEN MILLER BROSNAN
MAYOR

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

June 13th 2024

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

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

Mr. Miller,

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

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

Sincerely,

FOR THE CHIEF OF POLICE,

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

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT

MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

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

Date: July 9, 2024

To: Scott O. Miller

From: Jerome Hanna

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

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

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

This Department has no further objections to this Petition.

I trust this provides the requested information.

Jerome Hanna
Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Debra Peck Lichtenberg, CPA
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT

MAUREEN MILLER BROSNAN
MAYOR

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

June 12, 2024

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

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

Dear Mr. Miller,

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

Please contact me if you have any further questions.

Very truly yours,

Connie Kumpula
Chief Accountant

CK: jw

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER

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

June 12, 2024

Livonia Planning Commission
RE: 17123 Laural Park Drive

Dear Commissioners,

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

Thank you very much for inquiring

Susan M Nash

OFFICE OF THE MAYOR

Maureen Miller Brosnan
MAYOR

Linda Gosselin
ASSESSOR

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

June 13, 2024

To: Planning Department

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

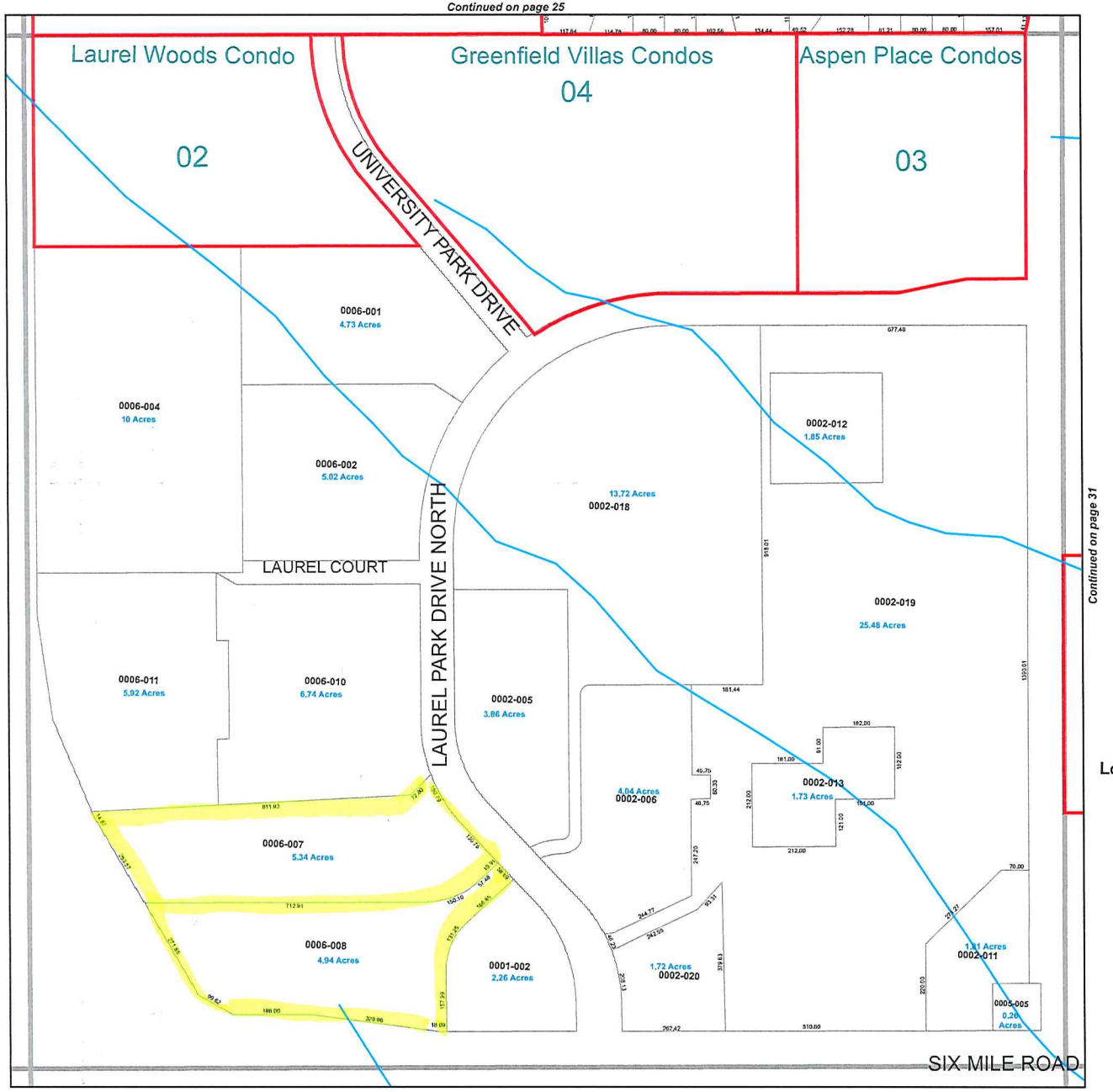
A request has been made by Laurel Investment, LLC to approve submitted plans to construct three (3) new buildings which includes a five-story hotel (Home 2 Suites) on parcel 028-99-0006-007 with the existing Holiday Inn, a portion of which is to be demolished, at 17123 Laurel Park. Also, two (2) freestanding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

Kindest Regards,

Kathie Siterlet

Kathie Siterlet
Residential Appraiser

Continued on page 25



Continued on page 27

Continued on page 31

Continued on page 69

Location S.E. 1/4 Section 7

City of Livonia

N

0 50 100 200 Feet

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

Copyright 2019, 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

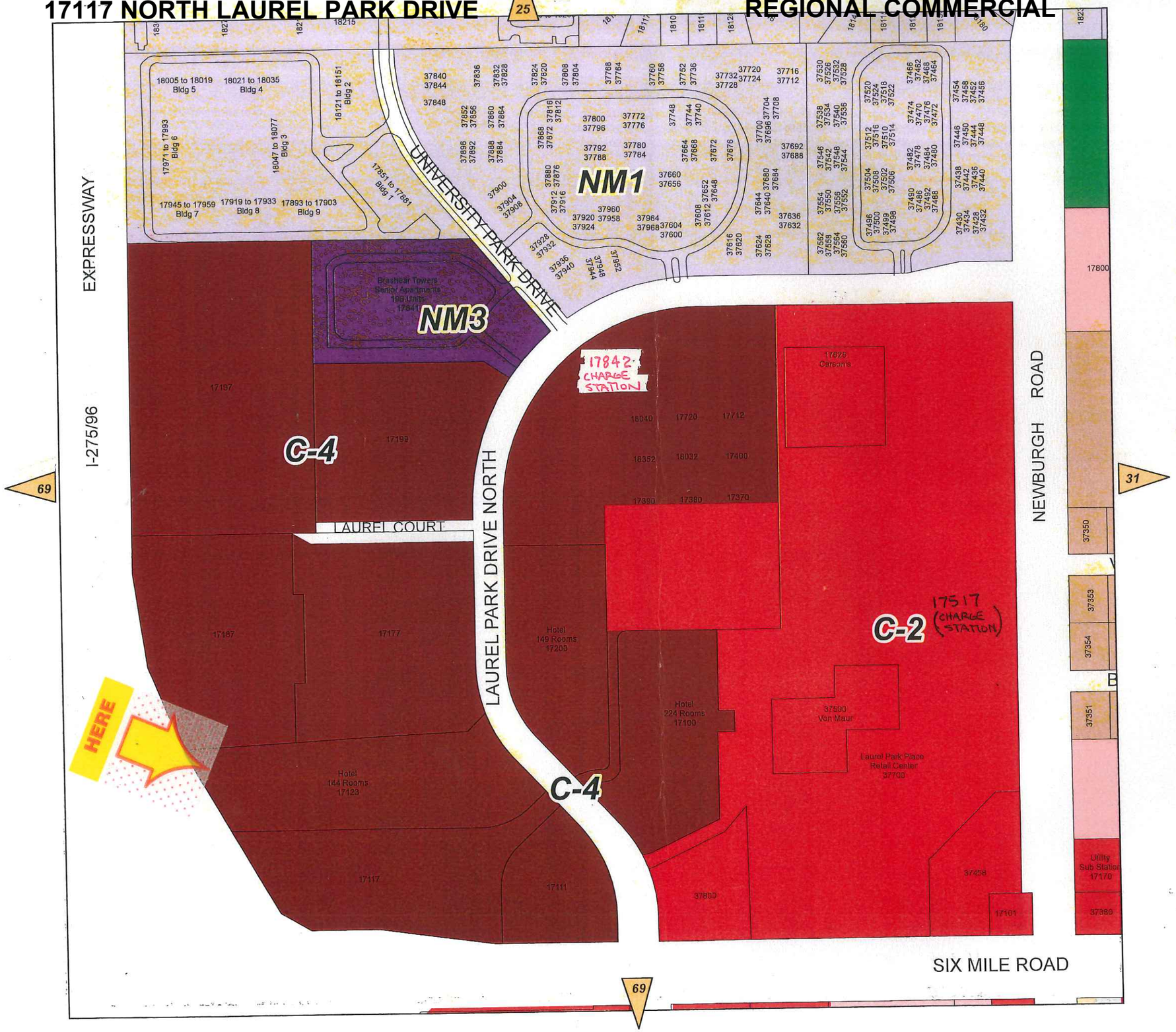
Information herein deemed reliable but not guaranteed

Updated: December 2019

OTHER ITEMS RELATED TO THE PETITION

COOPER'S HAWK WINERY & RESTAURANT
17117 NORTH LAUREL PARK DRIVE

REF: SIGNS
REGIONAL COMMERCIAL



ZONING MAP

LEGEND

Zoning Districts

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

S.E. 1/4 Section 7

City of Livonia

T. 1 south, R. 9 east

Wayne County, Michigan

Copyright 2001, City of Livonia

300 150 0 300 Feet

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS
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JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
LINDSEY HAKALA
BRIAN MEAGHER
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33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250

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PUBLIC NOTICE
SEPTEMBER 23, 2025

APPEAL CASE NO. 2025-02-02, 17117 Laurel Park Drive (tabled on May 20, 2025): an appeal was made to the Zoning Board of Appeals by Laurel Investment, LLC, on behalf of Lessee Capital Grille, seeking to erect a wall sign package resulting in an excessive number of signs and excessive sign area.

Number of Signs	**Total Sign Area**
Allowed: 2	Allowed: 191.75 sq. ft.
Proposed: 4	Proposed: 241.92 sq. ft.
Excess: 2	Excess: 50.17 sq. ft.

Also seeking to reface an existing off-site secondary sign on a pylon with a larger sign for an off-site business which violates the prohibition of pylon signs, off-site signs (Billboards), and to the alterations to existing non-conforming signs.

This Regional Commercial property is located on the west side of Laurel Park Drive (17117), between University Park Drive and Six Mile Road, Lot. No. 028-99-0006-008, C-4, High Rise Commercial, rejected by the Inspection Department under Livonia Code of Ordinance, Section 11.08 (3) Zoning District Regulations.

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

Agendas, minutes, and other meeting documents may be accessed at the following URL:

https://livonia.gov/129/Agendas-Minutes-and-Meeting-Documents

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, September 23, 2025, at 7:00 p.m**., at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,

Timothy Klisz, Secretary

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

APPEAL CASE NO. 2025-02-02, 17117 Laurel Park Drive: an appeal was made to the Zoning Board of Appeals by Laurel Investment, LLC, on behalf of Capital Grille, seeking to erect a wall sign package resulting in an excessive number of signs and excessive sign area.

Number of Signs	**Total Area of Signs**
Allowed: 2	Allowed: 191.75 square feet
Proposed: 5	Proposed: 319.16 square feet
Excess: 3	Excess: 127.41 square feet

This Regional Commercial property is located on the west side of Laurel Park Drive (17117), between University Park Drive and Six Mile Road, Lot. No. 028-99-0006-008, C-4, High Rise Commercial, rejected by the Inspection Department under Livonia Code of Ordinance, Section 11.08 (3) Zoning District Regulations.

TESTA Mr. Chair.

COPPOLA Thank you. Mr. Stierna, anything you'd like to add?

STIERNA I have nothing to add at this time. Thank you, sir.

COPPOLA I think you don't like us.

TESTA Mr. Chair, I think we need to remove it from the table.

BARINGHAUS This one's not tabled. The first one was.

TESTA I thought we tabled this one too. I'm sorry.

COPPOLA No worries. At least it doesn't say it was tabled.

TESTA Yep. I'm sorry.

MIKEL It was not tabled.

TESTA Sorry.

COPPOLA Mr. Stierna, help me. There's these two little, small plaques that are on, I guess, those sculptures?

STIERNA Yes.

COPPOLA So those qualify as signs?

STIERNA Is exempt. They're exempt or signs, we consider them.

DRAFT

COPPOLA So is it? I mean, it's, you're talking one foot each. So does that? Is that part of the count?

STIERNA No, we… those are exempt signs. Let me find that.

COPPOLA Okay. Appreciate that clarification.

STIERNA We have them on several doorways around the community.

COPPOLA Okay, so the five then are remaining.

STIERNA Number five: nameplates on entry doors to the premise or adjacent to the doorway.

COPPOLA So A, B… E, F, G, okay. Got it. Any other questions for Mr. Stierna? Okay. seeing none, if the Petitioner could step up to our fancy podium, and if I can get a name and address?

MIKEL Hello there. My name is David Mikel, and I'm from 6001 Nimtz Parkway in South Bend, Indiana.

COPPOLA Mr. Mikel, I will not mess up your last name. Mr. Knowles, just for the record.

KNOWLES Jack Knowles, 29200 Northwestern Highway, Suite 450, Southfield, 48034, Laurel Investment.

COPPOLA Thank you very much, Mr. Knowles. So Mr. Mikel, why don't you take us through? I'd like you to go through each of the signs that you have that you're proposing here. Tell me from your perspective, the purpose and the value of those signs.

MIKEL Sure. So do you have the artwork that was submitted?

COPPOLA Yes.

MIKEL I'm just going to run right through that. So I'm going to go to the second page there, after the cover page. It's titled Site Plan page two. You'll see sign A and sign B, those are both on the south elevation, which is the front elevation. Sign A is a 64-square-foot set of channel letters, and sign B is a 12-inch-tall set of channel letters. The sign B will be placed on the end of the canopy going over. There's a driveway right in front of the door there, and there's a canopy over the front door. The canopy does not go over the driveway, but the sign is at the very end of the canopy there. And then moving past C and D--

COPPOLA Tell me kind of from your perspective, the purpose of each of those signs.

DRAFT

MIKEL So from my perspective, I'm representing Darden Restaurants and the Capital Grille, and they have their prototypical sign package, and they wanted me to move forward with it. But as a branding consulting firm, I work for site enhancement services. So we were hired to do this. In my opinion, I don't think sign B is necessary. We can totally agree with not needing that sign. And without just kind of giving away everything I have here.

COPPOLA We kind of covered A and B. I know A, you always have a sign in front of the building, right? So that's an easy one.

MIKEL Yes.

COPPOLA Okay. Keep going, work your way around.

MIKEL So C and D are exempt. I'm going to sign E now, which is on the west elevation. And this kind of goes into my argument here that I have on this page. You can see in the red text there, if we're allowed to calculate our square footage based off of the two street frontages, the one that's on Six Mile Road, and then the ramp going to 275 there, we would actually be under by 26.11 square feet. However, we're only allowed to use our front elevation for the square footage calculation, and that's our shorter elevation, but that western elevation has great visibility to the highway and to eastbound traffic on Six Mile Road. With these sign packages, we try to tell a story where you know you have the free-standing signage, and that gives you an idea of where the building will probably be located, and then you're looking for the building. You're trying to identify the building while safely maintaining control of your vehicle. That westbound or that western-facing sign there has great visibility. It's at the top of the building. It's that building is at a lower grade than the nearby roadways there. So having a sign up there really lets customers know here's the building, and you can now focus on maintaining control of your vehicle and then navigating safely to the site. So we find that sign E is paramount. It helps our customers get to where they need to go safely and make a decision on where they do not want to go as well. If they see the Capitol Grille, they'd rather go to Cooper's Hawk. Okay, perfect. That's not what building? I'll go over here. So it's a smooth transfer of information. And we find that sign very important. I'm going to skip over sign G, the back sign, and sign F, we find to be also very important for this building, as if you go to page five really quick, there will be [an] exhibit showing the traffic patterns. And no matter where you're coming from, north, west, east, south, you are going to have to get onto that North Laurel Drive turn left onto the property and then go all the way into the back of the property and find Capital Grille. So it's kind of a hike as far as accessing the building. And building identification is… it's everything when it comes to signage and safety, efficiency, not having people having to do U-turns, any of that, because I know this can be a highly congested area. So….

BARINGHAUS Could I ask a question?

MIKEL Yeah.

DRAFT

BARINGHAUS Okay, sign up. That sign is facing east. Correct?

MIKEL Correct.

BARINGHAUS Okay, and that sign is important for navigating traffic off Laurel Park.

MIKEL So [inaudible] onto the site, you have a general idea of where the building is, right? It's over by the ramp, but that's the sign that you're gonna see. It's facing the driveway that takes you right to the building. It kind of makes everything easier there for just finding the [inaudible].

BARINGHAUS Okay, thank you.

MIKEL Yep, and sign G kind of put that into the same group as sign B there. Don't think we need the visibility there to the hotel behind us. I don't think that's… if we're going to be ranking importance of the signs here. I think G and B are both two signs that we could drop easily, and it wouldn't affect us at all, just my opinion. And then, yeah, I just want to hammer home, if you look at page five and six, they're back-to-back. They kind of give you an idea of what the visual codes would be like, where you would be able to view these signs from in this nearby area. And if you, I mean, if you look at page five, obviously the right side of the building is covered great. As you turn to page six. If you just look at, I mean, there's four beams coming off the west elevation there, you got good coverage to the highway. And then everyone coming eastbound on six mile. The canopy sign, it's 12 inch letters. I don't think anyone's really going to notice it anyway, above sign a but that west facing sign tells everybody where the building is, and then you can safely, I mean, you essentially have to make, I mean, at least three maneuvers in your vehicle to get to the car, and that's the most straightforward way to get there. So we just find it's important to have coverage, obviously, over the front door, like it is a concern people finding the front door. I believe it or not, I know it's once you get in the parking they get out of your car, talking to your in laws, and yeah, where the heck am I? You know, so I totally get that. And then the visibility east and west, just trying to get the people safely to the building with that great visibility. And we just want to work with you. We're not trying to get any excess signs or square footage. We just think that this is the sign package. Makes the most sense for where we're situated, the orientation of the building and comparatively just we think Capital Grill is a draw as well. It's going to be good for the area, bringing people in, keeping them longer in that area, spending their money here in Livonia, which is a beautiful city and a beautiful state, which I'm from the west side. So love supporting business in

COPPOLA
Michigan. That's all I got. Have you driven the intersection there and also driven up and down 275, yes. I did that today, actually, and to the site. Yes. And what did you What did you see? No, building. Did you see, like a big berm. No, and did you see the entrance ways on to an entrance and exits and the intersection in the bridge? So, so when you're when you're looking that west side, you'll see that that's running to the entryway, that that's an entrance to 275 and that's, and that's Elevate, starts to elevate, and it elevates relatively quickly. If you drive on 275

DRAFT

and you're and you're going northbound, you might be able, might be lucky, to see the front building. I highly doubt you'll be able to see the west facing side. I don't think you'll be able to see the west facing sign heading southbound on 275 my opinion. But I'm very familiar with the area that you'd be able to see that sign. My point is, I think that sign as as as important as you believe it is. I don't know if it's going to actually have much visibility to to the people that you actually want to see it. You could see it on the entryway to 275 by then you're gone. Now you may remember that's where Capitol Hill is, but you also would have driven by it seen on the front

FISHER
of the building. Can I, I just I agree that that, yes, you're making good points there, but you're not going to see if you're driving eastbound on six mile, you're not going to see signage. It's not going to be easy to view. Signage should be easily identifiable and obvious without being distracting. And the sign on that built on that side of the building, I drove past it multiple times today. I did not see the berm, but I do have a rendering here.

Speaker 1
You'll see it as you're coming, as you're going east, the

FISHER
bridge goes above 275 Yeah, does so the bridge will never block you. But if you look at page 11 here, we've actually rendered in the building into the Street View from where the arrow is here, and that's as accurate as we can be without a building being there. And I drove past this day multiple times. I I know that I'm I mean, you're planting seeds of doubt in my head now, but I was positive that that sign is gonna have great visibility. Just I was driving around that area for two hours today, just thinking this presentation. So, yeah, I definitely think that sign is going to have great visibility, and it's going to help people identify the building, especially if you drive past the building, you're not going to be looking straight left to look at the front of the building. That's not safe. You need to have signs where people expect to see them. It. And I do believe that that west facing sign will have visibility for the Eastbound traffic, which that will be the only sign they'll see, as far as the building is concerned, unless they get lucky seeing a monument sign if they happen to turn left on to North Laurel Parkway off of six mile.

BARINGHAUS
So again, you're stating signs E and F. Are your critical signs for the project,

FISHER
correct? Okay.

Speaker 6
And questions for petitioner,

BARINGHAUS
yes, I have a question. Can you describe the color of

DRAFT

FISHER
the building? The color of the building will be white, white with like black accents,

BARINGHAUS
so great visibility from the road as well. Yes, absolutely.

FISHER
There's completion photos on pages three and four as well. Of the I believe this is a different site location, but same floor plan.

BARINGHAUS
The other thing I noticed on the site plan is the building is angled Correct.

FISHER
Yeah, it kind of fits nicely into that where the ramp is, the West Elevation is directly facing. I guess that 45 degree angle of the ramp there. So yeah, and then again, the right elevation, or the East elevation sign that is angled directly towards where people are going to come in. So they're driving straight at that sign, and you're driving straight at the sign when you're on six mile heading eastbound. So we're just trying to get information to the motorist efficiently and safely, so that they can make educated decisions on where they want to drive their vehicle.

BARINGHAUS
Question from the inspection department of signs B and C were deleted from the package, as you proposed, where would that place, the pack place the package in terms of compliance,

STIERNA
other than they still have an excessive number of signs. Right

TESTA
by one correct,

STIERNA
yes, yes, the

COPPOLA
overage is 127 square feet. So even if you took out b and one of the 70 7b and C is what

STIERNA
just ballpark, or about just under 90 square feet they would be moving. Okay,

BARINGHAUS
so it drops it by about a third, give or take. I

DRAFT

JOHN MAUTI
So other questions from petitioner,

TESTA
Mr. Chair. Mr. Testa, yeah, maybe this is a question more directed. Mr. Knowles, back to my point earlier about a kind of total site plan. Are you planning any way, signage? No, okay. Would that maybe be helpful? Because a lot of his explanation was more for motorists, once they're on site, navigating to the buildings with four large buildings on this property, some way, finding signs help.

Speaker 1
You know, it's a good question. My thoughts are, we've got four fairly large buildings on the site, and if we have good signage on the buildings. It negates the need for way finding signage. That's that's sort of my I think both applicants, have, you know, said that that as you come in off of, if you're coming in the south entrance, which is where the bulk of the traffic for the restaurants in particular, will come. But really, for for all four buildings that come on in that south entrance, that's where the monument sign is. That's where most of traffic's coming from. I think as you turn in there and you see the signs on the on the east, east elevations, it's going to be that's going to grab your attention, as opposed to something that's going to be probably closer to the ground lower, with a with an arrow, I don't know it's, yeah, I'm not buying no hotels are fairly obvious, so it's really the restaurants. Yeah, I'm not

TESTA
suggesting getting rid of all, all the signs. Yeah, well, I think what you're hearing tonight is there's too many signs on the wall. So maybe if you reduce the number of signs and add way finding that accomplishes what you're looking for, perhaps, okay, so is it your, is your proposal tonight to eliminate the two signs that you talked about, or is it just your after. Yeah,

FISHER
after witnessing everything, and I think, you know, we want to work with you. We think Livonia is a beautiful city, and we think this development is a great opportunity for us. We want to work with you. So, yeah, I think, as a, you know, we're hired to handle this. So in my opinion, I totally understand the Capital Grille wanting their full sign package right and they want to go gung ho for it. But as far as value is concerned, those having the 12 inch letter set right next to the main sign on the front does seem a little like, like a little overkill. And then the sign on the back facing the hotel, it's really, I don't even know if customers will see that sign, unless there's no parking immediately. And get in the parking you have to drive around the building. That's really probably the only time you'll see that. So, yeah, I think if, if that would be all right, if you guys, I'd like to remove those just because, yeah, and the way finding, I think, is a good idea. Those way finding signs, for sure, but I do believe sign E, the West sign, is going to be the best way finding sign.

TESTA

DRAFT

Okay, one more question, maybe for inspections, if they put on the glass the front door, it's the glass window, Capital Grill, would that count as a sign? If it's on their glass window, they're allowed

STIERNA
20% of glass coverage is a separate sign,

TESTA
okay, so that wouldn't count towards this if

STIERNA
they not towards the wall signs. Okay? Thank you.

COPPOLA
Anything else? All right? See if there is anyone in the audience would like to speak for against this petition. Seeing none any correspondence.

BARINGHAUS
There's no correspondence.

COPPOLA
Anything you'd like to say in closing,

FISHER
just thank you for your time. Appreciate it. I appreciate that.

COPPOLA
I'm gonna close the public portion of case and start the Ford's comments with Miss.

ROTONDO
Yes, thank you, Mr. Chair. I appreciate that petitioner. I appreciate you being able to work with us and taking taking away signs b and g, because I don't see a reason to allow those so I do agree with that. As for sign E, I know, I know that there was some questions brought up about that, and I do agree with Chairman Kaplan assessment that it wouldn't be seen for 275 but I do see that. I do think that you it will have visibility on six mile when you're coming over the bridge going eastbound, so I can see your point in that regard. Obviously, as you saw with the last case, we did table it, we want to see all the signs for this site and the package, so I guess I'd be in favor of a tabling for this as well.

COPPOLA
Thank you. Thank you, Mr. Thank

BARINGHAUS

DRAFT

you. I agree with Mr. Attendos comments By dropping sign B and sign G, like you indicated, they don't add a lot of value to the project, I agree. I think you have one thing that I thought was very clever was the angle the building, which now you leveraged, you know, sign F, and gave yourself some really important visibility on six mile road as well. The other thing I do agree, they are large buildings. So the question by not having wayfinding sign on signs on the property, I think you're taking out a lot. You're streamlining that it's the design of the sign package and relying on the buildings, which is refreshing. And I like that. So based on your recommendations for the dropping of signs B and science G, I would be in support this package. But Mr. Rotunda is point seeing how the board wants to see the full sign package. I would agree with the tabular motion.

TESTA
Thank you, Mr. Chair. Apologize for thinking this was a table case. One of the files is called site plans revised. So that's confused me there for a second. But specific to this case, I think the way the building is situated gives you a little bit advantage with signs E and F giving you kind of more more viewership, more viewing, especially from coming from six mile. So you probably in a stronger position with having just two signs there. I can see sign a also helping you. I do appreciate coming prepared, or at least on the fly, dropping a couple of the signs to get this more towards compliance. My point on the way finding is, I don't want to over way find either. But Capital Grill, especially because you're deeper into the lot, could help you, especially when someone comes in off of Laura Park, when they see the four sign monument signs, maybe just a directional. Know, Capital Grill this way, so So the public knows they go south instead of going north, over towards Holiday Inn. So I think a directional sign like that could be helpful once you get on and hit that first monument sign to make sure you turn left instead of turning right or going straight. But to be consistent, and obviously my comments on the first case, I would like to see an overall package for the site. So I would be in support of a table motion.

COPPOLA
Thank you. Similar to what I said on the other case, I what I don't want to see is just a building with a bunch of bunch of signs slapped on the side of it. And I would think that, you know, someone like Capitol grill, they want to look kind of eloquent and upscale, bunch of signs on the side of a building. I mean, I guess teach to each their own. But you know, in the world of map apps, finding where you need to go is not that complex, and having some signage so that once you get there, you know you're going to the right building, I think makes, makes a lot of sense, but the number even, and I do appreciate the accommodations you've done here and suggesting removing some of the signs. I appreciate that, but I still think there's there's too many signs, and I think that if it was looked at hard, you could pick two signs, and I think you'd be well served, but that's just me, and there's only four of us here, so I think the tabling would make sense. Plus we'd like to see a complete package for the development. And I do appreciate developing this property. This has been a vacant piece of property for us. What was there? It was there? Something got torn down. I forget exactly the old holiday. Yeah, yeah, was it? I was all the Oh, I thought there was something else on the front there at some point, but I don't think it was ever developed. I don't remember, but it's been a while. But, I mean, it looks, it's gonna look really nice, and I really do appreciate that. But I do want, again, this is one of the

DRAFT

gateways to Livonia. I do really want it to look right, so I like to see the whole package, and then I'd like to see it done in a manner that's effective, but not over over time. So I'll go ahead over the

KNOWLES
floor for a motion,

BARINGHAUS
Mr. Chairman, Mr. Bring us Thank you. Motion to table appeal case number two to five. Dash oh two. Dash oh two, to allow the petitioner time to revise their sign package and assemble signed packages for the three projects that they're proposing for that site.

TESTA
Support

COPPOLA
and I have a motion to table vice chair barringhouse support by Mr. Contesta, if you could take

STIERNA
roll.

On a motion by Baringhaus, supported by Testa, the variance was tabled.

RESOLVED: APPEAL CASE NO. 2025-02-02, Laurel Investment, LLC on behalf of Capital Grille, 17117 Laurel Park Drive: Seeking to erect a wall sign package resulting in an excessive number of signs and excessive sign area.

Number of Signs	**Total Area of Signs**
Allowed: 2	Allowed: 191.75 square feet
Proposed: 5	Proposed: 319.16 square feet
Excess: 3	Excess: 127.41 square feet

This Regional Commercial property is located on the west side of Laurel Park Drive (17117), between University Park Drive and Six Mile Road, Lot. No. 028-99-0006-008, C-4, High Rise Commercial, rejected by the Inspection Department under Livonia Code of Ordinance, Section 11.08 (3) Zoning District Regulations,

be tabled to allow the Petitioner, Laurel Park Investments, LLC, time to revise their sign package and assemble sign packages for the three projects they are proposing for that site.

ROLL CALL VOTE
AYES: Baringhaus, Testa, Rotondo, Coppola
NAYS: None
ABSENT: Boloven, Klisz, Meagher
PASS/FAIL/TABLED: PASS: TABLED

DRAFT

Thank you,

BARINGHAUS
Mr. Rotunda, aye. Mr. Testa, Vice Chairman Barry house, votes aye. Chairman

COPPOLA
cabolavi, so the next meeting available is the July 8 meeting. I'm not sure exactly where you'll be at the podium, but something more you know, kind of like,

PAIGE RETTING
Do you know the deadline for

COPPOLA
its submission deadline? Yeah, it's June 9 and it's July 8 meeting, so June 9, then the next meeting, if it was July, it's August 12, and that submission date is July 14. Thank you. Thank

BARINGHAUS
you

DRAFT

ZONING BOARD OF APPEALS

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JAMES. M. BARINGHAUS, VICE CHAIRMAN
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MIKE TESTA

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

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PUBLIC NOTICE
SEPTEMBER 18, 2025

APPEAL CASE NO. 2025-02-02, 17117 Laurel Park Drive (tabled on May 20, 2025): an appeal was made to the Zoning Board of Appeals by Laurel Investment, LLC, on behalf of Lessee Capital Grille, seeking to erect a wall sign package resulting in an excessive number of signs and excessive sign area.

Number of Signs	**Total Sign Area**
Allowed: 2	Allowed: 191.75 sq. ft.
Proposed: 4	Proposed: 561.08 sq. ft.
Excess: 2	Excess: 177.58 sq. ft.

Also seeking to reface an existing off-site secondary sign on a pylon with a larger sign for an off-site business which violates the prohibition of pylon signs, off-site signs (Billboards), and to the alterations to existing non-conforming signs.

This Regional Commercial property is located on the west side of Laurel Park Drive (17117), between University Park Drive and Six Mile Road, Lot. No. 028-99-0006-008, C-4, High Rise Commercial, rejected by the Inspection Department under Livonia Code of Ordinance, Section 11.08 (3) Zoning District Regulations.

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

Agendas, minutes, and other meeting documents may be accessed at the following URL:

https://livonia.gov/129/Agendas-Minutes-and-Meeting-Documents

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, September 23, 2025, at 7:00 p.m**., at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,

Timothy Klisz, Secretary

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

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

Case No: **2025-02-02**
Meeting Date: **September 23, 2025**

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

_____

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

Signature: _____

Name: _____
(Please print)

Address: _____

CITY OF LIVONIA

INSPECTION DEPARTMENT

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

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant Laurel Investments, LLC Address 17123 Laurel Park Dr., Livonia, MI 48152

Owner (same as applicant) Address (same as applicant)

Lessee _____ Address _____

Location West Side of 17123 Laurel Park Dr. Street

Between University Park Dr. And Six Mile Rd.

Lot No./Parcel No. 028-99-0006-007 Subdivision n/a

Zoning District C-4 Lot Size 5.34 acres Alley n/a

Present Use High Rise Commercial Proposed Use No change

Present Building Size n/a Proposed Building Size n/a

Present Height of Building n/a Proposed Height n/a

Allowable Lot Coverage n/a Proposed Lot Coverage n/a

Proposal: Seeking to erect a wall sign package resulting in an excessive number of signs and excessive sign area. Number of sings allowed: 2; Proposed: ~~5~~ 4, Excess: ~~3~~ 2, Total area of signs allowed: 191.75 Square Feet; Proposed: ~~292.83~~ 319.16 S.F. (1) 127.41 S.F. (2) 241.92 S.F. (3) 50.17 S.F. Square Feet.

Reason for Rejection Livonia Zoning Ordinance: Section 11.08 (3) Zoning District Regulations

Deficient Side yard _____ Deficient Front Yard _____ Deficient Rear Yard _____

Deficient Lot Area _____ Deficient Lot Area Per Room _____ Encroachment _____

Excessive Lot Coverage _____ Excessive Height _____ Increasing No. Units 3 signs

Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk 108.08 Sq. Ft.

Remarks (1) INCREASES SIGN AREA AND REMOVES PROPOSED PYLON SIGN REFACE. (2) REMOVES NORTH FACING WALL SIGN "G".

Plans and Application examined by _____ Date February 27, 2025

APPLICATION FOR VARIANCE

Laurel Investments, LLC	17123 N Laurel Park Dr.,	Livonia	48152	248-855-2100	n/a
(Owner of Premises)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
(Lessee)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
(Contractor)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)

The property address is 17123 Laurel Park, Livonia, MI 48152

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

RECEIVED
FEB 19 2025
Inspection Department
City of Livonia

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

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

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

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

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

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

6. Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process: Please see attached document.

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

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: Please see attached document.

9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? Please see attached document.

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

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

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

Signature of property owner: David Mikel

Please print name of property owner: David Mikel

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

Subscribed and sworn to before me this 19TH day of February, 2025

Karen D. Thompson
(Notary Public, Wayne County, Michigan)
My Commission expires 8·25·2025

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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 2/19/2025, which reads as follows:

EXCESSIVE NUMBER OF SIGNS AND SIGN AREA.

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

(Supervisor)

Application for permit filed No Violation Issued No

SES
site enhancement services

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FEB 19 2025
Inspection Department
City of Livonia

Justifications

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

The practical difficulty claimed to be unique to The Capital Grille's property does not exist elsewhere in the City as the future The Capital Grille location is tucked up against a highway on-ramp and is elsewise tucked away in the back of a development. With great visibility from all elevations, The Capital Grille is respectfully requesting a sign package that, due to the unique layout of the property, promotes quality business identification through an efficient transfer of information while implementing wayfinding elements that alleviates confusion for motorists as opposed to creating it. Motorists will have to view the off-site pylon and monument signs to guide them safely to the development, but without proper building identification, motorists may lose track of their surroundings after exiting the highway, turning across traffic, and driving back from where they came to find The Capital Grille in the back of the parking areas furthest from the entrance of the development. The branding elements on the West and South elevation help motorists identify the building from the neighboring roadways while the branding elements on the North and East elevations notify motorists and pedestrians within the shopping center/development where the building is once on the development.

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

There is a difficulty beyond mere inconvenience or inability to earn a higher financial return, in the fact that The Capital Grille is located in such a location that is clearly visible from all directions, but difficult to arrive at since the on-ramp to the Southwest prevents the property from having a curb cut onto the property from the closest roadway, which would be Six Mile Road. All motorists from 96 will be forced to drive past the building, turn across traffic, and turn into the development by the monument sign, which The Capital Grille will have a panel on. However, the monument sign is still located 500'+ (almost 2 football fields) away from the actual location of the building which is in the back of the parking areas where motorists will have to drive past multiple businesses to finally arrive at their destination.

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

As stated previously in this narrative, The Capital Grille's property layout and accessibility issues present a hardship unlike any other within the City of Livonia. The Capital Grille is a draw to consumers within the area and will bring in taxable no-load dollars for the City and provide jobs to the local youth and culinary/hospitality business professionals in the area. Without the proposed package The Capital Grille is respectfully requesting, The Capital Grille believes the use of the land cannot properly be carried out without proper building identification to allow for effortless navigation and maneuvering to the appropriate parking areas.

6.) Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process:

No.

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

The Zoning Variance application made the most sense for this request due to the fact that The Capital Grille does not share the same hardship as any other building in commercially zoned districts.

8.) Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process:

No.

9.) If you have not attempted to have the property rezoned, why hasn't this attempt been made?

If the property was to be re-zoned, the property would remain commercial and the same applies to all commercial properties as far as wall signs are concerned.

City of Livonia

Sign Variance

Re: The Capital Grille

17117 Laurel Park Drive North

Livonia, MI 48152

Parcel ID #: 46-028-99-0006-0008

To Whom It May Concern,

As owner of the referenced property, Laurel Investment, LLC, hereby grants written authorization to Darden Restaurants, Site Enhancement Services and their agents listed below in Exhibit A permission to apply for the new signage for proposed Capital Grille located at the address mentioned above. The parcel number is also located above. Please be advised that Darden Restaurants has contracted the Site Enhancement Services to apply for permits for signage at this new location. This is their authority to act on our behalf to obtain sign/building permits and any necessary variance or special reviews (e.g. Historical Commission, Architectural Review Board, Planning Commission, Zoning Board of Appeals, etc.) for the proposed signage.

Exhibit A

Authorized Signatories

Name	Company	Title
Katie Peel	Site Enhancement Services	Project Coordinator
David Mikel	Site Enhancement Services	Zoning Specialist

Sincerely,

Mr. Majid Koza, Member

Laurel Investment, LLC

29200 Northwestern Hwy., Suite 450

Southfield, MI 48034

RECEIVED
FEB 19 2025
Inspection Department
City of Livonia

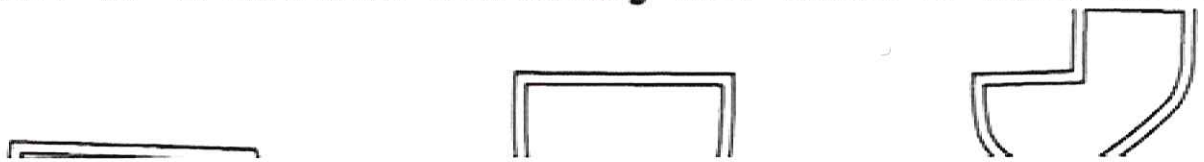
LEGAL DESCRIPTION – PROPOSED CAPITAL GRILLE LEASE PARCEL

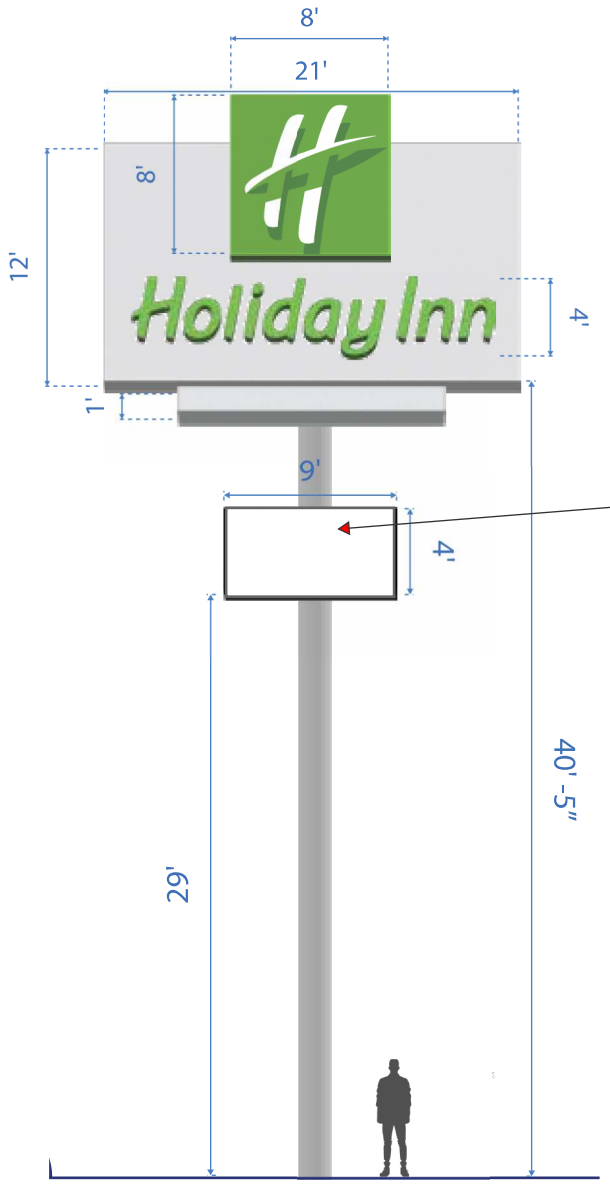
(PER PEA GROUP)

PROPOSED CAPITAL GRILLE LEASE PARCEL

A parcel of land being part of the Southeast 1/4 of Section 7, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan and being more particularly described as:

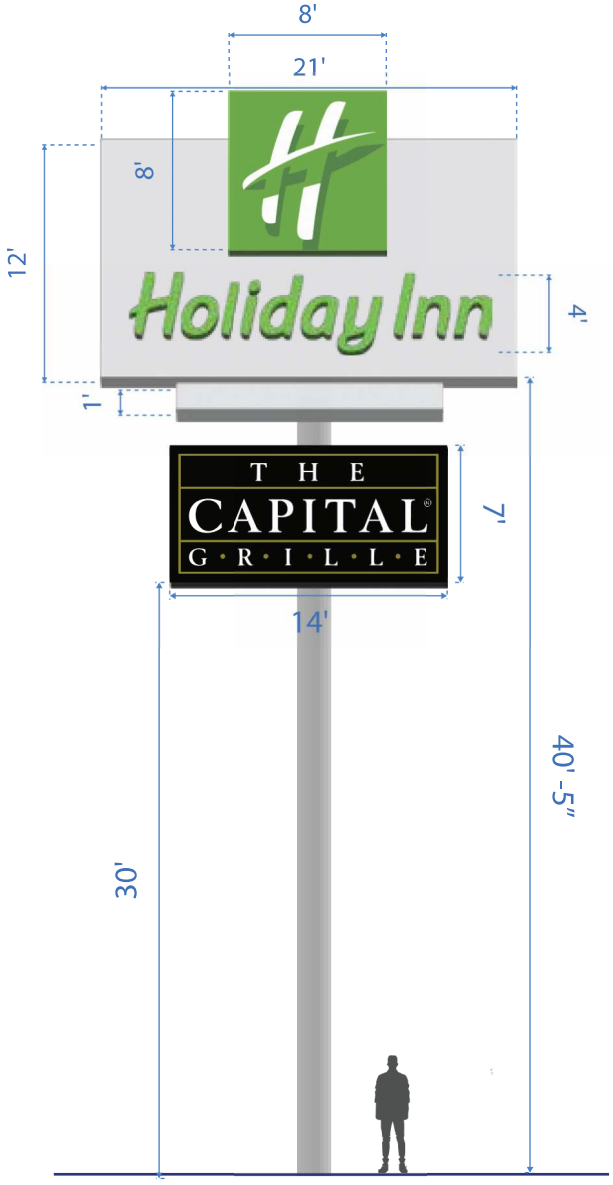
Commencing at the Southeast corner of said Section 7; thence along the south line of said Section 7, S89°58'00"W, 1571.74 feet; thence N00°02'00"W, 90.00 feet to a point on the north line of Six Mile Road (variable width); thence along said north line the following four (4) courses: 1) S89°58'00"W, 18.09 feet and 2) N82°11'41"W, 329.96 feet and 3) S89°58'00"W, 198.00 feet and 4) N60°02'00"W, 99.62 feet to the easterly line of Highway I–275 & I–96 (variable width); thence along said line, N30°02'00"W, 271.85 feet; thence N89°58'00"E, 155.29 feet to the POINT OF BEGINNING;
thence continuing N89°58'00"E, 256.29 feet;
thence S00°12'18"E, 46.18 feet; thence N89°47'22"E, 58.36 feet;
thence S00°02'00"E, 225.91 feet; thence N83°40'54"W, 60.37 feet;
thence S89°58'00"W, 161.00 feet; thence N84°17'35"W, 14.74 feet;
thence N29°44'15"W, 265.30 feet; thence N57°28'59"E, 62.05 feet
to the POINT OF BEGINNING. Containing 1.81 acres of land, more or less.





EXISTING BLANK SIGN BOX

EXISTING PYLON SIGN



PROPOSED PYLON SIGN

PYLON SIGN DESIGN

THE

CAPITAL®

G·R·I·L·L·E

Restaurant #23C0001

NEC of I-275 and Six Mile Rd., Livonia, MI 48152

RECEIVED
APR 17 2025
Inspection Department
City of Livonia

SES
branded environments
Ph: 1.800.599.7696
Fax: 1.574.237.6166
www.siteenhancementservices.com

AERIAL

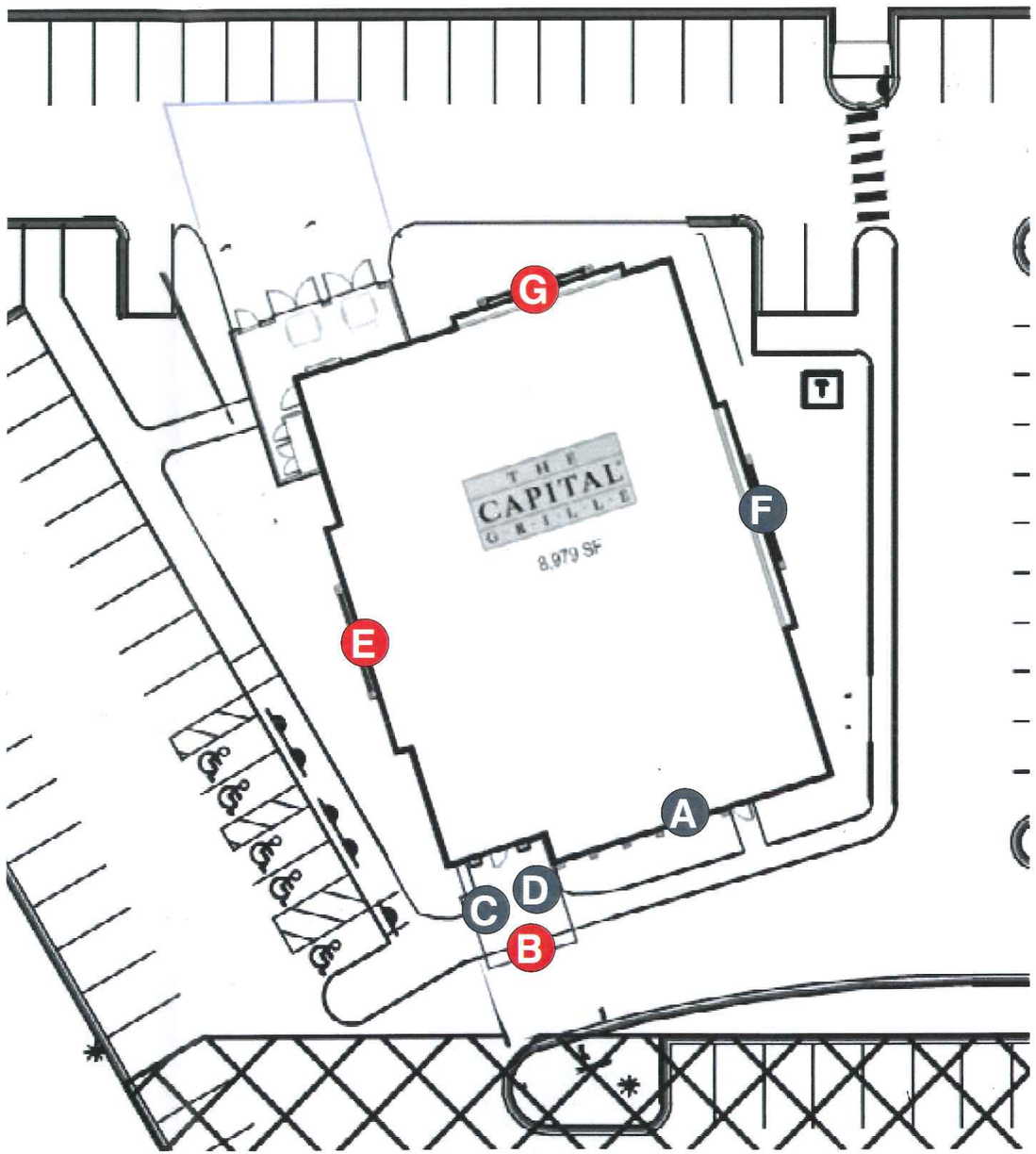
Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



SITE PLAN

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152

- A 30" Halo-Lit Channel Letters: 77.24 SF
- B 12" Face-Lit Channel Letters: 12.35 SF
- C 18" Non-illuminated Wall Plaque: 1.14 SF
- D 18" Non-illuminated Wall Plaque: 1.14 SF
- E 30" Halo-Lit Channel Letters: 77.24 SF
- F 30" Halo-Lit Channel Letters: 77.24 SF
- G 30" Halo-Lit Channel Letters: 77.24 SF
- I (REMOVED)



Scale: NTS

FRONT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



Scale: 3/32" = 1'
Measurements based on architectural plans provided.

30'-10 3/4"

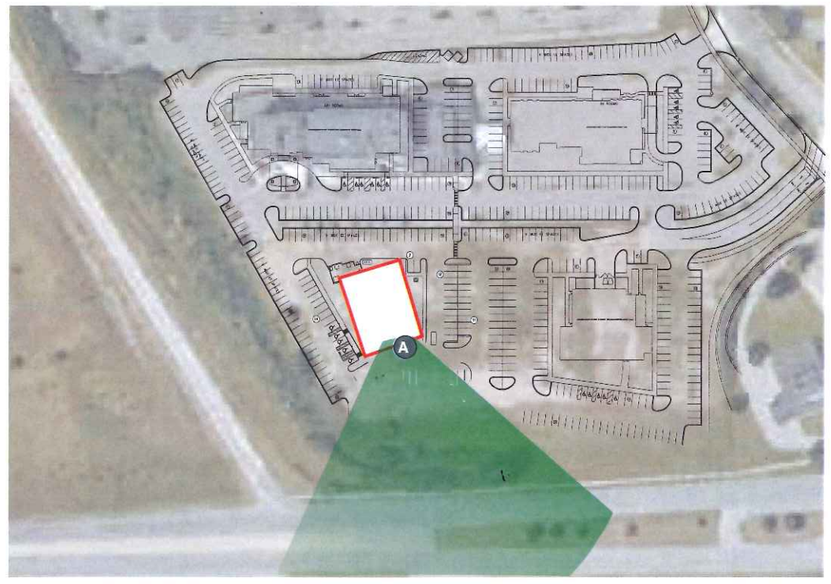
30"

THE CAPITAL GRILLE

A Channel Letters (Halo-Illuminated)
77.2 Sq Ft
Scale: 1/4" = 1'

THE CAPITAL GRILLE

Illumination View

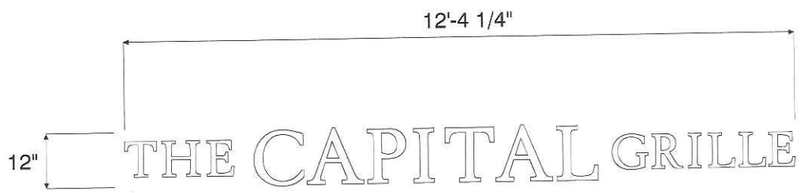


FRONT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



Scale: 3/32" = 1'
Measurements based on architectural plans provided.

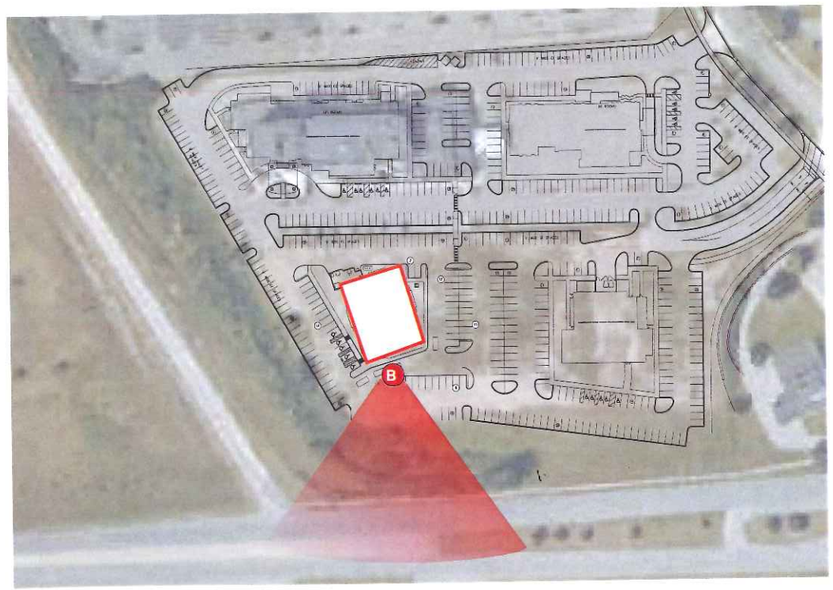


B

Channel Letters (Face-lit)
12.35 Sq Ft
Scale: 3/8" = 1'



Illumination View

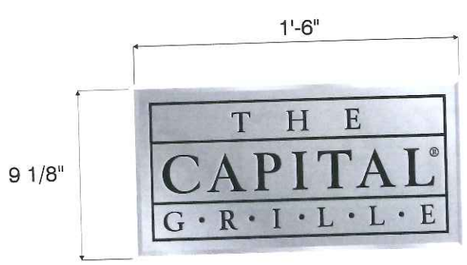


FRONT ELEVATION

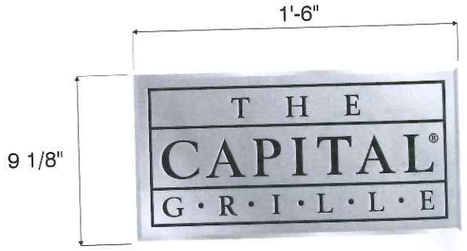
Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



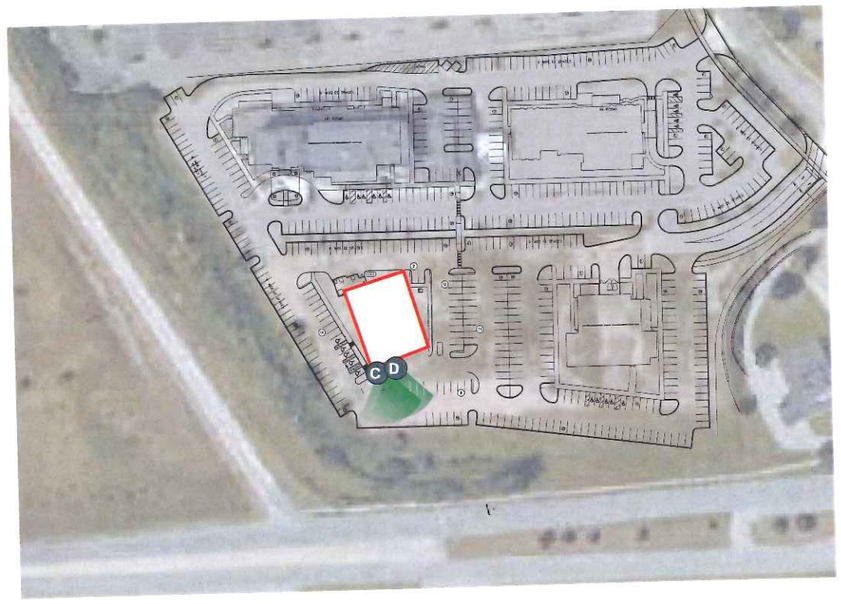
Scale: 3/32" = 1'
Measurements based on architectural plans provided.



C Wall Plaque (Non-Illuminated)
1.14 Sq Ft
Scale: 1 1/2" = 1'



D Wall Plaque (Non-Illuminated)
1.14 Sq Ft
Scale: 1 1/2" = 1'



LEFT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



Scale: 3/32" = 1'
Measurements based on architectural plans provided.

30'-10 3/4"

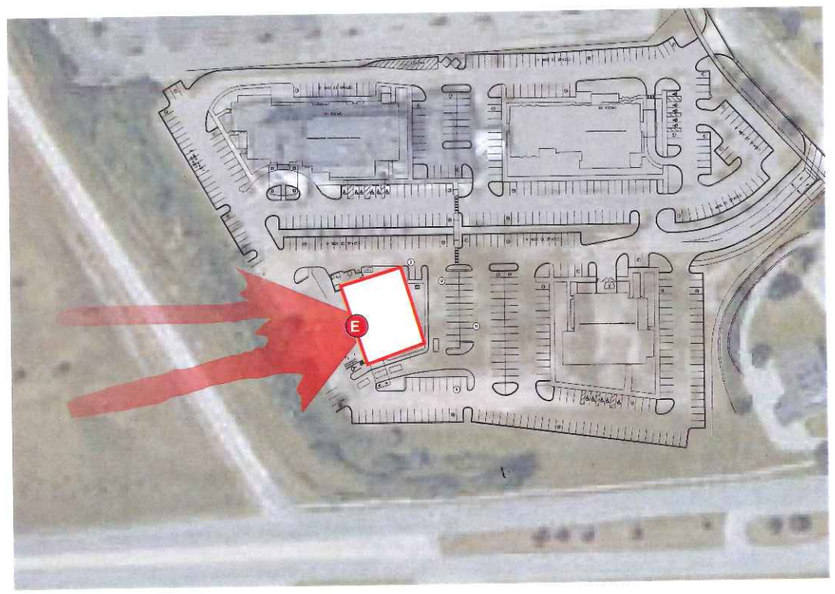
30"

THE CAPITAL GRILLE

E Channel Letters (Halo-Illuminated)
77.2 Sq Ft
Scale: 1/4" = 1'

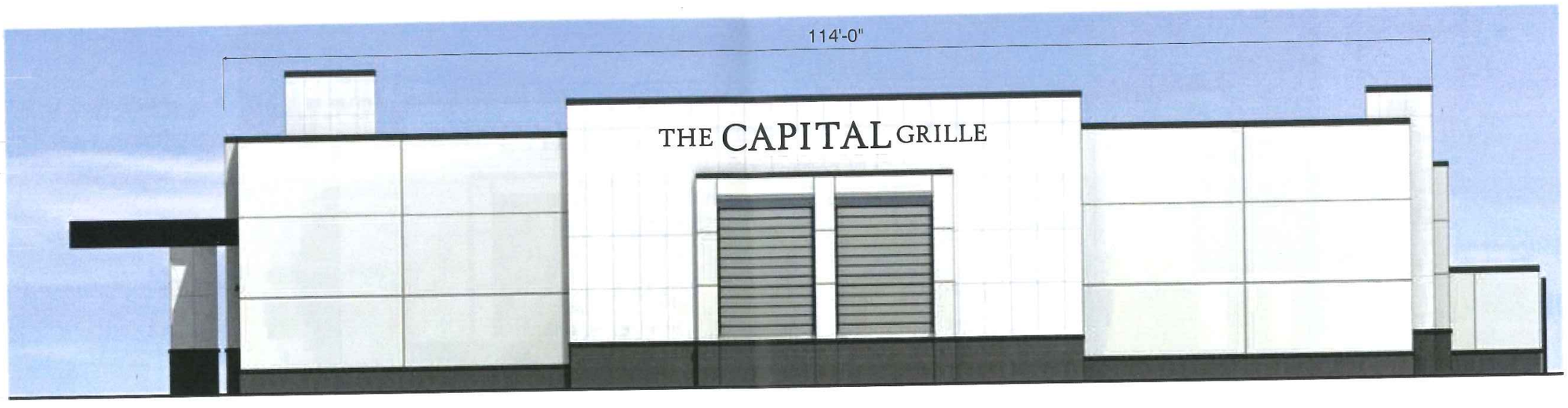


Illumination View



RIGHT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



Scale: 3/32" = 1'
Measurements based on architectural plans provided.

30'-10 3/4"

30"

THE CAPITAL GRILLE

F Channel Letters (Halo-Illuminated)
77.2 Sq Ft
Scale: 1/4" = 1'

THE CAPITAL GRILLE

Illumination View



REAR ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



Scale: 3/32" = 1'
Measurements based on architectural plans provided.

30'-10 3/4"

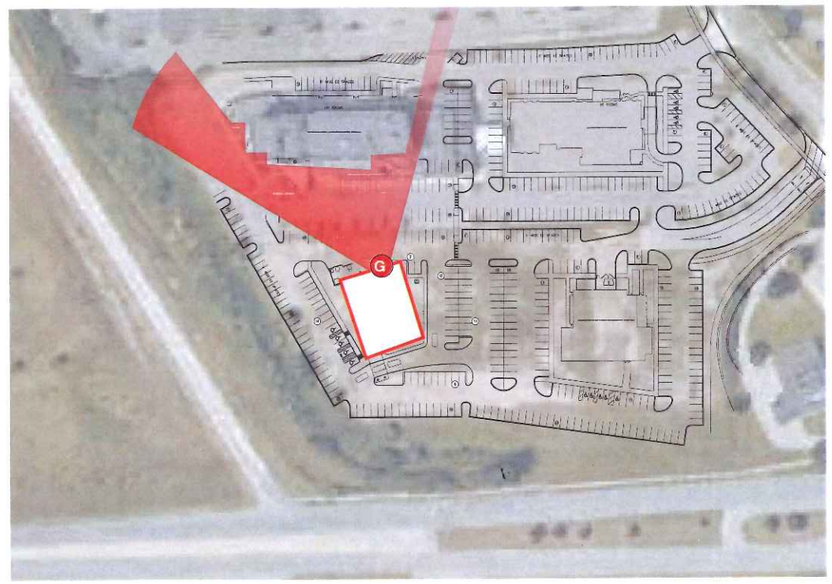
30"

THE CAPITAL GRILLE

G Channel Letters (Halo-Illuminated)
77.2 Sq Ft
Scale: 1/4" = 1'



Illumination View



APPENDIX

30'-10-3/4"

5'-0-9/16" | 15'-10-11/16" | 8'-5-7/16"

1'-7-3/4"

2'-6"

THE CAPITAL GRILLE

NOTE: ELECTRICAL TO BE IN A STRAIGHT LINE AT BOTTOM OF "THE" AND "GRILLE" LETTERS.

A E F G

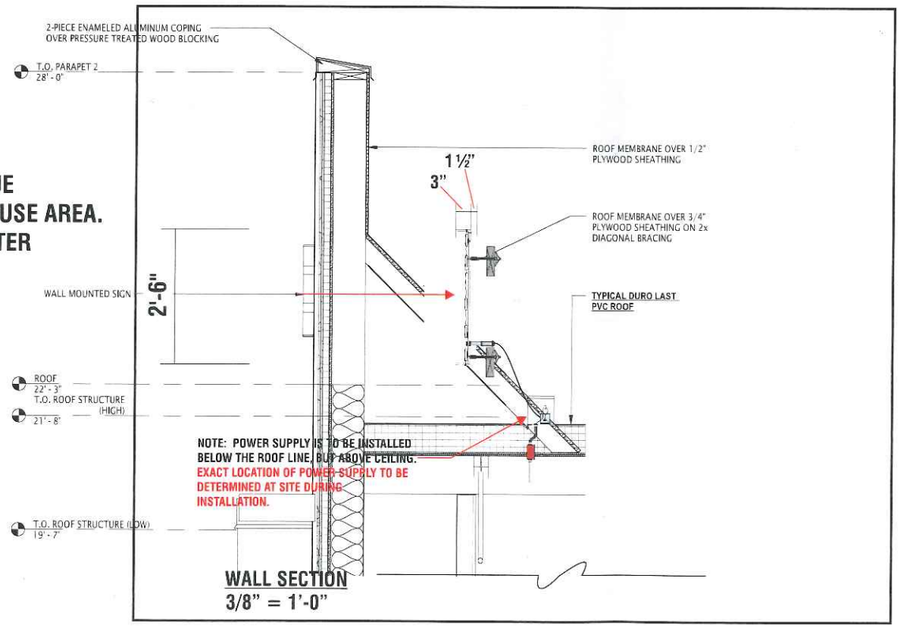
FRONT ELEVATION (2'-6" REVERSE HALO ILLUMINATION)

(3) THREE REQUIRED

LETTER COLORS:
BLACK (SATIN BLACK)

GENERAL SPECIFICATIONS:
BLACK 3" DEEP REVERSE CHANNEL LETTERS
HALO ILLUMINATION W/ (G.E.) WHITE L.E.D. MODULES
SEE: TYPICAL SECTION DETAIL

SIGN WIRING THROUGH WALL MAY NEED TO BE COMPLETED DURING WALL CONSTRUCTION DUE TO SMALL ACCESS AREA BEHIND WALL INTO DOG HOUSE AREA. ACCESS IS REQUIRED TO THIS AREA IS REQUIRED AFTER COMPLETION.



WALL SECTION
3/8" = 1'-0"

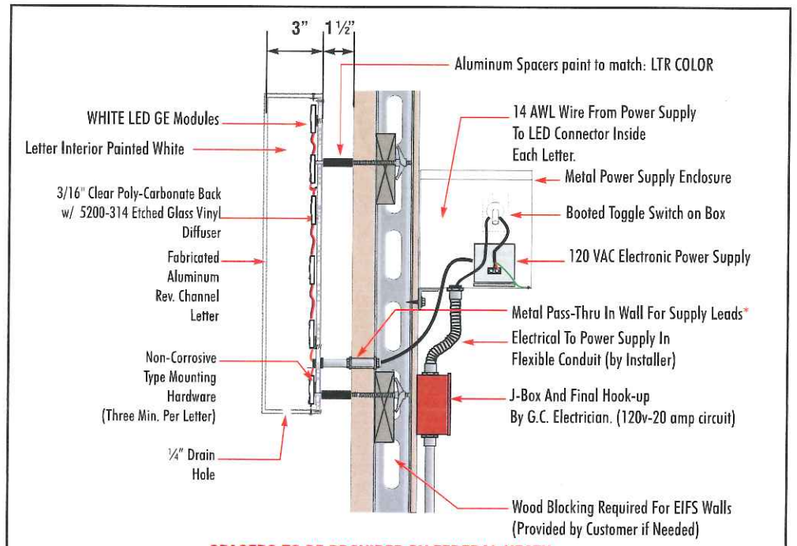
ELECTRICAL REQUIREMENTS

Total: 3 Amps

(1) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

SCALE: 1/2" = 1'-0"



SPACERS TO BE PROVIDED BY FEDERAL HEATH

TYPICAL SECTION DETAIL - L.E.D. HALO ILLUMINATED WALL LETTERS

N.T.S

FABRICATION/DESIGN NOTES:
MINIMUM CAN DEPTH REQUIRED: 3"
MINIMUM LETTER STROKE REQUIRED FOR ILLUMINATION: 1"

* Electrical conduit to be as close to bottom of letters as possible.

CUSTOMER TO PROVIDE:

ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 5 FT.) TO BE BY CERTIFIED ELECTRICIAN:

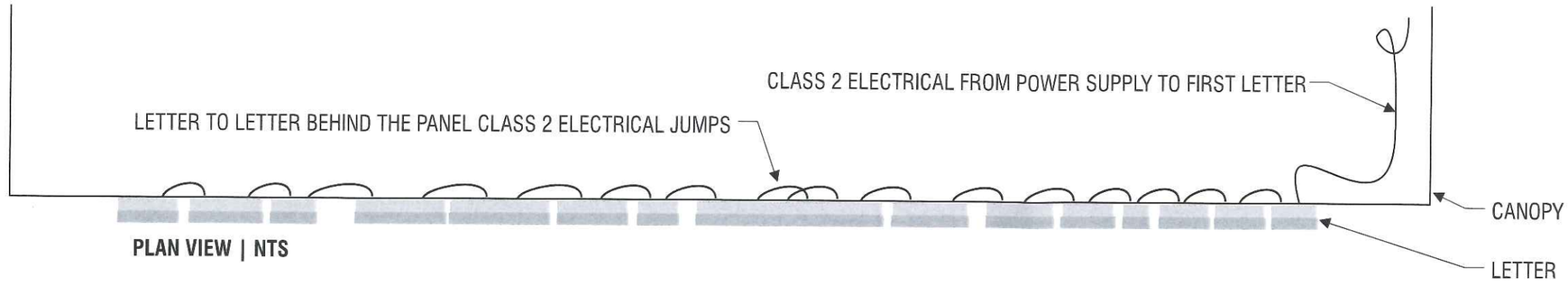
A. All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).
B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.
C. Properly sized ground wire that can be traced back to the breaker panel must be provided.
D. Number and size of circuits for each sign to meet Federal Heath Sign's requirement.

Any deviation from the above recommendations may result in:
1. Damage to or improper operation of the sign(s).
2. Delays and additional costs.

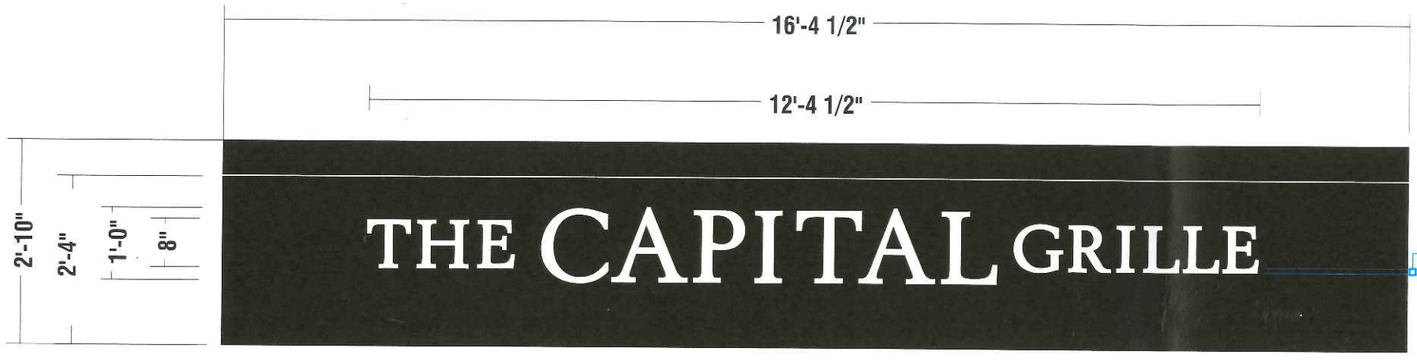
Notes:
1. Certain electrical components of signs will fail prematurely if signs are not shut-off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, each day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.
2. Some dimming devices will also adversely affect sign electrical components, causing failure. Any dimming of the sign without consultation with Federal Heath Sign Co. will void the warranty.

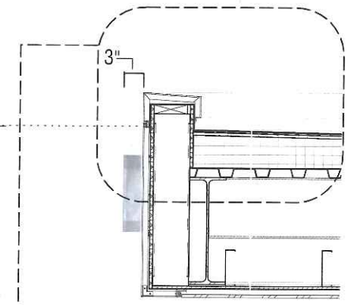
INSTALLER IS RESPONSIBLE FOR:

ELECTRICAL NOTES:
1. INSTALLATION OF THESE (ELECTRICAL) SIGNS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF THE N.E.C., U.L. 48 AND / OR OTHER APPLICABLE LOCAL CODES.
   THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
2. PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.



PLAN VIEW | NTS





END VIEW

B INDIVIDUAL INTERNALLY ILLUMINATED CHANNEL LETTER LAYOUT ON CANOPY FRONT| ONE (1) REQ

scale 1/2"=1'-0"

ALUMINUM CHANNEL LETTER OF WELDED CONSTRUCTION - LETTER MUST MOUNT AS FLAT AS POSSIBLE.
LETTER EXTERIOR TO BE PAINTED. COLOR AND GLOSS TO BE DETERMINED. INTERIOR TO BE SIGN WHITE.
LETTER FACE TO BE 7238 WHITE 1/2" THICK, SHOULDER CUT TO PROVIDE CLEAN SHARP IMAGE.
ILLUMINATION TO BE 24V LED WHITE.
ALL WEEP HOLES TO HAVE A COVER SO AS NOT TO SEE ANY LIGHT FROM BELOW.

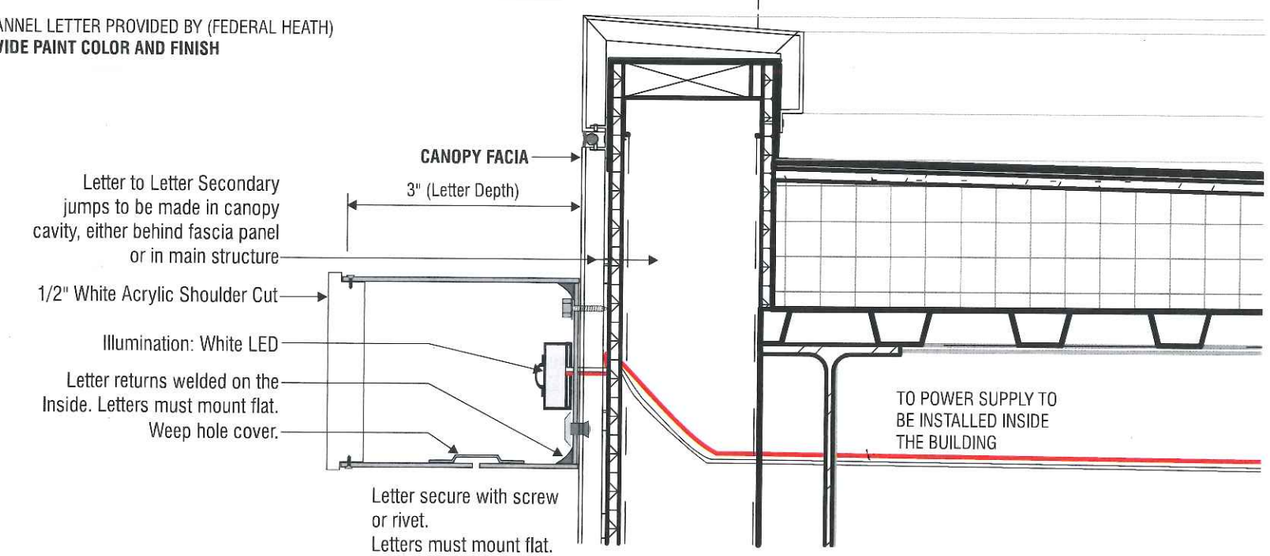
CANOPY FACE PANEL TO BE TAKEN TO SIGN SHOP SO LETTERS CAN BE SECURED TO FACE PANEL AND PRE-WIRED.
LETTERS MUST BE MOUNTED PERFECTLY STRAIGHT AND FLAT TO FACE PANEL. LETTERS NEED TO APPEAR AS ONE WITH FACE PANEL.
INSTALLER TO RETURN TO SITE WITH LETTERS MOUNTED TO PANEL AND WITH THE ASSISTANCE OF GC INSTALL THE PANEL.
INSTALLER TO RUN CLASS 2 WIRE THROUGH CONDUIT INTO BUILDING, SECURE POWER SUPPLY AND MAKE FINAL CONNECTIONS.

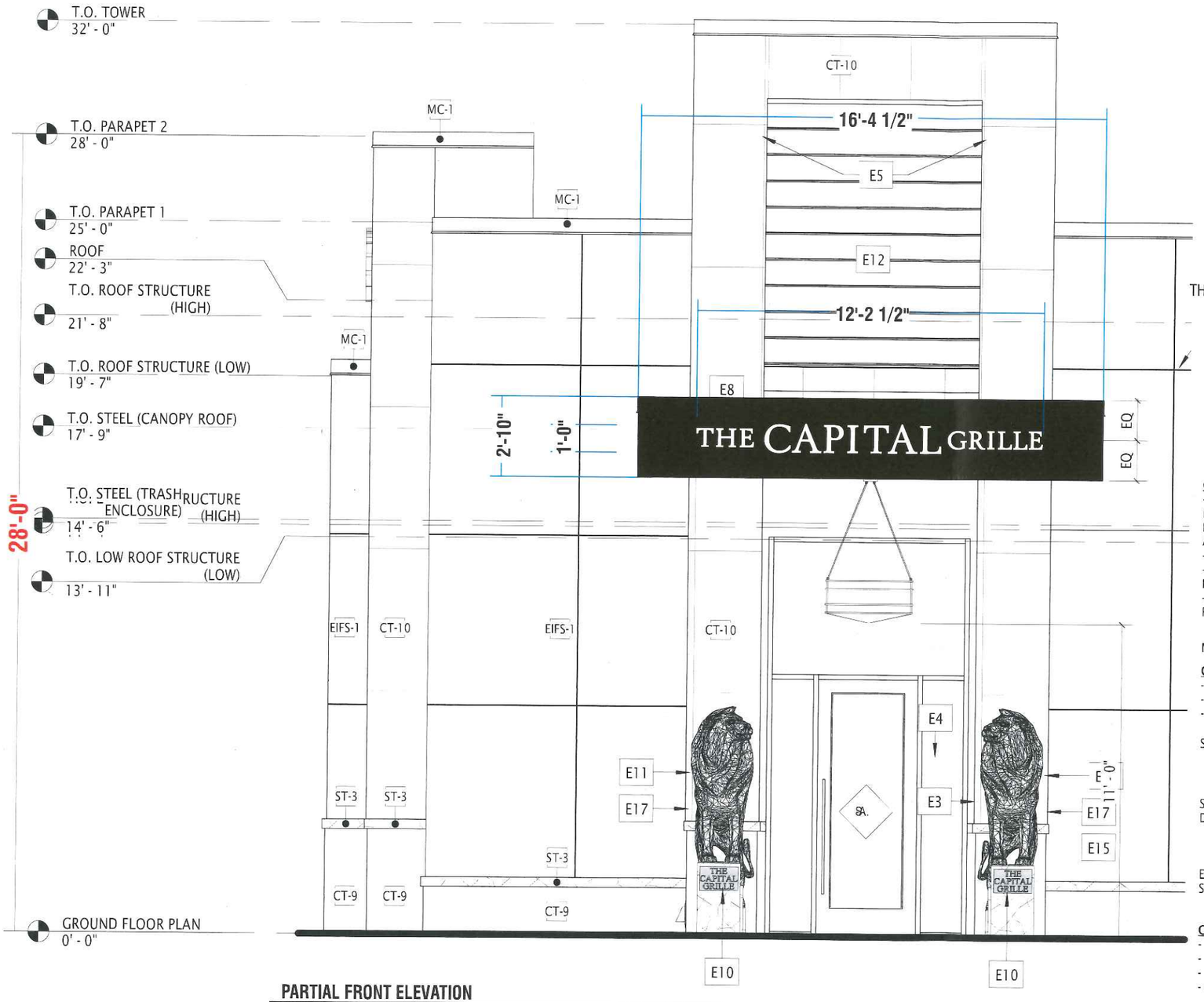
SIGN POWER SUPPLY TO BE INSTALLED INSIDE THE BUILDING.
CLASS 2 WIRE FORM POWER SUPPLY TO LETTERS TO PASS THROUGH GC PROVIDED CONDUIT INSTALLED WITHIN THE CANOPY ATTIC.

CUSTOMER TO PROVIDE A DEDICATED 120V 20A CIRCUIT FOR THE SIGN.

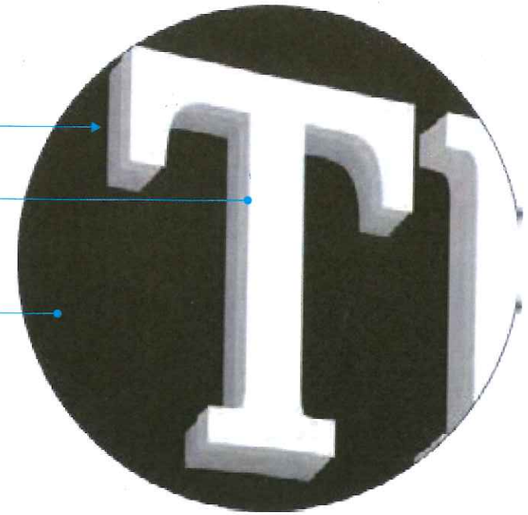
ELECTRICAL REQUIREMENTS
Total: 1 Amps
(1) 120V 20A Circuit Required.
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

.063 ALUMINUM CHANNEL LETTER PROVIDED BY (FEDERAL HEATH)
CUSTOMER TO PROVIDE PAINT COLOR AND FINISH





PARTIAL FRONT ELEVATION
scale 1/4"=1'-0"



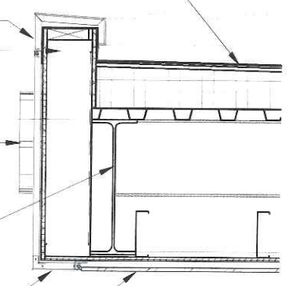
RETURNS PAINTED, COLOR AND FINISH TO BE DETERMINED

FACES: #7328 WHITE ACRYLIC

BACKGROUND PANEL TO BE THE CANOPY FASCIA PROVIDED BY OTHERS

CANOPY DURO LAST PVC ROOF:
- 60 MIL PVC THERMOPLASTIC MEMBRANE MECHANICALLY FASTENED; EXTEND UP PARAPET, OVER BLOCKING AND FACE NAIL, TYP.
- 1/2" THICK ISO COVER BOARD
- TAPERED INSULATION AS NEEDED TO PITCH TO SCUPPER
- METAL ROOF DECK

REFER TO STRUCTURAL DRAWINGS



METAL PANEL PARAPET (MP-1)

CANOPY WALL ASSEMBLY:
- METAL PANEL FASCIA (MP-1)
- 1/2" ZIP WALL SHEATHING
- 6" METAL STUD FRAMING

SIGN, REFER TO SIGN DETAIL ON A5.3

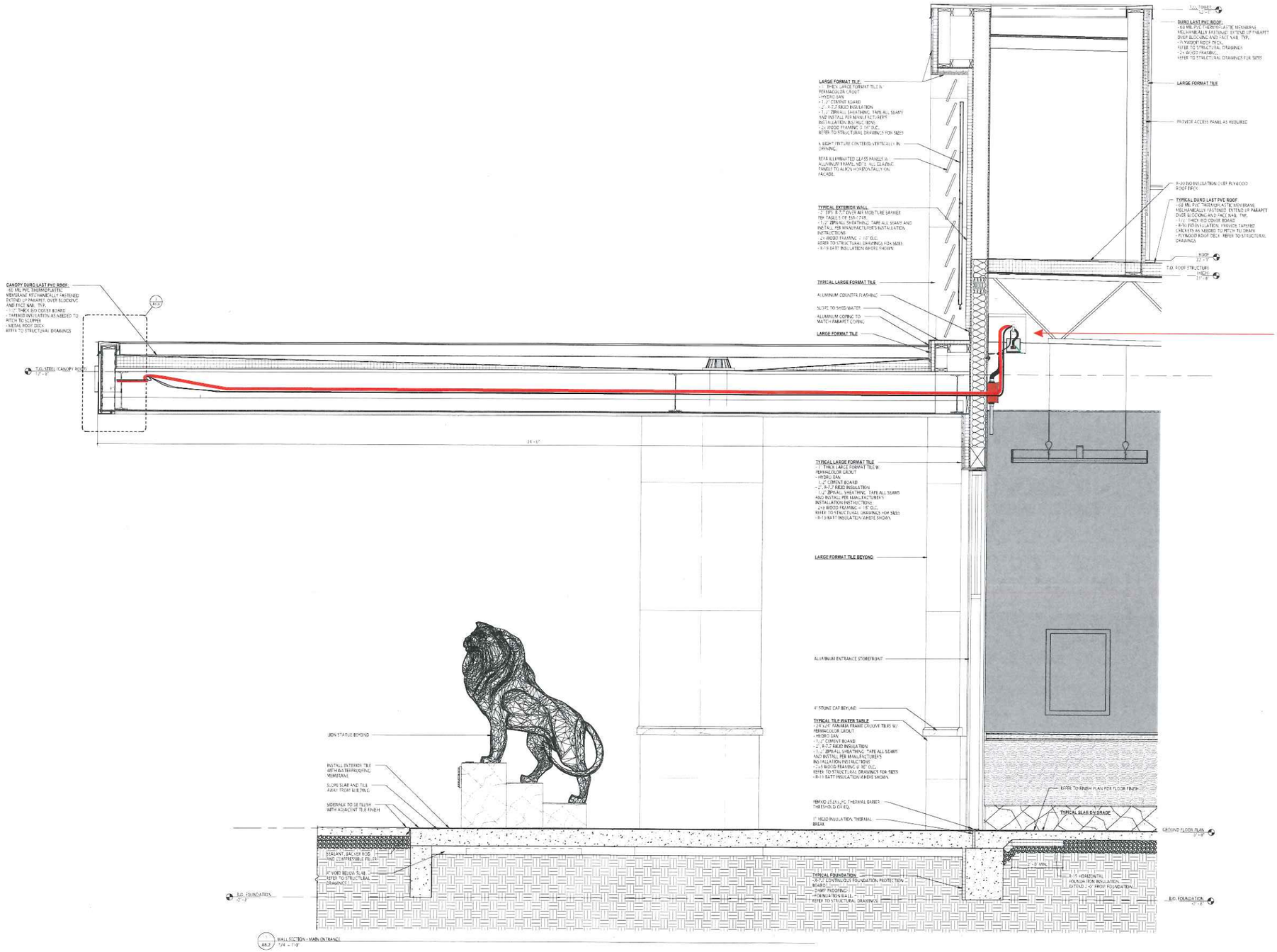
STRUCTURAL BEAM, SEE STRUCTURAL DRAWINGS

EXTEND METAL PANEL FASCIA UNDER SOFFIT

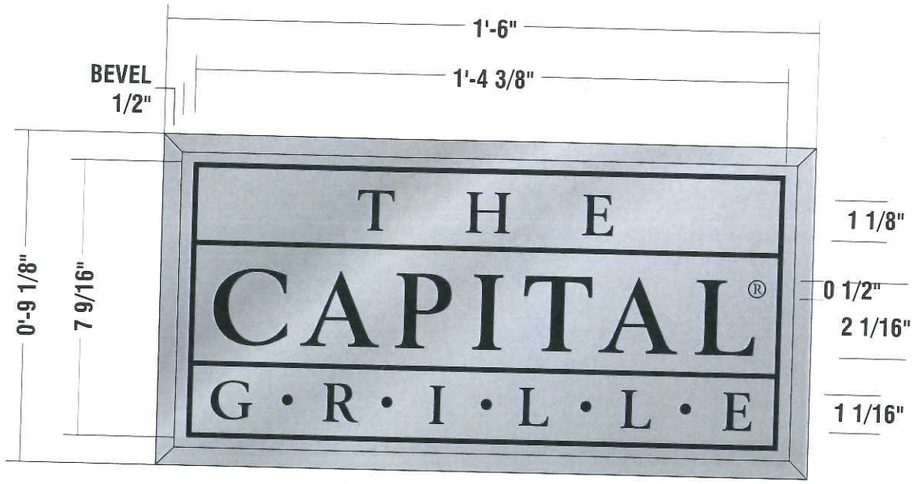
CANOPY CEILING ASSEMBLY:
- METAL PANEL SOFFIT (MPS-1)
- 7/8" METAL HAT CHANNEL
- 1/2" ZIP WALL SHEATHING
- 6" METAL CEILING FRAMING

T.O. STEEL (CANOPY ROOF)
17' - 9"

SEE FOLLOWING PAGE FOR SIGN DETAILS



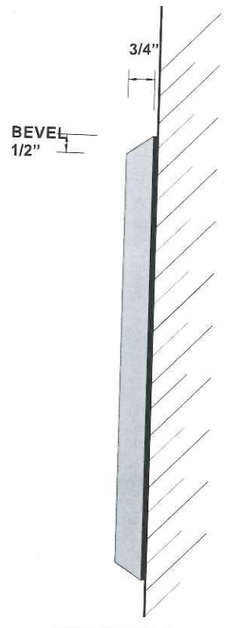
NOTE: POWER SUPPLY TO BE LOCATED IN CEILING. EXACT LOCATION OF POWER SUPPLY TO BE DETERMINED AT THE SITE DURING INSTALLATION.



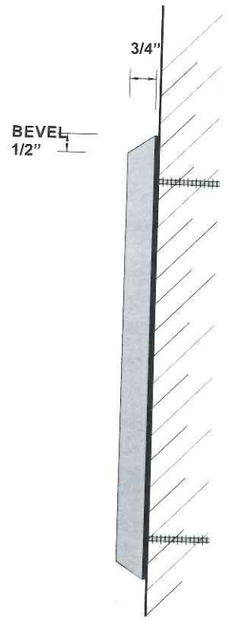
C D **BRUSHED ALUMINUM/NICKLE PLAQUE (ELEVATION)** SCALE: 3" = 1'-0"

(2) TWO REQUIRED

GENERAL SPECIFICATIONS:
1-PIECE - 5/16" ALUMINUM BRUSHED WITH GLOSS CLEAR COAT
BEVEL: 1/2" X 3/4" DEEP OVERALL FROM FACE TO WALL
LETTERING: GLOSS BLACK - RECESSED
MOUNTING:
a) TO GRANITE OR METAL USE DOUBLE SIDED VHB TAPE. STUDS ALSO IF NEEDED.
b) TO POROUS FACADE USE 1/8" STUDS WITH EXTERIOR SILICON.



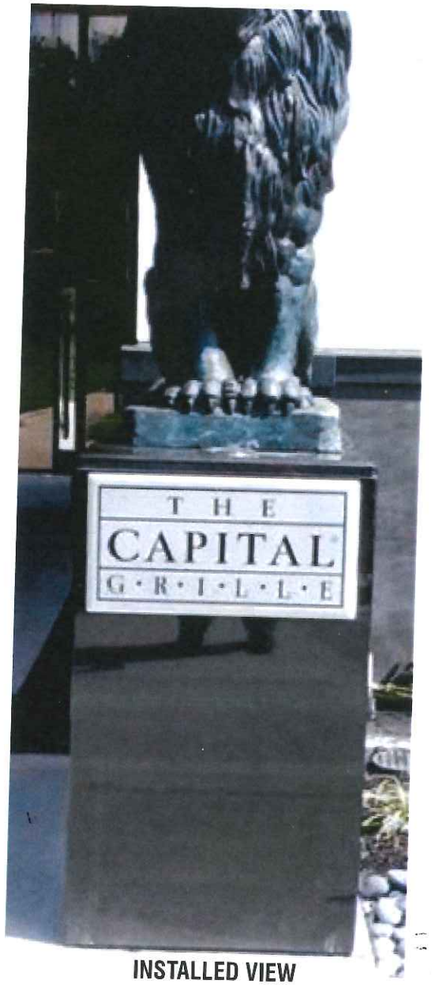
END VIEW "a"
SMOOTH SURFACE
VHB TAPE - USE STUDS
ALSO IF NEEDED



END VIEW "b"
POROUS SURFACE



BACK VIEW



INSTALLED VIEW

THE CAPITAL® GRILLE

Restaurant #23C0001

NEC of I-275 and Six Mile Rd., Livonia, MI 48152

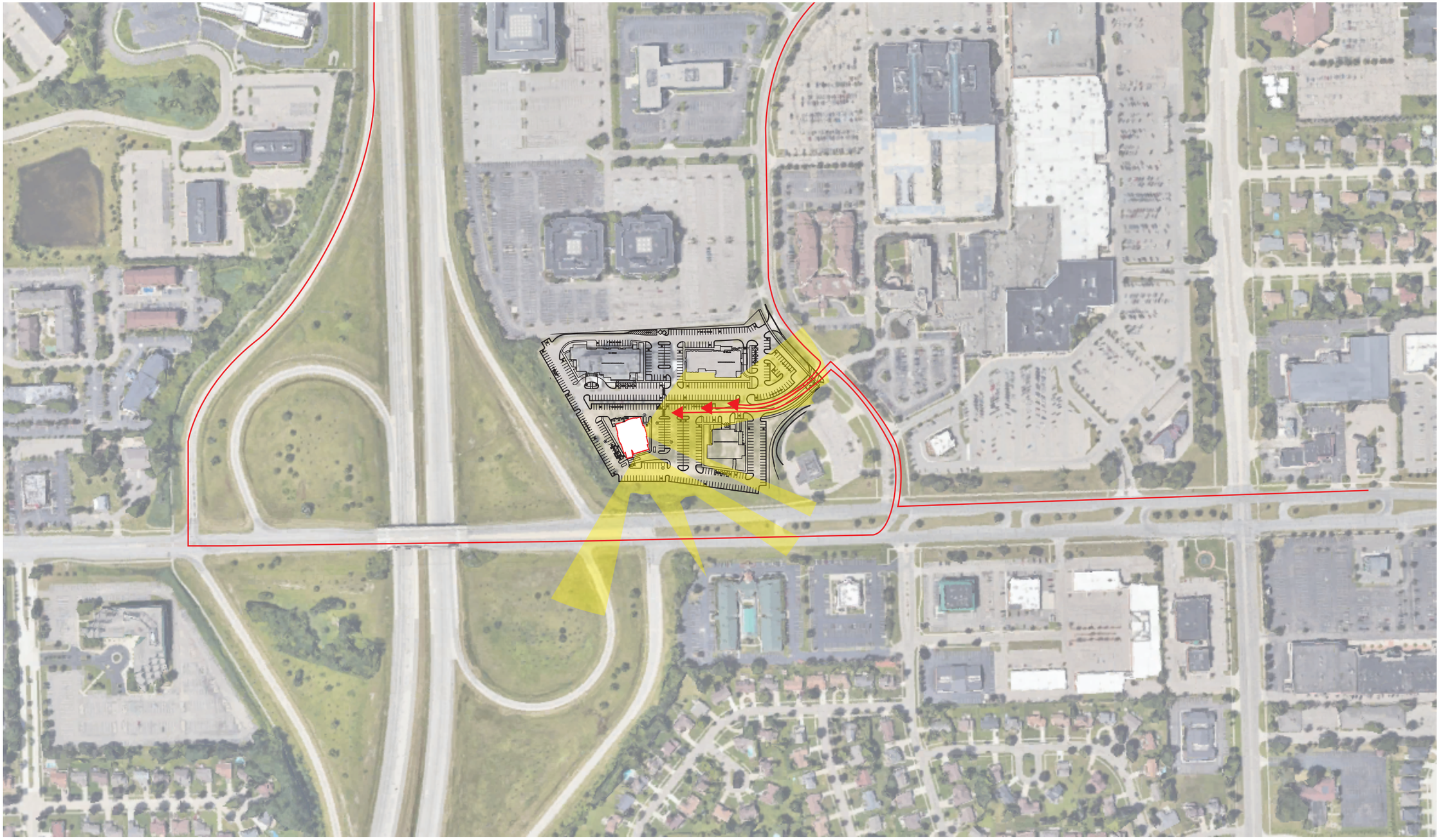
SES
branded environments
Ph: 1.800.599.7696
Fax: 1.574.237.6166
www.siteenhancementservices.com

AERIAL



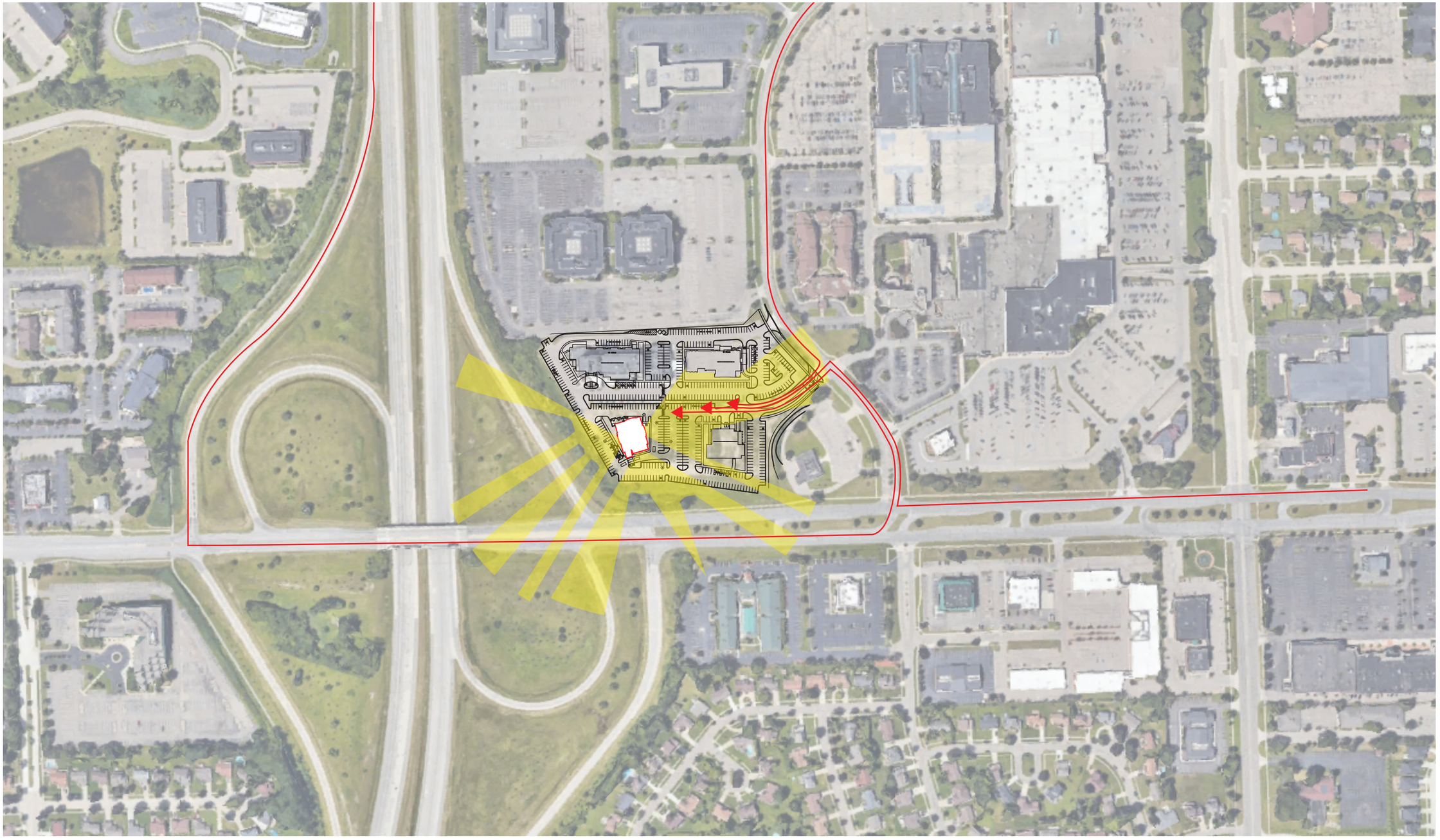
AERIAL - ALLOWED SIGNAGE

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



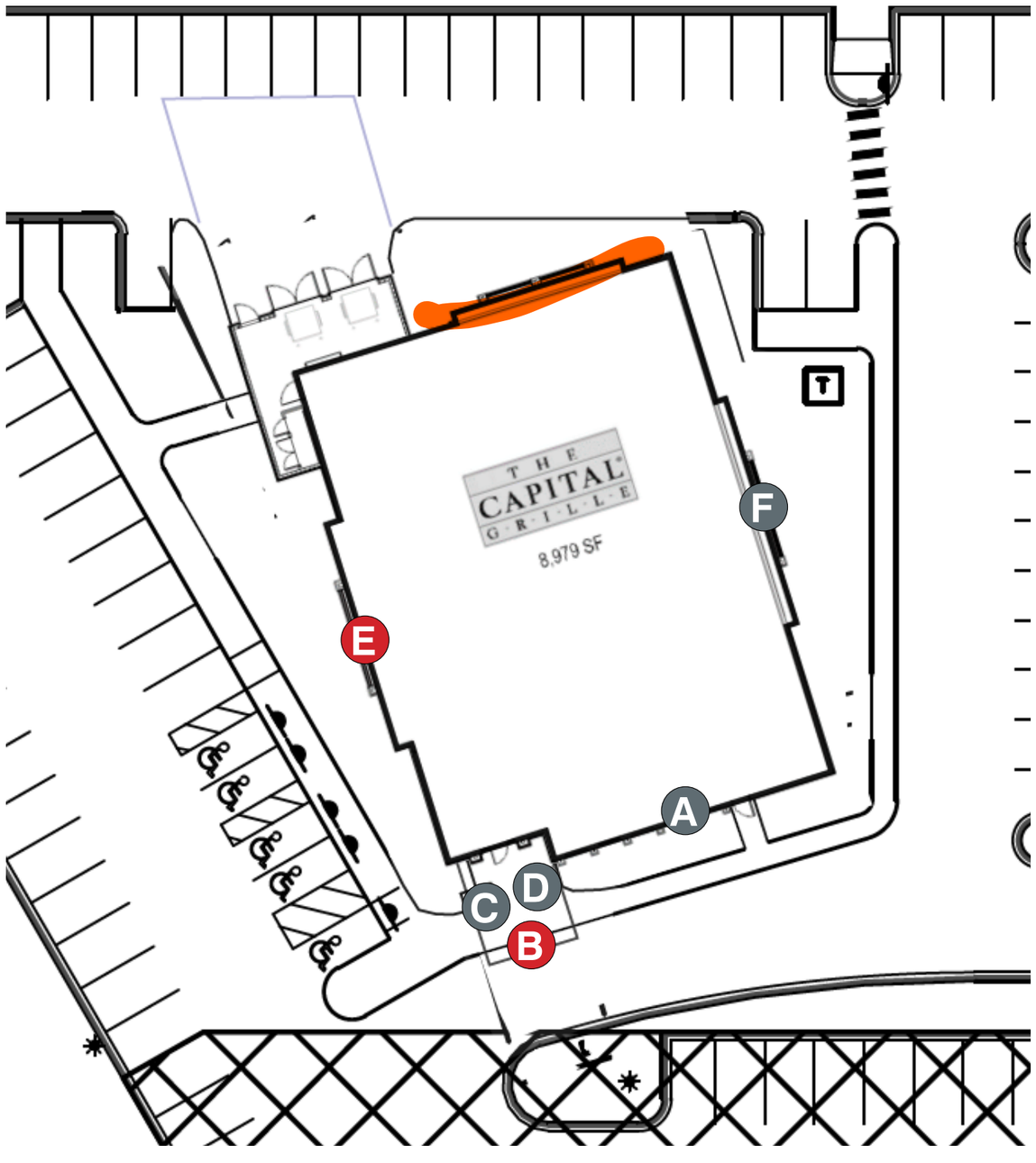
AERIAL - PROPOSED SIGNAGE

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



SITE PLAN

- **A** 30" Halo-Lit Channel Letters: 77.24 SF
- **B** 12" Face-Lit Channel Letters: 12.35 SF
- **C** 18" Non-illuminated Wall Plaque: 1.14 SF
- **D** 18" Non-illuminated Wall Plaque: 1.14 SF
- **E** 30" Halo-Lit Channel Letters: 77.24 SF
- **F** 30" Halo-Lit Channel Letters: 77.24 SF



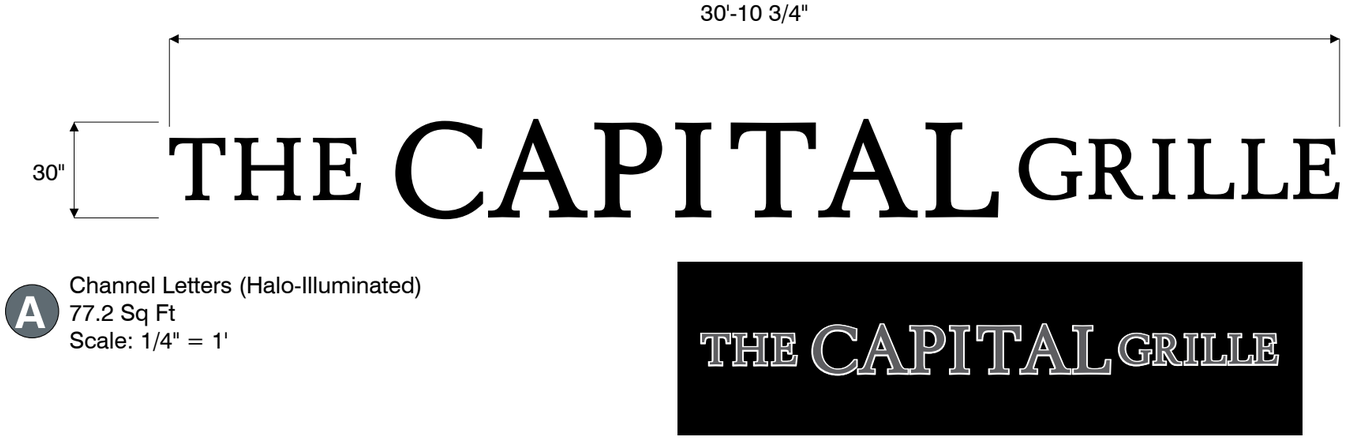
Scale: NTS

FRONT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152

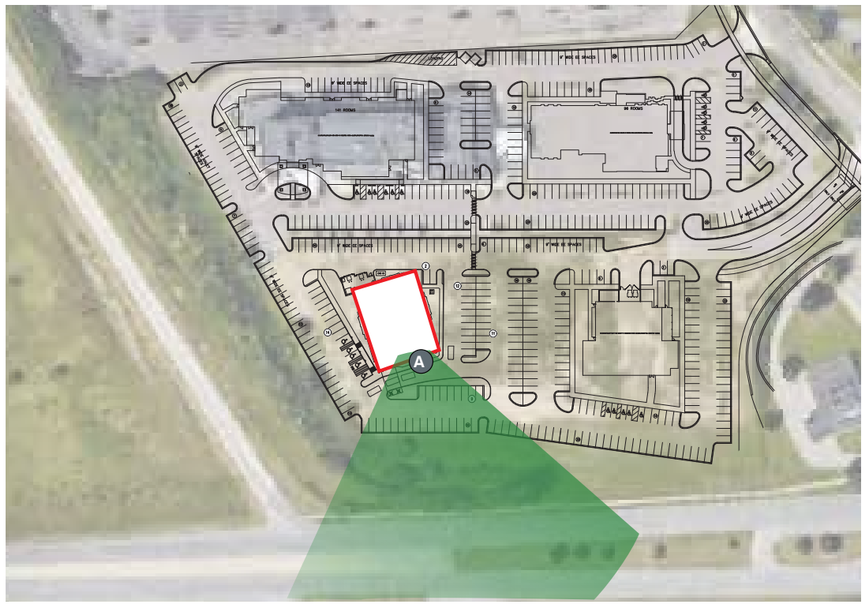


Scale: 3/32" = 1'
Measurements based on architectural plans provided.



A Channel Letters (Halo-Illuminated)
77.2 Sq Ft
Scale: 1/4" = 1'

Illumination View



FRONT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152

OPTION 1



Scale: 3/32" = 1'
Measurements based on architectural plans provided.

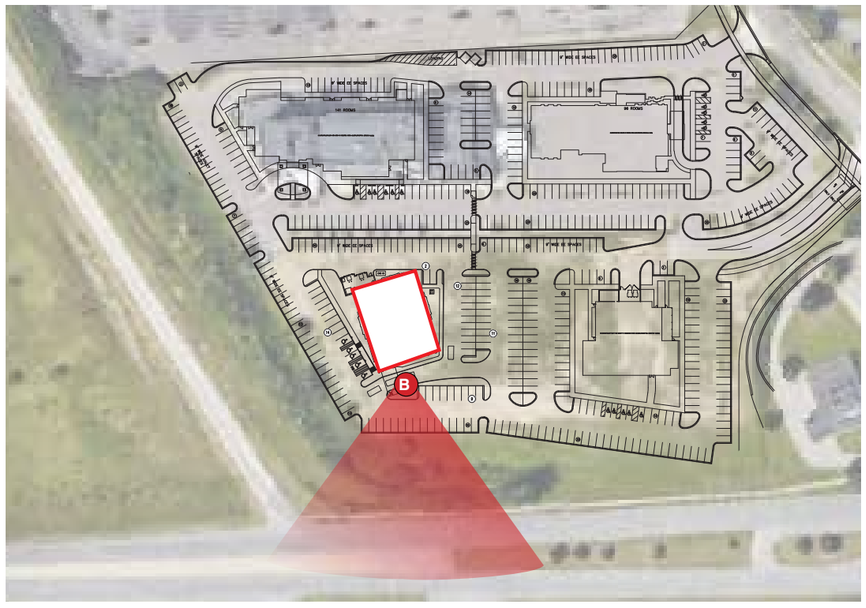


B

Channel Letters (Face-lit)
12.35 Sq Ft
Scale: 3/8" = 1'

THE CAPITAL GRILLE

Illumination View



FRONT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152

OPTION 2

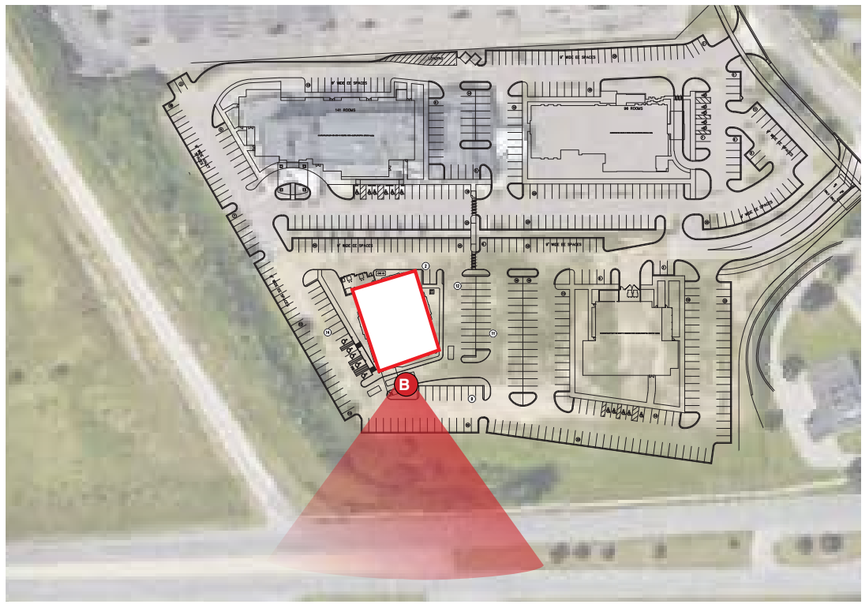


Scale: 3/32" = 1'
Measurements based on architectural plans provided.



B

Routed-Out Letters (Non-Illuminated)
12.35 Sq Ft
Scale: 3/8"= 1'



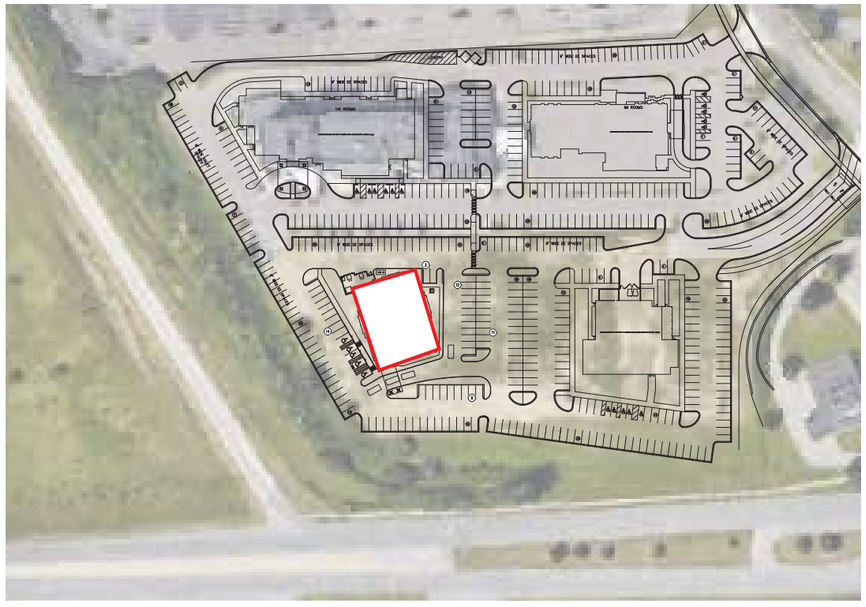
FRONT ELEVATION

OPTION 3



Scale: 3/32" = 1'
Measurements based on architectural plans provided.

B **No signage**

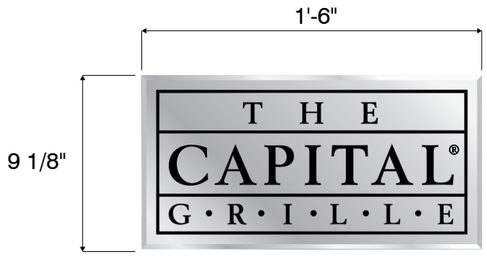


FRONT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152

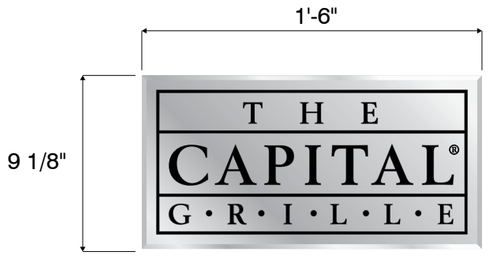


Scale: 3/32" = 1'
Measurements based on architectural plans provided.



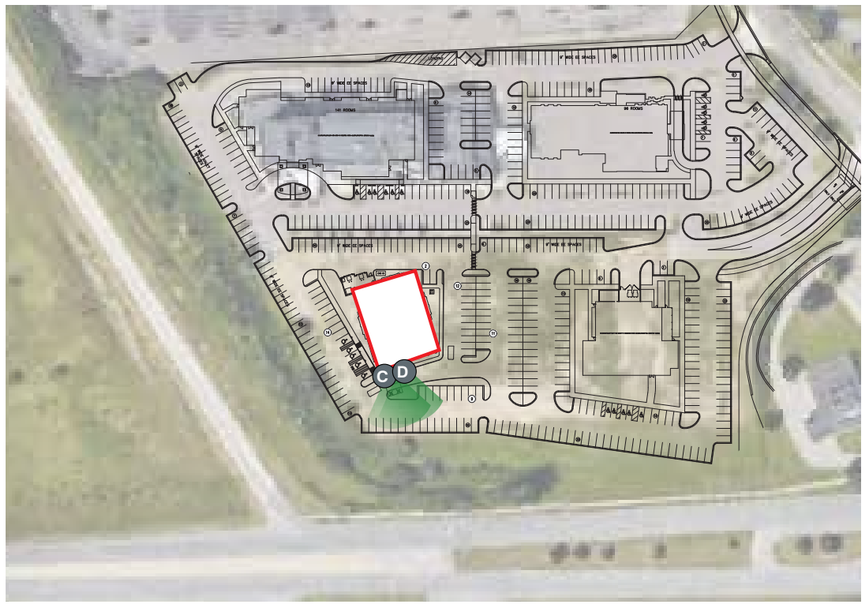
C

Wall Plaque (Non-Illuminated)
1.14 Sq Ft
Scale: 1 1/2" = 1'



D

Wall Plaque (Non-Illuminated)
1.14 Sq Ft
Scale: 1 1/2" = 1'



LEFT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



Scale: 3/32" = 1'
Measurements based on architectural plans provided.

30'-10 3/4"

30"

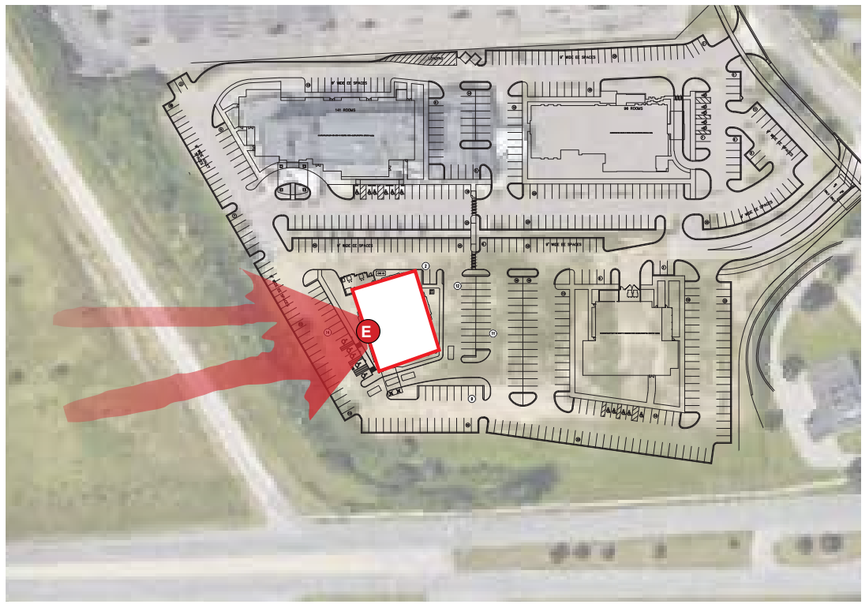
THE CAPITAL GRILLE

E

Channel Letters (Halo-Illuminated)
77.2 Sq Ft
Scale: 1/4" = 1'

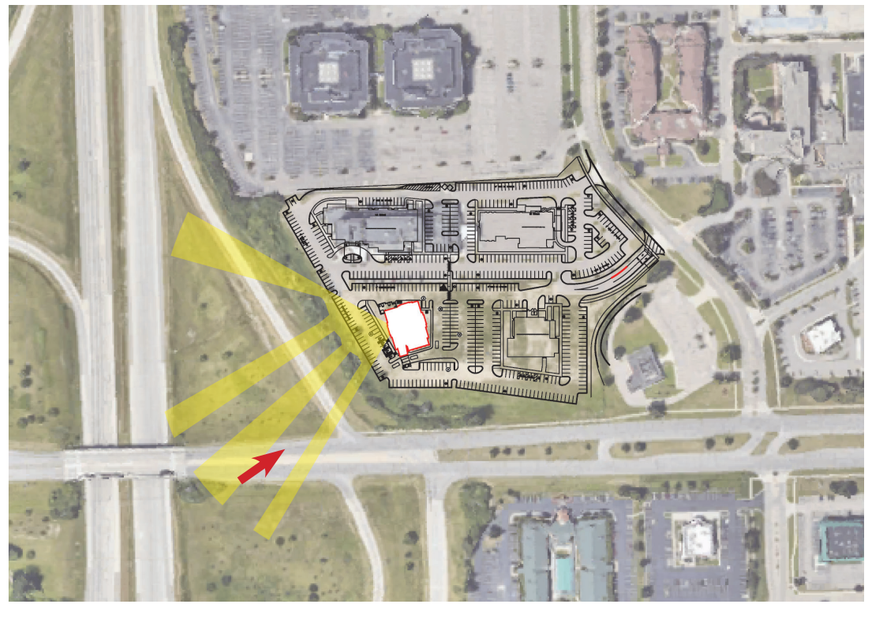
THE CAPITAL GRILLE

Illumination View



STREET VIEW





RIGHT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



Scale: 3/32" = 1'
Measurements based on architectural plans provided.

30'-10 3/4"

30"

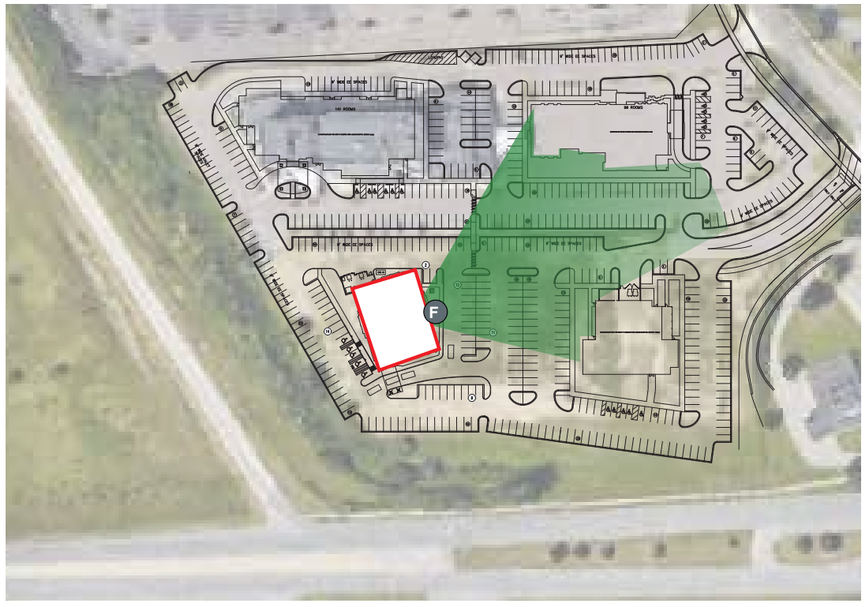
THE CAPITAL GRILLE

F

Channel Letters (Halo-Illuminated)
77.2 Sq Ft
Scale: 1/4" = 1'

THE CAPITAL GRILLE

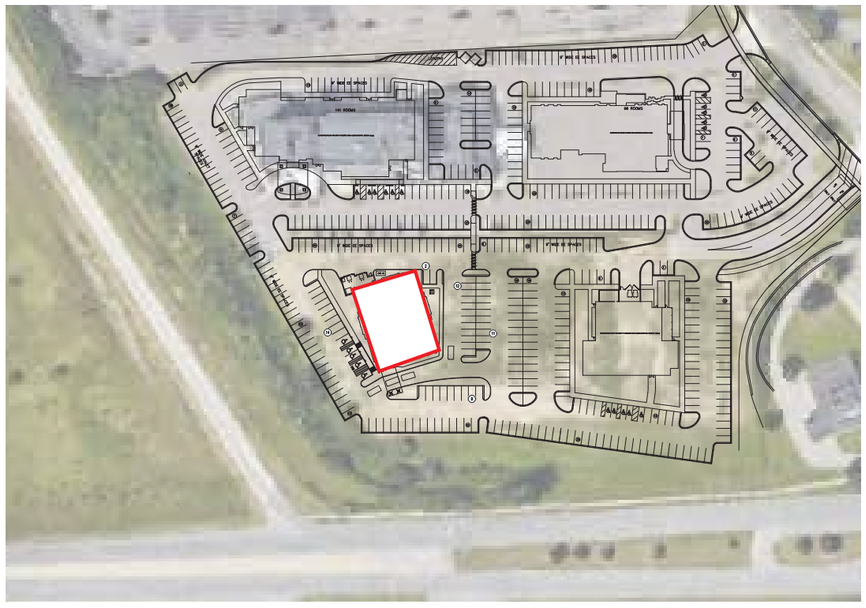
Illumination View



REAR ELEVATION



Scale: 3/32" = 1'
Measurements based on architectural plans provided.



COMPLETION PHOTOS



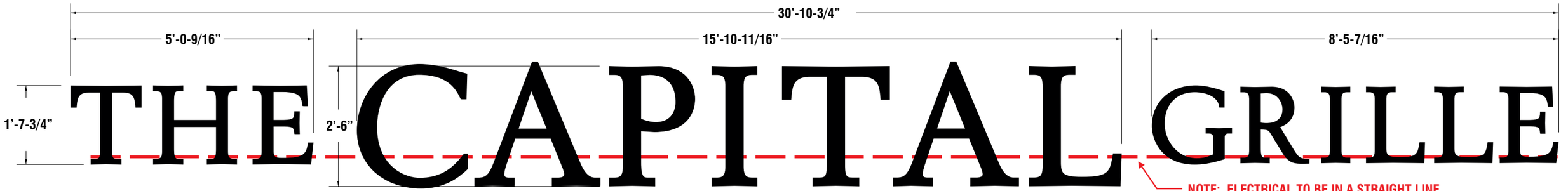


COMPLETION PHOTOS





APPENDIX



A E F

FRONT ELEVATION (2'-6" REVERSE HALO ILLUMINATION)

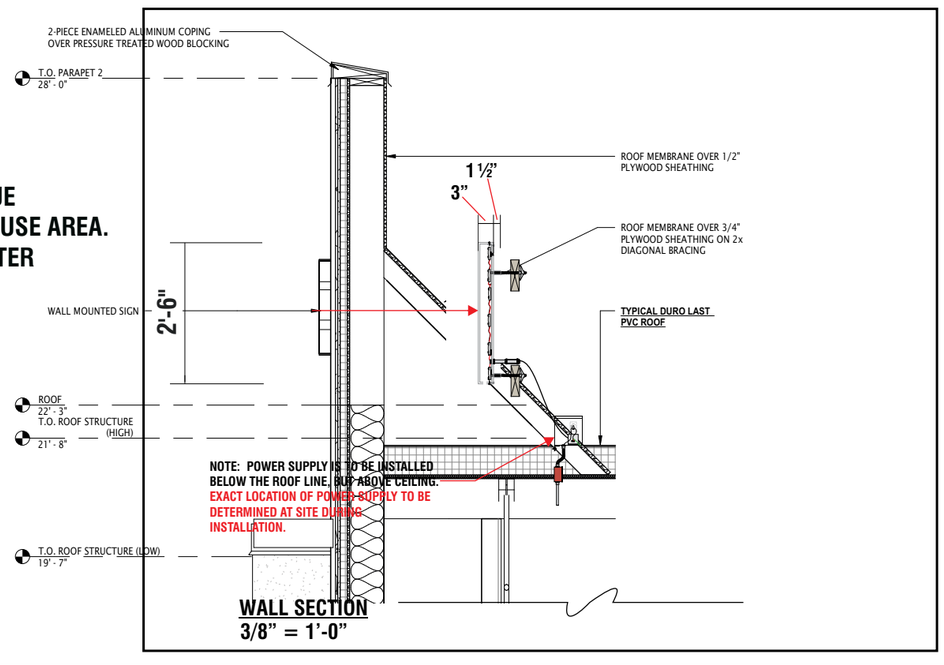
(3) THREE REQUIRED

SCALE: 1/2" = 1'-0"

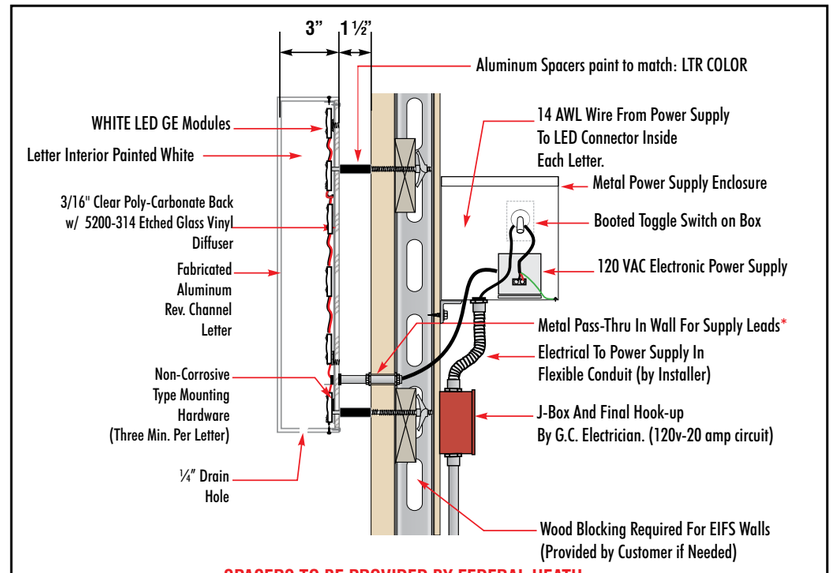
LETTER COLORS:
BLACK (SATIN BLACK)

GENERAL SPECIFICATIONS:
BLACK 3" DEEP REVERSE CHANNEL LETTERS
HALO ILLUMINATION W/ (G.E.) WHITE L.E.D. MODULES
SEE: TYPICAL SECTION DETAIL

SIGN WIRING THROUGH WALL MAY NEED TO BE COMPLETED DURING WALL CONSTRUCTION DUE TO SMALL ACCESS AREA BEHIND WALL INTO DOG HOUSE AREA. ACCESS IS REQUIRED TO THIS AREA IS REQUIRED AFTER COMPLETION.



WALL SECTION
3/8" = 1'-0"



SPACERS TO BE PROVIDED BY FEDERAL HEATH

TYPICAL SECTION DETAIL - L.E.D. HALO ILLUMINATED WALL LETTERS

N.T.S

FABRICATION/DESIGN NOTES:
MINIMUM CAN DEPTH REQUIRED: 3"
MINIMUM LETTER STROKE REQUIRED FOR ILLUMINATION: 1"

*** Electrical conduit to be as close to bottom of letters as possible.**

ELECTRICAL REQUIREMENTS

Total: 3 Amps

(1) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

CUSTOMER TO PROVIDE:

ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 5 FT.) TO BE BY CERTIFIED ELECTRICIAN:

A. All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).
B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.
C. Properly sized ground wire that can be traced back to the breaker panel must be provided.
D. Number and size of circuits for each sign to meet Federal Heath Sign's requirement.

Any deviation from the above recommendations may result in:

1. Damage to or improper operation of the sign(s).
2. Delays and additional costs.

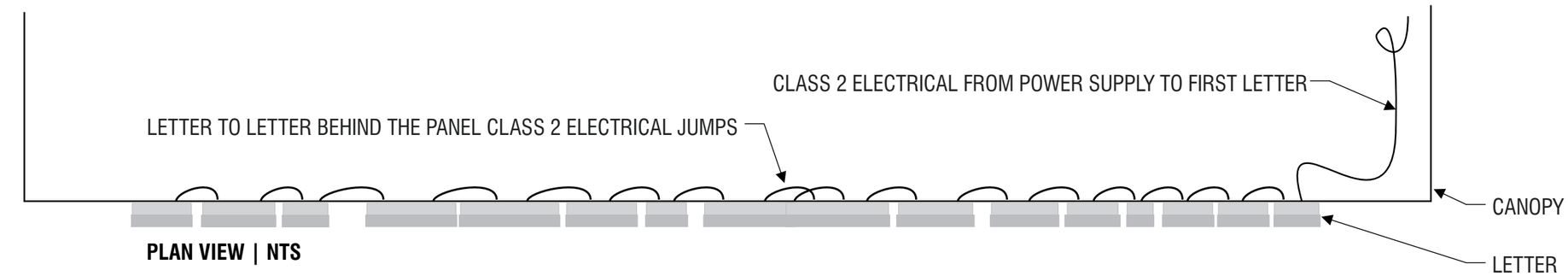
Notes:

- Certain electrical components of signs will fail prematurely if signs are not shut-off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, each day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.
- Some dimming devices will also adversely affect sign electrical components, causing failure. Any dimming of the sign without consultation with Federal Heath Sign Co. will void the warranty.

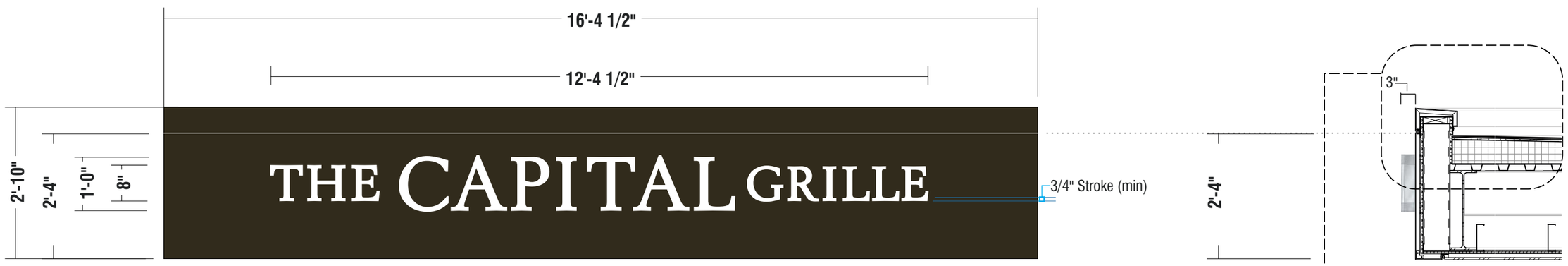
INSTALLER IS RESPONSIBLE FOR:

ELECTRICAL NOTES:

1. INSTALLATION OF THESE (ELECTRICAL) SIGNS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF THE N.E.C., U.L. 48 AND / OR OTHER APPLICABLE LOCAL CODES.
   THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
2. PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.



PLAN VIEW | NTS



OPTION 1

B INDIVIDUAL INTERNALLY ILLUMINATED CHANNEL LETTER LAYOUT ON CANOPY FRONT| ONE (1) REQ

scale 1/2"=1'-0"

ALUMINUM CHANNEL LETTER OF WELDED CONSTRUCTION - LETTER MUST MOUNT AS FLAT AS POSSIBLE.
LETTER EXTERIOR TO BE PAINTED. COLOR AND GLOSS TO BE DETERMINED. INTERIOR TO BE SIGN WHITE.
LETTER FACE TO BE 7238 WHITE 1/2" THICK, SHOULDER CUT TO PROVIDE CLEAN SHARP IMAGE.
ILLUMINATION TO BE 24V LED WHITE.
ALL WEEP HOLES TO HAVE A COVER SO AS NOT TO SEE ANY LIGHT FROM BELOW.

CANOPY FACE PANEL TO BE TAKEN TO SIGN SHOP SO LETTERS CAN BE SECURED TO FACE PANEL AND PRE-WIRED.
LETTERS MUST BE MOUNTED PERFECTLY STRAIGHT AND FLAT TO FACE PANEL. LETTERS NEED TO APPEAR AS ONE WITH FACE PANEL.
INSTALLER TO RETURN TO SITE WITH LETTERS MOUNTED TO PANEL AND WITH THE ASSISTANCE OF GC INSTALL THE PANEL.
INSTALLER TO RUN CLASS 2 WIRE THROUGH CONDUIT INTO BUILDING, SECURE POWER SUPPLY AND MAKE FINAL CONNECTIONS.

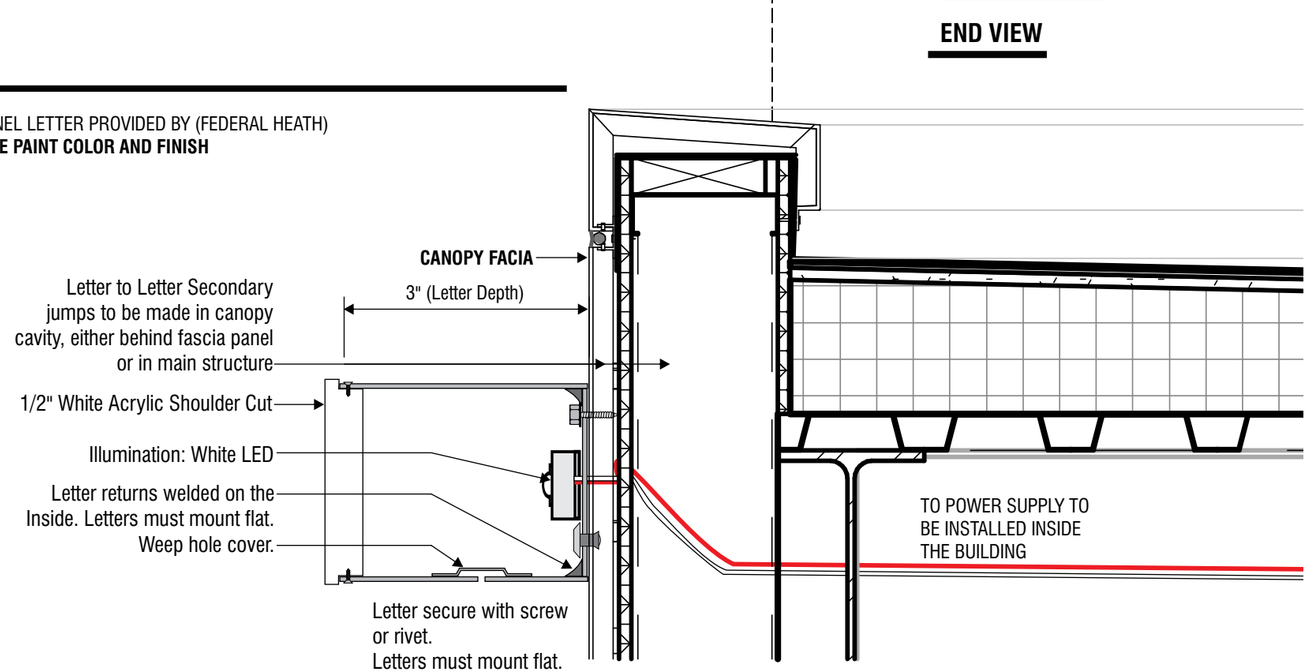
SIGN POWER SUPPLY TO BE INSTALLED INSIDE THE BUILDING.
CLASS 2 WIRE FORM POWER SUPPLY TO LETTERS TO PASS THROUGH GC PROVIDED CONDUIT INSTALLED WITHIN THE CANOPY ATTIC.

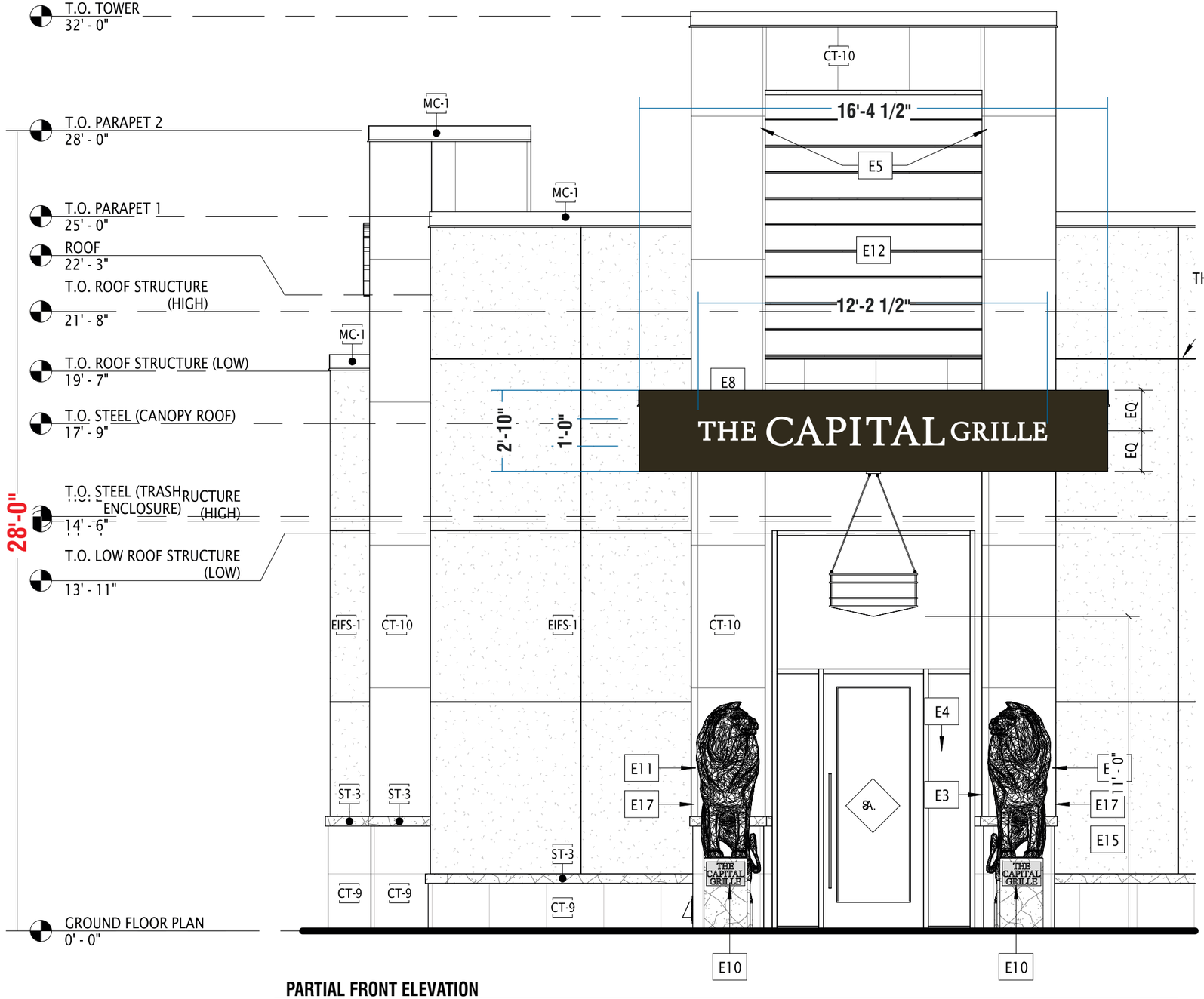
CUSTOMER TO PROVIDE A DEDICATED 120V 20A CIRCUIT FOR THE SIGN.

ELECTRICAL REQUIREMENTS
Total: 1 Amps
(1) 120V 20A Circuit Required.
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

.063 ALUMINUM CHANNEL LETTER PROVIDED BY (FEDERAL HEATH)
CUSTOMER TO PROVIDE PAINT COLOR AND FINISH

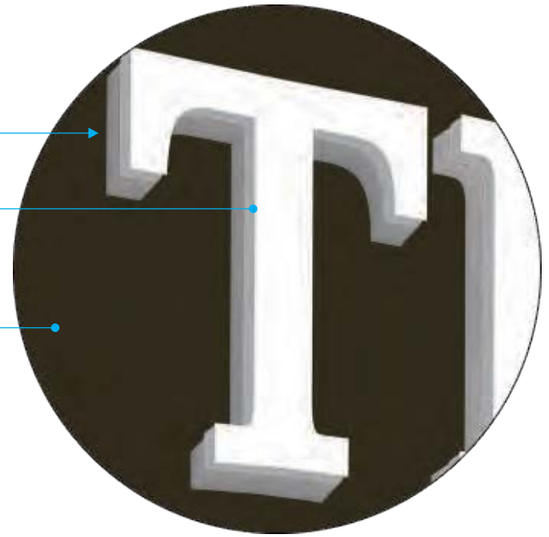
END VIEW





PARTIAL FRONT ELEVATION

scale 1/4"=1'-0"

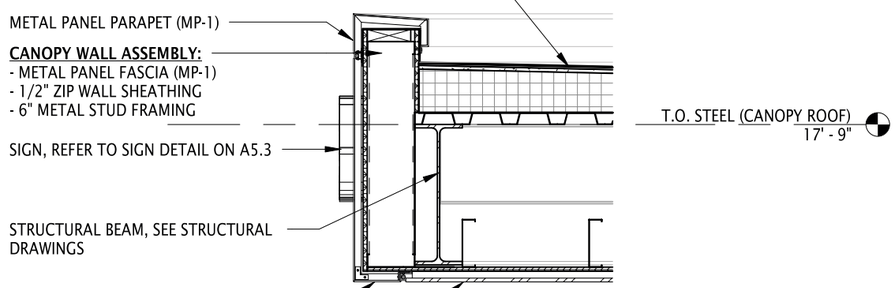


RETURNS PAINTED, COLOR AND FINISH TO BE DETERMINED

FACES: #7328 WHITE ACRYLIC

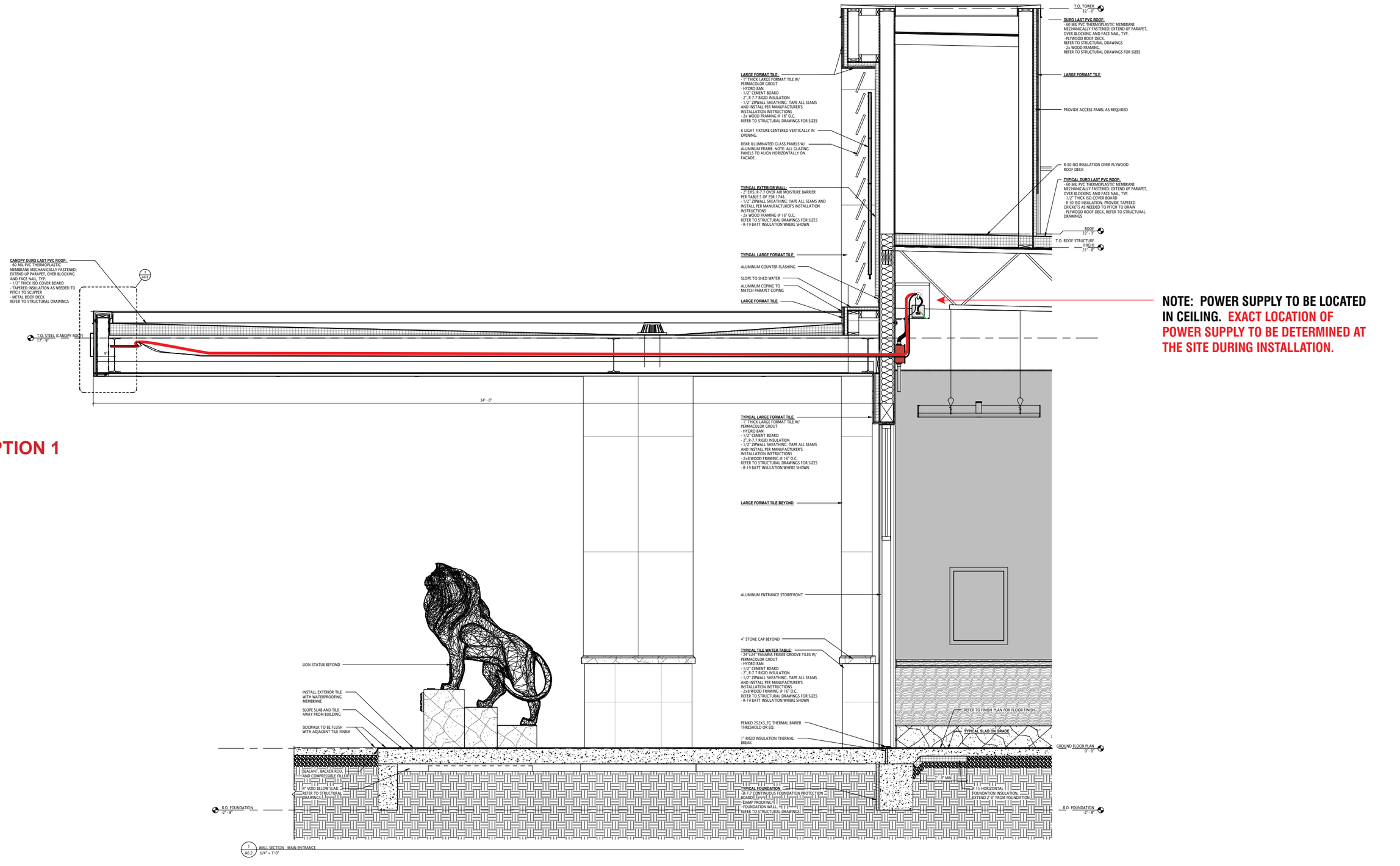
BACKGROUND PANEL TO BE THE CANOPY FASCIA PROVIDED BY OTHERS

CANOPY DURO LAST PVC ROOF:
- 60 MIL PVC THERMOPLASTIC MEMBRANE MECHANICALLY FASTENED; EXTEND UP PARAPET, OVER BLOCKING AND FACE NAIL, TYP.
- 1/2" THICK ISO COVER BOARD
- TAPERED INSULATION AS NEEDED TO PITCH TO SCUPPER
- METAL ROOF DECK
REFER TO STRUCTURAL DRAWINGS

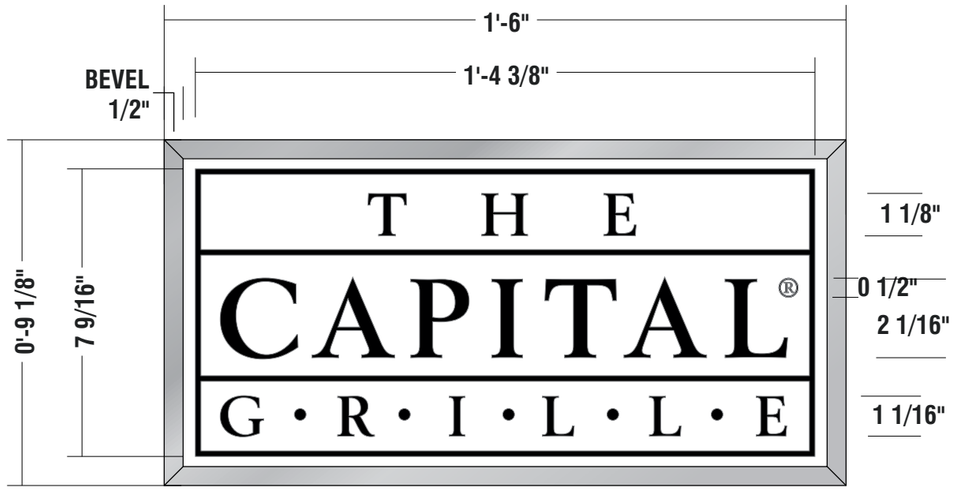


SEE FOLLOWING PAGE FOR SIGN DETAILS

OPTION 1



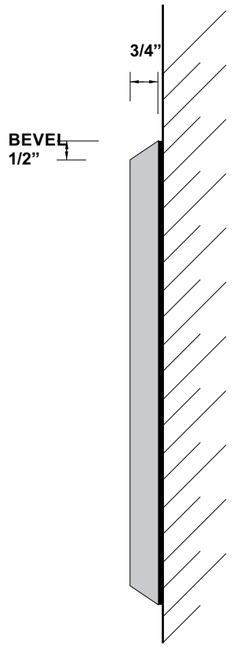
NOTE: POWER SUPPLY TO BE LOCATED IN CEILING. EXACT LOCATION OF POWER SUPPLY TO BE DETERMINED AT THE SITE DURING INSTALLATION.



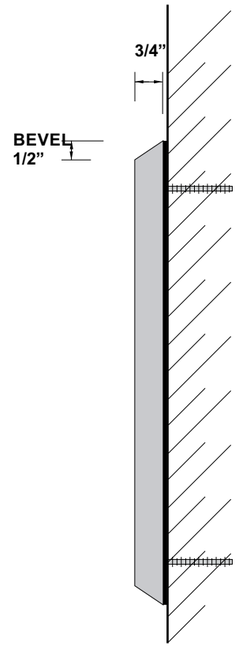
C D BRUSHED ALUMINUM/NICKLE PLAQUE (ELEVATION) SCALE: 3" = 1'-0"

(2) TWO REQUIRED

GENERAL SPECIFICATIONS:
1-PIECE - 5/16" ALUMINUM BRUSHED WITH GLOSS CLEAR COAT
BEVEL: 1/2" X 3/4" DEEP OVERALL FROM FACE TO WALL
LETTERING: GLOSS BLACK - RECESSED
MOUNTING:
a) TO GRANITE OR METAL USE DOUBLE SIDED VHB TAPE. STUDS ALSO IF NEEDED. '
b) TO POROUS FACADE USE 1/8" STUDS WITH EXTERIOR SILICON.



END VIEW "a"
SMOOTH SURFACE
VHB TAPE - USE STUDS
ALSO IF NEEDED



END VIEW "b"
POROUS SURFACE



BACK VIEW



INSTALLED VIEW

- Sign G has been removed from the package
- Sign B has 3 options
    1.) Channel letters (Face-lit)
    2.) Routed-out Letters (Non-illuminated)
    3.) Remove entirely from package

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS
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JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
LINDSEY HAKALA
BRIAN MEAGHER
MARC ROTONDO
MIKE TESTA

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

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LYNDA L. SCHEEL
LAURA M. TOY

PUBLIC NOTICE
SEPTEMBER 5, 2025

APPEAL CASE NO. 2025-02-02, 17117 Laurel Park Drive (tabled on May 20, 2025): an appeal was made to the Zoning Board of Appeals by Laurel Investment, LLC, on behalf of Lessee Capital Grille, seeking to erect a wall sign package resulting in an excessive number of signs and excessive sign area.

Number of Signs	**Total Sign Area**
Allowed: 2	Allowed: 191.75 sq. ft.
Proposed: 4	Proposed: 561.08 sq. ft.
Excess: 2	Excess: 177.58 sq. ft.

This Regional Commercial property is located on the west side of Laurel Park Drive (17117), between University Park Drive and Six Mile Road, Lot. No. 028-99-0006-008, C-4, High Rise Commercial, rejected by the Inspection Department under Livonia Code of Ordinance, Section 11.08 (3) Zoning District Regulations.

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

Agendas, minutes, and other meeting documents may be accessed at the following URL:

https://livonia.gov/129/Agendas-Minutes-and-Meeting-Documents

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, September 23, 2025, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,

Timothy Klisz, Secretary

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

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

Case No: **2025-02-02**
Meeting Date: **September 23, 2025**

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

_____

_____

_____

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_____

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

Signature: _____

Name: _____
(Please print)

Address: _____

ZONING BOARD OF APPEALS

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LYNDA L. SCHEEL
LAURA M. TOY

MAY 27, 2025

Laurel Investments, LLC
17123 N Laurel Park Drive
Livonia, MI 48152

To Whom It May Concern:

The Zoning Board of Appeals of the City of Livonia, at a Special meeting held May 20, 2025, adopted the following Resolution:

RESOLVED: APPEAL CASE NO. 2025-02-02, Laurel Investment, LLC on behalf of Capital Grille, 17117 Laurel Park Drive: Seeking to erect a wall sign package resulting in an excessive number of signs and excessive sign area.

Number of Signs	**Total Area of Signs**
Allowed: 2	Allowed: 191.75 square feet
Proposed: 5	Proposed: 319.16 square feet
Excess: 3	Excess: 127.41 square feet

This Regional Commercial property is located on the west side of Laurel Park Drive (17117), between University Park Drive and Six Mile Road, Lot. No. 028-99-0006-008, C-4, High Rise Commercial, rejected by the Inspection Department under Livonia Code of Ordinance, Section 11.08 (3) Zoning District Regulations,

be tabled to allow the Petitioner, Laurel Park Investments, LLC, time to revise their sign package and assemble sign packages for the three projects they are proposing for that site.

ZONING BOARD OF APPEALS,

Timothy Klisz, Secretary

cc: Majid Koza; David Mikel; Katie Peel

Meeting Date: May 20, 2025

2. ***APPEAL CASE NO. 2025-02-02, Laurel Investment, LLC, on behalf of Lessee Capital Grille, 17117 Laurel Park Drive:*** Seeking to erect a wall sign package resulting in an excessive number of signs and excessive sign area.

Motion To:		Comments:
Support		
Deny		
Table		
Other		

Motion	Support	ZBA Board Member	Yes	No	Abstain	Absent
		Greg Coppola - Chairman	X			
X		Jim Baringhaus - Vice Chairman	X			
		Timothy Klisz - Secretary	ABSENT			X
		Christopher Boloven	ABSENT			X
	X	Michael Testa	X			
		Marc Rotondo	X			
		Brian Meagher	ABSENT			X

CONDITIONS
1.
2.
3.
4.

ZBA Acting Secretary: Jim Baringhaus J Baringhaus 5/20/25

ZONING BOARD OF APPEALS

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PUBLIC NOTICE
MAY 2, 2025

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

This appeal will be heard at a public hearing to be held in the **Gallery on the 5th floor of City Hall on Tuesday, May 20, 2025, at 7:00 p.m**., at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,

Timothy Klisz, Secretary

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

Case No: **2025-02-02**
Meeting Date: **May 20, 2025**

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

_____

_____

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_____

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

Signature: _____

Name: _____
(Please print)

Address: _____

CITY OF LIVONIA

INSPECTION DEPARTMENT

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

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant Laurel Investments, LLC Address 17123 Laurel Park Dr., Livonia, MI 48152

Owner (same as applicant) Address (same as applicant)

Lessee _____ Address _____

Location West Side of 17123 Laurel Park Dr. Street

Between University Park Dr. And Six Mile Rd.

Lot No./Parcel No. 028-99-0006-007 Subdivision n/a

Zoning District C-4 Lot Size 5.34 acres Alley n/a

Present Use High Rise Commercial Proposed Use No change

Present Building Size n/a Proposed Building Size n/a

Present Height of Building n/a Proposed Height n/a

Allowable Lot Coverage n/a Proposed Lot Coverage n/a

Proposal: Seeking to erect a wall sign package resulting in an excessive number of signs and excessive sign area. Number of sings allowed: 2; Proposed: 5; Excess: 3. Total area of signs allowed: 191.75 Square Feet; Proposed: ~~292.83~~ 319.16 S.F. Square feet; Excess: 101.08 127.41 S.F. Square Feet.

Reason for Rejection Livonia Zoning Ordinance: Section 11.08 (3) Zoning District Regulations

Deficient Side yard _____ Deficient Front Yard _____ Deficient Rear Yard _____

Deficient Lot Area _____ Deficient Lot Area Per Room _____ Encroachment _____

Excessive Lot Coverage _____ Excessive Height _____ Increasing No. Units 3 signs

Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk 108.08 Sq. Ft.

Remarks 1 INCREASES SIGN AREA AND REMOVES PROPOSED PYLON SIGN REFACE.

Plans and Application examined by _____ Date February 27, 2025

THE

CAPITAL®

G · R · I · L · L · E

Restaurant #23C0001

NEC of I-275 and Six Mile Rd., Livonia, MI 48152

RECEIVED
FEB 19 2025
Inspection Department
City of Livonia

SES
branded environments
Ph: 1.800.599.7696
Fax: 1.574.237.6166
www.siteenhancementservices.com

AERIAL

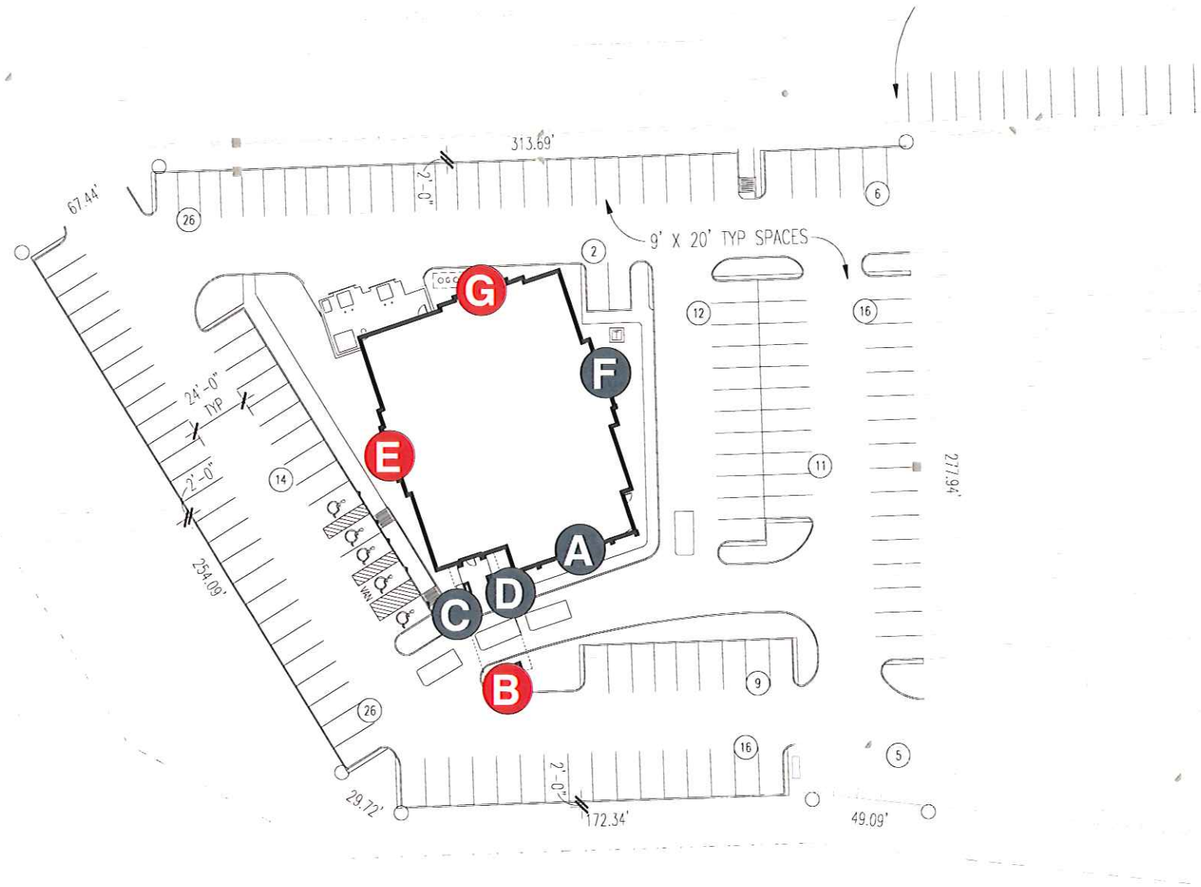
Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



SITE PLAN

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152

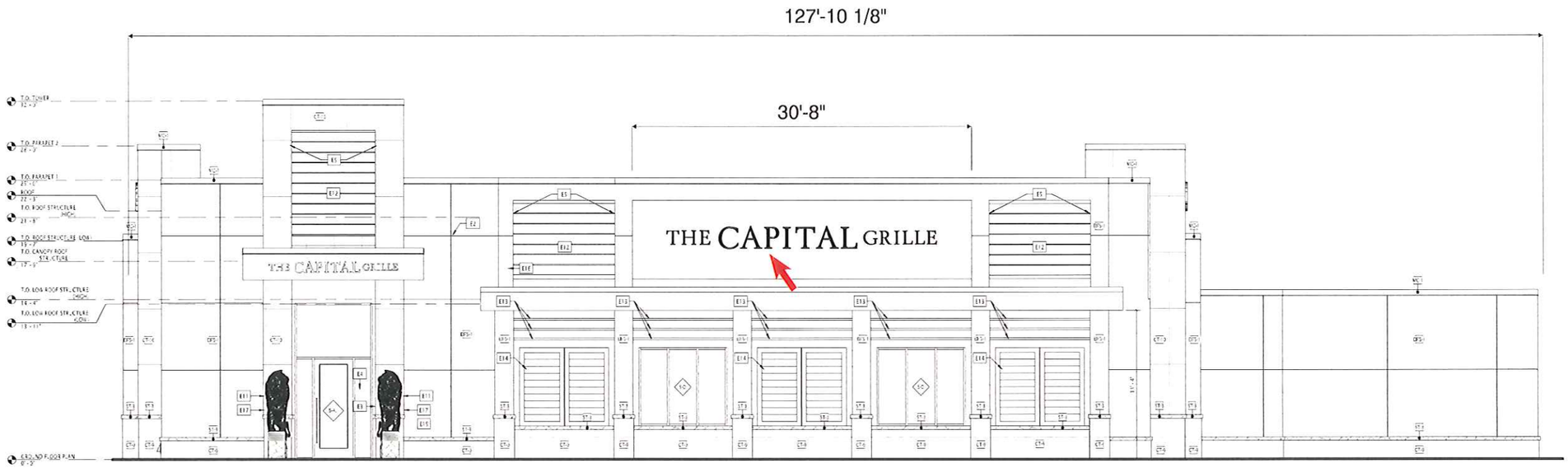
- **A** 24" Halo-Lit Channel Letters: 50.91 SF
- **B** 12" Face-Lit Channel Letters: 12.35 SF
- **C** 18" Non-illuminated Wall Plaque: 1.14 SF
- **D** 18" Non-illuminated Wall Plaque: 1.14 SF
- **E** 30" Halo-Lit Channel Letters: 77.24 SF
- **F** 30" Halo-Lit Channel Letters: 77.24 SF
- **G** 30" Halo-Lit Channel Letters: 77.24 SF
- **H** Panel on Custom Shared Monument: 7.62 SF
- **I** Panel on Custom Shared Pylon: 36.89 SF
  See aerial for shared ground sign locations



Scale: 1" = 60'-0"

FRONT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



Measurements based on architectural plans provided.
Measurements to be field verified.

Scale: 3/32" = 1'

24'-5 1/4"

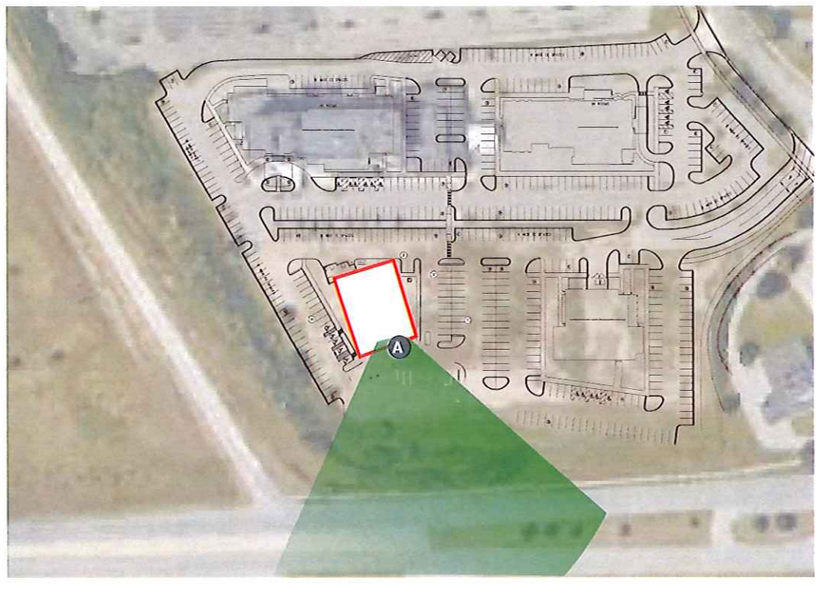
24"

THE CAPITAL GRILLE

A Channel Letters (Halo-Illuminated)
48.88 Sq Ft
Scale: 1/4" = 1'

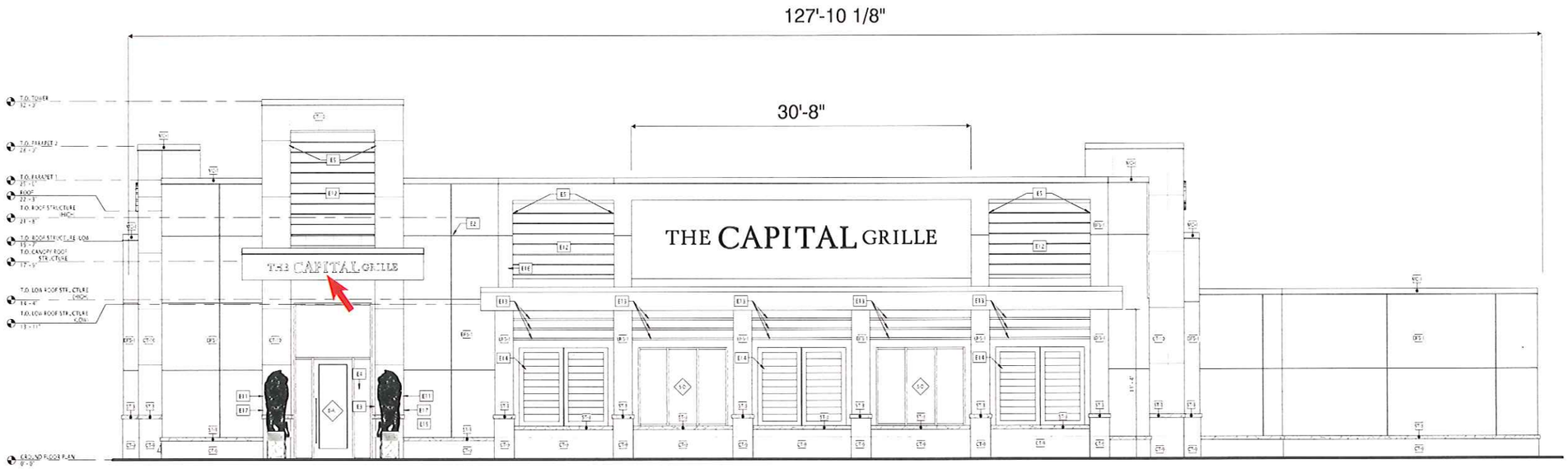


Illumination View



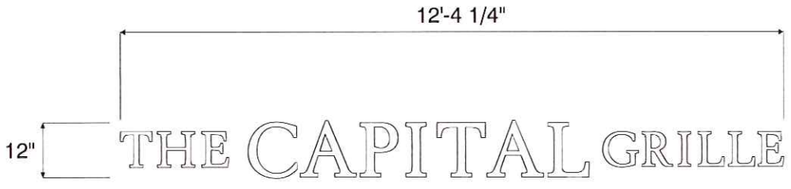
FRONT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



Measurements based on architectural plans provided.
Measurements to be field verified.

Scale: 3/32" = 1'



B

Channel Letters (Face-lit)
12.35 Sq Ft
Scale: 3/8" = 1'

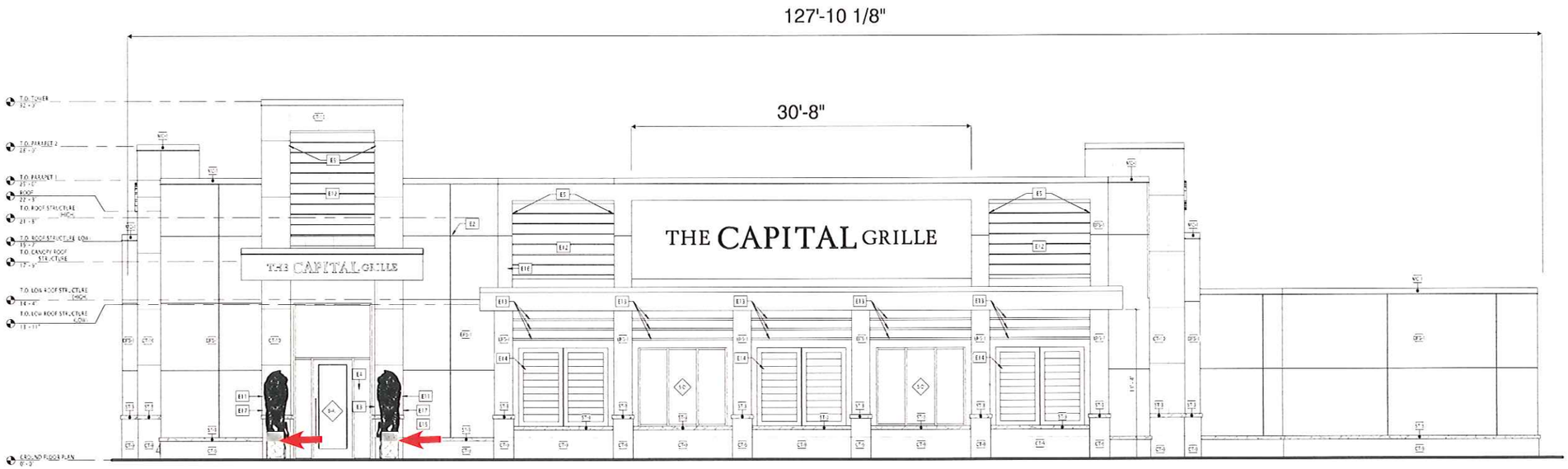


Illumination View



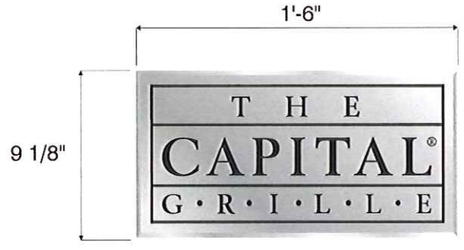
FRONT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152

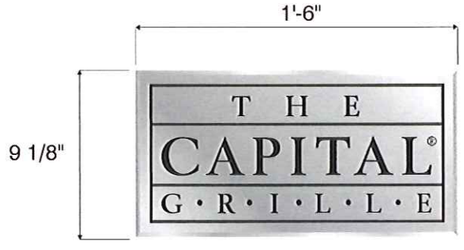


Measurements based on architectural plans provided.
Measurements to be field verified.

Scale: 3/32" = 1'



C Wall Plaque (Non-Illuminated)
1.14 Sq Ft
Scale: 1 1/2" = 1'



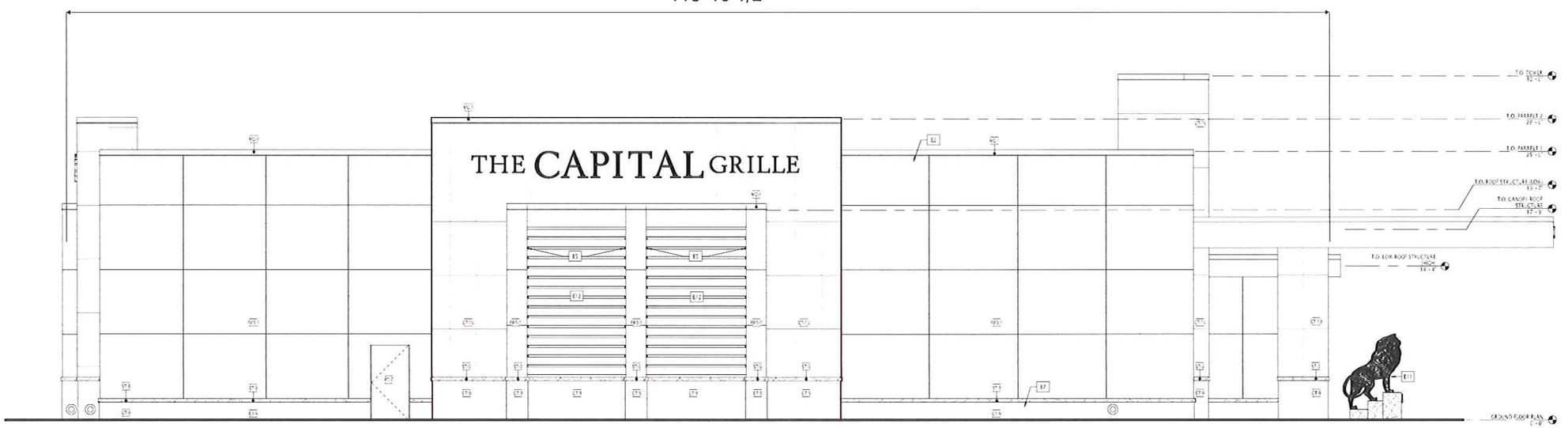
D Wall Plaque (Non-Illuminated)
1.14 Sq Ft
Scale: 1 1/2" = 1'



LEFT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152

118'-10 1/2"



Scale: 3/32" = 1'

Measurements based on architectural plans provided.
Measurements to be field verified.

30'-10 3/4"

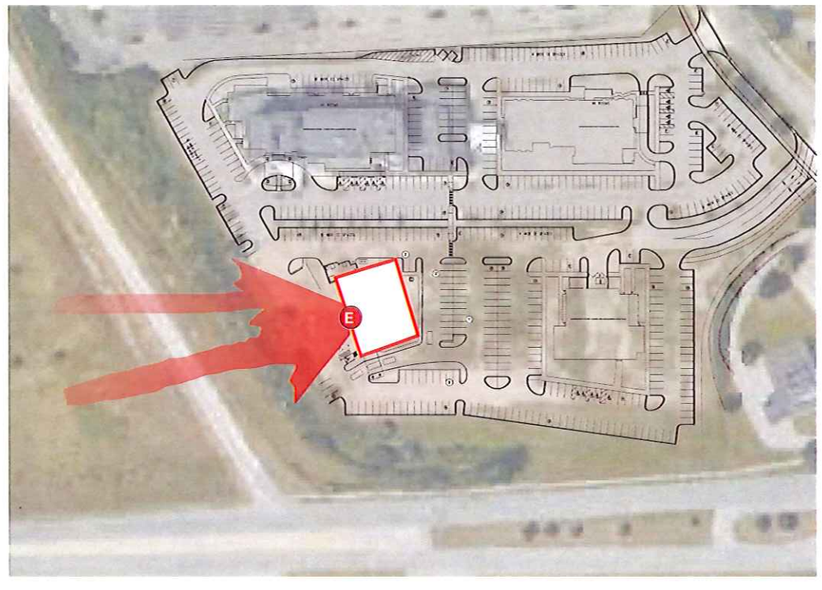
30"

THE CAPITAL GRILLE

E Channel Letters (Halo-Illuminated)
77.2 Sq Ft
Scale: 1/4" = 1'

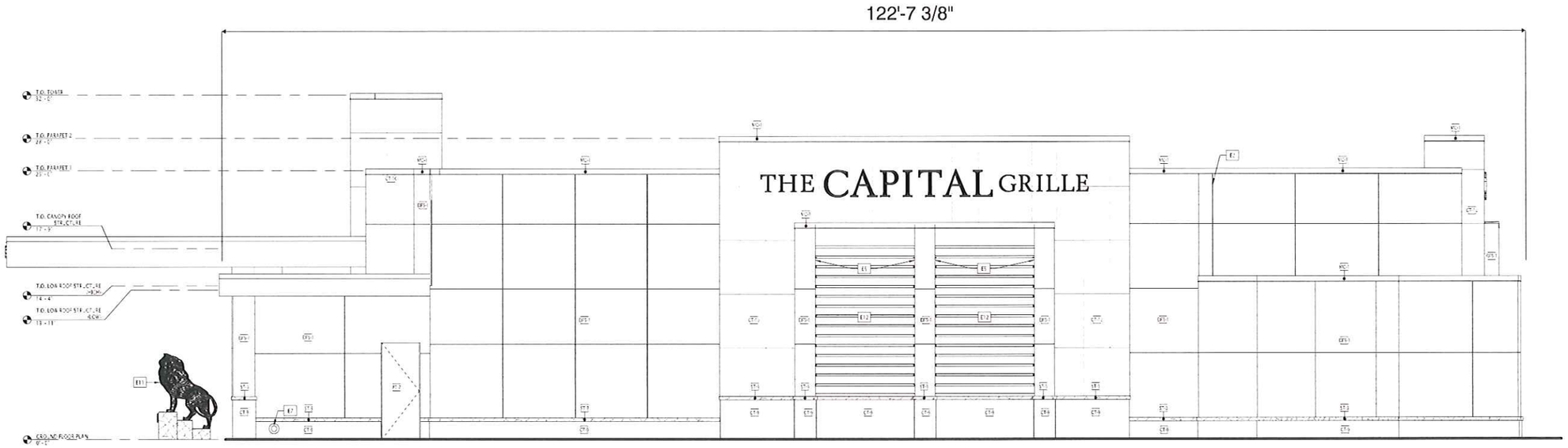


Illumination View



RIGHT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



Measurements based on architectural plans provided.
Measurements to be field verified.

Scale: 3/32" = 1'

30'-10 3/4"

30"

THE CAPITAL GRILLE

F Channel Letters (Halo-Illuminated)
77.2 Sq Ft
Scale: 1/4" = 1'



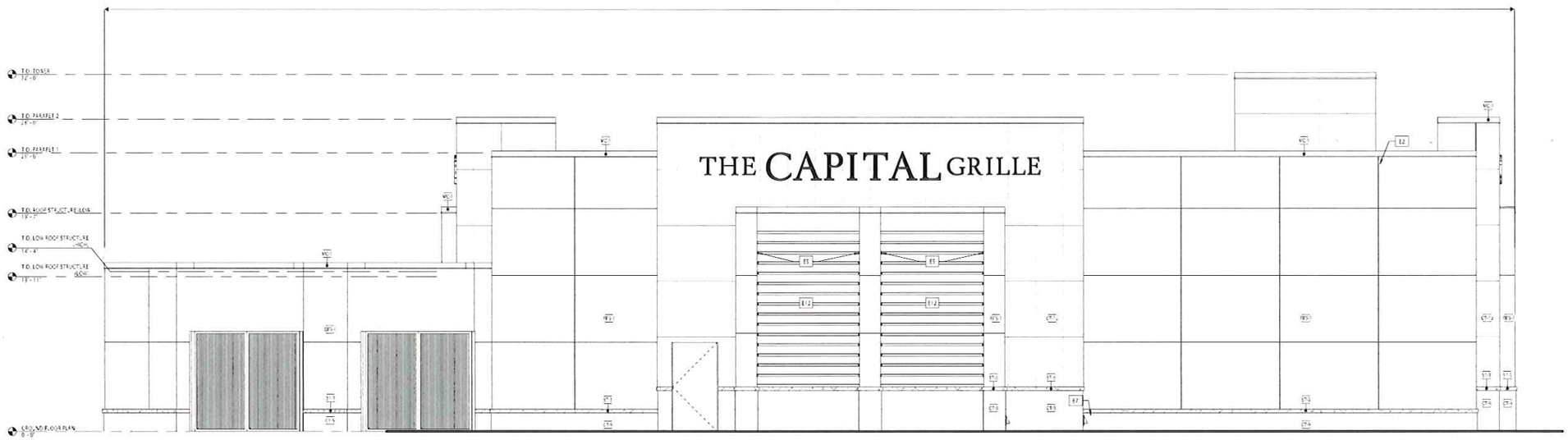
Illumination View



REAR ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152

127'-10 1/8"



Measurements based on architectural plans provided.
Measurements to be field verified.

Scale: 3/32" = 1'

30'-10 3/4"

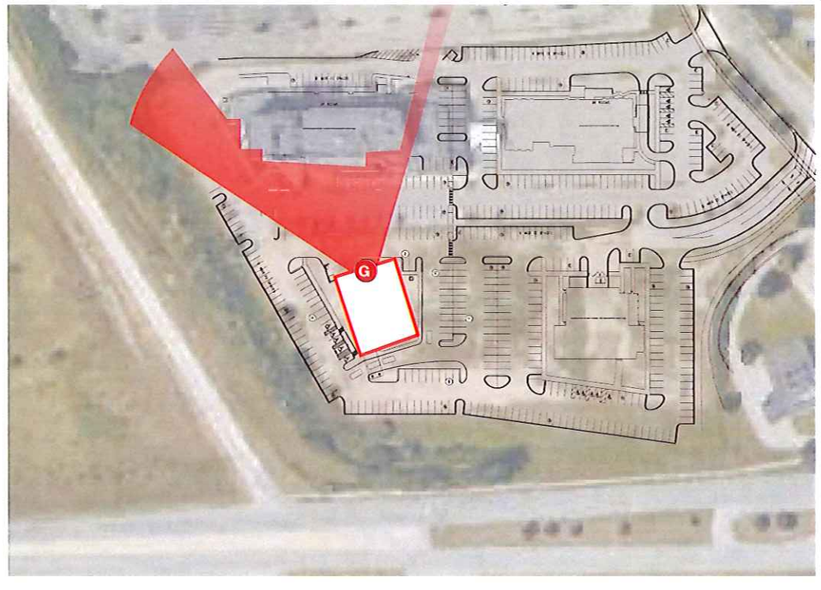
30"

THE CAPITAL GRILLE

Channel Letters (Halo-Illuminated)
77.2 Sq Ft
Scale: 1/4" = 1'

THE CAPITAL GRILLE

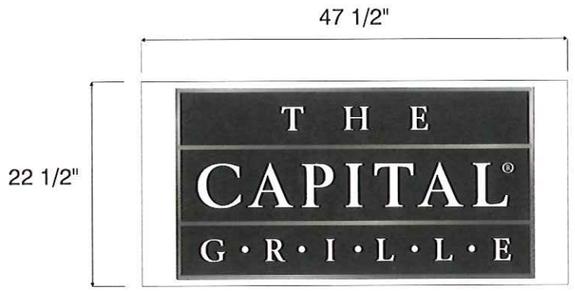
Illumination View



FREESTANDING SIGN 1

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152





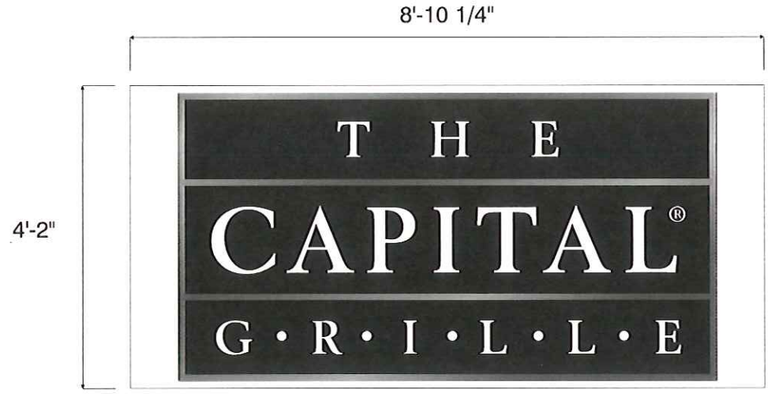
H Custom Panel
Utilized Square Footage: 7.42
Scale: 3/4" = 1'



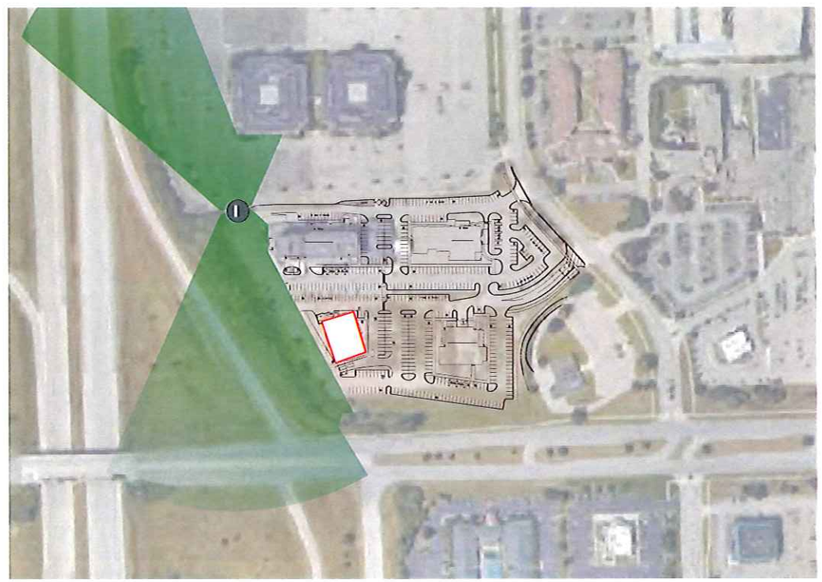
FREESTANDING SIGN 2

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152

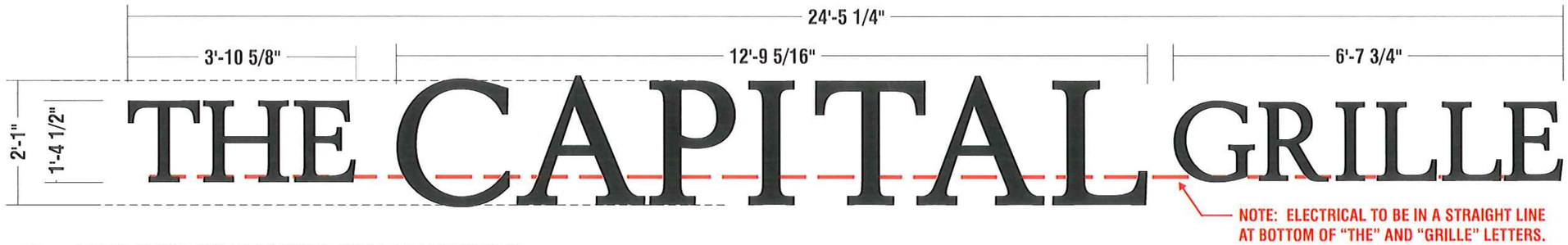




I Custom Panel
Utilized Square Footage: 36.89
Scale: 1/2" = 1'



APPENDIX



A **FRONT ELEVATION (2'-0" REVERSE HALO ILLUMINATION)**

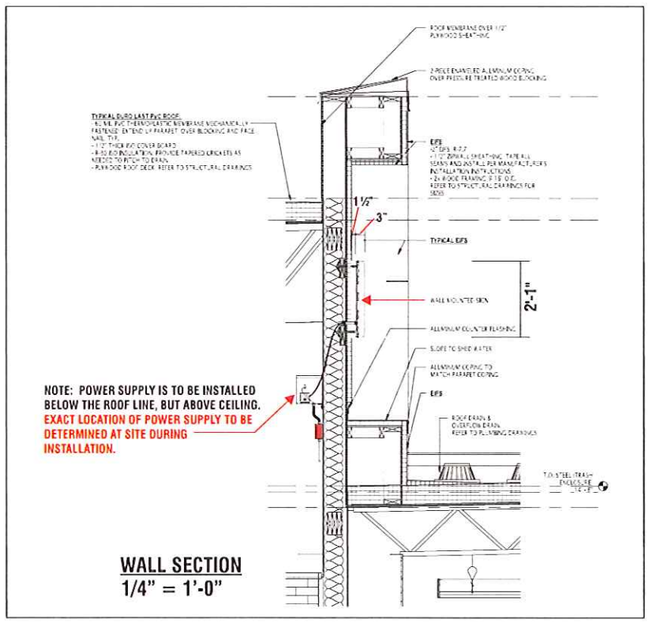
(1) ONE REQUIRED

LETTER COLORS:

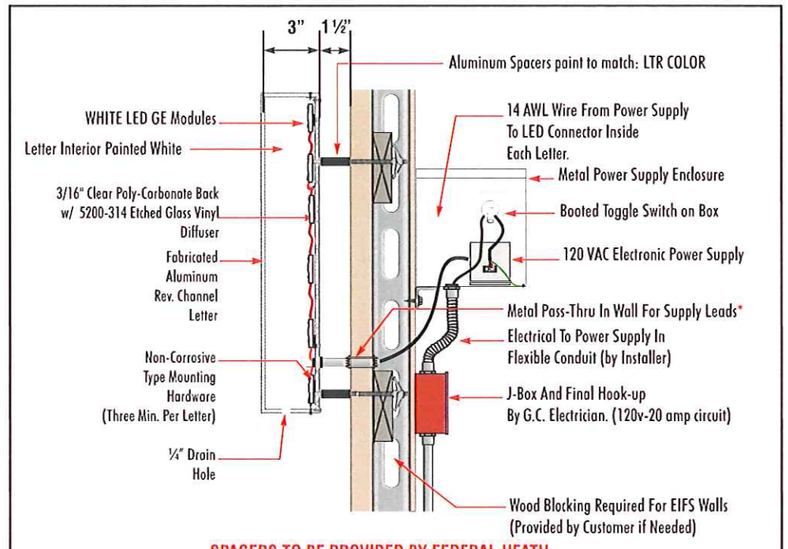
BLACK (SATIN BLACK)

GENERAL SPECIFICATIONS:
BLACK 3" DEEP REVERSE CHANNEL LETTERS
HALO ILLUMINATION W/ (G.E.) WHITE L.E.D. MODULES
SEE: TYPICAL SECTION DETAIL

SCALE: 1/2" = 1'-0"



WALL SECTION
1/4" = 1'-0"



SPACERS TO BE PROVIDED BY FEDERAL HEATH

TYPICAL SECTION DETAIL - L.E.D. HALO ILLUMINATED WALL LETTERS

N.T.S

FABRICATION/DESIGN NOTES:
MINIMUM CAN DEPTH REQUIRED: 3"
MINIMUM LETTER STROKE REQUIRED FOR ILLUMINATION: 1"

*** Electrical conduit to be as close to bottom of letters as possible.**

ELECTRICAL REQUIREMENTS

Total: 3 Amps

(1) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

CUSTOMER TO PROVIDE:

ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 5 FT.) TO BE BY CERTIFIED ELECTRICIAN:

A. All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).
B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.
C. Properly sized ground wire that can be traced back to the breaker panel must be provided.
D. Number and size of circuits for each sign to meet Federal Heath Sign's requirement.

Any deviation from the above recommendations may result in:

1. Damage to or improper operation of the sign(s).
2. Delays and additional costs.

Notes:

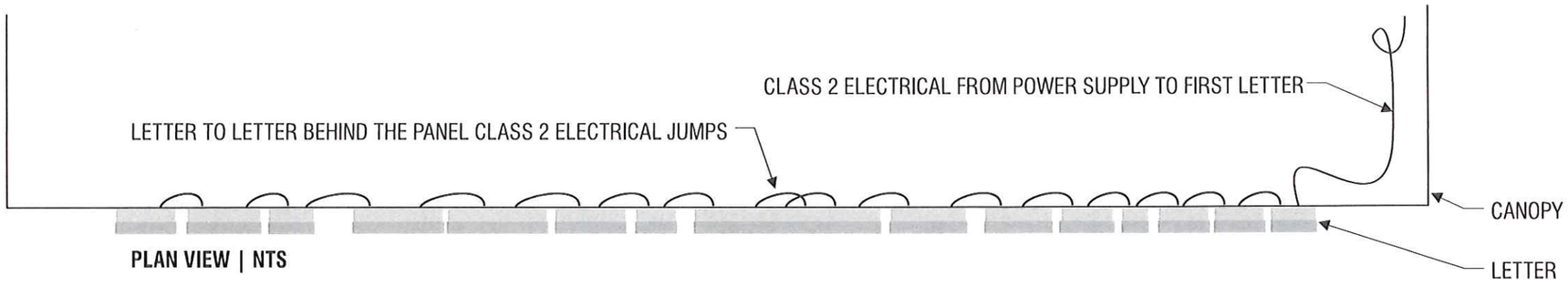
① Certain electrical components of signs will fail prematurely if signs are not shut-off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, each day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.

② Some dimming devices will also adversely affect sign electrical components, causing failure. Any dimming of the sign without consultation with Federal Heath Sign Co. will void the warranty.

INSTALLER IS RESPONSIBLE FOR:

ELECTRICAL NOTES:

1. INSTALLATION OF THESE (ELECTRICAL) SIGNS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF THE N.E.C., U.L. 48 AND / OR OTHER APPLICABLE LOCAL CODES.
   THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
2. PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.



PLAN VIEW | NTS



END VIEW

B INDIVIDUAL INTERNALLY ILLUMINATED CHANNEL LETTER LAYOUT ON CANOPY FRONT| ONE (1) REQ

scale 1/2"=1'-0"

.063 ALUMINUM CHANNEL LETTER PROVIDED BY (FEDERAL HEATH)
CUSTOMER TO PROVIDE PAINT COLOR AND FINISH

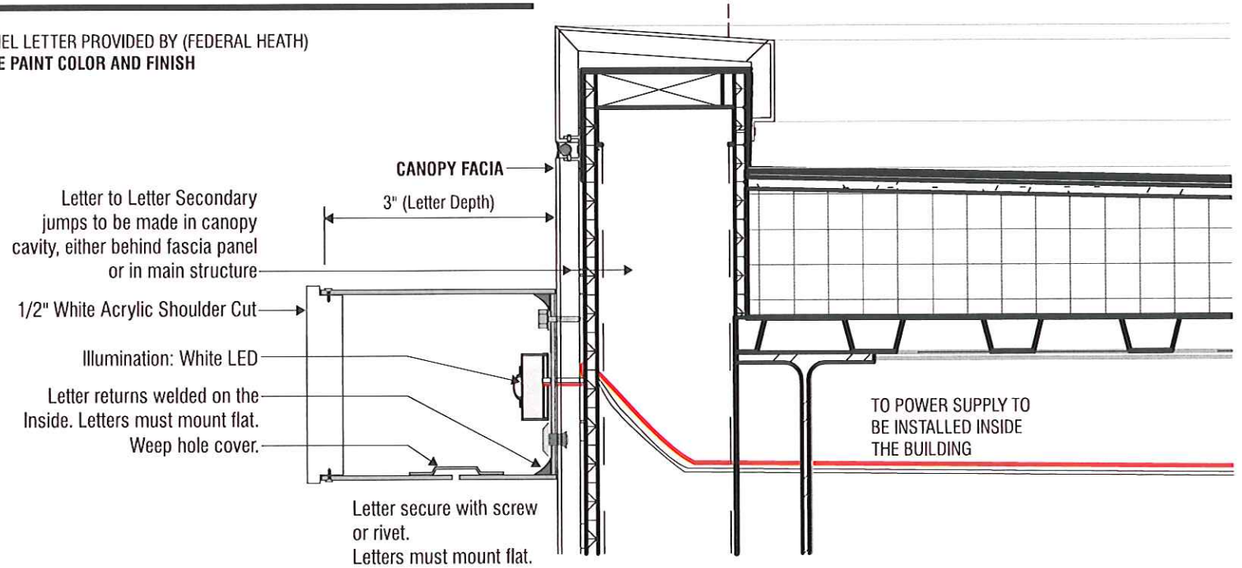
ALUMINUM CHANNEL LETTER OF WELDED CONSTRUCTION - LETTER MUST MOUNT AS FLAT AS POSSIBLE.
LETTER EXTERIOR TO BE PAINTED. COLOR AND GLOSS TO BE DETERMINED. INTERIOR TO BE SIGN WHITE.
LETTER FACE TO BE 7238 WHITE 1/2" THICK, SHOULDER CUT TO PROVIDE CLEAN SHARP IMAGE.
ILLUMINATION TO BE 24V LED WHITE.
ALL WEEP HOLES TO HAVE A COVER SO AS NOT TO SEE ANY LIGHT FROM BELOW.

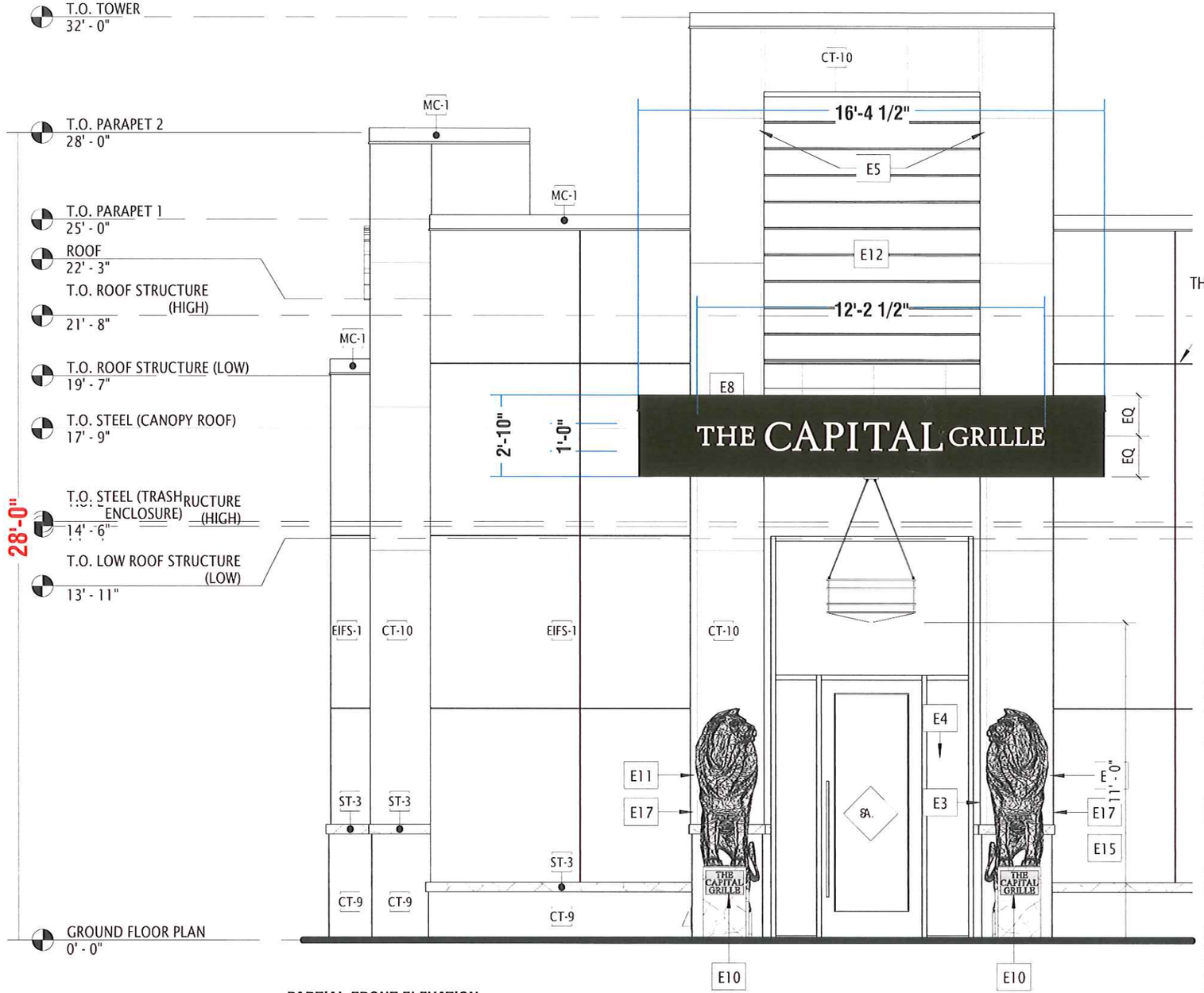
CANOPY FACE PANEL TO BE TAKEN TO SIGN SHOP SO LETTERS CAN BE SECURED TO FACE PANEL AND PRE-WIRED.
LETTERS MUST BE MOUNTED PERFECTLY STRAIGHT AND FLAT TO FACE PANEL. LETTERS NEED TO APPEAR AS ONE WITH FACE PANEL.
INSTALLER TO RETURN TO SITE WITH LETTERS MOUNTED TO PANEL AND WITH THE ASSISTANCE OF GC INSTALL THE PANEL.
INSTALLER TO RUN CLASS 2 WIRE THROUGH CONDUIT INTO BUILDING, SECURE POWER SUPPLY AND MAKE FINAL CONNECTIONS.

SIGN POWER SUPPLY TO BE INSTALLED INSIDE THE BUILDING.
CLASS 2 WIRE FORM POWER SUPPLY TO LETTERS TO PASS THROUGH GC PROVIDED CONDUIT INSTALLED WITHIN THE CANOPY ATTIC.

CUSTOMER TO PROVIDE A DEDICATED 120V 20A CIRCUIT FOR THE SIGN.

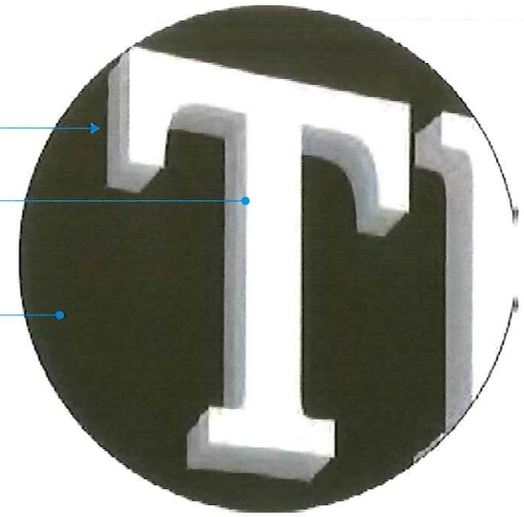
ELECTRICAL REQUIREMENTS
Total: 1 Amps
(1) 120V 20A Circuit Required.
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.





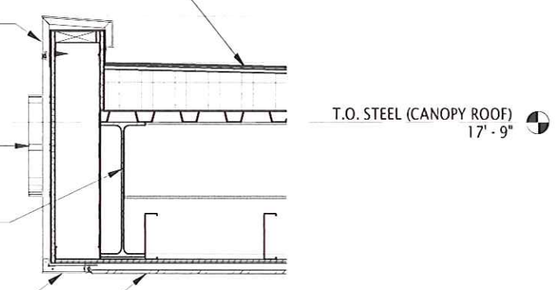
PARTIAL FRONT ELEVATION

scale 1/4"=1'-0"

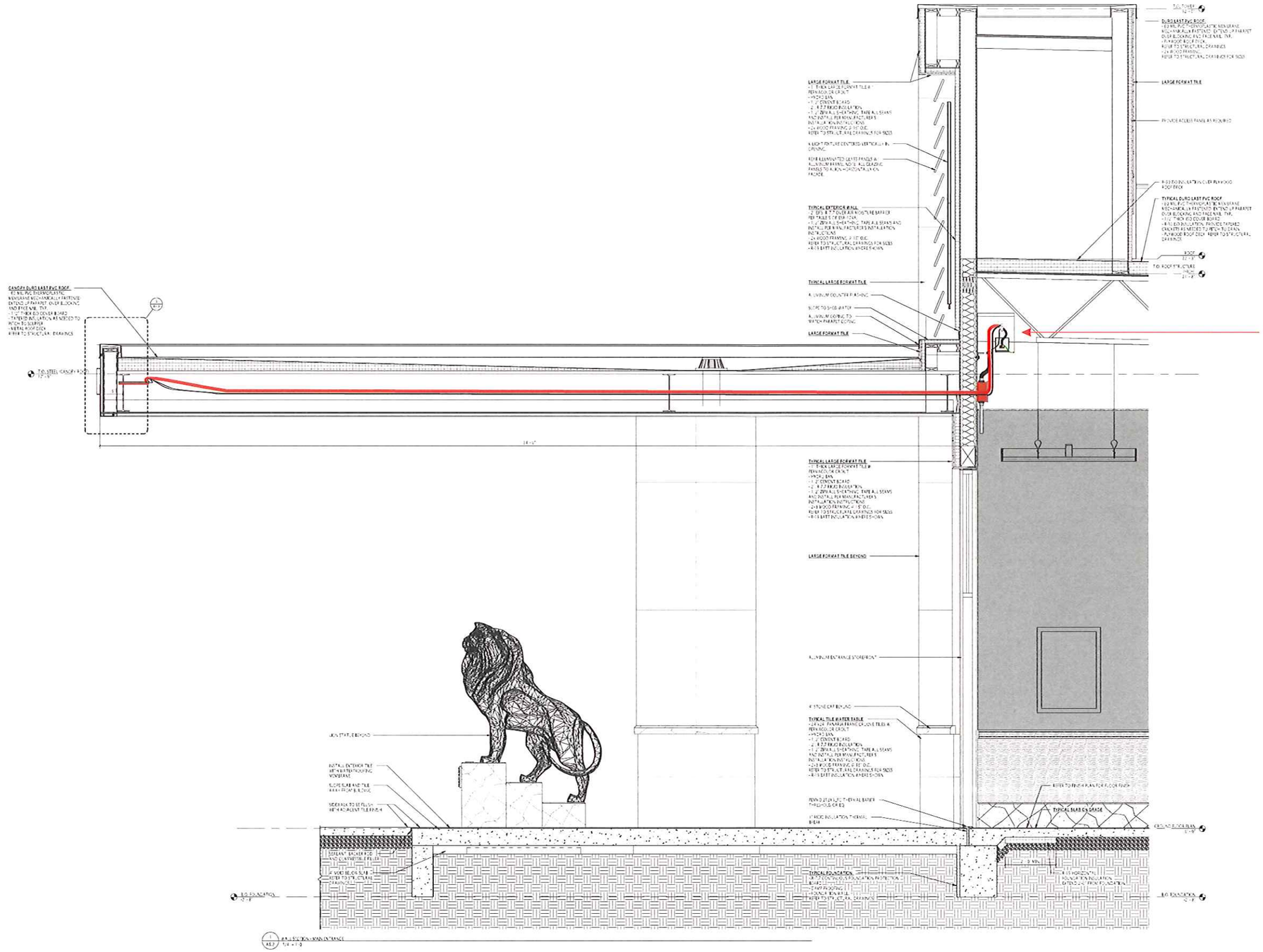


CANOPY DURO LAST PVC ROOF:
- 60 MIL PVC THERMOPLASTIC MEMBRANE MECHANICALLY FASTENED; EXTEND UP PARAPET, OVER BLOCKING AND FACE NAIL, TYP.
- 1/2" THICK ISO COVER BOARD
- TAPERED INSULATION AS NEEDED TO PITCH TO SCUPPER
- METAL ROOF DECK

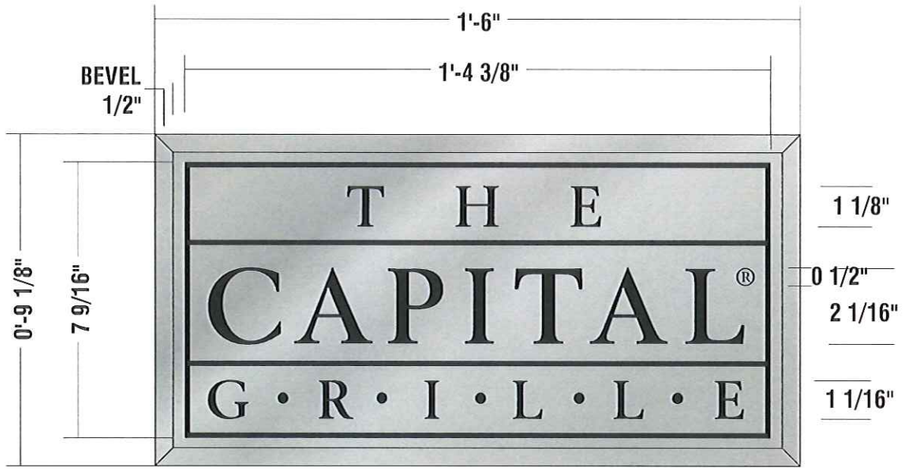
REFER TO STRUCTURAL DRAWINGS

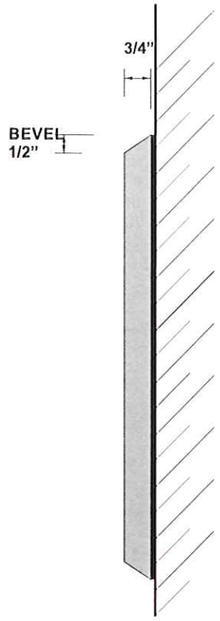


SEE FOLLOWING PAGE FOR SIGN DETAILS

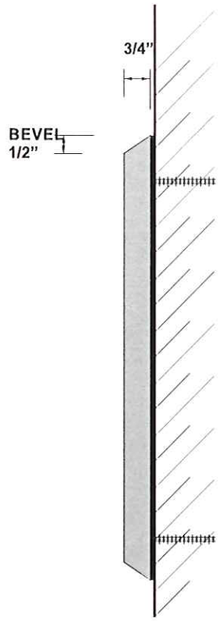


NOTE: POWER SUPPLY TO BE LOCATED IN CEILING. EXACT LOCATION OF POWER SUPPLY TO BE DETERMINED AT THE SITE DURING INSTALLATION.

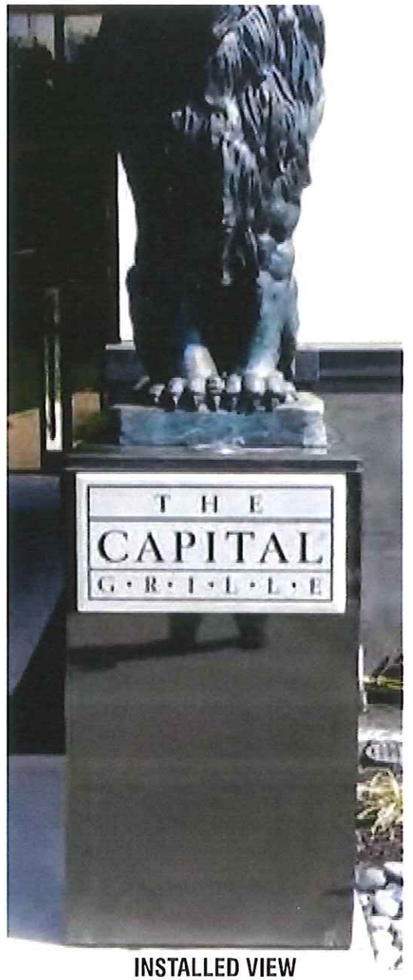




END VIEW "a"
SMOOTH SURFACE
VHB TAPE - USE STUDS
ALSO IF NEEDED



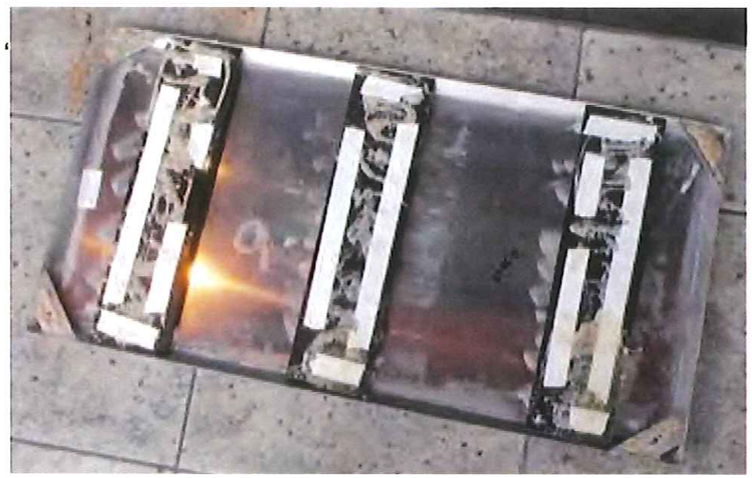
END VIEW "b"
POROUS SURFACE



INSTALLED VIEW

C D **BRUSHED ALUMINUM/NICKLE PLAQUE (ELEVATION)** SCALE: 3" = 1'-0"
(2) TWO REQUIRED

GENERAL SPECIFICATIONS:
1-PIECE - 5/16" ALUMINUM BRUSHED WITH GLOSS CLEAR COAT
BEVEL: 1/2" X 3/4" DEEP OVERALL FROM FACE TO WALL
LETTERING: GLOSS BLACK - RECESSED
MOUNTING:
a) TO GRANITE OR METAL USE DOUBLE SIDED VHB TAPE. STUDS ALSO IF NEEDED.
b) TO POROUS FACADE USE 1/8" STUDS WITH EXTERIOR SILICON.



BACK VIEW

30'-10-3/4"

5'-0-9/16" | 15'-10-11/16" | 8'-5-7/16"

1'-7-3/4" | 2'-6"

THE CAPITAL GRILLE

NOTE: ELECTRICAL TO BE IN A STRAIGHT LINE AT BOTTOM OF "THE" AND "GRILLE" LETTERS.

E F G

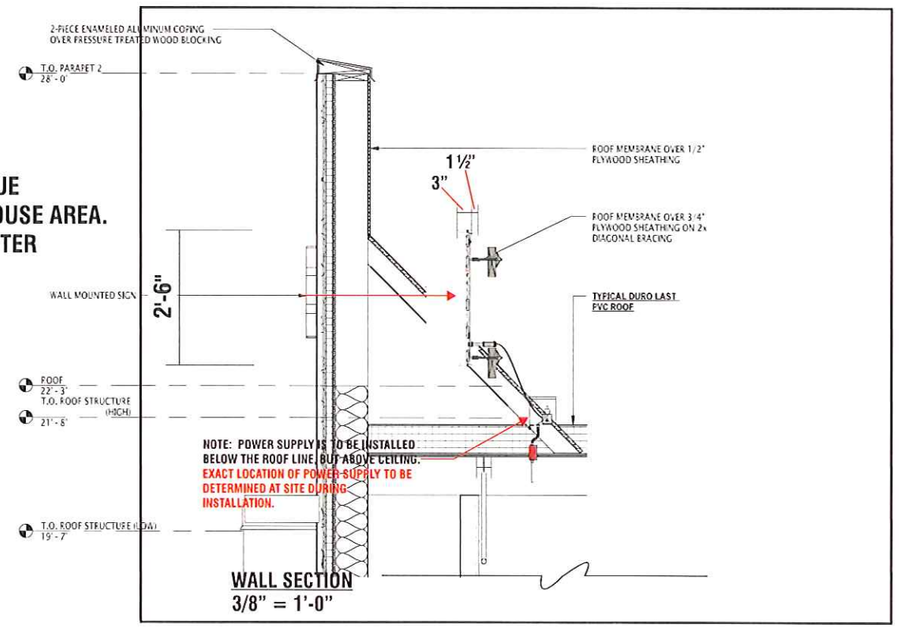
FRONT ELEVATION (2'-6" REVERSE HALO ILLUMINATION)

(3) THREE REQUIRED

LETTER COLORS:
BLACK (SATIN BLACK)

GENERAL SPECIFICATIONS:
BLACK 3" DEEP REVERSE CHANNEL LETTERS
HALO ILLUMINATION W/ (G.E.) WHITE L.E.D. MODULES
SEE: TYPICAL SECTION DETAIL

SIGN WIRING THROUGH WALL MAY NEED TO BE COMPLETED DURING WALL CONSTRUCTION DUE TO SMALL ACCESS AREA BEHIND WALL INTO DOG HOUSE AREA. ACCESS IS REQUIRED TO THIS AREA IS REQUIRED AFTER COMPLETION.



WALL SECTION
3/8" = 1'-0"

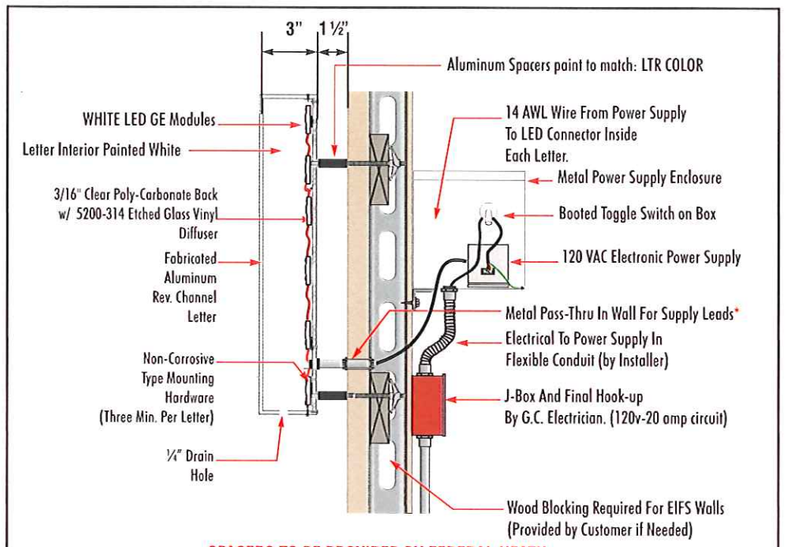
ELECTRICAL REQUIREMENTS

Total: 3 Amps

(1) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

SCALE: 1/2" = 1'-0"



SPACERS TO BE PROVIDED BY FEDERAL HEATH

TYPICAL SECTION DETAIL - L.E.D. HALO ILLUMINATED WALL LETTERS

N.T.S

FABRICATION/DESIGN NOTES:
MINIMUM CAN DEPTH REQUIRED: 3"
MINIMUM LETTER STROKE REQUIRED FOR ILLUMINATION: 1"

* Electrical conduit to be as close to bottom of letters as possible.

CUSTOMER TO PROVIDE:

ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 5 FT.) TO BE BY CERTIFIED ELECTRICIAN:

A. All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).
B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.
C. Properly sized ground wire that can be traced back to the breaker panel must be provided.
D. Number and size of circuits for each sign to meet Federal Heath Sign's requirement.

Any deviation from the above recommendations may result in:

1. Damage to or improper operation of the sign(s).
2. Delays and additional costs.

Notes:

Certain electrical components of signs will fail prematurely if signs are not shut-off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, each day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.

Some dimming devices will also adversely affect sign electrical components, causing failure. Any dimming of the sign without consultation with Federal Heath Sign Co. will void the warranty.

INSTALLER IS RESPONSIBLE FOR:

ELECTRICAL NOTES:

1. INSTALLATION OF THESE (ELECTRICAL) SIGNS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF THE N.E.C., U.L. 48 AND / OR OTHER APPLICABLE LOCAL CODES.
   THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
2. PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

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

UNAPPROVED MINUTES

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

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

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

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

Members absent: Wafa Dinaro

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

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

ITEM #4 PETITION 2024-06-08-02 Holiday Inn

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

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

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

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

larger. The plans show two (2) wall signs for the new Home2 Suites Hotel, three (3) for the Holiday Inn, three (3) for the Cooper's Hawk, and four (4) for the Capital Grille. The site currently has two (2) ground-mounted signs, including the pylon sign along the highway. Another monument sign is proposed along Six Mile Road to identify Cooper's Hawk. The sign package, as presented, will require variances from the Zoning Board of Appeals. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

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

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

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

Mr. Bongero: Mark at the study meeting we talked about these buildings and they had a lot of E.I.F.S., specifically Capital Grille and then looking at the hotel, did they…is this the new rendering? So, they did increase the amount of brick and hardy plank on the hotel it looks like.

Mr. Taormina: What the revised plan shows for the new hotel is more brick and composite siding and less E.I.F.S. These area were previously identified on the plans as E.I.F.S. A dark-colored brick has been added to the first three (3) floors of the hotel's exterior, and on the upper two (2) levels, the plan shows Hardie plank.

Mr. Bongero: Can you go to the Capital Grille? There's very little…that is stone on the bottom right or a tile on the bottom.

Mr. Taormina: Tile is provided along the waterline or the base of the building, which is a dark-colored material. The tile also extends to other parts of the building. All these areas of the building are identified on the plans as E.I.F.S. As you look at the various renderings, these areas would be E.I.F.S. Metal would be used for the accents, including the trim and canopies. The larger areas of the wall sections here, it's my understanding, would be the stucco or E.I.F.S.

Mr. Bongero: Thank you, Mr. Chairman.

Mr. Wilshaw: Thank you, Mr. Bongero. Any other questions? If not, our petitioner is in the audience. Feel free to come forward. Good evening, sir.

Jack Knowles, Laurel Investment. Laurel investment is the owner of the property. We're the owner of the Holiday Inn, and we will be the owner of the Home2 by Hilton. Mark has done a commendable job and, you know, overall review of the project. I don't have a lot to add. But I'm certainly, you know, interested in answering any questions that you may have. I'm also joined tonight by Drew Johnson, who is with Darden foods, which is the parent company of Capitol Grille and Jennifer Lingle, who was with Cooper's Hawk and Amadeus Escudero, who is the architect for Cooper's Hawk. So we're all here prepared to try and answer any questions that that you may have.

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

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

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

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

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

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

Mr. Johnson: So that's the tile.

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

Mr. Johnson: Yes.

Mr. Bongero: Oh, okay.

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

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

Mr. Bongero: Okay.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Knowles: Weather permitting.

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

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

Mr. Caramagno: Thank you.

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

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

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

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

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

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

2. The maximum customer seating for Cooper's Hawk shall not exceed 300, including 260 interior seats and forty (40) outdoor patio seats, and the maximum customer seating for The Capital Grille shall not exceed 246.

3. The Landscape Plan and Landscape Details, identified as Drawing No. L-1.0 and Drawing No. L-1.1, dated May 24, 2024, prepared by PEA Group, are hereby approved and shall be adhered to.

4. All disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.

5. Underground sprinklers must be provided for all landscaped and sodded areas. All planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.

6. The Elevation Plans and Exterior Material sheet for Cooper's Hawk, prepared by Design Collective, as received on June 5, 2024, are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.

7. The Elevation Plans for The Capital Grille, identified as Sheets SD1.5 and SD1.6, dated March 11, 2024, prepared by JKRP Architects, are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.

8. The Elevation Plans for Home 2 Suites by Hilton, identified as Sheets A-300 and A-301, dated May 10, 2024, prepared by Bowers & Associates, Inc., are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.

9. The Elevation Plans for Holiday Inn, prepared by Bowers & Associates, Inc., as received on June 5, 2024, are hereby approved and shall be adhered to.

10. All rooftop mechanical equipment shall be concealed from public view on all sides by screening compatible with the

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

11. The walls of the refuse enclosures shall consist of materials that complement the building. The enclosure gates shall be solid steel or durable, long-lasting solid panel fiberglass.

12. All pole-mounted light fixtures shall not exceed twenty feet (20') above finish grade and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring onto adjacent properties and roadways.

13. Only conforming signs are approved with this petition. Additional signs shall be submitted for review and approval by the Zoning Board of Appeals.

14. No exposed LED light bands or neon shall be permitted on this site, including, but not limited to, the buildings or around the windows.

15. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department when the building permits are applied for; and,

16. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

Mr. Wilshaw: Is there any discussion?

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

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

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

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

Mr. Wilshaw: Okay, please go ahead.

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

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

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

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

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

Mr. Knowles: I just wanted to make sure.

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

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

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

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

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

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

For filing fee see computation below

Date Filed: _____ Petition 2024-06-08-02

Site Address: 17123 N. Laurel Park Drive Sidwell 46-028-99-0006-006

Requesting Approval to Site Plan approval for a new Home 2 Hotel, Capital Grille and Cooper's Hawk Restaurants.

Applicant: Jack Knowles Business/Company: Laurel Investment, LLC

Applicant's Address: 29200 Northwestern Hwy., Suite 450 City: Southfield State: MI Zip Code: 48034

Applicant's Phone # (734) 564-6723 Applicant's Email mjknowles3@gmail.com

Contact Person: Jack Knowles Business/Company: _____

Contact's Address: same City: _____ State: _____ Zip Code: _____

Contact's Phone # (_____) same Contact's Email same

Please provide the following information:

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

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

FEE COMPUTATION $600.00

82,665 sq. ft. of new construction x $20.00 per 1,000 sq. ft. + 1,652.-

(**NOTE**: Round off to nearest 1,000) Total Amount Due $ 2,252.-

Owner of Property: Laurel Investment, LLC

Owner's Address: 29200 Northwestern Hwy., #450 City: Southfield State: MI Zip Code: 48034

Owner's Phone # (248) 855-2100 x131 Owner's Email abaskins@group10.net

Signature of Owner: _____ Print Name: Majid Koza

LAUREL – SIX MILE DEVELOPMENT – PROJECT DESCRIPTION

June 2024

GENERAL PROPERTY INFORMATION

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

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

PROPOSED DEVELOPMENT

This project involves the following four major development components:

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

ZONING

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

VEHICULAR ACCESS

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

VEHICULAR PARKING

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

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

SITE SIGNAGE

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

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

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

BUILDING SIGNAGE

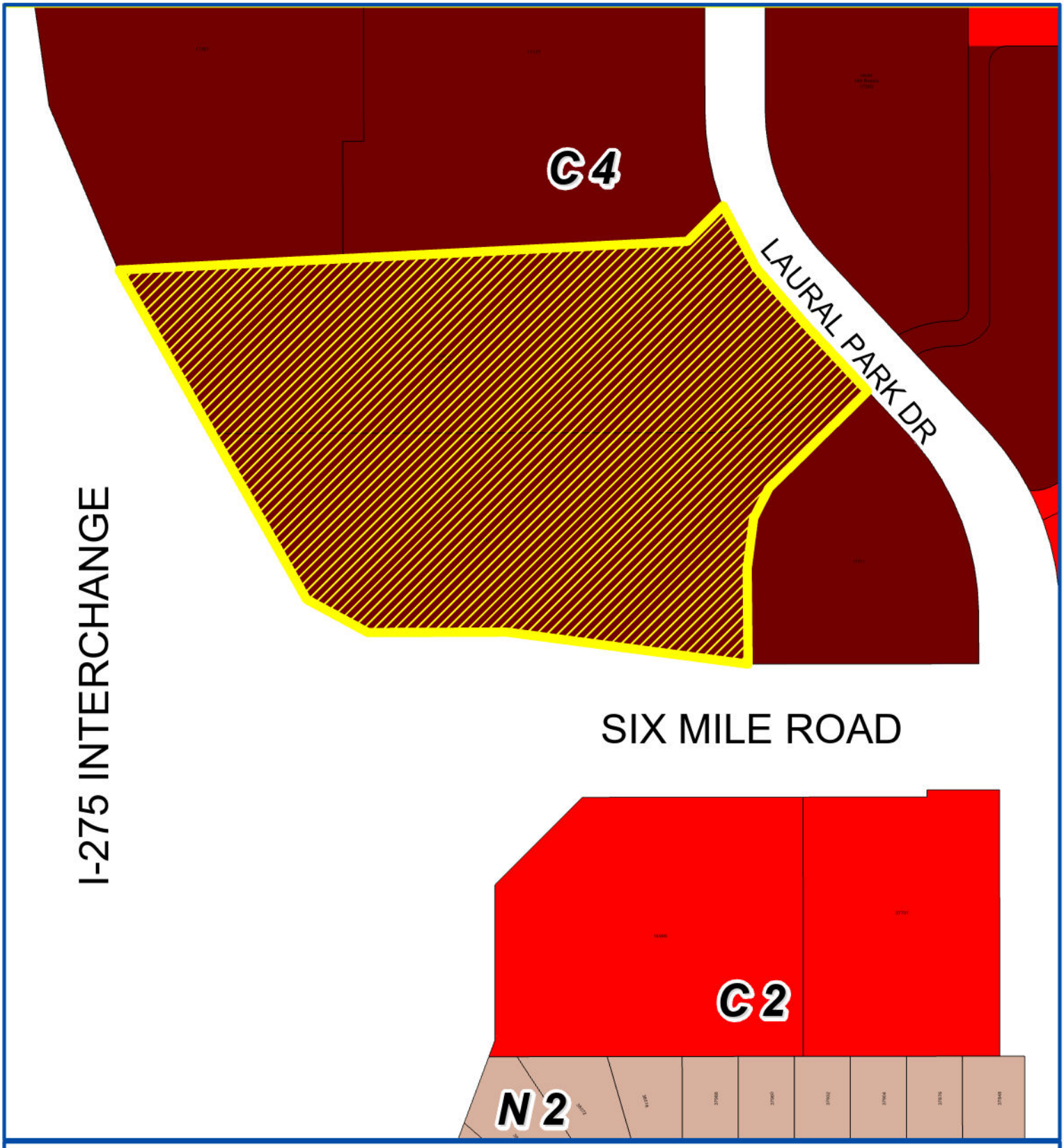
In addition to the site signage, each building will have identification on the walls, as is shown in the plan set for each individual building.

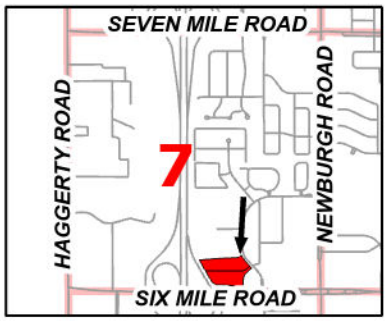
UTILITY SERVICE

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

STORMWATER MANAGEMENT

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





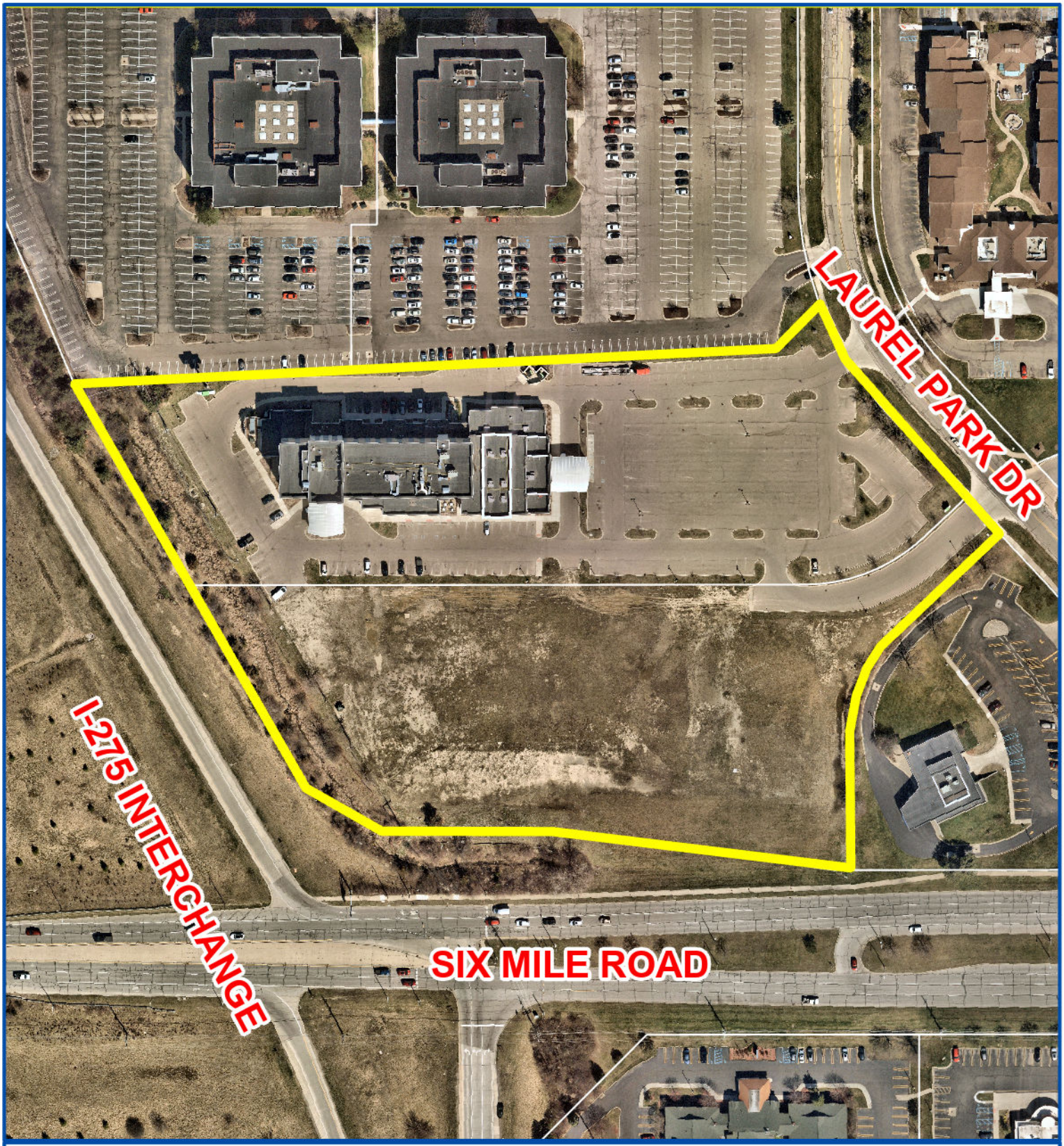
Address & Zoning Map

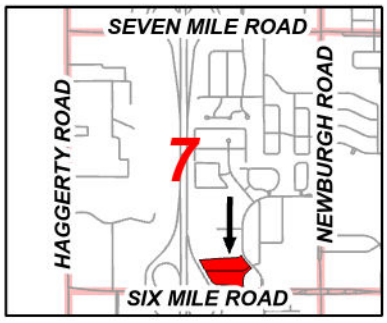
Petitions 2024-06-08-02
Laurel Park, LLC.
17123 N. Laurel Park Drive
Demolish a portion of the existing Holiday Inn and construct three new buildings including a five-story hotel, and two freestanding full-service restaurants

N

Not to Scale

City of Livonia
Planning Department





Aerial Map

Petitions 2024-06-08-02
Laurel Park, LLC.
17123 N. Laurel Park Drive
Demolish a portion of the existing Holiday Inn and construct three new buildings including a five-story hotel, and two freestanding full-service restaurants

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 4

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

July 9, 2024: Study Meeting:

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

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

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

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

Home 2 Suites

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

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

Cooper's Hawk

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

Capital Grille

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

Parking

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

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

Refuse

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

Stormwater Management

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

Landscaping

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

Site Lighting

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

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

Signs

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

July 16, 2024: Public Hearing:

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

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

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

2. The maximum customer seating for Cooper's Hawk shall not exceed 300, including 260 interior seats and forty (40) outdoor patio seats, and the maximum customer seating for The Capital Grille shall not exceed 246.

3. The Landscape Plan and Landscape Details, identified as Drawing No. L-1.0 and Drawing No. L-1.1, dated May 24, 2024, prepared by PEA Group, are hereby approved and shall be adhered to.

4. All disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.

5. Underground sprinklers must be provided for all landscaped and sodded areas. All planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.

6. The Elevation Plans and Exterior Material sheet for Cooper's Hawk, prepared by Design Collective, as received on June 5, 2024, are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.

7. The Elevation Plans for The Capital Grille, identified as Sheets SD1.5 and SD1.6, dated March 11, 2024, prepared by JKRP Architects, are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.

8. The Elevation Plans for Home 2 Suites by Hilton, identified as Sheets A-300 and A-301, dated May 10, 2024, prepared by Bowers & Associates, Inc., are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.

9. The Elevation Plans for Holiday Inn, prepared by Bowers & Associates, Inc., as received on June 5, 2024, are hereby approved and shall be adhered to.

10. All rooftop mechanical equipment shall be concealed from public view on all sides by screening compatible with the building's exterior materials in character, material, and color.

11. The walls of the refuse enclosures shall consist of materials that complement the building. The enclosure gates shall be solid steel or durable, long-lasting solid panel fiberglass.

12. All pole-mounted light fixtures shall not exceed twenty feet (20') above finish grade and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring onto adjacent properties and roadways.

13. Only conforming signs are approved with this petition. Additional signs shall be submitted for review and approval by the Zoning Board of Appeals.

14. No exposed LED light bands or neon shall be permitted on this site, including, but not limited to, the buildings or around the windows.

15. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department when the building permits are applied for; and,

16. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

SITE PLANS

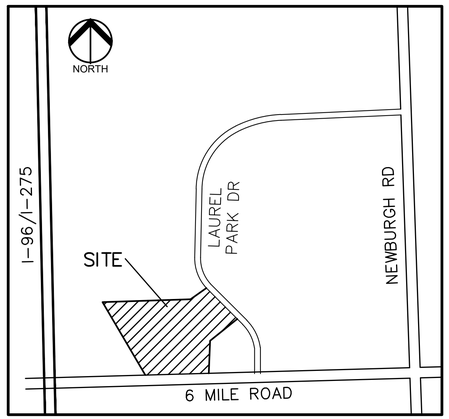
LAUREL - 6 MILE DEVELOPMENT

N. LAUREL PARK DR.

LIVONIA, MI 48152

STATE OF MICHIGAN
LUCAS DRIESENGA
License No. 6201309300
LICENSED PROFESSIONAL ENGINEER

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



LOCATION MAP
NO SCALE

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

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

LAUREL INVESTMENT, LLC
29200 NORTHWESTERN HWY, S-450
SOUTHFIELD, MI 48034
CONTACT: JACK KNOWLES
PHONE: 734.564.6723
EMAIL: MJKNOWLES3@GMAIL.COM

CIVIL ENGINEER

PEA GROUP
1849 POND RUN
AUBURN HILLS, MI 48326
CONTACT: LUCAS DRIESENGA, PE
PHONE: 844.813.2949
EMAIL: LDRIESENGA@PEAGROUP.COM

LANDSCAPE ARCHITECT

PEA GROUP
7927 NEMCO WAY, STE. 115
BRIGHTON, MI 48116
CONTACT: JANET EVANS, PLA
PHONE: 844.813.2949
EMAIL: JEVANS@PEAGROUP.COM

ARCHITECT (HOME 2 SUITES)

BOWERS + ASSOCIATES, INC.
2400 S. HURON PKWY
ANN ARBOR, MI 48104
CONTACT: SCOTT BOWERS
PHONE: 734.975.2400
EMAIL: SCOTTB@BOWERSARCH.COM

ARCHITECT (CAPITAL GRILLE)

JKRP ARCHITECTS
100 EAST PENN SQUARE, STE. 1080
PHILADELPHIA, PA 19107
PHONE: 215.928.9331

ARCHITECT (COOPER'S HAWK)

DESIGN COLLECTIVE
151 EAST NATIONWIDE BLVD
COLUMBUS, OH 43215
CONTACT: AMADEUS ESCUDERO
PHONE: 614.945.4113
EMAIL: AESCUDERO@DCOLLECTIVE.COM

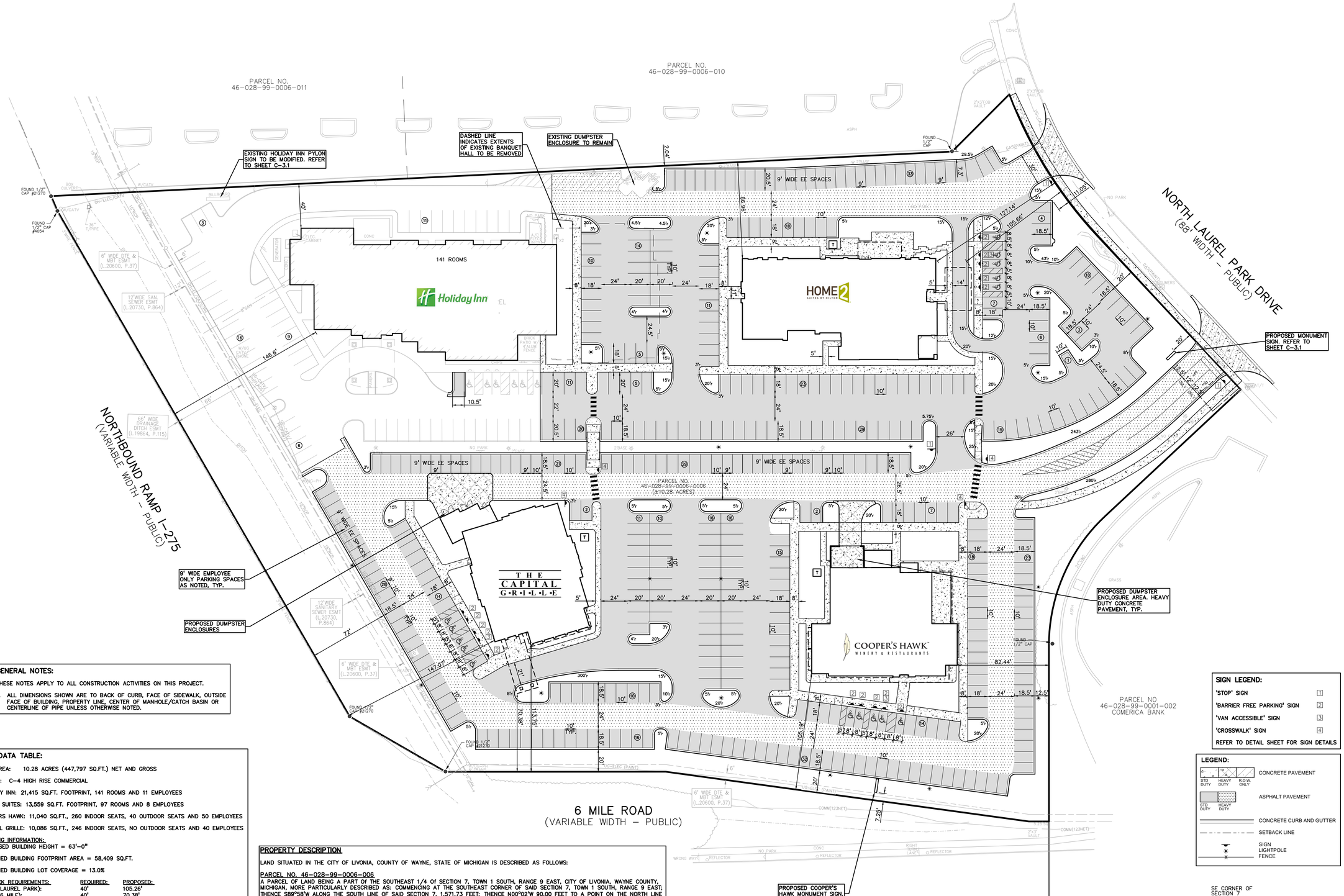
ARCHITECT (HOLIDAY INN)

BOWERS + ASSOCIATES, INC.
2400 S. HURON PKWY
ANN ARBOR, MI 48104
CONTACT: SCOTT BOWERS
PHONE: 734.975.2400
EMAIL: SCOTTB@BOWERSARCH.COM

PEA GROUP

REVISIONS	
DESCRIPTION	DATE
SPA SUBMITTAL	5/24/2024

NOT FOR CONSTRUCTION



GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

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

SITE DATA TABLE:

SITE AREA: 10.28 ACRES (447,797 SQ.FT.) NET AND GROSS

ZONING: C-4 HIGH RISE COMMERCIAL

HOLIDAY INN: 21,415 SQ.FT. FOOTPRINT, 141 ROOMS AND 11 EMPLOYEES

HOME2 SUITES: 13,559 SQ.FT. FOOTPRINT, 97 ROOMS AND 8 EMPLOYEES

COOPERS HAWK: 11,040 SQ.FT., 260 INDOOR SEATS, 40 OUTDOOR SEATS AND 50 EMPLOYEES

CAPITAL GRILLE: 10,086 SQ.FT., 246 INDOOR SEATS, NO OUTDOOR SEATS AND 40 EMPLOYEES

BUILDING INFORMATION:
PROPOSED BUILDING HEIGHT = 63'-0"

COMBINED BUILDING FOOTPRINT AREA = 58,409 SQ.FT.

COMBINED BUILDING LOT COVERAGE = 13.0%

SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
FRONT(LAUREL PARK):	40'	105.26'
FRONT(6 MILE):	40'	70.38'
FRONT(I-275)	40'	146.60'
SIDE(NORTH):	40'	40.00'
SIDE(EAST):	40'	82.44'

PARKING CALCULATIONS:
A SHARED PARKING STUDY COMPLETED BY FISHBECK DATED MAY 16, 2024, HAS BEEN SUBMITTED ALONG WITH THIS SITE PLAN PACKAGE. BASED ON THE ANALYSIS OF THIS SHARED PARKING STUDY, A PEAK PARKING DEMAND OF 457 PARKING SPACES WILL BE REQUIRED.

PROPOSED PARKING = 544 SPACES INCLUDING 21 BARRIER FREE SPACES

PROPERTY DESCRIPTION

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

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

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST 1/4 Of SECTION 7, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7, TOWN 1 SOUTH, RANGE 9 EAST; THENCE S89°58'W ALONG THE SOUTH LINE OF SAID SECTION 7, 1,571.73 FEET; THENCE N00°02'W 90.00 FEET TO A POINT ON THE NORTH LINE OF THE SIX MILE ROAD, SAID POINT BEING THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE S89°58'W ALONG SAID NORTH LINE 18.10 FEET; THENCE N82°11'41"W CONTINUING ALONG SAID NORTH LINE 329.96 FEET; THENCE S89°58'W CONTINUING ALONG SAID NORTH LINE 198.00 FEET; THENCE N60°02'W 99.62 FEET TO A POINT ON THE EASTERLY LINE OF HIGHWAY I-275 AND I-96; THENCE N30°02'W ALONG SAID EASTERLY LINE, 525.42 FEET; THENCE N22°48'30"W CONTINUING ALONG SAID EASTERLY LINE 14.87 FEET; THENCE N87°10'01"E 811.93 FEET; THENCE N44°58'E 72.80 FEET TO A POINT ON A CURVE ON THE WESTERLY LINE OF NORTH LAUREL PARK DRIVE (88 FEET WIDE); THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT AND ALONG SAID WESTERLY LINE 150.79 FEET MEASURED ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENT, SAID CURVE HAVING A RADIUS OF 386.00 FEET AND A CENTRAL ANGLE OF 22°22'56"; THENCE S43°02'E CONTINUING ALONG SAID WESTERLY LINE 189.45 FEET; THENCE S46°58'W 166.85 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT 131.25 FEET MEASURED ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENT, SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 47°00'; THENCE S00°02'E 158.00 FEET TO THE POINT OF BEGINNING.

SIGN LEGEND:

'STOP' SIGN	[1]
'BARRIER FREE PARKING' SIGN	[2]
'VAN ACCESSIBLE' SIGN	[3]
'CROSSWALK' SIGN	[4]

REFER TO DETAIL SHEET FOR SIGN DETAILS

LEGEND:

- CONCRETE PAVEMENT (STD DUTY / HEAVY DUTY / R.O.W. ONLY)
- ASPHALT PAVEMENT (STD DUTY / HEAVY DUTY)
- CONCRETE CURB AND GUTTER
- SETBACK LINE
- SIGN / LIGHTPOLE / FENCE

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STATE OF MICHIGAN
LUCAS DRIESENGA
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LICENSED PROFESSIONAL ENGINEER

NORTH

0 20 40 80
SCALE: 1" = 40'

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE LOCATIONS. THEY ARE NOT GUARANTEED 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.

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

PROJECT TITLE
LAUREL - 6 MILE DEVELOPMENT
LIVONIA, MI

REVISIONS	
SITE PLAN SUBMITTAL	5/24/2024

ORIGINAL ISSUE DATE:
MAY 24, 2024

DRAWING TITLE
SITE PLAN

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

DRAWING NUMBER:
C-3.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2017\2017-389-01 LAUREL PARK DEVELOPMENT\DWG_SITE_PLAN\17-389 dwg PLOT DATE: 6/3/2024 BY: Lucas Driesenga

JACK KNOWLES

MONUMENT - OPTION A

MEASUREMENTS



CLIENT NAME
JACK KNOWLES
PROJECT
9032

DESCRIPTION:
Monument Sign with HDU vertical slats, double cap and illuminated tenants and masonry base.

AREA:
120"(w) x 60"(h)
50 Sq Ft
Base: 120"(w) x 24"(h)
20 Sq Ft

PLEASE EXAMINE PROOF CAREFULLY
By approving and signing you are verifying and confirming that all spelling, grammar, text, design layout, including but not limited to sizes and placement of graphics are correct. Once production has begun, customer assumes all responsibility for any inaccuracies and understands additional costs may be incurred to correct. Please note color may or may not be accurately represented on this proof.

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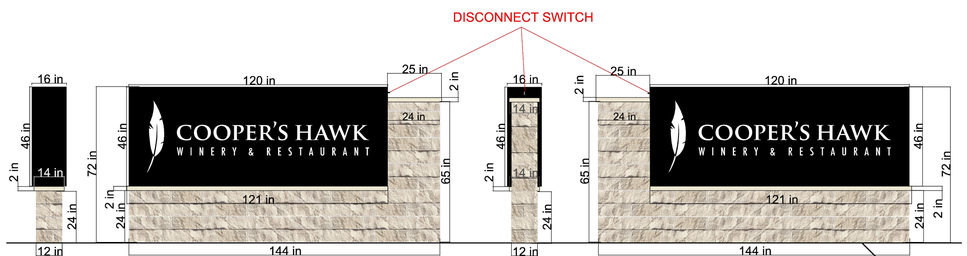
SHEET 2

PYLON SIGN NOTE:

EXISTING HOLIDAY INN PYLON SIGN TO BE REVISED TO INCLUDE CAPITAL GRILLE LOGO BELOW EXISTING HOLIDAY INN LOGO. DETAIL TO BE PROVIDED WHEN COMPLETED.

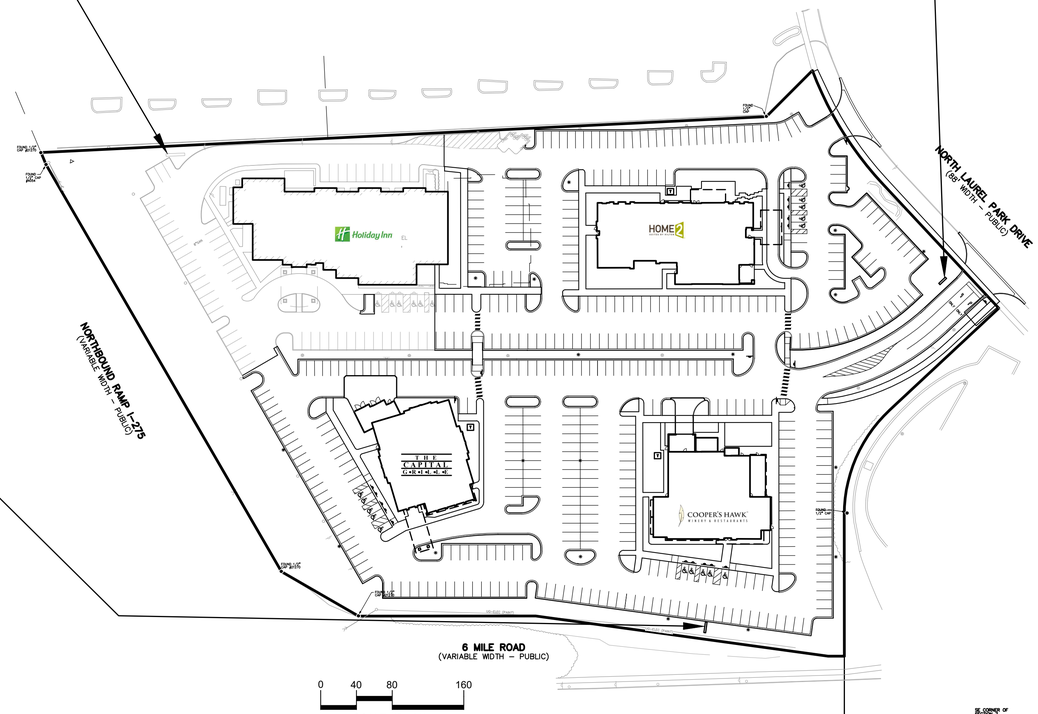
LIVONIA, MI

Total Sign Area: 38.3 SQ FT
Power: 120V, 5A



MONUMENT SIGN

(1) 2-SIDED ALUMINUM SIGN CABINET WITH ROUTED ALUMINUM FACES
FACES ARE PAINTED BLACK, AND ARE BACKED WITH WHITE ACRYLIC
4000K WHITE INTERIOR LEDS
VENEER BASE: CORONADO STONE VENEER TILE, 6" SPLIT LIMESTONE, CREAM
STONE CAP AND SILLS: COLOR TO MATCH SW7101



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

MEMBER

UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

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NORTH

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29200 NORTHWESTERN HIGHWAY, S-450
SOUTHFIELD, MI 48034

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LAUREL - 6 MILE DEVELOPMENT
LIVONIA, MI

REVISIONS

SITE PLAN SUBMITTAL	5/24/2024

ORIGINAL ISSUE DATE:
MAY 24, 2024

DRAWING TITLE
SITE SIGNAGE PLAN

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

DRAWING NUMBER:
C-3.1

S:\PROJECTS\2017\17-389-01 LAUREL PARK DEVELOPMENT\DWG\X_SITE_PLAN\[C-3.1]SIGNAGE-17-389.dwg PLOT DATE:5/29/2024 BY:Lucas Driesenga

FLOOD NOTE:

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

PROPERTY DESCRIPTION

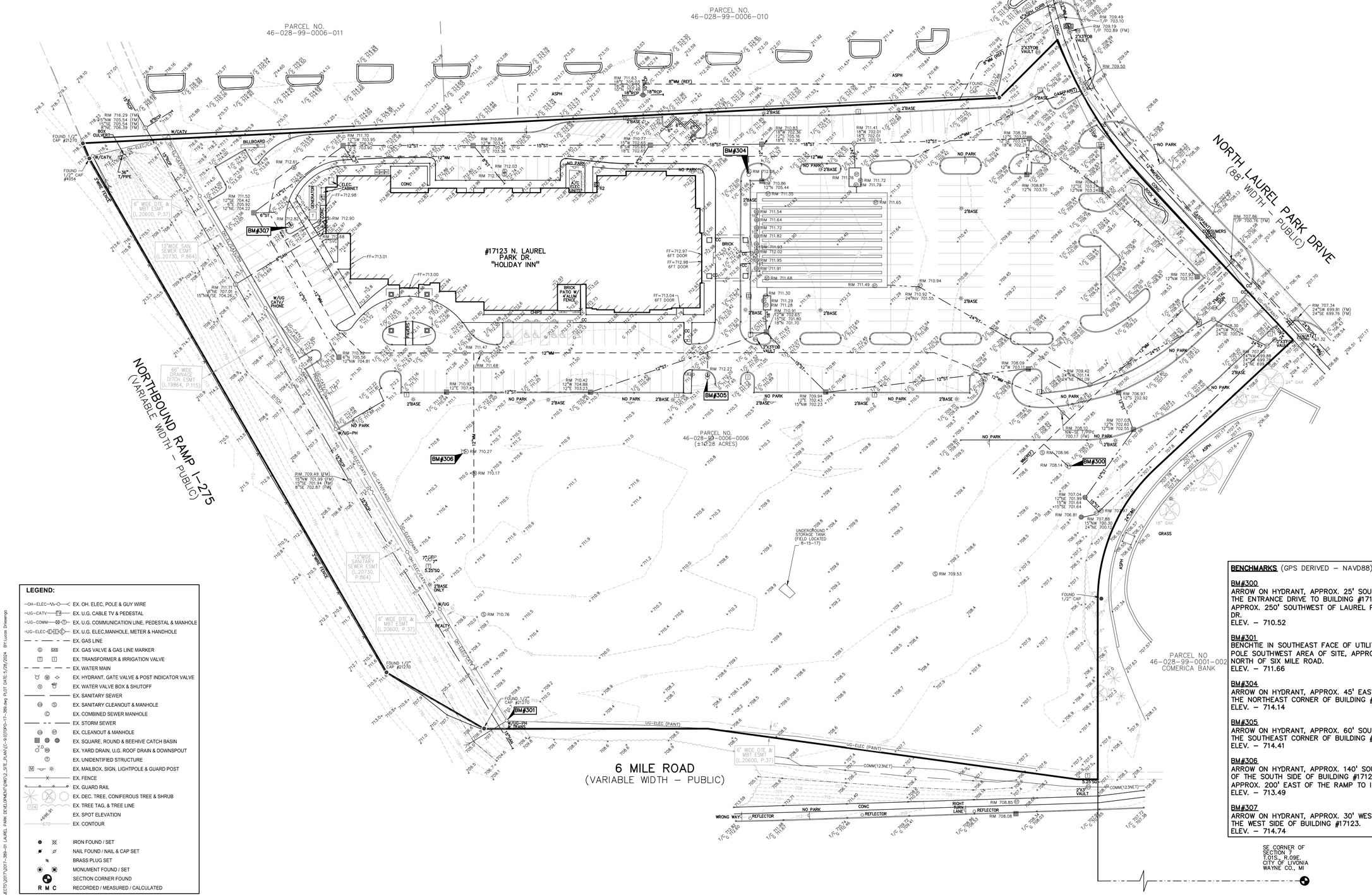
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LEGEND:

- EX. OH. ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
- EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
- EX. FENCE
- EX. GUARD RAIL
- EX. DEC. TREE, CONIFEROUS TREE & SHRUB
- EX. TREE TAG, & TREE LINE
- EX. SPOT ELEVATION
- EX. CONTOUR

- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- R M C — RECORDED / MEASURED / CALCULATED

BENCHMARKS (GPS DERIVED – NAVD88)

BM#300
ARROW ON HYDRANT, APPROX. 25' SOUTH OF THE ENTRANCE DRIVE TO BUILDING #17123, APPROX. 250' SOUTHWEST OF LAUREL PARK DR.
ELEV. – 710.52

BM#301
BENCHTIE IN SOUTHEAST FACE OF UTILITY POLE SOUTHWEST AREA OF SITE, APPROX. 70' NORTH OF SIX MILE ROAD.
ELEV. – 711.66

BM#304
ARROW ON HYDRANT, APPROX. 45' EAST OF THE NORTHEAST CORNER OF BUILDING #17123.
ELEV. – 714.14

BM#305
ARROW ON HYDRANT, APPROX. 60' SOUTH OF THE SOUTHEAST CORNER OF BUILDING #17123.
ELEV. – 714.41

BM#306
ARROW ON HYDRANT, APPROX. 140' SOUTH OF THE SOUTH SIDE OF BUILDING #17123 & APPROX. 200' EAST OF THE RAMP TO I–275.
ELEV. – 713.49

BM#307
ARROW ON HYDRANT, APPROX. 30' WEST OF THE WEST SIDE OF BUILDING #17123.
ELEV. – 714.74

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NORTH

0 20 40 80
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29200 NORTHWESTERN HIGHWAY, S-450
SOUTHFIELD, MI 48034

PROJECT TITLE
LAUREL - 6 MILE DEVELOPMENT
LIVONIA, MI

REVISIONS
SITE PLAN SUBMITTAL 5/24/2024

ORIGINAL ISSUE DATE:
MAY 24, 2024

DRAWING TITLE
TOPOGRAPHIC SURVEY

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

DRAWING NUMBER:
C-9.0

S:\PROJECTS\2017\2017-389-01 LAUREL PARK DEVELOPMENT\DWG\X_SITE_PLAN\C-9.0(TOPO)-(1-389.dwg PLOT DATE: 5/28/2024 BY: Lucas Driesenga

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
DECIDUOUS TREES							
GBM3	9	GINKGO BILOBA 'MAGYAR'	MAGYAR MAIDENHAIR TREE	3" CAL.	B&B	PER PLAN	
GBP3	8	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3" CAL.	B&B		
GT3	11	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	3" CAL.	B&B	PER PLAN	
QG3	14	QUERCUS ROBUR X ALBA 'JFS-KW2QX'	SKINNY GENES® OAK	3" CAL.	B&B	PER PLAN	
QP3	6	QUERCUS ROBUR X BICOLOR 'LONG'	REGAL PRINCE® OAK	3" CAL.	B&B	PER PLAN	
TA3	3	TILIA AMERICANA 'AMERICAN SENTRY'	AMERICAN SENTRY LINDEN	3" CAL.	B&B	PER PLAN	
TG3	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	3" CAL.	B&B	PER PLAN	
UF3	1	ULMUS X 'FRONTIER'	FRONTIER ELM	3" CAL.	B&B	PER PLAN	
ZS3	6	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	3" CAL.	B&B	PER PLAN	
	61	SUBTOTAL:					
ORNAMENTAL TREES							
ACA8	4	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	8' HT.	B&B	PER PLAN	MULTI-TRUNK
AL2	5	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	2" CAL.	B&B	PER PLAN	
CCF2	6	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	2" CAL.	B&B	PER PLAN	
MJ2	3	MAGNOLIA X 'JANE'	JANE MAGNOLIA	2" CAL.	B&B	PER PLAN	
MA2	7	MALUS X 'ADIRONDACK'	ADIRONDACK CRABAPPLE	2" CAL.	B&B	PER PLAN	
MM2	5	MALUS X 'JARMIN'	MARILEE® CRABAPPLE	2" CAL.	B&B	PER PLAN	
MRR2	4	MALUS X 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE	2" CAL.	B&B	PER PLAN	
MSA2	14	MALUS X 'SARGENTII'	SARGENT CRABAPPLE	2" CAL.	B&B	PER PLAN	
SR2	3	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" CAL.	B&B	PER PLAN	
	51	SUBTOTAL:					
SHRUBS							
PF36	54	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD BUSH CINQUEFOIL	36" HT.	CONT.	36"O.C.	
RG24	8	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	24" SPRD	CONT.	4' O.C.	
SNF36	43	SPIRAEA JAPONICA 'NEON FLASH'	NEON FLASH JAPANESE SPIREA	36" HT.	CONT.	36"O.C.	
SP36	33	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	36" HT.	CONT.	5' O.C.	
TM30	112	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	30"HT.	CONT.	42" O.C.	
	230	SUBTOTAL:					

LANDSCAPE CALCULATIONS:

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

FRONTAGE LANDSCAPING = F

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

SIX MILE ROAD:
DEC./EVG. = 546/40= 14, 3" DEC./8' HT. EVG. TREE
ORN. TREE = 546/40= 14, 2" ORN. TREE
SHRUBS = 546/40 X 8 = 109, 3' HT DEC./30" HT. EVG
N LAUREL PARK DRIVE: 340-30-38' = 272'
DEC./EVG. = 272/40 = 7, 3" DEC./8'HT. EVG. TREE
ORN. TREE = 272/40 = 7, 2" ORN. TREE
SHRUBS = 272/40 X 8 = 54, 3' HT. DEC./30" HT. EVG
NORTHBOUND RAMP I-275:
DEC./EVG. = 640/40 = 16, 3" DEC./8'HT. EVG. TREE
ORN. TREE = 640/40 = 16, 2" ORN. TREE
SHRUBS = 640/40 X 8 = 128, 3' HT. DEC./30" HT. EVG

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

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

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

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

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

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

NORTH P/L; 885'/30 = 30 TREES
SOUTHEAST P/L; 456'/ 30 = 15 TREES

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

KEY

= PROPOSED DECIDUOUS TREE
= PROPOSED FRONTAGE SHRUBS
= LANDSCAPE WITHIN WILL BE PROVIDED FOR ADMINISTRATIVE REVIEW
= IRRIGATED SEED LAWN
= EXISTING PREVIOUSLY INSTALLED TREE TO REMAIN
= EXISTING TREE TO REMAIN WITH TREE PROTECTION FENCE
= 4' PLANTING BOUNDRY

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

SEE SHEET L-1.1 FOR LANDSCAPE DETAILS

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

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

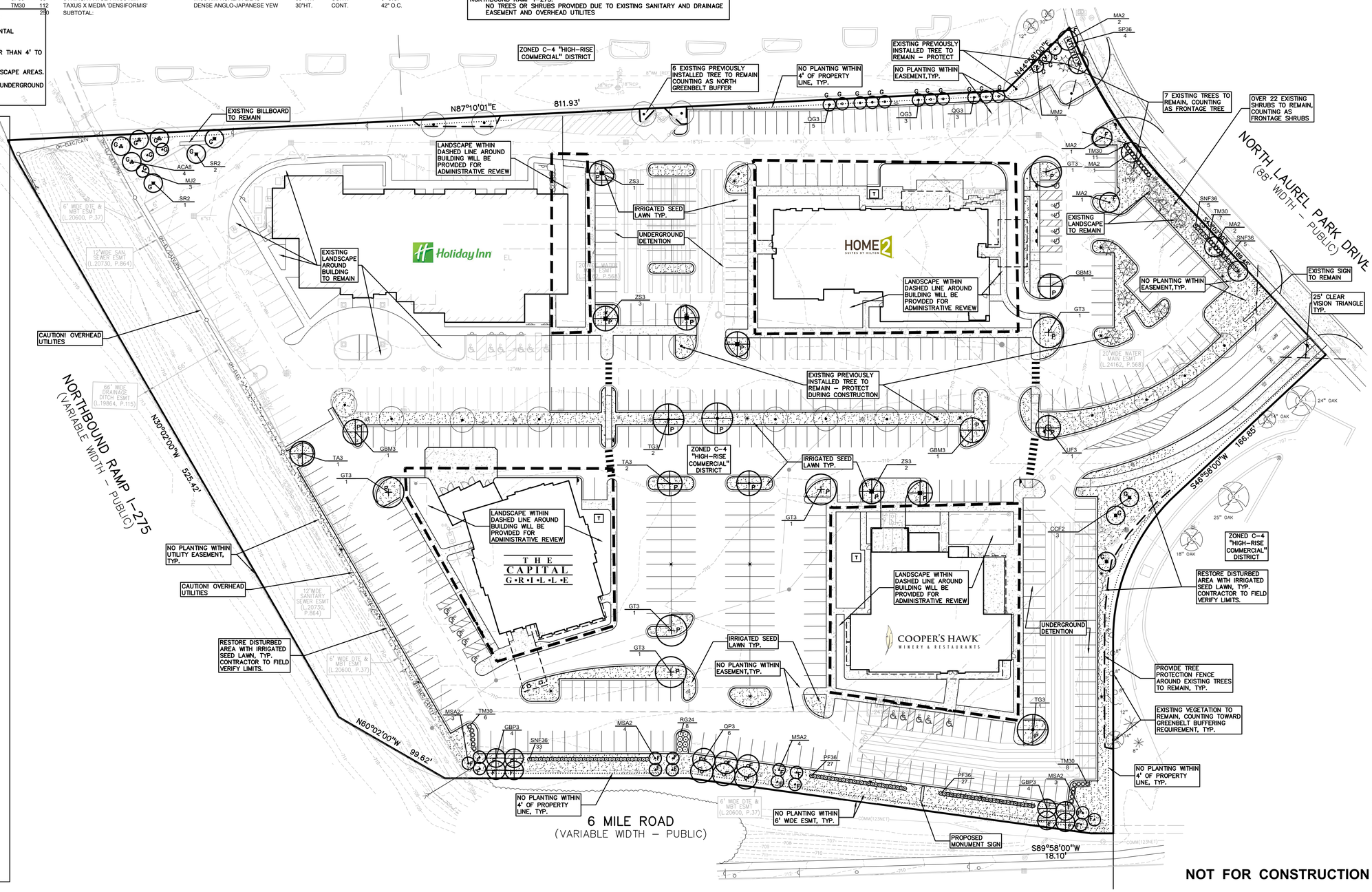
TREES AND SHRUBS MAY NOT BE PLANTED CLOSER THAN 4' TO FENCE OR PROPERTY LINE.

NO ROCK, STONE OR PEBBLES PERMITTED IN LANDSCAPE AREAS.

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

GENERAL PLANTING NOTES:

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



NORTH

0 20 40 80
SCALE: 1" = 40'

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CAUTION!!
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PEA GROUP
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STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
NO. 1301
REGISTERED LANDSCAPE ARCHITECT

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

PROJECT TITLE
LAUREL - 6 MILE DEVELOPMENT
LIVONIA, MI

REVISIONS

SITE PLAN SUBMITTAL	5/24/2024

ORIGINAL ISSUE DATE:
MAY 24, 2024

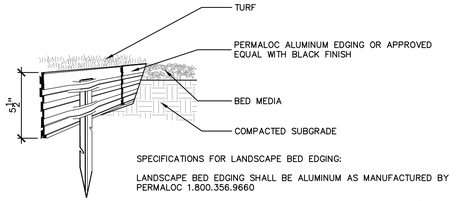
DRAWING TITLE
LANDSCAPE PLAN

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

DRAWING NUMBER:
L-1.0

NOT FOR CONSTRUCTION

\\peainc.local\PROJECTS\2017\17-389-01 LAUREL PARK DEVELOPMENT\CAD\L-SITE_PLAN\L-1.0LANDSCAPE-17-389.dwg PLOT DATE: 5/24/2024 BY: Charlotte L Experience



SPECIFICATIONS FOR LANDSCAPE BED EDGING:

LANDSCAPE BED EDGING SHALL BE ALUMINUM AS MANUFACTURED BY PERMALOC 1.800.356.9660

8' OR 16' SECTIONS SHALL BE USED WITH ONE STAKE PER 38" OF EDGING

EDGING SHALL BE $\frac{3}{16}$" THICK X 4" DEPTH WHEN ADJ. TO MULCH AND $\frac{1}{8}$" THICK X 5 $\frac{1}{2}$" DEPTH WHEN ADJ. TO ROCK, FINISH: BLACK DURAFLEX MEETING AAMA 2603

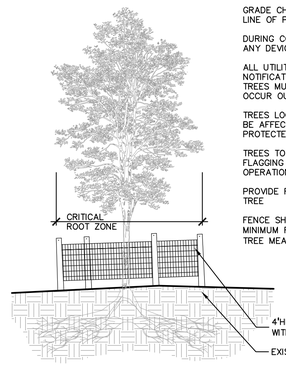
STAKE SHALL SECURELY ENGAGE EDGING AND SHALL BE ENTIRELY BELOW TOP SURFACE OF EDGING

EDGING SHALL HAVE A MINIMUM OF 2" OF INTERLOCKING OVERLAP BETWEEN SECTIONS

INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING $\frac{1}{2}$"-$\frac{3}{4}$" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON BOTH SIDES OF EDGING TO MAINTAIN STABILITY

3 **ALUMINUM EDGE DETAIL**

SCALE: 1/2" = 1'-0"



TREE PROTECTION WILL BE ERECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE

NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING, BUT NOT LIMITED TO PLACING SOLVENTS, BUILDING MATERIAL, CONSTRUCTION EQUIPMENT OR SOIL DEPOSITS WITHIN DRIP LINES

GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINE OF PROTECTED TREES

DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE

ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING

TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED

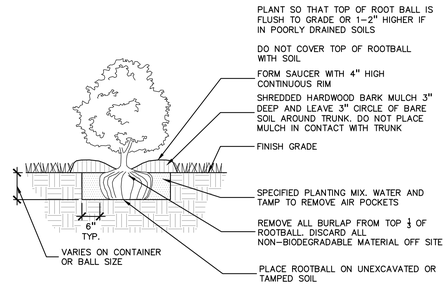
TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE

FENCE SHALL BE PLACED IN A CIRCLE WITH A MINIMUM RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND

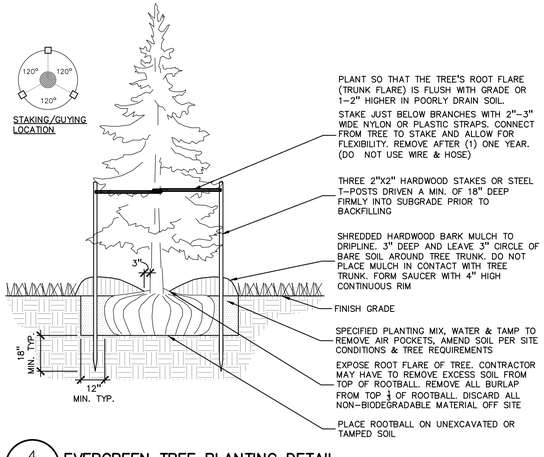
6 **TREE PROTECTION DETAIL**

SCALE: 1" = 3'-0"



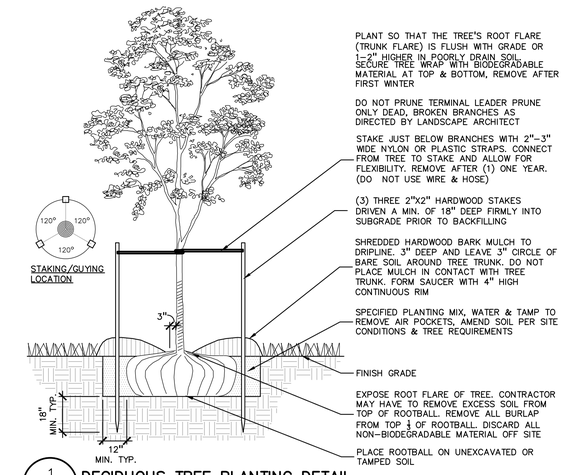
2 **SHRUB PLANTING DETAIL**

SCALE: 1" = 2'-0"



4 **EVERGREEN TREE PLANTING DETAIL**

SCALE: 1" = 3'-0"



1 **DECIDUOUS TREE PLANTING DETAIL**

SCALE: 1" = 3'-0"

NOT FOR CONSTRUCTION

PEA GROUP
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STATE OF MICHIGAN
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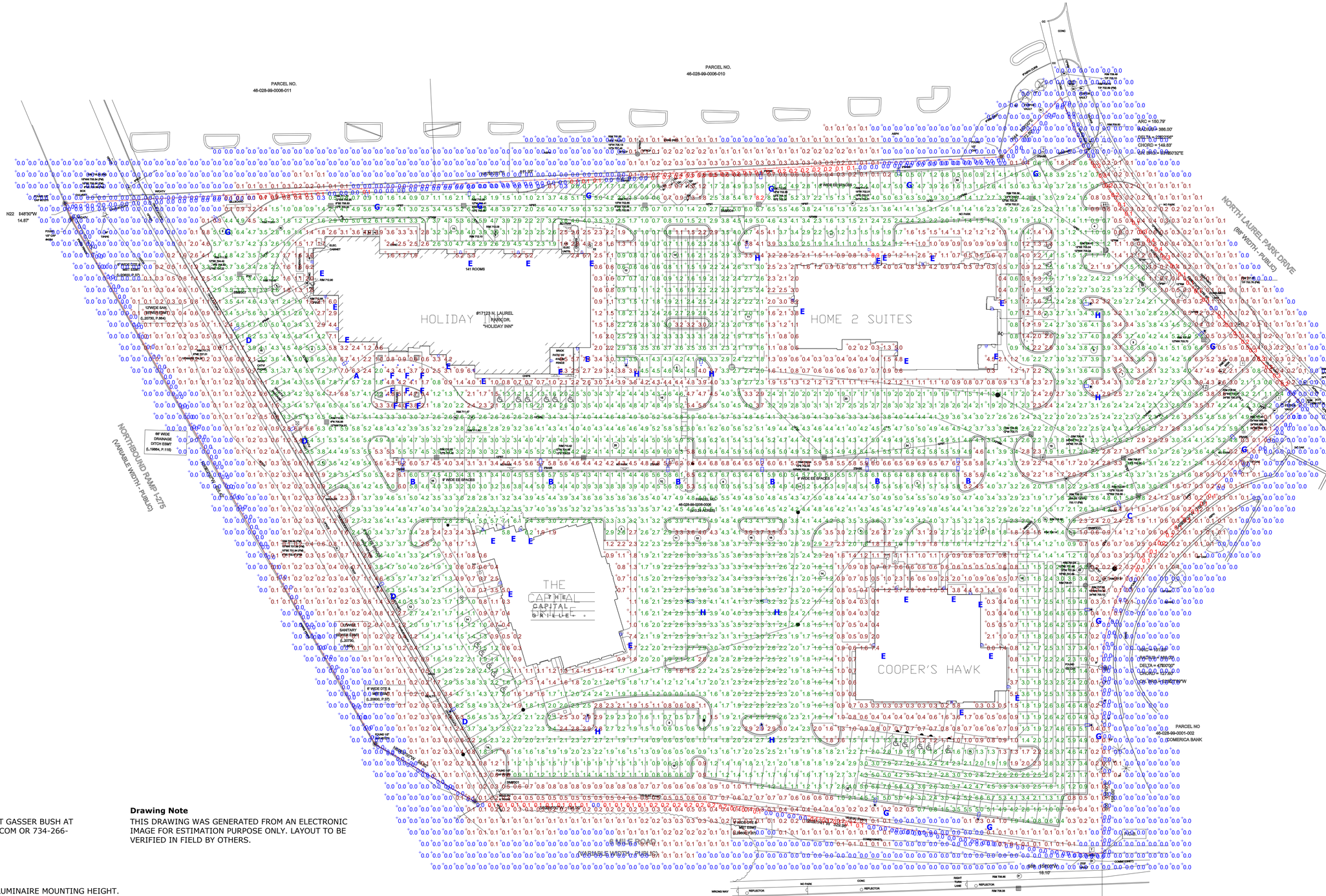
ORIGINAL ISSUE DATE:
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DRAWING TITLE
LANDSCAPE DETAILS

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

DRAWING NUMBER:
L-1.1

S:\PROJECTS\2017\2017-389-01 LAUREL PARK DEVELOPMENT\DWG\2_SITE_PLAN\L-1.1 LANDSCAPE DETAILS-17-389.DWG PLOT DATE: 5/23/2024 BY: Charlotte L Esperance



Ordering Note

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

Drawing Note

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

General Note

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

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

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

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

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Mounting Height
	A	1	Lithonia Lighting	DSX1 LED P8 40K 70CRI T3M	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 70 CRI Type 3 Medium	LED	1	28030	0.9	215.77	20'-0"
	B	6	Lithonia Lighting	DSX1 LED P8 40K 70CRI T5W	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 70 CRI Type 5 Wide	LED	1	29743	0.9	431.54	20'-0"
	C	1	Lithonia Lighting	DSX1 LED P8 40K 70CRI T4M	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 70 CRI Type 4 Medium	LED	1	28448	0.9	215.77	20'-0"
	D	4	Lithonia Lighting	DSX1 LED P8 40K 70CRI T4M HS	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 70 CRI Type 4 Medium Houseside Shield	LED	1	24472	0.9	215.7732	20'-0"
	E	29	Lithonia Lighting	WST LED P1 40K VW MVOLT	WST LED, Performance package 1, 4000 K, visual comfort wide, MVOLT	LED	1	1659	0.9	12	10'-0"
	F	9	Lithonia Lighting	LDN6 40/05 L06AR LS	6IN LDN, 4000K, 500LM, CLEAR, SPECULAR REFLECTOR, CRI80	LED	1	557	0.9	5.83	12'-0"
	G	13	Lithonia Lighting	DSX1 LED P8 40K 70CRI BLC4	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 70 CRI Type 4 Extreme Backlight Control	LED	1	21057	0.9	215.77	20'-0"
	H	9	Lithonia Lighting	DSX1 LED P8 40K 70CRI T5W	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 70 CRI Type 5 Wide	LED	1	29743	0.9	215.77	20'-0"

Statistics

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

Plan View

Scale - 1" = 40ft

HOLIDAY INN EXPRESS LAUREL PARK - LIVONIA
PHOTOMETRIC SITE PLAN
GASSER BUSH ASSOCIATES
PREPARED FOR: PEA GROUP
WWW.GASSERBUSH.COM

Designer DB/KB
Date 5/3/2024
Scale Not to Scale
Drawing No. #24-42773-V5
1 of 1



D-Series Size 1
LED Area Luminaire

DTC LISTED PREMIUM · DTC LISTED · HAZLOC · IP65 · BAA

Catalog Number

Notes

Type

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

Specifications

EPA: 0.69 ft² (0.06 m²)

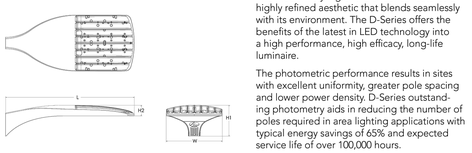
Length: 32.71" (83.1 cm)

Width: 14.26" (36.2 cm)

Height H1: 7.88" (20.0 cm)

Height H2: 2.73" (6.9 cm)

Weight: 34 lbs (15.4 kg)



Introduction

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

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

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics**	(this section 70CRI only)		AFR Automotive front row	T5M Type V medium	MVOLT (120V-277V)[4]	**Shipped included**
	P1 P6	30K 3000K	70CRI	T1S Type I short	T5LG Type V low glare	HVOLT (347V-480V)[5,6]	SPA Square pole mounting (#8 drilling)
	P2 P7	40K 4000K	70CRI	T2M Type II medium	T5W Type V wide	XVOLT (277V - 480V)[7,8]	RPA Round pole mounting (#8 drilling)
	P3 P8	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control[9]	120[9,26]	SPA5 Square pole mounting #5 drilling[9]
	P4 P9	(this section 80CRI only, extended lead times apply)		T3LG Type III low glare[9]	BLC4 Type IV backlight control[9]	208[9,26]	RPA5 Round pole mounting #5 drilling[9]
	P5			T4M Type IV medium	LCCO Left corner cutoff[9]	240[9,26]	SPA8N Square narrow pole mounting #8 drilling
	Rotated optics	27K 2700K	80CRI	T4LG Type IV low glare[9]	RCCO Right corner cutoff[9]	277[9,26]	WBA Wall bracket[10]
	P10[9] P12[9]	30K 3000K	80CRI	TFTM Forward throw medium		347[9,26]	MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	P11[9] P13[9]	35K 3500K	80CRI			480[9,26]	
		40K 4000K	80CRI				
		50K 5000K	80CRI				

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark Bronze
NLTAIR2 PIRHN	nLIGHT AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[11,12,13,27]	SPD20KV	20KV surge protection	DBLXD	Black
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[11,12,27]	HS	Houseside shield (black finish standard)[22]	DNAXD	Natural Aluminum
PER	NEMA twist-lock receptacle only (controls ordered separately)[14]	L90	Left rotated optics[1]	DWHXD	White
PER5	Five-pin receptacle only (controls ordered separately)[14,15]	R90	Right rotated optics[1]	DDBTXD	Textured dark bronze
PER7	Seven-pin receptacle only (controls ordered separately)[14,15]	CCE	Coastal Construction[23]	DBLBXD	Textured black
FAO	Field adjustable output[16,27]	HA	50°C ambient operation[24]	DNATXD	Textured natural aluminum
BL30	Bi-level switched dimming, 30%[16,27]	BAA	Buy America(n) Act Compliant	DWHGXD	Textured white
BL50	Bi-level switched dimming, 50%[16,27]	SF	Single fuse (120, 277, 347V)[25]		
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]	DF	Double fuse (208, 240, 480V)[25]		
DS	Dual switching[16,18,27]	**Shipped separately**			
		EGSR	External Glare Shield (reversible, field install required, matches housing finish)		
		BSDB	Bird Spikes (field install required)		

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LITHONIA LIGHTING®

Catalog Number

Notes

Type

LDN6 STATIC WHITE

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





Open Trim



Wallwash Trim

FEATURES & SPECIFICATIONS

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

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.
Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.
Two combination ½"- 3/4" and four ½" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.
Accommodates 12"-24" joist spacing.
Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.
Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.
LED light source concealed with diffusing optical lens.
General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.
Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

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

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg, per CIE 117-1996 Discomfort Glare in Interior Lighting.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.
0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

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

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

GOVERNMENT PROCUREMENT — BAA – Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

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

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

PERFORMANCE DATA

LDN6 3500K AR LSS 80CRI

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

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

DISTRIBUTIONS

Open

Wallwash

DIMENSIONS

LDN6 500-3000 Lumens

See page 4 for other fixture dimensions



WST LED
Architectural Wall Sconce

VOLT 20 · DTC LISTED PREMIUM · HAZLOC · IP65 · BAA · BABA

Catalog Number

Notes

Type

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

Specifications

Luminaire

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

Width: 17" (43.18 cm)

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

Weight: 20 lbs (9.1 kg)



Introduction

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

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED

Series	Performance Package	Color temperature	Distribution	Voltage		Mounting
WST LED	P1 1,500 Lumen package	27K 2700 K	VF Visual comfort forward throw	MVOLT[1]	277[2]	**Shipped included**
	P2 3,000 Lumen package	30K 3000 K	VW Visual comfort wide	120[2]	347[2]	(blank) Surface mounting bracket
	P3 6,000 Lumen package	40K 4000 K		208[2]	480[2]	PBBW Premium surface-mounted back box[3,4]
		50K 5000 K		240[2]		**Shipped separately**
						BBW Surface-mounted back box[5]

Options				Finish (required)	
NLTAIR2 PIR	nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights[6,8,7]	E7WC	Emergency battery backup, CA Title 20 Noncompliant (cold, 7W)[7,12]	DDBXD	Dark bronze
NLTAIR2 PIRH	nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights[6,8,7]	E7WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W)[7,13]	DBLXD	Black
PE	Photoelectric cell, button type[9]	E20WH	Emergency battery pack 18W constant power, Certified in CA Title 20 MAEDBS[7]	DNAXD	Natural aluminum
PER	NEMA twist-lock receptacle only (controls ordered separate)[9]	E20WC	Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS[7,12]	DWHXD	White
PER5	Five-wire receptacle only (controls ordered separate)[9]	E23WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W)[7,13,14]	DSSTD	Sandstone
PER7	Seven-wire receptacle only (controls ordered separate)[9]	LCE	Left side conduit entry[10]	DDBTXD	Textured dark bronze
PIR	Motion/Ambient Light Sensor, 8-15' mounting height[6,8]	RCE	Right side conduit entry[10]	DBLBXD	Textured black
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[7,8]	BAA	Buy America(n) Act Compliant	DNATXD	Textured natural aluminum
PIRH	180° motion/ambient light sensor, 15-30' mounting height[7,8]	**Shipped separately**		DWHGXD	Textured white
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[7,8]	RBPW	Retrofit back plate[4]	DSSTXD	Textured sandstone
SF	Single fuse (120, 277, 347V)[2]	VG	Vandal guard[15]		
DF	Double fuse (208, 240, 480V)[2]	WG	Wire guard[16]		
DS	Dual switching[16]				
DMG	0-10V dimming extend out back of housing for external control (control ordered separate)[11]				
E7WH	Emergency battery backup, Non CEC compliant (7W)[7]				

See Accessories and Notes on next page.

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NORTH

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS 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.

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

PROJECT TITLE
LAUREL - 6 MILE DEVELOPMENT
LIVONIA, MI

REVISIONS

SITE PLAN SUBMITTAL	5/24/2024

ORIGINAL ISSUE DATE:
MAY 24, 2024

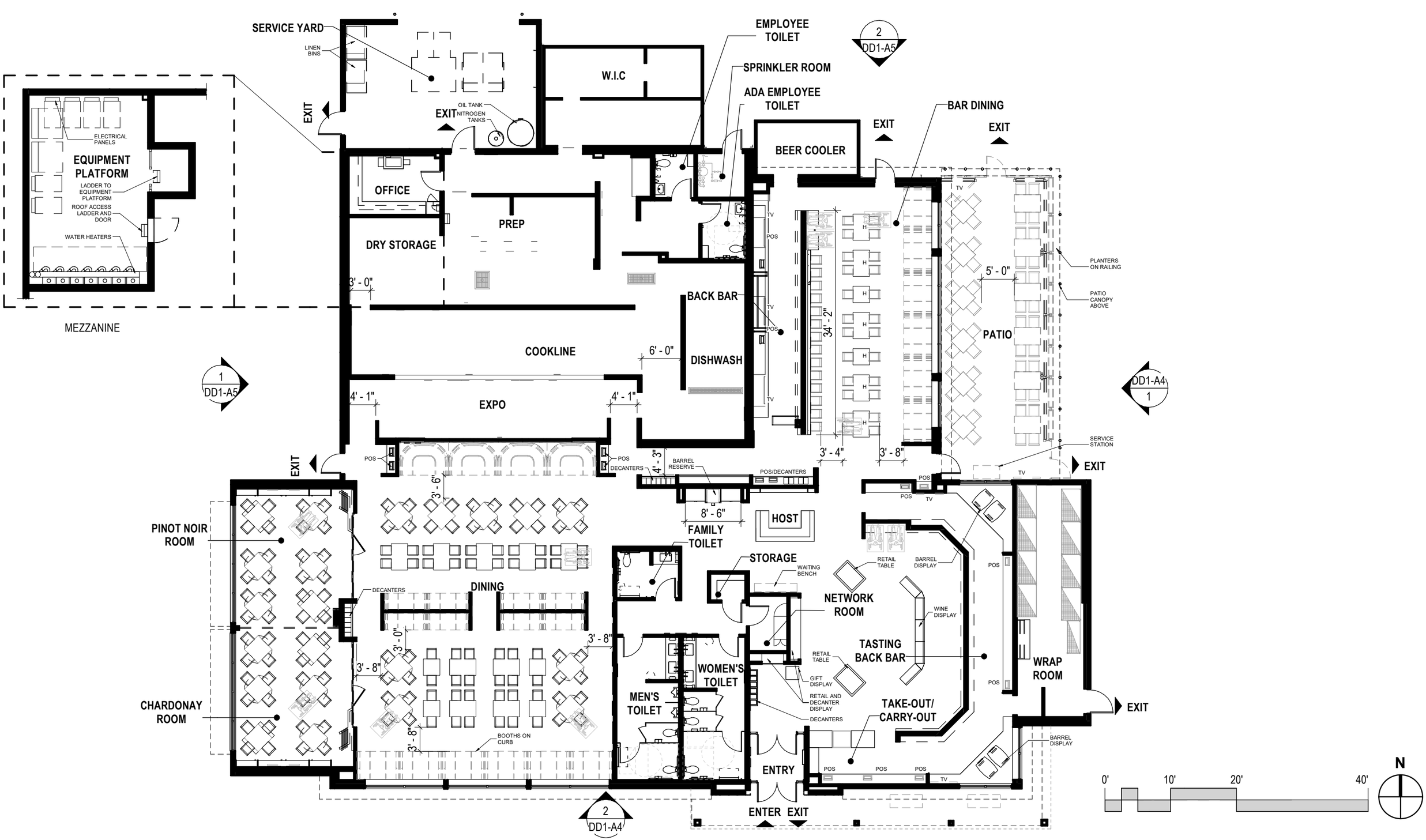
DRAWING TITLE
LIGHT FIXTURE DETAILS

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

DRAWING NUMBER:
SL-1.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2017\2017-389-01 LAUREL PARK DEVELOPMENT\DWG\2_SITE_PLAN\[SL-1.1]LIGHT FIXTURES--17-389.dwg PLOT DATE: 5/29/2024 BY: Lucas Driesenga



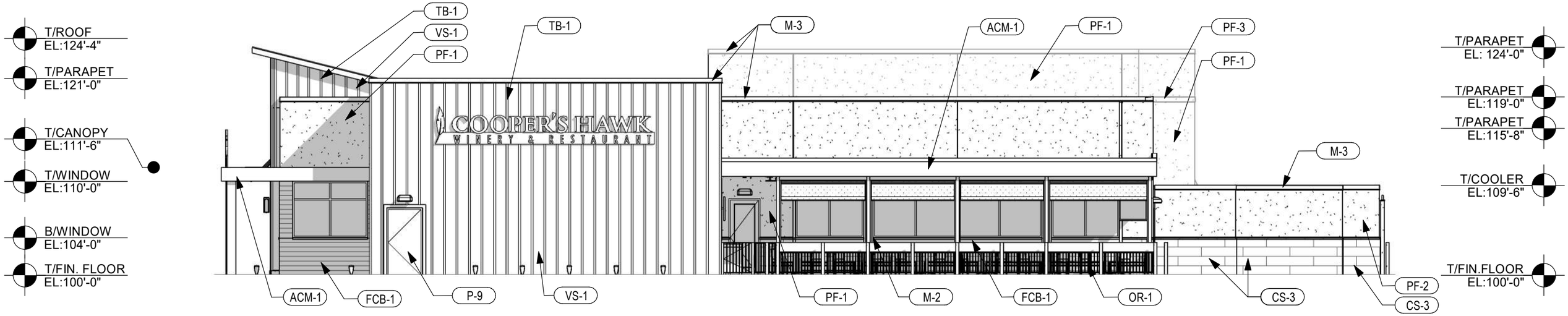
FLOOR PLAN

COOPER'S HAWK - LIVONIA

COOPER'S HAWK LIVONIA, MI

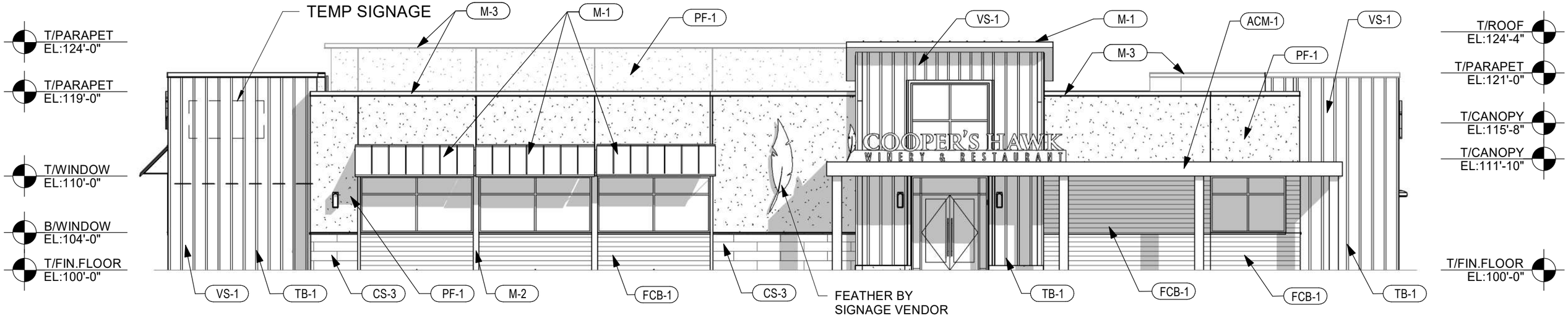
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1 EAST ELEVATION

1" = 10'-0"



2 SOUTH ELEVATION

1" = 10'-0"

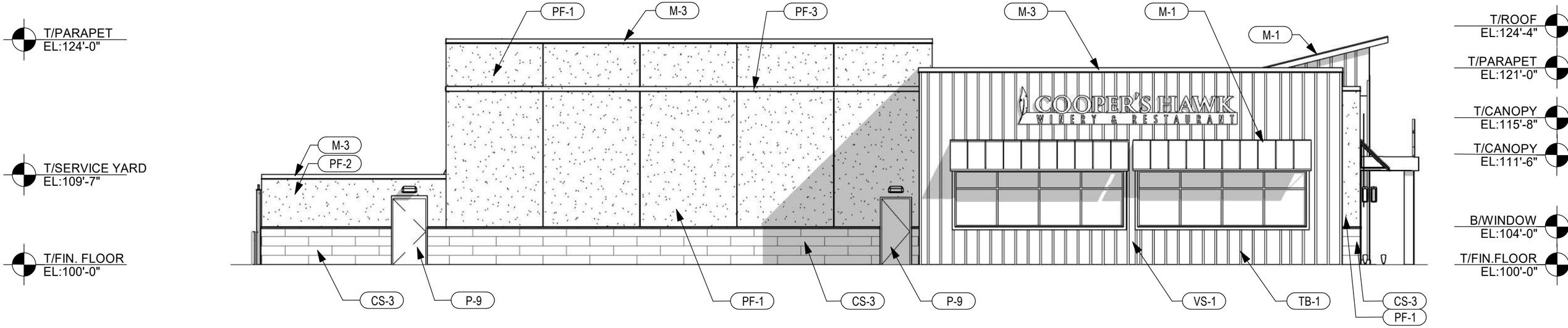
EXTERIOR ELEVATIONS

COOPER'S HAWK - LIVONIA

COOPER'S HAWK LIVONIA, MI

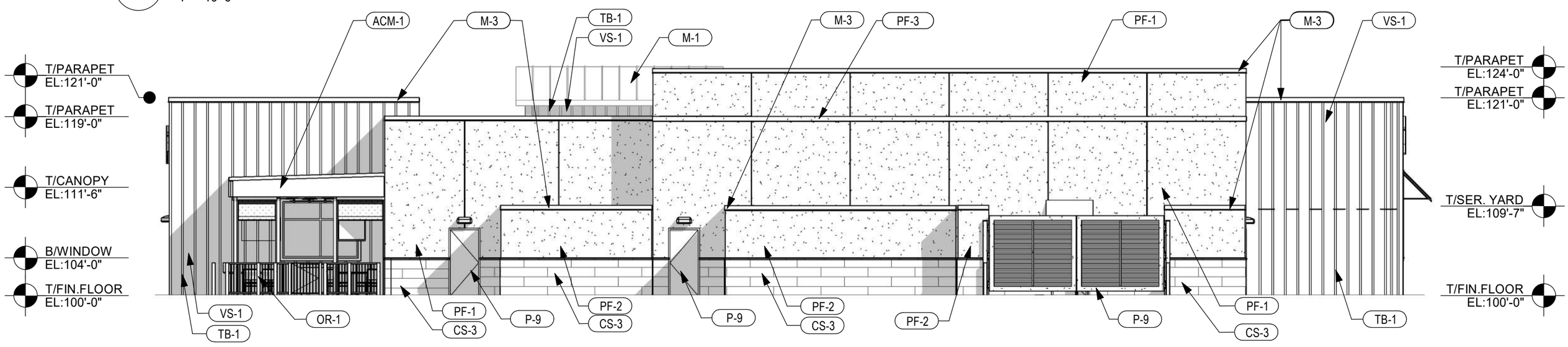
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1 WEST ELEVATION

1" = 10'-0"



2 NORTH ELEVATION

1" = 10'-0"

EXTERIOR ELEVATIONS

COOPER'S HAWK - LIVONIA

COOPER'S HAWK LIVONIA, MI

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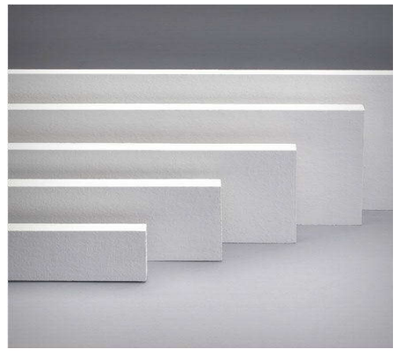
FCB-1 FIBER CEMENT BOARD
MFR: NICHIHA
STYLE: VINTAGE WOOD
COLOR: CEDAR
SIZE: 18" X 120"
LOCATION: REFER TO EXTERIOR ELEVATIONS
PRICING: $7.28/SF



VS-1 VERTICAL SIDING
MFR: JAMES HARDIE
STYLE: PANEL VERTICAL SIDING
COLOR: IRON GRAY
FINISH: SMOOTH
SIZE: 12O" X 48" X 0.312" THICK
LOCATION: REFER TO EXTERIOR ELEVATIONS



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



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



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



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



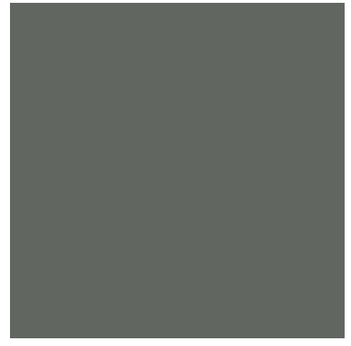
M -2 METAL
MRF: KAWNEER
COLOR: BLACK
LOCATION: STOREFRONT, REFER TO EXTERIOR ELEVATIONS



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



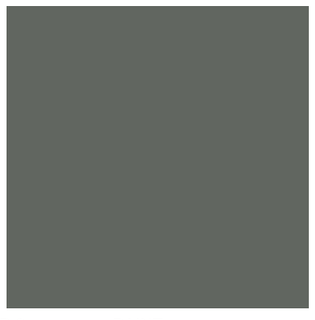
PF-1 PLASTER FINISH
MFR: STO
PRODUCT: STO SPECIAL
COLOR: CREAM - 16258 - 81
FINISH: CONCRETE SMOOTH 10
LOCATION: REFER TO EXTERIOR ELEVATIONS
NOTES: SYSTEM TO HAVE ULTRA HIGH IMPACT RESISTANT MESH AT FIRST 5' AFF



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



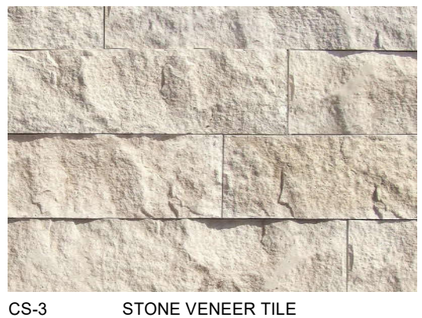
PF-3 PLASTER FINISH
MFR: STO
COLOR: TRICORN BLACK SW6258
FINISH: ESSENCE MEDIUM SAND
LOCATION: REFER TO EXTERIOR ELEVATI



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



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



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

EXTERIOR MATERIAL BREAKDOWN

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

EXTERIOR MATERIALS

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

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EXTERIOR PERSPECTIVE

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COOPER'S HAWK LIVONIA, MI

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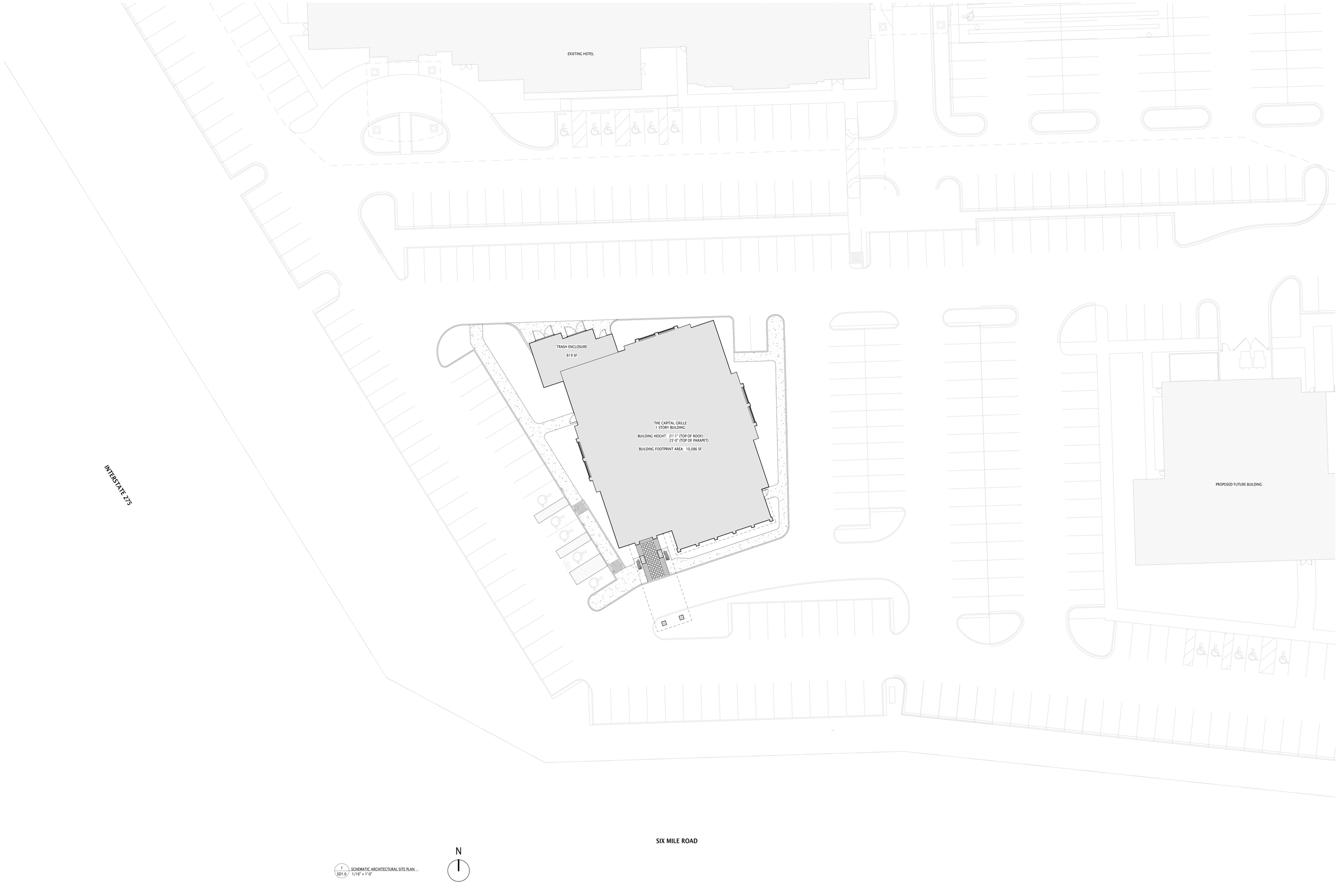


EXTERIOR PERSPECTIVE

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

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

DARDEN

THE CAPITAL GRILLE LIVONIA, MI

6 MILE ROAD
LIVONIA, MI 48152

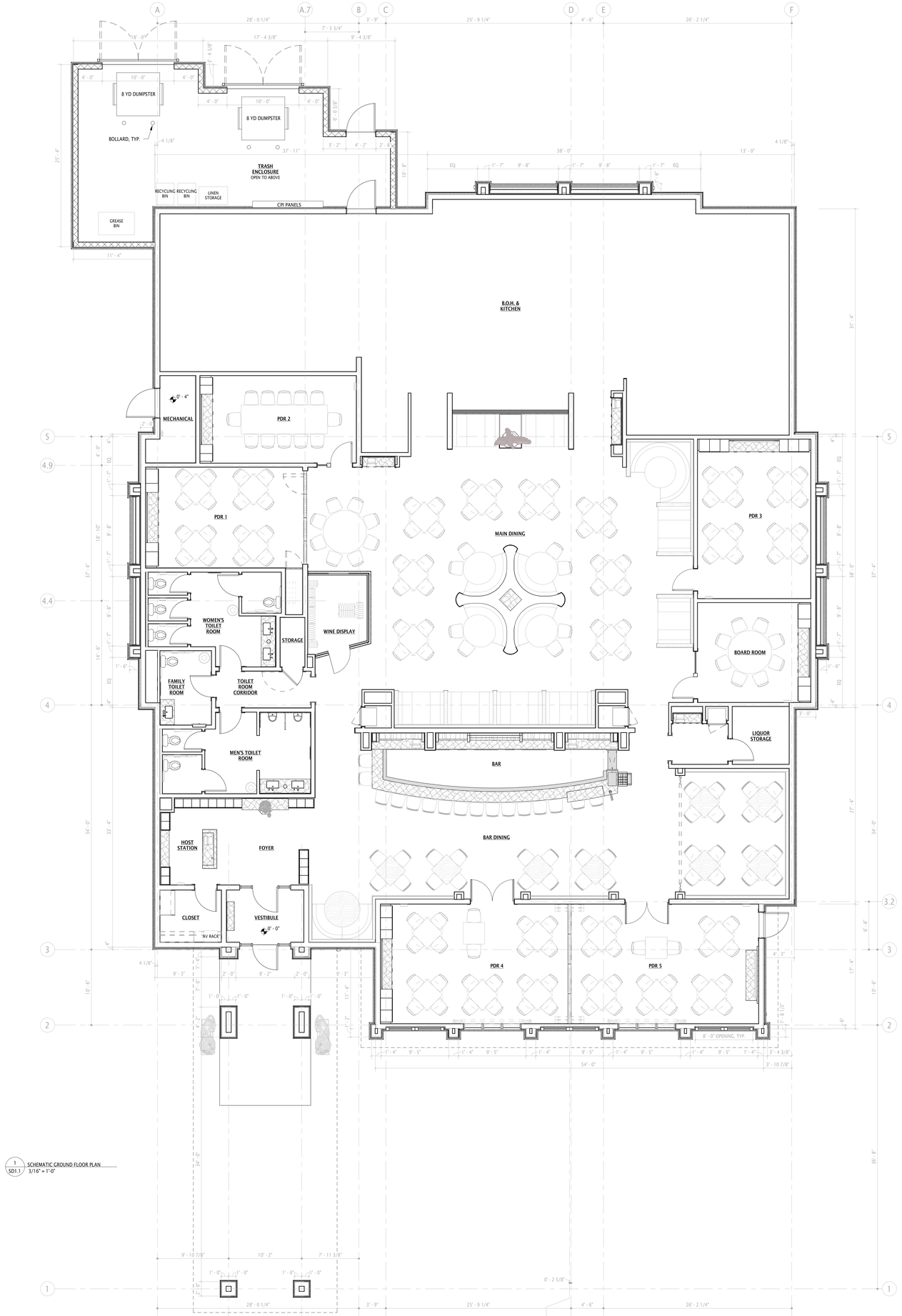
2024.03.11

SD1.0 | SCHEMATIC ARCHITECTURAL SITE PLAN

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ORLANDO, FL 32837

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



1 SD1.1 SCHEMATIC GROUND FLOOR PLAN
3/16" = 1'-0"

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

DARDEN

THE CAPITAL GRILLE LIVONIA, MI

6 MILE ROAD
LIVONIA, MI 48152

DARDEN CORPORATION
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2024.03.11

SD1.1 | SCHEMATIC GROUND FLOOR PLAN

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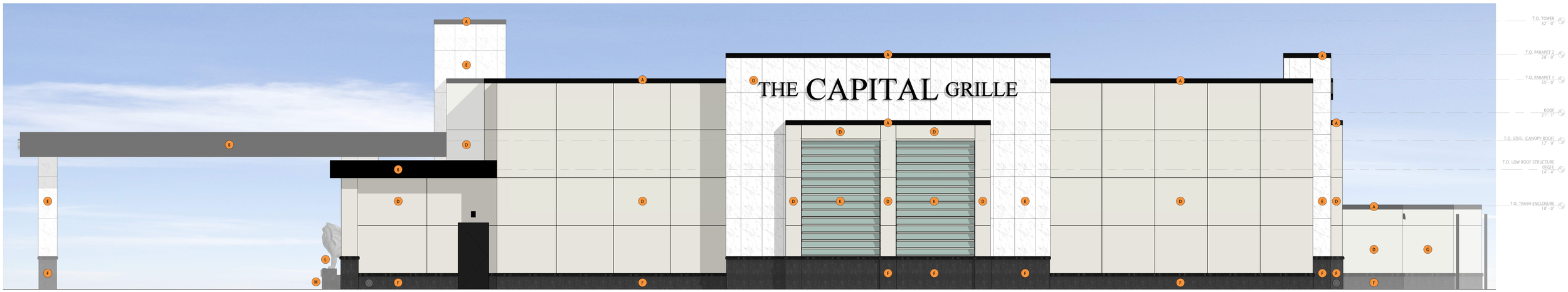
N

THE CAPITAL GRILLE
10,086 SF

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



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

RENDERED ELEVATION KEY NOTES

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

DARDEN

THE CAPITAL GRILLE LIVONIA, MI

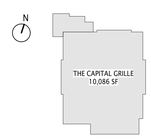
6 MILE ROAD
LIVONIA, MI 48152

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SD1.5 | SCHEMATIC ELEVATIONS

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



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

RENDERED ELEVATION KEY NOTES

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

DARDEN

THE CAPITAL GRILLE LIVONIA, MI

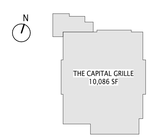
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SD1.6 | SCHEMATIC ELEVATIONS

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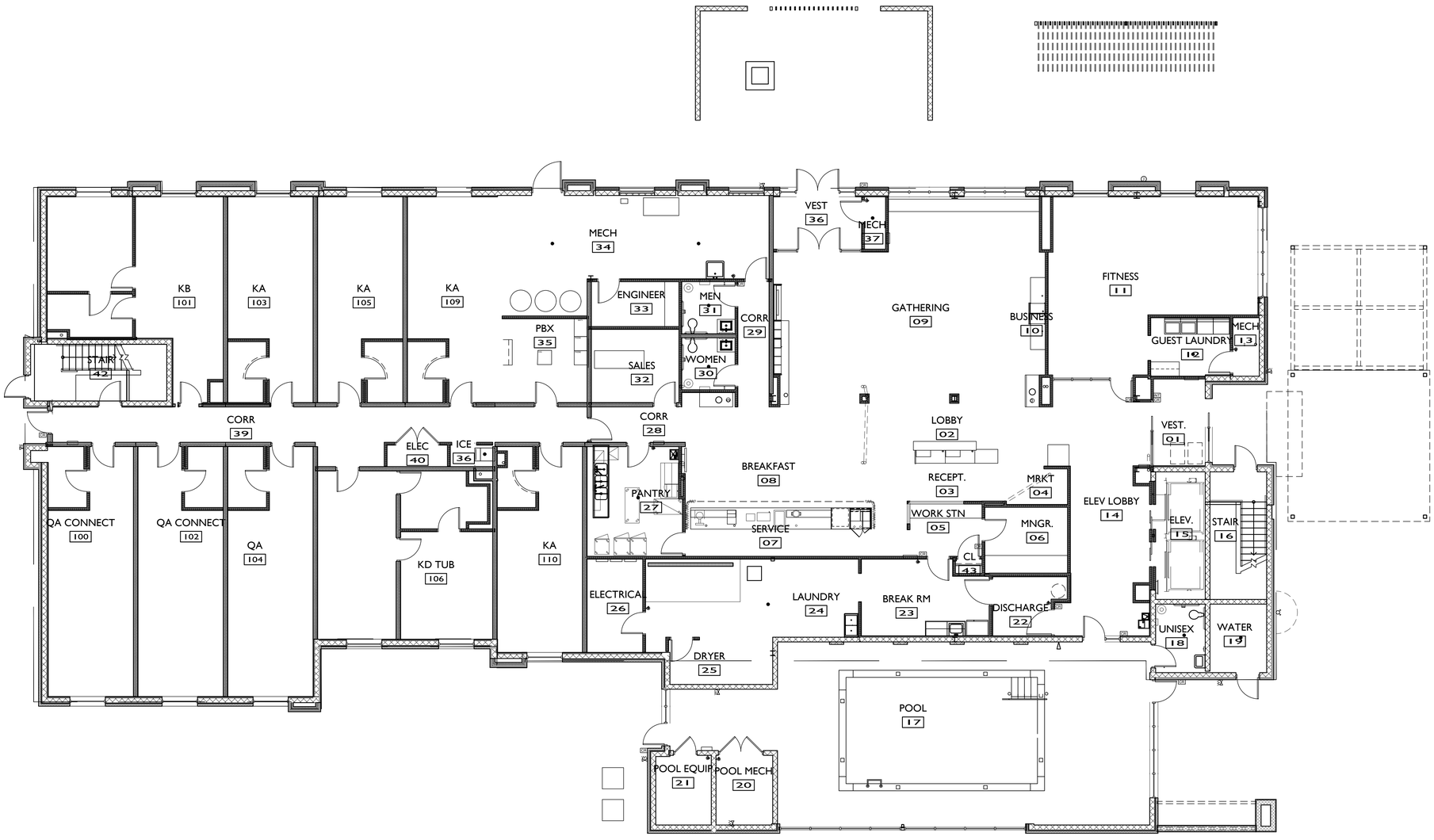
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FIRST FLOOR PLAN

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

GUESTROOM MATRIX							
TYPE	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	TOTAL	PERCENTAGE
(KA) KING STUDIO	4	15	15	15	15	**64**	66%
(KAC) KING STUDIO CONNECT	0	1	1	1	1	**4**	4%
(KB) ACC. KING STUDIO	1	1	1	1	1	**5**	5%
(KC) KING STUDIO WIDE	0	1	1	1	1	**4**	4%
(KD) ONE BDRM ACC. KING SUITE	1	1	1	1	1	**5**	5%
(QA) D. QUEEN STUDIO	1	2	2	2	2	**9**	9%
(QAC) D. QUEEN STUDIO CONNECT	2	1	1	1	1	**6**	6%
TOTAL	**9**	**22**	**22**	**22**	**22**	**97**	100%

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www.bowersarch.com

CONSULTANT + NAME

PROJECT + INFORMATION

HOME 2

17123 N. LAUREL PARK DR
LIVONIA, MICHIGAN

PROJECT + NUMBER

24-204-02

ISSUE + DATE

10 MAY 2024 SITE PLAN

SHEET + TITLE

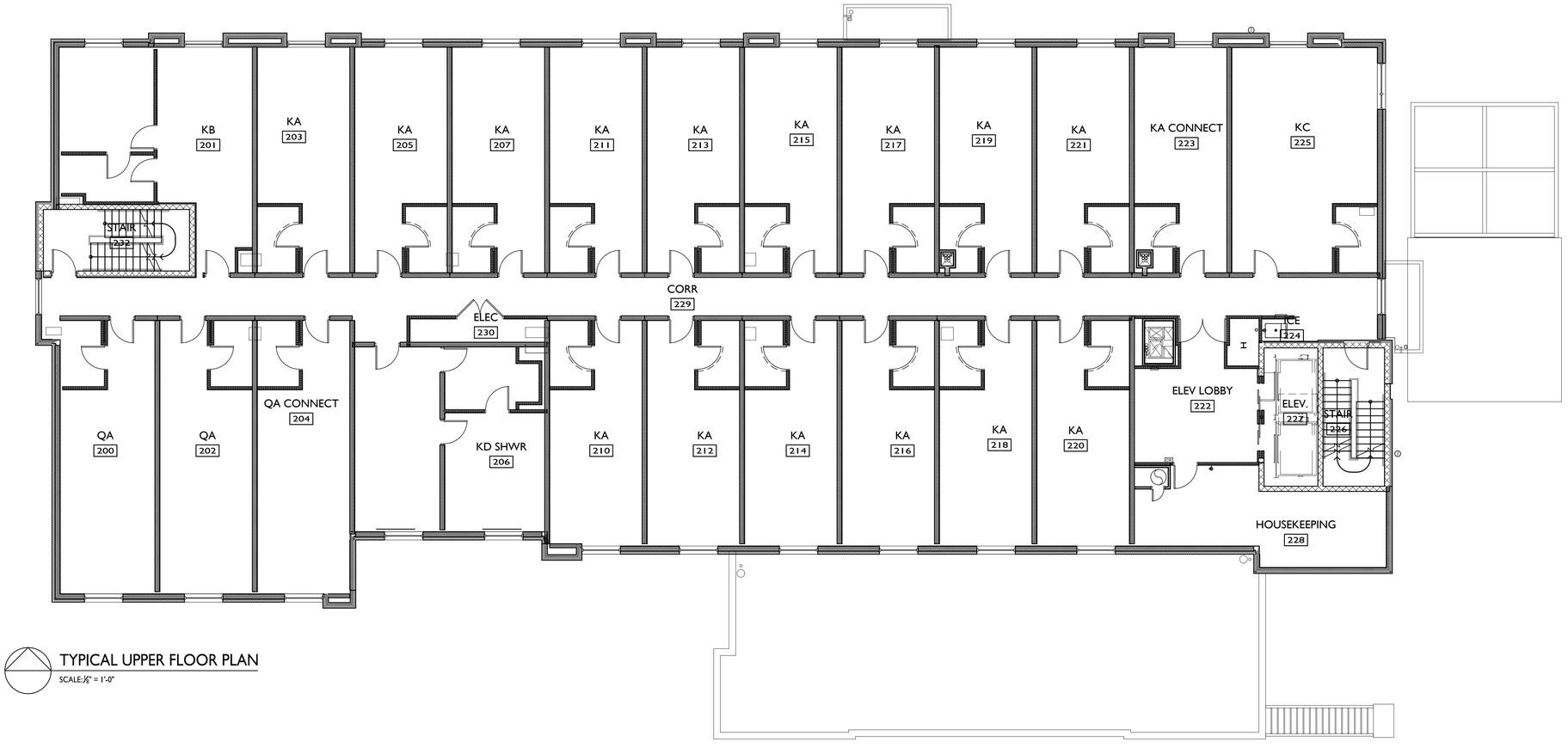
FIRST FLOOR PLAN

2420402-MAST.dwg

SHEET + NUMBER

A-100

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TYPICAL UPPER FLOOR PLAN

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

GUESTROOM MATRIX							
TYPE	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	TOTAL	PERCENTAGE
(KA) KING STUDIO	4	15	15	15	15	**64**	66%
(KAC) KING STUDIO CONNECT	0	1	1	1	1	**4**	4%
(KB) ACC. KING STUDIO	1	1	1	1	1	**5**	5%
(KC) KING STUDIO WIDE	0	1	1	1	1	**4**	4%
(KD) ONE BDRM ACC. KING SUITE	1	1	1	1	1	**5**	5%
(QA) D. QUEEN STUDIO	1	2	2	2	2	**9**	9%
(QAC) D. QUEEN STUDIO CONNECT	2	1	1	1	1	**6**	6%
TOTAL	**9**	**22**	**22**	**22**	**22**	**97**	100%

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TYPICAL FLOOR PLAN

2420402-MAST.dwg

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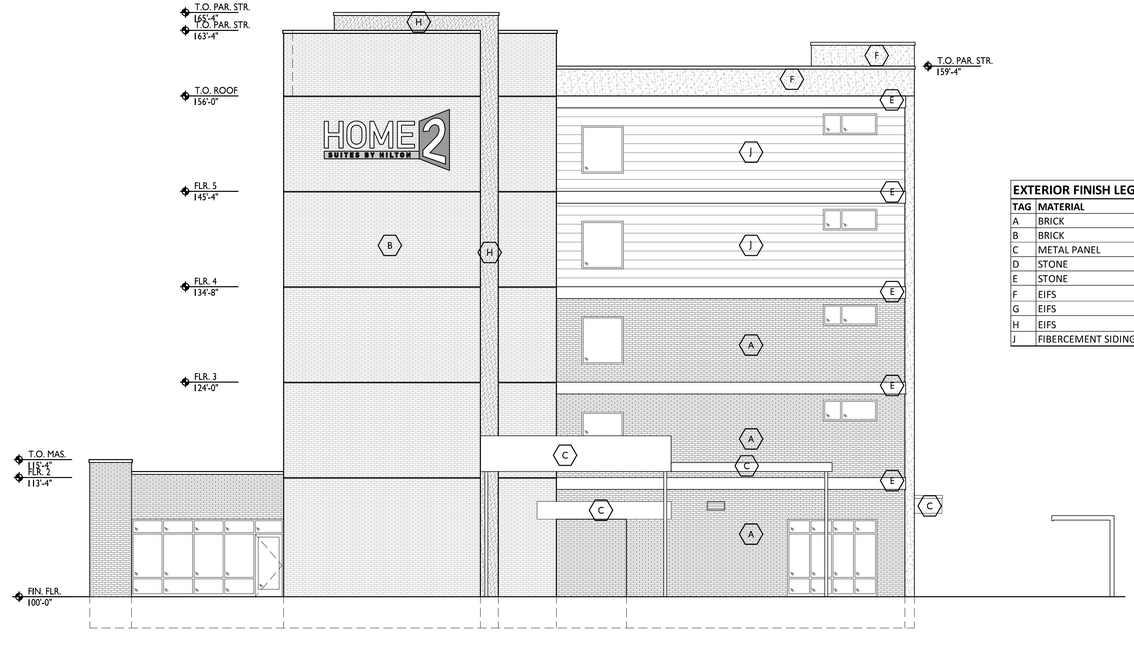
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NORTH ELEVATION

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

EXTERIOR MATERIALS	AREA	RATIO
MASONRY / BRICK	5,565 SF	52.5%
FIBER CEMENT SIDING	1,515 SF	14.3%
EIFS PANELS	961 SF	9.1%
DOOR / WINDOWS	2,563 SF	24.2%
TOTAL	10,604 SF	



EAST ELEVATION

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

EXTERIOR MATERIALS	AREA	RATIO
MASONRY / BRICK	3,147 SF	67.6%
FIBER CEMENT SIDING	753 SF	16.2%
EIFS PANELS	365 SF	7.9%
DOOR / WINDOWS	389 SF	8.3%
TOTAL	4,654 SF	

EXTERIOR FINISH LEGEND

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

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HOME 2 SUITES BY HILTON

HOME 2

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24-204-02

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10 MAY 2024 SITE PLAN
16 JUL 2024 SITE PLAN

SHEET + TITLE

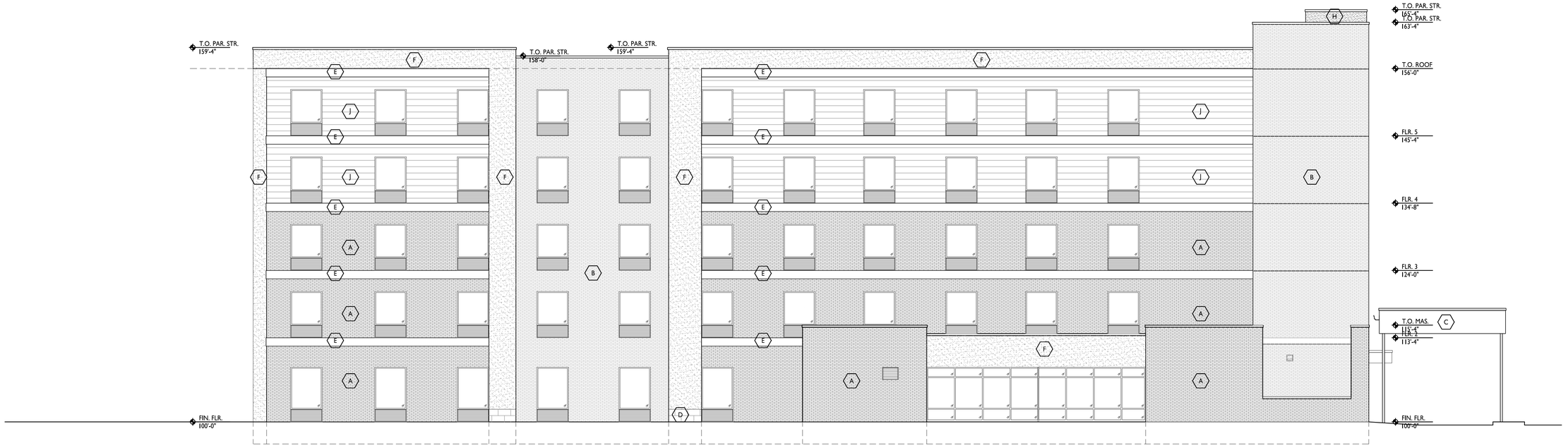
EXTERIOR ELEVATIONS

2420402-A3XX.dwg

SHEET + NUMBER

A-300

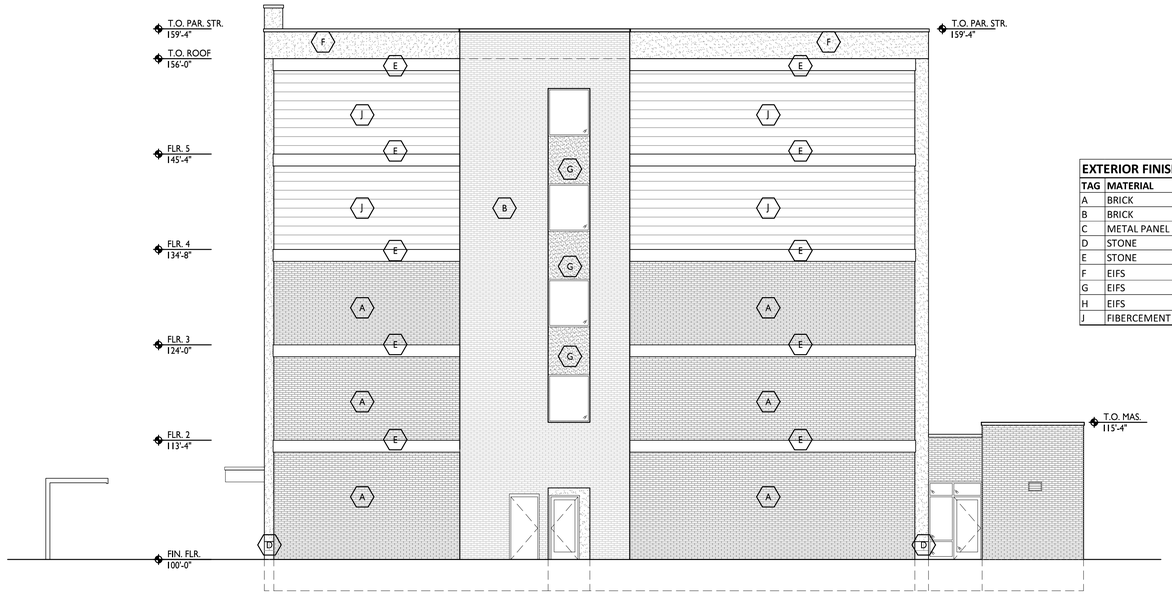
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SOUTH ELEVATION

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

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



WEST ELEVATION

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

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

EXTERIOR FINISH LEGEND

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

BOWERS+ASSOCIATES, INC.
2400 South Huron Parkway
Ann Arbor, MI 48104
P: 734.975.2400
www.bowersarch.com

CONSULTANT + NAME

PROJECT + INFORMATION

HOME 2 SUITES BY HILTON

HOME 2

17123 N. LAUREL PARK DR
LIVONIA, MICHIGAN

PROJECT + NUMBER

24-204-02

ISSUE + DATE

10 MAY 2024 SITE PLAN
16 JUL 2024 SITE PLAN

SHEET + TITLE

EXTERIOR ELEVATIONS

2420402-A3XX.dwg

SHEET + NUMBER

A-301

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EAST/FRONT & SOUTH

HOTEL DEVELOPMENT
LIVONIA, MICHIGAN

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN



EAST & NORTH

HOTEL DEVELOPMENT
LIVONIA, MICHIGAN

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN



HOTEL DEVELOPMENT
LIVONIA, MICHIGAN

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN



HOTEL DEVELOPMENT
LIVONIA, MICHIGAN

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN

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

TOP OF PARAPET
76'-2"

TOP OF PARAPET
74'-10"

TOP OF PARAPET
70'-2"

SIXTH LEVEL
53'-2"

FIFTH LEVEL
43'-4 1/2"

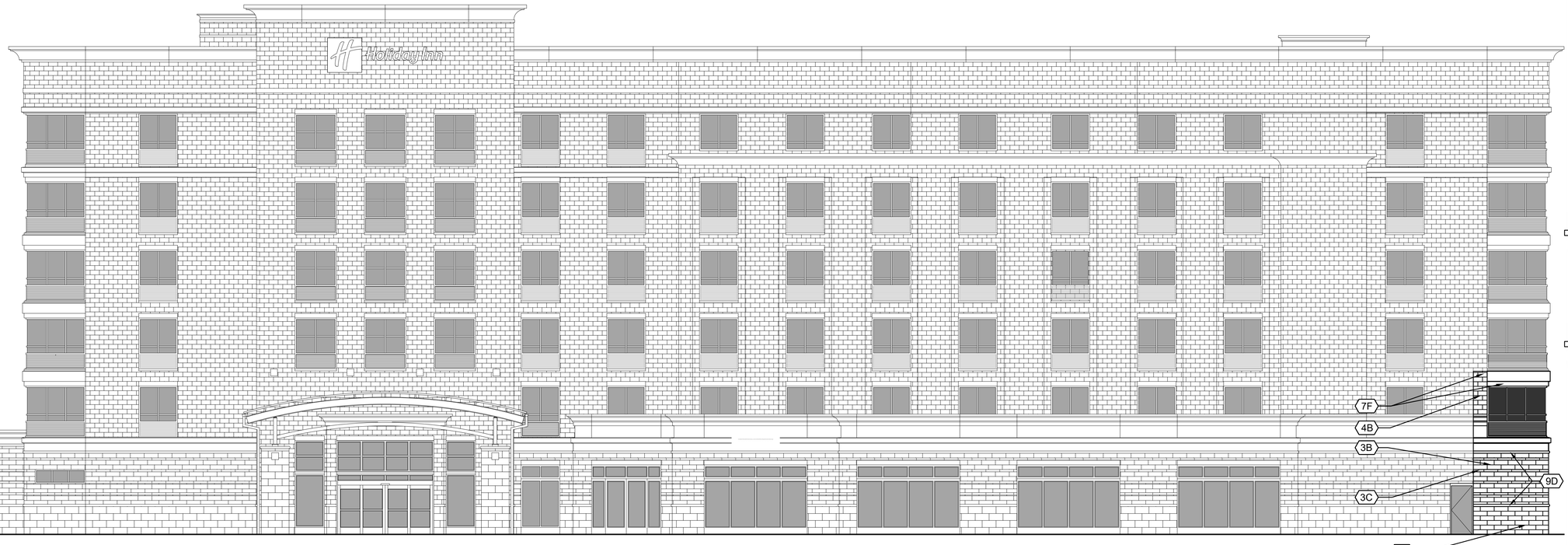
FOURTH LEVEL
33'-7"

THIRD LEVEL
23'-9 1/2"

PORTE COCHERE
20'-5 1/2"

SECOND LEVEL
14'-0"

GROUND LEVEL
0'-0"



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

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Ann Arbor, MI 48104
P: 734.975.2400
www.bowersarch.com

CONSULTANT + NAME

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

PROJECT + NUMBER
24-204

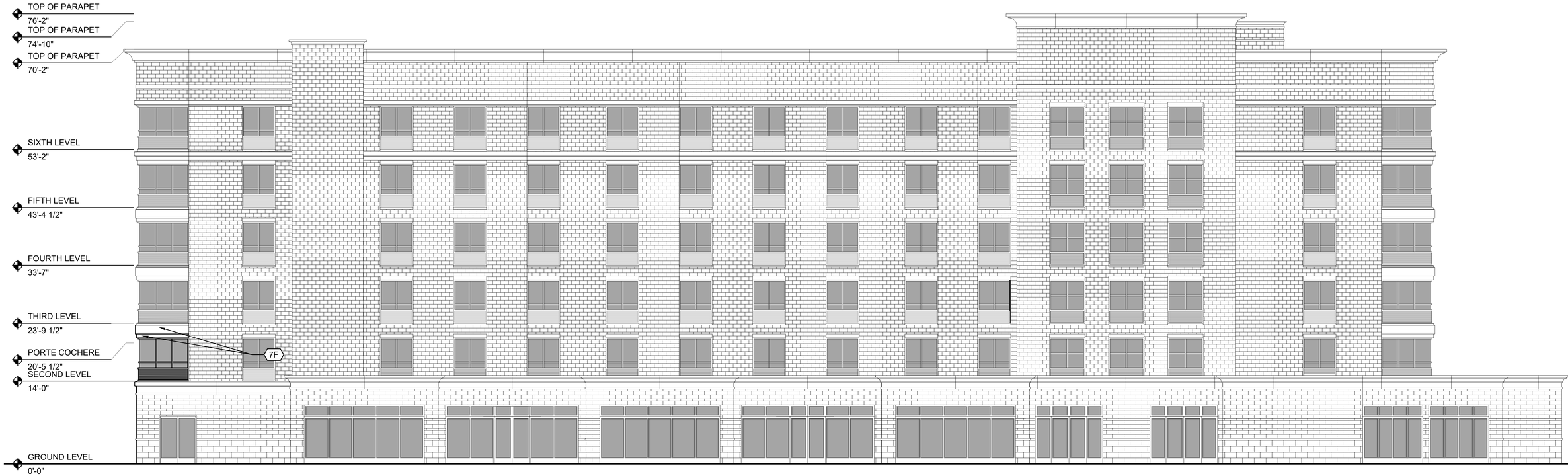
ISSUE + DATE

SHEET + TITLE
SOUTH ELEVATION
24204A3XX.dwg

SHEET + NUMBER
A-300

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



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

BOWERS+ASSOCIATES, INC.
2400 South Huron Parkway
Ann Arbor, MI 48104
P: 734.975.2400
www.bowersarch.com

CONSULTANT + NAME

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

PROJECT + NUMBER
24-204

ISSUE + DATE

SHEET + TITLE
NORTH ELEVATION
24204A3XX.dwg

SHEET + NUMBER
A-301

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TOP OF PARAPET
76'-2"

TOP OF PARAPET
74'-10"

TOP OF PARAPET
70'-2"

SIXTH LEVEL
53'-2"

FIFTH LEVEL
43'-4 1/2"

FOURTH LEVEL
33'-7"

TOP OF PARAPET
24'-9 1/4"

THIRD LEVEL
23'-9 1/2"

PORTE COCHERE
20'-5 1/2"

SECOND LEVEL
14'-0"

GROUND LEVEL
0'-0"



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

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

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Ann Arbor, MI 48104
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CONSULTANT + NAME

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

PROJECT + NUMBER
24-204

ISSUE + DATE

SHEET + TITLE
EAST ELEVATION
24204A3XX.dwg

SHEET + NUMBER
A-302

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TOP OF PARAPET
76'-2"

TOP OF PARAPET
71'-9"

TOP OF PARAPET
70'-2"

SIXTH LEVEL
53'-2"

FIFTH LEVEL
43'-4 1/2"

FOURTH LEVEL
33'-7"

TOP OF PARAPET
24'-9 1/4"

THIRD LEVEL
23'-9 1/2"

TOP OF PARAPET
15'-0"

SECOND LEVEL
14'-0"

GROUND LEVEL
0'-0"



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

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

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Ann Arbor, MI 48104
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www.bowersarch.com

CONSULTANT + NAME

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

PROJECT + NUMBER
24-204

ISSUE + DATE

SHEET + TITLE
WEST ELEVATION
24204A3XX.dwg

SHEET + NUMBER
A-303

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CORRESPONDENCE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

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

MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

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

June 13, 2024

Mr. Scott Miller
Planner IV
City of Livonia

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

Dear Mr. Miller:

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

1. The proposed site is actually two separate parcels that are assigned the addresses of **#17117 and #17123 N. Laurel Park Drive**. Once the plan has been approved, the owner will need to contact this Department for additional addresses.

2. The legal description provided on the drawings appears to be correct for the overall parcel. As noted above, the site is currently two separate parcels that will need to be combined. The owner should contact the Assessing Department to begin the combination process once site plan approval has been granted.

3. The existing parcel is currently serviced by public sanitary sewer, storm sewer and water main. The submitted drawings indicate proposed additions to the existing systems as well as on-site detention. No calculations have been included with the submittal drawings, but we do not believe there will be any negative impacts to the existing systems. A full Engineering review will be completed during the permitting process.

4. The drawings indicate proposed storm water detention, but do not include detailed information. The development will be required to provide detention per the latest version of the Wayne County Stormwater Ordinance.

5. Any disturbances with the Seven Mile Road or I-275 road right-of-way's will require permits through the Wayne County Department of Public Service and the Michigan Department of Transportation, including drive approach and sidewalk removals and placements. All other permits will be through the City of Livonia.

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,

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

cc: 2024 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF

MAUREEN MILLER BROSNAN
MAYOR

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

DATE: 7/3/2024

TO: Scott O. Miller, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: Petition 2024-06-08-02 – 17123 N Laurel Park Dr

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

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

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

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

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE

MAUREEN MILLER BROSNAN
MAYOR

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

June 13th 2024

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

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

Mr. Miller,

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

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

Sincerely,

FOR THE CHIEF OF POLICE,

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

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT

MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

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

Date: July 9, 2024

To: Scott O. Miller

From: Jerome Hanna

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

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

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

This Department has no further objections to this Petition.

I trust this provides the requested information.

Jerome Hanna
Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Debra Peck Lichtenberg, CPA
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT

MAUREEN MILLER BROSNAN
MAYOR

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

June 12, 2024

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

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

Dear Mr. Miller,

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

Please contact me if you have any further questions.

Very truly yours,

Connie Kumpula
Chief Accountant

CK: jw

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER

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

June 12, 2024

Livonia Planning Commission
RE: 17123 Laural Park Drive

Dear Commissioners,

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

Thank you very much for inquiring

Susan M Nash

OFFICE OF THE MAYOR

Maureen Miller Brosnan
MAYOR

Linda Gosselin
ASSESSOR

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

June 13, 2024

To: Planning Department

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

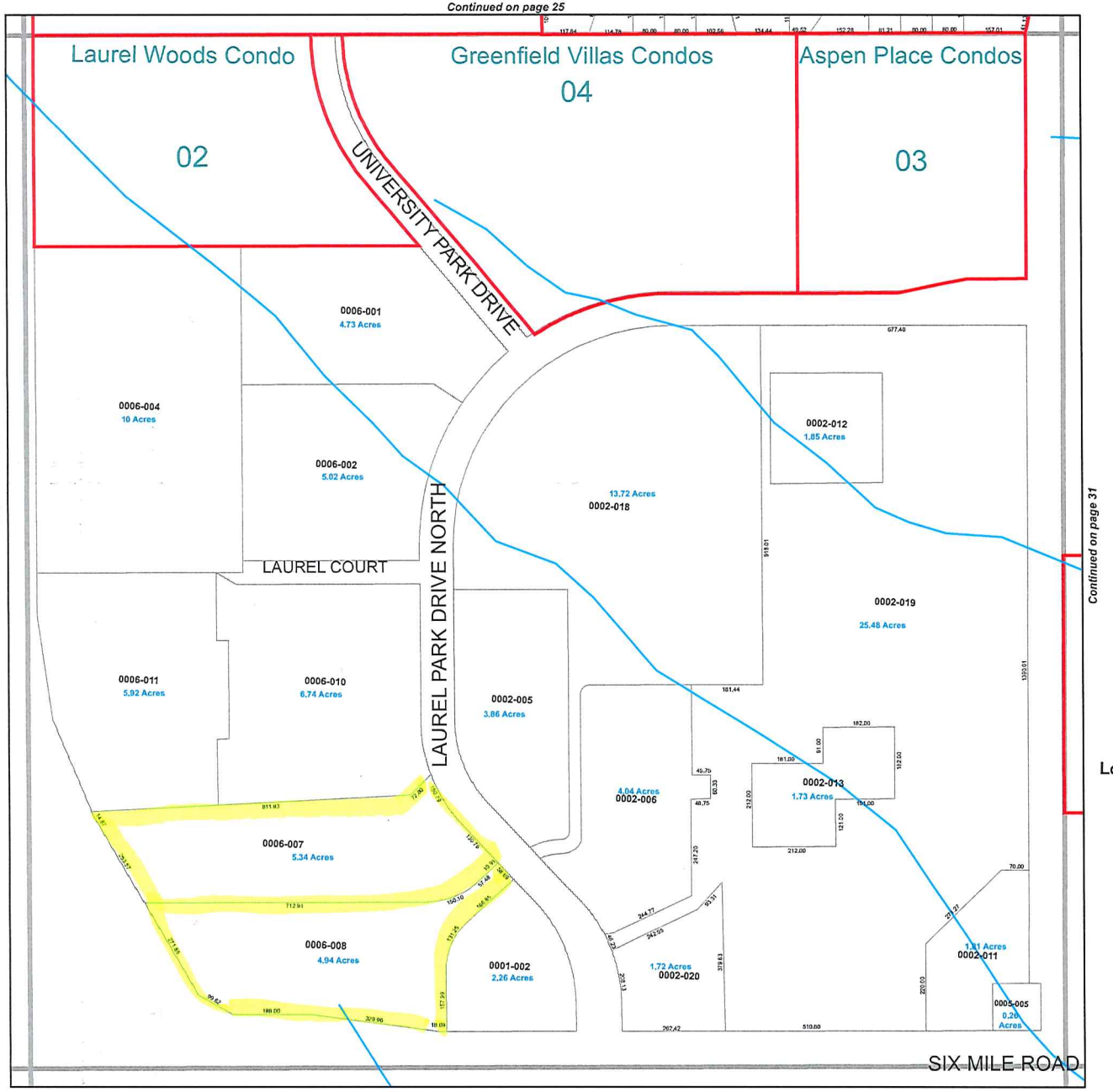
A request has been made by Laurel Investment, LLC to approve submitted plans to construct three (3) new buildings which includes a five-story hotel (Home 2 Suites) on parcel 028-99-0006-007 with the existing Holiday Inn, a portion of which is to be demolished, at 17123 Laurel Park. Also, two (2) freestanding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

Kindest Regards,

Kathie Siterlet

Kathie Siterlet
Residential Appraiser

Continued on page 25



Continued on page 27

Continued on page 31

Continued on page 69

Location S.E. 1/4 Section 7

City of Livonia

N

0 50 100 200 Feet

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

Copyright 2019, 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

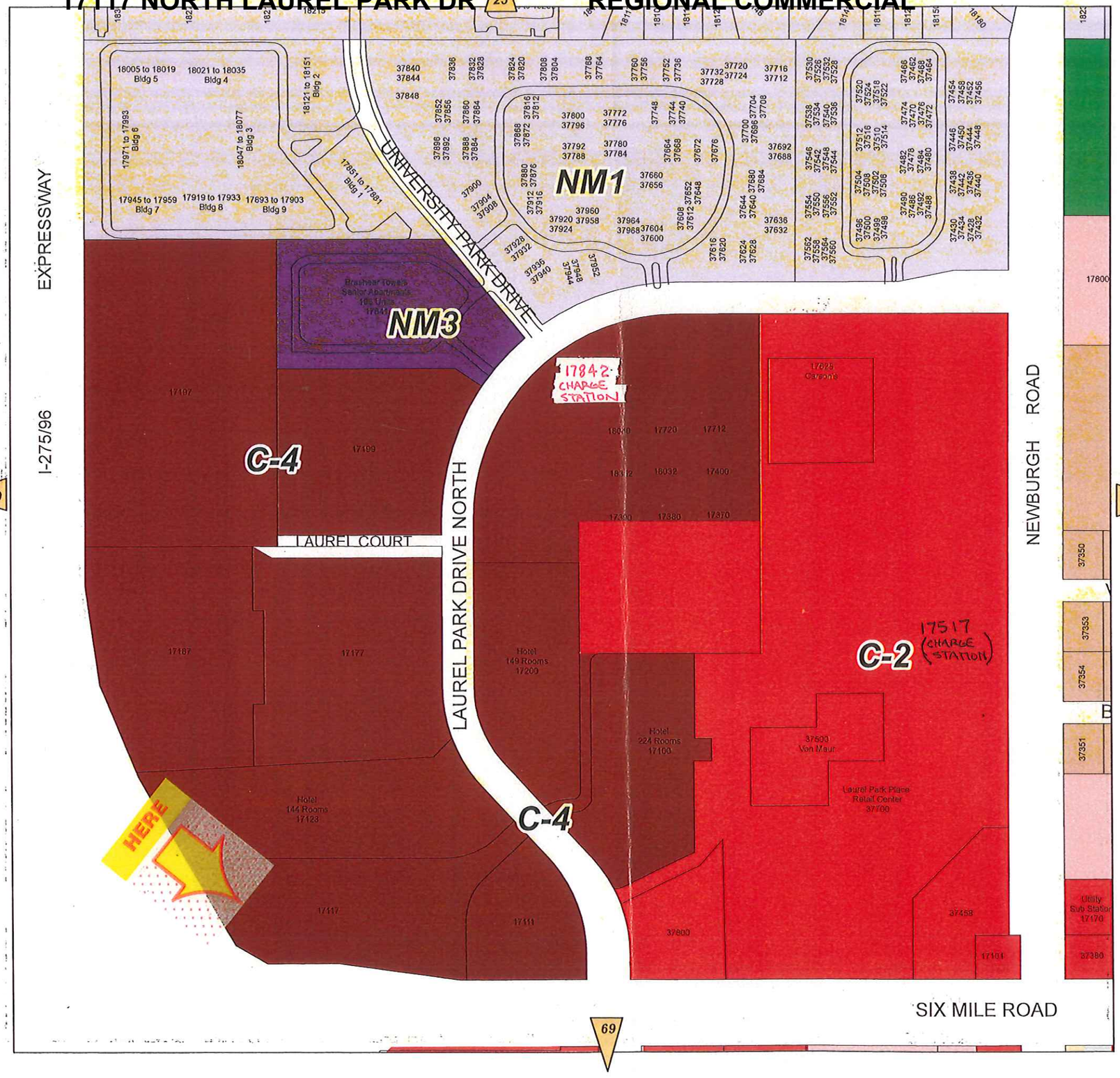
Updated: December 2019

OTHER ITEMS RELATED TO THE PETITION

CAPITAL GRILLE
17117 NORTH LAUREL PARK DR

REF: SIGNS
REGIONAL COMMERCIAL

ZONING MAP



LEGEND

Zoning Districts

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

S.E. 1/4 Section 7

City of Livonia

T. 1 south, R. 9 east

Wayne County, Michigan

Copyright 2001, City of Livonia

300 150 0 300 Feet

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

Case No: 2025-08-27
Meeting Date: September 23, 2025

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

APPROVAL

GREAT NEIGHBORS NO OBJECTION TO HEIGHT OF THE FENCE.

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

RECEIVED

SEP 16 2025

CITY OF LIVONIA
ZONING BOARD OF APPEALS

Signature: [signature]

Name: CHARLES LISTER
(Please print)

Address: 9218 COLORADO

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

Case No: 2025-08-27
Meeting Date: September 23, 2025

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

PLEASE APPROVE THIS REQUEST, I HAVE NO ISSUE WITH AUDRA'S FENCE BEING 8 FOOT TALL. I UNDERSTAND HER ISSUE WITH CAMERAS BEING MOUNTED ON HER NEIGHBOR'S GARAGE AND WATCHING HER BACK YARD. THIS SEEMS LIKE A REASONABLE SOLUTION TO ALLOW HER SOME PRIVACY. ALSO, IT HAS NO IMPACT ON HER NEIGHBOR'S VIEW OF THE EDGE OF HIS PROPERTY, THEREFORE SHOULD NOT IMPACT HIM (UNLESS HIS GOAL IS TO WATCH AUDRA!!)

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

Signature: John F. Gollos

Name: JOHN F. GOLLOS
(Please print)

Address: 9024 MONTANA

RECEIVED
SEP 15 2025
CITY OF LIVONIA
ZONING BOARD OF APPEALS

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

Case No: 2025-08-27
Meeting Date: September 23, 2025

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

We lives at 32710 Ohio st and we approval

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

Signature: [signature]

Name: Cynthia Young Thomas
(Please print)

Address: 32710 Ohio ST
Livonia MI 48150

RECEIVED

SEP 12 2025

CITY OF LIVONIA
ZONING BOARD OF APPEALS

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

Case No: 2025-08-27
Meeting Date: September 23, 2025

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

(approval) I am writing to state that I fully approve of my neighbor's privacy fence. I have no objections to its placement or construction. Audra maintains her property well, and I believe this fence provides her the peace and privacy to enjoy her backyard without causing any issue.

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

Signature: Amber Jopek

Name: Amber Jopek
(Please print)

Address: 9036 Montana St.
Livonia, MI 48150

RECEIVED
SEP 12 2025
CITY OF LIVONIA
ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS
GREGORY G. COPPOLA, CHAIRMAN
JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
LINDSEY HAKALA
BRIAN MEAGHER
MARC ROTONDO
MIKE TESTA

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

MAYOR
MAUREEN MILLER BROSNAN

COUNCIL MEMBERS
BRANDON MCCULLOUGH, President
MARTHA PTASHNIK, Vice President
CARRIE BUDZINSKI
ROB DONOVIC
SCOTT MORGAN
LYNDA L. SCHEEL
LAURA M. TOY

PUBLIC NOTICE
SEPTEMBER 5, 2025

APPEAL CASE NO. 2025-08-27, 9119 Colorado: an appeal was made to the Zoning Board of Appeals by Audra Hannah, seeking to maintain an illegally erected 8-foot-tall by 22-foot-long privacy screen resulting in a privacy screen erected with excessive total height.

Total Height
Allowed: 6.5 feet
Proposed: 8 feet
Excess: 1.5 feet

This Low Density Residential property is located on the west side of Colorado (9119), between Vermont Avenue and Ohio Avenue, Lot. No. 135-03-2157-000, N-1, Neighborhood, rejected by the Inspection Department under Livonia Code of Ordinance, Section 15.44.090 C.

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

Agendas, minutes, and other meeting documents may be accessed at the following URL:

https://livonia.gov/129/Agendas-Minutes-and-Meeting-Documents

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, September 23, 2025, at 7:00 p.m**., at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,

Timothy Klisz, Secretary

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

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

Case No: **2025-08-27**
Meeting Date: **September 23, 2025**

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

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

Signature: _____

Name: _____
(Please print)

Address: _____

CITY OF LIVONIA

INSPECTION DEPARTMENT

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

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant Audra Hannah Address 9119 Colorado, Livonia, MI 48150

Owner (same as applicant) Address (same as applicant)

Lessee n/a Address n/a

Location West Side of 9119 Colorado Street

Between Vermont And Ohio

Lot No./Parcel No. 135-03-2157-000 Subdivision Rosedale Gardens Sub. No. 16

Zoning District N1 Lot Size 0.154 Acres Alley n/a

Present Use Single Family Residential Proposed Use (no change)

Present Building Size n/a Proposed Building Size n/a

Present Height of Building n/a Proposed Height n/a

Allowable Lot Coverage n/a Proposed Lot Coverage n/a

Proposal: Seeking to maintain an illegally erected 8 ft. tall by 22' long privacy screen resulting in a privacy screen erected with excessive total height. Total height allowed: 6.5 feet; Proposed: 8 feet; Excess: 1.5 feet.

Reason for Rejection Livonia Code of Ordinance, Section 15.44.090 C.

Deficient Side yard ____ Deficient Front Yard ____ Deficient Rear Yard ____

Deficient Lot Area ____ Deficient Lot Area Per Room ____ Encroachment ____

Excessive Lot Coverage ____ Excessive Height 1' - 6" Increasing No. Units ____

Use Prohibited ____ Deficient Parking Spaces ____ Increasing Area and Bulk ____

Remarks: Fences in excess of 7 feet tall require a standard building permit and are subject to the adopted ICC building codes.

Plans and Application examined by [signature] Date 8/11/2025

RECEIVED

AUG 11 2025

CITY OF LIVONIA
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

Audra Hannah 9119 Colorado Livonia 48150 3137275234
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

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

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

The property address is 9119 Colorado Livonia MI 48150

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

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

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

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

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

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

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

6. Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process: N/A

7. If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made? No

3. The practical difficulty that I claim is unique because the person that lives next to me has installed two video cameras that are pointing into my yard and house. They are on his garage on the side pointing into only my yard. I built a privacy wall that is eight feet tall in order to block the cameras. I also had to hang outdoor curtains to block the camera's view of the back of my house.

4. If the variance is not granted I will once again feel violated and unsafe. I live here with my teenage daughter and she and her friends are in our yard often. They hang out here, lay in the sun in bikinis and have no fear of being watched until he installed the cameras. He is violating our privacy and there is no reason for him to be recording my daughter and her friends. The camera that has a view of the back of our house and into our house also has the view of my daughter's bedroom window, it makes her uncomfortable to have her curtains open and be in her room.

The variance would also ease my worry about the safety of my dogs. The man next door has threatened euthanasia upon them. He has reached over the fence before, purposely getting my dogs to come over to him, or after him as he was arguing with me. The dogs were protecting myself and our home, they snipped at his hands because he purposely put them in my dogs faces, then pointing and threatening euthanasia once he received the reaction he wanted from them.

Having the privacy wall would prevent him from watching us in our yard. He has made comments about me and what I do in my yard. He has called us white trash for having a children's pool in our yard. He watches us, it is creepy, violating, and makes us uncomfortable in our own yard. I would really like to keep my wall up.

5. The neighbors surrounding me do not have any problem with the privacy wall I built. They do not understand why he has cameras up or the purpose they serve. The neighbors find it concerning that he would be interested in watching my family and I. The main concern is over my young daughter, and the fear that he could be watching her and her friends in our backyard.

The wall was built tastefully and with respect for the space between his garage, our fence, and my yard.

Please consider my request for permission to keep this structure up. I would like to feel comfortable in my beautiful yard once again.

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: N/A

9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? N/A

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

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

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

Signature of property owner: Audra L Hannah

Please print name of property owner: Audra L Hannah

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

Subscribed and sworn to before me this 14th day of August, 2025.

Leslie Rohraff
(Notary Public, Wayne County, Michigan)
My Commission expires 9/28/25

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

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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 6/24/25, which reads as follows:

PRIVACY SCREEN MAY NOT EXCEED 6 FEET IN HEIGHT.

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

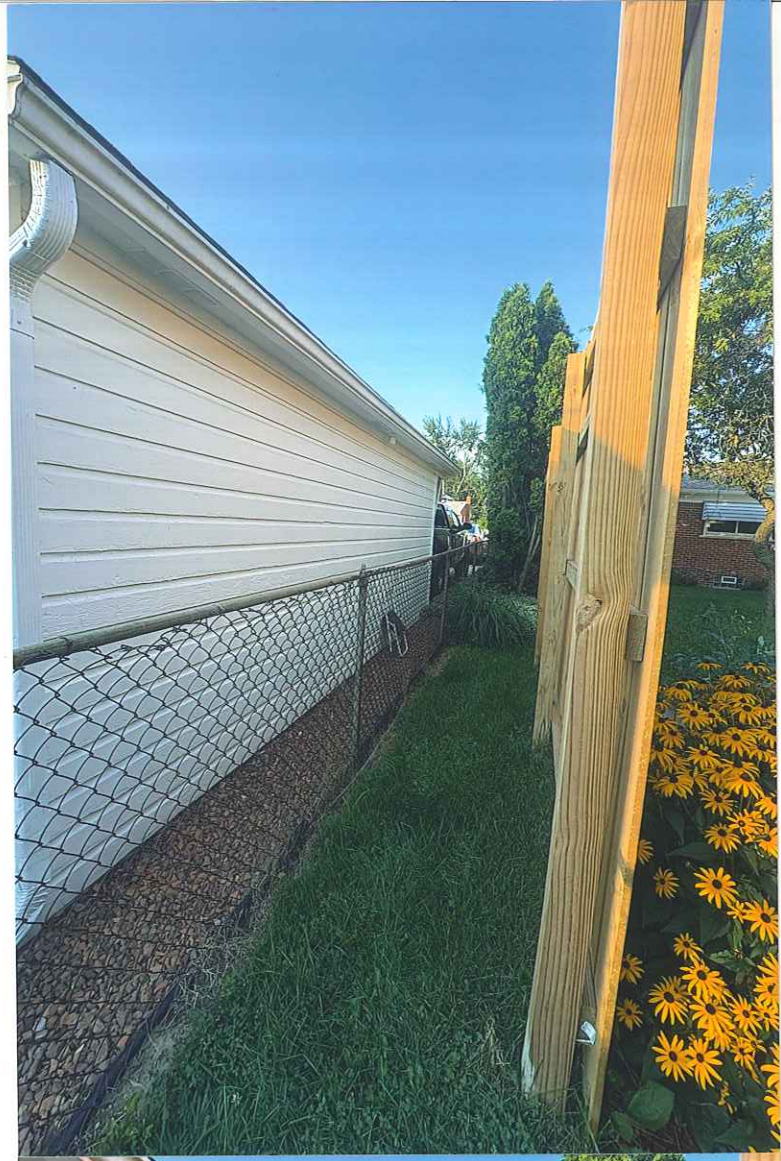
(Supervisor)

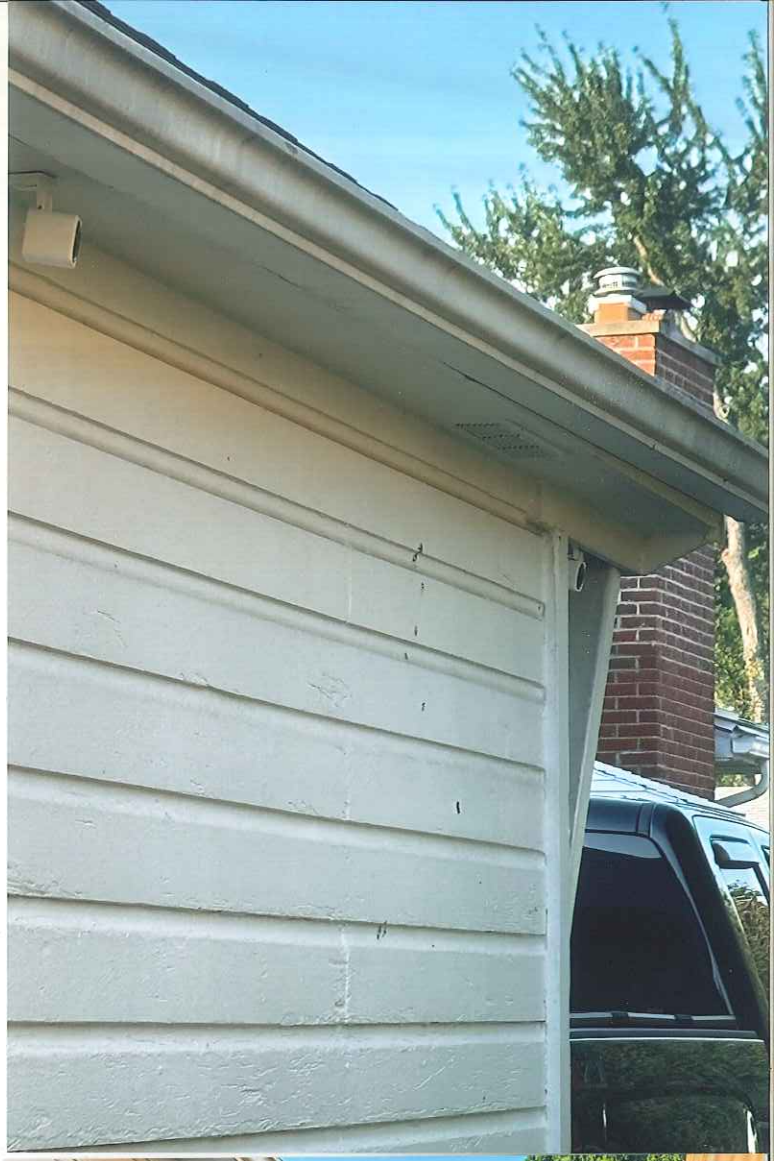
Application for permit filed NO Violation Issued YES

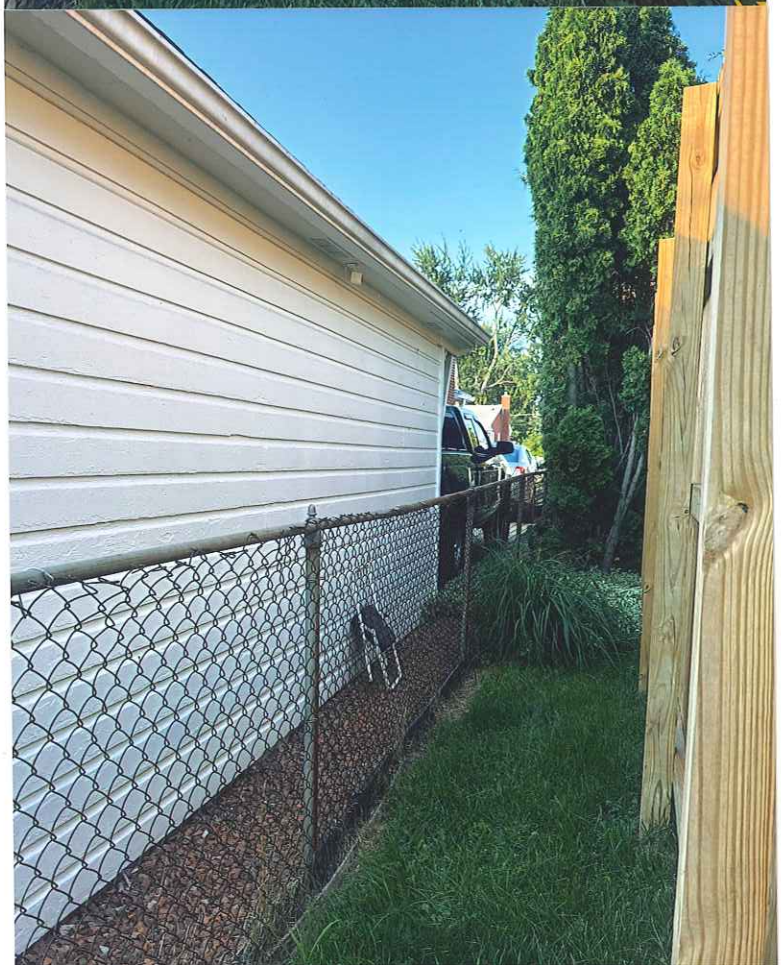






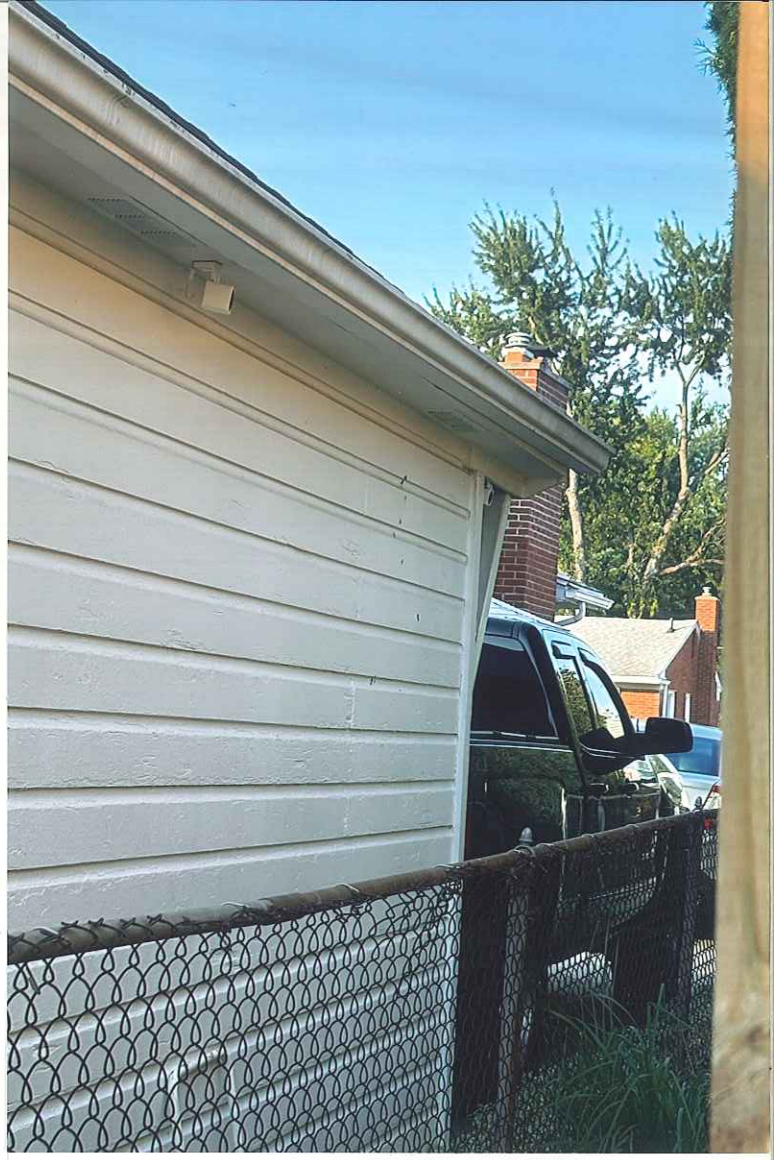








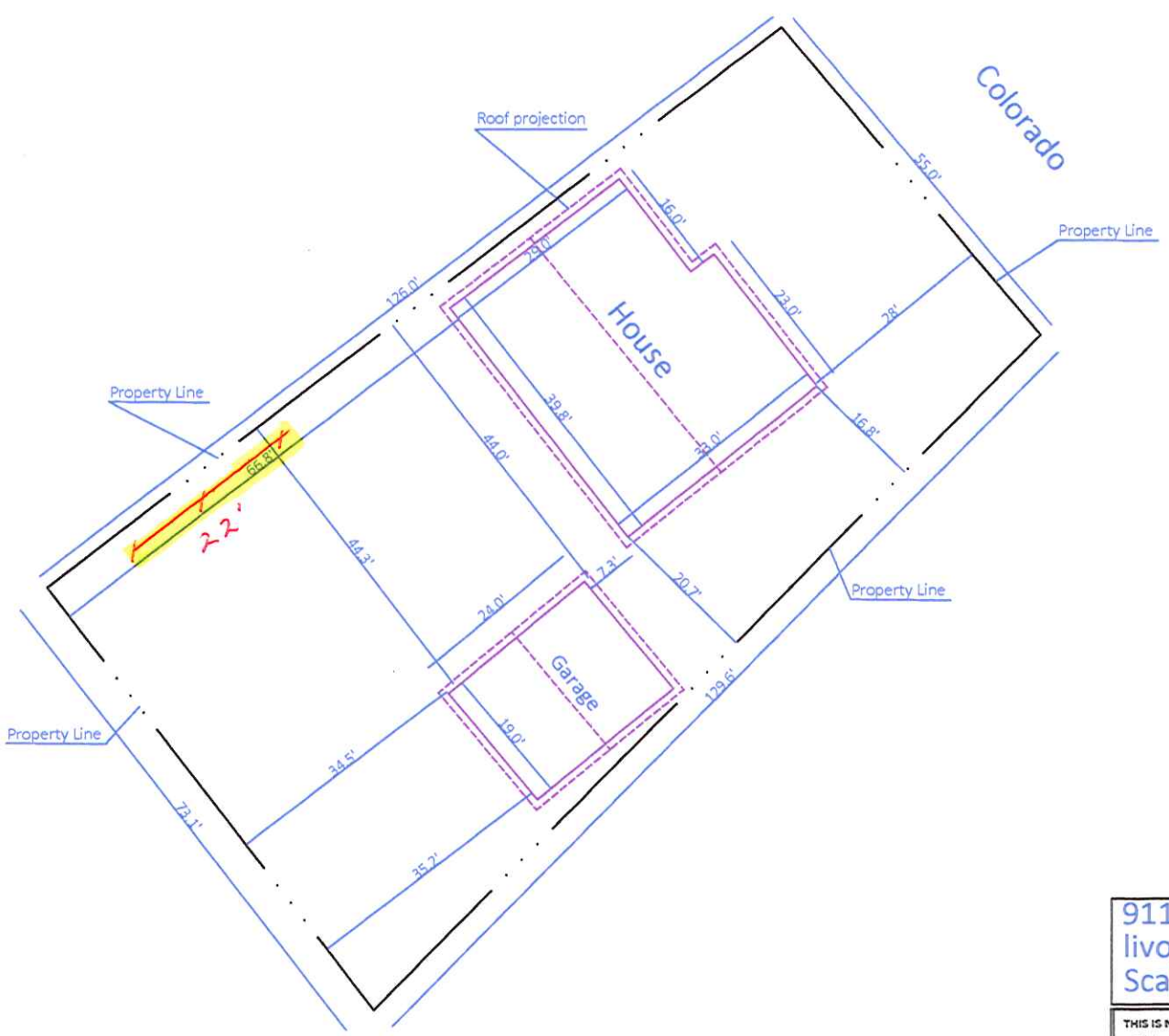












Land Use	RESIDENTIAL
	SINGLE FAMILY RESIDENCE
Buildings	3 Buildings
Building Area	1,140 SF
Lot Area	6,534 SF (0.15 ACRES)
Adj. Lots Owned	NONE
Year Built	1957

9119 Colorado
livonia Michigan 48150
Scale: 1'':15'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE

This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

HANNAH AUDRA | CITY OF LIVONIA | 2025 Summer | 135 03 2157 000

INFORMATIONAL COPY

ORIGINAL TAX BILL HAS BEEN SENT TO THE MORTGAGE COMPANY NAMED BELOW. IF YOU ARE NO LONGER WITH THIS LENDER, PLEASE FORWARD THIS STATEMENT TO YOUR CURRENT LENDER. IF YOU DO NOT HAVE AN ESCROW ACCOUNT, USE THIS STATEMENT TO MAKE YOUR PAYMENT. VISIT WWW.LIVONIATAX.ORG FOR TAX AND PAYMENT INFORMATION. THIS INFORMATION MAY BE PRINTED DIRECTLY FROM THE WEBSITE. WE RESERVE THE RIGHT TO CHARGE FOR DUPLICATES.

PAYMENT INFORMATION

This tax is due by: **09/15/2025**

Pay by mail to: CITY OF LIVONIA
TREASURER'S OFFICE
33000 CIVIC CENTER DRIVE
LIVONIA, MI 48154-5474

Do not combine tax payments with other payments due to the City of Livonia. Payment for taxes must be on a separate check.

Important information on reverse side

PROPERTY INFORMATION

Property Assessed To:
HANNAH AUDRA
9119 COLORADO
LIVONIA, MI 48150

Prop #: 135 03 2157 000 School: LIVONIA PUBLIC

Prop Addr: 9119 COLORADO

Legal Description:
34S2157 ROSEDALE GARDENS NO 16 T1S R9E L79 P66 67 68 WCR LOT 2157

TAX DETAIL

Taxable Value: 91,748 RESIDENTIAL
State Equalized Value: 131,800 Class: 401
PRE/MBT %: 100.0000

Requested by: WELLS FARGO BANK

DESCRIPTION	MILLAGE	AMOUNT
SCHOOLCRAFT CC	2.27000	208.26
WAYNE CNTY OPER	5.56220	510.32
SCHOOL DEBT	2.05000	188.08
CNTY ISD SPEC ED	3.31460	304.10
STATE EDUCATION	6.00000	550.48
SCH SINKING FUND	0.78320	71.85
SCHOOL OPERATING	9.00000	EXEMPT
CNTY ISD OPER	0.09460	8.67
WCRESA ENHANCE	1.97080	180.81
Total Tax	31.04540	2,022.57
Administration Fee		0.00
Interest/Pen:		
TOTAL AMOUNT DUE		2,022.57
		2,022.57

OPERATING FISCAL YEARS

The taxes on this bill will be used for governmental operations for the following fiscal year(s):

County: OCTOBER 01 - SEPTEMBER 30
Twn/Cty: DECEMBER 01 - NOVEMBER 30
School: JULY 01 - JUNE 30
State: OCTOBER 01 - SEPTEMBER 30

Does NOT affect when the tax is due or its amount

RETAIN THIS PORTION FOR YOUR RECORDS. IT IS THE TAXPAYER'S RESPONSIBILITY TO MAKE SURE THAT THEIR TAXES ARE PAID.

The below original stub is required for payment processing. Please detach along perforation. Keep the top portion for your records.

Bill requested by: **WELLS FARGO BANK**

Pay this tax to:
CITY OF LIVONIA
TREASURER'S OFFICE
33000 CIVIC CENTER DRIVE
LIVONIA, MI 48154-5474

PLEASE RETURN THIS PORTION WITH PAYMENT OR ENTIRE BILL WITH SELF ADDRESSED STAMPED ENVELOPE FOR A PAID RECEIPT

This tax is due by: **09/15/2025**

After 09/15/2025 additional interest and fees apply

2025 Summer Tax for Prop #: **135 03 2157 000**

TAXPAYER NOTE: Are your name & mailing address correct? If not, please contact the Assessor's Office. Thank You.

Property Addr: 9119 COLORADO

PARTIAL PAYMENTS ARE ACCEPTED

Make Check Payable To: **CITY OF LIVONIA**

TOTAL AMOUNT DUE: 2,022.57

To: HANNAH AUDRA
9119 COLORADO
LIVONIA, MI 48150

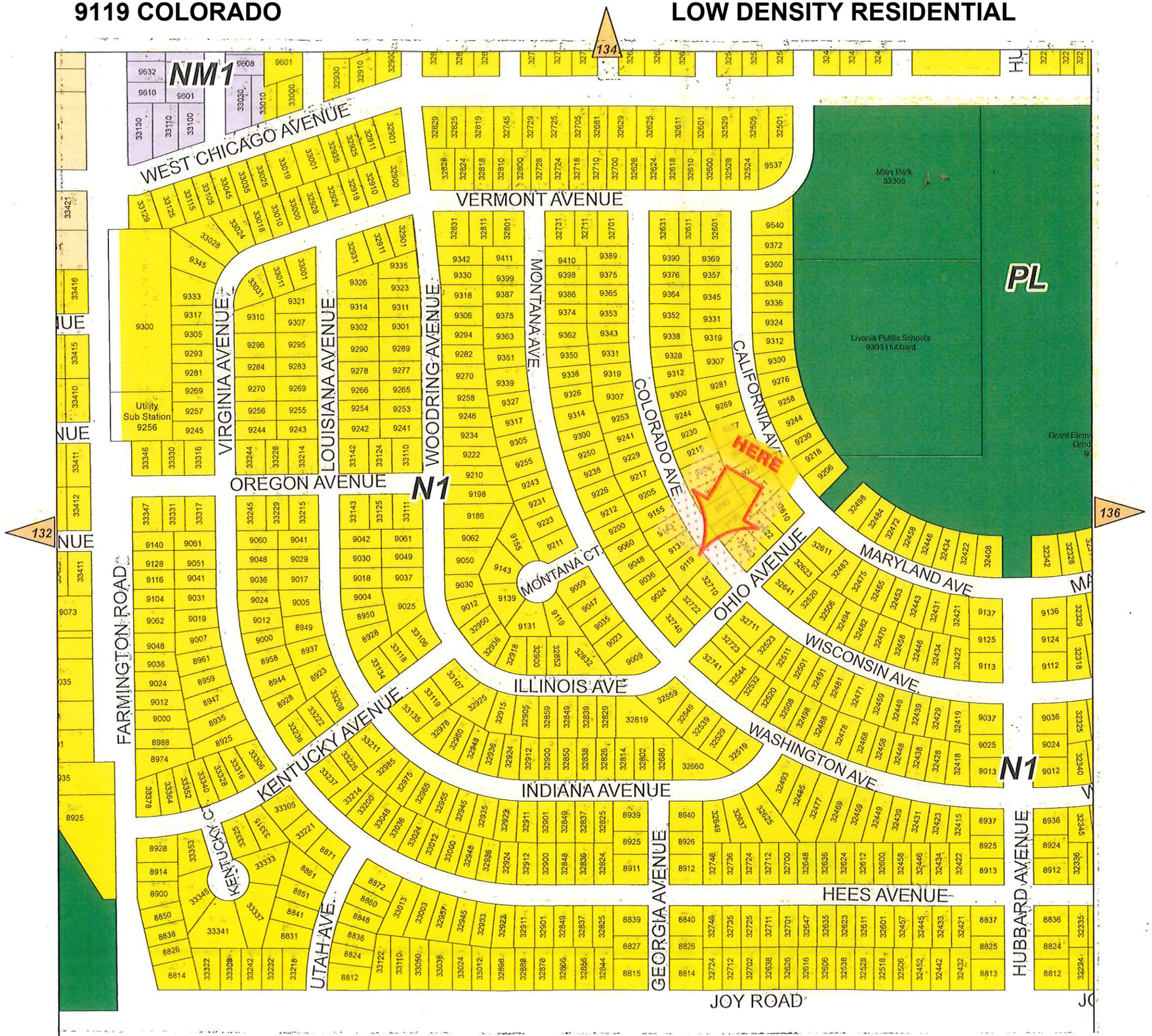
Amount Remitted: _____

Check# _____

Cash _____

AUDRA HANNAH
9119 COLORADO

FENCE
LOW DENSITY RESIDENTIAL



ZONING MAP

LEGEND

Zoning Districts

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

S.W. 1/4 Section 34

City of Livonia

T. 1 south, R. 9 east

Wayne County, Michigan

Copyright 2001, City of Livonia

300 150 0 300 Feet

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

Case No: 2025-08-28
Meeting Date: September 23, 2025

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

I am writing to formally object to the proposed construction of a three-car garage at 30190 Joy Road which directly adjoins my property at 8845 Oporto Street. For over a decade, I have enjoyed an unobstructed view of our neighborhood's natural surroundings. The planned garage would permanently block that view and materially change the character of the area. Beyond aesthetics, the garage would likely increase traffic and noise as vehicles would enter and exit from the main road more frequently. Our neighborhood is valued for its peace, quiet and cohesive ambience. The scale and placement of this structure will take away the view I have grown to love.

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

Signature: Karen Luzynski

Name: Karen Luzynski
(Please print)

Address: 8845 Oporto Street

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

Case No: 2025-08-28
Meeting Date: September 23, 2025

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

The current ordiances of the City of Livonia should be upheld.

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

Signature: Deborah Golick

Name: Deborah Golick
(Please print)

Address: 8917 Oporto St.
Livonia, Mi 48150

RECEIVED

SEP 12 2025

CITY OF LIVONIA
ZONING BOARD OF APPEALS

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

Case No: 2025-08-28
Meeting Date: September 23, 2025

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

She Need 3 Cars Garage, I have Two Cars Garage. I Keep my Car in. I have 49 years on Danzig St.

I will'nt be at the Meeting, because I will be in Bay City, for my 60 Class reunion. This will be last 60 / High School reunion.

Good Luck Brooke

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

RECEIVED

SEP 12 2025

CITY OF LIVONIA
ZONING BOARD OF APPEALS

Signature: Gladys M. Fitzgibbon

Name: Gladys M. Fitzgibbon
(Please print)

Address: 8968 Danzig

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS
GREGORY G. COPPOLA, CHAIRMAN
JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
LINDSEY HAKALA
BRIAN MEAGHER
MARC ROTONDO
MIKE TESTA

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

MAYOR
MAUREEN MILLER BROSNAN

COUNCIL MEMBERS
BRANDON MCCULLOUGH, President
MARTHA PTASHNIK, Vice President
CARRIE BUDZINSKI
ROB DONOVIC
SCOTT MORGAN
LYNDA L. SCHEEL
LAURA M. TOY

PUBLIC NOTICE
SEPTEMBER 5, 2025

APPEAL CASE NO. 2025-08-28, 30190 Joy: an appeal was made to the Zoning Board of Appeals by Brooke Bright, seeking to construct a detached accessory garage resulting in an accessory structure of excessive size and a detached accessory structure constructed in a location other than the rear yard and a deficient front yard setback with respect to the zoning district regulations.

Front Yard Setback	**Maximum Size**
Required: 25 feet	Allowed: 1,000 sq. ft.
Proposed: 19.8 feet	Proposed: 1,008 sq. ft.
Deficient: 5.2 feet	Excess: 8 sq. ft.

This Low Density Residential property is located on the north side of Joy (30190), between Oporto Street and Danzig Street, Lot. No. 140-01-0448-002, N-1, Neighborhood, rejected by the Inspection Department under Livonia Zoning Ordinance, Sections 7.09 A) & D) and 3.04 Dimension Regulations.

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

Agendas, minutes, and other meeting documents may be accessed at the following URL:

https://livonia.gov/129/Agendas-Minutes-and-Meeting-Documents

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, September 23, 2025, at 7:00 p.m**., at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,

Timothy Klisz, Secretary

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

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

Case No: **2025-08-28**
Meeting Date: **September 23, 2025**

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

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

Signature: _____

Name: _____
(Please print)

Address: _____

CITY OF LIVONIA

INSPECTION DEPARTMENT

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

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant Brooke Bright Address 30190 Joy Rd., Livonia, MI 48150

Owner (same as applicant) Address (same as applicant)

Lessee n/a Address n/a

Location North Side of 30190 Joy Street

Between Oporto St. And Danzig St.

Lot No./Parcel No. 140-01-0448-002 Subdivision E.G. Settle Realty Co. Bonaparte Gardens

Zoning District N1 Lot Size 16,380 sq. ft.(0.376 Acres) Alley n/a

Present Use Single Family Residential Proposed Use (no change)

Present Building Size n/a Proposed Building Size 42 ft. x 24 ft. (1,008 sq. ft.)

Present Height of Building n/a Proposed Height 12 ft.

Allowable Lot Coverage 35% (5,733 sq. ft.) Proposed Lot Coverage 13% (2,124 sq. ft.)

Proposal: Seeking to construct a detached accessory garage resulting in an accessory structure of excessive size and a detached accessory structure constructed in a location other than the rear yard and a deficient front yard setback with respect to the zoning district regulations. Front yard setback required: 25 feet; Proposed: 19.8 feet; Deficient: 5.2 feet., Maximum size allowed: 1,000 sq. ft.; Proposed: 1,008 sq. ft.; Excess: 8 sq. ft.

Reason for Rejection Livonia Zoning Ordinance, Sections 7.09 A) & D) and 3.04 Dimension Regulations

Deficient Side yard ____ Deficient Front Yard 5.2 ft. Deficient Rear Yard ____

Deficient Lot Area ____ Deficient Lot Area Per Room ____ Encroachment 86 ft (front yard)

Excessive Lot Coverage ____ Excessive Height ____ Increasing No. Units ____

Use Prohibited ____ Deficient Parking Spaces ____ Increasing Area and Bulk 8 square feet

Remarks ____

Plans and Application examined by [signature] Date 8/12/25

RECEIVED

AUG 12 2025

CITY OF LIVONIA
ZONING BOARD OF APP

APPLICATION FOR VARIANCE

(Owner of Premises)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
Brooke M. Bright	30190 Joy rd.	Livonia	48150	(734) 772-4615	
(Lessee)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
(Contractor)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
Chris MacGregor	30190 Joy rd	Livonia	48150	(810) 343-3749	

The property address is 30190 Joy rd. Livonia MI 48150

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

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

   no

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

   North East Corner of Joy rd and Danzig

RECEIVED
AUG 11 2025
Inspection Department
City of Livonia

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

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

   I own a large property without a garage on it while most (if not all) other homes in my neighborhood have garages.

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

   placing the garage in a "rear yard" is not possible with my property lines & power lines.

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. It would give me the space for my yard equipment and my trailer that is currently in my driveway. It would also give my husband a workspace for projects with the kids :)

6. Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process: Does not Apply

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

   Does not Apply

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: Does not Apply

9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? Does not Apply

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

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

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

Signature of property owner: Brooke M. Bright

Please print name of property owner: Brooke M. Bright

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

Subscribed and sworn to before me this 14th day of August, 2025.

Leslie Rohraff
(Notary Public, Wayne County, Michigan)
My Commission expires 09/28/25

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

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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 8/12/25, which reads as follows:

Accessory structure must be in rear yard only

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

(Supervisor)

Application for permit filed No Violation Issued YES

Date: 8/08/2025 - 2:37 PM
Design Name: Garage Design 1
Design ID: 330859585803
Estimated Price: $18,023.16
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

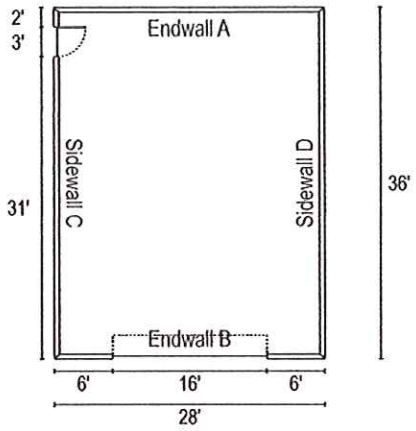
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How to recall and purchase your design at home:

OR
1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 330859585803
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 330859585803 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

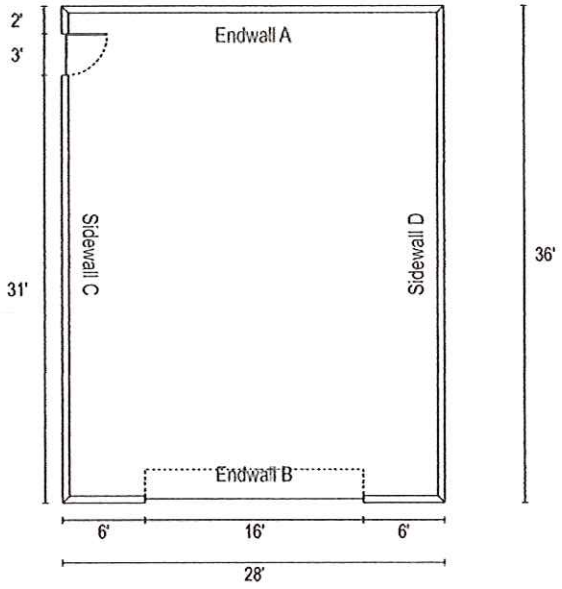
MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE CUSTOMER WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the customer and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE CUSTOMER. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

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Garage Image



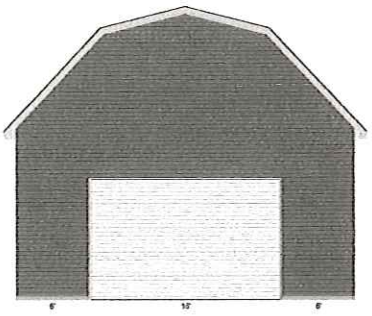
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Dimensions

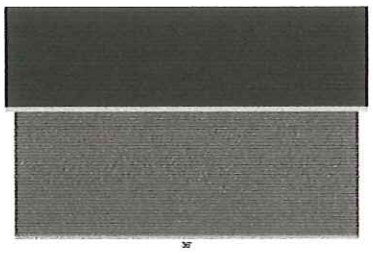
Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



ENDWALL B

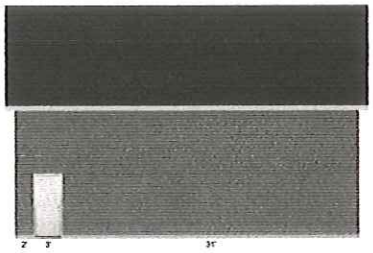
16X10 White Ribbed Torsion Spring (R-Value 6.5)



SIDEWALL D

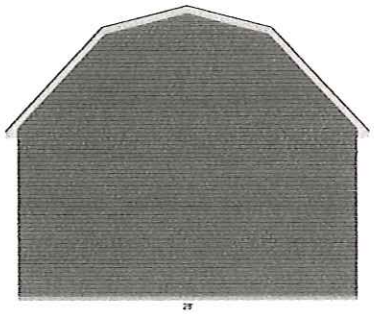
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SIDEWALL C

Mastercraft® 36W x 80H Primed Steel 6-Panel



ENDWALL A

Materials

Building Type

Building Location Zip Code:	48150
Building Type:	Gambrel Room-In-Attic
Framing Type:	Stud Wall Framing

Building Info

Building Width:	28'
Building Length:	36'
Building Height:	12' (studs must be cut to length)
Wall Framing Stud:	2 x 6
Roof Pitch:	3/12 Pitch
Room Size:	8' x 13'6"
Attic Floor Sheathing:	3/4 x 4 x 8 Tongue-and-Groove OSB Sturd-I-Floor
Room In Attic Access Option:	None
Eave Overhang:	12"
Gable Overhang:	12"
Curb:	Poured Curb
Curb Height:	4"
Foundation Type:	Poured
Building Plan:	Yes I need a Building Plan

Wall Info

Siding Material Types:	Vinyl
Vinyl Siding:	ABTCO® Cedar Creek™ Double 4, Color: Slate Blue
Vinyl Corner Trim Color:	Slate Blue
Accent Material Type:	None
Wainscot Material Type:	None
Wall Sheathing:	7/16 x 4 x 8 OSB(Oriented Strand Board)
House Wrap:	Kimberly-Clark BLOCK-IT® 9' x 75' House Wrap
Gable Vents:	Novik® 12" x 18" Rectangular Gable Vent, Color: White, QTY: 1

Roof Info

Roof Sheathing:	1/2 x 4 x 8 OSB(Oriented Strand Board)
Roofing Material Type:	Architectural Shingle
Architectural Roofing:	Atlas Castlebrook™ Limited Lifetime Warranty Architectural Shingles (32.8 sq. ft.), Color: Weathered Wood
Roof Underlayment:	VB Shield Synthetic Underlayment 48" x 250' (1000 sq. ft.)
Ice and Water Barrier:	None
Fascia Material Type:	Textured Aluminum Fascia
Fascia:	6" x 12' Aluminum Rustic Fascia, Color: White
Soffit Material Type:	Aluminum Soffit
Soffit:	16" x 12' Aluminum Vented Soffit, Color: White
Gutter Material Type:	None
Ridge Vent:	None
Roof Vents:	None

Openings

Service Door:	Mastercraft® 36W x 80H Primed Steel 6-Panel
Overhead Door:	16X10 White Ribbed Torsion Spring (R-Value 6.5)
Additional Information:	CFR38 Torsion Spring
Overhead Door Trim Type:	Vinyl
Vinyl Trim Color:	White

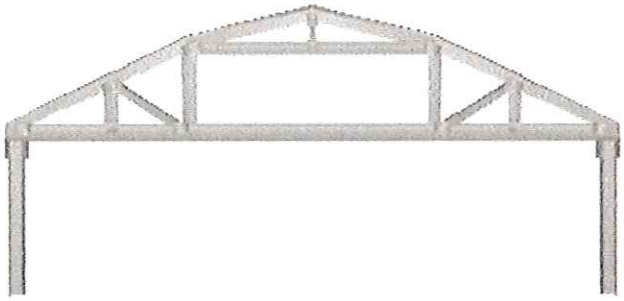
Additional Options

Ceiling Insulation:	None
Wall Insulation:	None
Ceiling Finish:	None
Wall Finish:	None
Attic Area Insulation:	None
Attic Area Interior Finishing:	None
Mounting Blocks:	No
Hydronic Radiant Heat:	No
Anchor bolt:	Grip Fast® 1/2 x 10 HDG Anchor Bolt w/ Nut & Washer
Framing Fasteners:	Grip Fast® 3-1/4 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box

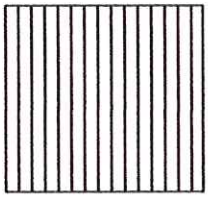
Sheathing Fasteners:	Grip Fast® 2-1/2 8D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Roofing/Shingle Fasteners:	Grip Fast® 1-1/4 Electro-Galvanized Coil Roofing Nails - 7,200 Count
Truss Fastener:	FastenMaster® TimberLOK® 5/16 x 6 Hex Drive Black Hex Head Timber Screw - 50 Count
Overhead Opening Hardware:	No

Helpful Hints for Garage Construction

- Studs are estimated 16 inches on center with single treated bottom plate and double top plate.
- If steel is estimated (Pro-Rib or Pro-Snap), the steel lengths should be verified based off the actual framing. Plate height (stud length), truss heel and other framing should be confirmed. Steel is estimated to the inch, make sure the lengths are accurate based on final overall building design.
- Trusses included are estimated at 2 feet on center spacing. The design is based on the zip code provided, design and loading should be verified.
- Trusses are an engineered product and should not be cut or modified.
- Overhangs are designed as a cantilever or extended bottom chord vs an extended top chord (see below image or truss spec sheet included in the printout).
- **Gambrel RIA Trusses** are designed with increased loading in the room area only.
- Larger Room-in-Attic trusses may be built in 2 parts and are assembled on site.
- Regular trusses are estimated as end trusses, stud and framing material is included to frame the wall area. This allows for easier framing of openings.



Top view/Truss layout
trusses 2 feet on center

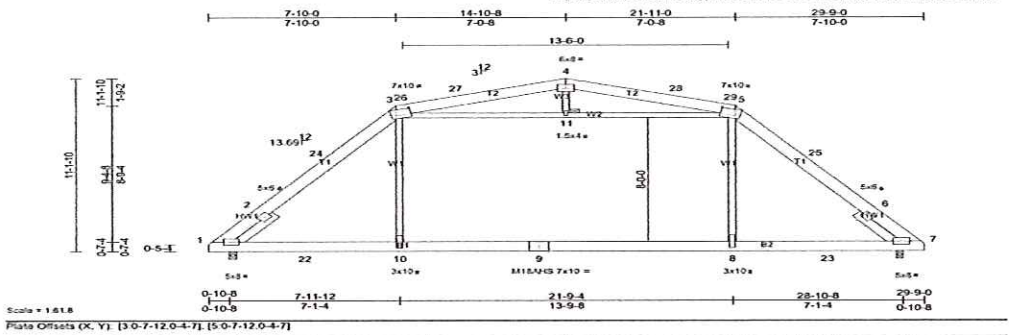


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Job	Truss	Truss Type	Qty	Ply	
OTREC0872544	GM1	GAMBREL ATTIC	17	1	Job Reference (optional)

Midwest Manufacturing, Eau Claire, WI — Run: 8.8 S Feb 12 2024 Print: 8.800 S Feb 12 2024 MiTek Industries, Inc. Sun Oct 20 13:27:39 — Page: 1
ID:q1FnSDxOOUvnXEDthAN5yyYQk-m-d2KW9sn23SxHOPnXTZZXuRvaTPTBILTVnbSyfYDzY



Scale = 1:61.8

Plate Offsets (X, Y): [3:0-7-12,0-4-7], [5:0-7-12,0-4-7]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.31	Vert(LL)	-0.32	8-10	>999	240	M18AHS	186/179
Snow (Ps/Pg)	18.1/40.0	Lumber DOL	1.15	BC	0.47	Vert(CT)	-0.41	8-10	>663	180	MT20	197/144
TCDL	7.0	Rep Stress Incr	YES	WB	0.31	Horz(CT)	0.02	7	n/a	n/a		
BCLL	0.0*	Code	IRC2015/TPI2014	Matrix-MS		Attic	-0.28	8-10	>599	360		
BCDL	10.0										Weight: 227 lb	FT = 15%

LUMBER
TOP CHORD 2x8 SPF No.2
BOT CHORD 2x8 SP 2400F 2.0E
WEBS 2x4 SPF No.2 *Except* W3:2x4 SPF Stud
SLIDER Left 2x6 SPF No.2 -- 2-6-12, Right 2x6 SPF No.2 -- 2-6-12

BRACING
TOP CHORD Structural wood sheathing directly applied or 5-3-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.
JOINTS 1 Brace at Jt(s): 11

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS (lb/size) 1=1284/0-3-8, (min. 0-1-8), 7=1284/0-3-8, (min. 0-1-8)
Max Horiz 1=140 (LC 11)
Max Grav 1=1603 (LC 31), 7=1603 (LC 3)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 1-2=-956/0, 2-24=-2113/0, 3-24=-1937/17, 5-25=-1937/17, 6-25=-2113/0, 6-7=-820/0, 3-26=-1283/198, 26-27=-1276/202, 4-27=-1221/211, 4-28=-1221/211, 28-29=-1276/202, 5-29=-1283/198
BOT CHORD 1-22=0/1261, 10-22=0/1261, 9-10=0/1275, 8-9=0/1275, 8-23=0/1261, 7-23=0/1261
WEBS 3-11=-504/310, 5-11=-504/310, 3-10=0/1075, 5-8=0/1075

JOINT STRESS INDEX
1 = 0.38, 1 = 0.38, 1 = 0.20, 1 = 0.38, 2 = 0.00, 3 = 0.44, 4 = 0.43, 5 = 0.44, 6 = 0.00, 7 = 0.38, 7 = 0.38, 7 = 0.20, 7 = 0.38, 8 = 0.38, 9 = 0.67, 10 = 0.38 and 11 = 0.51

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=115mph (3-second gust) Vasd=91mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) ** TCLL: ASCE 7-10; Pr=30.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps= varies (min. roof snow=18.1 psf Lumber DOL=1.15 Plate DOL=1.15) see load cases; Category II; Exp B; Fully Exp.; Ct=1.10
4) Roof design snow load has been reduced to account for slope.
5) Unbalanced snow loads have been considered for this design.
6) All plates are MT20 plates unless otherwise indicated.
7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
8) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members, with BCDL = 10.0psf.
9) Ceiling dead load (5.0 psf) on member(s). 3-11, 5-11; Wall dead load (5.0psf) on member(s) 3-10, 5-8
10) Bottom chord live load (40.0 psf) and additional bottom chord dead load (0.0 psf) applied only to room. 8-10
11) This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
12) NOTE: DUE TO THE OVERALL LENGTH TO DEPTH RATIO OF THE ROOM, THE FLOOR MAY EXHIBIT OBJECTIONABLE VIBRATION AND OR BOUNCE. BUILDING DESIGNER TO CONSIDER PROVIDING MEANS TO DAMPEN THESE EFFECTS. TRUSS DESIGN SHALL BE REVIEWED AND APPROVED PRIOR TO MANUFACTURING.
13) Attic room checked for L/360 deflection.

LOAD CASE(S) Standard
1) Dead + Snow (balanced): Lumber Increase=1.15, Plate Increase=1.15

Continued on page 2

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0872544	GM1	GAMBREL ATTIC	17	1	

Midwest Manufacturing, Eau Claire, WI Run: 8.83 S Feb 12 2024 Print: 8.830 S Feb 12 2024 MiTek Industries, Inc. Sun Oct 20 13:27:39 Page: 2
ID:q1fHcDIX00UvxXED1WAR5yyTQkm-d2AWhpZ3SsHObXTZZXyRvzTP?8dULTVnb8yRVpY

Uniform Loads (lb/ft)
Vert: 1-7=-20, 3-14=-50, 5-19=-50, 3-11=-10, 5-11=-10, 3-4=-69, 4-5=-69
Drag: 3-10=-10, 5-8=-10

COVENANT DEED

The Grantor: US Bank National Association as Trustee for the MLMI SURF Trust Series 2006-BC4

Whose address is: 14523 SW Millikan Way, Suite 200, Beaverton, OR 97005

Conveys to: Brook Bright, a _____ woman and Rickie Jones, a _____ man,

Whose address is: 19957 Lennane, Redford, MI 48240

The following described premises situated in the City of Livonia, County of Wayne, and State of Michigan to wit:

Part of Lots 448 through 454 and part of the adjacent vacated alley's of E.G. Settle Realty Company Bonaparte Gardens Subdivision, City of Livonia, Wayne County, Michigan, as recorded in Liber 54, page 75 of Plats, Wayne County Records, described as: Beginning at the Northwest corner of Lot 453, thence along the East line of Danzig Avenue, 60.00 feet wide, Northerly 40.00 feet, thence parallel with the North line of Joy Road, Easterly 134.00 feet, thence along the centerline of 18 foot vacated alley, Southerly 30.00 feet, thence along the centerline of 20 feet vacated alley, Westerly 14.00 feet, thence along the East line of Lot 448 and its Northerly extension, Southerly 103.00 feet, thence along the Northerly line of Joy Road 120.00 feet wide, Westerly 120.00 feet, thence along the East line of Danzig Road, Northerly 93.00 feet to the Point of Beginning.

More Commonly known as: 30190 Joy Rd, Livonia, Michigan, 48150

Tax Item No.: 46-140-01-0448-002

For the consideration of EIGHTY FIVE THOUSAND EIGHT HUNDRED FORTY FIVE AND 00/100 DOLLARS ($85,845.00)

COPY

Subject to building and use restrictions of record.

AND GRANTOR, FOR ITSELF AND ITS SUCCESSORS DOES COVENANT, PROMISE AND AGREE, TO AND WITH GRANTEE, GRANTEE'S HEIRS AND ASSIGNS, THAT GRANTOR HAS NOT DONE OR SUFFERED TO BE DONE ANYTHING WHEREBY THE PREMISES HEREBY GRANTED ARE, OR MAY BE, IN ANY MANNER ENCUMBERED OR CHARGED, EXCEPT AS HEREIN RECITED; AND THAT GRANTOR WILL FOREVER DEFEND TITLE TO THE PREMISES, AGAINST ALL PERSONS LAWFULLY CLAIMING OR WHO MAY CLAIM THE SAME, BY, THROUGH OR UNDER GRANTOR BUT NOT OTHERWISE.

Dated this 17th day of September, 2008

(See Attached for Signatures)

Drafted by: Obi Black

Assisted By:
e Title Agency, Inc.
1650 W. Big Beaver
Troy, MI 48084

Record and Return to:
Brook Bright, a _____ woman and Rick
19957 Lennane
Redford, MI 48240

File Number: 26.3778 | Recording Fee: 22.00 | County Transfer Tax: 94.60 | State Transfer Tax: 645.00

10-17

Attached to and becoming a part of Covenant Deed for Property commonly known as 30190 Joy Rd, Livonia, Michigan 48150; File No. 26.3778

Witnessed:

Witness Sherry Folsom

Witness S. Vaughn

US Bank National Association as Trustee for the MLMI SURF Trust Series 2006-BC4

BY: _____

ITS: a. Vice President

State of: Oregon
County of: Washington

The foregoing instrument was acknowledged before me this 18 day of Sept, 2008 by Bruce Fendall, a. Vice Pres of US Bank National Association as Trustee for the MLMI SURF Trust Series 2006-BC4

OFFICIAL SEAL
S. OUILLETTE
NOTARY PUBLIC-OREGON
COMMISSION NO. 416685
MY COMMISSION EXPIRES APRIL 29, 2011

Notary Public

My Commission Expires: _____

File Number: 26.3778

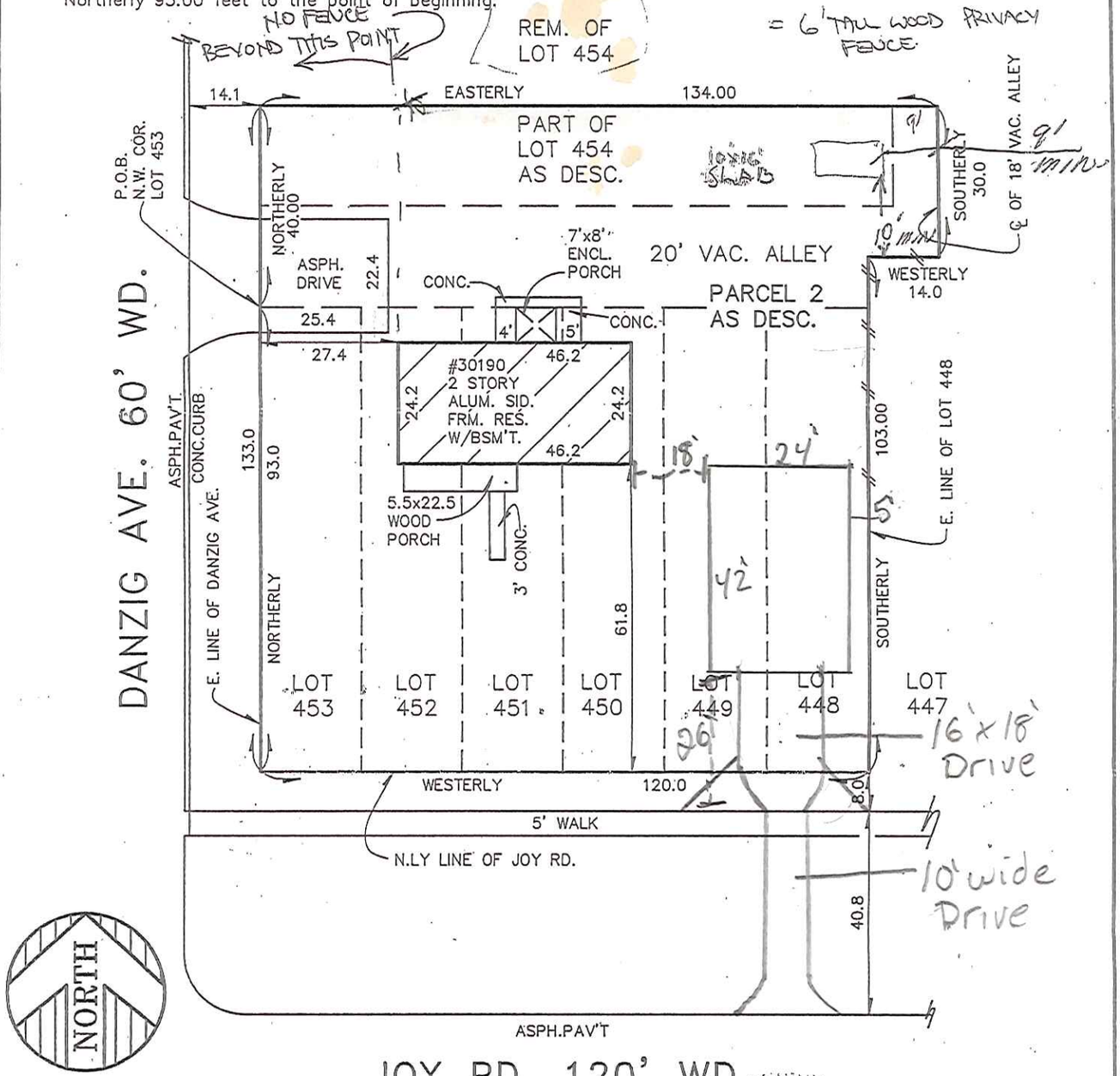
END OF DOCUMENT

MORTGAGE SL

...ned to: LOANGIANT.COM

Applicant: ERIC AND TAMMY LEAVENS

Property Description:
Land situated in the City of Livonia, Wayne County, Michigan, described as:
PARCEL 2: Part of Lots 448 ; through 464 and part of the adjacent vacated alleys of "E.G. SETTLE REALTY CO.'S BONAPARTE GARDENS SUBDIVISION", of the Southeast 1/4 of Section 35, Town 1 South, Range 9 East, Livonia Township (now City of Livonia), Wayne County, Michigan, as recorded in Liber 54 of Plats, Page 75 Wayne County Records, described as: Beginning at the Northwest corner of Lot 453; thence along the East line of Danzig Avenue (50 feet wide); Northerly 40 feet; thence parallel with the North line of Joy Road, Easterly 134.00 feet; thence along the centerline of 18 foot vacated alley, Southerly 30 feet; thence along the centerline of 20 foot vacated alley, Westerly 14 feet; thence along the East line of Lot 448 and its Northerly extension, Southerly 103 feet; thence along the Northerly line of Joy Road (120 feet wide), Westerly 120 feet; thence along the East line of Danzig Road, Northerly 93.00 feet to the point of beginning.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

Shane P. Slell

JOB NO: 01-27809 SCALE: 1"=30'
DATE: 08/31/01 DR BY: JG

KEM-TEC
LAND SURVEYORS
22556 Gratiot Avenue
Eastpointe, MI 48021-2312
(810) 772-2222
FAX: (810) 772-4048

KEM-TEC WEST
LAND SURVEYORS
800 E. STADIUM
Ann Arbor, MI 48104-1412
(734) 994-0888 * (800) 433-6133
FAX: (734) 994-0667

Fidelity National Title Insurance Company

Commitment Number: 26.3778

EXHIBIT A
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Part of Lots 448 through 454 and part of the adjacent vacated alley's of E.G. Settle Realty Company Bonaparte Gardens Subdivision, City of Livonia, Wayne County, Michigan, as recorded in Liber 54, page 75 of Plats, Wayne County Records, described as: Beginning at the Northwest corner of Lot 453, thence along the East line of Danzig Avenue, 60.00 feet wide, Northerly 40.00 feet, thence parallel with the North line of Joy Road, Easterly 134.00 feet, thence along the centerline of 18 foot vacated alley, Southerly 30.00 feet, thence along the centerline of 20 feet vacated alley, Westerly 14,00 feet, thence along the East line of Lot 448 and its Northerly extension, Southerly 103.00 feet, thence along the Northerly line of Joy Road 120.00 feet wide, Westerly 120.00 feet, thence along the East line of Danzig Road, Northerly 93.00 feet to the Point of Beginning.

BROOKE BRIGHT
30190 JOY

GARAGE
LOW DENSITY RESIDENTIAL



ZONING MAP

LEGEND

Zoning Districts

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

S.E. 1/4 Section 35

City of Livonia

T. 1 south, R. 9 east

Wayne County, Michigan

Copyright 2001, City of Livonia

300 150 0 300 Feet

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS
GREGORY G. COPPOLA, CHAIRMAN
JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
LINDSEY HAKALA
BRIAN MEAGHER
MARC ROTONDO
MIKE TESTA

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

MAYOR
MAUREEN MILLER BROSNAN

COUNCIL MEMBERS
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SCOTT MORGAN
LYNDA L. SCHEEL
LAURA M. TOY

PUBLIC NOTICE
SEPTEMBER 5, 2025

APPEAL CASE NO. 2025-08-29, 17123 Laurel Park Drive: an appeal was made to the Zoning Board of Appeals by Laurel Investments, LLC, on behalf of Lessee Holiday Inn, seeking to reface an existing secondary sign on a pylon with a larger sign for an off-site business which violates the prohibition of pylon signs, off-site signs (Billboards), and to the alterations to existing non-conforming signs.

Secondary Sign Area
Existing: 36 square feet
Proposed: 98 square feet
Net change: 62 square feet

This Regional Commercial property is located on the west side of Laurel Park Drive (17123), between University Park Drive and Six Mile Road, Lot. No. 028-99-0006-007, C-4, High Rise Commercial, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 11.05 (9): Prohibited Signs, and 11.15 (3): Non-Conforming Signs: Alteration.

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

Agendas, minutes, and other meeting documents may be accessed at the following URL:

https://livonia.gov/129/Agendas-Minutes-and-Meeting-Documents

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, September 23, 2025, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,

Timothy Klisz, Secretary

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

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

Case No: **2025-08-29**
Meeting Date: **September 23, 2025**

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

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

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

Signature: _____

Name: _____
(Please print)

Address: _____

CITY OF LIVONIA

INSPECTION DEPARTMENT

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

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant Laurel Investments, LLC Address 29200 Northwestern Hwy. Suite 450, S'fld. MI 48034

Owner (same as applicant) Address (same as applicant)

Lessee Holiday Inn Address 17123 Laurel Park Dr.

Location West Side of 17123 Laurel Park Street

Between University Park Dr. And Six Mile Rd.

Lot No./Parcel No. 028-99-0006-007 Subdivision n/a

Zoning District C-4 Lot Size 5.35 acres Alley n/a

Present Use High rise commercial Proposed Use (no change)

Present Building Size n/a Proposed Building Size n/a

Present Height of Building n/a Proposed Height n/a

Allowable Lot Coverage n/a Proposed Lot Coverage n/a

Proposal: Seeking to reface an existing secondary sign on a pylon with a larger sign for an off-site business which violates the prohibition of pylon signs, off-site signs (Billboards) and to the alterations to existing non-conforming signs. Existing area of secondary sign: 36 sq. ft.; Proposed: 98 sq. ft.; Excess: 62 sq. ft.

Reason for Rejection Livonia Zoning Ordinance, Sections 11.05 (9), 11.09: Prohibited & 11.15(3) Non-conforming signs:Alterations

Deficient Side yard _____ Deficient Front Yard _____ Deficient Rear Yard _____

Deficient Lot Area _____ Deficient Lot Area Per Room _____ Encroachment _____

Excessive Lot Coverage _____ Excessive Height _____ Increasing No. Units _____

Use Prohibited Pylon & Billboard signs Deficient Parking Spaces _____ Increasing Area and Bulk 62 square feet

Remarks The secondary sign advertises "Capitol Grill". Per the applicant, no changes to the existing Holiday Inn building signs.

Plans and Application examined by Matthew J. Stevens Date 8/12/25

APPLICATION FOR VARIANCE

LAUREL INVESTMENT, LLC, 29200 NORTHWESTERN HWY. SUITE 450 SOUTHFIELD, MI 48034 (248) 855-2100
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

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

MICHIGAN CUSTOM SIGNS, 26600 HEYN DRIVE, NOVI, MI 48374
(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 17123 NORTH LAUREL PARK DRIVE, LIVONIA, MI 48152

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

RECEIVED
AUG 11 2025
Inspection Department
City of Livonia

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? NONE

2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property: UNIT 1, LIVONIA LAUREL-SIX CONDOMINIUM, CITY OF LIVONIA, WAYNE COUNTY, MI (SEE ATTACHED) LIBER 59638, PAGE 64, WAYNE COUNTY RECORDS

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

3. Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City: THE PRACTICAL DIFFICULTY IS UNIQUE TO THIS PROPERTY AND THE EXISTING SIGN. THE REQUESTED VARIANCE IS SPECIFIC TO THIS SIGN BECAUSE OF ITS EXISTING CONDITIONS AND NOT OTHER SIGNS IN THE CITY.

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return: THE EXISTING SIGN IS SETBACK A SIGNIFICANT DISTANCE INTO THE SITE AND IS NOT CURRENTLY OF SIZE TO BE FUNCTIONALLY VISIBLE ENOUGH TO MEET NEEDED BUSINESS IDENTIFICATION.

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. THE REQUESTED VARIANCE IS FOR AN EXISTING PYLON SIGN LOCATED ON AN EXISTING COMMERCIAL PROPERTY SURROUNDED BY EXISTING ADJACENT COMMERCIAL PROPERTY. IT WILL MEET THE EXISTING SITES NEEDS AND NOT ADVERSELY AFFECT NEIGHBORING PROPERTY.

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

7. If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made? THE REQUESTED VARIANCE IS SPECIFIC TO THIS SITE AND ITS LOCATION AND UNIQUE EXISTING CONDITIONS.

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: NO. EXISTING AND SURROUNDING PROPERTIES COMMERCIALLY DEVELOPED, REZONING WOULD NOT HAVE AN IMPACT ON THE SIGN.

9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? IT IS AN EXISTING, DEVELOPED PROPERTY. IT IS A COMMERCIALLY ZONED PROPERTY SURROUNDED BY EXISTING DEVELOPED COMMERCIAL PROPERTY.

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

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

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

Signature of property owner: Majid Koza

Please print name of property owner: MAJID KOZA

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

Subscribed and sworn to before me this 8th day of AUGUST, 2025

Rochelle Route
(Notary Public, Wayne County, Michigan)
My Commission expires 9/17/2028

ROCHELLE ROUTE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires September 17, 2028
Acting In the County of OAKLAND

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

NOT TO BE COMPLETED BY APPLICANT

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

_____

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

(Supervisor)

Application for permit filed NO Violation Issued NO

CITY OF LIVONIA

INSPECTION DEPARTMENT

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

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant Laurel Investment, LLC Address 29200 Northwestern Hwy. Suite 450, S'fld. MI 48034

Owner (same as applicant) Address (same as applicant)

Lessee Holiday Inn - Livonia Address 17123 Laurel Park Dr.

Location West Side of 17123 Laurel Park Dr. Street

Between University Park Dr. And Six Mile Rd.

Lot No./Parcel No. 028-99-0006-007 Subdivision n/a

Zoning District C-4 Lot Size 5.35 acres Alley n/a

Present Use High rise commercial Proposed Use (no change)

Present Building Size n/a Proposed Building Size n/a

Present Height of Building n/a Proposed Height n/a

Allowable Lot Coverage n/a Proposed Lot Coverage n/a

Proposal : Seeking to replace an existing pylon sign with a larger secondary sign which violates the prohibition of pylon signs and to the alterations to existing non-conforming signs. Existing area of secondary sign: 36 sq. ft.; Proposed: 98 sq. ft.; Net change: + 32 sq. ft.

Reason for Rejection Livonia Zoning Ordinance, Sections 11.05 (9): Prohibited Signs & 11.15 (3): Non-Conforming Signs:Alteration

Deficient Side yard _____ Deficient Front Yard _____ Deficient Rear Yard _____

Deficient Lot Area _____ Deficient Lot Area Per Room _____ Encroachment _____

Excessive Lot Coverage _____ Excessive Height _____ Increasing No. Units _____

Use Prohibited Pylon Signs Deficient Parking Spaces _____ Increasing Area and Bulk 32 sq. ft.

Remarks : Per the applicant, the existing signage on the Holiday Inn will remain.

Plans and Application examined by _____ Date 8/12/25

RECEIVED

AUG 12 2025

CITY OF LIVONIA
ZONING BOARD OF APPEALS

GROUP 10 MANAGEMENT

29200 Northwestern Highway
Suite 450
Southfield, Michigan 48034
248-855-2100 (p) 248-855-1080 (f)

TRANSMITTAL

DATE: August 11, 2025

TO: City of Livonia
Planning Department – Zoning Board of Appeals
33000 Civic Center Drive
Livonia, MI 48154

HAND DELIVERY

FROM: M. Jack Knowles
Laurel Investment, LLC
734-564-6723

RE: ZBA Application – Existing Highway Pylon Sign (New)
ZBA Materials – Cooper's Hawk and Capital Grille – Pending ZBA Applications

Attached are the following materials for the referenced ZBA applications, for review and discussion at the September 2025 ZBA meeting:

1. Cover Letter
2. ZBA Application for Existing Highway Pylon Sign.
   a. Application, including legal description materials.
   b. Sign Details-Existing and Proposed Conditions.
   c. Review Fee (Check for $450.00).
3. Overall Site Signage Plan for Entire Development Area
4. Multi-User Monument Sign-at North Laurel Park Drive Entrance
5. Home 2 by Hilton Hotel – Building Signage Materials
6. Cooper's Hawk – Building signage package (previously reviewed).
7. Capital Grille – Building signage package (previously reviewed).

These materials are submitted as a single package per the direction of the ZBA at their May 20, 2025, meeting.

Please contact me if you have any questions.

GROUP 10 MANAGEMENT

29200 Northwestern Highway
Suite 450
Southfield, Michigan 48034
248-855-2100 (p) 248-855-1080 (f)

August 11, 2025

City of Livonia
Planning Department - Zoning Board of Appeals
33000 Civic Center Drive
Livonia, MI 48154

RE: Livonia Laurel-Six Development
North Laurel Park Drive
Signage Variance Applications

Dear ZBA Members,

At previous meetings, most recently on May 20, 2025, you have reviewed signage variance applications for the proposed Capital Grille and Cooper's Hawk restaurants, located at the referenced project location. At the last meeting, it was requested that you would like to see (1) an Overall Signage Plan noting all the proposed (conforming or not) signage for the entire development, and (2) any other variance applications that may be anticipated, so that you may have a better understanding of the entire project.

In the interest of providing what is needed for you to fully understand the overall project signage, we have attached the following information and materials for your further review and consideration.

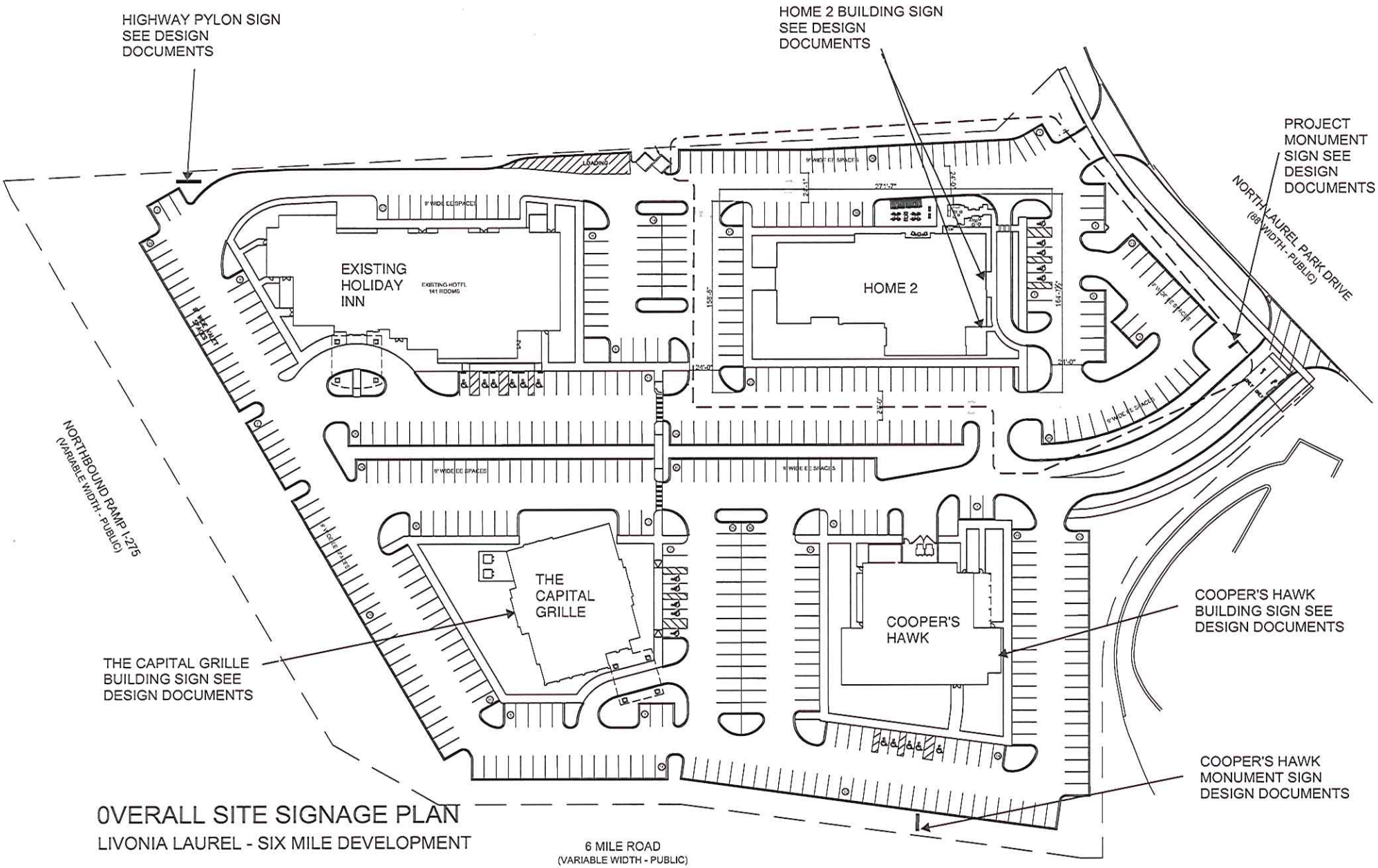
1. Overall Signage Plan – noting locations of all proposed signage in the project area.
2. Variance Application – a new application for a variance to the Highway Pylon sign in the NW corner of the property. Included in this application is the following;
    a. Application with review criteria answers.
    b. Review fee check for $450.
    c. Legal Description – Condo Master Deed information.
    c. Plan package-2 pages.
3. Multi User Monument Sign – North Laurel Park Entrance
    a. Sign Plan with dimensions. It has been previously noted that this sign meets ordinance requirements.
4. Home 2 by Hilton Hotel Sign Package
    a. Sign Package – Building elevations with signage locations and sizes noted. We believe this signage is in conformance with the ordinance.
5. Cooper's Hawk Sign Package
    a. Sign package previously reviewed by the ZBA. Any changes to the previous submittal are noted therein.
6. Capital Grille Sign Package

a. Sign package previously reviewed by the ZBA. Any changes to the previous submittal are noted therein.

We trust the above provided materials gives you the information needed to fully understand and further consider the overall site signage and the three variance applications that are now pending with you. We look forward to seeing you and discussing this at the September 2025 ZBA meeting.

Sincerely,
LAUREL INVESTMENT, LLC

M. Jack Knowles
Senior Project Manager



0VERALL SITE SIGNAGE PLAN

LIVONIA LAUREL - SIX MILE DEVELOPMENT

PRIMARY MONUMENT SIGN

AT N. LAUREL PARK DRIVE ENTRANCE
NEC of I-275 and Six Mile Rd., Livonia, MI 48152

MULTI-USER MONUMENT SIGN

JACK KNOWLES

MONUMENT - OPTION A

MOCKUP BY DAY



MOCKUP BY NIGHT



CLIENT NAME
JACK KNOWLES
PROJECT
0032

DESCRIPTION:
Monument Sign with HDU vertical slats, double cap and illuminated tenants and masonry base.

AREA:
120"(w) x 60"(h)
50 Sq Ft
Base: 120"(w) x 24"(h)
20 Sq Ft

PLEASE EXAMINE PROOF CAREFULLY
By approving and signing you are verifying and confirming that all spelling, grammar, text, design layout, including but not limited to sizes and placement of graphics are correct. Once production has begun, customer assumes all responsibility for any inaccuracies and understands additional costs may be incurred to correct. Please note color may or may not be accurately represented on this proof.

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JACK KNOWLES

MONUMENT - OPTION A

MEASUREMENTS



CLIENT NAME
JACK KNOWLES
PROJECT
0032

DESCRIPTION:
Monument Sign with HDU vertical slats, double cap and illuminated tenants and masonry base.

AREA:
120"(w) x 60"(h)
50 Sq Ft
Base: 120"(w) x 24"(h)
20 Sq Ft

PLEASE EXAMINE PROOF CAREFULLY
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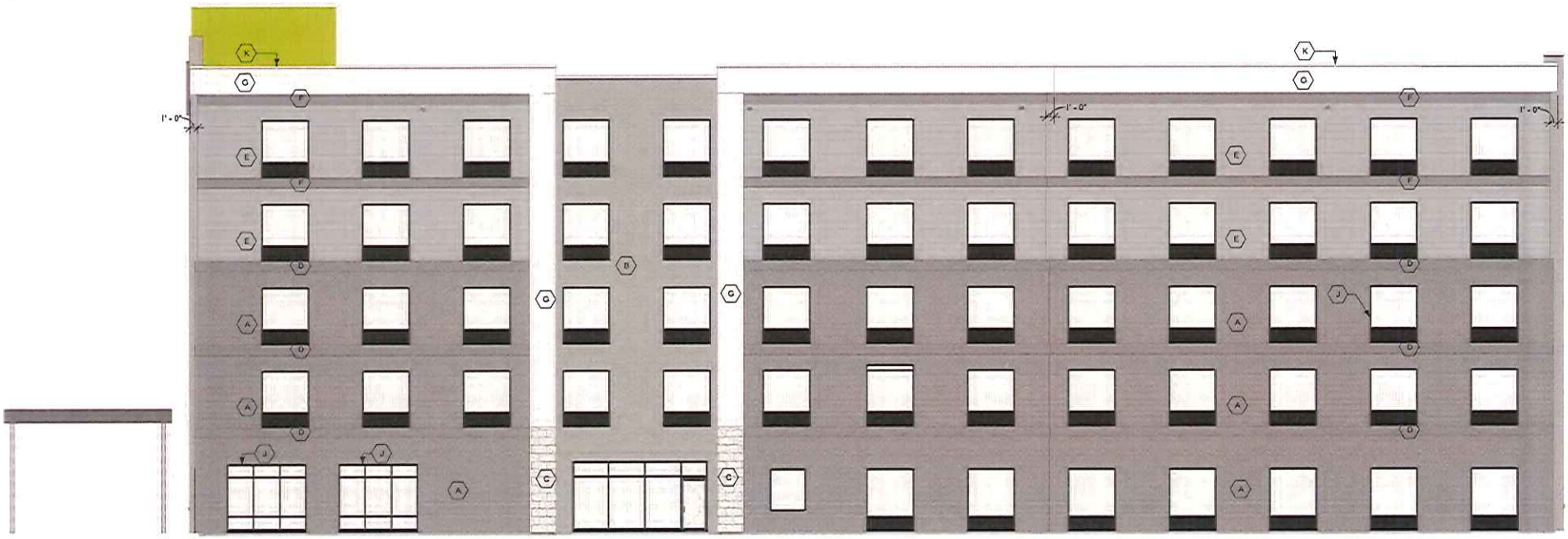
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HOME 2

BY HILTON

17121 N. LAUREL PARK DRIVE
NEC of I-275 and Six Mile Rd., Livonia, MI 48152

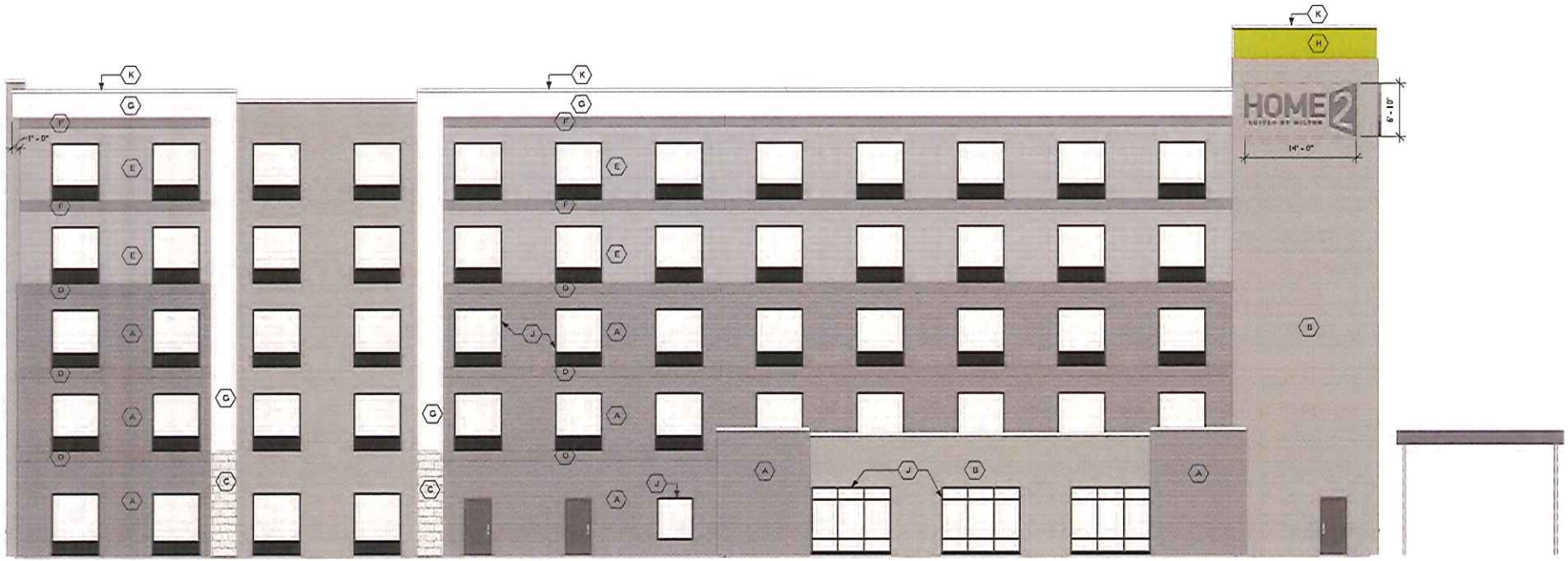
BUILDING ELEVATION SIGNAGE



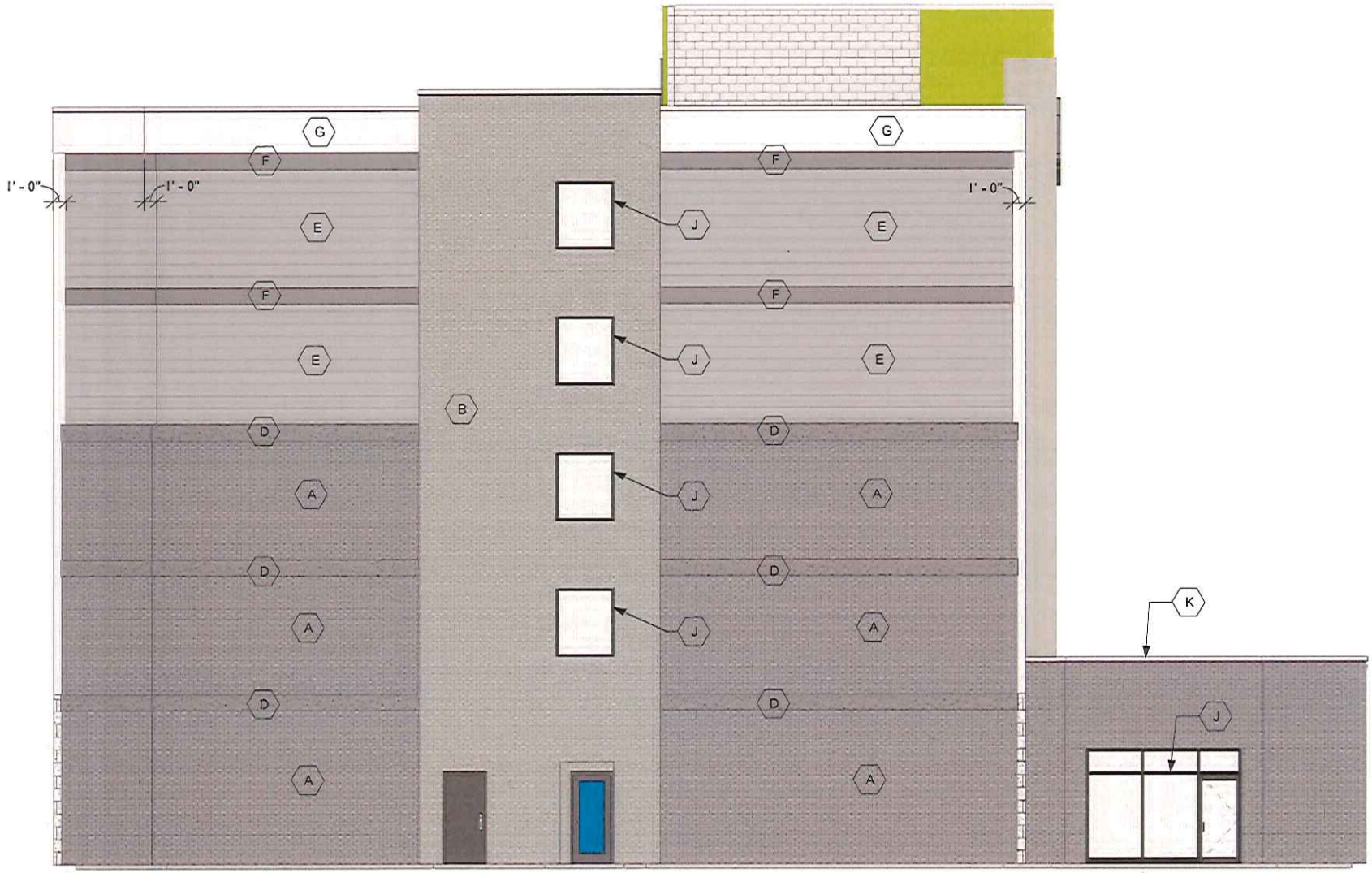
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

COOPER'S HAWK WINERY & RESTAURANTS
LIVONIA, MI

EXTERIOR SIGNAGE

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

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Livonia, MI

PROJECT:

07-09-2025

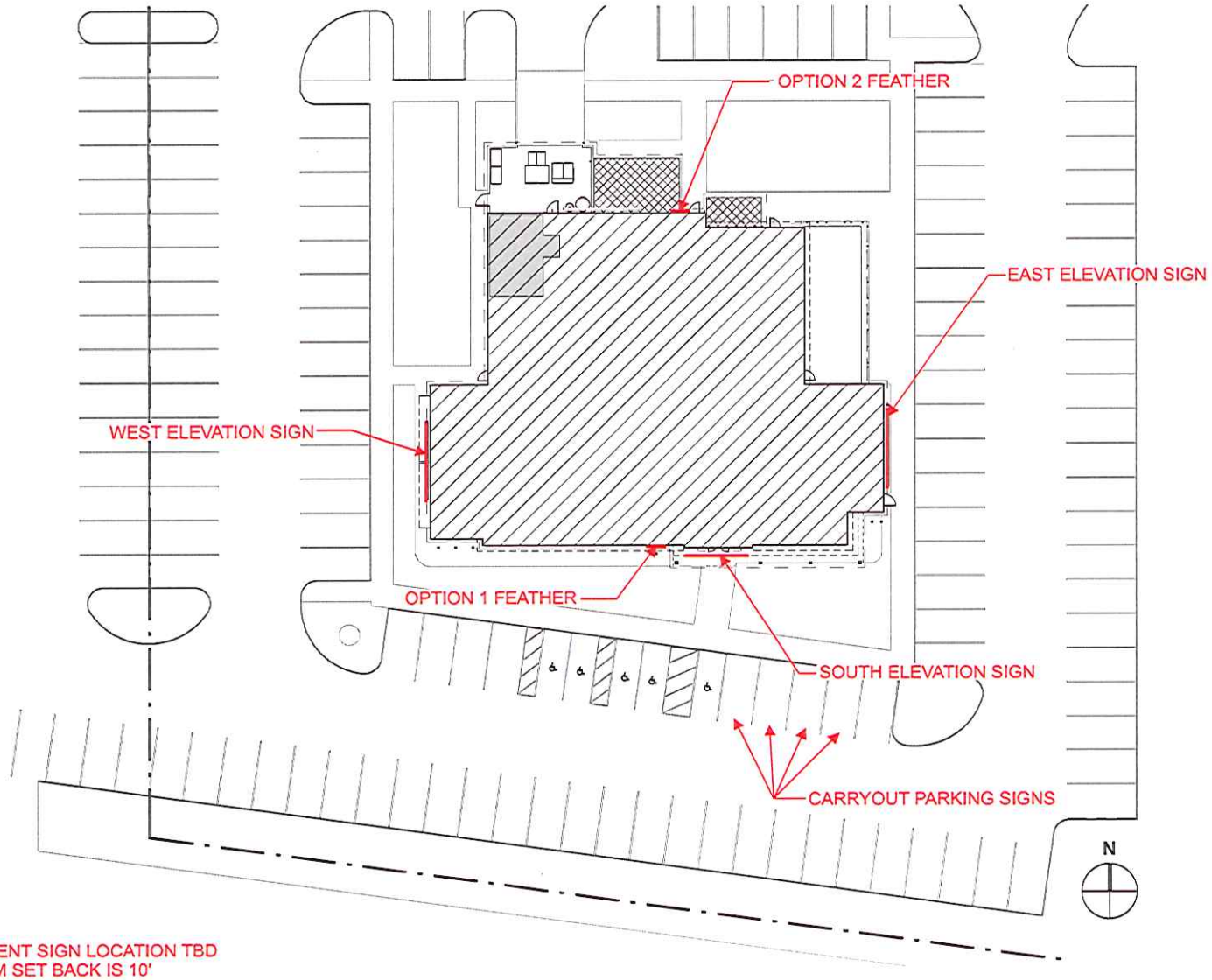
DATE:

ISA MEMBER

UL UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

LIVONIA, MI

COOPER'S HAWK LIVONIA, MI - SIGNAGE SITE PLAN



MONUMENT SIGN LOCATION TBD
MINIMUM SET BACK IS 10'

Elevate Sign Group

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

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Livonia, MI

PROJECT:
SIGNAGE SITE PLAN

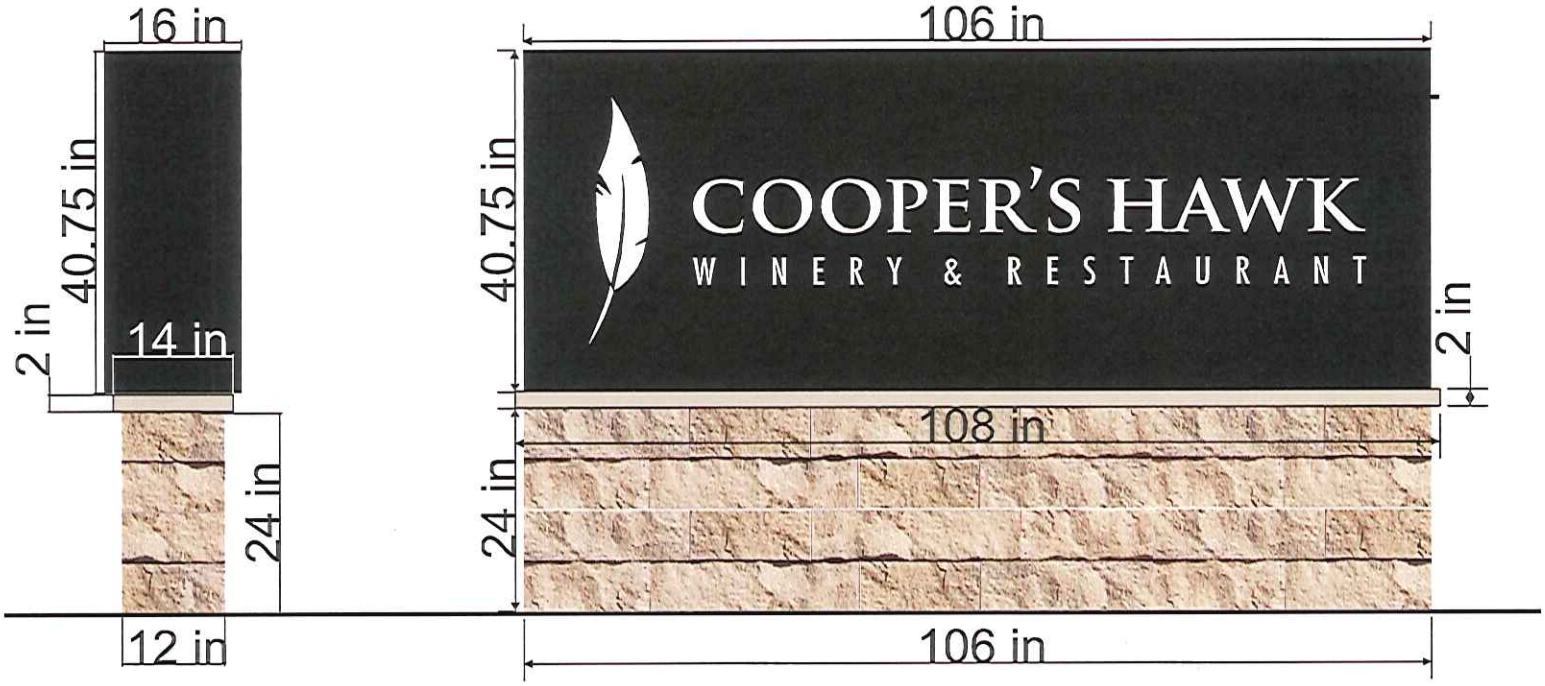
DATE:

ISA MEMBER

UL UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

LIVONIA, MI

Total Sign Area: 30 SQ FT
Power: 120V, 5A



MONUMENT SIGN

(1) 2-SIDED ALUMINUM SIGN CABINET WITH ROUTED ALUMINUM FACES
FACES ARE PAINTED BLACK, AND ARE BACKED WITH WHITE ACRYLIC
4000K WHITE INTERIOR LEDS
VENEER BASE: CORONADO STONE VENEER TILE, 6" SPLIT LIMESTONE, CREAM
STONE SILL: COLOR TO MATCH SW7101

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

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Livonia, MI

PROJECT:
LIV - MONUMENT

DATE:

ISA MEMBER

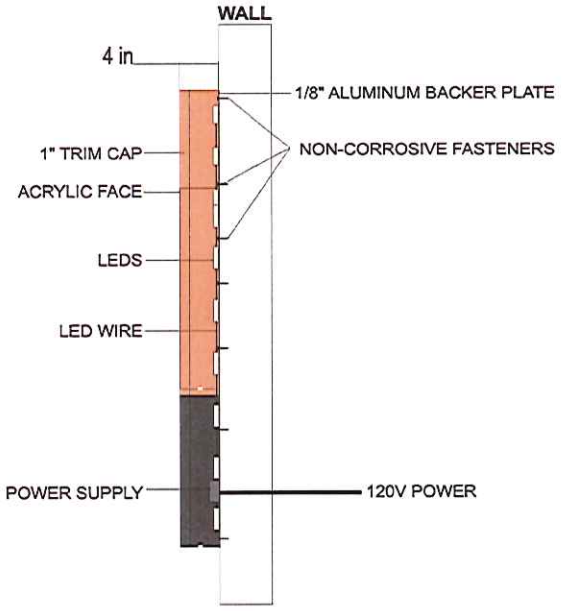
UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

LIVONIA, MI

Total Sign Area: 65.8 SQ FT
Power: 120V, 5A







EAST ELEVATION MAIN SIGN

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

Elevate Sign Group

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

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Livonia, MI

PROJECT:
LIV - EAST ELEVATION
MAIN SIGN

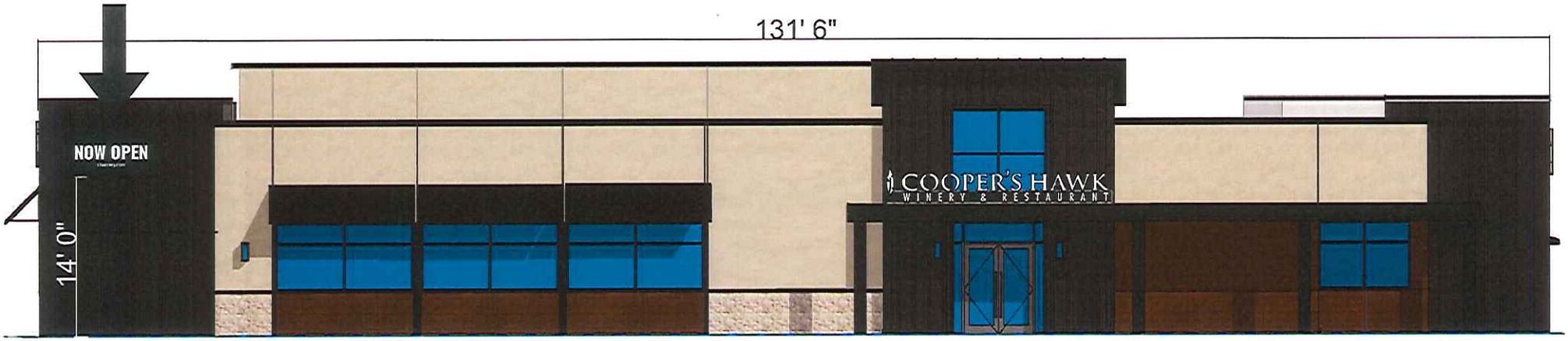
DATE:

ISA MEMBER

UL UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

LIVONIA, MI

Total Sign Area: 32 SQ FT





SCREW EYE LOCATIONS IN RED

SOUTH ELEVATION TEMP SIGN

FOR NOW OPEN BANNER AND SUBSEQUENT EVENT BANNERS

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

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Cooper's Hawk Winery & Restaurant
Livonia, MI

PROJECT:
LIV - SOUTH ELEVATION TEMP SIGN

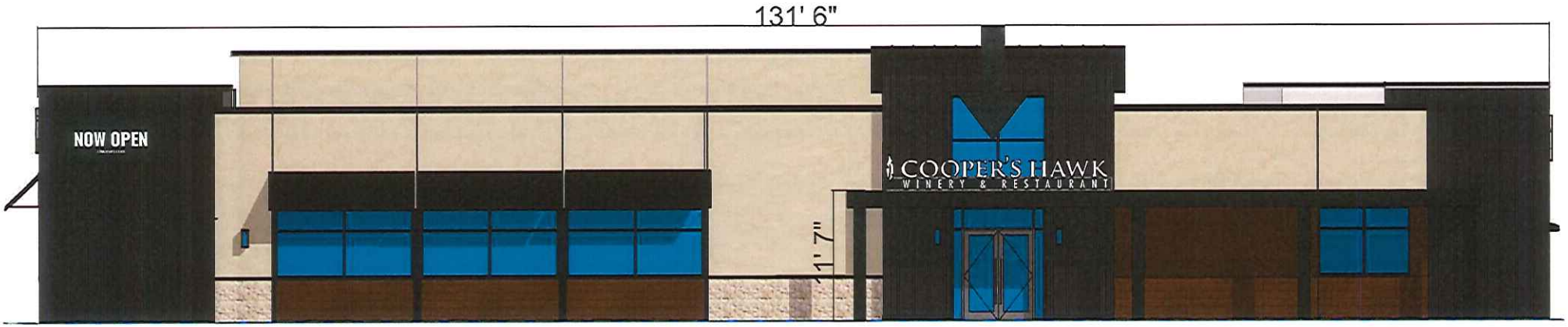
DATE:

ISA MEMBER

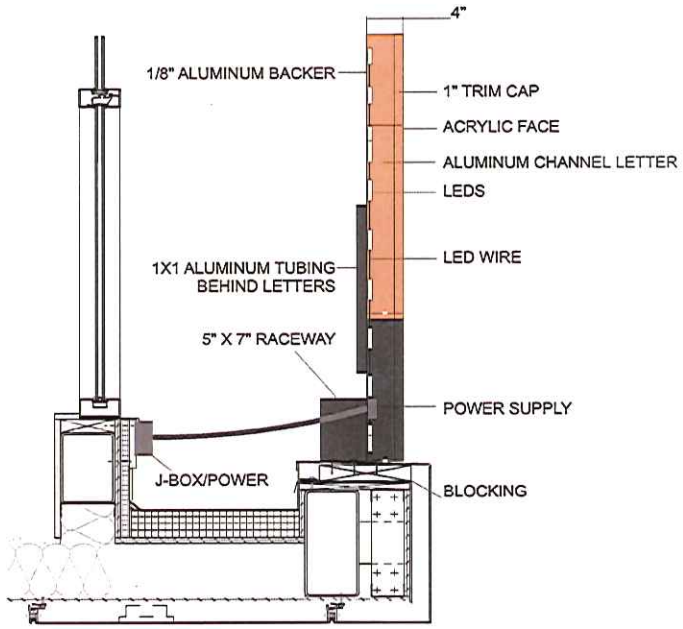
UL UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

LIVONIA, MI

Total Sign Area: 65.8 SQ FT
Power: 120V, 5A







SOUTH ELEVATION CANOPY SIGN

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

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SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant
Livonia, MI

PROJECT:
LIV - SOUTH ELEVATION
CANOPY SIGN

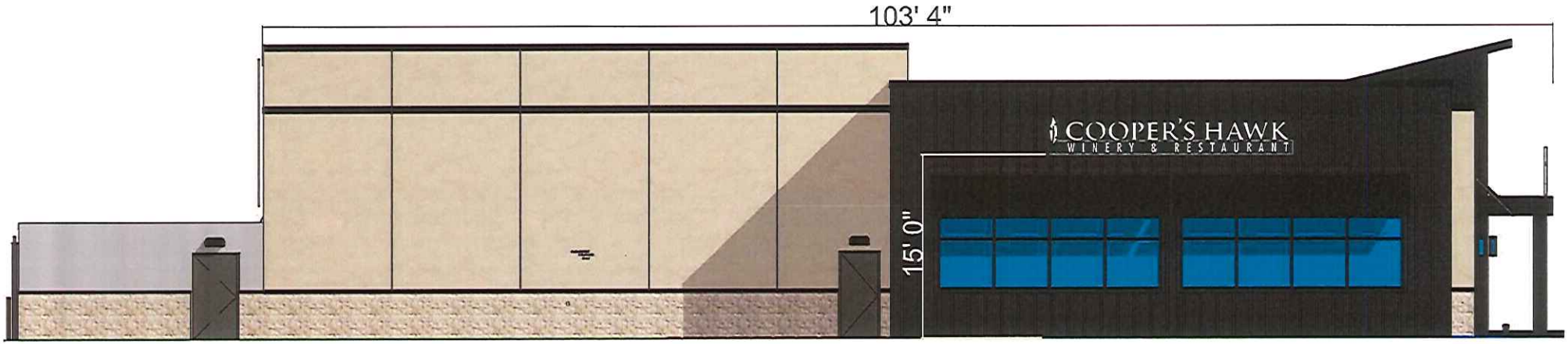
DATE:

ISA MEMBER

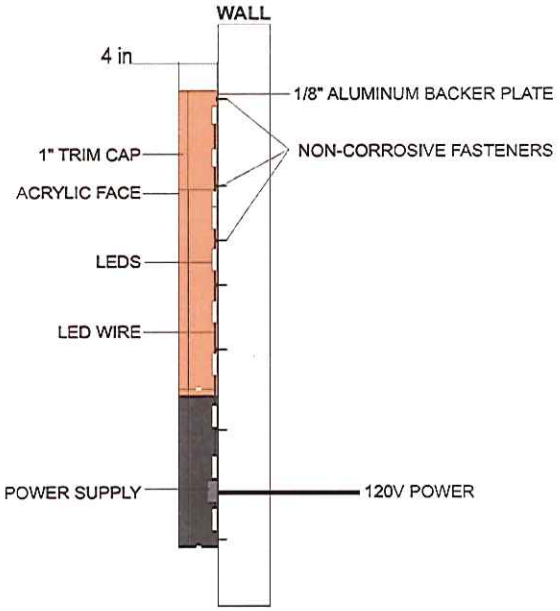
UL UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

LIVONIA, MI

Total Sign Area: 65.8 SQ FT
Power: 120V, 6A







WEST ELEVATION MAIN SIGN

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

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Lombard, IL 60148
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www.elevatesigngroup.com

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Livonia, MI

PROJECT:
LIV - WEST ELEVATION
MAIN SIGN

DATE:

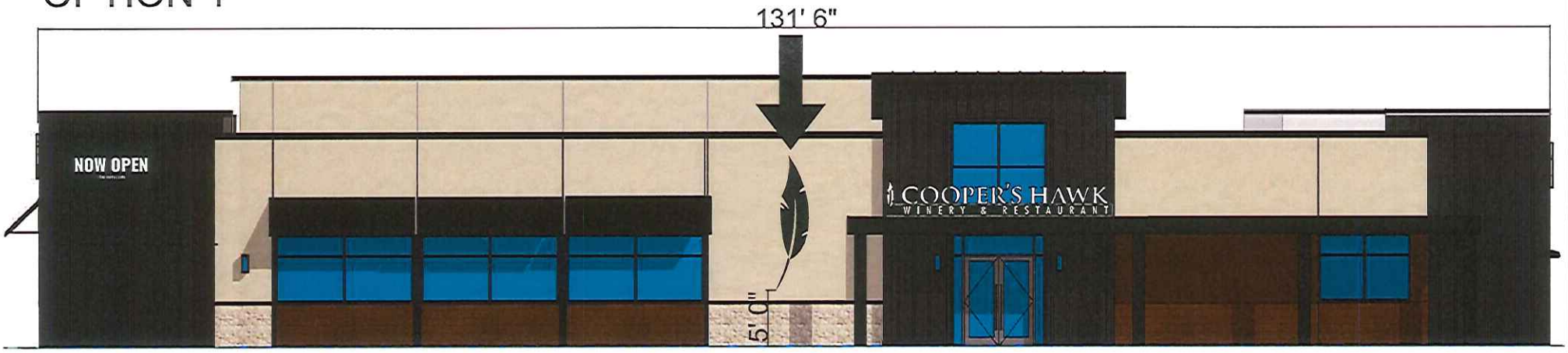
ISA MEMBER

UL UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

LIVONIA, MI

Total Sign Area: 23.8 SQ FT
Power: 120V, 2A

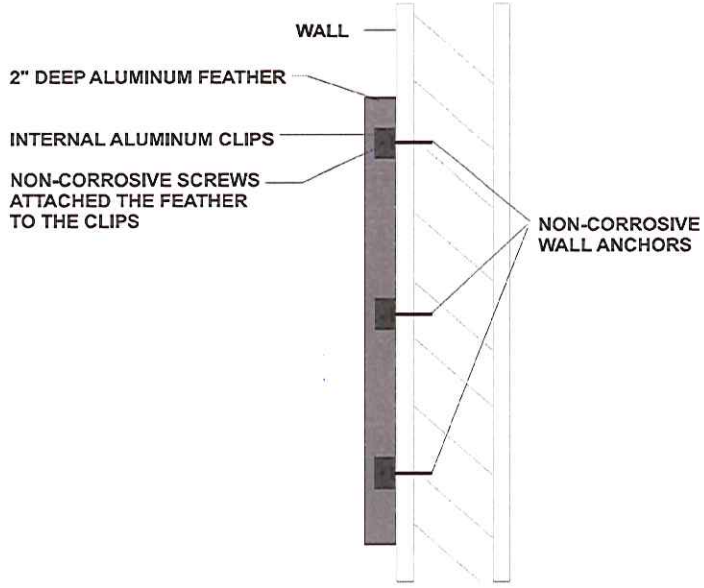
OPTION 1





SOUTH ELEVATION WALL ART

2" DEEP FABRICATED ALUMINUM FEATHER
FEATHER PAINTED SATIN BLACK
NON-ILLUMINATED
MOUNTED TO THE WALL WITH INTERNAL CLIPS.



Elevate Sign Group

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www.elevatesigngroup.com

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Livonia, MI

PROJECT:
LIV - SOUTH ELEVATION
FEATHER

DATE:

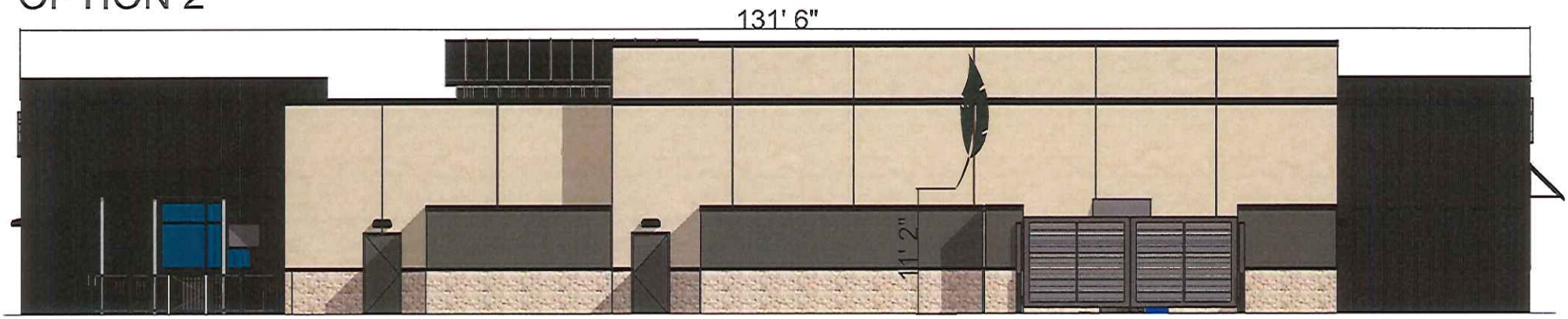
ISA MEMBER

UL UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

LIVONIA, MI

Total Sign Area: 34.3 SQ FT

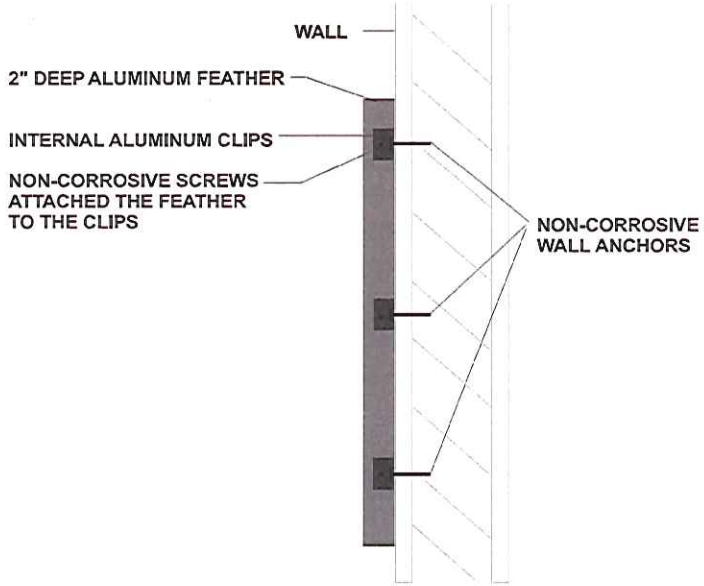
OPTION 2





NORTH ELEVATION WALL ART

2" DEEP FABRICATED ALUMINUM FEATHER
FEATHER PAINTED SATIN BLACK
NON-ILLUMINATED
MOUNTED TO THE WALL WITH INTERNAL CLIPS.



Elevate Sign Group

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

SUBMITTED TO:
Cooper's Hawk Winery & Restaurant
Livonia, MI

PROJECT:
LIV - NORTH ELEVATION FEATHER

DATE:

ISA MEMBER

UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

THE CAPITAL® GRILLE

Restaurant #23C0001

NEC of I-275 and Six Mile Rd., Livonia, MI 48152

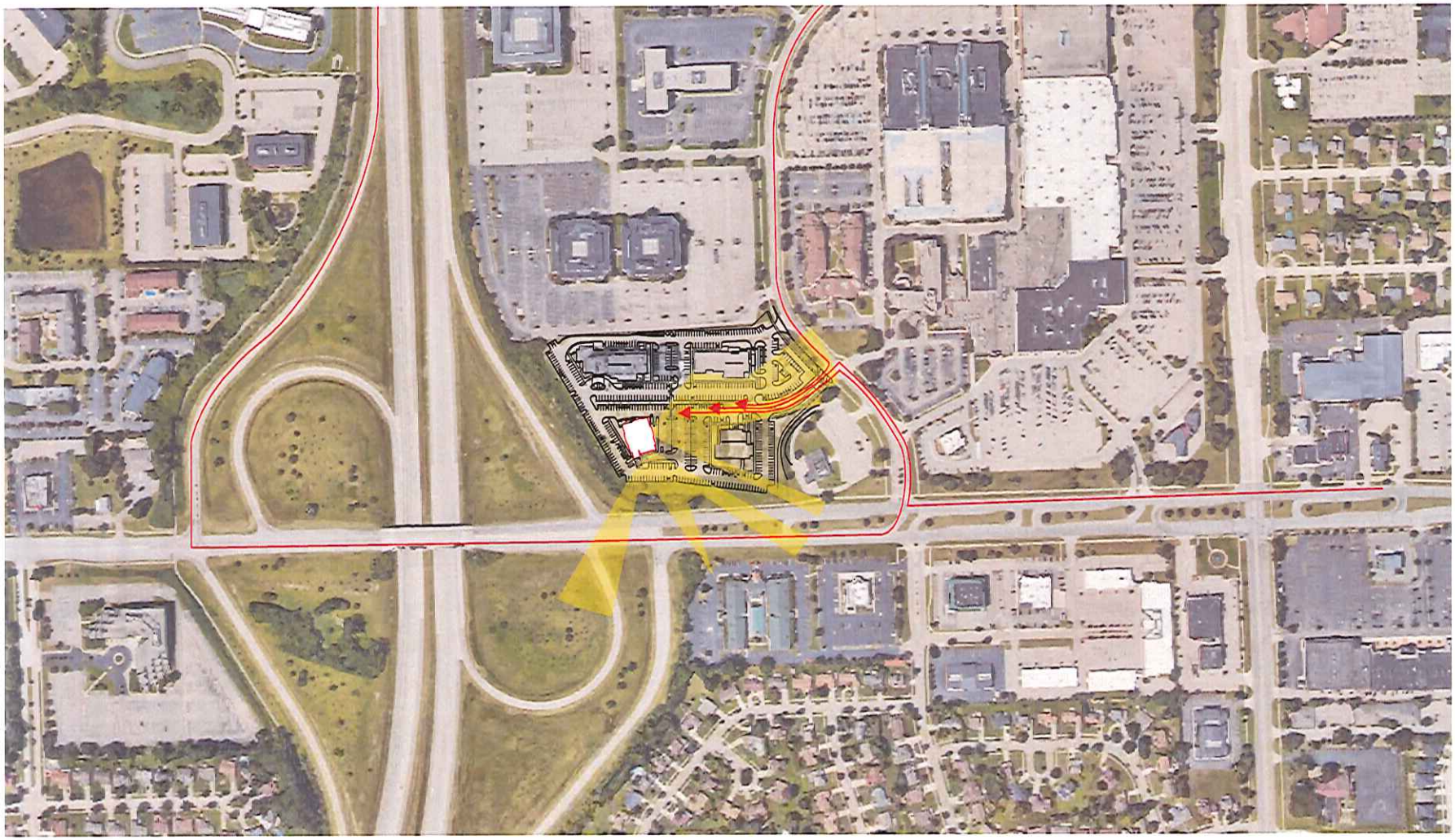
SES
branded environments
Ph: 1.800.599.7696
Fax: 1.574.237.6166
www.sitoenhancementservices.com

AERIAL



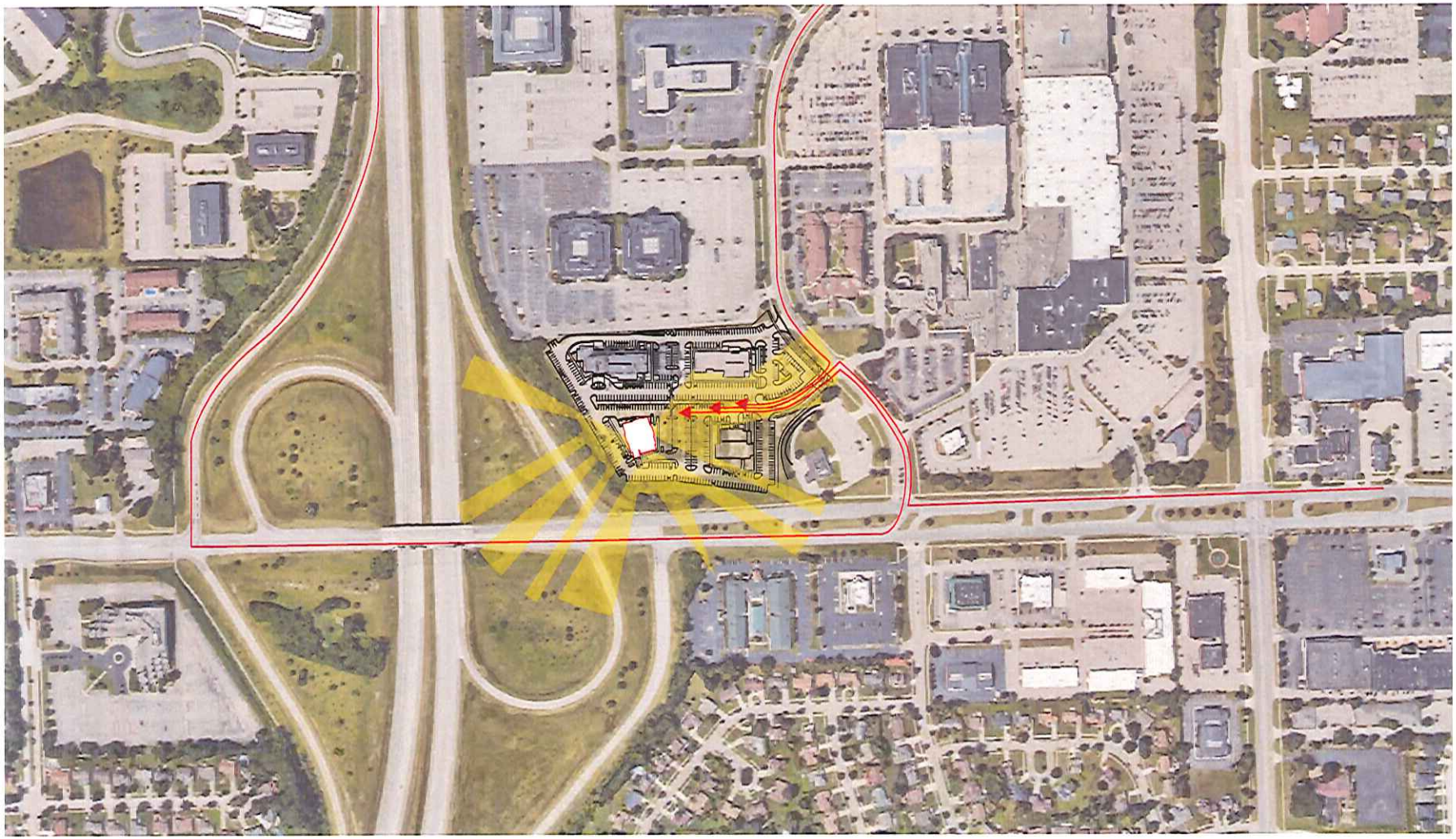
AERIAL - ALLOWED SIGNAGE

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



AERIAL - PROPOSED SIGNAGE

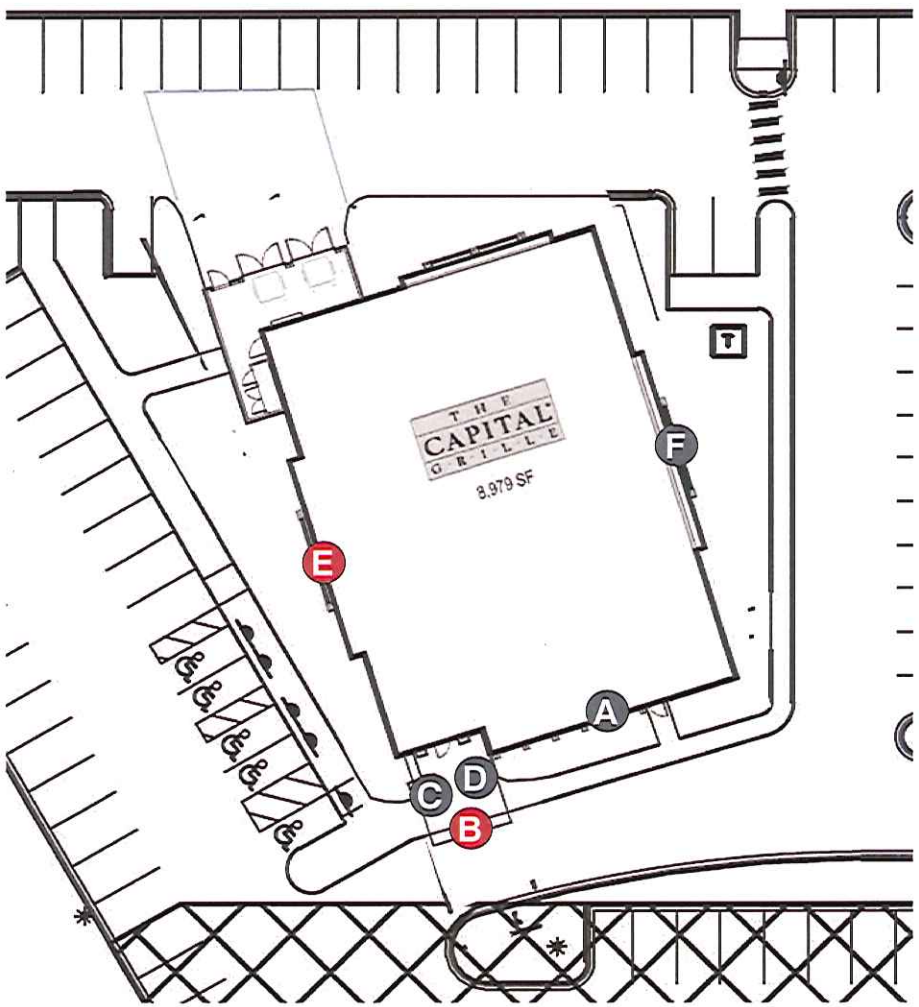
Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



SITE PLAN

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152

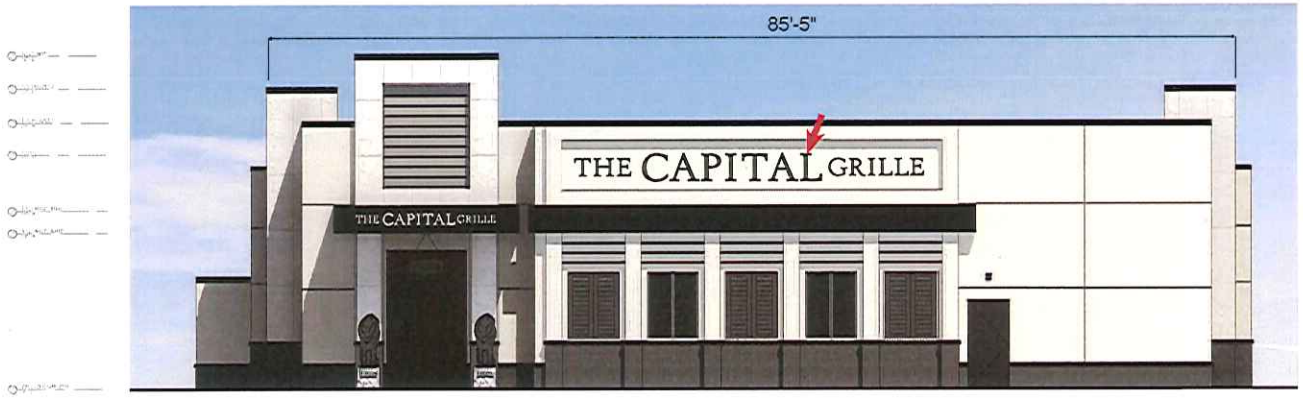
- A 30" Halo-Lit Channel Letters: 77.24 SF
- B 12" Face-Lit Channel Letters: 12.35 SF
- C 18" Non-illuminated Wall Plaque: 1.14 SF
- D 18" Non-illuminated Wall Plaque: 1.14 SF
- E 30" Halo-Lit Channel Letters: 77.24 SF
- F 30" Halo-Lit Channel Letters: 77.24 SF



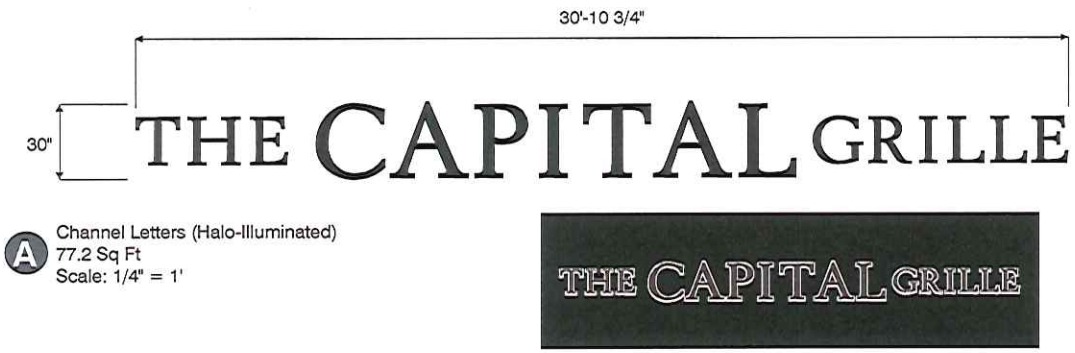
Scale: NTS

FRONT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152

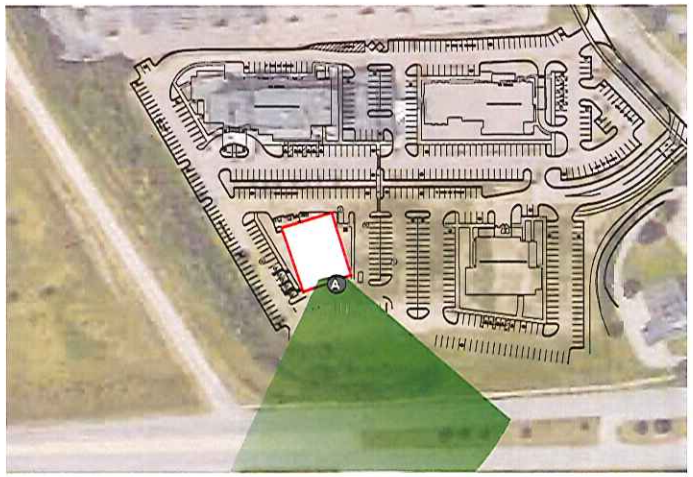


Scale: 3/32" = 1'
Measurements based on architectural plans provided.



(A) Channel Letters (Halo-Illuminated)
77.2 Sq Ft
Scale: 1/4" = 1'

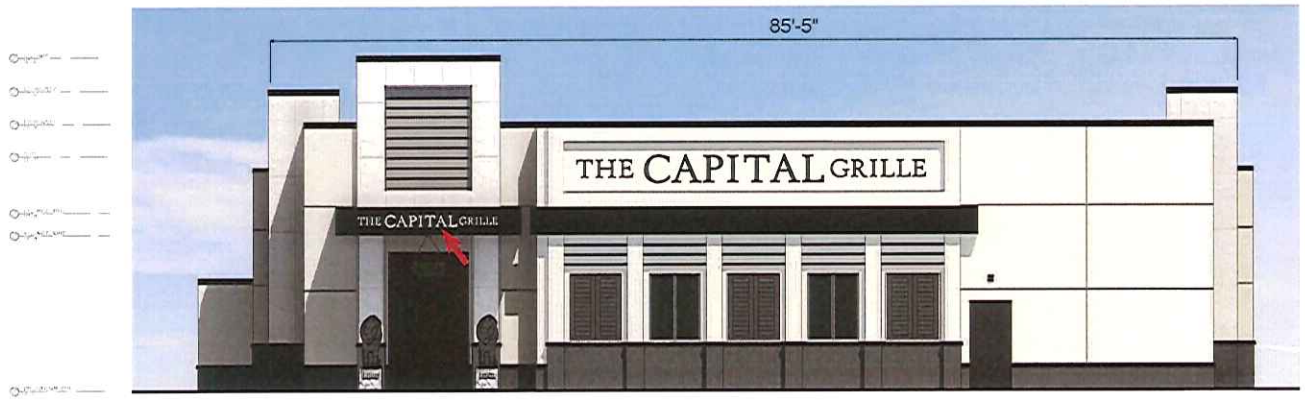
Illumination View



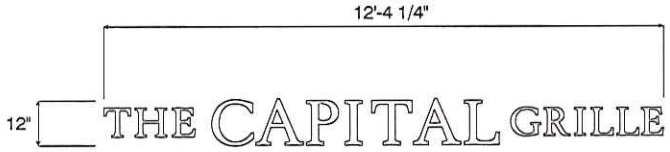
FRONT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152

OPTION 1



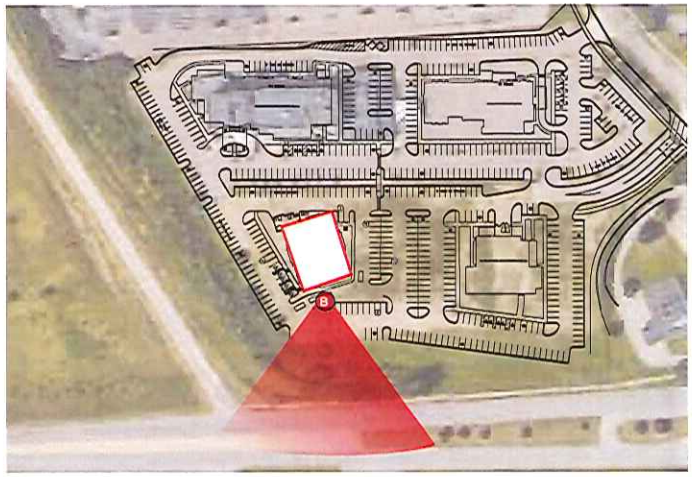
Scale: 3/32" = 1'
Measurements based on architectural plans provided.



B Channel Letters (Face-lit)
12.35 Sq Ft
Scale: 3/8" = 1'



Illumination View

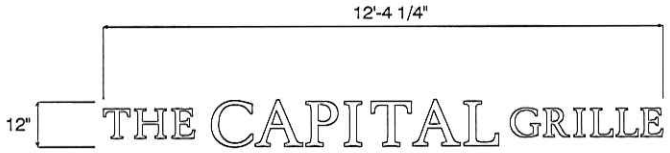


FRONT ELEVATION

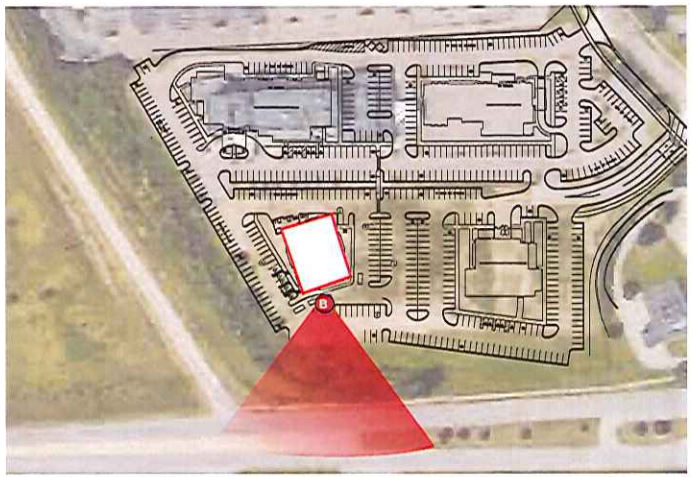
OPTION 2



Scale: 3/32" = 1'
Measurements based on architectural plans provided.

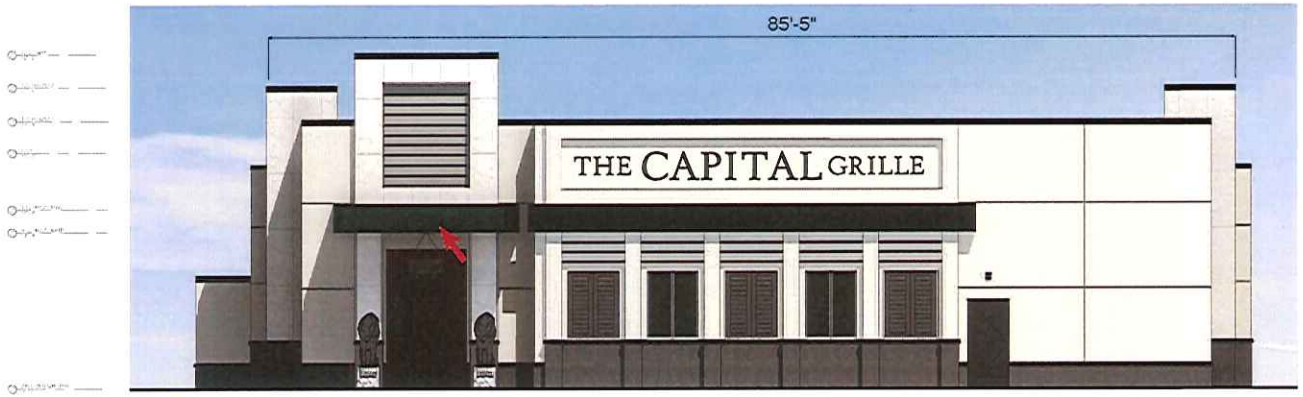


B Routed-Out Letters (Non-Illuminated)
12.35 Sq Ft
Scale: 3/8"= 1'

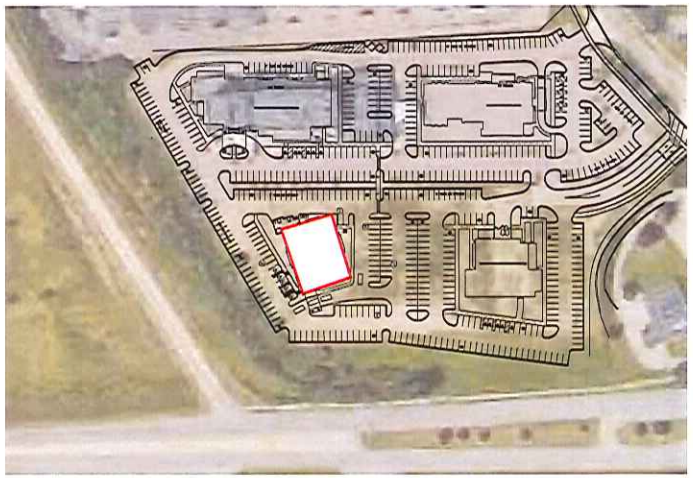


FRONT ELEVATION

OPTION 3



Scale: 3/32" = 1'
Measurements based on architectural plans provided.



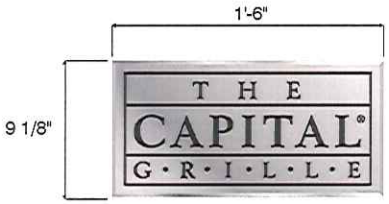
B No signage

FRONT ELEVATION

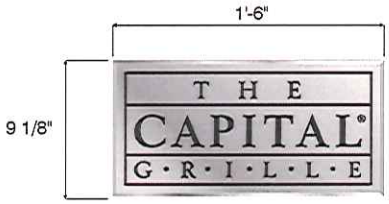
Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



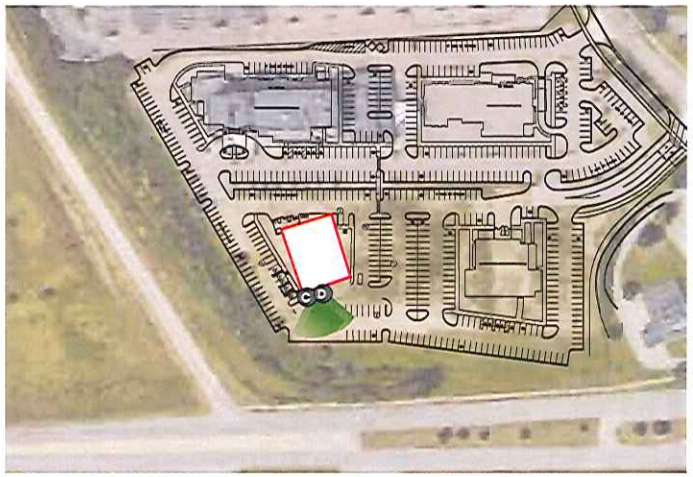
Scale: 3/32" = 1'
Measurements based on architectural plans provided.



C Wall Plaque (Non-Illuminated)
1.14 Sq Ft
Scale: 1 1/2" = 1'

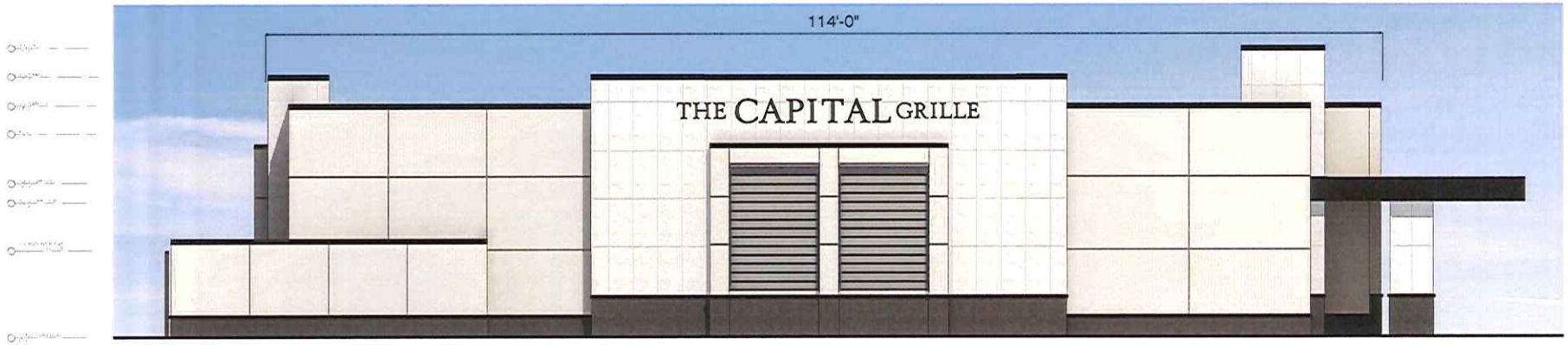


D Wall Plaque (Non-Illuminated)
1.14 Sq Ft
Scale: 1 1/2" = 1'



LEFT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



Scale: 3/32" = 1'
Measurements based on architectural plans provided.

30'-10 3/4"

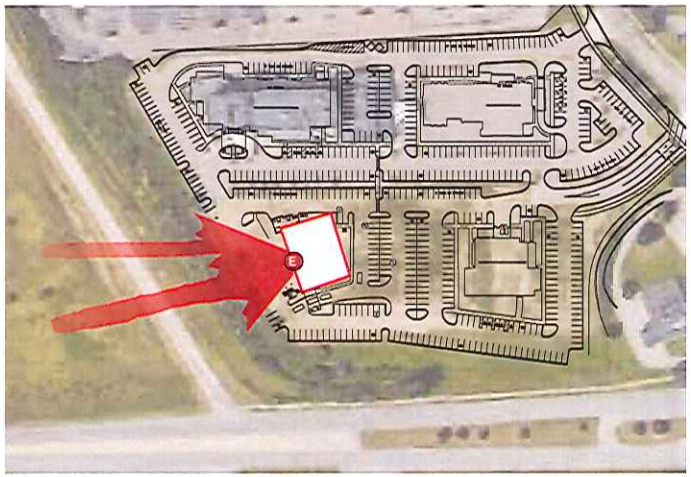
30"

THE CAPITAL GRILLE

E Channel Letters (Halo-Illuminated)
77.2 Sq Ft
Scale: 1/4" = 1'

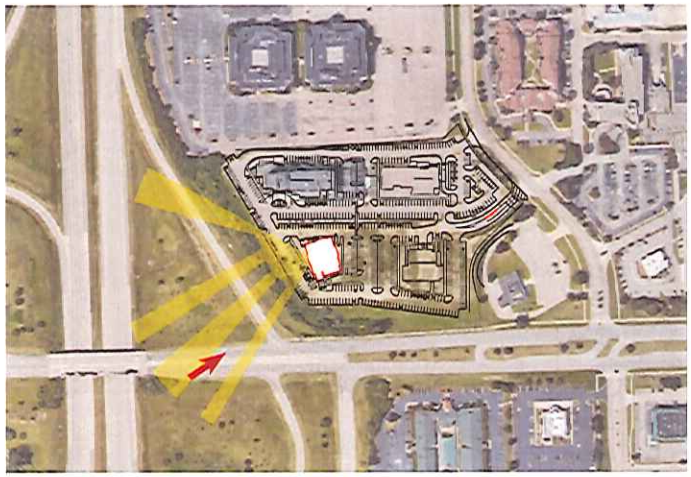


Illumination View



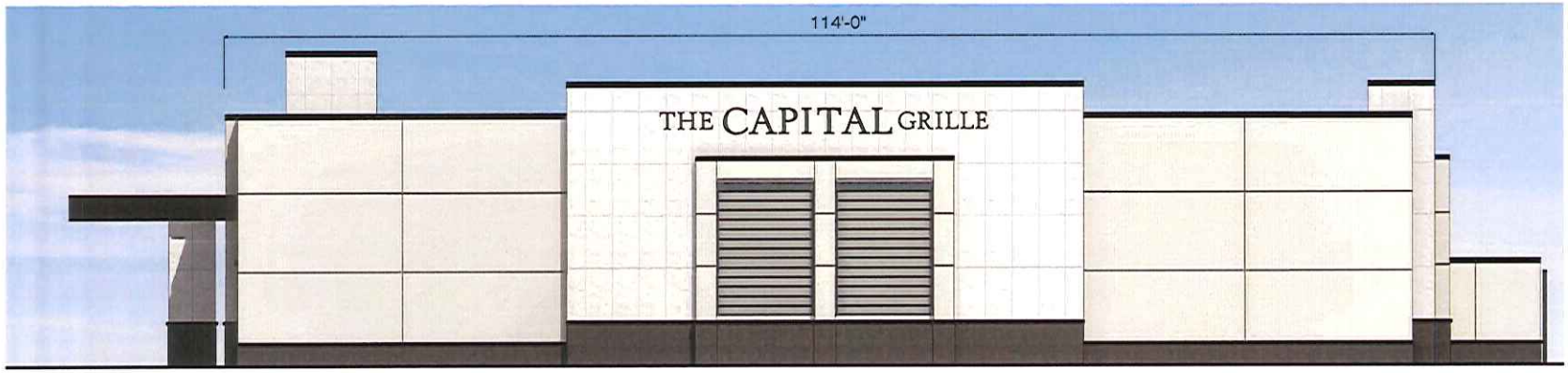
STREET VIEW





RIGHT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



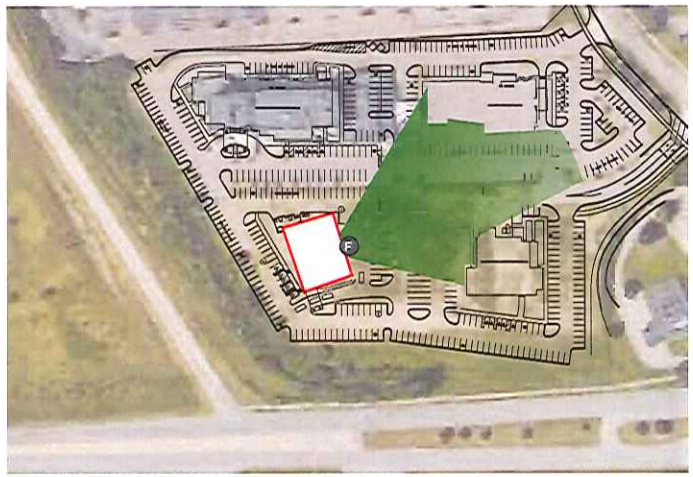
Scale: 3/32" = 1'
Measurements based on architectural plans provided.



F Channel Letters (Halo-Illuminated)
77.2 Sq Ft
Scale: 1/4" = 1'

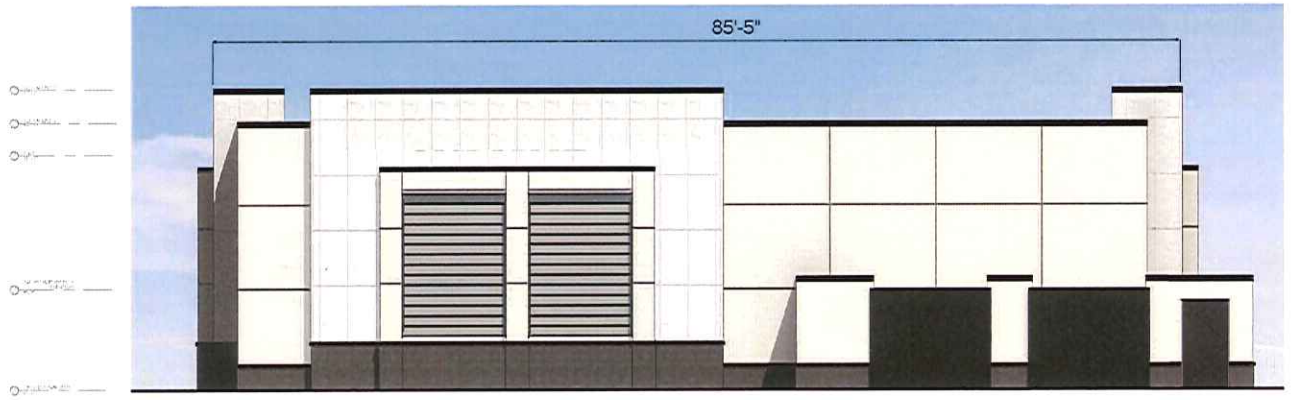


Illumination View

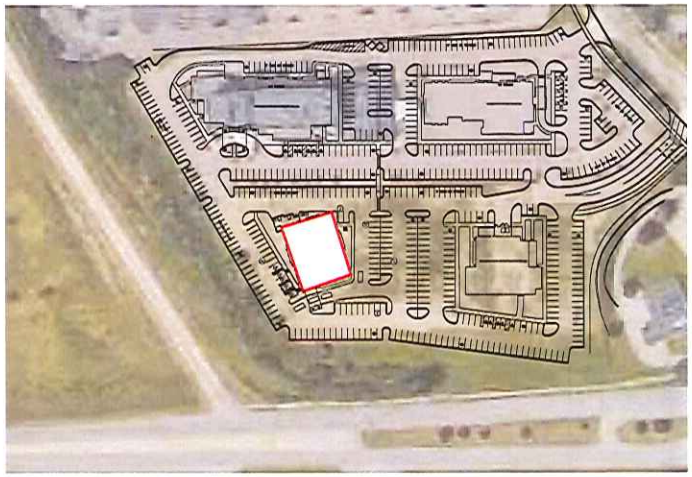


REAR ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



Scale: 3/32" = 1'
Measurements based on architectural plans provided.



COMPLETION PHOTOS



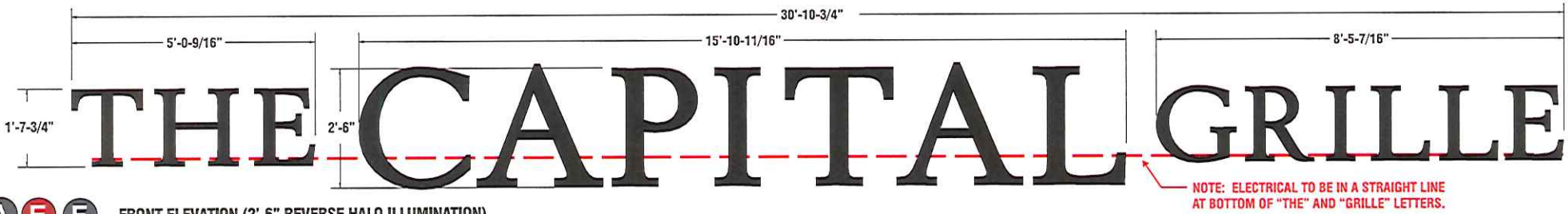


COMPLETION PHOTOS





APPENDIX



A E F **FRONT ELEVATION (2'-6" REVERSE HALO ILLUMINATION)**

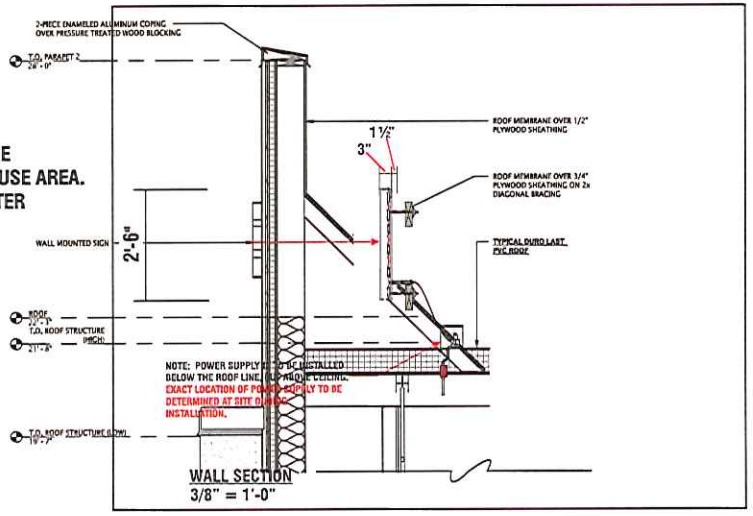
(3) THREE REQUIRED

SCALE: 1/2" = 1'-0"

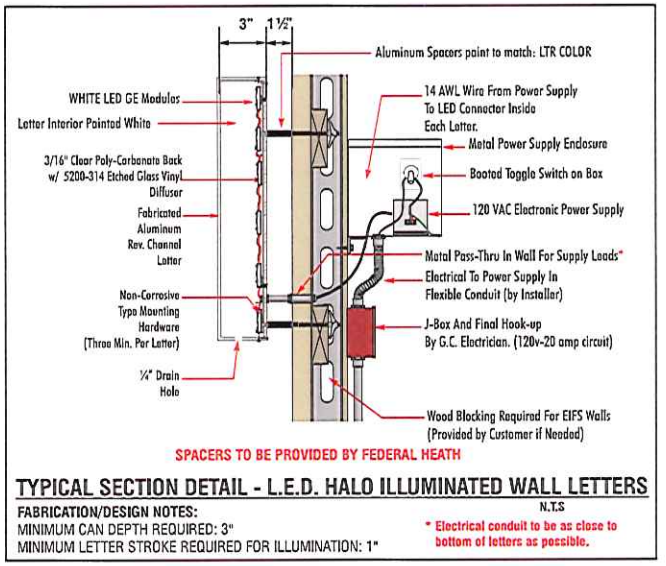
LETTER COLORS:
BLACK (SATIN BLACK)

GENERAL SPECIFICATIONS:
BLACK 3" DEEP REVERSE CHANNEL LETTERS
HALO ILLUMINATION W/ (G.E.) WHITE L.E.D. MODULES
SEE: TYPICAL SECTION DETAIL

SIGN WIRING THROUGH WALL MAY NEED TO BE COMPLETED DURING WALL CONSTRUCTION DUE TO SMALL ACCESS AREA BEHIND WALL INTO DOG HOUSE AREA. ACCESS IS REQUIRED TO THIS AREA IS REQUIRED AFTER COMPLETION.



WALL SECTION
3/8" = 1'-0"



SPACERS TO BE PROVIDED BY FEDERAL HEATH

TYPICAL SECTION DETAIL - L.E.D. HALO ILLUMINATED WALL LETTERS
N.T.S

FABRICATION/DESIGN NOTES:
MINIMUM CAN DEPTH REQUIRED: 3"
MINIMUM LETTER STROKE REQUIRED FOR ILLUMINATION: 1"

* Electrical conduit to be as close to bottom of letters as possible.

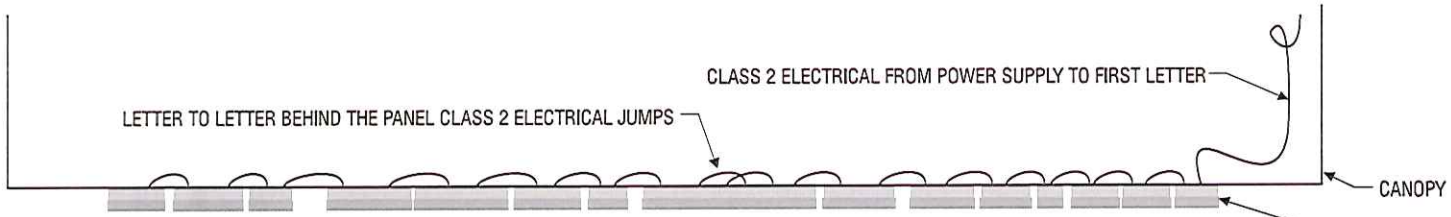
ELECTRICAL REQUIREMENTS
Total: 3 Amps
(1) 120V 20A Circuit Required.
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

CUSTOMER TO PROVIDE:
ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 5 FT.) TO BE BY CERTIFIED ELECTRICIAN:
A. All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).
B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.
C. Properly sized ground wire that can be traced back to the breaker panel must be provided.
D. Number and size of circuits for each sign to meet Federal Heath Sign's requirement.

Any deviation from the above recommendations may result in:
1. Damage to or improper operation of the sign(s).
2. Delays and additional costs.

Notes:
- Certain electrical components of signs will fail prematurely if signs are not shut-off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, each day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.
- Some dimming devices will also adversely affect sign electrical components, causing failure. Any dimming of the sign without consultation with Federal Heath Sign Co. will void the warranty.

INSTALLER IS RESPONSIBLE FOR:
ELECTRICAL NOTES:
1. INSTALLATION OF THESE (ELECTRICAL) SIGNS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF THE N.E.C., U.L. 48 AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
2. PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.



PLAN VIEW | NTS



END VIEW

OPTION 1

B INDIVIDUAL INTERNALLY ILLUMINATED CHANNEL LETTER LAYOUT ON CANOPY FRONT| ONE (1) REQ

scale 1/2"=1'-0"

.063 ALUMINUM CHANNEL LETTER PROVIDED BY (FEDERAL HEATH)
CUSTOMER TO PROVIDE PAINT COLOR AND FINISH

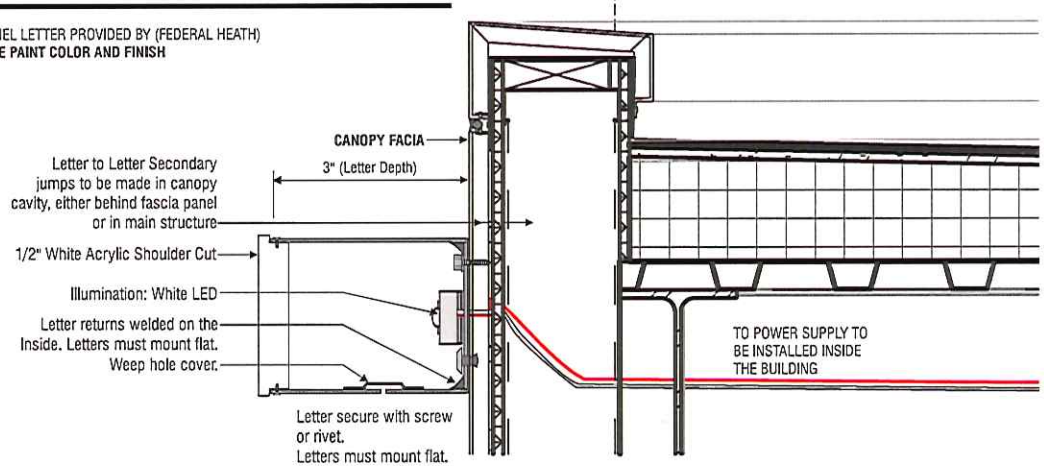
ALUMINUM CHANNEL LETTER OF WELDED CONSTRUCTION - LETTER MUST MOUNT AS FLAT AS POSSIBLE.
LETTER EXTERIOR TO BE PAINTED. COLOR AND GLOSS TO BE DETERMINED. INTERIOR TO BE SIGN WHITE.
LETTER FACE TO BE 7238 WHITE 1/2" THICK, SHOULDER CUT TO PROVIDE CLEAN SHARP IMAGE.
ILLUMINATION TO BE 24V LED WHITE.
ALL WEEP HOLES TO HAVE A COVER SO AS NOT TO SEE ANY LIGHT FROM BELOW.

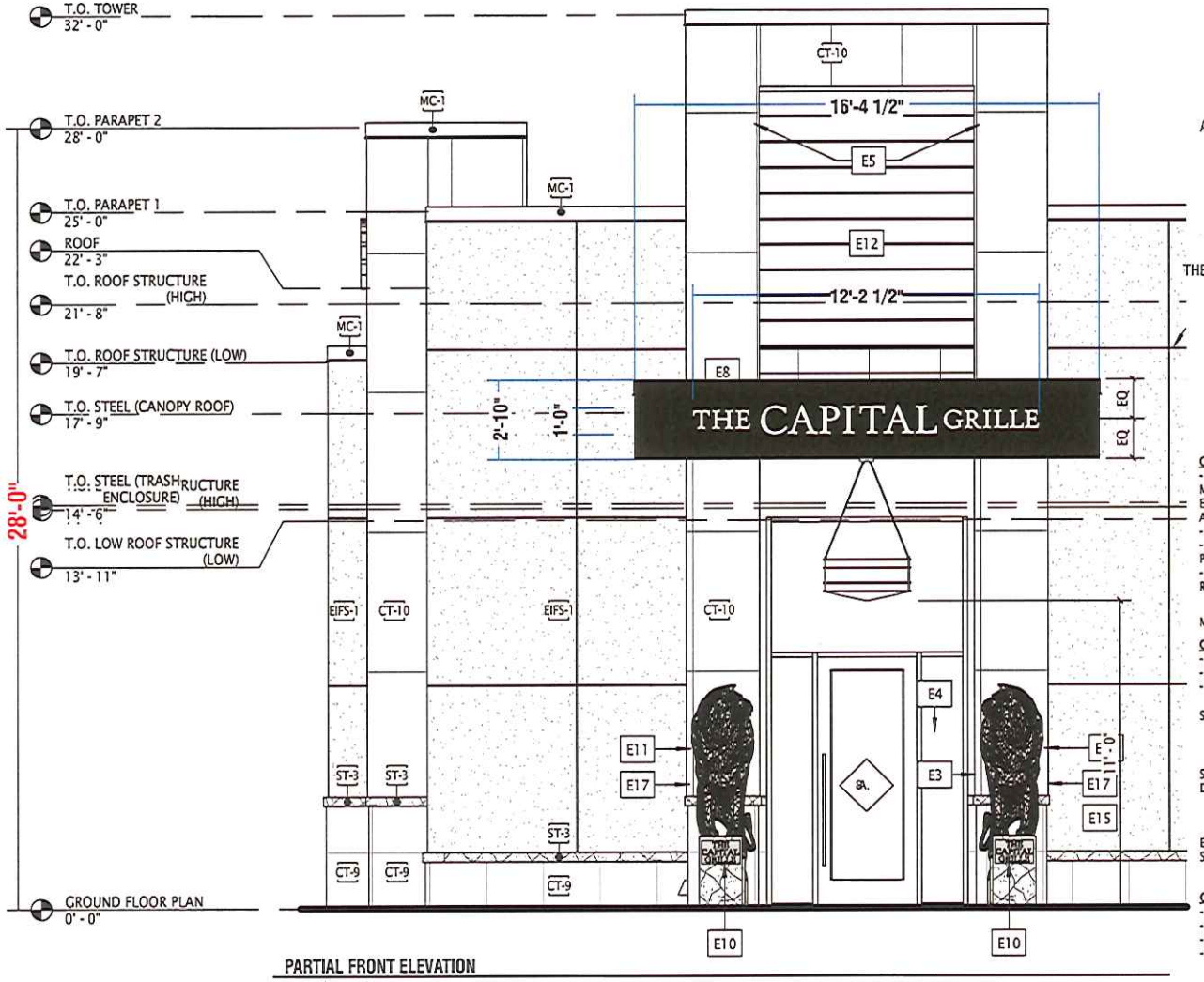
CANOPY FACE PANEL TO BE TAKEN TO SIGN SHOP SO LETTERS CAN BE SECURED TO FACE PANEL AND PRE-WIRED.
LETTERS MUST BE MOUNTED PERFECTLY STRAIGHT AND FLAT TO FACE PANEL. LETTERS NEED TO APPEAR AS ONE WITH FACE PANEL.
INSTALLER TO RETURN TO SITE WITH LETTERS MOUNTED TO PANEL AND WITH THE ASSISTANCE OF GC INSTALL THE PANEL.
INSTALLER TO RUN CLASS 2 WIRE THROUGH CONDUIT INTO BUILDING, SECURE POWER SUPPLY AND MAKE FINAL CONNECTIONS.

SIGN POWER SUPPLY TO BE INSTALLED INSIDE THE BUILDING.
CLASS 2 WIRE FORM POWER SUPPLY TO LETTERS TO PASS THROUGH GC PROVIDED CONDUIT INSTALLED WITHIN THE CANOPY ATTIC.

CUSTOMER TO PROVIDE A DEDICATED 120V 20A CIRCUIT FOR THE SIGN.

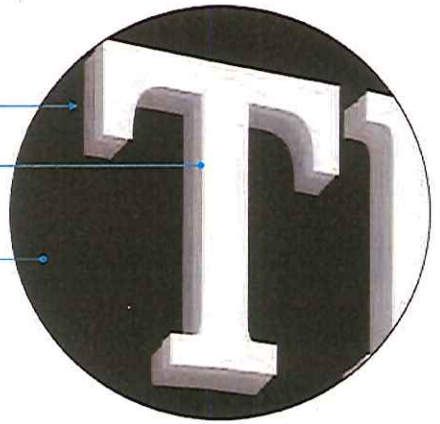
ELECTRICAL REQUIREMENTS
Total: 1 Amps
(1) 120V 20A Circuit Required.
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

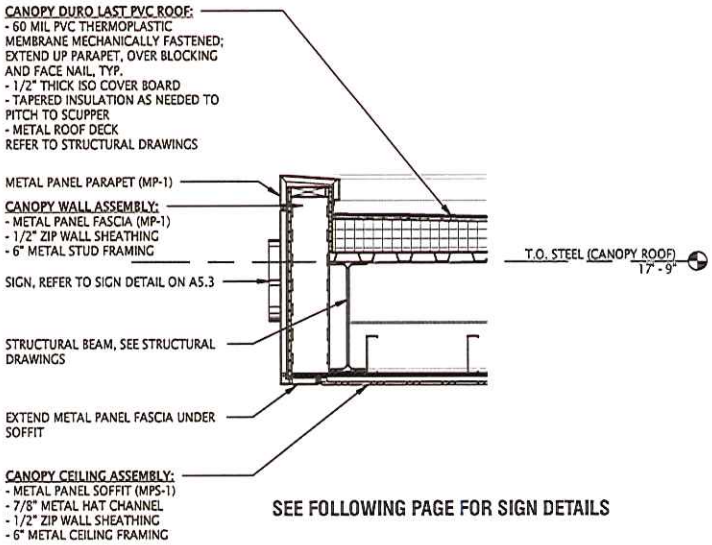




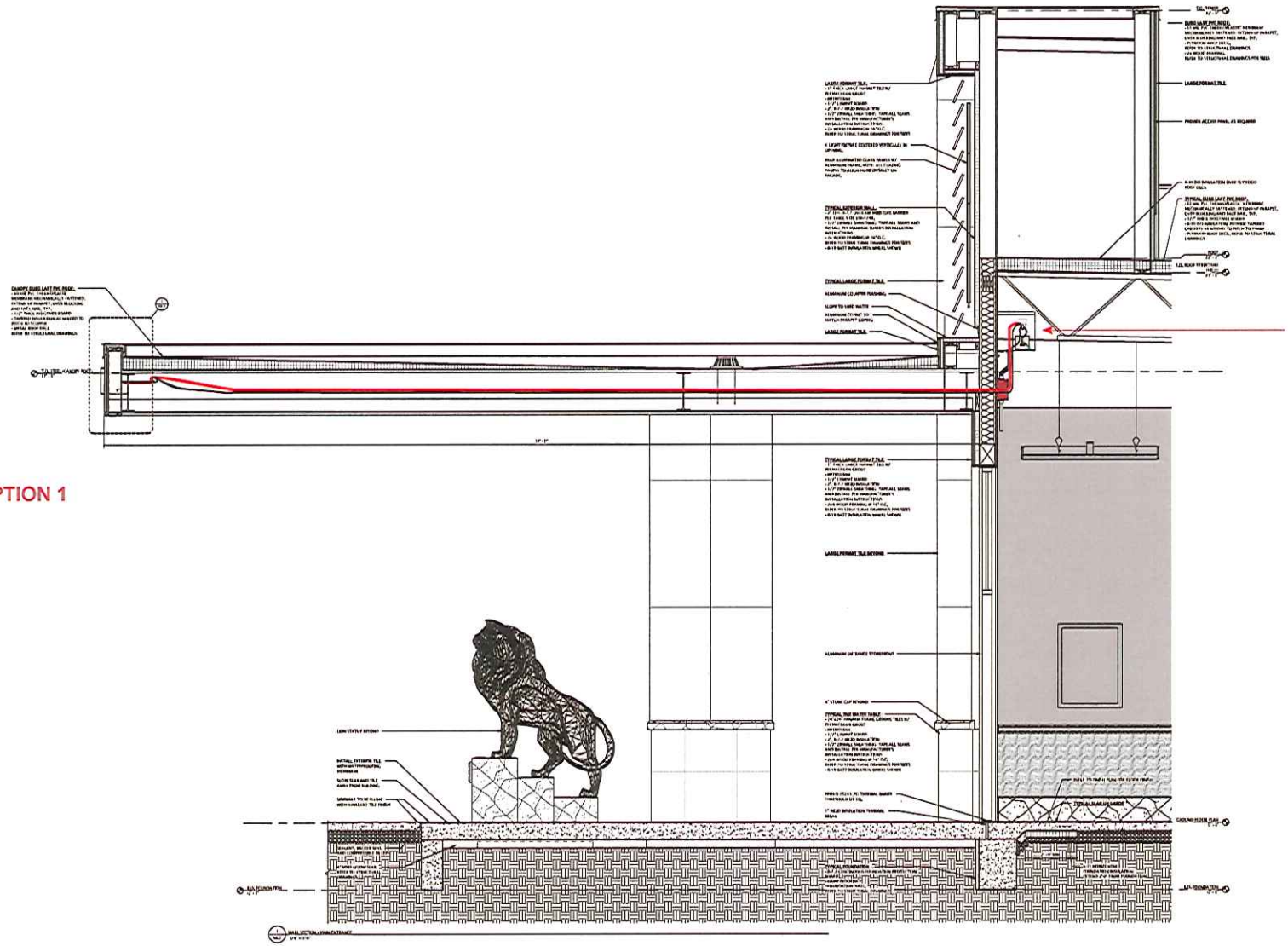
PARTIAL FRONT ELEVATION

scale 1/4"=1'-0"



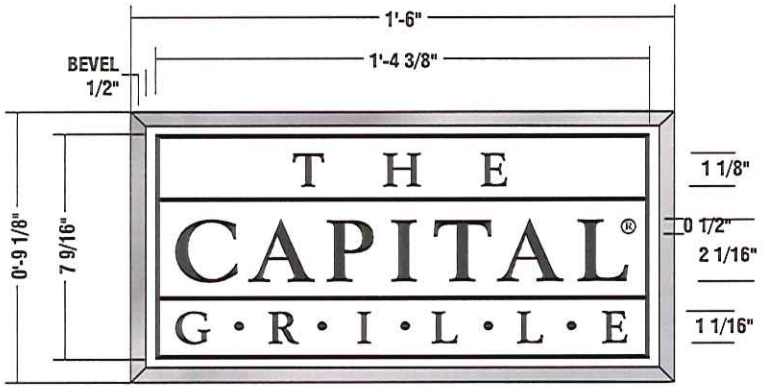


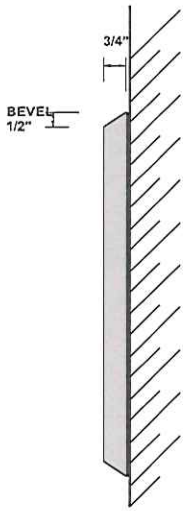
SEE FOLLOWING PAGE FOR SIGN DETAILS



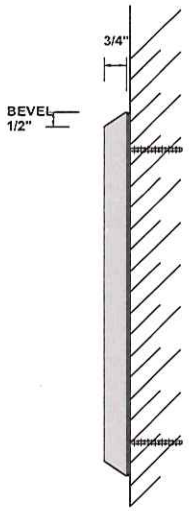
OPTION 1

NOTE: POWER SUPPLY TO BE LOCATED IN CEILING. EXACT LOCATION OF POWER SUPPLY TO BE DETERMINED AT THE SITE DURING INSTALLATION.





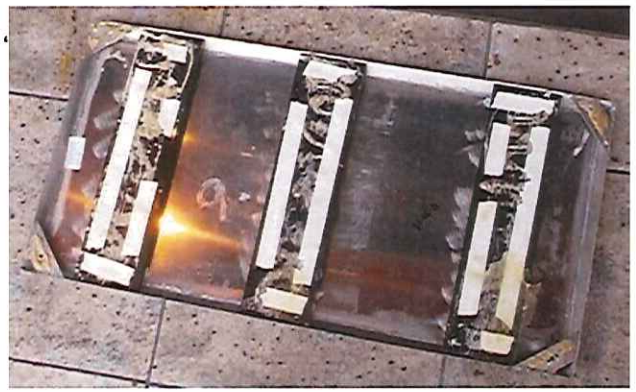
END VIEW "a"
SMOOTH SURFACE
VHB TAPE - USE STUDS
ALSO IF NEEDED



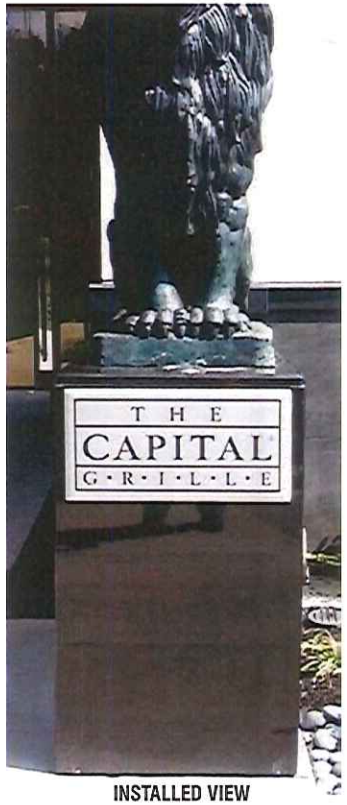
END VIEW "b"
POROUS SURFACE

C D BRUSHED ALUMINUM/NICKLE PLAQUE (ELEVATION) SCALE: 3" = 1'-0"
(2) TWO REQUIRED

GENERAL SPECIFICATIONS:
1-PIECE - 5/16" ALUMINUM BRUSHED WITH GLOSS CLEAR COAT
BEVEL: 1/2" X 3/4" DEEP OVERALL FROM FACE TO WALL
LETTERING: GLOSS BLACK - RECESSED
MOUNTING:
a) TO GRANITE OR METAL USE DOUBLE SIDED VHB TAPE. STUDS ALSO IF NEEDED.
b) TO POROUS FACADE USE 1/8" STUDS WITH EXTERIOR SILICON.



BACK VIEW



INSTALLED VIEW

SES
site enhancement services

- Sign G has been removed from the package
- Sign B has 3 options
    1.) Channel letters (Face-lit)
    2.) Routed-out Letters (Non-illuminated)
    3.) Remove entirely from package

SOUTH BEND
6001 Nimtz Pkwy | South Bend, IN | 46628 | p. 888.276.7107 | f. 574.237.6166

WAYNE COUNTY CONDOMINIUM SUBDIVISION
PLAN NO._____
EXHIBIT "B" TO THE MASTER DEED OF

LIVONIA LAUREL-SIX CONDOMINIUM

CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN.

ATTENTION: WAYNE COUNTY REGISTER OF DEEDS

THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN ASSIGNED TO THIS PROJECT, IT MUST BE SHOWN PROPERLY IN THE TITLE ON THIS SHEET AND IN THE SURVEYOR'S CERTIFICATE SHOWN ON SHEET NO. 2.

THIS CONDOMINIUM SUBDIVISION PLAN IS NOT REQUIRED TO CONTAIN DETAILED PROJECT DESIGN PLANS PREPARED BY THE APPROPRIATE LICENSED DESIGN PROFESSIONAL, SUCH PROJECT DESIGN PLANS ARE FILED, AS PART OF THE CONSTRUCTION PERMIT APPLICATION, WITH THE ENFORCING AGENCY FOR THE STATE CONSTRUCTION CODE IN THE RELEVANT GOVERNMENTAL SUBDIVISION. THE ENFORCING AGENCY MAY BE A LOCAL BUILDING DEPARTMENT OR THE STATE DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS.

LEGAL DESCRIPTION:

A parcel of land being a part of the Southeast 1/4 of Section 7, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as:

Commencing at the Southeast corner of said Section 7; thence along the south line of said Section 7, S89°58'00"W, 1,571.73 feet; thence N0°02'00"W 90.00 feet to a point on the North line of the Six Mile Road (variable width) and the POINT OF BEGINNING;
thence along said north line the following three (3) courses: 1) S89°58'00"W, 18.10 feet and 2) N82°11'41"W, 329.96 feet and 3) S89°58'00"W, 198.00 feet;
thence N60°02'00"W, 99.62 feet to a point on the easterly line of Highway I-275 and I-96;
thence along said easterly line, N30°02'00"W, 525.42 feet;
thence continuing along said easterly line, N22°48'30"W, 14.87 feet;
thence N87°10'01"E, 811.93 feet;
thence N44°58'00"E, 72.80 feet to the westerly line of North Laurel Park Drive (86 feet wide);
thence along said westerly line, 150.79 feet along an arc of a curve to the left, having a radius of 386.00 feet and a chord that bears S31°50'32"E, 149.83 feet;
thence continuing along said westerly line, S43°02'00"E, 189.45 feet;
thence S46°58'00"W, 166.85 feet;
thence 131.25 feet along an arc of a curve to the left, having a radius of 160.00 feet and a chord that bears S23°27'59"W, 127.60 feet;
thence S00°02'00"E, 158.00 feet to the aforementioned north line of Six Mile Road and the POINT OF BEGINNING.
Containing 10.28 acres of land, more or less.

INDEX OF DRAWINGS

1	COVER SHEET
2	SURVEY PLAN
3	SITE PLAN
4	UTILITY PLAN
5	EASEMENT PLAN - WATER MAIN & SANITARY SEWER



RECEIVED
AUG 11 2025
Inspection Department
City of Livonia

SURVEYOR AND PREPARER
PEA GROUP
1849 POND RUN
AUBURN HILLS, MI 48326

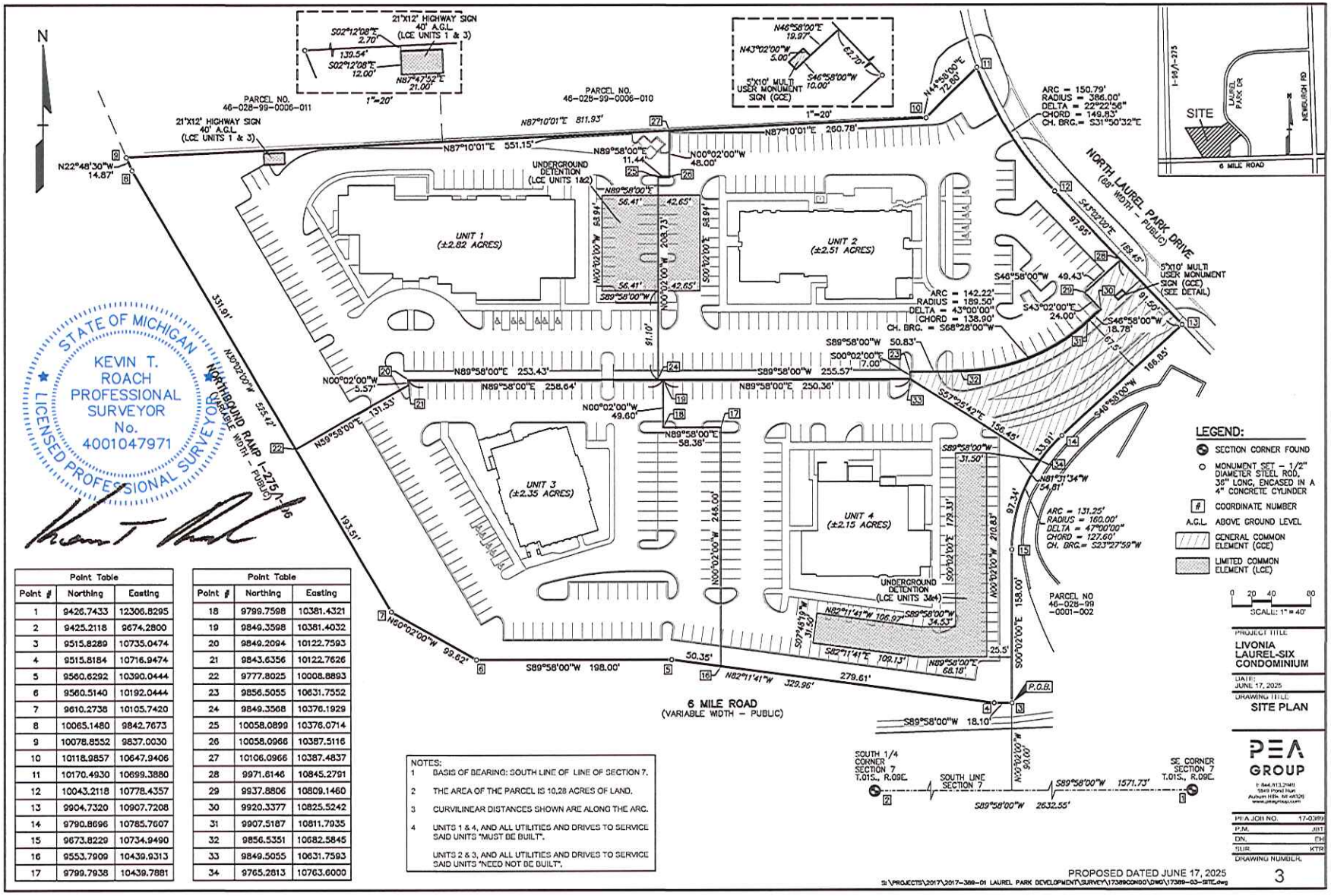
DEVELOPER
LAUREL INVESTMENT, LLC
29200 NORTHWESTERN HWY,
SUITE 450
SOUTHFIELD, MI 48034

PROJECT TITLE
LIVONIA LAUREL-SIX CONDOMINIUM
DATE:
JUNE 17, 2025
DRAWING TITLE:
COVER SHEET

PEA GROUP
t: 844.813.2949
1849 Pond Run
Auburn Hills, MI 48326
www.peagroup.com

PEA JOB NO.	17403B
P.M.	JRT
DN.	EH
SUR.	KTR
DRAWING NUMBER:	1

PROPOSED DATED JUNE 17, 2025
S:\PROJECTS\2017\2017-389-01 LAUREL PARK DEVELOPMENT\SURVEY\17389CONDO\DWG\17389-01-COVER.dwg



STATE OF MICHIGAN
KEVIN T. ROACH
PROFESSIONAL SURVEYOR
No. 4001047971
LICENSED PROFESSIONAL SURVEYOR

Point Table		
Point #	Northing	Easting
1	9426.7433	12306.8295
2	9425.2118	9674.2800
3	9515.8289	10735.0474
4	9515.8184	10716.9474
5	9560.6292	10390.0444
6	9560.5140	10192.0444
7	9610.2738	10105.7420
8	10065.1480	9842.7673
9	10078.8552	9837.0030
10	10118.9857	10647.9406
11	10170.4930	10699.3880
12	10043.2118	10778.4357
13	9904.7320	10907.7208
14	9790.8696	10785.7607
15	9673.8229	10734.9490
16	9553.7909	10439.9313
17	9799.7938	10439.7881

Point Table		
Point #	Northing	Easting
18	9799.7598	10381.4321
19	9849.3598	10381.4032
20	9849.2094	10122.7593
21	9843.6356	10122.7626
22	9777.8025	10008.8893
23	9856.5055	10631.7552
24	9849.3568	10376.1929
25	10058.0899	10376.0714
26	10058.0966	10387.5116
27	10106.0966	10387.4837
28	9971.6146	10845.2791
29	9937.8806	10809.1460
30	9920.3377	10825.5242
31	9907.5187	10811.7935
32	9856.5351	10682.5845
33	9849.5055	10631.7593
34	9765.2813	10763.6000

NOTES:
1. BASIS OF BEARING: SOUTH LINE OF LINE OF SECTION 7.
2. THE AREA OF THE PARCEL IS 10.28 ACRES OF LAND.
3. CURVILINEAR DISTANCES SHOWN ARE ALONG THE ARC.
4. UNITS 1 & 4, AND ALL UTILITIES AND DRIVES TO SERVICE SAID UNITS "MUST BE BUILT".
   UNITS 2 & 3, AND ALL UTILITIES AND DRIVES TO SERVICE SAID UNITS "NEED NOT BE BUILT".

LEGEND:
- SECTION CORNER FOUND
- MONUMENT SET - 1/2" DIAMETER STEEL ROD, 36" LONG, ENCASED IN A 4" CONCRETE CYLINDER
- # COORDINATE NUMBER
- A.G.L. ABOVE GROUND LEVEL
- GENERAL COMMON ELEMENT (GCE)
- LIMITED COMMON ELEMENT (LCE)

SCALE: 1" = 40'

PROJECT TITLE:
LIVONIA LAUREL-SIX CONDOMINIUM

DATE:
JUNE 17, 2025

DRAWING TITLE:
SITE PLAN

PEA GROUP
t: 844.813.2949
1849 Pond Run
Auburn Hills, MI 48326
www.peagroup.com

PEA JOB NO.	17-0389
P.M.	JST
DN.	TH
SUR.	KTR
DRAWING NUMBER	3

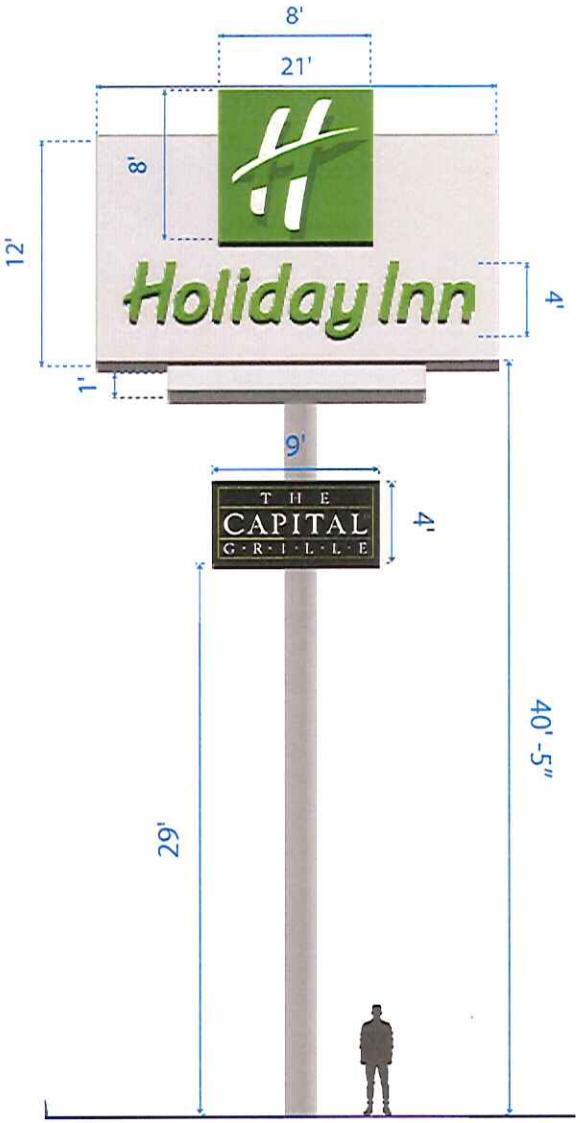
PROPOSED DATED JUNE 17, 2025

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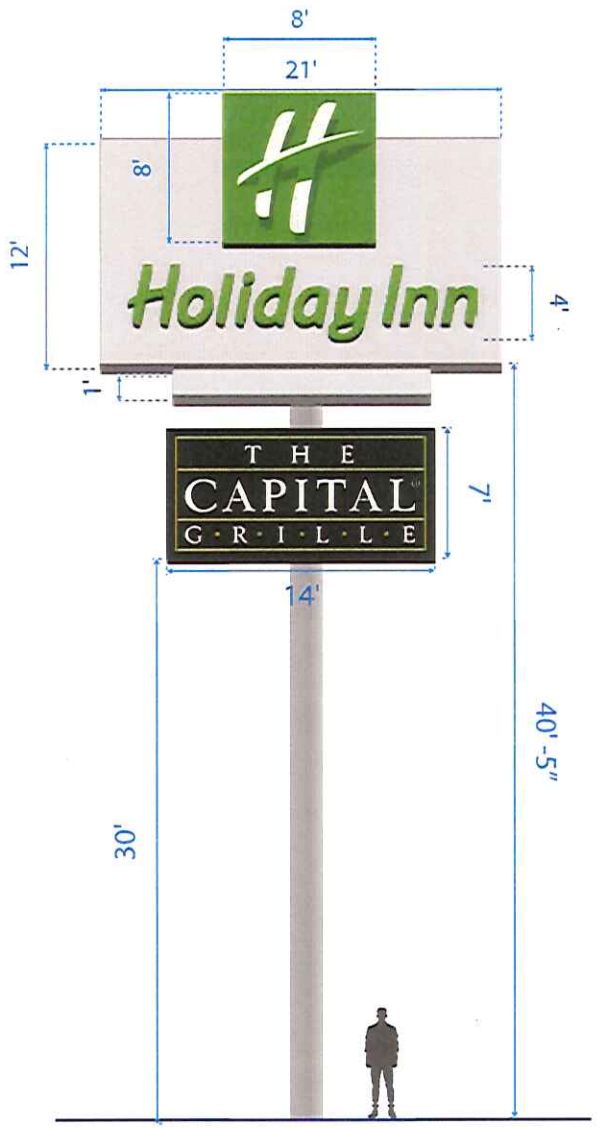
HIGHWAY PYLON SIGN

17123 N. LAUREL PARK DRIVE ENTRANCE
NEC of I-275 and Six Mile Rd., Livonia, MI 48152

PROPOSED AND EXISTING CONDITIONS



EXISTING PYLON SIGN

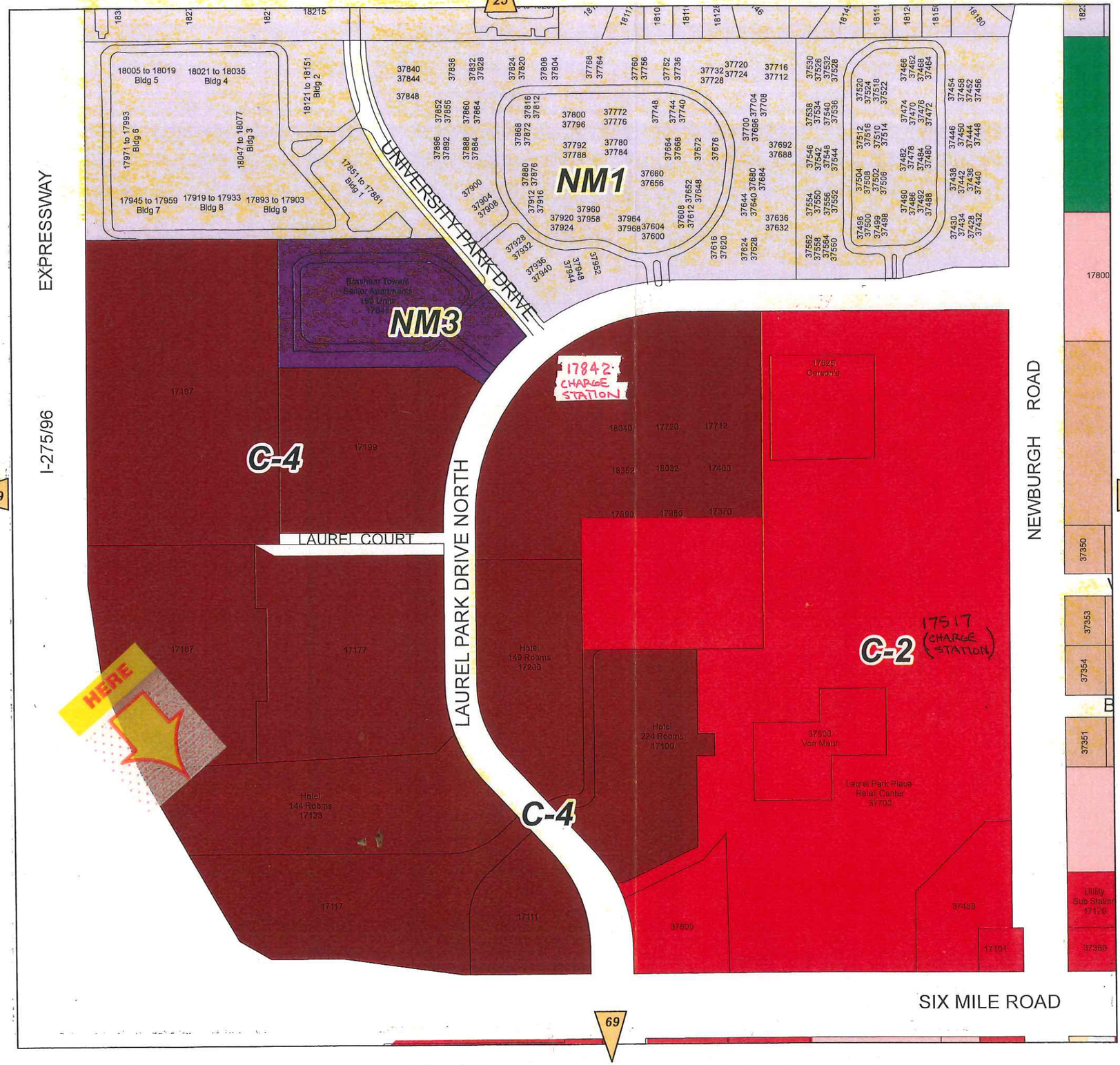


PROPOSED PYLON SIGN

PYLON SIGN DESIGN

HOLIDAY INN
17123 NORTH LAUREL PARK DRIVE

SIGN
REGIONAL COMMERCIAL



ZONING MAP

LEGEND

Zoning Districts

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

S.E. 1/4 Section 7

City of Livonia

T. 1 south, R. 9 east

Wayne County, Michigan

Copyright 2001, City of Livonia

300 150 0 300 Feet

APPEAL CASE NO. 2018-04-12 (Tabled on May 8, 2018): An appeal has been made to the Zoning Board of Appeals by Laurel Investment, LLC, 29200 Northwestern Hwy., Ste. 450, Southfield, MI 48034, on behalf of Lessee Holiday Inn, 17123 Laurel Park, Livonia, MI 48152, seeking to erect multiple wall signs on a new seven story hotel, resulting in excess wall sign area and adding an additional panel sign to an existing nonconforming ground sign. Currently two nonconforming ground signs exist. One nonconforming ground sign is adjacent to the expressway and is currently 60 feet tall and 173 sq. ft. The proposed sign cabinet is placed below the existing ground sign cabinet and is 37 sq. ft. The existing ground sign (highway sign) was granted a variance under case #8710-174.

Ground Sign Area:		**Wall Sign Area:**	
Allowed:	30 sq. ft.	Allowed:	468 sq. ft.
Proposed:	210 sq. ft.	Proposed:	480 sq. ft.
Excess:	180 sq. ft.	Excess:	12 sq. ft.

The property is located on the west side of Laurel Park (17123), between Six Mile and Seven Mile, Lot. No. 028-99-0006-007, C-4 Zoning District. Rejected by the Inspection Department under Zoning Ordinance 543, Section 18.50H,(n), 2a, 2b, 2c, "Sign Regulations in C-1, C-2, C-3 and C-4 Districts."

Henzi: Thank you. Mr. Hershey, anything to add to this case?

Hershey: Not at this time, Mr. Chairman.

Henzi: Any questions for the inspection department? Hearing none, will the Petitioner please come to the podium? Good evening.

Holke: Good evening. My name is Donna Holke. I'm with Intercity Neon Signs. Address 23920 Amber, Warren, Michigan 48089. And we were tabled at the May meeting. The main reason was there was a -- there was some questions as far as the west elevation. We had Holiday Inn and the Johnny's Steak House on that elevation and we were also requesting Johnny's Steak House to be on that pylon sign, which is on that same elevation -- so we got -- we went back with Holiday Inn. They decided that they would rather have Johnny's Steak House on the pylon sign since the pylon sign is along the expressway -- it's easier to see and it's been there for years, so they want to keep that and took the name Johnny's Steak House off the wall sign. I don't believe there was any issues with the other signs, unless anybody has questions about them tonight.

Henzi: Was -- was everything else remains as is?

Holke: Yes, everything else remained as is.

Henzi: Okay. Did Holiday Inn give you any other feedback about why they wanted to keep the pylon sign, other than it's on the expressway?

Holke: With that there everybody sees that and is used to seeing it, so with the -- so that's the best place -- they felt that's the best place to put the steak house sign.

Henzi: Thank you. Any questions for the Petitioner?

Baringhaus: Mr. Chair.

Henzi: Mr. Baringhaus.

Baringhaus: Can you describe any changes to the ground signage as proposed?

Holke: The one that's along the -- the small low ground sign?

Baringhaus: Yes.

Holke: There's no changes at all.

Baringhaus: Okay.

Hoke: It's staying just as is.

Baringhaus: Was there any ground signage, and I'm sorry I might have see this -- any ground signage that identifies the location -- Johnny's Italian Steakhouse?

Holke: No.

Baringhaus: So, the signage is just limited to the pylon sign and the building itself.

Hoke: Right.

Baringhaus: Thank you.

Henzi: Any other questions?

Coppola: Mr. Chair.

Henzi: Mr. Coppola.

Coppola: So, the purpose of the ground sign - the large ground sign - is -- is for those driving on the -- on the freeway to identify the -- the location of -- of the hotel, correct?

Holke: Correct.

Coppola: And -- and my guess would be that was allowed previously, and I haven't looked at the previous minutes in a while, but it was allowed because the original building was low, and it was two stories, maybe three I forget, but couldn't be seen from the -- really couldn't be seen from the freeway. And if you put a sign on the building no one would

have seen it anyway, so my guess is that's why they allowed the pylon. Now you've got this -- this was it eight stories, nine stories -- how many stories is this?

Altawil: Six stories.

Coppola: Six stories. It sits up, it's very prominent and can be seen from the freeway. Is there really a need for both the pylon sign and the sign - Holiday Inn Sign? The pylon sign and the sign on the west side of the building? I mean -- they both kind of serve the same exact purpose. To be recognized as a location while someone's on the freeway.

Holke: I believe that one also faces those office buildings on that side as well. So, anybody in that area would see the wall sign before they'd see the pylon sign.

Coppola: We have a sign on the north side that would also serve that purpose, correct? And on the south side that would serve -- any -- any side -- it would all serve that purpose.

Holke: Yes.

Coppola: Alright, thank you.

Henzi: Sir, can you say your name:

Altawil: Frank Altawil, 2115 Blue Stone Lane, Commerce Township, Michigan 48390. I'm a representative of the Ownership Group.

Henzi: Thank you.

Altawil: You're welcome.

Henzi: Any other questions.

Baringhaus: Mr. Chairman.

Henzi: Mr. Baringhaus.

Baringhaus: Just to confirm the power on the signage, it is LED -- LED lighting?

Holke: Yes.

Baringhaus: Thank you.

Henzi: Anything else? Is there anyone in the audience who wants to speak for or against the project? If so, come on up. Seeing no one coming forward, are there letters?

Baringhaus: No letters, Mr. Chairman.

Henzi: Is there anything you'd like to say in closing?

Holke: No.

Henzi: Okay. Thank you. I'll close the public portion of the case and begin the Board's comments with Mr. Klisz.

Klisz: I thank the Petitioner for -- for listening to what we had to say in terms of a choice between the pylon sign and the extra wall sign using the same purpose essentially in that section. Being that the pylon sign already exists adding the Johnny's Italian Steak House to it makes sense -- it's a new restaurant - a new concept in that area. So, based on that I would be in support.

Henzi: Mr. Coppola.

Coppola: Thank you, Mr. Chair. I think I expressed this -- this opinion last time. I thought that the pylon sign and the -- and the -- both signs on the west side of the building were excessive. If you -- if there were no pylon sign today and you came forth and asked for a pylon sign, we would probably turn you down and say go ahead and put the signs on the side of the building. For my purpose I think -- my opinion is that -- that the pylon sign and the -- the wall sign facing the west are -- duplicative and unnecessary. We're already -- we allowed you to have seven times more ground sign than -- than is permitted pursuant to -- to the rules, so from my perspective I would -- I would -- the ground sign's there and I'm happy with you using it, but I don't see any reason why there needs to be any signs on the west side of the building.

Henzi: Mr. Baringhaus.

Baringhaus: The general trend seems to be more signage towards the freeway for businesses that are along 275, and I don't see this as being an exception as well. Again, I agree with Mr. Klisz. I think the signage has a purpose. I think for the restaurant to be identified from the freeway is a positive -- positive step. It helps directionally with locating the restaurant. You really don't have any signage directing people to the restaurant on the surface roads as well. So, I think it's a nice compromise and I appreciate the fact that you did consider our advice and did remove one of the signs from the other side of the building. But, that was a very fair compromise, so based on that I will support the variance.

Henzi: Mr. Pastor.

Pastor: I think I'm gonna agree with Mr. Coppola on this. I'm not a big proponent of overage on signage anyways. But -- having the pylon sign and the sign on the building I think is just doubling up on the highway side, so as this sits, I'm not in favor.

Henzi: Mrs. Centers.

Centers: Last time I think we had focused on -- the Johnny's signs and we asked you to go back and talk to Holiday Inn. We talked about whether you wanted the pylon or the

wall sign on the west side. Thank you for doing that. Thank you for picking one. I think you picked the best one of the two and moving forward you still have Johnny's signs on other sides of the building. So, thank you for your compromise. I will be in support.

Henzi: Ms. Campbell.

Campbell: I was not here that last time you were here, so this is my first time hearing your case. It looks like you did make a compromise on the pylon and taking the sign off the building. I tend to somewhat agree with Mr. Coppola that with that big pylon you don't necessarily need all the signs on the west side of the building, but based on the last meeting and you compromised, I would -- I would be in support.

Henzi: I would deny as presented for all the reasons that I set forth at the last meeting. I did not want you to select the pylon sign for various reasons, chief of which is I don't know of any other pylons sign in the City, and I could be wrong -- I'm just saying I don't know of any other one -- where there are two signs and doubling up I think looks -- it doesn't look good. I also think that I would go with the wall sign, but I will not approve the pylon sign, however, it looks like there is consensus to approve, so the floor is open for a motion.

Baringhaus: Mr. Chairman.

Henzi: Mr. Baringhaus.

Upon Motion by Baringhaus supported by Klisz, it was:

RESOLVED: APPEAL CASE NO. 2018-04-12 (Tabled on May 8, 2018): An appeal has been made to the Zoning Board of Appeals by Laurel Investment, LLC, 29200 Northwestern Hwy., Ste. 450, Southfield, MI 48034, on behalf of Lessee Holiday Inn, 17123 Laurel Park, Livonia, MI 48152, seeking to erect multiple wall signs on a new seven story hotel, resulting in excess wall sign area and adding an additional panel sign to an existing nonconforming ground sign. Currently two nonconforming ground signs exist. One nonconforming ground sign is adjacent to the expressway and is currently 60 feet tall and 173 sq. ft. The proposed sign cabinet is placed below the existing ground sign cabinet and is 37 sq. ft. The existing ground sign (highway sign) was granted a variance under case #8710-174.

Ground Sign Area:		**Wall Sign Area:**	
Allowed:	30 sq. ft.	Allowed:	468 sq. ft.
Proposed:	210 sq. ft.	Proposed:	480 sq. ft.
Excess:	180 sq. ft.	Excess:	12 sq. ft.

The property is located on the west side of Laurel Park (17123), between Six Mile and Seven Mile, Lot. No. 028-99-0006-007, C-4 Zoning District. Rejected by the Inspection Department under Zoning Ordinance 543, Section 18.50H,(n), 2a, 2b, 2c, "Sign Regulations in C-1, C-2, C-3 and C-4 Districts," **be granted for the following reasons and findings of fact:**

1. The uniqueness requirement is met because of the location of the property on the freeway and the surrounding surface streets and the fact that the a lot of the existing signage - pylon sign and ground signs - were previously in place.

2. Denial of the variance would have severe consequences for the Petitioner in terms of directing customers to their facility.

3. The variance is fair in light of its effect on neighboring properties and in the spirit of the Zoning Ordinance because there were no negative opinions by surrounding businesses or residences to the plan.

4. The Board received 0 letters of approval and 0 objection letters from neighboring property owners.

5. The property is classified as General Commercial in the Master Plan and the proposed variance is not inconsistent with that classification.

FURTHER, This variance is granted with the following conditions:

1. That the signage be installed as presented this evening.

2. That the guidelines of both City Council and Planning Commission be followed.

ROLL CALL VOTE:

AYES: Centers, Klisz, Campbell, Baringhaus
NAYS: Coppola, Pastor, Henzi
ABSENT: None

Baringhaus: Motion passes 4 - 3.

Henzi: Good luck. Motion was -- or the variance was granted with those two conditions.

Altawil: Thank you.

Holke: Thank you.

Atawil: Thank you folks.

ZONING BOARD OF APPEALS

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May 14, 2018

Laurel Investment, LLC
29200 Northwestern Hwy., Ste. 450
Southfield, MI 48034

To Whom It May Concern:

The Zoning Board of Appeals of the City of Livonia, at a Regular meeting held May 8, 2018, adopted the following Resolution:

RESOLVED: APPEAL CASE NO. 2018-04-12: Laurel Investment, LLC, 29200 Northwestern Hwy., Ste. 450, Southfield, MI 48034, on behalf of Lessee Holiday Inn, 17123 Laurel Park, Livonia, MI 48152, seeking to erect multiple wall signs on a new seven story hotel, resulting in excess wall sign area and adding an additional panel sign to an existing nonconforming ground sign. Currently two nonconforming ground signs exist. One nonconforming ground sign is adjacent to the expressway and is currently 60 feet tall and 173 sq. ft. The proposed panel is placed below the existing cabinet and is 37 sq. ft. The existing ground sign (highway sign) was granted a variance under case #8710-174.

Ground Sign Area:		**Wall Sign Area:**	
Allowed:	30 sq. ft.	Allowed:	468 sq. ft.
Proposed:	210 sq. ft.	Proposed:	539 sq. ft.
Excess:	180 sq. ft.	Excess:	71 sq. ft.

The property is located on the west side of Laurel Park (17123), between Six Mile and Seven Mile, Lot. No. 028-99-0006-007, C-4 Zoning District. Rejected by the Inspection Department under Zoning Ordinance 543, Section 18.50H,(n), 2a, 2b, 2c, "Sign Regulations in C-1, C-2, C-3 and C-4 Districts," **be tabled to allow the Petitioner to reflect on the Board's comments.**

Sincerely,

James Baringhaus
Secretary

/mm

cc: Holiday Inn
S. Banko, City Clerk, M. Fisher, S. Reece, S. Miller, R. Abrahamson, C. Hanosh

ZONING BOARD OF APPEALS

CITY OF LIVONIA

MINUTES OF A REGULAR MEETING HELD JANUARY 4, 2011

MEMBERS PRESENT: Matt Henzi, Chairman
Terry Moran, Vice Chairman
Sam Caramagno, Secretary
Toni Aloe
Robert Sills
Ken Harb
Craig Pastor

MEMBERS ABSENT: None

OTHERS PRESENT: Michael Fisher, Assistant City Attorney
Steve Banko, City Inspector
Helen Mininni, Court Reporter

The meeting was called to order at 7:02 p.m. Chairman Henzi then explained the Rules of Procedure to those interested parties. Each Petitioner must give their name and address and declare hardship for appeal. Appeals of the Zoning Board's decisions are made to the Wayne County Circuit Court. The Chairman advised the audience that appeals can be filed within 21 days of the date tonight's minutes are approved. The decision of the Zoning Board shall become final within five (5) calendar days following the hearing and the applicant shall be mailed a copy of the decision. There are four decisions the Board can make: to deny, to grant, to grant as modified by the Board, or to table for further information. Each Petitioner may ask to be heard by a full seven (7) member Board. Seven (7) Members were present this evening. The Chairman asked if anyone wished to be heard by a full Board and no one wished to do so. The Secretary then read the Agenda and Legal Notice to each appeal, and each Petitioner indicated their presence. Appeals came up for hearing after due legal notice was given to all interested parties within 300 feet, Petitioners and City Departments. There were three persons present in the audience.

(7:04 #1/164)

APPEAL CASE NO. 2011-01-02: Anthony Smith, 17123 Laurel Park, Livonia, MI, seeking to replace/retrofit two existing ground signs resulting in excess sign height, sign area and number of ground signs.

Ground Sign Height
I-275 Sign Location

Allowed:	6.00 ft.
Proposed:	56.5 ft.
Excess:	50.5 ft.

Ground Sign Height
Laurel Park Road Location

Allowed:	6.00 ft
Proposed:	13.25 ft.
Excess:	7.25 ft.

Ground Sign Area
I-275 Sign Location

Allowed:	30 sq. ft.
Proposed:	309 sq. ft
Excess:	279 sq. ft.

Ground Sign Area
Laurel Park Road Location

Allowed:	30 sq. ft.
Proposed:	45 sq. ft.
Excess:	15 sq. ft.

Number of Ground Signs

Allowed:	One
Proposed:	Two
Excess:	One

The property is located on the west side of Laurel Park (17123) between Six Mile Road and Laurel Court.

Henzi: Mr. Banko, anything to add to this case?

Banko: Not at this time.

Henzi: Any questions for Mr. Banko? Hearing none will the Petitioner's representative please come forward?

Moran: Mr. Chairman?

Henzi: Mr. Moran.

Moran: I don't know if this is to Mike or to inspection, but this package is very similar tonight to what's currently there, but I didn't see anything in our packages to when this Radisson stuff was approved. Did I miss it?

Petitioner: 2007, 2007 to Radisson.

Henzi: There's nothing in there correlating to Radisson. It must have been refaced and approved without this Board's intervention because the sign variance states back to '88, I think.

Moran: I'm not sure. I was just curious as to how we got to the point where we are. I didn't mean to be blunt about it. I didn't go back that far. Everything I saw was Tremor's and parking spaces.

Fisher: Well, there were some signs approved in 2003.

Moran: I think that related more to Tremor's, Mike. It didn't have anything to do with the pole signs. That's okay. I was just --I thought perhaps there had been a review of a case very much like this at one time.

Banko: Mr. Chair.

Henzi: Mr. Banko.

Banko: In speaking with Mr. Abrahamson, I think one of the reasons that this is – this is basically a reface here tonight for what's already basically there except for the change of the wall sign I believe. But one of the reasons that it was – the original petition was for that petitioner and that petitioner only and I think that's why we are here tonight.

Moran: Fair enough. Thank you, Steve.

Henzi: Thanks. Any other questions? Good evening, can you introduce yourselves, please?

Petitioner: My name is Tony Smith, General Manager of the currently Radisson Hotel.

Terry: And Brian Terry, Allied Sign, sign contractor for the installation package.

Henzi: Mr. Smith, go ahead and tell us about the refacing signs.

Petitioner: Good evening. I'm here tonight to request a reface on our signs. We are switching our hotel to a Holiday Inn back what it was prior from 1982 until 2007. Essentially, we are requesting just the approval to change the signs as mentioned for the most part it is a reface and two of the signs are very similar in size to what we currently have. Additional building sign we propose moving to the south elevation from the southeast elevation of the hotel getting better visibility from Six Mile Road.

Henzi: There is a mention in your packet about the fact that all Holiday Inn signs are being redone and that there's a new logo. Is this a sign that this franchisee has to use?

Petitioner: This is a style of sign the franchisee has to use. There are various dimensions but they don't vary too much from what we are proposing here.

Henzi: Okay. Any questions for the Petitioner's representative?

Moran: I do.

Henzi: Mr. Moran.

Moran: The monument sign, and by the way, it's a very nice package. I like the way you put it together. I like the way you contrasted it to the Radisson. It is very clear to me that this is really just a change in the signage than - because of the name change. But the monument sign is about 13 feet high as it currently is. But it doesn't appear to me that you intend to reuse the brick area or any portion of the existing sign; is that accurate?

Petitioner: Brian, do you want it.

Mr. Terry: Yeah, actually since I am the sign contractor for installation I actually did a site survey so technical questions could probably be directed to me for best answers. But, yes, you are indeed correct. Removal of the existing sign and the brick face would take place. We would continue to maintain the existing steel structural pole and the electrical circuits that are out there for the existing sign upon installation of the new sign package as proposed.

Moran: The steel structural pole on the monument sign?

Mr. Terry: Yes, it's not visible because it runs up through the center of the existing sign and you have existing concrete foundation in that steel pole in good shape.

Moran: Does that necessitate the sign being 13 feet high?

Mr. Terry: It plays a little bit of part into it, you know, as Tony said, there's a little of variance in the different sizes of signs that are available, you know, with the Holiday brand image. It is a patented, U.S. patent office patented trademark logo. So they developed and formulated certain size signs that hopefully in any market that they would go into would be palpable to the City spirit ordinance and intent of the ordinance. So, yeah --

Moran: Well, I guess my question for you fellows is what's your hardship with respect to this sign and why you wouldn't make it six feet which is our current ordinance and you need it to be 13?

Mr. Terry: Well, the hardship, you know, is naturally number one that the use of the Holiday Inn brand logo the way that you see the sign rendered right there is the way that Holiday Inn, you know, has petitioned for that to be imaged for their pylon signs. So, we do have some corporate trademark infringements that if we were to vary from that we'd probably have to go through a chain of command, you know, to seek approval from them to vary from their trademark.

Moran: Is there no sign that's six feet high – I mean, here's where I'm coming from. If you drive along - our ordinance requires six feet. You drive along that area, you look at Best Western, maybe theirs is a little higher, but it's a nice neat trim sign. You look at Courtyard and you look at Marriott out there on Six Mile. Again, I bet you that actually does comply with the ordinance, but it's just a nice neat trim look. You know, as I view it, you've got a big sign out on 275, people -- by the time people get to this sign, they know where the Holiday Inn is. It's not necessary for identification. The large sign out on 275 absolutely. A six foot sign for instance would be absolutely useless. You need something high in the air, but I'm trying to understand why you wouldn't go with something, frankly, that I think would be just more attractive along here to identify your property.

Mr. Terry: Yeah, and that's a great point. By the time they get at that position on Laurel Park they have identified the 275 structure which was of huge concern for us. We weren't sure which signs might meet most opposition. Back to the Laurel Park sign here, we

investigated possibly seeing if we could proportionately reduce this sign because we've got essentially two variance requests on that sign; one is for over height and the other is for over square footage. So, trying to maintain a balance with Holiday Inn's corporate brand, if we could have them proportionately reduce this sign to meet the square foot requirements, that's also going to bring it down in height. I don't think it would achieve the six foot that we're talking but maybe it would be a fair exchange to help keep that same, you know, look that we're seeing on Laurel Park existing.

Moran: And again, I'm not too hung up personally on the square footage as it's a large property. I'm only speaking for myself, it's not excessive signage; it's just that I like the consistent look of the monument signs. So, anyway, those are my comments. If there is something there that could be done, I would like to see that personally. Other than that, I have no other questions.

Henzi: Any other questions?

Caramagno: Mr. Chair.

Henzi: Mr. Caramagno.

Caramagno: On that same monument sign we were just talking about, is there going to be a reader board or language as I see in the Radisson, or is there no plans for any message on that board?

Terry: No plans, again, you know, at the time they are at the position, its identification more than trying to attract the public in. The 275 sign will bear that necessity for the Holiday Inn. So, just as you see it with no message center, digital or static.

Caramagno: What part of that sign lights up – the new sign?

Terry: Yeah, the letters Holiday Inn that are green --

Caramagno: Yes.

Terry: -- will light up at night and the square H logo will light up. The rest of the sign is an aluminum structure, non-corrosive, automotive quality paint finish and so just the brand itself, the H logo and Holiday Inn.

Caramagno: Okay. Directional signs on the plan, same as you have now, your north entrance and your south entrance and exists.

Terry: Yeah, we actually made them a little narrower and they are going to be illuminated, but just simply way finding flow of traffic directional through the property.

Caramagno: They are illuminated now, aren't they?

Terry: Yes, they are.

Caramagno: Okay. But the Traveling Fork sign on the front of the building; what is that? It's a restaurant?

Petitioner: Yeah, the one that's on the inside of the property?

Caramagno: It's right on the building above the billboard.

Petitioner: The Traveling Fork sign on the exterior of the building is their hotel restaurant sign.

Caramagno: That's a separate deal - all together it doesn't change?

Petitioner: It doesn't change at all, no.

Caramagno: One more question I've got at least right now is, well, two more questions. How long has that boat been sitting in the parking lot?

Petitioner: Today was the first day I noticed it.

Caramagno: Is it gone already?

Moran: It's gone tonight.

Caramagno: Okay. It looked abandoned. The snow had been plowed around it. It looked like it maybe had been sitting there. So, that was one question. The other one is, you're the Manager of this facility?

Petitioner: Yes, sir.

Caramagno: All of your entry doors, one, two, three, four, five, six. Those signs you've got taped on the door. You've got taped on the door or taped on the glass. Isn't there a better way to do that? It looks terrible.

Petitioner: Those are -- I agree, they do look terrible. Actually we are replacing those with professional door number signs.

Caramagno: They're getting replaced – when?

Petitioner: In the next couple of weeks actually.

Caramagno: So, that's going to change.

Petitioner: Yes, sir.

Caramagno: Yes. it looks just – it looks terrible. When I looked at that I said, wow. We got a first class sign package here and worse than any class door signage. So, I'm glad to hear that's changing. Thanks.

Mr. Terry: That's all part of the package, you know, it's necessary for permitting, but that is something that Tony's addressing the vinyl.

Caramagno: Permits or not, it looks terrible. I'm glad to hear it is changing.

Henzi: Any other questions?

Harb: I have.

Henzi: Mr. Harb.

Harb: I guess this is to Mike. They want to replace the Radisson sign on the south wall to – or southeast to the Holiday Inn on the south. It's on the first page. We're not dealing with these signs at all today?

Fisher: I'm sorry, I'm not sure I know what sign --

Harb: On the first page of the sign package. You see a Radisson on the southeast.

Fisher: It's not first page of my packet.

Harb: First page of the signs.

Fisher: Okay. Yes, I see that.

Harb: We are not dealing with this wall sign at all today?

Fisher: No, we are not dealing with that sign at all. And I guess the reason is --

Banko: I believe the Radisson sign is to be removed; is it not?

Harb: Yes, I just wanted to know what the square footage of the Radisson sign versus the Holiday Inn sign. The Holiday Inn sign appears to be 76 square feet. I was curious to know what the Radisson sign was.

Terry: We had surveyed that. I don't have those dimensions right in front of me, but I will say that the actual sign square footage that we proposed – the thought process was put there not to exceed, if anything to decrease from the existing Radisson cabinet that's up there and its of good size 16, 18 feet roughly by a four or five foot tall, so it's a good square foot that's up there right now.

Harb: Now, that Radisson sign, that's not where Tremors was; is it?

Terry: That was the portion of the building Tremors was in.

Harb: So, we may have approved the Tremors sign and you probably replaced the Radisson sign not to exceed the Tremors sign?

Terry: I think it was handled as a reface.

Petitioner: There was prior to that sign there was a sign for Shanahan's Irish Pub.

Harb: Right, right.

Petitioner: This sign was a similar, very similar size to that if I recall.

Harb: All right. I'll do my research here. Thank you.

Henzi: Any other questions? Hearing none, is there anyone in the audience that wants to speak? I see nobody. Are there any letters?

Caramagno: We've got one. We've got an address 17177 North Laurel Park Drive. Woohyan Cho sends an approval.

Henzi: Gentlemen, you have the opportunity to make a closing statement. Is there anything else you would like to say?

Petitioner: I request for the nature of business all of our requests be approved as are.

Henzi: Okay. Thank you very much. I will close the public portion of the case and begin the Board's comments with Mr. Sills.

Sills: I think the package is well done. I'm comparing dimensions with the monument sign and the pylon signs and it seems as though they are just replacing the sign and just the name from Radisson to Holiday Inn. I don't see any great differences in the dimensions. I think I could propose the package as presented.

Henzi: Mrs. Aloe.

Aloe: I agree. The Petitioner is just asking to resurface or reface the signs, existing signs that are there. I think this is very nice signage and I will approve it.

Henzi: Mr. Caramagno.

Caramagno: Yeah, your accesses are unique here and your property is unique. You're right on the freeway grabbing visitors to this town and they have to be able to find your location. The sign on the freeway, the tall sign, I think that stands out that white with the green. It looks better than the dark does. It's a more attractive sign. I don't think it will interfere with anything in the area. Your monument sign in front, although it's a little tall, as Terry said, I think there's a lot of traffic that comes through – you've got a movie theater, you've got a shopping mall, you've got a lot of action over there and that sign needs to grab peoples' attention. You're coming into town with sometimes people that aren't familiar with the area. So, I'm for your plan.

Henzi: Mr. Moran.

Moran: Well, I'm really glad to see the property being updated. I've driven by there many times and frankly wondered how Radisson was staying in business. I just didn't see the occupancy levels that I'd sure like to see based on the cars. I think that I made my comments pretty well known earlier. I think it's a great package you've presented, but I'm not satisfied why we need this monument sign 13 feet high. I think it's inconsistent with the other properties in the area. I don't know if we'll be seeing them because of this, but I didn't hear a compelling reason why we should make it that height and as Sam touched upon earlier, the reader board is gone. Most of this monument sign is just white and the sign really starts some eight, nine, 10 feet up in the air or whatever it is, I didn't check the calculations. So, I thought I heard an offer to change that, I'd be in full support of this if it were reduced. It doesn't have to be to six feet, but I'd have to understand why we want to make it 13 feet high. So, for those reasons I wouldn't approve this as presented, but again, I'm only one person and I'm really pleased to see you updating the property.

Henzi: Mr. Harb.

Harb: I agree with Terry. I understand the Holiday Inn needs a new identity and sign package, you know, for all the Holiday Inn brand hotels. I think it's a great package and I really don't see the need for a 13 foot tall monument sign. It seems to me that Holiday Inn probably has a 10 foot sign or even a nine, eight, I'm not sure, but it seems to me that other national companies that come before us have many different sign packages of many different heights of signs. So, I would not approve this package. I would prefer to delay and see another idea.

Henzi: Mr. Pastor.

Pastor: I also agree with Terry. I think that sign is unnecessary at that height. I do realize that they would like to get this thing rolling so I would offer them the opportunity to let us know now if there is something else that they had in mind to satisfy us – I'm only one vote of out seven though.

Henzi: I would approve. I'm very familiar with this property. I used to work there when I was in college in the nineties. I do see a hardship particularly with the 275 sign, but also with the monument sign on Laurel Park Drive. Folks that go to this property may have never been there and are looking where do I turn and have to navigate their way not to turn into the bank, not to turn into the mall, not to turn into the office part further down the road. So, I see a need. I see that there is dissension on the Board with respect to height of the monument sign and I could go along with a proposal for reducing that. So this is a little unorthodox, but I'll open the case back up to the public and ask you gentlemen, do you have a figure that you'd like to suggest to us is doable? Like for instance, is not to exceed 10 feet in height at a reduced square footage something that you could do?

Terry: Yeah, perhaps maybe, you know, again working with the spirit and intent of the ordinance, but considering the hardship that everybody has admitted about this property, perhaps shortening the skirt portion which is the section beneath the sign, the most narrow portion, if we could reduce that in height maybe not to exceed a 10 foot dimension. That way we'd be reducing three foot, three inches overall on the sign not to

exceed 10 feet in height. And that would allow us to continue to use the pylon head they call it as existing brand logo and just reduce the overall height of the sign to meet 10 feet.

Henzi: Does anyone have any questions with respect to that proposal? I hear none. I'll close the public portion of the case again --

Terry: Thank you.

Henzi: -- and ask does any Board member have any further comment before a motion is made?

Moran: I'm not going to quibble. I would approve this with the modification that is proposed. So, we just – in essence as I understand it the Petitioner has offered to remove three foot of height out of the white section on to the skirting I think he called it. I don't know if eight feet, nine feet, 10 feet, six feet, I think it will give it a cleaner look and I'm not going to quibble over inches at this point. So, I would be happy to change my vote to support of the package as modified.

Henzi: Any other comments? The floor is open for a motion then.

Caramagno: Mr. Chair.

Henzi: Mr. Caramagno.

Upon Motion by Caramagno, supported by Pastor, it was:

RESOLVED, APPEAL CASE NO. 2011-01-02: Tony Smith, west side of Laurel Park (17123) between Six Mile Road and Laurel Court, seeking to replace/retrofit two existing ground signs resulting in excess sign height, sign area and number of ground signs.

Ground Sign Height
I-275 Sign Location

Allowed:	6.0 ft.
Proposed:	56.5 ft.
Excess:	50.5 ft.

Ground Sign Height
Laurel Park Road Location

Allowed:	6.00 ft.
Proposed:	13.25 ft.
Excess:	7.25 ft.

Ground Sign Area
I-275 Sign Location

Allowed:	30 sq. ft.
Proposed:	309 sq. ft
Excess:	279 sq. ft.

Ground Sign Area
Laurel Park Road Location

Allowed:	30 sq. ft.
Proposed:	45 sq. ft.
Excess:	15 sq. ft.

Number of Ground Signs

Allowed:	One
Proposed:	Two
Excess:	One

Petition as amended at the January 4, 2011 Zoning Board of Appeals meeting with the agreement of Petitioner:

Ground Sign Height I-275 Sign Location	
Allowed:	6.0 ft.
Proposed:	56.5 ft.
Excess:	50.5 ft.

Ground Sign Height Laurel Park Road Location	
Allowed:	6.00 ft.
Proposed:	10.00 ft.
Excess:	4.00 ft.

Ground Sign Area I-275 Sign Location	
Allowed:	30 sq. ft.
Proposed:	309 sq. ft
Excess:	279 sq. ft.

Ground Sign Area Laurel Park Road Location	
Allowed:	30 sq. ft.
Proposed:	45 sq. ft.
Excess:	15 sq. ft.

Number of Ground Signs	
Allowed:	One
Proposed:	Two
Excess:	One

The property is located on the west side of Laurel Park (17123) between Six Mile Road and Laurel Court, be granted for the following reasons and findings of fact:

1. The uniqueness requirement is met because this is a hotel which needs to be recognized by I-275 traffic as well as traffic from Six Mile and Laurel Park.

2. Denial of the variance would have severe consequences for the Petitioner because the changing of the hotel's name from a Radisson to a Holiday Inn needs to be recognized.

3. The variance is fair in light of its effect on the neighboring properties and in the spirit of the zoning ordinance because basically the sign is being refaced to reflect the new property name.

4. The Board received one (1) letter of approval and no letters of objection from neighboring property owners.

5. The granting of this variance will not adversely affect the purpose or objective of the Master Plan because this property is classified "General Commercial" under the Master Plan, and the proposed variance is not inconsistent with that classification.

FURTHER, This variance is granted with the following conditions:

1. That the signs be as shown on the plans submitted to the Board with the adjustment of the height not to exceed 10 feet on the monument sign on Laurel Park Drive.

ROLL CALL VOTE:

AYES: Caramagno, Pastor, Aloe, Harb, Moran, Sills, Henzi.
NAYS: None

Henzi: The variance is granted with that condition that Mr. Caramagno read limiting the height to 10 feet on the Laurel Park monument sign. Thank you very much. Good luck.

Petitioner: Thank you.

Henzi: I don't see anybody here for the first petition.

Caramagno: Harry Kzirian.

Henzi: It is 7:30 and he's not here so he will have to reschedule.

Aloe: Mr. Chair.

Henzi: Mrs. Aloe.

Aloe: Do you think that this man could be the lessee?

Henzi: That's Helen's husband.

Aloe: Oh, Helen's husband. Okay. I wondered why he was sitting there and didn't say anything.

Henzi: My packet says we're supposed to approve minutes from November 9th, but they're not -- I don't know that I have them.

Pastor: I didn't get them.

Henzi: I have the 30th and the 14th.

Caramagno: I have the 9th.

Henzi: Oh, you do?

Caramagno: Right here. Not only do I have them, but I will make the motion to approve them.

Harb: I'll support.

Henzi: All in favor say "aye."

ZONING BOARD OF APPEALS

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DAN ANDREW, Vice Chairman
TONI AUDIA ALOE, Secretary
TOM HAGAN
KEN HARB
ROBERT E. SILLS
ERIC STEMPIEN

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2259
FAX: (734) 421-4388

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November 24, 2003

Livho, Inc.
C/o W. P. Carey LLC
50 Rockefeller Plaza
New York, NY 10020

To Whom It May Concern:

The Zoning Board of Appeals of the City of Livonia, at a Regular Meeting held November 18, 2003, adopted the following Resolution:

RESOLVED, APPEAL CASE NO. 2003-10-140: Livho, Inc., c/o W. P. Carey LLC, 50 Rockefeller Plaza, New York, NY 10020, seeking to erect three wall signs (two shall be on the northeast elevation and one on the southeast elevation) resulting in excess number of wall signs and wall sign area.

Number of Wall Signs	
Allowed:	One
Proposed:	Three
Excess:	Two

Wall Sign Area	
Allowed:	153 sq. ft.
Proposed:	197 sq. ft.
(Northeast Elevation:	107 sq. ft.)
(Southeast Elevation:	90 sq. ft.)
Excess:	44 sq. ft.

Petition as amended at the November 18, 2003 Zoning Board of Appeals meeting:

Number of Wall Signs	
Allowed:	One
Proposed:	Two
Excess:	One

Wall Sign Area	
Allowed:	153 sq. ft.
Proposed:	181 sq. ft.
(Northeast Elevation:	91 sq. ft.)
(Southeast Elevation:	90 sq. ft.)
Excess:	28 sq. ft.

The property is located on the west side of Laurel Park (17123) between Six Mile and Laurel Court, Lot No. 028-99-0006-006, C-4II Zoning District. Rejected by the

Recycled Paper

Livho, Inc.
Appeal No. 2003-10-140
November 24, 2003

Inspection Department under Zoning Ordinance No. 543, Section 18.50H,(a),2, "Sign Regulations in C-1, C-2, C-3 and C-4 Districts," **be granted as modified for the following reasons and findings of fact:**

1. The uniqueness requirement is met because even though this does not qualify as a corner lot, the property has frontage on Six Mile and Laurel Park.

2. Denial of the variance would have severe consequences for the Petitioner because the building needs appropriate identification on the door and Six Mile.

3. The variance is fair in light of its effect on the neighboring properties and in the spirit of the Zoning Ordinance because the proposed sign package is more aesthetically appealing than the prior existing signs.

4. The Board received no letters of approval and one (1) letter of objection from neighboring property owners.

5. The granting of this variance will not adversely affect the purpose or objective of the Master Plan because this property is classified "Regional Shopping" under the Master Plan, and the proposed variance is not inconsistent with that classification.

FURTHER, This variance is granted as modified with the following conditions:

1. That one sign shall be allowed on each the northeast and southeast elevation.

2. That the proposed 16 ft. identification sign above the door is denied, and Petitioner is allowed to have small, tasteful signage on the glass door of the main entrance.

3. That the signs shall only be illuminated during the hours of operation and up to 30 minutes past closing.

Sincerely,

Toni Audia Aloe
Secretary

cc: Interior Partnership Group
City Clerk, W. MacDonald, M. Fisher,
R. Stanow, S. Miller, J. Priebe

Bakewell

ZONING BOARD OF APPEALS

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33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
421-2000 EXT. 427

September 14, 1988

Michael Heffling
General Manager
HOLIDAY INN CORPORATION
17123 N. Laurel Park Drive
Livonia, Michigan 48152

Dear Mr. Heffling:

The Zoning Board of Appeals of the City of Livonia at its regular meeting held September 13, 1988, adopted the following resolution:

RESOLVED, That Appeal Case No. 8809-137 Special filed by John T. Campo & Associates, Inc., 300 Poydras St., Suite 2018, New Orleans, Louisiana 70130, on behalf of Brock Hotel Corporation, 4441 W. Airport Frwy., Irving, Texas 74062, representing the leasee, Holiday Inn Corporation, 17123 N. Laurel Park Drive, Livonia 48152, seeking to replace four previously granted wall signs with two new wall signs while maintaining two previously granted nonconforming ground signs on a commercial site resulting in excess number of signs and excess sign area on property located on the west side of N. Laurel Park Drive (17123) between Six Mile Road and University Drive, Parcel No. G2a1b1b1d (028 99 0006 006), C-4 II zoning district, and the requirements of Zoning Ordinance 543, Section 18.50(E) (Existing: 4 wall signs totaling 285 square feet of sign area; Proposed: One 300 square foot, 35' x 8'6", wall sign and one 96 square foot, 20' x 4'9", wall sign; Permitted: One wall sign not to exceed 240 square feet of sign area) be granted in part and denied in part for the following reasons and findings of fact:

1. That the Board denies the total combined amount of sign area due to the fact that the principal source of business at this site is the Holidome, not the ancillary function of the restaurant/night club activities.

FURTHER, That a variance shall be granted and shall include the following conditions:

1. That the total amount of combined signage shall not exceed what currently exists, 285 square feet, and shall be in the form of two wall signs.

2. That 285 square feet of wall sign area shall be the only wall signage allowed on this site.

3. That the border surrounding the individual letters shall be included in computing the measurement of the sign area.

4. That both signs shall be non-flashing, non-rotating, and non-illuminated internally.

5. That the proposed wall signs shall be lit through exterior flood lighting hidden in the landscaping.

6. That the granting of this waiver shall be for this petitioner and this petitioner only.

7. That all signage on the property be properly maintained at all times.

FURTHER, That the Board recognizes that this site is located in one of the City's five Architectural Control Zones and will require review by the Planning Commission and approval by the City Council.

FURTHER, That the granting of this waiver shall not be detrimental to the area nor to the Master Plan of the City of Livonia.

Sincerely,

ZONING BOARD OF APPEALS

Sharron G. Brown

Sharron G. Brown
Secretary

nlw
cc: W. MacDonald
R. Bakewell
City Attorney
P. Golm
Gerald Conley, 16832 Newburgh, Livonia 48154
John T. Campo & Associates, Inc., 300 Poydras St., Ste. 2018, New Orleans, Louisiana 70130
Brock Corporation, 4441 W. Airport Frwy., Irving, Texas 75062

ZONING BOARD OF APPEALS

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JOAN McCOTTER
RON OCHALA

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
421-2000 EXT. 427

RECEIVED
NOV 13 1987
CITY OF LIVONIA
Ordinance Enforcement Div.

November 12, 1987

ZONING FILE

Mr. Gerald Conley
Attorney at Law
15832 Newburgh Road
Livonia, Michigan 48154

Dear Mr. Conley:

The Zoning Board of Appeals of the City of Livonia at its special meeting held November 10, 1987, adopted the the following resolution:

RESOLVED, That Appeal Case No. 8710-174 filed by Metro-Detroit Signs, 23544 Hoover, Warren 48089, on behalf of Holiday Inn, 17123 N. Laurel Park, Livonia 48152, seeking to replace one of two existing ground signs on a commercial site resulting in an excessive number of signs, excess sign area and excess sign height on property located on the west side of N. Laurel Park (17123) between Six Mile Road and University Drive, Parcel No. G2a1b1b1d (028 99 0006 006), C4 II zoning district, be granted and the requirements of Zoning Ordinance 543, Section 18.50(E) (not complied with) (Proposed: One 328 square foot ground sign at a 60-foot height to replace an existing 414 square foot ground sign while maintaining one 62 square foot ground sign; Permitted: One ground sign not to exceed 300 square feet and 30-feet maximum in height; Excess: One ground sign 90 square feet of sign area and 30-feet in height) be waived for the following reasons and findings of fact:

1. That the petitioner has shown to the Board that the existing location of the ground sign, due to the recent erection of the buildings in the area, is no longer a good one.

2. That the existing ground sign is not visable until motorists traveling southbound is almost past the exit.

3. That the replacement ground sign will be smaller in size and will be at a greater setback than the present ground sign.

FURTHER, That the waiver be granted with the following conditions:

1. That the replacement ground sign be constructed as presented to the Board tonight.

2. That the proposed sign shall be 60-feet in height based on the grade level of the parking lot.

3. That the proposed sign shall be non-flashing, non-rotating, but shall be internally illuminated.

4. That all signage on this particular parcel shall be properly maintained at all times.

5. That the granting of this waiver is for this petitioner and this petitioner only.

FURTHER, That the Board is aware that the replacement sign will project a new logo, which the petitioner has indicated will be in keeping with their national marketing design.

FURTHER, That the granting of this variance shall not be detrimental to the area nor to the Master Plan of the City of Livonia.

Sincerely,

ZONING BOARD OF APPEALS

Sharron G. Brown
Secretary

nlw
cc: R. Stanow

17123 N. Laurel Park

ZONING BOARD OF APPEALS

RICHARD S. BLOMBERG, Chairman
KENNETH MIENCIER, Vice Chairman
SHARRON G. BROWN, Secretary
BRENDA LEE FANDREI
CONRAD J. GNIEWEK
THOMAS M. GRACE
HUGH PATRICK O'NEILL

attach two copies

MAYOR
EDWARD H. McNAMARA
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GERALD D. TAYLOR, Vice President
ROBERT D. BENNETT
FERNON P. FEENSTRA
ROBERT E. McCANN
JOAN McCOTTER
RON OCHALA

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000 EXT. 427

October 29, 1986

Mr. David Randall
RANDALL SIGN COMPANY
23455 Hoover
Warren, Michigan 48089

Dear Mr. Randall:

The Zoning Board of Appeals of the City of Livonia at its special meeting held on October 28, 1986, adopted the following resolution:

RESOLVED, That Appeal Case No. 8610-192, filed by Randall Sign Company, 23544 Hoover, Warren 48089, (Owner: Holiday Inn, 17123 Laurel Park North, Livonia 48154), seeking to replace 1 of 2 existing ground signs on a commercial site resulting in an excessive number of signs and excess sign area on property located on the west side of Laurel Park North (17123) between Six Mile and Seven Mile, Parcel No. 07G2a1b1b1d (028 99 0006 006), C4II zoning district, be granted and the requirements of Zoning Ordinance 543, Section 18.50(e) (not complied with) (Allowed: 1 ground sign or 300 square feet; Proposed: 2 ground signs totaling 476 square feet, one 62 square feet ground sign to replace an existing 100 square feet ground sign while maintaining a second ground sign of 414 square feet; Excess: 1 ground sign or 176 square feet) be waived for the following reasons and findings of fact:

1. That the petitioner has indicated that Holiday Inn has changed their sign policy and image and that the proposed sign would be conforming in all aspects.

2. That the proposes sign would reduce the total amount of signage by 32 square feet and reduce the setback by 3 feet, both of which are looked upon

favorably by this Board and by the overall City's Master Plan.

3. That this would be a definite improvement to the area and to the City and would be in good taste.

FURTHER, That the granting of this variance be with the following conditions:

1. That the sign be built as proposed.

2. That the sign be internally illuminated.

3. That the sign shall be non-rotating and non-flashing.

FURTHER, That the granting of this variance be for this petitioner and for no other petitioner.

FURTHER, That the granting of this variance would not be detrimental to the Master Plan of the City of Livonia.

Sincerely,

ZONING BOARD OF APPEALS

Sharron G. Brown

Sharron G. Brown
Secretary

nlw
cc: R. Stanow (2)
W. MacDonald
R. Bakewell
City Attorney
P. Golm
Holiday Inn, 17123 Laurel Park North, Livonia

P. Gnegi

ZONING BOARD OF APPEALS

CONRAD J. GNIEWEK, Chairman
WILLIAM LaPINE, Vice Chairman
JOHN A. HILLMAN, Secretary
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33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000 EXT. 460

March 5, 1982

RECEIVED
MAR 5 1982
CITY OF LIVONIA
BUREAU of INSPECTION

Randall Sign Co.
23544 Hoover
Warren, Michigan 48089

Gentlemen:

The Zoning Board of Appeals of the City of Livonia, at its regular meeting held on March 2, 1982, adopted the following resolution:

RESOLVED, That Appeal Case No. 8203-25, filed by Randall Sign Co., 23544 Hoover, Warren 48089, on behalf of Holiday Inn, 17123 N. Laurel Park Drive, Livonia 48152, seeking to erect four wall signs on a building resulting in excess number of wallsigns on property located on the west side of North Laurel Park Drive (17123) between Six Mile Road and Newburgh, Parcel No. G2alb1bld (028 99 0006 006), C-4 II zoning district, be granted and the requirements of Zoning Ordinance No. 18.50 E (Excessive Number of Wall Signs: Allowed is one; Proposed are four - Excess three), be waived for the following reasons and findings of fact:

1) That per representation of the petitioner, Holiday Inn is in need of this particular signage, the "Lobby" signs to better identify the entrance to potential guests and the restaurant sign is needed to show people the location of the restaurant and hopefully this will allow this facility of the City the proper identification to attract the public to visit the restaurant.

2) That the sign reading "Convention Center", in the Board's opinion, is also a necessity and it is not necessarily the case that the only use of this Center will be internal but it will be used for wedding receptions, parties, etc. and otherwise people would be misdirected and this sign would alleviate any confusion.

3) That this is a Zone Control Area and the entire Holidome concept has been totally upheld by other arms of government in the City and by Mr. Daniel Gilmartin, Industrial Coordinator, who is in support of this request and was speaking before us this evening.

4) That the impact of these particular signs on the residents in that particular area and from Six Mile Road is minimal due to the setbacks.

FURTHER, That the variance be granted with the following conditions:

1) That all signage on this property will be properly installed and properly maintained at all times.

2) That the proposed signage will be internally illuminated.

3) That the colors and materials shll be per representation of the sign person in attendance this evening.

FURTHER, That the granting of this variance would not be detrimental to the Laurel Park area nor to the Master Plan of the City of Livonia.

Very truly yours,

ZONING BOARD OF APPEALS

John A. Hillman np

John A. Hillman, Secretary

np
cc: Holiday Inn
Daniel Gilmartin
Chief Inspector (2)
City Attorney

Hard copy Cliff
Nov Park
Fwd Livonia Hd.

ZONING BOARD OF APPEALS

FERNON P. FEENSTRA, CHAIRMAN
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33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000 EXT. 460

March 4, 1980

HOLIDAY INN.

S3538

SIGN - WAIVER

Krandle, Thompson & Mier
29200 Vassar Drive, Ste. 450
Livonia, Michigan 48152

Gentlemen:

The Zoning Board of Appeals of the City of Livonia, at its special meeting held on February 28, 1980, adopted the following resolution:

RESOLVED, That Appeal Case No. 7911-171, filed by Krandle, Thompson & Mier, 29200 Vassar Drive, Ste. 450, Livonia 48152, on behalf of Topeka Inn Management, 2209 W. 29th Street, Topeka, Kansas 66611, seeking to erect two ground signs resulting in excessive number of signs and excessive height and excessive sign area of the interstate type sign on property located on the west side of N. Laurel Park Drive between I-275 Interstate Highway and Newburgh, Part of Parcel No. 07G2a1b1a, I2a1a2a (Part of 028 99 0002 006), C-4 II zoning district, be granted and the requirements of Zoning Ordinance No. 543, Section 18.50 E (Excess Number of Ground Signs: Allowed is one; Proposed are two - Excess Number of Signs one); (Excessive height of one sign: Allowed is 35 feet; Proposed is 60 feet - Excess Height 25 feet) and (Excessive Sign Area of one sign: Allowed is 400 square feet; Proposed is 414 square feet - Excess Sign Area 14 square feet), be waived for the following reasons and findings of fact:

1) That the petitioner has demonstrated to the satisfaction of the Board, the peculiarity and unique characteristics of this location as it relates to the configuration of the freeway and that the elevation of the property to be developed will be substantially lower than the grade of the freeway property, and that the overpasses on the freeway interfere with the line of sight.

2) That the petitioner has demonstrated to the Board's satisfaction that its height, size and location have been closely scrutinized by the City Council and the Planning Commission and have, in fact, been addressed specifically with the limitation provision wherein the Council prohibits the granting of a variance by this Board for a height greater than that being given consideration.

FURTHER, That the variance be granted with the following conditions:

1) That the Board prohibits any illumination that could be identified as active - running lights, flashing lights, action lights.

2) That this Board requires the location of this sign to be consistent with that location designated by the highway and "great" sign on the approved site plan.

3) That the other sign on the site shall be no more than proposed - 100 square feet.

FURTHER, That this Board specifically points out the intent to recognize the unique requirements of the petitioner's interstate function and need for interstate identity. The purpose of the specific identity or condition is to provide for a differentiation between the unique use and all other uses that might come before this Board.

Very truly yours,

ZONING BOARD OF APPEALS

Sue Sobolewski, Secretary

np
cc: Topeka Inn Management
Chief Inspector (2)
City Attorney

AGENDA DATE: September 23, 2025
ZONING BOARD OF APPEALS
CITY OF LIVONIA

PROPOSED FINDINGS OF FACT
Pursuant to Zoning Board of Appeals
Rules of Procedure, Rule V-Hearings, Paragraph 7

1. ***APPEAL CASE NO. 2024-10-37, Laurel Investment, LLC, on behalf of Lessee Cooper's Hawk Winery & Restaurant, 17117 North Laurel Park Drive:*** Should be denied because the alleged practical difficulty does not entail more than mere inability to earn a higher financial return.

2. ***APPEAL CASE NO. 2025-02-02, Laurel Investments, LLC, on behalf of Lessee Capital Grille, 17117 Laurel Park Drive:*** Should be denied because the alleged practical difficulty does not entail more than mere inability to earn a higher financial return. FURTHER, the proposed variance would violate the City's longtime prohibition on billboards. FURTHER, the proposed variance would aggravate an existing nonconformity.

3. ***APPEAL CASE NO. 2025-08-27, Audra Hannah, 9119 Colorado:*** Should be denied because the alleged practical difficulty does not entail more than mere inconvenience.

4. ***APPEAL CASE NO. 2025-08-28, Brooke Bright, 30190 Joy:*** Should be denied because the alleged practical difficulty is not more than mere inconvenience.

5. ***APPEAL CASE NO. 2025-08-29, Laurel Investment, LLC, on behalf of Lessee Holiday Inn, 17123 North Laurel Park Drive:*** Should be denied because the alleged practical difficulty does not entail more than mere inability to earn a higher financial return. FURTHER, the proposed variance would violate the City's longtime prohibition on billboards. FURTHER, the proposed variance would aggravate an existing nonconformity.

FUTURE LAND USE PLAN

CITY OF LIVONIA
ZONING BOARD OF APPEALS
September 23, 2025 – 7:00 p.m.
Livonia City Hall – Auditorium (1st floor)
33000 Civic Center Drive, Livonia, MI

1. ***APPEAL CASE NO. . 2024-10-37, Laurel Investment, LLC, on behalf of Lessee Cooper's Hawk Winery & Restaurant, 17117 North Laurel Park Drive:*** Seeking to install a wall sign package resulting in an excessive number of signs and excessive total sign area.

FUTURE LAND USE PLAN (FLUP): REGIONAL COMMERCIAL

2. ***APPEAL CASE NO. 2025-02-02, Laurel Investments, LLC, on behalf of Lessee Capital Grille, 17117 Laurel Park Drive:*** Seeking to erect a wall sign package resulting in an excessive number of signs and excessive sign area.

FUTURE LAND USE PLAN (FLUP): REGIONAL COMMERCIAL

3. ***APPEAL CASE NO. 2025-08-27, Audra Hannah, 9119 Colorado:*** Seeking to maintain an illegally erected 8-foot-tall by 22-foot-long privacy screen resulting in a privacy screen erected with excessive total height.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL

4. ***APPEAL CASE NO. 2025-08-28, Brooke Bright, 30190 Joy:*** Seeking to construct a detached accessory garage resulting in an accessory structure of excessive size and a detached accessory structure constructed in a location other than the rear yard and a deficient front yard setback with respect to the zoning district regulations.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL

5. ***APPEAL CASE NO. 2025-08-29, Laurel Investment, LLC, on behalf of Lessee Holiday Inn, 17123 Laurel Park Drive:*** Seeking to reface an existing secondary sign on a pylon with a larger sign for an off-site business which violates the prohibition of pylon signs, off-site signs (Billboards), and to the alterations to existing non-conforming signs.

FUTURE LAND USE PLAN (FLUP): REGIONAL COMMERCIAL