

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD OCTOBER 20, 2025**

Meeting was called to order at 10:33 p.m. by President McCullough. Present: Rob Donovic, Carrie Budzinski, Lynda Scheel, Scott Morgan, Laura Toy, and President McCullough. Absent: Vice President Ptashnik.

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

Councilmember Budzinski led the meeting with the Pledge of Allegiance.

During Audience Communication, Christopher Martin, Resident, spoke about the importance of free speech, participating at Council meetings, and doing what is right.

Denise Mica, Resident, stated the community room was closed at Silver Village.

Steve King, Coventry Gardens, gave his opinion on the community rooms being closed and urged residents to get involved in the community.

NEW BUSINESS

1. REQUEST TO EXTEND WAIVER USE APPROVAL TO NEW OWNER: Wenli Parsons, re: to operate a massage establishment (Omorfia Esthetics) within the Burton Hollow Shopping Center located on the east side of Farmington Road between Six Mile Road and Curtis Avenue (17142 Farmington Road), Section 10. (CR 305-16)

Wenli Parsons, Resident, stated she is the buyer of the establishment and currently owns another business in Pontiac.

Motion was made by Councilmember Toy to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION:	APPROVING	CONSENT
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2. WAIVER PETITION: Planning Commission, re: Petition 2025-07-02-15 submitted by Mannik & Smith Group, on behalf of Clean Express Car Wash, requesting waiver use approval to operate an Auto-Wash Establishment, at 38888 Six Mile Road, located at the N.E. corner of Fox Drive and Six Mile Road in the S.W. ¼ of Section 7.

Jacob Rilett, 808 Northview Ln, noted the amount of traffic generated by the car wash is less than the previous restaurant that occupied the space.

Rob Doer, Ann Arbor, stated there was a lack of offers that made sense, a lot of competition, and a low success rate, therefore, the property would be better off stepping away from being a restaurant location.

Kathleen Bilger, Fox Creek Meadows, expressed concern over the safety of the nearby cemetery with the addition of a nearby car wash.

Cindy Fleming, Resident, voiced concern over the monitoring of the property with the lack of employee presence.

Barbara Glover, Myrna Court, echoed concerns over the safety of the cemetery and stated Livonia has plenty of car washes as is.

Betsy Calhoun, Grennada, suggested a buffer between the car wash and the cemetery.

Ray Whitney, Quakertown, spoke about the poor state of traffic in the location.

Jim Biga, Lancashire, stated the current plan does not seem to help the traffic issue.

Neil Morouski, Quakertown, expressed the overabundance of car washes in Livonia and suggested an independent traffic study be done.

Eileen McDonnell, Resident, listed off the various nearby car washes and stated the location is bad for a business to exist in the first place.

Laura Janika, Munger St., suggested visitation to the nearby cemetery before deciding.

Motion was made by Councilmember Budzinski to consider in Committee of the Whole.

Motion was made by Councilmember Scheel to put the matter on the Regular portion of the next Regular Agenda.

DIRECTION:	APPROVING & DENYING	REGULAR
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3. WAIVER PETITION: Planning Commission, re: Petition 2025-08-02-16 submitted by May Breeze Spa, requesting waiver use approval to operate a massage establishment at 34722 Plymouth Road, located at the Northwest corner of Plymouth Road and Priscilla Lane, in the Southwest ¼ of Section 28.

Zhaofang Yang, East Canton, stated the current business location she owns is too small and this new space will allow her to provide additional beauty services.

Motion was made by Councilmember Donovic to put the matter on the Regular portion of the next Regular Agenda.

DIRECTION:	APPROVING & DENYING	REGULAR
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4. AWARD OF BID: Livonia Fire & Rescue, re: Station 3 apparatus bay floor repair and replacement, from budgeted funds.

Wade Clay, Deputy Fire Chief, spoke about the decaying state of the flooring and after going out to bid Gator Guard had the best warranty and product.

Motion was made by Councilmember Donovic to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION: APPROVING CONSENT

5. AWARD OF CONTRACT: Department of Economic Development, re: to provide technical assistance for Livonia Small Business Grantee award winners of the Livonia Small Business Assistance Grant Program, utilizing grant funds.

Jacob Uhazie, Assistant Planning Director, noted the item is a repeat of the last round of grants that would support twenty businesses with technical assistance training.

Motion was made by Councilmember Budzinski to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION: APPROVING CONSENT

6. AWARD OF BID: Department of Public Works re: for the purchase and installation of two (2) cement pads and two (2) prefabricated pole barns, from budgeted funds.

Doug Moore, Assistant Director of Public Works, stated the company is located in Livonia and has done work for them previously. The buildings will be used for park equipment storage.

Motion was made by Councilmember Donovic to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION: APPROVING CONSENT

7. AWARD OF BID: Department of Public Works, re: for the purchase and installation of two (2) rooftop HVAC units at the Fleet Maintenance Garage, from budgeted funds.

Doug Moore, Assistant Director of Public Works, noted the company had previously worked with building maintenance and did well and the units will replace the heaters as the building has not had an HVAC unit previously.

Motion was made by Councilmember Donovic to put the matter on the Regular portion of the next Regular Agenda.

DIRECTION: APPROVING REGULAR

AUDIENCE COMMUNICATION

There was no audience communication at the end of the meeting.

ADJOURNED

Meeting adjourned at 11:58 pm

For November 5, 2025 Regular Meeting