MINUTES OF THE TWO THOUSAND TWENTY EIGHTH REGULAR MEETING NOVEMBER 05, 2025

On November 05, 2025, the above meeting was held at the City Hall, 33000 Civic Center Drive, Livonia, Michigan, and was called to order by the President of the Council at 7:00 p.m. Councilmember Budzinski led the meeting with the Pledge of Allegiance.

Roll was called with the following result: Carrie Budzinski, Lynda Scheel, Scott Morgan, Laura Toy, Rob Donovic, and Brandon McCullough. Absent: Martha Ptashnik.

Elected and appointed officials present: Carter Fisher, City Attorney; Lori L. Miller, City Clerk; Mark Taormina, Planning and Economic Development Director; Sara Kasprowicz, Program Supervisor of Council Office; and Todd Zilincik, City Engineer.

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

#334-25 RESOLVED, that the Minutes of the 2027th Regular Meeting of the Council held October 20, 2025 are approved as corrected.

Greg Ralko, Golf Ridge Villa, questioned whether the minutes should be a full transcription and if the video recording could be used to clarify the minutes.

Patty Riggio, Resident, requested clarification regarding the outside speakers at Sheetz as reflected in the minutes.

During Audience Communication, Ellen Dorman, 17211 Mayfield, expressed concern over the senior housing surrounding her home.

John Grzebik, 11301 Hubbel, offered condolences over the passing of Bob Nash.

Kayleigh Kavanagh-Reid, 35922 Ladywood, thanked Livonia for trusting her to be the next Council President.

Steve King, Coventry Gardens, thanked those who stood by him in his campaign, congratulated those who gained a Council seat, and gave a speech reflecting his views surrounding the election.

Patrick Brockway, Resident, thanked everyone for the successful election and noted the donation still campaigns available on his website.

Eileen McDonnell, Brookview, thanked the Clerk's Office for running the election and thanked the other candidates for taking the time to run.

Greg Ralko, Golf Ridge Villa, thanked Council for the denial of Sheetz and standing firm on their previous verdict.

Deb Christiansen, Resident, spoke about the subject of senior housing in residential areas, stated she was thankful for their existence because it gave her mother an affordable place to live, and again requested an apology for the recent hot-mic incident.

Joe Schafer, Linda St., congratulated the Council candidates and requested the City do more to provide food to those in poverty in Livonia.

Jenaveve Lenoir, Beatrice St., requested recognition for pioneers buried in Livonia cemeteries.

President McCullough announced new date for Item #6 and Item #7.

A communication from the Department of Finance dated October 9, 2025, forwarding the Departmental Purchases Report, for the month ending September 30, 2025, was received and placed on file for the information of the Council.

A communication from the Department of Finance, dated October 17, 2025, forwarding various financial statements of the City of Livonia for the month ending August 2025, was received and placed on file for the information of the Council.

A communication from the Department of Finance, dated October 24, 2025, forwarding an update on the municipal facilities contracts, was received and placed on file for the information of the Council.

Mayor Maureen Miller Brosnan extended condolences to the Nash family, thanked the Clerk's Office for work surrounding the election, congratulated Council candidates, addressed concerns surrounding food assistance, expressed excitement for the upcoming opening of the new Senior Wellness Center, and lastly explained the new process in which Livonia has been staffing the Fire Department.

On a motion by Councilmember Toy, supported by Councilmember Scheel, it was:

#335-25 RESOLVED, that having considered an email communication from Wenli Parsons, dated October 8, 2025, wherein a request is submitted to transfer the waiver use approval which was granted in response to Petition 2016-05-02-09, submitted by Omorfia Esthetics, which petition was approved by City Council on July 25, 2016, pursuant to Council Resolution 305-16, 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) in the Southwest ¼ of Section 10, the Council does hereby approve of the request to transfer waiver use approval 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, from Omorfia Esthetics, 17142 Farmington Road, Livonia, MI 48153 to the new owner, Wenli Parsons, 4112 Granger Road, Ortonville, MI 48462 subject to compliance with all of the conditions set forth in the original waiver use approval.

#336-25 RESOLVED, that having considered a communication from the Fire Chief, dated October 1, 2025, which bears the signatures of the Director of Finance and the City Attorney, and is approved for submission by the Mayor, the Council does hereby accept the bid of Gatorguard Concrete Coatings, 12900 Farmington Road, Livonia, MI 48150 for performing all work required in connection with the repair and replacement of the apparatus bay floor at Livonia Fire Station 3, in an amount not to exceed $39,341.00, the same having been the only qualified bid received which meets all specifications for the correct specified product; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed $39,341.00 from funds budgeted in Account

No. 101-338-766-000 for this purpose; and the Mayor and City Clerk are hereby authorized, for and on behalf of the City of Livonia, to execute a contract, approved as to form and substance by the Department of Law, with the aforesaid bidder and to do all other things necessary or incidental to the full performance of this resolution.

#337-25 RESOLVED, that having considered a communication from the Planning and Economic Development Director, dated October 1, 2025, which bears the signatures of the Director of Housing, the Director of Finance and the City Attorney, and is approved for submission by the Mayor, the Council does hereby authorize the Mayor and City Clerk, for and on behalf of the City of Livonia, to execute a contract, approved as to form and substance by the Department of Law, between the City of Livonia and Proxie, LLC, Autumn Kyles, 25510 Bridlepath Lane, Farmington Hills, Michigan 48335, to provide technical assistance utilizing CDBG-CV grant funds for Livonia small business and micro business (less than 100 employees) grantee award winners in a total amount not to exceed $120,000.00; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed $120,000.00 from authorized CDBG-CV funds in Account No. 239-686-839-300 for this purpose.

#338-25 RESOLVED, that having considered the report and recommendation of the Assistant Director of Public Works, dated October 7, 2025, which bears the signatures of the Director of Public Works, the Director of Finance and the City Attorney, and is approved for submission by the Mayor, the Council does hereby accept the bid of Shaw Construction, 13980 Farmington Road, Livonia, MI 48154 for performing all work required in connection with the purchase and installation of two (2) 40’x60’x12’ prefabricated pole barns in an amount not to exceed $160,982.32, the same having been the lowest bid received which meets all specifications; FURTHER, the Council does hereby approve the purchase of concrete for two (2) cement pads to provide a flat base for each barn from Piedmont Concrete, 29934 W. Eight Mile Road, Farmington Hills, MI 48336, in an amount not to exceed $70,000.00, with the physical laying and installation of the cement provided by the City’s construction crew; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed $231,000.00 from funds budgeted in Account Nos. 401-000-974-000 and 401-000-976-000 for this purpose; and the Mayor and City Clerk are hereby authorized, for and on behalf of the City of Livonia, to execute a contract, approved as to form and substance by the Department of Law, with the aforesaid bidder and to do all other things necessary or incidental to the full performance of this resolution.

#339-25 RESOLVED, that having considered the report and recommendation of the Assistant Director of Public Works, dated October 7, 2025, which bears the signatures of the Director of Public Works and the Director of Finance, and is approved for submission by the Mayor, the Council does hereby accept the bid of Temperature Services, INC., 37679 Schoolcraft, Livonia, MI 48150 for performing all work required in connection with the purchase and installation of two (2) Trane YSK240A3S0M gas/electric packaged ac/furnace 20-ton units at the fleet maintenance garage, in an amount not to exceed $123,248.00, the same having been the lowest Livonia based bid received which meets all specifications; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed $123,248.00 from funds budgeted in Account No. 401-000-796-000 for this purpose; and the Mayor and City Clerk are hereby authorized, for and on behalf of the City of Livonia, to execute a contract, approved as to form and substance by the Department of Law, with the aforesaid bidder and to do all other things necessary or incidental to the full performance of this resolution.

A roll call vote was taken on the foregoing resolutions with the following result:

AYES: Budzinski, Scheel, Morgan, Toy, Donovic, McCullough.

NAYS: None.

Councilmember Scheel offered a motion, seconded by Councilmember Morgan, to table waiver use petition submitted by Mannik & Smith Group, on behalf of Express Car Wash. (Petition 2025-07-02-15)

Following discussion by Council, a substitute motion was made by Councilmember Budzinski, supported by Councilmember Donovic, as follows:

RESOLVED, that having considered a communication from the City Planning Commission, dated August 22, 2025, approved for submission by the Mayor, which transmits its resolution #08-37-2025, adopted on August 19, 2025, with regard to 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, the Council does hereby refer the subject matter of Petition 2025-07-02-15 to the Committee of the Whole for further discussion and consideration.

A roll call vote was taken to allow the substitute motion, with the following result:

AYES: Budzinski, Donovic, McCullough, and Toy.
NAYS: Scheel and Morgan.

President McCullough declared the motion to allow the substitute motion passed.

Vice President Ptashnik arrived at approximately 8:18 p.m.

On a motion by Councilmember Budzinski, supported by Councilmember Donovic, as follows:

#340-25 RESOLVED, that having considered a communication from the City Planning Commission, dated August 22, 2025, approved for submission by the Mayor, which transmits its resolution #08-37-2025, adopted on August 19, 2025, with regard to 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, the Council does hereby refer the subject matter of Petition 2025-07-02-15 to the Committee of the Whole for further discussion and consideration.

A roll call vote was taken on the foregoing resolution with the following result:

AYES: Budzinski, Donovic, Toy, Ptashnik, and McCullough.
NAYS: Scheel and Morgan.

President McCullough declared the resolution adopted.

On a motion by Councilmember Toy, supported by Councilmember Donovic, and unanimously adopted, it was:

#341-25 RESOLVED, that having considered a communication from the City Planning Commission, dated October 8, 2025, approved for submission by the Mayor, which transmits its resolution #10-41-2025, adopted on October 7, 2025, with regard to 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, the Council does hereby concur in the recommendation made by the City Planning Commission and Petition 2025-08-02-16 is hereby approved and granted, subject to the following conditions:

1. This waiver approval is limited to this applicant and can only be transferred to another user with approval by the City Council;

2. The massage treatment rooms shall not have doors;

3. The petitioner shall comply with Section 11.08 of the Zoning Ordinance that limits window signs to no more than 20% of the window area;

4. The petitioner shall comply with all the special waiver use standards and requirements in Section 6.37 of the Zoning Ordinance and Chapter 5.49 of the Livonia Code of Ordinances; and

5. The Petitioner shall not engage in any form of solicitation for business within the public right-of-way of Plymouth Road or Priscilla Avenue.

On a motion by Councilmember Donovic, supported by Vice President Ptashnik, and unanimously adopted, it was:

#342-25 RESOLVED, that having considered a communication from the Planning and Economic Development Director, dated September 29, 2025, which bears the signature of the City Attorney, and is approved for submission by the Mayor, wherein a request is made to consider the adoption of an ordinance to amend the district boundaries of the downtown district of the Plymouth Road Development Authority pursuant to Act 57 of the Public Acts of Michigan of 2018, and the Council having conducted a Public Hearing with regard to this matter on September 29, 2025, the Council does hereby refer this item to the Department of Law for preparation of a proposed ordinance to amend the district boundaries of the downtown district of the Plymouth Road Development Authority pursuant to Act 57 of the Public Acts of Michigan of 2018.

Mark Taormina, Planning and Economic Development Director, stated the boundaries will be amended and residential parcels will be removed.

On a motion by Councilmember Donovic, supported by Councilmember Budzinski, and unanimously adopted, it was:

#343-25 RESOLVED, that having considered a communication from the Planning and Economic Development Director, dated September 29, 2025, which bears the signature of the City Attorney, and is approved for submission by the Mayor, wherein a request is made to consider the adoption of an ordinance to amend the Development Plan, and to terminate the PRDA Tax Increment Finance Plan and adopt a new Tax Increment Finance Plan, pursuant to Act 57 of the Public Acts of Michigan of 2018, and the Council having conducted a Public Hearing with regard to this matter on September 29, 2025, the Council does hereby refer this item to the Department of Law for preparation of a proposed ordinance to amend the development plan and to terminate the PRDA Tax Increment Finance Plan and adopt a new Tax Increment Finance Plan, pursuant to Act 57 of the Public Acts of Michigan of 2018.

Joe Schaefer, 29552 Linda, requested clarification on the boundary regarding property value that would be reassessed.

Cindy Fleming, Woodring, asked whether or not Sheldon Park and Noble Library were included in the plan and the reasoning behind the end date of the plan.

On a motion by Councilmember Toy, supported by Councilmember

Donovic, it was:

#344-25 RESOLVED, that having considered a communication from the Human Resources Director, dated August 27, 2025, which bears the signatures of the Director of Finance and the City Attorney, and is approved for submission by the Mayor, the Council does hereby authorize an additional expenditure in an amount not to exceed $5,000.00, payable to Empco, 1740 W. Big Beaver Road #200, Troy, Michigan 48084, to continue to provide assessment center services for the remainder of the 2024-2025 fiscal year, increasing the not to exceed amount to $35,000.00, pursuant to Council Resolution 142-25, adopted on May 7, 2025; FURTHER, the Council does hereby authorize an additional expenditure in an amount not to exceed $5,000.00 from funds budgeted in Account No. 101-269-765-000 (Civil Service-Testing Supplies) for this purpose; FURTHER, the Council does hereby authorize the action herein without competitive bidding in accordance with the provisions set forth in Section 3.04.140.E.3 of the Livonia Code of Ordinances, as amended, and no advantage would result from requiring competitive bidding.

A roll call vote was taken on the foregoing resolution with the following result:

AYES: Budzinski, Scheel, Morgan, Toy, Donovic, and Ptashnik.

NAYS: McCullough.

President McCullough declared the resolution adopted.

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

#345-25 RESOLVED, that having considered a communication from the Human Resources Director, dated August 27, 2025, submitted pursuant to Council Resolution 142-25, adopted on May 7, 2025, which bears the signatures of the Director of Finance and the City Attorney, and is approved for submission by the Mayor, the Council does hereby authorize an expenditure in an amount not to exceed $35,000.00, payable to Empco, 1740 w. Big Beaver Road #200, Troy, Michigan 48084, for performing all work required in connection with the promotional examinations of Police Lieutenant, Police Sergeant, Senior Fire Captain, and additional testing services required for fiscal year 2025-2026; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed $35,000.00 from funds budgeted in Account No. 101-269-765-000 (Civil Service-Testing Supplies) for this purpose; FURTHER, the Council does hereby authorize the action herein without competitive bidding in accordance with the provisions set forth in Section 3.04.140.E.3 of the Livonia Code of Ordinances, as amended, and no advantage would result from requiring competitive bidding.

A roll call vote was taken on the foregoing resolution with the following result:

AYES: Budzinski, Scheel, Morgan, Toy, Donovic, and Ptashnik.

NAYS: McCullough.

President McCullough declared the resolution adopted.

On a motion by Councilmember Toy, supported by Councilmember Morgan, and unanimously adopted, it was:

#346-25 RESOLVED, that having considered a communication from the City Engineer, dated October 15, 2025, which bears the signatures of the Director of Public Works and the Director of Finance, and is approved for submission by the Mayor, requesting additional appropriation and expenditure to remove trip hazards in connection with the 2025 Sidewalk Repair Program (Contract 25-G), pursuant to Council Resolution 95-25, adopted on March 31, 2025, the Council does hereby determine to:

1. Approve an additional appropriation and expenditure in an amount not to exceed $15,000.00 from funds budgeted in Account No. 101-447-818-600 (Cont. Serv. Contingencies) and $10,000.00 from Account No. 204-463-974-200 (Non-Motorized Paths) for a total amount not to exceed $25,000.00, increasing the contract from $30,000.00 to a new not to exceed contract amount of $55,000.00, payable to Precision Concrete Cutting, Inc., 1896 Goldeneye Drive, Holland, Michigan, 49424 for performing all work required in connection with the removal of trip hazards related to City trees and previously replaced sidewalks from several years ago for the 2025 Sidewalk Repair Program.

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

#347-25 RESOLVED, that having considered a communication from the Department of Law, dated October 16, 2025, approved for submission by the Mayor, transmitting for Council acceptance of a Grant of Easement from Livonia Builders G2, LLC, executed by Danny Veri, Its Member, for an easement on 20650 Meadowview Lane, in connection with the construction of a sanitary sewer at the subject location in the Northeast 1/4 of Section 6, more particularly described as:

<u>20’ Wide Sanitary Sewer Easement</u>

The South 20 feet of the West 20 feet of the following described parcel:

Part of the Northeast ¼ of Section 6, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Commencing at the North ¼ Corner of Section 6 and proceeding along the North-South ¼ Line thereof S 00°13’02” W 60.00 feet to the South Line of Eight Mile Road (120 feet wide) and the Point of Beginning; thence along the South Right of Way Line of Eight Mile Road N 89°45’44” E 156.20 feet; thence S 00°13’28” W 75.00 feet; thence S 89°45’44” W 156.19 feet to the North-South ¼ line of Section 6, also the East line of “Livonia Hills Estates Subdivision; thence along said line N 00°13’02” E 75.00 feet to the point of beginning. Containing 0.269 acres.

The Council does hereby, for and on behalf of the City of Livonia, accept the aforesaid grant of easement and the City Clerk is hereby requested to have the same recorded in the office of the Register of

Deeds and to do all other things necessary or incidental to fulfill the purpose of this resolution.

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

#348-25 RESOLVED, that having considered a communication from the Department of Law, dated October 16, 2025, approved for submission by the Mayor, transmitting for Council acceptance of a Grant of Easement from Livonia Builders G2, LLC, executed by Danny Veri, Its Member, for an easement on 20630 Meadowview Lane, in connection with the construction of a sanitary sewer at the subject location in the Northeast 1/4 of Section 6, more particularly described as:

<u>20’ Wide Sanitary Sewer Easement</u>

Part of the Northeast ¼ of Section 6, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Commencing at the North ¼ Corner of Section 6 and proceeding along the North-South ¼ Line and in part; along the east line of “Livonia Hills Estates” Sub’n s 00°13’02” W 135.00 feet to the point of beginning; thence N 89°45’44” E 156.19 feet; thence S 00°13’28” W 75.00 feet; thence S 89°45’44” W 156.18 feet to the North-South ¼ line of Section 6, also the East line of “Livonia Hills Estates Subdivision”; thence along said line N 00°13’02” E 75.00 feet to the point of beginning. Containing 0.269 acres.

The Council does hereby, for and on behalf of the City of Livonia, accept the aforesaid grant of easement and the City Clerk is hereby requested to have the same recorded in the office of the Register of Deeds and to do all other things necessary or incidental to fulfill the purpose of this resolution.

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

#349-25 RESOLVED, that having considered a communication from the Department of Law, dated October 16, 2025, approved for submission by the Mayor, transmitting for Council acceptance of a Grant of Easement from Livonia Builders G2, LLC, executed by Danny Veri, Its Member, for an easement on 20610 Meadowview Lane, in connection with the construction of a sanitary sewer at the subject location in the Northeast 1/4 of Section 6, more particularly described as:

<u>20’ Wide Sanitary Sewer Easement</u>

The West 20 feet of the following described parcel:

Part of the Northeast ¼ of Section 6, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Commencing at the North ¼ Corner of Section 6 and proceeding along the North-South ¼ Line and in part; along the East line of “Livonia Hills Estates” Sub’n s 00°13’02” W 210.00 feet to the point of beginning; thence N 89°45’44” E 156.18 feet; thence S 00°13’28” W 133.97 feet; thence S 89°44’50” W 156.17 feet to the North-South ¼ line of Section 6, also the East line of “Livonia Hills Estates Subdivision”; thence along said line N 00°13’02” E 134.01 feet to the point of beginning. Containing 0.480 acres.

The Council does hereby, for and on behalf of the City of Livonia, accept the aforesaid grant of easement and the City Clerk is hereby requested to have the same recorded in the office of the Register of Deeds and to do all other things necessary or incidental to fulfill the purpose of this resolution.

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

#350-25 RESOLVED, that upon the motion by Councilmember Lynda Scheel, seconded by Councilmember Scott Morgan, at the Regular Meeting held November 5, 2025, wherein a request is made to rescind Council Resolution 333-25, adopted on October 20, 2025, in connection with Petition 2025-08-08-07 submitted by Skilken Gold, on behalf Sheetz, requesting site plan approval pursuant to ZBA Appeal Case No. 2025-03- 04, approved May 6, 2025, to construct a gasoline service station, limited service/carry-out restaurant, including a drive-thru window at the S.E. corner of Newburgh Road and Eight Mile Road in the N.W. 1/4 of Section 5, the Council does hereby repeal and rescind Council Resolution 333-25.

A roll call vote was taken on the foregoing resolution with the following result:

AYES: Donovic, Ptashnik, Scheel, and Morgan.

NAYS: Toy, Budzinski, McCullough.

President McCullough declared the resolution adopted.

Following the vote a total of fourteen audience members took turns expressing disapproval for reasons such as the amount of gas stations already present, noise, pollution, the plan was already denied multiple times, and the lack of community presence at the time of the vote.

President McCullough passed the gavel to Vice President Ptashnik at approximately 8:58 p.m.

Councilmember Toy offered a motion, seconded by Councilmember Donovic, to call the question to end Council discussion on the matter.

A roll call vote was taken to allow the motion, with the following result:

AYES: Budzinski, Scheel, Morgan, Toy, Donovic, McCullough, Ptashnik.

NAYS: None.

A total of twelve residents took turns stating their opposition against the approval of the site plan, one resident requesting clarification on the window, and one resident requesting review of the Zoning Board.

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

#351-25 RESOLVED, that having considered a communication from the City Planning Commission, dated September 23, 2025, which transmits its Resolution #09-39-2025, adopted on September 16, 2025, with regard to Petition 2025-08-08-07 submitted by Skilken Gold, on behalf Sheetz, requesting site plan approval pursuant to ZBA Appeal Case No. 2025-03-04, approved on May 6, 2025, to construct a gasoline service station, limited service/carry-out restaurant, including a pickup window for food carry-out at the S.E. corner of Newburgh Road and Eight Mile Road in the N.W. 1/4 of Section 5, the Council does hereby concur in the recommendation of the Planning Commission and Petition 2025-08-08-07 is hereby approved and granted, subject to the following conditions:

1. The Site Plan marked Sheet C1.0 dated September 29, 2025, as revised, prepared by Kimley Horn, is hereby approved and shall be adhered to, except that the Order Point and Menu Board proposed as part of the drive-thru operations shall be removed and that only one convenience pick-up window be allowed on the South side of the building for on-line or mobile call-in orders only;

2. The Landscape Plan marked Sheets L1.0 and L1.1 dated September 29, 2025, as revised, prepared by Kimley Horn, is hereby approved and shall be adhered to;

3. The Lighting Plan marked Sheets A1.0 through A1.5 dated July 23, 2025, as revised, prepared by Red Leonard Associates, is hereby approved and shall be adhered to;

4. The Elevation Plans marked Sheets A200 and A201 dated July 16, 2025, as revised, prepared by Convenience Architecture and Design P.C., is hereby approved and shall be adhered to;

5. Only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;

6. All disturbed lawn areas shall be sodded instead of hydroseeding;

7. Underground sprinklers are to be provided for all landscaped and sodded area;

8. This site shall meet either the City of Livonia or the Wayne County Storm Water Management Ordinance, whichever applies, and shall secure any required permits, including storm water management permits, wetlands permits and soil erosion and sedimentation control permits;

9. The south half of the existing sidewalk along Newburgh Road shall be relocated to the correct location along the property line to the satisfaction of the Planning Director;

10. Free air shall be provided at all times this station is open for business. The free air shall be dispensed at the point of service without having to enter the station or the performance of any extra action in order to obtain the air without charge;

11. The walls of the dumpster enclosure shall be constructed out of the same brick used in the construction of the building or in the event a poured wall is substituted, the wall's design, texture and color shall match that of the building and the enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass and maintained and when not in use closed at all times;

12. The sound levels of any outdoor speakers shall be kept to a reasonable minimum so as to not become objectionable;

13. All parking spaces, except the required handicapped spaces, shall be double-striped at ten feet (10') wide by twenty feet (20') in length as required by the Zoning Ordinance;

14. Any outdoor sales of ice or propane shall be restricted to screened in area identified on the Site Plan;

15. A trash receptacle shall be provided for the outdoor patio area and shall be emptied regularly as needed;

16. The hours of operation shall be limited to twenty-four hours, seven days a week;

17. All rooftop mechanical equipment shall be concealed from public view on all sides by screening, which shall be compatible with the materials and colors of the other exterior materials on the building;

18. The gas pump island canopy shall not exceed eighteen feet (18') in height, and its support columns shall be covered with the same brick used in the construction of the building;

19. No portion of the canopy fascia shall be illuminated except for the "Sheetz" lettering on the sign;

20. Unless approved by the Inspection Department, any type of exterior advertising, such as promotional flags, streamers, or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited;

21. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for;

22. Per Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for one (1) year from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void after the one (1) year period.

A roll call vote was taken on the foregoing resolution with the following result:

AYES: Scheel, Morgan, Donovic, Ptashnik

NAYS: Budzinski, Toy, McCullough.

Vice President Ptashnik declared the resolution adopted.

Vice President Ptashnik returned the gavel to President McCullough at approximately 9:45 p.m.

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

On a motion by Councilmember Toy, supported by Councilmember Morgan, and unanimously adopted, this 2,028th Regular Meeting of the Council of the City of Livonia was adjourned at 9:46 p.m.

____

Lori L. Miller, City Clerk