COUNCIL MEMBERS
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PATRICK BROCKWAY, Vice President
CARRIE BUDZINSKI
BRANDON MCCULLOUGH
EILEEN MCDONNELL
ROBIN PERSICONI
MARTHA PTASHNIK

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

OFFICE OF THE COUNCIL

MEETING PACKET FOR THE REGULAR MEETING OF WEDNESDAY, JANUARY 14, 2026 7:00 P.M.

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(734) 466-2250

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

2032ND Regular Meeting Agenda of the Council of the City of Livonia
Wednesday, January 14, 2026

7:00 p.m. - City Hall Auditorium
33000 Civic Center Drive, Livonia, Michigan
View meeting packet here: https://livoniami.portal.civicclerk.com/

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES Regular Meeting Minutes of December 17, 2025

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

AUDIENCE COMMUNICATION

a. Communication from the Department of Finance, dated December 17, 2025, re: forwarding various financial statements of the City of Livonia for the month ending September 2025.

CONSENT AGENDA

1. REQUEST TO WAIVE THE SIDEWALK REQUIREMENT: Livonia Builders G2, LLC, re: for the newly constructed homes at 20610, 20630, and 20650 Meadowview. (Approving)

2. REQUEST TO WAIVE THE SIDEWALK REQUIREMENT: Infinity Homes & Co., LLC, re: for the newly constructed home at 20129 Osmus. (Approving)

3. WAIVER PETITION: Planning Commission, re: Petition 2025-10-02-18, submitted by Charara Property LLC, requesting waiver use approval to operate an oil change establishment in connection with a previously approved coin-operated self-service car wash at 38400 Joy Road, located at the N.W. corner of Joy Road and Hix Road in the S.W. ¼ of Section 31. (Approving)

4. AWARD OF BID: Department of Community Resources, re: for the printing of the City of Livonia's 2026 Connections Magazine, from budgeted funds. (Approving)

5. REQUEST TO APPROVE DONATION: Department of Communications, re: for Livonia Television equipment to Clarenceville High School. (Approving)

6. REQUEST TO APPROVE SUBLEASE AND HEALTH SERVICES AGREEMENT WITH TRINITY LIVONIA: Department of Parks and Recreation, re: for continued operation of physical and occupational rehabilitation services at the Jack E. Kirksey Recreation Center from April 1, 2026 to March 31, 2031. (Approving)

7. REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND EXTEND CONTRACT 24-G UNIT PRICES WITH JOE ROTONDO CONSTRUCTION CORP.: Department of Parks and Recreation, re: for the repaving of the front entrance at the Jack E. Kirksey Recreation Center, in a not-to-exceed amount of $129,935.50, from budgeted funds. (Approving)

8. REQUEST TO APPROVE PURCHASE UTILIZING THE STATE OF MICHIGAN MIDEAL PURCHASING PROGRAM: Department of Public Works, Roads Department, re: for one (1) upgrade package on a self-contained leaf vacuum, from budgeted funds. (Approving)

9. REQUEST TO AUTHORIZE EXPENDITURE: Department of Public Works, Water & Sewer Department, re: to enable payment for the 2026 subscription to the MISS DIG service, from budgeted funds. (Approving)

10. AWARD OF BID: Department of Public Works, Building Maintenance, re: for the City's Fire Protection System, from budgeted funds. (Approving)

11. REQUEST TO APPROVE SOFTWARE LICENSING AND MAINTENANCE AGREEMENT WITH SOLE SOURCE PROVIDER: Public Works Division, re: with Azteca Systems, LLC, including Cityworks Online, for the DPW work management system, for the period of March 1, 2026, through February 28, 2027, from budgeted funds. (Approving)

UNFINISHED BUSINESS – MEETING(S) OF THE COMMITTEE(S)

12. COMMITTEE OF THE WHOLE MEETING OF JANUARY 5, 2026
    a. The subject matter of permanently referring the establishment of Council Committees, representatives on various Boards and Committees, the Parliamentarian, and any other business that would come before the Committee. (CR 498-05)

UNFINISHED BUSINESS

13. WAIVER PETITION: Planning Commission, re: Petition 2025-02-02-05 submitted by Symmetry Management requesting to amend the site plan and conditions approved under Council Resolution 139-25 granted on May 7, 2025, to eliminate the requirement of providing access to Chippewa Drive, in connection with the construction of a new 2,515-square-foot, full-service restaurant with drive-thru facilities at 39200 Seven Mile Road, located at the northeast corner of Seven Mile and Haggerty Roads in the Southwest ¼ of Section 6.

14. WAIVER PETITION: Planning Commission, re: Petition 2025-10-02-17 submitted by Outback Steakhouse of Florida, LLC, d.b.a. Outback Steakhouse, requesting waiver use approval, to utilize an S.D.M. liquor license (allows a licensed business to sell beer, wine, and mixed spirit drink products in the original package for consumption off the premises) in connection with the existing restaurant operation (Outback Steakhouse) at 13010 Middle Belt Road, located at the southeast corner of Middle Belt Road and Industrial Drive in the Northwest ¼ of Section 25.

15. WAIVER PETITION: Planning Commission, re: Petition 2025-11-02-19 submitted by Detroit Light Action LLC requesting waiver use approval to operate a banquet center with occupancy of over fifty (50) people, at 28370 Joy Road, located at the northwest corner of Thorpe Street and Joy Road in the southeast 1/4 of Section 36.

16. REQUEST TO EXTEND CONTRACT WITH BOON DEVELOPMENT, LLC (DBA SOD SOLUTIONS): Department of Public Works, Forestry Division, re: for the 2026 tree trimming services for an additional year with current pricing, from budgeted funds.

17. REQUEST TO AMEND CONTRACT WITH ERG ENVIRONMENTAL SERVICES: Department of Public Works, re: to adjust the household hazardous waste drop-off from a seven-month service to a year-round service for the remaining two years, from the Municipal Refuse Fund. (CR 361-19)

18. REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND APPROVE VENDORS FOR EQUIPMENT MAINTENANCE: Department of Public Works, re: to provide outside vendor services for the maintenance of the city fleet, from budgeted funds.

19. REQUEST FOR CONSIDERATION OF A PROPOSED ORDINANCE AMENDMENT: Councilmember Martha Ptashnik, re: in order to establish a restriction on approving new car washes within one mile of existing car washes; existing car washes to include those who have already received site plan or other special approval from the City.

NEW BUSINESS

AUDIENCE COMMUNICATION

NOTICE(S)

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the City Clerk's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with disabilities. Please call (734) 466-2236 or email clerk@livonia.gov as soon as possible if you need assistance. Council agendas are available on the City's website www.livonia.gov - under Your Government, City Council, Agendas & Minutes.

LETTER TO THE LIVONIA CITY COUNCIL

Finance
December 17, 2025

MEETING DATE	PRESENTED BY
R011426	

AGENDA ITEM

a. Communication from the Department of Finance, dated December 17, 2025, re: forwarding various financial statements of the City of Livonia for the month ending September 2025.

BACKGROUND DETAILS

Attached hereto are the various financial statements of the City of Livonia for the month ending September 30, 2025. These statements are summarized so that you may make a quick financial overview of the various funds. Detailed statements, in support of the summarized statements, have been forwarded electronically to the Council Office.

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

We respectfully request that City Council receive and file this report.

ATTACHMENTS

1. BUDGET TO ACTUAL - COUNCIL SUMMARY - SEPTEMBER 2025

APPROVED BY

Benjamin N. Grier

Benjamin N. Grier, JD, CPA, Finance Director

Date: December 30, 2025

Maureen Miller Brosnan

Maureen Miller Brosnan, Mayor

Date: January 02, 2026

BUDGET TO ACTUAL - COUNCIL SUMMARY - 09/30/2025

Through 09/30/25

Prior Fiscal Year Activity Included

Organization		Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund	**101 - GENERAL FUND**									
REVENUE										
Department	**000 - ACCOUNT BALANCES**	74,966,952.00	.00	74,966,952.00	1,313,261.95	.00	67,978,648.80	6,988,303.20	91	64,112,418.59
	REVENUE TOTALS	$74,966,952.00	$0.00	$74,966,952.00	$1,313,261.95	$0.00	$67,978,648.80	$6,988,303.20	91%	$64,112,418.59
EXPENSE										
Department	**101 - CITY COUNCIL**	309,289.00	.00	309,289.00	22,911.56	.00	238,828.59	70,460.41	77	245,359.93
Department	**173 - MAYOR'S OFFICE**	606,896.00	.00	606,896.00	40,601.04	.00	459,893.89	147,002.11	76	495,499.45
Department	**174 - COMMUNICATIONS**	434,555.00	.00	434,555.00	33,475.64	.00	344,549.73	90,005.27	79	336,657.97
Department	**175 - GOVERNMENT AFFAIRS**	131,958.00	.00	131,958.00	10,180.89	.00	106,928.91	25,029.09	81	71,236.78
Department	**191 - ACCOUNTING**	314,671.00	45,000.00	359,671.00	(3,255.06)	.00	264,766.24	94,904.76	74	259,287.03
Department	**192 - FINANCE DEPARTMENT**	552,058.00	.00	552,058.00	45,414.53	2,814.58	438,856.85	110,386.57	80	380,776.58
Department	**215 - CITY CLERK**	647,053.00	.00	647,053.00	42,922.45	.00	450,475.08	196,577.92	70	490,488.49
Department	**223 - INDEPENDENT AUDIT**	60,239.00	.00	60,239.00	(7,805.00)	.00	33,091.43	27,147.57	55	75,075.13
Department	**228 - INFORMATION SYSTEMS**	1,459,651.00	(74,808.00)	1,384,843.00	84,986.15	62,342.24	1,199,625.24	122,875.52	91	1,199,215.00
Department	**236 - ETHICS BOARD**	550.00	.00	550.00	.00	.00	109.00	441.00	20	109.00
Department	**247 - BOARD OF REVIEW**	3,545.00	.00	3,545.00	.00	.00	2,992.67	552.33	84	3,100.32
Department	**253 - TREASURER**	687,898.00	.00	687,898.00	48,509.70	3,285.70	511,186.20	173,426.10	75	491,031.51
Department	**257 - ASSESSING**	735,315.00	.00	735,315.00	53,126.94	.00	582,225.12	153,089.88	79	575,245.69
Department	**261 - UTILITIES AND SUPPLIES**	565,859.00	.00	565,859.00	34,391.12	.00	302,227.07	263,631.93	53	326,493.47
Department	**262 - ELECTION COMMISSION**	528,734.00	.00	528,734.00	23,798.27	.00	320,586.22	208,147.78	61	608,928.43
Department	**263 - INSURANCE-GENERAL**	121,279.00	.00	121,279.00	(3,016.25)	.00	245,803.64	(124,524.64)	203	101,164.18
Department	**264 - INSURANCE-WORKERS COMP**	448,230.00	.00	448,230.00	20,513.08	.00	564,803.96	(116,573.96)	126	565,347.90
Department	**265 - NON DEPARTMENTAL**	2,410,000.00	1,000,000.00	3,410,000.00	.00	.00	2,002,443.63	1,407,556.37	59	8,799.00
Department	**266 - LAW DEPARTMENT**	926,919.00	.00	926,919.00	71,517.48	.00	729,031.61	197,887.39	79	794,394.10
Department	**267 - EMPLOYEE BENEFITS CONTROL**	42,000.00	.00	42,000.00	406,811.37	46,879.77	(830,754.35)	825,874.58	-1866	(365,596.81)
Department	**268 - NON-DEPT CAPITAL PROJECTS**	5,000.00	.00	5,000.00	.00	.00	.00	5,000.00	0	2,846.75
Department	**269 - CIVIL SERVICE**	995,360.00	.00	995,360.00	43,442.44	.00	694,368.74	300,991.26	70	699,356.72
Department	**270 - TERMINATION PAY**	2,200,000.00	.00	2,200,000.00	120,002.10	.00	663,134.43	1,536,865.57	30	742,107.38
Department	**271 - LABOR RELATIONS**	82,500.00	.00	82,500.00	1,092.00	.00	33,320.50	49,179.50	40	32,492.00
Department	**272 - DUES AND SUBSCRIPTIONS**	58,000.00	.00	58,000.00	.00	.00	54,812.00	3,188.00	95	51,317.00
Department	**286 - 16TH DISTRICT COURT**	3,401,357.00	.00	3,401,357.00	227,672.58	2,400.00	2,554,559.23	844,397.77	75	2,693,485.92
Department	**302 - TRAFFIC BUREAU**	1,345,440.00	(8,472.00)	1,336,968.00	67,016.83	.00	1,039,654.07	297,313.93	78	1,030,414.77
Department	**304 - POLICE ADMINISTRATION**	3,050,501.00	12,475.00	3,062,976.00	199,961.97	42,206.04	2,303,134.71	717,635.25	77	2,207,664.40
Department	**306 - POLICE DATA PROCESSING**	1,036,393.00	.00	1,036,393.00	64,093.05	9,446.82	684,929.27	342,016.91	67	720,501.33
Department	**307 - DETECTIVE BUREAU**	3,595,720.00	.00	3,595,720.00	307,795.05	5,990.00	2,780,385.89	809,344.11	77	2,493,679.59
Department	**309 - AUTOMOTIVE SERVICE**	621,150.00	.00	621,150.00	30,616.09	.00	326,644.45	294,505.55	53	230,031.78
Department	**310 - POLICE COMMUNICATIONS**	1,022,504.00	.00	1,022,504.00	68,089.63	.00	656,936.60	365,567.40	64	738,764.28
Department	**313 - CROSSING GUARDS**	81,488.00	.00	81,488.00	8,121.65	.00	49,670.76	31,817.24	61	56,635.75
Department	**316 - SCHOOL LIAISON**	614,391.00	.00	614,391.00	47,641.78	.00	476,110.03	138,280.97	77	493,127.85
Department	**318 - OFFICE OF EMERG PREP**	184,426.00	.00	184,426.00	18,964.22	.00	145,605.72	38,820.28	79	140,077.41
Department	**319 - RESERVE POL/SPECIAL EVENT**	414,841.00	.00	414,841.00	27,242.23	.00	401,546.39	13,294.61	97	398,114.64

BUDGET TO ACTUAL - COUNCIL SUMMARY - 09/30/2025

Through 09/30/25

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **101 - GENERAL FUND**									
EXPENSE									
Department **325 - POLICE PATROL BUREAU**	15,880,439.00	37,018.00	15,917,457.00	991,721.85	1,112.50	11,604,939.46	4,311,405.04	73	11,512,982.16
Department **329 - INTELLIGENCE BUREAU**	2,959,418.00	(41,021.00)	2,918,397.00	173,601.34	.00	2,248,189.12	670,207.88	77	2,023,658.13
Department **336 - FIRE ADMINISTRATION**	1,492,377.00	5,500.00	1,497,877.00	122,800.07	1,030.68	1,174,405.54	322,440.78	78	1,135,643.93
Department **338 - FIRE FIGHTING**	14,343,701.00	(5,500.00)	14,338,201.00	1,083,793.56	33,252.06	11,114,136.16	3,190,812.78	78	10,965,514.89
Department **341 - FIRE PREVENTION**	841,227.00	.00	841,227.00	61,228.66	.00	675,732.27	165,494.73	80	694,406.53
Department **371 - INSPECTION**	1,866,838.00	.00	1,866,838.00	121,408.74	61,460.00	1,295,458.61	509,919.39	73	1,321,354.72
Department **381 - BLDG CODE BD OF APPEALS**	3,361.00	.00	3,361.00	.00	.00	534.39	2,826.61	16	60.00
Department **435 - TRAFFIC COMMISSION**	2,353.00	.00	2,353.00	172.23	.00	1,598.59	754.41	68	1,480.19
Department **441 - PUBLIC SERV ADMIN**	58,700.00	6,000.00	64,700.00	(25,574.62)	254.20	(121,449.16)	185,894.96	-187	(78,635.99)
Department **443 - PUBLIC SERV-EQUIP MAINT**	165,687.00	.00	165,687.00	56,087.51	9,845.00	(305,161.41)	461,003.41	-178	(299,268.65)
Department **447 - ENGINEERING**	828.00	.00	828.00	(15,962.39)	.00	(62,121.18)	62,949.18	-7503	(92,647.61)
Department **448 - STREET LIGHTING**	280,467.00	.00	280,467.00	199,994.34	.00	221,857.18	58,609.82	79	227,210.44
Department **463 - MAINTENANCE-STREET**	199,566.00	(6,000.00)	193,566.00	(7,855.73)	10,640.00	353,576.10	(170,650.10)	188	68,168.87
Department **523 - PUBLIC SERV-BLDG MAINT**	1,915,979.00	.00	1,915,979.00	212,967.57	22,085.36	1,934,516.34	(40,622.70)	102	1,464,549.28
Department **524 - PARKS**	1,908,406.00	.00	1,908,406.00	97,104.67	35,006.50	891,114.00	982,285.50	49	1,247,255.45
Department **701 - PLANNING**	672,512.00	.00	672,512.00	47,268.07	.00	464,299.76	208,212.24	69	522,215.53
Department **702 - ZONING BOARD OF APPEALS**	46,972.00	.00	46,972.00	2,513.73	.00	37,570.90	9,401.10	80	26,757.26
Department **752 - RECREATION ADMINISTRATION**	345,656.00	(5,000.00)	340,656.00	21,202.57	.00	239,496.16	101,159.84	70	203,450.36
Department **758 - RECREATION FACILITIES**	55,700.00	26,112.00	81,812.00	3,735.61	.00	72,471.80	9,340.20	89	36,710.12
Department **759 - RECREATION ATHLETICS**	212,592.00	400.00	212,992.00	17,699.33	570.18	169,357.16	43,064.66	80	116,779.70
Department **820 - PARKS & REC - SENIOR SERVICES**	590,713.00	(500.00)	590,213.00	48,313.35	.00	481,661.65	108,551.35	82	469,369.36
Department **821 - P&R - GREENMEAD AND CULTURAL**	1,145,144.00	500.00	1,145,644.00	65,106.92	2,443.50	814,807.02	328,393.48	71	788,015.60
EXPENSE TOTALS	$74,684,406.00	$991,704.00	$75,676,110.00	$5,434,162.91	$353,065.13	$54,139,473.98	$21,183,570.89	72%	$51,748,260.99
Fund **101 - GENERAL FUND** Totals									
REVENUE TOTALS	74,966,952.00	.00	74,966,952.00	1,313,261.95	.00	67,978,648.80	6,988,303.20	91%	64,112,418.59
EXPENSE TOTALS	74,684,406.00	991,704.00	75,676,110.00	5,434,162.91	353,065.13	54,139,473.98	21,183,570.89	72%	51,748,260.99
Fund **101 - GENERAL FUND** Totals	$282,546.00	($991,704.00)	($709,158.00)	($4,120,900.96)	($353,065.13)	$13,839,174.82	($14,195,267.69)		$12,364,157.60

BUDGET TO ACTUAL - COUNCIL SUMMARY - 09/30/2025

Through 09/30/25

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **202 - MAJOR STREET FUND**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	9,824,795.00	.00	9,824,795.00	1,758,539.46	.00	7,840,564.71	1,984,230.29	80	6,513,069.56
REVENUE TOTALS	$9,824,795.00	$0.00	$9,824,795.00	$1,758,539.46	$0.00	$7,840,564.71	$1,984,230.29	80%	$6,513,069.56
EXPENSE									
Department **448 - STREET LIGHTING**	721,306.00	.00	721,306.00	204,726.00	.00	649,506.00	71,800.00	90	579,359.00
Department **451 - CONST-STREET AND BRIDGES**	.00	.00	.00	.00	.00	.00	.00	+++	.00
Department **463 - MAINTENANCE-STREET**	2,475,081.00	122,239.00	2,597,320.00	90,693.15	.00	831,551.60	1,765,768.40	32	951,209.18
Department **475 - MAINTENANCE-TRAFFIC SERV**	.00	.00	.00	.00	.00	.00	.00	+++	.00
Department **478 - MAINT-FREEWAY LIGHTING**	20,660.00	.00	20,660.00	1,614.57	.00	16,084.83	4,575.17	78	15,610.71
Department **479 - SNOW AND ICE REMOVAL**	325,811.00	.00	325,811.00	27,149.50	.00	271,495.00	54,316.00	83	272,550.00
Department **483 - ADMIN, ENGIN RECORD KEEPI**	234,094.00	.00	234,094.00	19,508.00	.00	195,080.00	39,014.00	83	115,580.00
Department **484 - FUND TRANSFERS**	7,200,000.00	.00	7,200,000.00	600,000.00	.00	6,000,000.00	1,200,000.00	83	6,333,330.00
EXPENSE TOTALS	$10,976,952.00	$122,239.00	$11,099,191.00	$943,691.22	$0.00	$7,963,717.43	$3,135,473.57	72%	$8,267,638.89
Fund **202 - MAJOR STREET FUND** Totals									
REVENUE TOTALS	9,824,795.00	.00	9,824,795.00	1,758,539.46	.00	7,840,564.71	1,984,230.29	80%	6,513,069.56
EXPENSE TOTALS	10,976,952.00	122,239.00	11,099,191.00	943,691.22	.00	7,963,717.43	3,135,473.57	72%	8,267,638.89
Fund **202 - MAJOR STREET FUND** Totals	($1,152,157.00)	($122,239.00)	($1,274,396.00)	$814,848.24	$0.00	($123,152.72)	($1,151,243.28)		($1,754,569.33)

BUDGET TO ACTUAL - COUNCIL SUMMARY - 09/30/2025

Through 09/30/25

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **203 - LOCAL STREET FUND**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	10,940,455.00	.00	10,940,455.00	1,272,504.66	.00	8,928,931.33	2,011,523.67	82	8,815,829.76
REVENUE TOTALS	$10,940,455.00	$0.00	$10,940,455.00	$1,272,504.66	$0.00	$8,928,931.33	$2,011,523.67	82%	$8,815,829.76
EXPENSE									
Department **448 - STREET LIGHTING**	140,000.00	.00	140,000.00	9,413.00	.00	94,130.00	45,870.00	67	114,160.00
Department **451 - CONST-STREET AND BRIDGES**	180,000.00	.00	180,000.00	.00	.00	.00	180,000.00	0	.00
Department **463 - MAINTENANCE-STREET**	1,696,477.00	.00	1,696,477.00	128,871.00	.00	1,384,365.45	312,111.55	82	1,661,006.75
Department **475 - MAINTENANCE-TRAFFIC SERV**	.00	.00	.00	.00	.00	.00	.00	+++	.00
Department **479 - SNOW AND ICE REMOVAL**	493,781.00	.00	493,781.00	41,147.00	.00	289,057.93	204,723.07	59	375,140.00
Department **483 - ADMIN, ENGIN RECORD KEEPI**	705,546.00	.00	705,546.00	58,794.00	.00	587,940.00	117,606.00	83	641,540.00
Department **484 - FUND TRANSFERS**	7,500,000.00	.00	7,500,000.00	625,000.00	.00	6,250,000.00	1,250,000.00	83	6,500,000.00
EXPENSE TOTALS	$10,715,804.00	$0.00	$10,715,804.00	$863,225.00	$0.00	$8,605,493.38	$2,110,310.62	80%	$9,291,846.75
Fund **203 - LOCAL STREET FUND** Totals									
REVENUE TOTALS	10,940,455.00	.00	10,940,455.00	1,272,504.66	.00	8,928,931.33	2,011,523.67	82%	8,815,829.76
EXPENSE TOTALS	10,715,804.00	.00	10,715,804.00	863,225.00	.00	8,605,493.38	2,110,310.62	80%	9,291,846.75
Fund **203 - LOCAL STREET FUND** Totals	$224,651.00	$0.00	$224,651.00	$409,279.66	$0.00	$323,437.95	($98,786.95)		($476,016.99)

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Fund **204 - ROAD - SIDEWALK & TREE**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	13,010,083.00	.00	13,010,083.00	640,673.45	.00	11,669,988.16	1,340,094.84	90	11,764,117.88
REVENUE TOTALS	$13,010,083.00	$0.00	$13,010,083.00	$640,673.45	$0.00	$11,669,988.16	$1,340,094.84	90%	$11,764,117.88
EXPENSE									
Department **441 - PUBLIC SERV ADMIN**	36,024.00	.00	36,024.00	3,002.00	.00	30,020.00	6,004.00	83	27,780.00
Department **447 - ENGINEERING**	2,653,368.00	(100,000.00)	2,553,368.00	144,127.62	.00	1,627,252.74	926,115.26	64	1,597,640.64
Department **463 - MAINTENANCE-STREET**	10,680,000.00	15,586.00	10,695,586.00	1,036,620.78	.00	9,502,889.57	1,192,696.43	89	8,784,847.35
Department **530 - FORESTRY**	166,000.00	84,414.00	250,414.00	73,362.00	.00	228,342.00	22,072.00	91	95,061.12
EXPENSE TOTALS	$13,535,392.00	$0.00	$13,535,392.00	$1,257,112.40	$0.00	$11,388,504.31	$2,146,887.69	84%	$10,505,329.11
Fund **204 - ROAD - SIDEWALK & TREE** Totals									
REVENUE TOTALS	13,010,083.00	.00	13,010,083.00	640,673.45	.00	11,669,988.16	1,340,094.84	90%	11,764,117.88
EXPENSE TOTALS	13,535,392.00	.00	13,535,392.00	1,257,112.40	.00	11,388,504.31	2,146,887.69	84%	10,505,329.11
Fund **204 - ROAD - SIDEWALK & TREE** Totals	($525,309.00)	$0.00	($525,309.00)	($616,438.95)	$0.00	$281,483.85	($806,792.85)		$1,258,788.77

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Fund **208 - COMMUNITY RECREATION**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	9,099,397.00	.00	9,099,397.00	343,561.93	.00	9,111,896.89	(12,499.89)	100	9,240,207.54
REVENUE TOTALS	$9,099,397.00	$0.00	$9,099,397.00	$343,561.93	$0.00	$9,111,896.89	($12,499.89)	100%	$9,240,207.54
EXPENSE									
Department **755 - RECREATION CENTER**	8,807,548.00	1,499,368.00	10,306,916.00	598,311.86	280,973.07	7,409,755.19	2,616,187.74	75	6,504,053.35
Department **756 - OTHER RECREATION**	18,100.00	153,814.00	171,914.00	23,450.48	16,102.13	62,167.94	93,643.93	46	334,129.18
Department **757 - ICE RINK**	386,052.00	.00	386,052.00	.00	.00	363,320.16	22,731.84	94	363,630.16
Department **776 - SPECIAL EVENTS**	149,616.00	.00	149,616.00	1,029.08	.00	135,207.34	14,408.66	90	123,959.24
Department **795 - SWIMMING POOL - BOTSFORD**	154,423.00	(872.00)	153,551.00	8,909.80	8,544.00	118,064.91	26,942.09	82	107,809.64
Department **796 - SWIMMING POOL - CLEMENT C**	177,390.00	43,049.00	220,439.00	9,985.82	9,276.00	176,183.54	34,979.46	84	180,807.83
Department **797 - SWIMMING POOL - SHELDON**	262,876.00	(162,000.00)	100,876.00	373.32	80.06	2,371.92	98,424.02	2	44,917.00
EXPENSE TOTALS	$9,956,005.00	$1,533,359.00	$11,489,364.00	$642,060.36	$314,975.26	$8,267,071.00	$2,907,317.74	75%	$7,659,306.40
Fund **208 - COMMUNITY RECREATION** Totals									
REVENUE TOTALS	9,099,397.00	.00	9,099,397.00	343,561.93	.00	9,111,896.89	(12,499.89)	100%	9,240,207.54
EXPENSE TOTALS	9,956,005.00	1,533,359.00	11,489,364.00	642,060.36	314,975.26	8,267,071.00	2,907,317.74	75%	7,659,306.40
Fund **208 - COMMUNITY RECREATION** Totals	($856,608.00)	($1,533,359.00)	($2,389,967.00)	($298,498.43)	($314,975.26)	$844,825.89	($2,919,817.63)		$1,580,901.14

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Fund **211 - DESIGNATED PURPOSE**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	150,000.00	.00	150,000.00	(72,943.46)	.00	105,725.97	44,274.03	70	137,047.32
REVENUE TOTALS	$150,000.00	$0.00	$150,000.00	($72,943.46)	$0.00	$105,725.97	$44,274.03	70%	$137,047.32
EXPENSE									
Department **000 - ACCOUNT BALANCES**	150,000.00	.00	150,000.00	(59,002.57)	26,845.04	83,984.06	39,170.90	74	86,093.65
EXPENSE TOTALS	$150,000.00	$0.00	$150,000.00	($59,002.57)	$26,845.04	$83,984.06	$39,170.90	74%	$86,093.65
Fund **211 - DESIGNATED PURPOSE** Totals									
REVENUE TOTALS	150,000.00	.00	150,000.00	(72,943.46)	.00	105,725.97	44,274.03	70%	137,047.32
EXPENSE TOTALS	150,000.00	.00	150,000.00	(59,002.57)	26,845.04	83,984.06	39,170.90	74%	86,093.65
Fund **211 - DESIGNATED PURPOSE** Totals	$0.00	$0.00	$0.00	($13,940.89)	($26,845.04)	$21,741.91	$5,103.13		$50,953.67

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Fund **219 - SP ASSESS-LIGHTING**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	28,000.00	.00	28,000.00	4,095.24	.00	37,805.40	(9,805.40)	135	35,104.61
Department **457 - STREETLIGHTING**	1,154,725.00	.00	1,154,725.00	.00	.00	1,111,277.38	43,447.62	96	1,086,651.52
REVENUE TOTALS	$1,182,725.00	$0.00	$1,182,725.00	$4,095.24	$0.00	$1,149,082.78	$33,642.22	97%	$1,121,756.13
EXPENSE									
Department **000 - ACCOUNT BALANCES**	.00	.00	.00	.00	.00	.00	.00	+++	.00
Department **457 - STREETLIGHTING**	1,242,436.00	.00	1,242,436.00	88,637.93	.00	887,037.36	355,398.64	71	925,902.43
EXPENSE TOTALS	$1,242,436.00	$0.00	$1,242,436.00	$88,637.93	$0.00	$887,037.36	$355,398.64	71%	$925,902.43
Fund **219 - SP ASSESS-LIGHTING** Totals									
REVENUE TOTALS	1,182,725.00	.00	1,182,725.00	4,095.24	.00	1,149,082.78	33,642.22	97%	1,121,756.13
EXPENSE TOTALS	1,242,436.00	.00	1,242,436.00	88,637.93	.00	887,037.36	355,398.64	71%	925,902.43
Fund **219 - SP ASSESS-LIGHTING** Totals	($59,711.00)	$0.00	($59,711.00)	($84,542.69)	$0.00	$262,045.42	($321,756.42)		$195,853.70

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Fund **226 - MUNICIPAL REFUSE FUND**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	15,026,820.00	.00	15,026,820.00	61,494.57	.00	14,640,120.22	386,699.78	97	14,211,866.89
REVENUE TOTALS	$15,026,820.00	$0.00	$15,026,820.00	$61,494.57	$0.00	$14,640,120.22	$386,699.78	97%	$14,211,866.89
EXPENSE									
Department **521 - SANITATION**	1,393,406.00	75,576.00	1,468,982.00	103,065.73	82,283.00	1,007,378.39	379,320.61	74	990,683.76
Department **528 - PUBLIC SERVICE**	15,700,414.00	1,366,723.00	17,067,137.00	1,216,210.57	414,772.00	12,401,508.41	4,250,856.59	75	10,985,795.38
Department **529 - ANIMAL CONTROL**	384,330.00	(110,000.00)	274,330.00	20,778.77	.00	173,585.58	100,744.42	63	235,972.82
EXPENSE TOTALS	$17,478,150.00	$1,332,299.00	$18,810,449.00	$1,340,055.07	$497,055.00	$13,582,472.38	$4,730,921.62	75%	$12,212,451.96
Fund **226 - MUNICIPAL REFUSE FUND** Totals									
REVENUE TOTALS	15,026,820.00	.00	15,026,820.00	61,494.57	.00	14,640,120.22	386,699.78	97%	14,211,866.89
EXPENSE TOTALS	17,478,150.00	1,332,299.00	18,810,449.00	1,340,055.07	497,055.00	13,582,472.38	4,730,921.62	75%	12,212,451.96
Fund **226 - MUNICIPAL REFUSE FUND** Totals	($2,451,330.00)	($1,332,299.00)	($3,783,629.00)	($1,278,560.50)	($497,055.00)	$1,057,647.84	($4,344,221.84)		$1,999,414.93

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Fund **242 - LIVONIA BROWNFIELD - LSRRF**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	214,000.00	.00	214,000.00	2,353.15	.00	113,969.79	100,030.21	53	107,518.83
REVENUE TOTALS	$214,000.00	$0.00	$214,000.00	$2,353.15	$0.00	$113,969.79	$100,030.21	53%	$107,518.83
EXPENSE									
Department **000 - ACCOUNT BALANCES**	39,200.00	.00	39,200.00	6,220.00	.00	31,870.00	7,330.00	81	30,930.00
EXPENSE TOTALS	$39,200.00	$0.00	$39,200.00	$6,220.00	$0.00	$31,870.00	$7,330.00	81%	$30,930.00
Fund **242 - LIVONIA BROWNFIELD - LSRRF** Totals									
REVENUE TOTALS	214,000.00	.00	214,000.00	2,353.15	.00	113,969.79	100,030.21	53%	107,518.83
EXPENSE TOTALS	39,200.00	.00	39,200.00	6,220.00	.00	31,870.00	7,330.00	81%	30,930.00
Fund **242 - LIVONIA BROWNFIELD - LSRRF** Totals	$174,800.00	$0.00	$174,800.00	($3,866.85)	$0.00	$82,099.79	$92,700.21		$76,588.83

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Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **243 - LIVONIA BROWNFIELD REDEV AUTH**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	1,310,000.00	.00	1,310,000.00	.00	.00	563,573.75	746,426.25	43	520,689.87
REVENUE TOTALS	$1,310,000.00	$0.00	$1,310,000.00	$0.00	$0.00	$563,573.75	$746,426.25	43%	$520,689.87
EXPENSE									
Department **000 - ACCOUNT BALANCES**	1,310,000.00	.00	1,310,000.00	.00	.00	563,573.75	746,426.25	43	520,689.87
EXPENSE TOTALS	$1,310,000.00	$0.00	$1,310,000.00	$0.00	$0.00	$563,573.75	$746,426.25	43%	$520,689.87
Fund **243 - LIVONIA BROWNFIELD REDEV AUTH** Totals									
REVENUE TOTALS	1,310,000.00	.00	1,310,000.00	.00	.00	563,573.75	746,426.25	43%	520,689.87
EXPENSE TOTALS	1,310,000.00	.00	1,310,000.00	.00	.00	563,573.75	746,426.25	43%	520,689.87
Fund **243 - LIVONIA BROWNFIELD REDEV AUTH** Totals	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00

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Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **244 - ECONOMIC DEVEL CORP**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	1,000.00	.00	1,000.00	89.10	.00	946.94	53.06	95	1,175.87
REVENUE TOTALS	$1,000.00	$0.00	$1,000.00	$89.10	$0.00	$946.94	$53.06	95%	$1,175.87
EXPENSE									
Department **000 - ACCOUNT BALANCES**	1,000.00	.00	1,000.00	.00	.00	.00	1,000.00	0	.00
EXPENSE TOTALS	$1,000.00	$0.00	$1,000.00	$0.00	$0.00	$0.00	$1,000.00	0%	$0.00
Fund **244 - ECONOMIC DEVEL CORP** Totals									
REVENUE TOTALS	1,000.00	.00	1,000.00	89.10	.00	946.94	53.06	95%	1,175.87
EXPENSE TOTALS	1,000.00	.00	1,000.00	.00	.00	.00	1,000.00	0%	.00
Fund **244 - ECONOMIC DEVEL CORP** Totals	$0.00	$0.00	$0.00	$89.10	$0.00	$946.94	($946.94)		$1,175.87

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Fund **248 - PLYMOUTH RD DEV AUTHORITY**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	857,690.00	.00	857,690.00	275.28	.00	889,684.72	(31,994.72)	104	857,006.27
REVENUE TOTALS	$857,690.00	$0.00	$857,690.00	$275.28	$0.00	$889,684.72	($31,994.72)	104%	$857,006.27
EXPENSE									
Department **000 - ACCOUNT BALANCES**	874,772.00	.00	874,772.00	154,547.66	.00	751,678.04	123,093.96	86	497,538.75
EXPENSE TOTALS	$874,772.00	$0.00	$874,772.00	$154,547.66	$0.00	$751,678.04	$123,093.96	86%	$497,538.75
Fund **248 - PLYMOUTH RD DEV AUTHORITY** Totals									
REVENUE TOTALS	857,690.00	.00	857,690.00	275.28	.00	889,684.72	(31,994.72)	104%	857,006.27
EXPENSE TOTALS	874,772.00	.00	874,772.00	154,547.66	.00	751,678.04	123,093.96	86%	497,538.75
Fund **248 - PLYMOUTH RD DEV AUTHORITY** Totals	($17,082.00)	$0.00	($17,082.00)	($154,272.38)	$0.00	$138,006.68	($155,088.68)		$359,467.52

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Fund **260 - MIDC GRANT**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	466,866.00	.00	466,866.00	.00	.00	355,368.04	111,497.96	76	295,702.32
REVENUE TOTALS	$466,866.00	$0.00	$466,866.00	$0.00	$0.00	$355,368.04	$111,497.96	76%	$295,702.32
EXPENSE									
Department **000 - ACCOUNT BALANCES**	466,866.00	.00	466,866.00	110,068.60	.00	518,945.12	(52,079.12)	111	297,148.68
EXPENSE TOTALS	$466,866.00	$0.00	$466,866.00	$110,068.60	$0.00	$518,945.12	($52,079.12)	111%	$297,148.68
Fund **260 - MIDC GRANT** Totals									
REVENUE TOTALS	466,866.00	.00	466,866.00	.00	.00	355,368.04	111,497.96	76%	295,702.32
EXPENSE TOTALS	466,866.00	.00	466,866.00	110,068.60	.00	518,945.12	(52,079.12)	111%	297,148.68
Fund **260 - MIDC GRANT** Totals	$0.00	$0.00	$0.00	($110,068.60)	$0.00	($163,577.08)	$163,577.08		($1,446.36)

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Fund **261 - PUB. SAFETY COMMUNICATION**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	695,000.00	.00	695,000.00	10,294.00	.00	412,606.75	282,393.25	59	633,736.66
REVENUE TOTALS	$695,000.00	$0.00	$695,000.00	$10,294.00	$0.00	$412,606.75	$282,393.25	59%	$633,736.66
EXPENSE									
Department **000 - ACCOUNT BALANCES**	1,382,000.00	57,340.00	1,439,340.00	1,212.32	.00	119,591.99	1,319,748.01	8	2,356,811.97
EXPENSE TOTALS	$1,382,000.00	$57,340.00	$1,439,340.00	$1,212.32	$0.00	$119,591.99	$1,319,748.01	8%	$2,356,811.97
Fund **261 - PUB. SAFETY COMMUNICATION** Totals									
REVENUE TOTALS	695,000.00	.00	695,000.00	10,294.00	.00	412,606.75	282,393.25	59%	633,736.66
EXPENSE TOTALS	1,382,000.00	57,340.00	1,439,340.00	1,212.32	.00	119,591.99	1,319,748.01	8%	2,356,811.97
Fund **261 - PUB. SAFETY COMMUNICATION** Totals	($687,000.00)	($57,340.00)	($744,340.00)	$9,081.68	$0.00	$293,014.76	($1,037,354.76)		($1,723,075.31)

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Fund **262 - ADJUDICATED FORFEITURES**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	380,000.00	.00	380,000.00	24,331.82	.00	240,745.01	139,254.99	63	256,777.34
REVENUE TOTALS	$380,000.00	$0.00	$380,000.00	$24,331.82	$0.00	$240,745.01	$139,254.99	63%	$256,777.34
EXPENSE									
Department **333 - STATE/LOCAL FORFEITURE EX**	510,095.00	384,100.00	894,195.00	17,976.76	.00	132,211.76	761,983.24	15	7,586.95
Department **334 - FEDERAL FORFEITURE EXP**	54,000.00	.00	54,000.00	.00	.00	411.06	53,588.94	1	36,864.33
Department **335 - CONTINUING CRIMINAL ENTERPRISE**	212,500.00	.00	212,500.00	.00	.00	.00	212,500.00	0	.00
EXPENSE TOTALS	$776,595.00	$384,100.00	$1,160,695.00	$17,976.76	$0.00	$132,622.82	$1,028,072.18	11%	$44,451.28
Fund **262 - ADJUDICATED FORFEITURES** Totals									
REVENUE TOTALS	380,000.00	.00	380,000.00	24,331.82	.00	240,745.01	139,254.99	63%	256,777.34
EXPENSE TOTALS	776,595.00	384,100.00	1,160,695.00	17,976.76	.00	132,622.82	1,028,072.18	11%	44,451.28
Fund **262 - ADJUDICATED FORFEITURES** Totals	($396,595.00)	($384,100.00)	($780,695.00)	$6,355.06	$0.00	$108,122.19	($888,817.19)		$212,326.06

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Fund **270 - HISTORICAL COMMISSION**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	117,000.00	.00	117,000.00	21,802.94	.00	149,036.57	(32,036.57)	127	206,170.44
REVENUE TOTALS	$117,000.00	$0.00	$117,000.00	$21,802.94	$0.00	$149,036.57	($32,036.57)	127%	$206,170.44
EXPENSE									
Department **000 - ACCOUNT BALANCES**	121,900.00	118,023.00	239,923.00	11,611.73	113,660.70	107,949.76	18,312.54	92	30,242.00
EXPENSE TOTALS	$121,900.00	$118,023.00	$239,923.00	$11,611.73	$113,660.70	$107,949.76	$18,312.54	92%	$30,242.00
Fund **270 - HISTORICAL COMMISSION** Totals									
REVENUE TOTALS	117,000.00	.00	117,000.00	21,802.94	.00	149,036.57	(32,036.57)	127%	206,170.44
EXPENSE TOTALS	121,900.00	118,023.00	239,923.00	11,611.73	113,660.70	107,949.76	18,312.54	92%	30,242.00
Fund **270 - HISTORICAL COMMISSION** Totals	($4,900.00)	($118,023.00)	($122,923.00)	$10,191.21	($113,660.70)	$41,086.81	($50,349.11)		$175,928.44

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Fund **271 - LIBRARY FUND**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	5,371,627.00	.00	5,371,627.00	36,455.72	.00	5,279,920.14	91,706.86	98	5,039,902.32
REVENUE TOTALS	$5,371,627.00	$0.00	$5,371,627.00	$36,455.72	$0.00	$5,279,920.14	$91,706.86	98%	$5,039,902.32
EXPENSE									
Department **778 - CIVIC CENTER LIBRARY**	5,498,489.00	2,171,391.00	7,669,880.00	308,823.36	22,206.32	3,070,308.95	4,577,364.73	40	2,912,615.83
Department **779 - NOBLE LIBRARY**	.00	.00	.00	133.32	.00	4,103.42	(4,103.42)	+++	4,056.08
Department **780 - SANDBURG LIBRARY**	723,186.00	114,691.00	837,877.00	64,262.82	.00	505,025.70	332,851.30	60	558,304.03
EXPENSE TOTALS	$6,221,675.00	$2,286,082.00	$8,507,757.00	$373,219.50	$22,206.32	$3,579,438.07	$4,906,112.61	42%	$3,474,975.94
Fund **271 - LIBRARY FUND** Totals									
REVENUE TOTALS	5,371,627.00	.00	5,371,627.00	36,455.72	.00	5,279,920.14	91,706.86	98%	5,039,902.32
EXPENSE TOTALS	6,221,675.00	2,286,082.00	8,507,757.00	373,219.50	22,206.32	3,579,438.07	4,906,112.61	42%	3,474,975.94
Fund **271 - LIBRARY FUND** Totals	($850,048.00)	($2,286,082.00)	($3,136,130.00)	($336,763.78)	($22,206.32)	$1,700,482.07	($4,814,405.75)		$1,564,926.38

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Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **272 - ARTS COMMISSION FUND**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	7,000.00	.00	7,000.00	1,043.09	.00	16,409.38	(9,409.38)	234	7,192.42
REVENUE TOTALS	$7,000.00	$0.00	$7,000.00	$1,043.09	$0.00	$16,409.38	($9,409.38)	234%	$7,192.42
EXPENSE									
Department **000 - ACCOUNT BALANCES**	17,700.00	.00	17,700.00	372.86	.00	3,564.05	14,135.95	20	8,223.31
EXPENSE TOTALS	$17,700.00	$0.00	$17,700.00	$372.86	$0.00	$3,564.05	$14,135.95	20%	$8,223.31
Fund **272 - ARTS COMMISSION FUND** Totals									
REVENUE TOTALS	7,000.00	.00	7,000.00	1,043.09	.00	16,409.38	(9,409.38)	234%	7,192.42
EXPENSE TOTALS	17,700.00	.00	17,700.00	372.86	.00	3,564.05	14,135.95	20%	8,223.31
Fund **272 - ARTS COMMISSION FUND** Totals	($10,700.00)	$0.00	($10,700.00)	$670.23	$0.00	$12,845.33	($23,545.33)		($1,030.89)

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Fund **284 - OPIOID SETTLEMENT FUND**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	175,170.00	.00	175,170.00	2,637.65	.00	193,230.43	(18,060.43)	110	467,852.98
REVENUE TOTALS	$175,170.00	$0.00	$175,170.00	$2,637.65	$0.00	$193,230.43	($18,060.43)	110%	$467,852.98
EXPENSE									
Department **000 - ACCOUNT BALANCES**	226,000.00	.00	226,000.00	9,943.67	.00	100,383.46	125,616.54	44	88,321.80
EXPENSE TOTALS	$226,000.00	$0.00	$226,000.00	$9,943.67	$0.00	$100,383.46	$125,616.54	44%	$88,321.80
Fund **284 - OPIOID SETTLEMENT FUND** Totals									
REVENUE TOTALS	175,170.00	.00	175,170.00	2,637.65	.00	193,230.43	(18,060.43)	110%	467,852.98
EXPENSE TOTALS	226,000.00	.00	226,000.00	9,943.67	.00	100,383.46	125,616.54	44%	88,321.80
Fund **284 - OPIOID SETTLEMENT FUND** Totals	($50,830.00)	$0.00	($50,830.00)	($7,306.02)	$0.00	$92,846.97	($143,676.97)		$379,531.18

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Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **286 - TRANSIT & CAPITAL IMPR**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	2,928,263.00	.00	2,928,263.00	3,145.42	.00	2,930,015.94	(1,752.94)	100	2,772,390.29
REVENUE TOTALS	$2,928,263.00	$0.00	$2,928,263.00	$3,145.42	$0.00	$2,930,015.94	($1,752.94)	100%	$2,772,390.29
EXPENSE									
Department **000 - ACCOUNT BALANCES**	2,928,263.00	.00	2,928,263.00	.00	.00	2,928,263.00	.00	100	2,776,240.00
EXPENSE TOTALS	$2,928,263.00	$0.00	$2,928,263.00	$0.00	$0.00	$2,928,263.00	$0.00	100%	$2,776,240.00
Fund **286 - TRANSIT & CAPITAL IMPR** Totals									
REVENUE TOTALS	2,928,263.00	.00	2,928,263.00	3,145.42	.00	2,930,015.94	(1,752.94)	100%	2,772,390.29
EXPENSE TOTALS	2,928,263.00	.00	2,928,263.00	.00	.00	2,928,263.00	.00	100%	2,776,240.00
Fund **286 - TRANSIT & CAPITAL IMPR** Totals	$0.00	$0.00	$0.00	$3,145.42	$0.00	$1,752.94	($1,752.94)		($3,849.71)

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Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **288 - COMMUNITY TRANSIT PROGRAM**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	766,728.00	.00	766,728.00	9,070.66	.00	744,777.74	21,950.26	97	608,887.48
REVENUE TOTALS	$766,728.00	$0.00	$766,728.00	$9,070.66	$0.00	$744,777.74	$21,950.26	97%	$608,887.48
EXPENSE									
Department **606 - COMM TRANSIT DISPATCHERS**	132,668.00	.00	132,668.00	8,306.61	.00	100,645.51	32,022.49	76	81,294.85
Department **607 - COMMUNITY TRANSIT ADMIN**	202,478.00	1,500.00	203,978.00	12,773.19	.00	137,020.29	66,957.71	67	168,964.29
Department **608 - COMMUNITY TRANSIT**	791,433.00	(1,500.00)	789,933.00	35,804.11	.00	523,882.45	266,050.55	66	453,453.52
EXPENSE TOTALS	$1,126,579.00	$0.00	$1,126,579.00	$56,883.91	$0.00	$761,548.25	$365,030.75	68%	$703,712.66
Fund **288 - COMMUNITY TRANSIT PROGRAM** Totals									
REVENUE TOTALS	766,728.00	.00	766,728.00	9,070.66	.00	744,777.74	21,950.26	97%	608,887.48
EXPENSE TOTALS	1,126,579.00	.00	1,126,579.00	56,883.91	.00	761,548.25	365,030.75	68%	703,712.66
Fund **288 - COMMUNITY TRANSIT PROGRAM** Totals	($359,851.00)	$0.00	($359,851.00)	($47,813.25)	$0.00	($16,770.51)	($343,080.49)		($94,825.18)

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Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **297 - CABLE TELEVISION FUND**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	359,200.00	.00	359,200.00	411.37	.00	248,218.84	110,981.16	69	251,934.04
REVENUE TOTALS	$359,200.00	$0.00	$359,200.00	$411.37	$0.00	$248,218.84	$110,981.16	69%	$251,934.04
EXPENSE									
Department **806 - CABLE TELEVISION**	526,984.00	.00	526,984.00	40,647.26	.00	414,146.07	112,837.93	79	421,649.30
EXPENSE TOTALS	$526,984.00	$0.00	$526,984.00	$40,647.26	$0.00	$414,146.07	$112,837.93	79%	$421,649.30
Fund **297 - CABLE TELEVISION FUND** Totals									
REVENUE TOTALS	359,200.00	.00	359,200.00	411.37	.00	248,218.84	110,981.16	69%	251,934.04
EXPENSE TOTALS	526,984.00	.00	526,984.00	40,647.26	.00	414,146.07	112,837.93	79%	421,649.30
Fund **297 - CABLE TELEVISION FUND** Totals	($167,784.00)	$0.00	($167,784.00)	($40,235.89)	$0.00	($165,927.23)	($1,856.77)		($169,715.26)

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Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **372 - D/S 2015 MBA REFUNDING**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	177,661.00	.00	177,661.00	.00	.00	177,161.25	499.75	100	179,822.50
REVENUE TOTALS	$177,661.00	$0.00	$177,661.00	$0.00	$0.00	$177,161.25	$499.75	100%	$179,822.50
EXPENSE									
Department **000 - ACCOUNT BALANCES**	177,661.00	.00	177,661.00	.00	.00	177,161.25	499.75	100	179,822.50
EXPENSE TOTALS	$177,661.00	$0.00	$177,661.00	$0.00	$0.00	$177,161.25	$499.75	100%	$179,822.50
Fund **372 - D/S 2015 MBA REFUNDING** Totals									
REVENUE TOTALS	177,661.00	.00	177,661.00	.00	.00	177,161.25	499.75	100%	179,822.50
EXPENSE TOTALS	177,661.00	.00	177,661.00	.00	.00	177,161.25	499.75	100%	179,822.50
Fund **372 - D/S 2015 MBA REFUNDING** Totals	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00

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Fund **373 - D/S 2016 MBA REFUNDING**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	548,300.00	.00	548,300.00	.00	.00	473,300.00	75,000.00	86	465,800.00
REVENUE TOTALS	$548,300.00	$0.00	$548,300.00	$0.00	$0.00	$473,300.00	$75,000.00	86%	$465,800.00
EXPENSE									
Department **000 - ACCOUNT BALANCES**	548,300.00	.00	548,300.00	.00	.00	473,300.00	75,000.00	86	465,800.00
EXPENSE TOTALS	$548,300.00	$0.00	$548,300.00	$0.00	$0.00	$473,300.00	$75,000.00	86%	$465,800.00
Fund **373 - D/S 2016 MBA REFUNDING** Totals									
REVENUE TOTALS	548,300.00	.00	548,300.00	.00	.00	473,300.00	75,000.00	86%	465,800.00
EXPENSE TOTALS	548,300.00	.00	548,300.00	.00	.00	473,300.00	75,000.00	86%	465,800.00
Fund **373 - D/S 2016 MBA REFUNDING** Totals	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00

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Fund **374 - D/S 2017 MBA REFUNDING**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	1,994,175.00	.00	1,994,175.00	.00	.00	1,781,425.00	212,750.00	89	1,758,925.00
REVENUE TOTALS	$1,994,175.00	$0.00	$1,994,175.00	$0.00	$0.00	$1,781,425.00	$212,750.00	89%	$1,758,925.00
EXPENSE									
Department **000 - ACCOUNT BALANCES**	1,994,175.00	.00	1,994,175.00	.00	.00	1,781,425.00	212,750.00	89	1,758,925.00
EXPENSE TOTALS	$1,994,175.00	$0.00	$1,994,175.00	$0.00	$0.00	$1,781,425.00	$212,750.00	89%	$1,758,925.00
Fund **374 - D/S 2017 MBA REFUNDING** Totals									
REVENUE TOTALS	1,994,175.00	.00	1,994,175.00	.00	.00	1,781,425.00	212,750.00	89%	1,758,925.00
EXPENSE TOTALS	1,994,175.00	.00	1,994,175.00	.00	.00	1,781,425.00	212,750.00	89%	1,758,925.00
Fund **374 - D/S 2017 MBA REFUNDING** Totals	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00

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Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **401 - CAPITAL PROJECTS**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	4,250,763.00	(297,500.00)	3,953,263.00	29,859.19	.00	2,798,448.13	1,154,814.87	71	2,773,360.13
REVENUE TOTALS	$4,250,763.00	($297,500.00)	$3,953,263.00	$29,859.19	$0.00	$2,798,448.13	$1,154,814.87	71%	$2,773,360.13
EXPENSE									
Department **000 - ACCOUNT BALANCES**	5,687,000.00	7,085,301.00	12,772,301.00	374,910.63	3,697,395.39	3,127,232.29	5,947,673.32	53	3,555,208.15
EXPENSE TOTALS	$5,687,000.00	$7,085,301.00	$12,772,301.00	$374,910.63	$3,697,395.39	$3,127,232.29	$5,947,673.32	53%	$3,555,208.15
Fund **401 - CAPITAL PROJECTS** Totals									
REVENUE TOTALS	4,250,763.00	(297,500.00)	3,953,263.00	29,859.19	.00	2,798,448.13	1,154,814.87	71%	2,773,360.13
EXPENSE TOTALS	5,687,000.00	7,085,301.00	12,772,301.00	374,910.63	3,697,395.39	3,127,232.29	5,947,673.32	53%	3,555,208.15
Fund **401 - CAPITAL PROJECTS** Totals	($1,436,237.00)	($7,382,801.00)	($8,819,038.00)	($345,051.44)	($3,697,395.39)	($328,784.16)	($4,792,858.45)		($781,848.02)

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Fund **409 - GOLF COURSE CAPITAL IMPR**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	505,000.00	.00	505,000.00	48,999.01	.00	449,691.22	55,308.78	89	528,857.83
REVENUE TOTALS	$505,000.00	$0.00	$505,000.00	$48,999.01	$0.00	$449,691.22	$55,308.78	89%	$528,857.83
EXPENSE									
Department **000 - ACCOUNT BALANCES**	674,981.00	113,500.00	788,481.00	61,473.29	141,334.19	264,071.51	383,075.30	51	92,853.17
EXPENSE TOTALS	$674,981.00	$113,500.00	$788,481.00	$61,473.29	$141,334.19	$264,071.51	$383,075.30	51%	$92,853.17
Fund **409 - GOLF COURSE CAPITAL IMPR** Totals									
REVENUE TOTALS	505,000.00	.00	505,000.00	48,999.01	.00	449,691.22	55,308.78	89%	528,857.83
EXPENSE TOTALS	674,981.00	113,500.00	788,481.00	61,473.29	141,334.19	264,071.51	383,075.30	51%	92,853.17
Fund **409 - GOLF COURSE CAPITAL IMPR** Totals	($169,981.00)	($113,500.00)	($283,481.00)	($12,474.28)	($141,334.19)	$185,619.71	($327,766.52)		$436,004.66

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Fund **418 - BUILDING IMPROVEMENT FUND**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	2,885,000.00	.00	2,885,000.00	36,965.16	.00	1,429,547.76	1,455,452.24	50	493,395.28
REVENUE TOTALS	$2,885,000.00	$0.00	$2,885,000.00	$36,965.16	$0.00	$1,429,547.76	$1,455,452.24	50%	$493,395.28
EXPENSE									
Department **000 - ACCOUNT BALANCES**	5,060,000.00	.00	5,060,000.00	10,502.50	.00	1,727,758.98	3,332,241.02	34	96,771.39
EXPENSE TOTALS	$5,060,000.00	$0.00	$5,060,000.00	$10,502.50	$0.00	$1,727,758.98	$3,332,241.02	34%	$96,771.39
Fund **418 - BUILDING IMPROVEMENT FUND** Totals									
REVENUE TOTALS	2,885,000.00	.00	2,885,000.00	36,965.16	.00	1,429,547.76	1,455,452.24	50%	493,395.28
EXPENSE TOTALS	5,060,000.00	.00	5,060,000.00	10,502.50	.00	1,727,758.98	3,332,241.02	34%	96,771.39
Fund **418 - BUILDING IMPROVEMENT FUND** Totals	($2,175,000.00)	$0.00	($2,175,000.00)	$26,462.66	$0.00	($298,211.22)	($1,876,788.78)		$396,623.89

BUDGET TO ACTUAL - COUNCIL SUMMARY - 09/30/2025

Through 09/30/25

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **419 - SENIOR CENTER CONSTRUCTION FUND**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	15,900,000.00	715,000.00	16,615,000.00	2,320,984.15	.00	14,640,390.89	1,974,609.11	88	838,540.29
REVENUE TOTALS	$15,900,000.00	$715,000.00	$16,615,000.00	$2,320,984.15	$0.00	$14,640,390.89	$1,974,609.11	88%	$838,540.29
EXPENSE									
Department **000 - ACCOUNT BALANCES**	23,235,589.00	282,504.00	23,518,093.00	11,554.33	.00	14,516,750.00	9,001,343.00	62	1,146,950.77
EXPENSE TOTALS	$23,235,589.00	$282,504.00	$23,518,093.00	$11,554.33	$0.00	$14,516,750.00	$9,001,343.00	62%	$1,146,950.77
Fund **419 - SENIOR CENTER CONSTRUCTION FUND** Totals									
REVENUE TOTALS	15,900,000.00	715,000.00	16,615,000.00	2,320,984.15	.00	14,640,390.89	1,974,609.11	88%	838,540.29
EXPENSE TOTALS	23,235,589.00	282,504.00	23,518,093.00	11,554.33	.00	14,516,750.00	9,001,343.00	62%	1,146,950.77
Fund **419 - SENIOR CENTER CONSTRUCTION FUND** Totals	($7,335,589.00)	$432,496.00	($6,903,093.00)	$2,309,429.82	$0.00	$123,640.89	($7,026,733.89)		($308,410.48)

BUDGET TO ACTUAL - COUNCIL SUMMARY - 09/30/2025

Through 09/30/25

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **470 - COURT BUILDING IMPROVEMENTS**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	555,000.00	.00	555,000.00	29,908.90	.00	581,323.41	(26,323.41)	105	610,599.90
REVENUE TOTALS	$555,000.00	$0.00	$555,000.00	$29,908.90	$0.00	$581,323.41	($26,323.41)	105%	$610,599.90
EXPENSE									
Department **000 - ACCOUNT BALANCES**	548,300.00	.00	548,300.00	.00	.00	473,300.00	75,000.00	86	465,800.00
EXPENSE TOTALS	$548,300.00	$0.00	$548,300.00	$0.00	$0.00	$473,300.00	$75,000.00	86%	$465,800.00
Fund **470 - COURT BUILDING IMPROVEMENTS** Totals									
REVENUE TOTALS	555,000.00	.00	555,000.00	29,908.90	.00	581,323.41	(26,323.41)	105%	610,599.90
EXPENSE TOTALS	548,300.00	.00	548,300.00	.00	.00	473,300.00	75,000.00	86%	465,800.00
Fund **470 - COURT BUILDING IMPROVEMENTS** Totals	$6,700.00	$0.00	$6,700.00	$29,908.90	$0.00	$108,023.41	($101,323.41)		$144,799.90

BUDGET TO ACTUAL - COUNCIL SUMMARY - 09/30/2025

Through 09/30/25

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **536 - NEWBURGH VILLAGE**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	890,400.00	.00	890,400.00	71,428.40	.00	725,862.78	164,537.22	82	731,658.69
REVENUE TOTALS	$890,400.00	$0.00	$890,400.00	$71,428.40	$0.00	$725,862.78	$164,537.22	82%	$731,658.69
EXPENSE									
Department **677 - NEWBURGH VILLAGE**	832,619.00	118,960.00	951,579.00	104,367.66	.00	684,393.61	267,185.39	72	703,802.66
EXPENSE TOTALS	$832,619.00	$118,960.00	$951,579.00	$104,367.66	$0.00	$684,393.61	$267,185.39	72%	$703,802.66
Fund **536 - NEWBURGH VILLAGE** Totals									
REVENUE TOTALS	890,400.00	.00	890,400.00	71,428.40	.00	725,862.78	164,537.22	82%	731,658.69
EXPENSE TOTALS	832,619.00	118,960.00	951,579.00	104,367.66	.00	684,393.61	267,185.39	72%	703,802.66
Fund **536 - NEWBURGH VILLAGE** Totals	$57,781.00	($118,960.00)	($61,179.00)	($32,939.26)	$0.00	$41,469.17	($102,648.17)		$27,856.03

BUDGET TO ACTUAL - COUNCIL SUMMARY - 09/30/2025

Through 09/30/25

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **537 - GOLDEN OAKS VILLAGE**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	.00	.00	.00	1,382.10	.00	14,961.00	(14,961.00)	+++	.00
REVENUE TOTALS	$0.00	$0.00	$0.00	$1,382.10	$0.00	$14,961.00	($14,961.00)	+++	$0.00
EXPENSE									
Department **678 - NV2**	.00	58,500.00	58,500.00	.00	.00	76,643.22	(18,143.22)	131	.00
EXPENSE TOTALS	$0.00	$58,500.00	$58,500.00	$0.00	$0.00	$76,643.22	($18,143.22)	131%	$0.00
Fund **537 - GOLDEN OAKS VILLAGE** Totals									
REVENUE TOTALS	.00	.00	.00	1,382.10	.00	14,961.00	(14,961.00)	+++	.00
EXPENSE TOTALS	.00	58,500.00	58,500.00	.00	.00	76,643.22	(18,143.22)	131%	.00
Fund **537 - GOLDEN OAKS VILLAGE** Totals	$0.00	($58,500.00)	($58,500.00)	$1,382.10	$0.00	($61,682.22)	$3,182.22		$0.00

BUDGET TO ACTUAL - COUNCIL SUMMARY - 09/30/2025

Through 09/30/25

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **538 - SILVER VILLAGE FUND**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	788,580.00	.00	788,580.00	61,169.51	.00	635,548.94	153,031.06	81	659,872.00
REVENUE TOTALS	$788,580.00	$0.00	$788,580.00	$61,169.51	$0.00	$635,548.94	$153,031.06	81%	$659,872.00
EXPENSE									
Department **676 - SILVER VILLAGE**	904,588.00	48,200.00	952,788.00	49,813.04	.00	647,481.19	305,306.81	68	565,317.41
EXPENSE TOTALS	$904,588.00	$48,200.00	$952,788.00	$49,813.04	$0.00	$647,481.19	$305,306.81	68%	$565,317.41
Fund **538 - SILVER VILLAGE FUND** Totals									
REVENUE TOTALS	788,580.00	.00	788,580.00	61,169.51	.00	635,548.94	153,031.06	81%	659,872.00
EXPENSE TOTALS	904,588.00	48,200.00	952,788.00	49,813.04	.00	647,481.19	305,306.81	68%	565,317.41
Fund **538 - SILVER VILLAGE FUND** Totals	($116,008.00)	($48,200.00)	($164,208.00)	$11,356.47	$0.00	($11,932.25)	($152,275.75)		$94,554.59

BUDGET TO ACTUAL - COUNCIL SUMMARY - 09/30/2025

Through 09/30/25

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **584 - GOLF COURSE FUND**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	2,431,750.00	.00	2,431,750.00	397,118.75	.00	2,579,504.04	(147,754.04)	106	2,325,884.35
REVENUE TOTALS	$2,431,750.00	$0.00	$2,431,750.00	$397,118.75	$0.00	$2,579,504.04	($147,754.04)	106%	$2,325,884.35
EXPENSE									
Department **000 - ACCOUNT BALANCES**	150,000.00	.00	150,000.00	.00	.00	150,000.00	.00	100	250,000.00
Department **773 - WHISPERING WILLOWS**	817,415.00	9,150.00	826,565.00	100,685.20	.00	725,838.60	100,726.40	88	648,201.07
Department **774 - IDYL WYLD**	718,415.00	(7,150.00)	711,265.00	84,563.52	592.45	593,261.70	117,410.85	83	542,604.29
Department **775 - FOX CREEK**	858,340.00	(2,000.00)	856,340.00	101,594.71	592.45	713,088.91	142,658.64	83	627,855.30
EXPENSE TOTALS	$2,544,170.00	$0.00	$2,544,170.00	$286,843.43	$1,184.90	$2,182,189.21	$360,795.89	86%	$2,068,660.66
Fund **584 - GOLF COURSE FUND** Totals									
REVENUE TOTALS	2,431,750.00	.00	2,431,750.00	397,118.75	.00	2,579,504.04	(147,754.04)	106%	2,325,884.35
EXPENSE TOTALS	2,544,170.00	.00	2,544,170.00	286,843.43	1,184.90	2,182,189.21	360,795.89	86%	2,068,660.66
Fund **584 - GOLF COURSE FUND** Totals	($112,420.00)	$0.00	($112,420.00)	$110,275.32	($1,184.90)	$397,314.83	($508,549.93)		$257,223.69

BUDGET TO ACTUAL - COUNCIL SUMMARY - 09/30/2025

Through 09/30/25

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **592 - WATER AND SEWER FUND**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	49,940,206.00	.00	49,940,206.00	4,767,202.65	.00	41,636,088.05	8,304,117.95	83	40,029,157.31
Department **558 - W & S FINANCIAL ADMIN**	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$49,940,206.00	$0.00	$49,940,206.00	$4,767,202.65	$0.00	$41,636,088.05	$8,304,117.95	83%	$40,029,157.31
EXPENSE									
Department **558 - W & S FINANCIAL ADMIN**	36,987,230.00	.00	36,987,230.00	3,221,821.89	.00	30,026,955.95	6,960,274.05	81	29,523,859.14
Department **559 - W & S FIELD OPERATIONS**	9,207,902.00	2,811,052.00	12,018,954.00	823,078.39	119,131.69	7,435,771.19	4,464,051.12	63	6,399,127.24
EXPENSE TOTALS	$46,195,132.00	$2,811,052.00	$49,006,184.00	$4,044,900.28	$119,131.69	$37,462,727.14	$11,424,325.17	77%	$35,922,986.38
Fund **592 - WATER AND SEWER FUND** Totals									
REVENUE TOTALS	49,940,206.00	.00	49,940,206.00	4,767,202.65	.00	41,636,088.05	8,304,117.95	83%	40,029,157.31
EXPENSE TOTALS	46,195,132.00	2,811,052.00	49,006,184.00	4,044,900.28	119,131.69	37,462,727.14	11,424,325.17	77%	35,922,986.38
Fund **592 - WATER AND SEWER FUND** Totals	$3,745,074.00	($2,811,052.00)	$934,022.00	$722,302.37	($119,131.69)	$4,173,360.91	($3,120,207.22)		$4,106,170.93
Grand Totals									
REVENUE TOTALS	228,717,606.00	417,500.00	229,135,106.00	13,198,115.82	.00	201,486,715.37	27,648,390.63	88%	179,339,124.08
EXPENSE TOTALS	243,161,194.00	17,343,163.00	260,504,357.00	16,237,011.75	5,286,853.62	178,525,761.68	76,691,741.70	71%	158,970,663.83
Grand Totals	($14,443,588.00)	($16,925,663.00)	($31,369,251.00)	($3,038,895.93)	($5,286,853.62)	$22,960,953.69	($49,043,351.07)		$20,368,460.25

LETTER TO THE LIVONIA CITY COUNCIL

1.

Engineering
November 25, 2025

MEETING DATE	PRESENTED BY
S 01/05/2026	Todd Zilincik, P.E., City Engineer

AGENDA ITEM

REQUEST TO WAIVE THE SIDEWALK REQUIREMENT: Livonia Builders G2, LLC, re: for the newly constructed homes at 20610, 20630, and 20650 Meadowview.

BACKGROUND DETAILS

As requested in Livonia Builders G2, LLC, letter dated November 6, 2025, we have reviewed the surrounding neighborhood regarding the presence of sidewalks (see attached aerial). Due to the absence of any other sidewalks in the neighborhood, we are recommending waiving the sidewalk requirement at this time.

The City has no plans to construct sidewalks in the area in the near future.

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

Due to the absence of any other sidewalks in the neighborhood, we are recommending waiving the sidewalk requirement at this time.

The City has no plans to construct sidewalks in the area in the near future.

ATTACHMENTS

1. Sidewalk Waiver Request Livonia Builders G2, LLC - Meadowview (3)
2. Sidewalk Waiver Request Livonia Builders G2, LLC - Meadowview (3) Aerial

APPROVED BY

Todd J. Zilincik

Todd Zilincik, P.E., City Engineer

Date: November 26, 2025

Maureen Miller Brosnan

Date: December 09, 2025

_____

Maureen Miller Brosnan, Mayor

Livonia Builders
Since 1970
18261 Shelley Pond Ct, Northville, MI 48168 • (734) 347-3434 • MiNeighbor.com

11/6/2025

To: Livonia City Council

From: Livonia Builders

Re: Sidewalk waiver on three lots on Meadowview

Dear Livonia City Council,

You may remember last year you granted me three lot splits on Meadowview Lane on the south side of 8 Mile Road. I am requesting a sidewalk waiver on all three parcels. The reason for my request is that the entire neighborhood has a rural feel with open ditches and large front setbacks. Nowhere in the subdivision is there city sidewalks. Along 8 mile, in either direction, there is also an absence of sidewalk. If I was to install a sidewalk on any or all of these lots they would be the only homes with sidewalks in the entire subdivision, which would change the integrity of the appearance of the neighborhood.

I respectfully request that Council consider the waiving of the requirement of sidewalks on the parcels of 20610, 20630 and 20650 Meadowview Lane.

Sincerely,

Danny Veri

Livonia Builders G2, LLC

18261 Shelley Pond Ct

Northville, Mi 48168

734 347 3434

CITY OF LIVONIA

33000 CIVIC CENTER DR
LIVONIA, MI 48154-3060
United States

Receipt: 00317651 11/17/25

Cashier: tgarcia
Received Of: **LIVONIA BUILDERS G2 LLC**

18261 SHELLEY POND CT
NORTHVILLE MI 48168

The sum of: **750.00**

CLK0190	**WAIVER**			**750.00**
		101-000-613-000	**750.00**	
			Total	**750.00**

TENDERED: **CHECK** **3705** **750.00**

PAID
NOV 17 2025
CITY OF LIVONIA

Signed: _____

Livonia Builders G2 LLC
18261 shelley pond ct
Northville, MI 48168

Huntington Bank
Po Box 1558 EA1 W37
Columbus OH 43216
74-347/724

3705

11/4/2025

PAY TO THE ORDER OF city of livonia $*750.00

Seven Hundred Fifty and 00/100********** DOLLARS

city of livonia

MEMO

sidewalk waiver meadowview

AUTHORIZED SIGNATURE

⑈003705⑈ ⑆072403473⑆ 0136856713 2⑈

Livonia Builders G2 LLC

3705

city of livonia	sidewalk waiver	11/4/2025	750.00

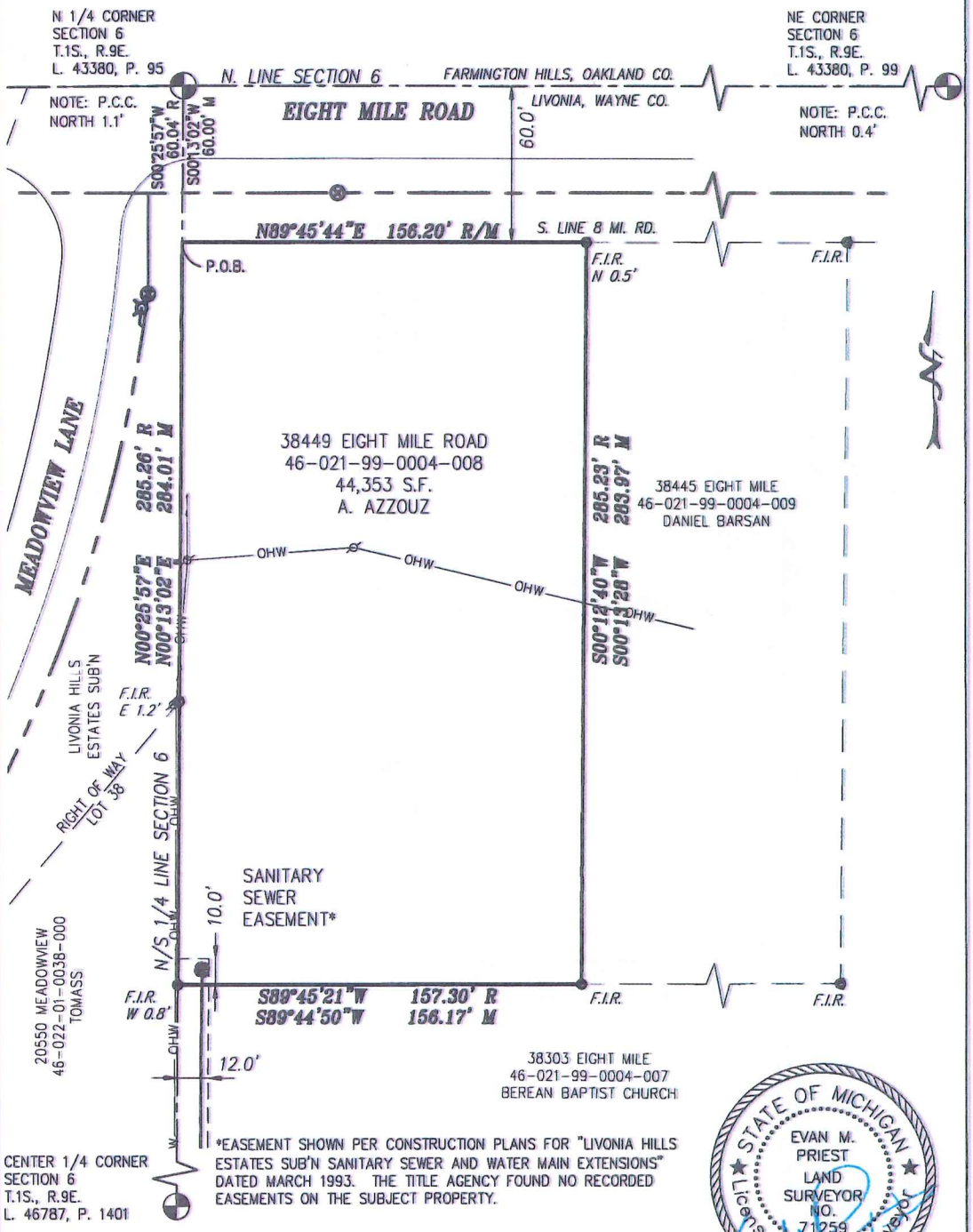
Checking	sidewalk waiver meadowview	750.00

PARCEL SPLIT

EXISTING PARCEL

PROPERTY DESCRIPTION:

PART OF THE NORTHEAST 1/4 OF SECTION 6, T.1S., R.9E., DESCRIBED AS:
BEGINNING S00°25'57"W 60.04 FEET FROM THE NORTH 1/4 CORNER OF SECTION 6 AND PROCEEDING THENCE N89°45'44"E 156.20 FEET; THENCE S00°12'40"W 285.23 FEET; THENCE S89°45'21"W 157.30 FEET; THENCE N00°25'57"E 285.26 FEET TO THE POINT OF BEGINNING CONTAINING 1.03 AC, SUBJECT TO EASEMENTS OF RECORD.



*EASEMENT SHOWN PER CONSTRUCTION PLANS FOR "LIVONIA HILLS ESTATES SUB'N SANITARY SEWER AND WATER MAIN EXTENSIONS" DATED MARCH 1993. THE TITLE AGENCY FOUND NO RECORDED EASEMENTS ON THE SUBJECT PROPERTY.

STATE OF MICHIGAN
EVAN M. PRIEST
LAND SURVEYOR
NO. 71259
Licensed Land Surveyor

PREPARED FOR:
LIVONIA BUILDERS
18261 SHELLEY POND CT.
NORTHVILLE, MI 48168
ATT'N: DANNY VERI

SHEET INDEX:
1. EXISTING PARCEL
2. PROPOSED PARCELS
3. PROPOSED PARCEL DESCRIPTIONS

0 25 50 100 150
SCALE IN FEET

LEGEND:
BOUNDARY LINE
OFF-SITE PARCEL
SECTION LINE
WATER MAIN
SANITARY SEWER
OVERHEAD LINES — OHW —
FOUND CAPPED IRON ROD ⊙F.C.I.R.
FOUND IRON ROD ⊙F.I.R.

MLP
Michael L. Priest & Associates, Inc.
40655 Koppernick Road Canton, MI 48187
phone: (734) 459-8560
fax: (734) 459-2585

DATE: 05-23-2024	SCALE: 1" = 50'	SURVEY NO.: 2024.33	SHEET NO.: 1-OF-3

PARCEL SPLIT
PROPOSED PARCEL DESCRIPTIONS

PROPOSED PARCEL "A":
PART OF THE NORTHEAST 1/4 OF SECTION 6, T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY MICHIGAN, DESCRIBED AS:
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 6 AND PROCEEDING ALONG THE NORTH-SOUTH 1/4 LINE THEREOF S00°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 N89°45'44"E 156.20 FEET; THENCE S00°13'28"W 75.00 FEET; THENCE S89°45'44"W 156.19 FEET TO THE NORTH-SOUTH 1/4 LINE OF SECTION 6, ALSO THE EAST LINE OF "LIVONIA HILLS ESTATES" SUB'N; THENCE ALONG SAID LINE N00°13'02"E 75.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.269 ACRES

PROPOSED PARCEL "B":
PART OF THE NORTHEAST 1/4 OF SECTION 6, T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY MICHIGAN, DESCRIBED AS:
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 6 AND PROCEEDING ALONG THE NORTH-SOUTH 1/4 LINE AND IN PART ALONG THE EAST LINE OF "LIVONIA HILLS ESTATES" SUB'N S00°13'02"W 135.00 FEET TO THE POINT OF BEGINNING; THENCE N89°45'44"E 156.19 FEET; THENCE S00°13'28"W 75.00 FEET; THENCE S89°45'44"W 156.18 FEET TO THE NORTH-SOUTH 1/4 LINE OF SECTION 6, ALSO THE EAST LINE OF "LIVONIA HILLS ESTATES" SUB'N; THENCE ALONG SAID LINE N00°13'02"E 75.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.269 ACRES

PROPOSED PARCEL "C":
PART OF THE NORTHEAST 1/4 OF SECTION 6, T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY MICHIGAN, DESCRIBED AS:
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 6 AND PROCEEDING ALONG THE NORTH-SOUTH 1/4 LINE AND IN PART ALONG THE EAST LINE OF "LIVONIA HILLS ESTATES" SUB'N S00°13'02"W 210.00 FEET TO THE POINT OF BEGINNING; THENCE N89°45'44"E 156.18 FEET; THENCE S00°13'28"W 133.97 FEET; THENCE S89°44'50"W 156.17 FEET TO THE NORTH-SOUTH 1/4 LINE OF SECTION 6, ALSO THE EAST LINE OF "LIVONIA HILLS ESTATES" SUB'N; THENCE ALONG SAID LINE N00°13'02"E 134.01 FEET TO THE POINT OF BEGINNING. CONTAINING 0.480 ACRES

MLP
Michael L. Priest & Associates, Inc.
40655 Koppernick Road, Canton, MI 48187
phone: (734) 459-8560
fax: (734) 459-2585

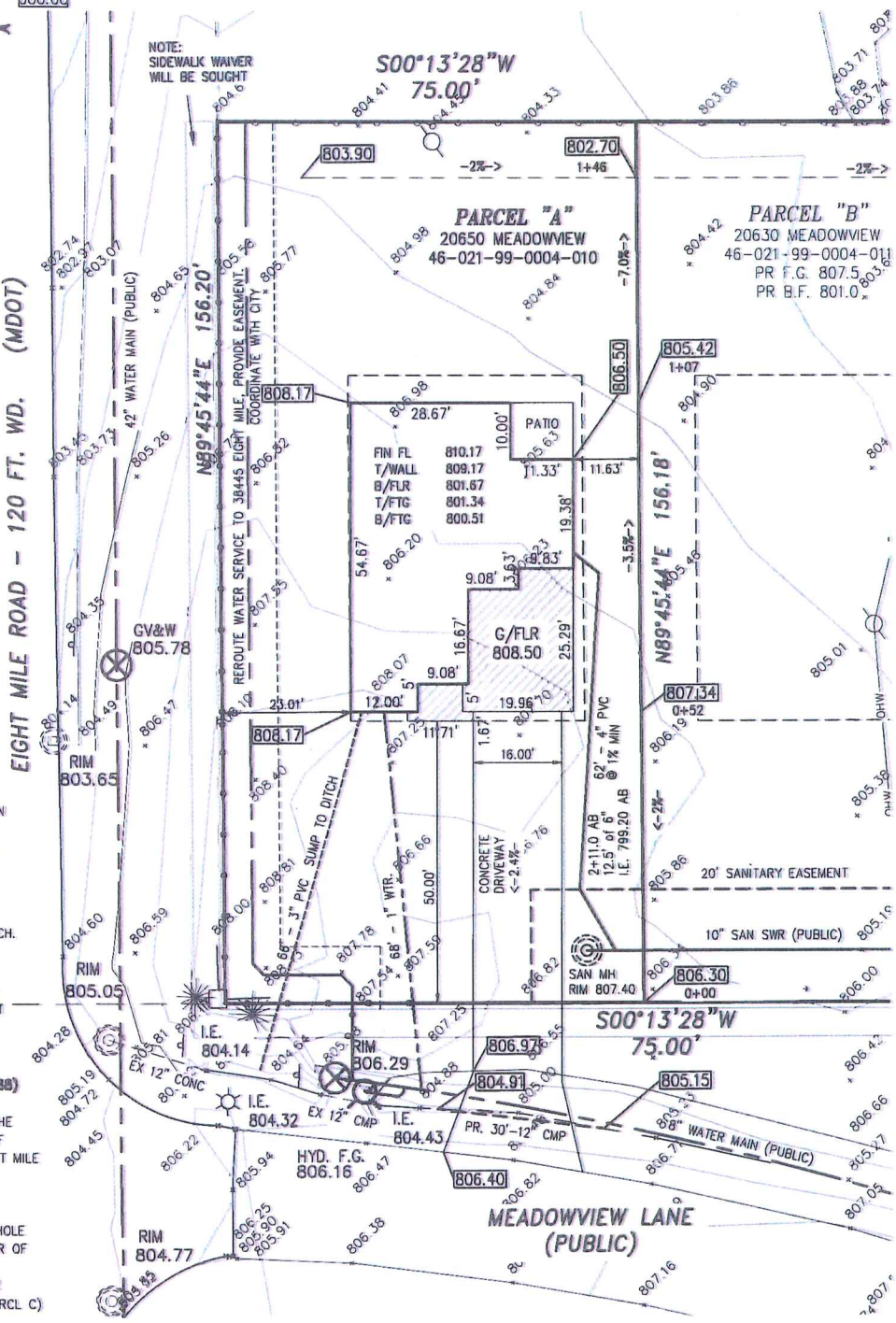
DATE: 05-23-2024	SCALE: 1"=50'	SURVEY NO.: 2024.33	SHEET NO.: 3-OF-3

PLOT PLAN

LEGEND:
STORM SEWER
SANITARY SEWER
WATER MAIN
SWALE
SILT FENCE
UNEXCAVATED
TRACKING PAD
EXIST. GRADE
PROP. GRADE

PROPERTY DESCRIPTION:
PART OF THE NORTHEAST 1/4 OF SECTION 6, T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY MICHIGAN, DESCRIBED AS:
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 6 AND PROCEEDING ALONG THE NORTH-SOUTH 1/4 LINE THEREOF S00°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 N89°45'44"E 156.20 FEET; THENCE S00°13'28"W 75.00 FEET; THENCE S89°45'44"W 156.19 FEET TO THE NORTH-SOUTH 1/4 LINE OF SECTION 6, ALSO THE EAST LINE OF "LIVONIA HILLS ESTATES" SUB'N; THENCE ALONG SAID LINE N00°13'02"E 75.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.269 ACRES

STATE OF MICHIGAN
EVAN M. PRIEST
LICENSE NO. 4001071259
Licensed Land Surveyor



NOTES:

DRIVEWAY TO BE 4" NON REINFORCED CONCRETE EXCEPT IN APPROACH WHERE IT SHALL BE 6" THICK.

CONTACT ENGINEERING DIVISION PRIOR TO PLACEMENT OF APPROACH.

NO RUNOFF SHALL BE DIRECTED ONTO NEIGHBORING PROPERTY UNTIL APPROVED OUTLET

BENCHMARKS (NAVD88)
NO. 1:
HYDRANT ARROW AT THE SOUTHEAST CORNER OF MEADOWVIEW AND EIGHT MILE ROADS
ELEVATION = 808.29
NO. 2:
N. RIM SANITARY MANHOLE AT SOUTHWEST CORNER OF PARCEL
46-021-99-0004-012
20610 MEADOWVIEW (PRCL C)
ELEVATION = 805.23

P.P. DATE: 07-28-2025 G.C. DATE:	SCALE: 1" = 20'	SURVEY NO.: 2024.33-A

PREPARED FOR:
LIVONIA BUILDERS

18261 SHELLEY POND CT.
NORTHVILLE, MI 48168
734-347-3434

ENGINEERS & SURVEYORS
MLP AND ASSOCIATES, INC.
40855 KOPPERNICK ROAD
CANTON, MICHIGAN 48187
PHONE (734) 459-8560
FAX (734) 459-2585

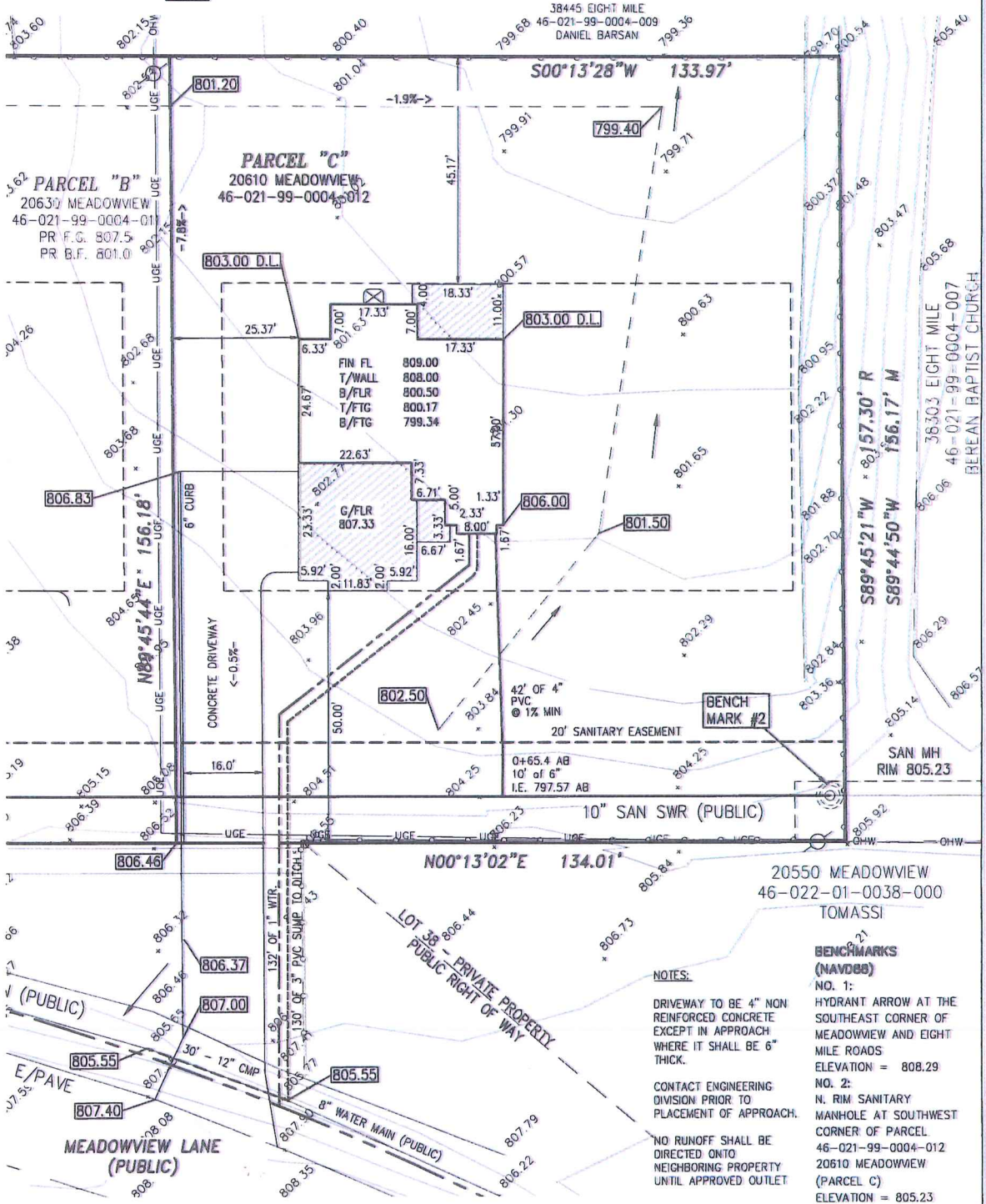
By: _____

PLOT PLAN

LEGEND:
STORM SEWER
SANITARY SEWER
WATER MAIN
SWALE
SILT FENCE
UNEXCAVATED
TRACKING PAD
EXIST. GRADE × 000.00
PROP. GRADE 000.00

PROPERTY DESCRIPTION:
PART OF THE NORTHEAST 1/4 OF SECTION 6, T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY MICHIGAN, DESCRIBED AS:
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 6 AND PROCEEDING ALONG THE NORTH-SOUTH 1/4 LINE AND IN PART ALONG THE EAST LINE OF "LIVONIA HILLS ESTATES" SUB'N S00°13'02"W 210.00 FEET TO THE POINT OF BEGINNING; THENCE N89°45'44"E 156.18 FEET; THENCE S00°13'28"W 133.97 FEET; THENCE S89°44'50"W 156.17 FEET TO THE NORTH-SOUTH 1/4 LINE OF SECTION 6, ALSO THE EAST LINE OF "LIVONIA HILLS ESTATES" SUB'N; THENCE ALONG SAID LINE N00°13'02"E 134.01 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.480 ACRES

STATE OF MICHIGAN
EVAN M. PRIEST
LICENSE NO. 4001071259
Licensed Land Surveyor



NOTES:

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CONTACT ENGINEERING DIVISION PRIOR TO PLACEMENT OF APPROACH.

NO RUNOFF SHALL BE DIRECTED ONTO NEIGHBORING PROPERTY UNTIL APPROVED OUTLET

BENCHMARKS (NAVD88)
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N. RIM SANITARY MANHOLE AT SOUTHWEST CORNER OF PARCEL 46-021-99-0004-012 20610 MEADOWVIEW (PARCEL C)
ELEVATION = 805.23

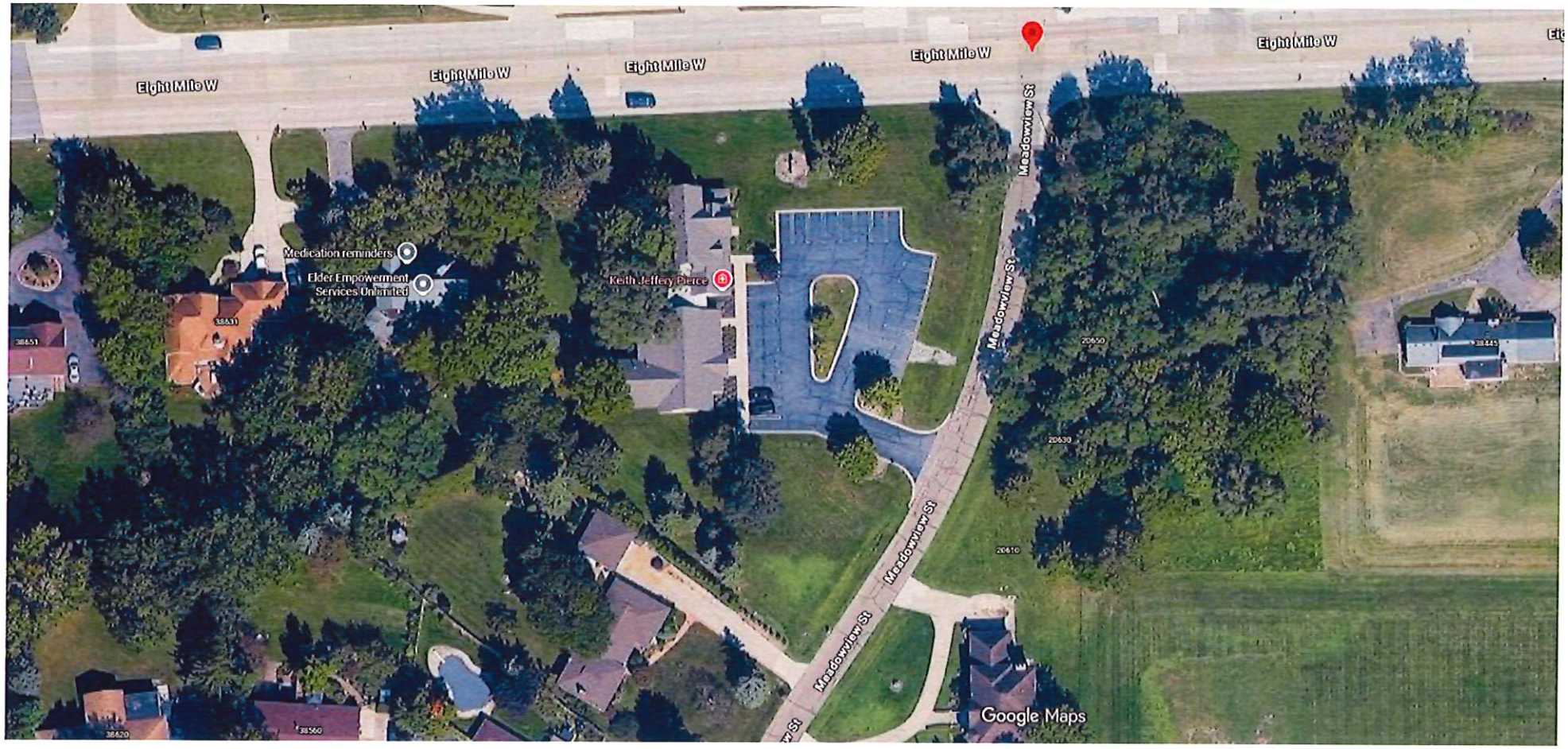
P.P. DATE: 07-28-2025 G.C. DATE:	SCALE: 1" = 20'	SURVEY NO.: 2024.33-C

PREPARED FOR:
LIVONIA BUILDERS
18261 SHELLEY POND CT.
NORTHVILLE, MI 48168
734-347-3434

ENGINEERS & SURVEYORS
MLP AND ASSOCIATES, INC.
40855 KOPPERNICK ROAD
CANTON, MICHIGAN 48187
PHONE (734) 459-8560
FAX (734) 459-2585

By: _____

Meadowview St & Eight Mile W



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 50 ft

Meadowview St & Eight Mile W

Intersection

LETTER TO THE LIVONIA CITY COUNCIL

2.

Engineering
December 17, 2025

MEETING DATE	PRESENTED BY
S 01/05/2026	David Lear, Assistant City Engineer

AGENDA ITEM

REQUEST TO WAIVE THE SIDEWALK REQUIREMENT: Infinity Homes & Co., LLC, re: for the newly constructed home at 20129 Osmus.

BACKGROUND DETAILS

As requested in Infinity Homes & Co., LLC, letter dated December 4, 2025, we have reviewed the surrounding neighborhood regarding the presence of sidewalks (see attached aerial). Due to the absence of any other sidewalks in the neighborhood, we are recommending waiving the sidewalk requirement at this time.

The City has no plans to construct sidewalks in the area in the near future.

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

Due to the absence of any other sidewalks in the neighborhood, we are recommending waiving the sidewalk requirement at this time.

The City has no plans to construct sidewalks in the area in the near future.

ATTACHMENTS

1. Sidewalk Waiver Request Infinity Homes & Co. - 20129 Osmus
2. 20129 Osmus Aerial

APPROVED BY

David Lear, Assistant City Engineer

Date: December 17, 2025

Date: December 19, 2025

_____

Maureen Miller Brosnan, Mayor

INFINITY HOMES & CO

City of Livonia
City Council
33000 Civic Cetner Drive
Livonia, MI 48154

December 4, 2025

RE: 20129 Osmus, Livonia- Sidewalk Waiver Request

To Whom It May Concern:

I'm writing to formally request a sidewalk waiver for 20129 Osmus, Livonia, MI 48152. There are no existing sidewalks along the East or West side of Osmus Street.

Given this circumstance, we respectfully request that the City consider granting a waiver from the sidewalk requirement for this property.

Please let me know if you need additional information or documentation for this request.

Thank you for your time and consideration.

Sincerely,

Rino Soave
CEO

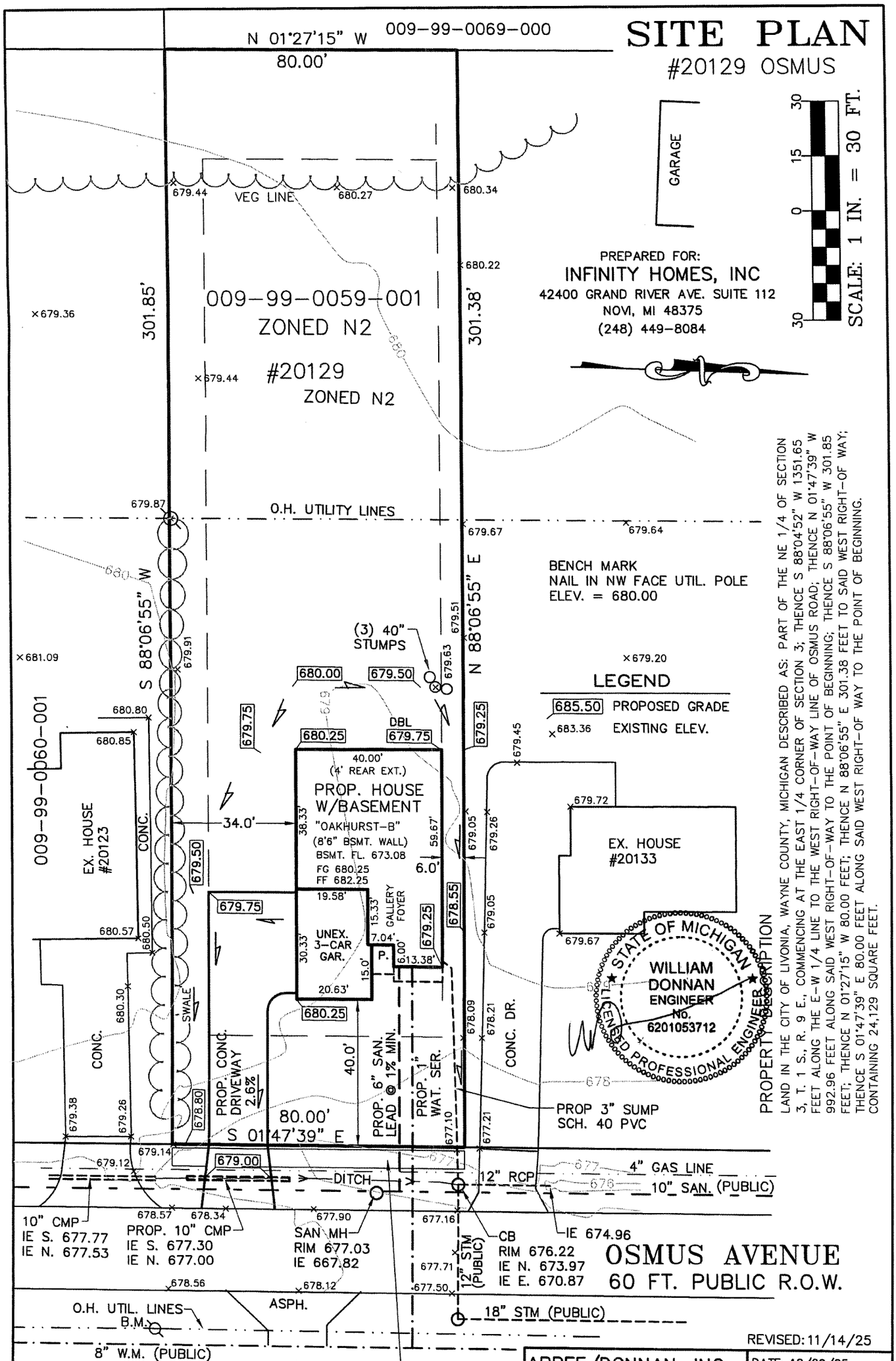
INFINITYHOMESCORP.COM

42400 GRAND RIVER
SUITE 112
NOVI, MI 48375

PHONE: 248-449-8084
FAX: 248-449-8136
INFO@INFINITYHOMESCORP.COM

SITE PLAN

#20129 OSMUS



REVISED: 11/14/25

ARPEE/DONNAN, INC.
32233 SCHOOLCRAFT, SUITE 103
LIVONIA, MICHIGAN 48150
(734) 953-3335
greg_arpdon@ameritech.net

DATE: 10/29/25	
FB: 179	DRAWN: WGD
PROJ. NO: 25026	
SHEET 1 OF 1	

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

CITIZENS BANK
6-7041/2410

13404

INFINITY HOMES & CO, LLC
42400 Grand River Ave, Suite 112
Novi, MI 48375

12/8/2025

PAY TO THE ORDER OF City of Livonia $ **250.00

Two Hundred Fifty and 00/100********** DOLLARS

Livonia, City of

MEMO Osmus

MP
Authorized Signature

⑈013404⑈ ⑆241070417⑆ 4534629078⑈

INFINITY HOMES & CO, LLC

13404

City of Livonia

12/8/2025

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
12/8/2025	Bill	Osmus Waiver	250.00	250.00		250.00
					Check Amount	250.00

PAID
DEC 11 2025
CITY OF LIVONIA

Citizens Checking - #9 Osmus 250.00

CITY OF LIVONIA

33000 CIVIC CENTER DR
LIVONIA, MI 48154-3060
United States

Receipt: 00322085 12/11/25

Cashier: rdively
Received Of: INFINITY HOMES & CO LLC

42400 GRAND RIVER #112
NOVI MI 48375

The sum of: 250.00

CLK0190	WAIVER-SIDEWALK			250.00
		101-000-613-000	250.00	
			Total	250.00

TENDERED: CHECK 13404 250.00

PAID
DEC 11 2025
CITY OF LIVONIA

INFINITY HOMES & CO, LLC
City of Livonia

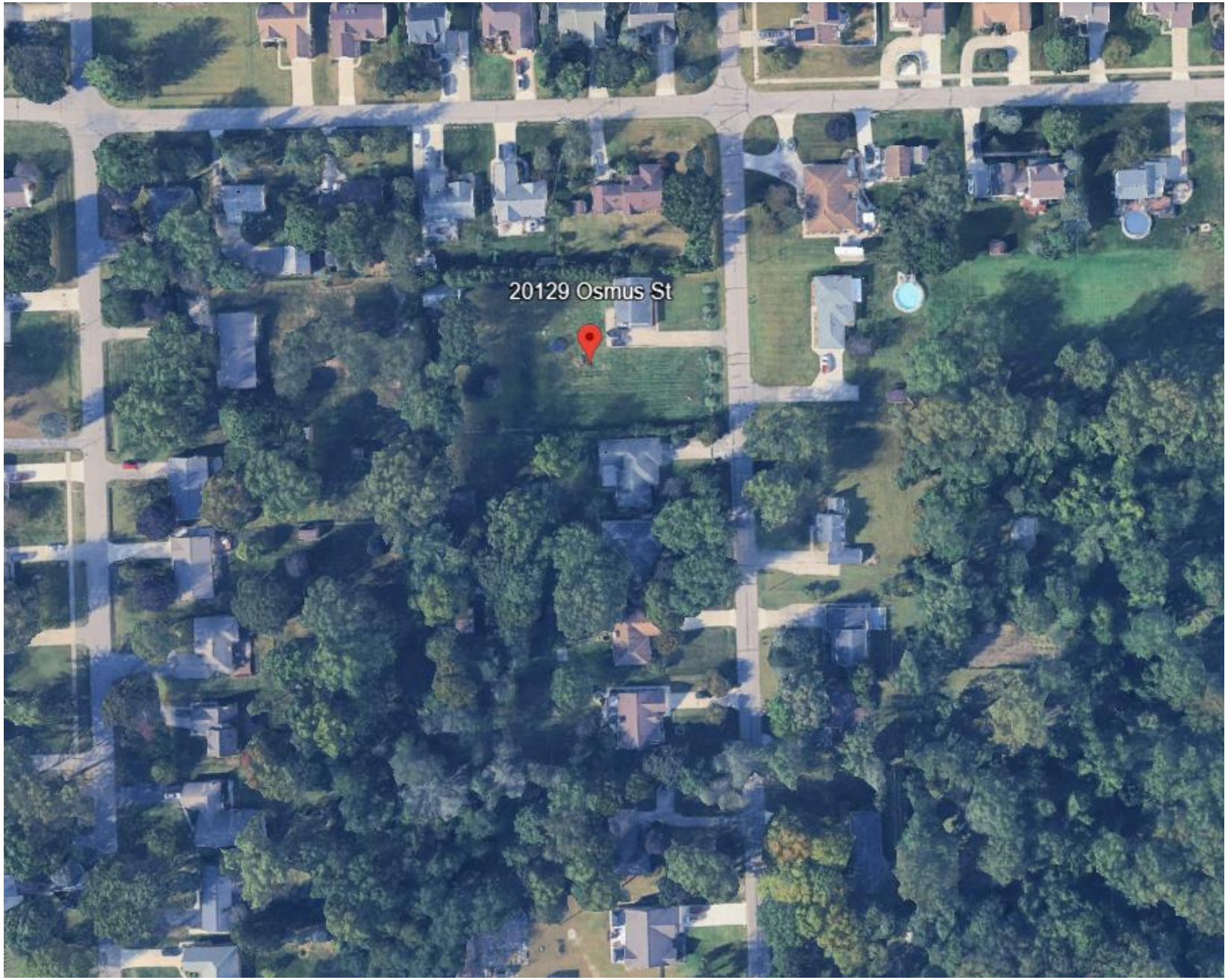
13404

12/8/2025

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
12/8/2025	Bill	Osmus Waiver	250.00	250.00		250.00
					Check Amount	250.00

Citizens Checking - #9 Osmus 250.00

Signed: _____


20129 Osmus St

LETTER TO THE LIVONIA CITY COUNCIL

5.

Planning
December 9, 2025

MEETING DATE	PRESENTED BY
S010526/R011426	Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

WAIVER PETITION: Planning Commission, re: Petition 2025-10-02-18, submitted by Charara Property LLC, requesting waiver use approval to operate an oil change establishment in connection with a previously approved coin-operated self-service car wash at 38400 Joy Road, located at the N.W. corner of Joy Road and Hix Road in the S.W. ¼ of Section 31.

BACKGROUND DETAILS

December 9, 2025

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2025-10-02-18 – Charara Property

Dear Council Members:

At the 1,238th Meeting held by the Livonia City Planning Commission on December 2, 2025, the following resolution was adopted:

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

#12-46-2025 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on December 2, 2025, on Petition 2025-10-02-18 submitted by Charara Property LLC, requesting waiver use approval under Sections 3.11 and Section 6.06 of the Livonia Zoning Ordinance, as amended, to operate an oil change establishment in connection with a previously approved coin-operated self-serve car wash at 38400 Joy Road, located at the northwest corner of Joy Road and Hix Road in the southwest ¼ of Section 31., be approved subject to the following conditions:

1. That the Site Plan is hereby approved and shall be adhered to.

2. The hours of operation shall be limited to the following: Monday through Saturday from 7:00 a.m. to 8:00 p.m. and Sunday from 8:00 a.m. to 7:00 p.m.

3. All parking spaces, except the required handicapped spaces, shall be doubled striped at ten

feet (10’) wide by twenty feet (20’) in length as required.

4. That the three walls of the trash dumpster area shall be constructed out of building materials that shall complement that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass. The trash dumpster area shall be maintained and, when not in use, closed at all times.

5. That there shall be no outdoor storage of auto parts, equipment, scrap material, waste petroleum products, junked, unlicensed or inoperable vehicles, or other similar items in connection with this operation, and the overhead doors, when not in use for vehicles entering or exiting the service facility, shall always be closed.

6. All light fixtures shall not exceed a height of twenty feet (20’) and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring onto adjacent roadways. All exterior lights shall be turned off or dimmed between 8:00 p.m. and 7:00 a.m.

7. That the site’s landscaping shall be permanently maintained in a healthy condition.

8. 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.

9. No LED light band or exposed neon shall be permitted on this site, including, but not limited to, the building or around the windows.

10. The car wash bay lights shall be shut off when closed.

11. 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.

12. The plans referenced in this approving resolution shall be submitted to the Inspection Department with the building permit application(s); and

13. 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.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 of the Livonia Zoning Ordinance, as amended.

ATTACHMENTS

1. S010526 Petition 2025-10-02-18 (38400 JOY RD) Condition revision request
2. 2025-10-02-18_E-COUNCIL Pkt

APPROVED BY

Date: December 10, 2025

Mark Taormina, Planning and Economic Development Director

Date: December 19, 2025

Maureen Miller Brosnan, Mayor

From:	birmingham pennzoil
To:	Kasprowicz, Sara
Subject:	38400 JOY RD.
Date:	Thursday, December 18, 2025 10:16:31 PM
Attachments:	2025-07-02-18 Minutes.pdf

Good evening Sara,
This is Sam Charara I'm the owner at 38400 Joy rd & Hix (Car Wash & Oil Change Center) A hearing was held on December 2nd 2025 (petition 2025-10-02-18).Requested from the planning commission was a waiver use for approval to operate a oil change center (built in 1985 with the car wash) with connection of an approved operating Self Serve Car wash.

The car wash has been operating as a 24-hour car wash since 1985 and in fact would like to continue doing so.

I would like to request modifications of the resolution conditions placed on the petition by the planning commission, on December 2nd, I was under the impression that the request was for the waiver use for the oil change only . 13 conditions (attached) were implemented, three are in question #2, #6
and #10

#1 site plan approved and shall be adhered to.

#2 The hours of operation shall be limited to the following Monday through Saturday from 7:00 a.m. to 8:00 p.m. and Sunday from 8:00 a.m. to 7:00 p.m. (which is normal times in the oil change industry but not in car washing)
My brother and I currently own and operate 12 pennzoil oil change centers from 8:00 a.m. to 7:00 p.m.

#3 parking spaces will meet planning commissions request....
#4 dumpster will be built and constructed per city codes....
#5 no outdoor storage and so on will be implemented....

until I got to#6 #10 then I was confused,are these conditions for the car wash as well ?

#6 Last sentence
All exterior lights shall be turned off or dimmed between 8:00 p.m. and 7:00 a.m.
In the winter sun set is 5 p.m. which means the lights would only be on for three hours?
In the summer sun set is at 9 p.m. that would mean not turning the lights on at all.

#7 landscaping will be maintained....
#8 only conforming signage will be....
#9 no LED or exposed neon band....

#10 The car wash lights shall be shut off when closed.

Did they mean ?

#10 The *oil change* lights shall be shut off when closed.

If so is there now a time the car wash has to be closed? And if so in the winter the damage

would be catastrophic, If the pumps are off in the winter, with winter temperatures 32° and lower everything would freeze damaging pumps, lines and equipment,recurring damage costs would be immense.
If it's the lights in the wash bays that's not a problem, The wash bays consist of four lights each two come on just before sunset, the other two come on for a couple of hours (peak hours) and then the first set shut off, leaving only two lights on per bay until 7:00 a.m.
That's how we currently have the lights setup at our other two car washes since 1995 at one and since 2007 at the other. (24-hour)

#11 no flags or streamers without approval....
#12 plans with building permits....
#13 approval valid for 1 year....

I'm scheduled on the agenda for January 5th 2026 before city council for their approval.

Thank you.
Sam Charara
(313) 888-1313
Birminghampennzoil@gmail.com

Petition 2025-10-02-18 submitted by Charara Property LLC, requesting waiver use approval under Sections 3.11 and Section 6.07 of the Livonia Zoning Ordinance, as amended, to operate an oil change establishment in connection with a previously approved coin-operated self-service car wash at 38400 Joy Road, located at the N.W. corner of Joy Road and Hix Road in the S.W. ¼ of Section 31.

CITY OF LIVONIA, MICHIGAN
APPLICATION FOR WAIVER USE APPROVAL

All applications must be presented in triplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications **must** include property owner's name, address and notarized signature.

For filing fee see below for computation

Date Filed: 10/13/2025 Petition 2025-10-02-18

Site Address: 38400 JOY RD. Sidwell 123 99 0027 001 Zoning of Property C-2

Requesting Approval To OIL CHANGE CENTER

Applicant: HUSSIEN CHARARA (SAM) Business/Company: CHARARA PROPERTY LLC

Applicant's Address: 44313 CYPRESS POINT DR City: NORTHVILLE State: MI Zip Code: 48168

Applicant's Phone # (313) 888-1313 Applicant's Email birminghampennzoil@gmail.com

Contact Person: _____ Business/Company: _____

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

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

Please provide the following information:

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

RECEIVED OCT 13 2025 CITY OF LIVONIA PLANNING COMMISSION 2025-10-02-18

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

FEE COMPUTATION **$700.00 ($400 publication fee plus $300 base review fee) plus**

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

Total Amount Due $ _____

Owner of Property: HUSSIEN CHARARA / CHARARA PROPERTY LLC

Owner's Address: 44313 CYPRESS POINT DR City: NORTHVILLE State: MI Zip Code: 48168

Owner's Phone # (313) 888-1313 Owner's Email birminghampennzoil@gmail.com

Signature of Owner: _____ Print Name: HUSSIEN CHARARA

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

on this 11th day of OCTOBER 20 25.

Signature of Notary Lucero Lemus My commission expires OCTOBER 4TH, 2029

Acting in the County of OAKLAND.

LUCERO LEMUS
Notary Public - State of Michigan
County of Macomb
My Commission Expires Oct 4, 2029
Acting in the County of OAKLAND

MINUTES OF THE 1,238h PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, December 2, 2025, the City Planning Commission of the City of Livonia held its 1,238th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

Members present:	Wafa Dinaro	Patrick Droze	Sam Caramagno
	Glen Long	Peter Ventura	Ian Wilshaw

Members absent: David Bongero

Mr. Jacob Uhazie, Assistant Planning Director, and Stephanie Reece, Program Supervisor, were also present.

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

ITEM #2 PETITION 2025-10-02-18 Oil Change

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2025-10-02-18 submitted by Charara Property LLC, requesting waiver use approval under Sections 3.11 and Section 6.06 of the Livonia Zoning Ordinance, as amended, to operate an oil change establishment in connection with a previously approved coin-operated self-serve car wash at 38400 Joy Road, located at the northwest corner of Joy Road and Hix Road in the southwest ¼ of Section 31.

Mr. Uhazie: The petitioner is seeking waiver-use approval to add oil change bays, in addition to the coin operated car wash. The location, as mentioned, is in the northwest corner of Joy and Hicks. The parcel is 40,000 square feet and has 200 feet of frontage along Joy Road and 200 feet of frontage along Hicks Road. The car wash portion is an existing car wash that was built in 1985 that has six self-service car wash bays. The building was modified to add two interior bays that have been used as storage since then. Recently, the building was purchased and is under new management, and with this new operation, they intend to use the two additional bays for oil change services. The existing zoning is C-2. Surrounding the property to the north and west is N1 Neighborhood. East across Hix Road are two properties. One property is the Coffee and Cream Pastry Shop, which is also zoned C-2 and a residential property zoned N1. To the south of the petition site is the City of Westland, and it's a commercial property with a party store, P & J Party Store. Under C-2, the zoning ordinance, treats car washes and automobile repair stations as a waiver use approval. As I mentioned, they already have a waiver for the car wash use, this is for the addition of the oil change services. Another requirement of the C-2 district is to have a wall separation between commercial and residential which there is an existing brick wall separating the petition site from the adjacent residential properties. The site plan shows 12 vacuums located on the site, six in the front and six in the rear. Those are self-serve vacuum stations. The elevations show no changes to the existing facade. The facade includes a brick chimney with limestone cap, asphalt roof shingles, gable siding made of vinyl, dormers with shaker siding with bronze frame windows and the walls are red brick over CMU block. There is existing landscaping on site that includes shrubs, evergreen trees and ewes. Auto wash establishments are required to have 20 parking spaces in the zoning ordinance. Auto repair facilities are required to have two parking spaces for each repair bay, plus one per employee. The zoning ordinance would require at least 25 spaces for an auto wash and oil change facility. The site plan shows 16 striped parking spaces. They are single striped in the site plan. We do not count the bays as official parking spaces, just to note that. There are six bays for parking, and then the two oil change bays. City Council can modify the numerical requirements for off street parking based on evidence that another standard would be reasonable based on the level of current or future employment and/or current or future customer traffic. No stormwater plans were submitted, but there are no proposed changes to the stormwater management system. No photometric plan was submitted, but the petitioner has stated that they don't plan to change any of the lighting as well. Currently, the site does not

have a dumpster location. The petitioner is adding a dumpster location shown here in the northwest corner of the property. The dumpster is required to be closed on three sides with sturdy material matching the building, as well as sturdy material that can close and there was no sign package, but anything in excess of the zoning ordinance would be required ZBA approval, but no changes are proposed for signage, as far as I know, With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated October 21, 2025, which reads as follows: In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed waiver use at this time, but would like to note the following items: 1. The subject parcel is assigned the address of #38400 Joy Road**.** Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained. 2. The existing parcel is currently serviced by public sanitary sewer, storm sewer and water main. Utility information has not been submitted with the drawings, but we do not believe there will be any adverse effects from the proposed project. 3. The renovated site will be required to comply with the latest version of the Wayne County Storm Water Ordinance regarding water quality, and possibly detention. 4. Pin addition to permits from the City of Livonia, proposed work in the Joy Road right-of- way will require permits from the Wayne County Department of Public Service.." The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated November 13, 2025, which reads as follows: "This office has reviewed the site plan submitted in connection with a request to modify a commercial building on the property located at the above referenced address. We have no objections to this proposal. A further detailed plan review will take place when this division receives an official plan set." The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated October 21, 2025, which reads as follows*: "I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is signed by Paul Walters, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated April 21, 2025, which reads as follows: "Pursuant to your request, the above-referenced Petition has been reviewed. This Department has no further objections to this Petition. 1. The petitioner's proposal is a change in use. This would require that the proposed space conform to all current barrier-free codes, building codes, and all mechanical codes and standards. This will

be addressed further during the plan review if this project moves forward. 2. All signage shall be conforming. A variance from the Zoning Board of Appeals would be required for any non-conforming signage." The letter is signed by Jerome Hanna, Director of Inspection. That is the extent of the correspondence.

Mr. Wilshaw: Alright. Thank you. Mr. Uhazie. Is there any questions for planning staff?

Mr. Droze: Thank you. Mr. Uhazie, the provided site plan also notes, in addition to the dumpster, that there's a proposed shed that is going to be in the back. Is there any information on that in terms of materials?

Mr. Uhazie: We do not have any additional information on that.

Mr. Droze: Okay, thank you.

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

Mr. Ventura: Jacob, they show a significant amount of area is landscaping. Do the plantings that are going to be there generally conform with what we require in the city?

Mr. Uhazie: Yes.

Mr. Wilshaw: Thank you. Thank you. Mr. Ventura. Any other questions? If not, our petitioners in the audience feel free to come forward to our podium again. We'll ask you start with your name and address so we know who we're talking with. Good evening.

Sam Charara, 38400, Joy Road, Livonia, MI.

Hassan. Charara, 38400 Joy Road, Livonia, MI.

Mr. Wilshaw: Good evening, gentlemen, and what would you like to tell us about your request to add oil change to this location?

Mr. S. Charara: It's been there. I think it'd be great for the neighborhood. I mean, I wish I can get all the residents that have came by the past few days complimenting how nice this place has come along. And I think it was, I mean, it's changed. It's cleaned up pretty well. And I think it'd be great for the neighborhood.

Mr. Wilshaw: Okay, thank you. Mr. Charara. Any questions for our petitioner? We'll go with Ms. Dinaro first.

Ms. Dinaro: So, can you walk us through all of the changes that you've already done to the to the space and what you intend on doing?

Mr. S. Charara: Well, there's really not much more to do. We've done the doors, the paneling on the walls, the ceiling in the bays, the roof, the siding. We've done a lot of concrete work. We're doing the vacuum islands currently, and I think we're done

Mr. H. Charara: As far as the shed. When we do plan on building that, it will be the same brick as the building, same material.

Mr. S. Charara: That will propose drawings that he just…the guy that drew it for us, just kind of got excited and put that in there. And I think he's just, he's just a little moving a little too fast here. And then signage as well. We haven't got to that point yet, and we will have a sign company apply for signs and meet the codes.

Ms. Dinaro: Thank you.

Mr. Wilshaw: All set, Ms. Dinaro? Okay, who's next? Mr. Droze.

Mr. Droze: Picking up on a little bit on Ms. Dinaro's questions about what's been done, the photos that we have show brick that's going to be at the new vacuum locations. Could you maybe explain what the finished product will look like, regard to that?

Mr. S. Charara: Well, the dumpster, it will be three sides…

Mr. Droze: No, I'm sorry, the vacuum stations. The ones fronting Joy Road, you know, because it's…I'm looking at it and…

Mr. S. Charara: Yeah, we added columns and roofs. I have a better picture on my phone. The roofs are actually on now. The way they were, I mean, they were just pretty ugly looking. I mean, that's what's catching everybody's eyes.

Mr. H. Charara: It's a canopy. That's okay, yeah, instead of a light pole hanging in these vacuums there and trash. I mean, just did just look to they just look disgusting.

Mr. Droze: The old vacuums, I think had lighting on them. Is there going to be lighting as part of that canopy structure?

Mr. S. Charara: Well, the lights are going to be there, but it's going to be inside the canopy. It's not going to be hanging the way it was. It was just…

Mr. H. Charara: Yeah, pole with lights, yeah, hanging off of it. Now the lights will be actually mounted to the ceiling of the canopy.

Mr. Droze: Okay, and then the actual vacuums. Are those just going to be standard? Are they going to have lighting on them?

Mr. S. Charara: No, they're standard vacuums, but we are replacing them with new ones.

Mr. Droze: Okay. Some of the ones that we see, I'll say they're a little vibrant, having lights on them.

Mr. S. Charara: No, these are the stainless steel ones. Okay, we're not getting all bright and fancy, but we did with the islands.

Mr. Droze: I guess I'll just flag one thing for my review. I don't know if this matters or not, but those are pretty close to the road, and I don't know if that is…I'm just wondering if there needs to be some sort of variance, because I think that's within the front setback.

Mr. S. Charara: But they were always there.

Mr. Droze: Understood. I guess …it just It looks like they're about 10 feet off, and I think it's supposed to be a 15-foot setback, so they're already there, so I just might maybe elevate that. Would have preferred to have seen what they would look like before they're constructed personally. Understand they're already in motion, at least you're using brick and from what you're telling me, you're not going to have any sort of, you know, LED lights.

Mr. S. Charara: No, no.

Mr. Uhazie: Part of that is that it is an existing car wash that was, you know, …I don't want to say grandfather didn't, but it has, hasn't improved existing use with that use. So they are allowed to operate with this now, as long as they followed the building codes in the building department, as far as those are concerned, that's more of their realm.

Mr. Droze: So, I understand that we're actually kind of reviewing more of the, basically the oil change portion understood. Okay, all right, that helps. Thank you.

Mr. Wilshaw: Very good. Thank you. Mr. Droze. Any other questions for the petitioner?

Mr. Ventura: Is the oil change portion of your new operation going to be similar to one of the ones like we see along the road, Valvoline, or one of these others, where you come in and you kind of wait in a little line and you get called in and just a drive through?

Mr. S. Charara: Correct, yes, just a drive through.

Mr. Ventura: So, there's really…you're really not…it's not a situation where I could drive over there and drop off my car, and you drive it in?

Mr. S. Charara: No, it's not that. Employees are not allowed in vehicles.

Mr. Ventura: So, it’s just like a Valvoline?

Mr. S. Charara: Yes, correct. It's a 10–15-minute oil change.

Mr. Ventura: In my experience, when I go to the oil change place, they've got a stacking lane, a double stacking lane. And I don't think I've ever sat through more than three or four cars, but you could have six cars waiting to get through. How do you propose to manage that stacking on your site and not obstruct the entrances to the car washes on either side, I think pylons or something out there to indicate to people where you want them to stack up to get in.

Mr. S. Charara: We'll definitely use cones. Yes, pylons will definitely use those. We'll take we'll bring those out if we have to. But that's it. That's a good suggestion. Yeah.

Mr. H. Charara: We can even stripe the parking lot if it's needed.

Mr. Ventura: I'm thinking, if you want some kind of a visual cue when somebody pulls in there that they know where to go for the oil change.

Mr. H. Charara: Correct.

Mr. Ventura: Last question, just a point of interest. Do you guys recycle the water that you wash cars with?

Mr. S. Charara: No.

Mr. Ventura: Okay, so it's one and done.

Mr. S. Charara: It’s fresh water. Yeah.

Mr. Ventura: Okay, all right.

Mr. Wilshaw: Thank you. Mr. Ventura. Any other questions for the petitioner?

Mr. Caramagno: A couple questions for you in line with Pete's question. Stacking for the oil change, are you gonna be able to stack from the Joy road side or are you gonna stack coming in from the back side?

Mr. S. Charara: The back.

Mr. Caramagno: The back. Okay, there'll be a sign or something indicates that?

Mr. H. Charara: Correct. Yes.

Mr. Caramagno: Okay.

Mr. H. Charara: On the front of the building, there'll be an exit sign that's on the front of the oil change side, between the doors that will direct customers that this is exit.

Mr. Caramagno: One way entrance, one way exit.

Mr. S. Charara: Correct. Same with the car wash bays.

Mr. Caramagno: Okay, very good. What are your hours now with the car wash, what were they? What will they be, and what will the oil change hours?

Mr. S. Charara: We don't know what the car wash hours are. We just opened last week, opened back up last week, and oil change will be from eight to seven.

Mr. Caramagno: Okay, so the car wash, you can come and wash your car at midnight if you want to?

Mr. S. Charara: Correct. We don't know,depending on time and lighting and the cost of keeping it open late, we don't know what it's going to do there yet.

Mr. Caramagno: Okay, have you heard of any complaints from anybody regarding the car wash in the past?

Mr. S. Charara: We had some neighbors actually telling us to get the lights on because they're sick of hearing cars running on the other side of the wall, you know, about an hour or so. They say it happens all the time. So, they want these lights on. They started turning lights on, and we turn them off at about 11. I just don't want to disturb the neighbors, and I just want to get to meet all the neighbors first before we start turning these lights on.

Mr. Caramagno: You've done some nice work. I came by, and it's impressive with what you've done already, and obviously an improvement to the property.

Mr. Wilshaw: Thank you. Mr. Caramagno. Any other questions? On the question of recycling of water. I assume…obviously, your oil is going to be collected into some sort of a container. How is that disposed of?

Mr. S. Charara: They come in once every month or once every two weeks, depending on the volume, and they take that oil, they remove it off the site.

Mr. Wilshaw: Okay, so you're not going to be putting it in a container by the dumpster.

Mr. S. Charara: No, no, no. Okay, okay. All right, everything's got to stay contained inside the building.

Mr. Wilshaw: Okay, very good, and then they pump it out from there.

Mr. S. Charara: Yeah, correct.

Mr. Wilshaw: Okay, makes sense. All right, let me see if there's anybody else in the audience wishing to speak on this item. Is there anyone in the audience wishing to speak on this decision? Again, I don't see anybody jumping up on this one. Anything else that you'd like to tell us?

Mr. S. Charara: That was it. Thanks for the opportunity here in Livonia.

Mr. Wilshaw: Okay, very good. Any other questions for the petitioner? Think we've covered everything. I'm going to close the public hearing, and a motion would be in order.

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

#12-46-2025 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on December 2, 2025, on Petition 2025-10-02-18 submitted by Charara Property LLC, requesting waiver use approval under Sections 3.11 and Section 6.06 of the Livonia Zoning Ordinance, as amended, to operate an oil change establishment in connection with a previously approved coin-operated self-serve car wash at 38400 Joy Road, located at the northwest corner of Joy Road and Hix Road in the

southwest ¼ of Section 31., be approved subject to the following conditions:

1. That the Site Plan is hereby approved and shall be adhered to.

2. The hours of operation shall be limited to the following: Monday through Saturday from 7:00 a.m. to 8:00 p.m. and Sunday from 8:00 a.m. to 7:00 p.m.

3. All parking spaces, except the required handicapped spaces, shall be doubled striped at ten feet (10') wide by twenty feet (20') in length as required.

4. That the three walls of the trash dumpster area shall be constructed out of building materials that shall complement that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass. The trash dumpster area shall be maintained and, when not in use, closed at all times.

5. That there shall be no outdoor storage of auto parts, equipment, scrap material, waste petroleum products, junked, unlicensed or inoperable vehicles, or other similar items in connection with this operation, and the overhead doors, when not in use for vehicles entering or exiting the service facility, shall always be closed.

6. All light fixtures shall not exceed a height of twenty feet (20') and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring onto adjacent roadways. All exterior lights shall be turned off or dimmed between 8:00 p.m. and 7:00 a.m.

7. That the site's landscaping shall be permanently maintained in a healthy condition.

8. 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.

9. No LED light band or exposed neon shall be permitted on this site, including, but not limited to, the building or around the windows.

10. The car wash bay lights shall be shut off when closed.

11. 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.

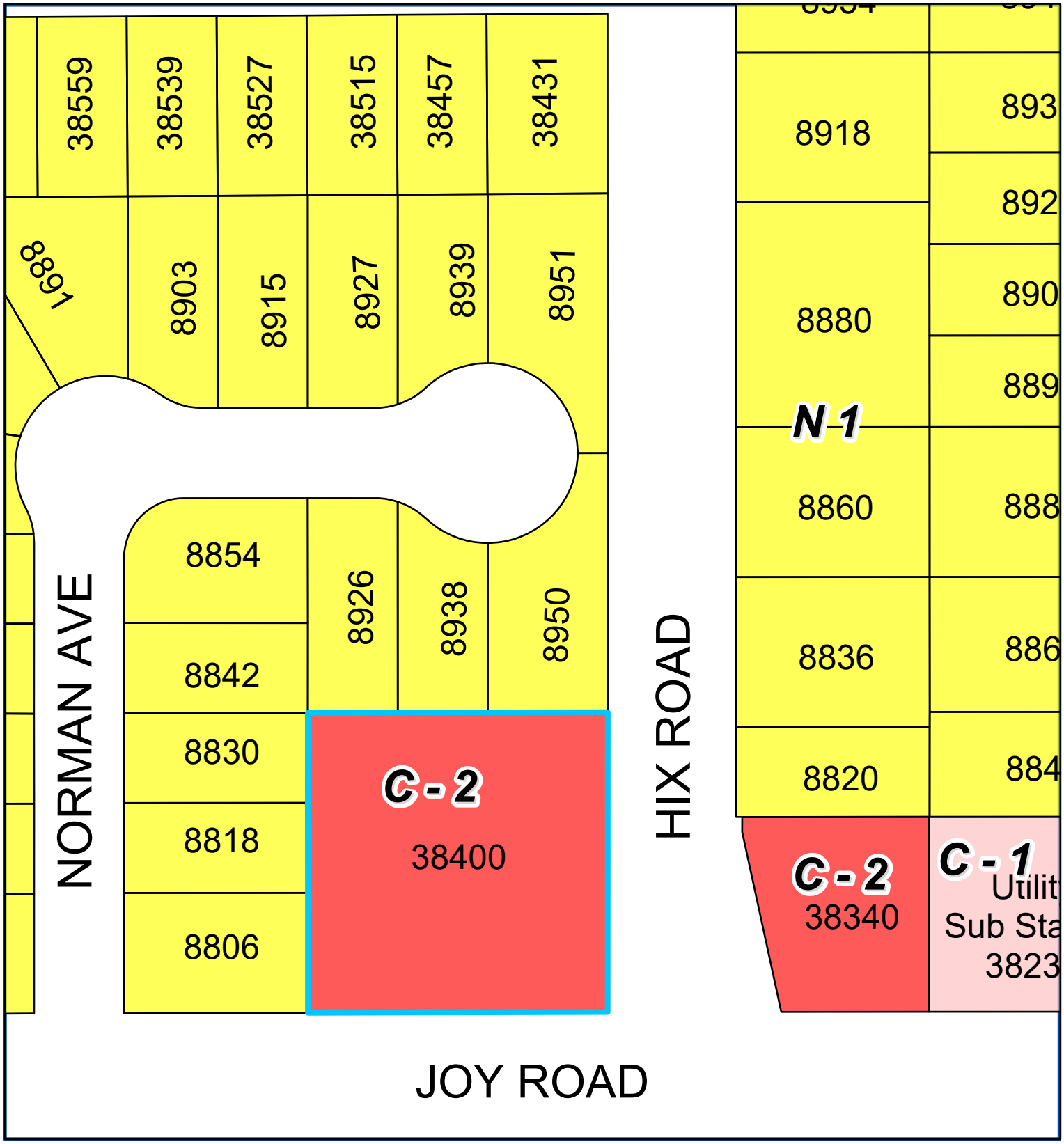
12. The plans referenced in this approving resolution shall be submitted to the Inspection Department with the building permit application(s); and

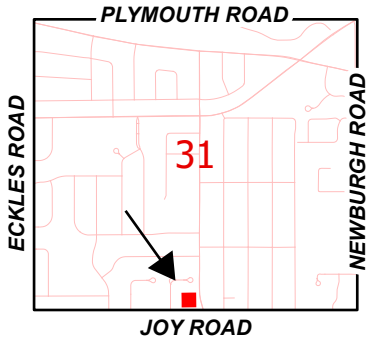
13. Per Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for one (1) year from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void after the one (1) year period.

***FURTHER RESOLVED*,** That notice of the above hearing was given in accordance with the provisions of Section 13.13 of the Livonia Zoning Ordinance, as amended.

Mr. Wilshaw: Is there any discussion?

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





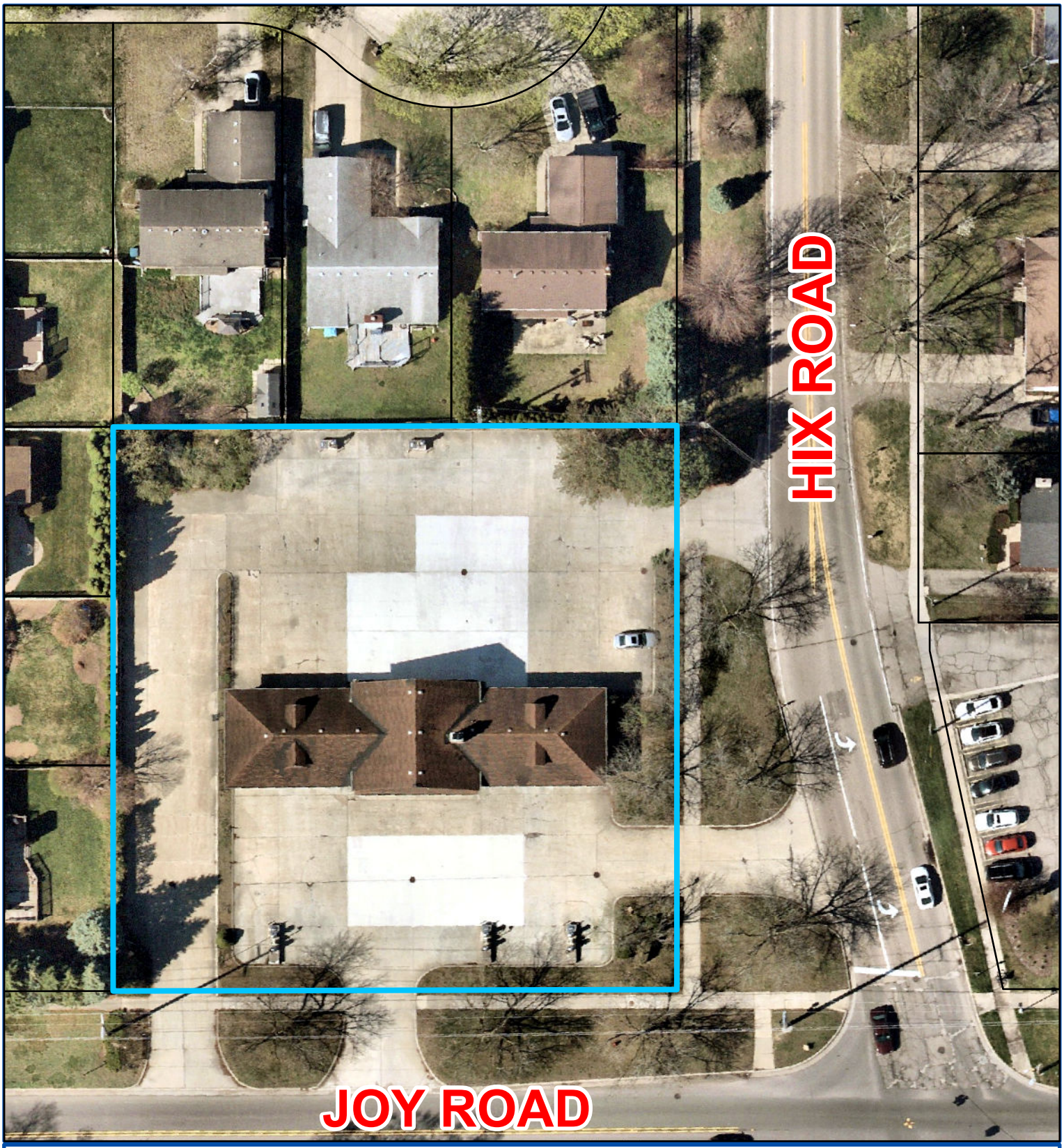
Address & Zoning Map

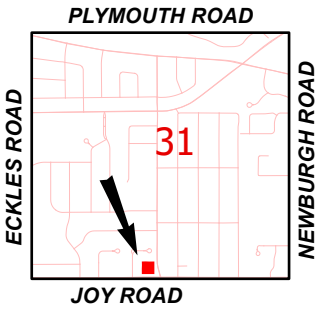
Petition 2025-10-02-18
Twins Car Wash
38400 Joy Road

N

Not to Scale

City of Livonia
Planning Department





Aerial Map

Petition 2025-10-02-18
Twins Car Wash
38400 Joy Road

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PRE-HEARING

ITEM 2

Petition 2025-10-02-18 submitted by Charara Property LLC, requesting waiver use approval under Sections 3.11 and Section 6.07 of the Livonia Zoning Ordinance, as amended, to operate an oil change establishment in connection with a previously approved coin-operated self-service car wash at 38400 Joy Road, located at the N.W. corner of Joy Road and Hix Road in the S.W. ¼ of Section 31.

November 18, 2025, Study Meeting:

The petitioner is seeking waiver use approval to add oil change bays in addition to the existing coin operated car wash. The existing building measures 3,900 square feet. The building was approved as a car wash in 1985 and in 1986 a basement addition was approved for storage. The building has recently been purchased and will operate under new ownership. During the renovation process it was discovered that two (2) interior bays were added, but never used, for oil change by the previous owner.

The petition site is currently zoned C-2. The City of Livonia's Zoning Ordinance treat both car washes (Section 6.07) and automobile repair (Section 6.06) as a waiver (special land use) in C-2, General Commercial zones. Approving a waiver requires a public hearing and recommendation by the Planning Commission, followed by the approval of the City Council. Section 13.13 of the Livonia Zoning Ordinance establishes the general requirements the Planning Commission uses to review waiver petitions.

The petition's proposed use will develop a neighborhood business providing a convenient, practical service for the local community. Since the building is existing, the oil change bays will provide a service to the community that is also aesthetically and harmoniously improving the surrounding areas in both Livonia and Westland.

The petition parcel is the old Mr. Suds Spot Free Car Wash and measures 40,000 SF with 200 feet of frontage on Hix Road and 200 feet of frontage on Joy Road. Surrounding the property to the North and West of the petition site are residential properties, zoned N-1 (Neighborhood District). To the east across Hix Road are two properties, one property is a Pastry and Coffee shop commercial also zoned C-2 (General Business), and a residential property zoned N-1 (Neighborhood District). To the south across Joy Road in the City of Westland is a commercial property with a Liquor Store.

According to the site plan, submitted October 13, 2025, the existing building and landscaping are to remain. Elevations plans that were submitted as part of the application do not reflect the existing site building façade. The existing building has six (6) coin operated self-wash bays and an additional two (2) oil change bays.

PRE-HEARING

ITEM 2 Petition 2025-10-02-18 – Twins Car Wash

Section 6.07 states that where such a use adjoins any property located in any residential district or is separated from such property by a public alley, a protective wall shall be erected and maintained. There is an existing wall along the west and north side of the building abutting residential properties. The petitioner should be required to maintain the wall to avoid enforcement from the City of Livonia Inspection Department.

There is existing landscaping on-site that includes shrubs, Evergreen and Yew Trees.

Four (4) driveways provide vehicular access to the site. Ingress is available to the west on Joy Road and to the north on Hix Road. There are two (2) separate drives located south and east of the site that provide egress. This allows vehicles not to be stacked or stored on-site and forces them off the property.

The site plan shows four (4) vacuums located at the rear of the site, but the current site layout does not match this. Currently the site contains six (6) vacuums located along Joy Road and an additional two (2) at the rear of the site.

According to Section 6.06, automobile and light truck (one (1) ton gross vehicle weight) repair such as motor and electrical tune-up; replacement of shock absorbers, brakes, mufflers, exhaust and tailpipes; transmissions; and other similar repairs subject to all repair work must be carried out within an enclosed building; that the automobile and light truck repair shall not permit such repairs as bumping, painting, spraying or rustproofing; that the total number of vehicles proposed to be stored shall be subject to recommendation by the Planning Commission and approved by the City Council; and that outdoor storage of disabled, damaged, or unlicensed vehicles is prohibited.

The zoning ordinance requires auto wash establishment to have twenty (20) parking spaces and automobile repair stations require two (2) parking spaces for each repair bay plus one (1) for each employee. The zoning ordinance would require at least twenty-five (25) parking spaces. The submitted site plan shows parking for eight (8). 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 level of current or future customer traffic.

The site plan shows six (6) coin-operated car wash bays. However, the plan does not show the proposed oil change bays and floor plan for the operations of the proposed business. Submitted elevations, submitted October 13, 2025, show white block, red brick on the wall with white aluminum trim overhang and gable ends, with gutters and downspouts. The roof is composed of black shingles. The

existing building has a pitched gable roof with three (3) dormers that are inlaid with windows.

The petitioner should provide information on site grading and stormwater management. According to Surface and Drainage ordinances in Section 9.10, all off-street parking areas shall be continually maintained in satisfactory condition to be safe, attractive, and free of any hazard, nuisance, or other unsafe conditions. When building permit applications are made, the City Engineering Department will determine the need for detention or water quality treatment structures.

The petitioner has not submitted a lighting plan. According to Section 7.22, all outdoor lighting in all use districts other than residential shall be shielded so the surface of the source of the light shall not be visible from adjacent residential districts, adjacent residences, and public right-of-way. All outdoor lighting must be directed toward and confined to the ground areas. Since the property abuts residential on three sides, a lighting plan is required. Exterior lighting sources shall be designed, constructed, located, and maintained in a manner that minimizes light trespass onto neighboring properties. The light trespass from a property shall not exceed 0.5-foot-candles at the property line, measured five (5) feet from the ground. The light-emitting element of a light fixture shall not be directly visible from neighboring properties, as this is the primary cause of glare. All lighting fixtures in non-industrial districts shall not exceed twenty (20) feet in height.

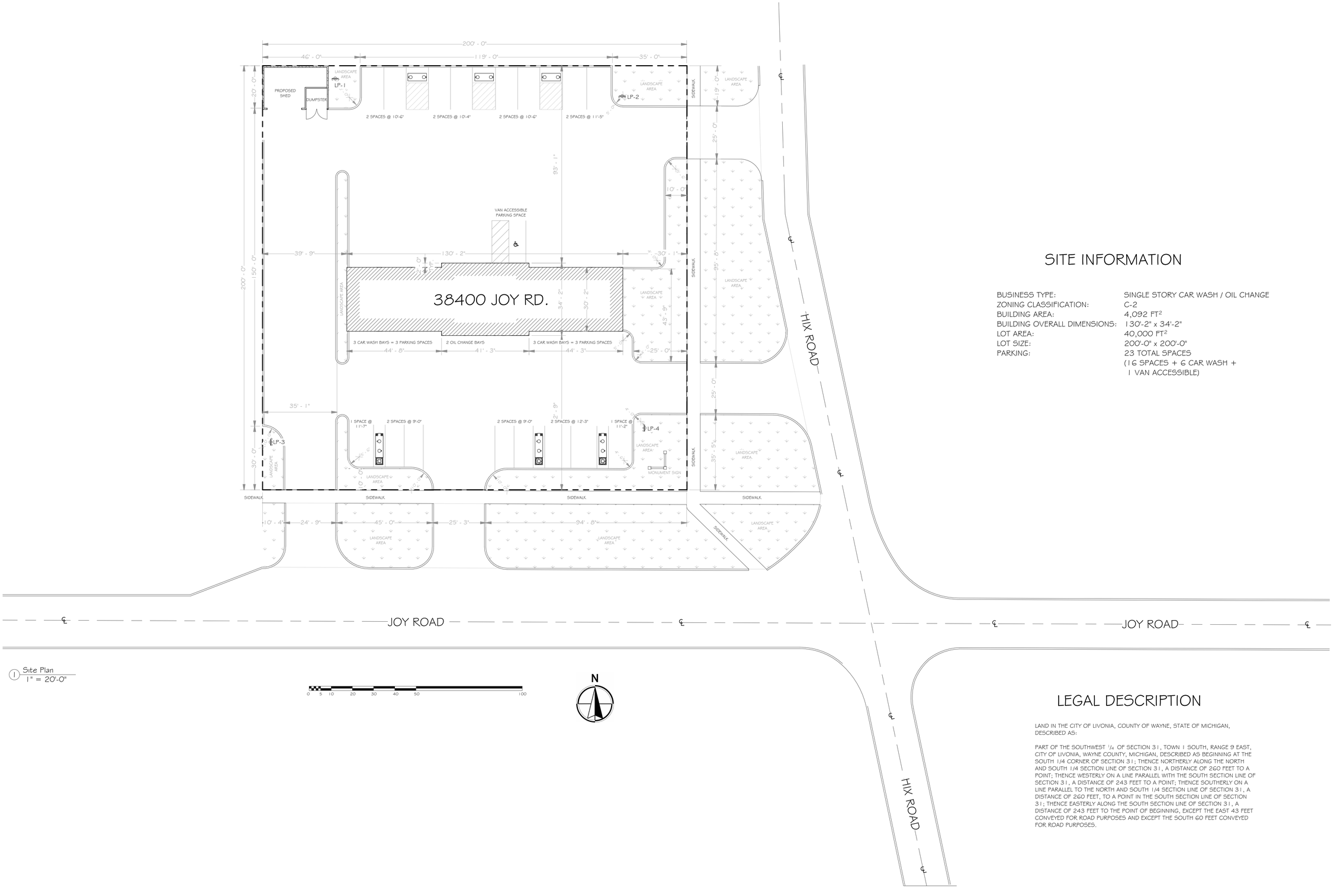
All illumination of outdoor features of a flashing, moving, or intermittent type are prohibited. The use of laser source light or any similar intensity light for outdoor advertising or entertainment is prohibited. The operation of searchlights for advertising purposes is prohibited. The City Council has the ability to waive the lighting requirements of this Section upon evidence that the required lighting would have a negative impact on neighboring properties.

A dumpster enclosure is not shown on the site plan but there is an existing dumpster located in the northwest of the parcel. The single dumpster would need to be consistent with the City's policy of requiring durable, long-lasting solid panel material. enclosed on three (3) sides by masonry walls that would be 6 feet tall.

No sign details were included with the petition application and further details are needed to determine compliance with the city's sign regulations. The maximum height for a monument sign in the C-2 General Business District is six feet (6'). The maximum area for a sign in the C-2 General Business District is thirty (30) square feet. According to Section 11.04, no sign shall be permitted at any location that creates any type of safety hazard or visual impediment to pedestrian or vehicular traffic.

In conclusion, for this car wash and oil change to be constructed, the Planning Commission should consider questions to the petitioner regarding a site plan

depicting all uses on the property, proper stormwater management, signage, parking lot striping, dumpster enclosure details, color renderings, and vehicle circulation.



1 Site Plan
1" = 20'-0"

SITE INFORMATION

BUSINESS TYPE:	SINGLE STORY CAR WASH / OIL CHANGE
ZONING CLASSIFICATION:	C-2
BUILDING AREA:	4,092 FT²
BUILDING OVERALL DIMENSIONS:	130'-2" x 34'-2"
LOT AREA:	40,000 FT²
LOT SIZE:	200'-0" x 200'-0"
PARKING:	23 TOTAL SPACES (16 SPACES + 6 CAR WASH + 1 VAN ACCESSIBLE)

LEGAL DESCRIPTION

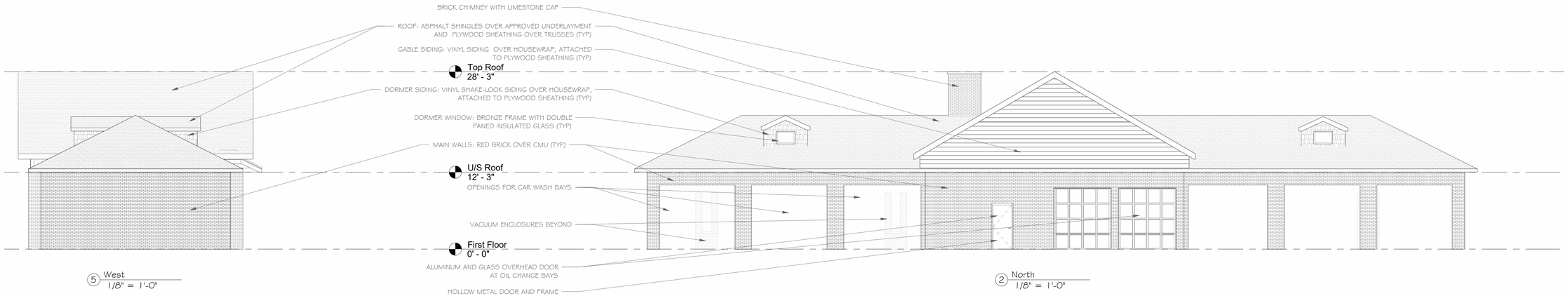
LAND IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS:

PART OF THE SOUTHWEST ¼ OF SECTION 31, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 31; THENCE NORTHERLY ALONG THE NORTH AND SOUTH 1/4 SECTION LINE OF SECTION 31, A DISTANCE OF 260 FEET TO A POINT; THENCE WESTERLY ON A LINE PARALLEL WITH THE SOUTH SECTION LINE OF SECTION 31, A DISTANCE OF 243 FEET TO A POINT; THENCE SOUTHERLY ON A LINE PARALLEL TO THE NORTH AND SOUTH 1/4 SECTION LINE OF SECTION 31, A DISTANCE OF 260 FEET, TO A POINT IN THE SOUTH SECTION LINE OF SECTION 31; THENCE EASTERLY ALONG THE SOUTH SECTION LINE OF SECTION 31, A DISTANCE OF 243 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 43 FEET CONVEYED FOR ROAD PURPOSES AND EXCEPT THE SOUTH 60 FEET CONVEYED FOR ROAD PURPOSES.

Site Plan - OVerall

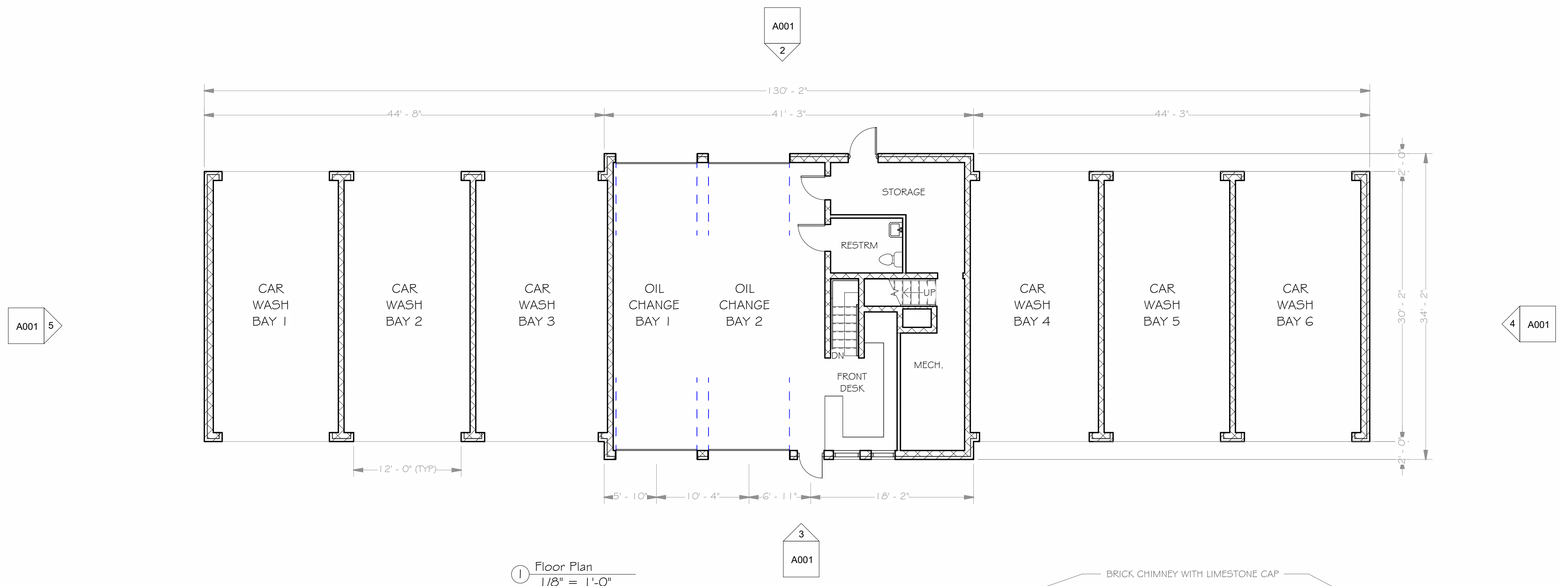
38400 JOY RD.
LIVONIA, MI 48150

SHEET NUMBER
A000

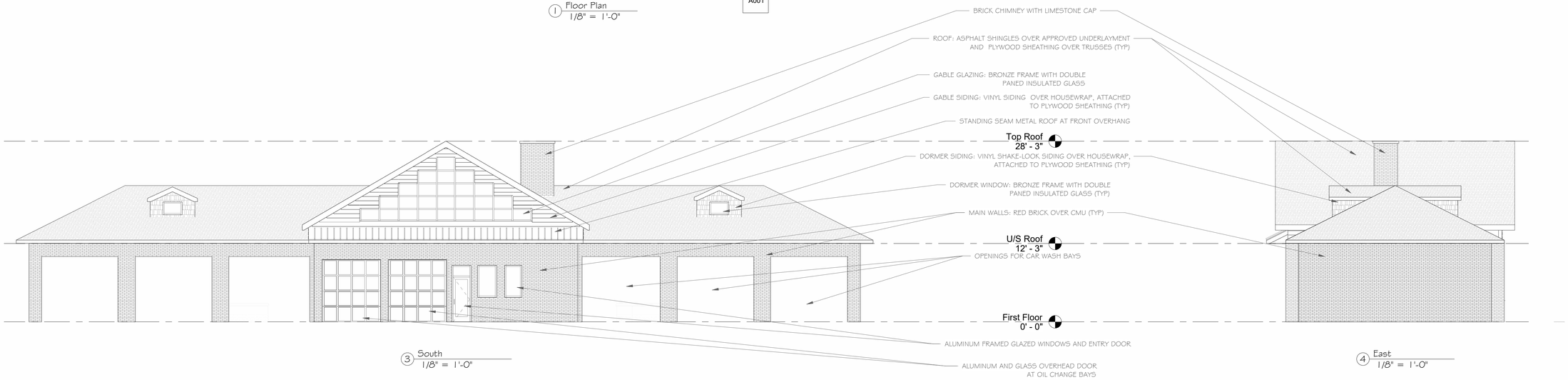


5 West
1/8" = 1'-0"

2 North
1/8" = 1'-0"



1 Floor Plan
1/8" = 1'-0"



3 South
1/8" = 1'-0"

4 East
1/8" = 1'-0"

Floor Plan and Elevations

38400 JOY RD.
LIVONIA, MI 48150

SHEET NUMBER
A001

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

October 21, 2025

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2025-10-02-18 – #38400 Joy Road (Oil Change and Car Wash)

Dear Mr. Canty:

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

1. The subject parcel is assigned the address of **#38400 Joy Road.** Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained.

2. The existing parcel is currently serviced by public sanitary sewer, storm sewer and water main. Utility information has not been submitted with the drawings, but we do not believe there will be any adverse effects from the proposed project.

3. The renovated site will be required to comply with the latest version of the Wayne County Storm Water Ordinance regarding water quality, and possibly detention.

4. Pin addition to permits from the City of Livonia, proposed work in the Joy Road right-of-way will require permits from the Wayne County Department of Public Service.

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,

David W. Lear, P.E.
Assistant City Engineer
cc: 2025 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF

MAUREEN MILLER BROSNAN
MAYOR

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

DATE: November 13, 2025

TO: Kristoffer Canty, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: Petition # 2025-10-02-18, 38400 Joy Rd. car wash and oil change.

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

We have no objections to this proposal.

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

Sincerely,

Brian R. Kukla

Brian R. 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

October 21st 2025

Mr. Kristoffer Canty
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: Petition 2025-07-02-18 – 38400 Joy Road

Mr. Canty,

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: November 7, 2025

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2025-10-02-18 – 38400 Joy Road

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

This Department has no further objections to this Petition.

1. The petitioner's proposal is a change in use. This would require that the proposed space conform to all current barrier-free codes, building codes, and all mechanical codes and standards. This will be addressed further during the plan review if this project moves forward.
2. All signage shall be conforming. A variance from the Zoning Board of Appeals would be required for any non-conforming signage.

I trust this provides the requested information.

Jerome Hanna
Jerome Hanna
Director of Inspection

LETTER TO THE LIVONIA CITY COUNCIL

7.

Community Resources
December 15, 2025

MEETING DATE	PRESENTED BY
S010526/R011426	Kristin Houchins, Director of Community Resources

AGENDA ITEM

AWARD OF BID: Department of Community Resources, re: for the printing of the City of Livonia's 2026 Connections Magazine, from budgeted funds.

BACKGROUND DETAILS

Connections Magazine Contract 2026 Bid

CONTACTS: Kristin Houchins, Communications
Ted Davis, Parks and Recreation
Chris Jackett, Communications

Dec. 23, 2025 – The 2025 “Connections” magazine printing contract expired following the release of the Oct. 29 edition and was put back out to bid. Staff is proposing awarding the 2026 printing bid to Accuform for the Spring/Summer 2026-Winter 2026-27 editions (ie. one year, three magazine designs) with an optional one-year renewal option for the City to opt in to. Hearst was the printer for the past four contracts covering all 16 editions from 2022-25, but was the third-lowest bidder for the 2026 contract.

Staff posted the new one-year, three-edition request for proposal Dec. 11 and received five bids Dec. 23, 2025. Several questions and price quotes were requested from potential vendors. The bid pricing for a 64-page edition of “Connections” (including 16 glossy pages, but not including postage) can be seen here:

	Accuform	Printwell	Hearst
B: Printing/typesetting costs	$23,612	$28,722	$29,655
Cost to mail to 1,000 non-residents (who	$300	$436	$100

are Kirksey Recreation Center members)			
Annual cost for three typeset issues	**$71,736**	**$87,471**	**$89,266**

The annual costs of production for all vendors have increased since last year. Accuform did not submit a bid last year, but is the lowest bid for the upcoming contract when printing a 64-page (16 glossy) publication. Prices listed here do not include postage, additional copies or the need for additional pages. Those are included in the bid detail chart on the following pages. This 2026 contract also includes a 2027 opt-in option.

For reference, the bid packets for top-bidders Accuform, Printwell and Hearst are each attached.

Recommendation: For Council to award the contract for the publication of “Connections” magazine from Spring/Summer 2026-Winter 2026-27 to Accuform at the rates stipulated in the organization’s bid response. Proposed funds would be split between accounts 101-174-904-000 (50%, $35,868); 101-752-904-000 (7.5%, $5,380.20); 208-755-905-000 (17.5%, $12,553.80); 101-821-886-110 (25%, $17,934); 101-174-818-000 (??%, $3,000.00).

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

For Council to award the contract for the publication of “Connections” magazine from Spring/Summer 2026-Winter 2026-27 to Accuform at the rates stipulated in the organization’s bid response

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

Connections Magazine Printing for three editions

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

$71,736 for a one-year contract for three issues

DETAILED WORK BEING PERFORMED

"Connections" magazine to be published up to three times per year: In March (spring/summer), July' (fall),
October/November (winter).
Each issue will have a minimum of 60 pages.
Bid shall include all corrections, use of clip art, shading and creative design. Layout would consist of mostly
two columns. color. All editorial content will be provided electronically. Also includes a color proof, and printing on 70# gloss text first two page sheets, middle 12 page sheets and last two page sheets (ie.. 16 total printable pages) 8'" x 1 O" with 50# white offset inside pages on recycled paper with fold stitch, stapled, packaged and delivered to United States Post Office.

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

Funds from Community Resources and Parks & Recreation
Proposed funds would be split between accounts 101-174-904-000 (50%, $35,868); 101-752-904-000 (7.5%, $5,380.20); 208-755-905-000 (17.5%, $12,553.80); 101-821-886-110 (25%, $17,934); 101-174-818-000 (??%, $3,000.00).

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

Accuform Printing & Graphics, Inc.
7231 Southfield Fwy.
Detroit, MI 48228
(313) 271-5600
Paul Johnson, Vice President of Sales
Accuform was the lowest bidder.

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Not applicable

ATTACHMENTS

1. 2025-12-23_ConnectionsBidResults
2. 2025-12-23_ConnectionsBidResults
3. 2026-1-5_ConnectionsBidCouncilMemo
4. Accuform Bid Response-Livonia Connections Magazine
5. HEARST 2026 PRINTING CONNECTIONS MAGAZINE FINA
6. PRINTWELL City of Livonia Connections Magazine (1)

APPROVED BY

Benjamin N. Grier

Date: December 23, 2025

Benjamin N. Grier, JD, CPA, Finance Director

Date: December 23, 2025

Carter Fisher, City Attorney

Date: December 26, 2025

Maureen Miller Brosnan, Mayor

12/23/2025

	2026 Connections Magazine Bid Results	Accuform (Southfield)	Printwell (Taylor)	Hearst Newspapers (Big Rapids)	Inland Press (Detroit)	Imagine Printing (Royal Oak)
	1 Cost of 42,000 copies of 60-page issue	$ 21,698.00	$ 27,729.97	$ -	$ 29,861.00	$ 45,000.00
	2 Cost of 42,000 copies of 64-page issue	**$ 23,612.00**	**$ 28,721.66**	**$ 29,655.00**	**$ 30,261.00**	**$ 48,000.00**
16 gloss pages	3 Cost of 42,000 copies of 68-page issue	$ 23,649.00	$ 31,126.36	$ -	$ 31,871.00	$ 51,000.00
	4 Cost for additional copies in increments of 1,000	$ 430.38	$ 455.35	$ 529.00	$ 710.00	$ 1,200.00
	5 Cost to mail non-residents issue, approximately 1,000	$ 300.00	$ 435.35	$ 100.00	$ 245.00	$ 550.00
	Three-issue annual cost 42,000 @ 64 pages + non-res labeling	***$ 71,736.00***	***$ 87,471.03***	***$ 89,265.00***	***$ 91,518.00***	***$ 145,650.00***
	References:	Health Dept. (City of Detroit) Elections (City of Detroit) City of Birmingham	City of Southfield Community Publishing (Livonia Today) Lake Orion Charter Township Madison Heights Parks & Rec NTEA (Farmington)	**Connections 2022-25 (City of Livonia)** Novi Community Education (booklet) WestShore Publishing (weekly newspaper) Forest Hills Public Schools Community Education (booklet)	Elections (City of Livonia) Wayne County Commissioners	City of Rochester City of Roseville City of Dearborn
		State terms: Net 30 days.	State terms: Net 30 days.	State terms: Net 30 days. If paper price increases by 10% or greater on the RISI paper price index the contract we will need to be adjusted for additional paper cost.	State terms: Paper pricing may change due to possible tariffs.	State terms: Net 30 days.

12/23/2025

	2026 Connections Magazine Bid Results	Accuform (Southfield)	Printwell (Taylor)	Hearst Newspapers (Big Rapids)	Inland Press (Detroit)	Imagine Printing (Royal Oak)
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	References:	Health Dept. (City of Detroit) Elections (City of Detroit) City of Birmingham	City of Southfield Community Publishing (Livonia Today) Lake Orion Charter Township Madison Heights Parks & Rec NTEA (Farmington)	**Connections 2022-25 (City of Livonia)** Novi Community Education (booklet) WestShore Publishing (weekly newspaper) Forest Hills Public Schools Community Education (booklet)	Elections (City of Livonia) Wayne County Commissioners	City of Rochester City of Roseville City of Dearborn
		State terms: Net 30 days.	State terms: Net 30 days.	State terms: Net 30 days. If paper price increases by 10% or greater on the RISI paper price index the contract we will need to be adjusted for additional paper cost.	State terms: Paper pricing may change due to possible tariffs.	State terms: Net 30 days.

10/23/2024

2025 Connections Magazine Bid Results

		Hearst Newspapers (fka Pioneer Group; Big Rapids)	Printwell (Taylor)	Indiana Printing & Publishing (Indiana, PA)	Marketing.com/Husky Envelope LLC (Walled Lake)		
	1 Cost of 42,000 copies of 60-page issue	$ -	$ 27,282.76	$ 30,417.00	$ 99,216.00		$531/M
	2 Cost of 42,000 copies of 64-page issue	**$ 28,243.00**	**$ 26,976.11**	**$ 31,268.00**	**$ 104,244.00**	HN Page count issue	$553/M
16 gloss pages	3 Cost of 42,000 copies of 68-page issue	$ -	$ 29,739.35	$ 32,264.00	$ 112,146.00		$575/M
	4 Cost for additional copies in increments of 1,000	$ 504.00	$ 520.00	$ 579.37	$ 498.00	IPP See additional column	
	5 Cost to mail non-residents issue, approximately 1,000	$ 100.00	$ -	$ -	$ 20.00		
	Three-issue annual cost 42,000 @ 64 pages + non-res labeling	***$ 85,029.00***	***$ 80,928.33***	***$ 93,804.00***	***$ 312,792.00***		
	References:	Connections 2022-25 (City of Livonia) Novi Community Education (booklet) WestShore Publishing (weekly newspaper) Forest Hills Public Schools Community Education (booklet)	Madison Heights Parks & Rec Community Publishing (Livonia Today) NTEA (Farmington)	Rec Program Guide (Orland Park, IL) Recycling Newsletter (Ann Arundel County, MD) Special Services Activities Guide (City of Farmington Hills)	None Listed		
		State terms: Net 30 days. If paper price increases by 10% or more during the contract we will need to revise prices. The current trend of paper prices has been a downward since the					

	2025 Connections Magazine Bid Results	Hearst Newspapers (Pioneer Group; Big Rapids)	Printwell (Taylor)	Indiana Printing & Publishing (Indiana, PA)	Marketing.com/Husky Envelope LLC (Walled Lake)	*10/29/2024*	
Version A (Current format with eight gloss pages)	1 Cost of 42,000 copies of 60-page issue	$ -	$ 26,481.35	$ 27,147.00	$ 99,216.00	HN Page count issue	$583/M
	2 Cost of 42,000 copies of 64-page issue	**$ 22,831.00**	**$ 27,401.09**	**$ 28,198.00**	**$ 104,244.00**		$605/M
	3 Cost of 42,000 copies of 68-page issue	$ -	$ 29,726.55	$ 29,394.00	$ 112,146.00	HN Page count issue	$627/M
	4 Cost for additional copies in increments of 1,000	$ 402.00	$ 500.00	$ 517.09	$ 498.00	IPP See additional column	
	5 Cost to mail non-residents issue, approximately 1,000	$ 100.00	$ -	$ -	$ 20.00		
	Three-issue annual cost 42,000 @ 64 pages + non-res labeling	***$ 68,793.00***	***$ 82,203.27***	***$ 84,594.00***	***$ 312,792.00***		
Version B (New format with 16 gloss pages)	6 Cost of 42,000 copies of 60-page issue	$ -	$ 27,282.76	$ 30,417.00	$ 99,216.00		$531/M
	7 Cost of 42,000 copies of 64-page issue	**$ 28,243.00**	**$ 26,976.11**	**$ 31,268.00**	**$ 104,244.00**	HN Page count issue	$553/M
	8 Cost of 42,000 copies of 68-page issue	$ -	$ 29,739.35	$ 32,264.00	$ 112,146.00		$575/M
	9 Cost for additional copies in increments of 1,000	$ 504.00	$ 520.00	$ 579.37	$ 498.00	IPP See additional column	
	10 Cost to mail non-residents issue, approximately 1,000	$ 100.00	$ -	$ -	$ 20.00		
	Three-issue annual cost 42,000 @ 64 pages + non-res labeling	***$ 85,029.00***	***$ 80,928.33***	***$ 93,804.00***	***$ 312,792.00***		
	References:	Connections 2022-24 (City of Livonia) Novi Community Education (booklet) WestShore Publishing (weekly newspaper) Forest Hills Public Schools Community Education (booklet)	Madison Heights Parks & Rec Community Publishing (Livonia Today) NTEA (Farmington)	Rec Program Guide (Orland Park, IL) Recycling Newsletter (Ann Arundel County, MD) Special Services Activities Guide (City of Farmington Hills)	None Listed		
		State terms: Net 30 days. If paper price increases by 10% or more during the contract we will need to revise prices. The current trend of paper prices has been a downward since the					

2024 Connections Magazine Bid Results

		Hearst Newspapers (Pioneer Group; Big Rapids)	Indiana Printing & Publishing (Indiana, PA)	Accuform Printing & Graphics (Southfield)
Version A (New format with eight gloss pages)	1 Cost of 42,000 copies of 60-page issue	$ -	$ 27,222.00	$ 31,998.00
	2 Cost of 42,000 copies of 64-page issue	**$ 21,679.00**	**$ 28,239.00**	**$ 33,698.00**
	3 Cost of 42,000 copies of 68-page issue	$ -	$ 29,256.00	$ 33,968.00
	4 Cost for additional copies in increments of 1,000	$ 312.00	$ 605.00	$ 698.00
	5 Cost to mail non-residents issue, approximately 1,000	$ 100.00	$ 188.00	$ 395.00
Version B (Current format with four gloss pages)	6 Cost of 42,000 copies of 60-page issue	$ 19,215.00	$ 24,793.00	$ 32,695.00
	7 Cost of 42,000 copies of 64-page issue	$ -	$ 25,810.00	$ 34,398.00
	8 Cost of 42,000 copies of 68-page issue	$ 20,650.00	$ 26,834.00	$ 34,568.00
	9 Cost for additional copies in increments of 1,000	$ 345.00	$ 553.00	$ 698.00
	10 Cost to mail non-residents issue, approximately 1,000	$ 100.00	$ 188.00	$ 395.00
	Three-issue annual cost 42,000 @ 64 pages + non-res labeling	***$ 65,337.00***	***$ 85,281.00***	***$ 102,279.00***
	References:	Connections 2022-23 (City of Livonia) Novi Community Education (booklet) WestShore Publishing (weekly newspaper) Forest Hills Public Schools Community Education (booklet)	Rec Program Guide (Orland Park, IL) Recycling Newsletter (Ann Arundel County, MD) Special Services Activities Guide (City of Farmington Hills)	Budget Book Covers; Laser Checks (City of Livonia) Engage (City of Novi) City of Farmington Hills City of Detroit Elections City of Birmingham
		State terms: Net 30 days. If paper price increases by 10% or more during the contract we will need to revise prices. The current trend of paper prices has been a downward since the		

#####

HN P	$583/M	$583/M
	$605/M	$605/M
HN P	$627/M	$627/M
IPP See additional column		
	$531/M	
HN P	$553/M	$531/M
	$575/M	$553/M
IPP See additional column		$575/M

2023 Connections Magazine Bid Results	Hearst		Grand Blar
	2023*	2024*	2023
1 Cost of 42,000 copies of 60-page issue	**$ 20,944.00**	**$ 21,991.00**	**$ 24,056.67**
2 Cost of 42,000 copies of 64-page issue	$ -	$ -	$ 25,216.67
3 Cost of 42,000 copies of 68-page issue	**$ 22,656.00**	**$ 23,788.00**	**$ 26,380.00**
4 Cost for additional copies in increments of 1,000	$ 417.00	$ 417.00	$ 474.00
5 Cost to mail non-residents issue, approximately 1,000	$ 100.00	$ 100.00	$ 150.00
6 Cost of converting additional four inside pages to cover weight	$ -	$ -	$ 4,220.00
7 Cost of 42,000 copies of 60-page issue without typesetting	**$ 19,925.00**	$ 19,925.00	$ 20,456.67
8 Cost of 42,000 copies of 64-page issue without typesetting	$ -	$ -	$ 21,376.67
9 Cost of 42,000 copies of 68-page issue without typesetting	**$ 27,712.00**	**$ 22,755.00**	**$ 22,300.00**
Book Size	8x10		8x10.5
Three-issue annual cost 42,000 @ 68 pages + non-res labeling	***$ 68,268.00***	***$ 71,664.00***	***$ 79,590.00***
References	WestShore Publishing (weekly Novi Community Education (booklet) Forest Hills Public Schools Community Education (booklet)		City of Troy (2012- City of Sterling He Canton Twp (2012- L Magazine (boo
	*If price of paper goes up more than 10%, they will need to adjust their prices based on RISI index (similar as 5% in 2022 contract).		

11/15/2022

nc Printing	Accuform	
2024	**2023**	**2024**
$ 24,670.00	**$ 32,798.00**	**$ 33,798.00**
$ 25,856.67	$ 32,978.00	$ 33,978.00
$ 27,050.00	**$ 33,178.00**	**$ 34,178.00**
$ 488.00	$ 780.00	$ 780.00
$ 150.00	$ 300.00	$ 300.00
$ 4,350.00	$ 3,500.00	$ 3,500.00
$ 21,070.00	$ 32,198.00	$ 33,198.00
$ 22,016.67	$ 32,378.00	$ 33,378.00
$ 22,970.00	**$ 32,578.00**	**$ 33,578.00**
	8x10?	
$ 81,600.00	***$ 99,534.00***	***$ 102,534.00***

+ parks magazine)

eights (2007-12+

:+ parks magazine)

klet since 1987)

City of Novi (signage, magazine)

City of Birmingham (newsletter)

City of Detroit (signage, magazines, newsletters, ballots)

Motor City (Commerce; catalogs)

Livonia PD 2020

Golf Livonia 2019

2021 L Magazine Bid Results	Pioneer Group (Big Rapids)	Indiana Printing & Publishing (Indiana, PA)
1 Cost of 42,000 copies of 60-page issue	$ 14,498.00	$ 15,605.00
2 Cost of 42,000 copies of 64-page issue	$ 14,997.00	$ 16,186.00
3 Cost of 42,000 copies of 68-page issue	**$ 15,546.00**	**$ 16,774.00**
4 Cost for additional copies in increments of 1,000	$ 292.00	$ 346.00
5 Cost to mail non-residents issue, approximately 650	$ 50.00	$ 78.00
6 Cost of converting additional four inside pages to cover weight	$ 2,483.00	$ 3,020.00
7 Cost of flipping back cover image	$ -	$ -
8 Cost of providing electronic flipbook	$6 per page ($6*68=$408)	$ 85.00
Book Size	8x10	8x10
Three-issue annual cost 42,000 @ 68 pages + non-res labeling	***$ 46,788.00***	***$ 50,556.00***
Notes		*Non-Mich.*
References	WestShore Publishing (weekly newspaper)	Town of Islip NY (rec brochures)
	Novi Community Education (booklet)	Frederick Community College MD (booklet)
	Forest Hills Public Schools Community Education (booklet)	Nassau Community College NY (booklet)

2/9/2021

ID Enterprises (F.Hills)	Quintero Enterprises (Ridgeview, NY)	Dearborn Lithograph (Livonia)	Inland Press (Detroit)
$ 17,412.50	$ 23,800.00	$ 24,113.00	$ 36,822.00
$ 18,143.75	$ 25,900.00	$ 26,458.00	$ 36,925.00
$ 19,481.35	**$ 25,400.00**	**$ 26,528.00**	**$ 37,265.00**
$ 475.00	$ 700.00	$ 477.89	$ 734.00
$ 206.00	$ -	$ 218.40	No Bid
$ 2,000.00	$ 2,500.00	$ 1,936.00	No Bid
$ -	$ -	$ -	No Bid
$ 200.00	$ 1,750.00	$ 65.00	$ 200.00
8x10.5	8.5x11	8x10	Blank
$ 59,062.05	***$ 76,200.00***	***$ 80,239.20***	***$ 111,795.00***
	Non-Mich.		*Didn't use amended RFP*
City of Farmington Hills (magazine)	Queens Bourough Magazine NY (magazine)	City of Southfield (brochures, calendar)	UAW Retiree Health Care (newsletter)
City of Westland (printing)		City of Birmingham (calendar, annual report, postcard, newsletter)	UAW (bound books)
	Omni Dental (printing)		
Plastic Omnium (printing)		Redford Twp. (parks newsletter/calendar, water report)	No Third
	All Star Lighting (magazine, printing)		
L Magazine (booklet since 1987)			
City of Troy (booklet)			
City of Canton (printing)			
City of Sterling Heights (booklet)			

No bids from:
Accuform
Community Publishing
Printwell (Love Livonia)

Full bid packets:

https://livonia-my.sharepoint.com/personal/ebachelor_livonia_gov/_layouts/15/onedrive.aspx?id=%2Fpersonal%2Febachelor%5Flivonia%5Fgov%2FDocuments%2FL%20MAGAZINE%202021&originalPath=aHR0cHM6Ly9saXZvbmlhLW15LnNoYXJlcG9pbnQuY29tLzpmOi9nL3BlcnNvbmFsL2ViYWNoZWxvcl9saXZvbmlhX2dvdi9FanBEeENrQTlpQkhqOGE2RURDZjN3d0JGcnJCdlhtb1hCS0NkeXdUTHFjbG1RP3J0aW1lPU5heUk3RHZOMkVn

DEPARTMENT OF PARKS AND RECREATION

PARKS AND RECREATION COMMISSION

MARK JOHNSON
CHAIRPERSON

KATHERINE JOLLY
CATHY KEVRA
ERIC LADWIG
KEVIN SUMMERS

15100 HUBBARD
LIVONIA, MICHIGAN 48154-3586
PHONE: (734) 466-2900
FAX: (734) 466-2679

MAUREEN MILLER BROSNAN
MAYOR

EDWARD DAVIS
SUPERINTENDENT

Connections Magazine Contract 2026 Bid

CONTACTS: Kristin Houchins, Communications
Ted Davis, Parks and Recreation
Chris Jackett, Communications

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Recommendation: For Council to award the contract for the publication of "Connections" magazine from Spring/Summer 2026-Winter 2026-27 to Accuform at the rates stipulated in the organization's bid response. Proposed funds would be split between accounts 101-174-904-000 (50%, $35,868); 101-752-904-000 (7.5%, $5,380.20); 208-755-905-000 (17.5%, $12,553.80); 101-821-886-110 (25%, $17,934); 101-174-818-000 (??%, $3,000.00).

NOTICE TO BIDDERS
PRINTING OF CONNECTIONS MAGAZINE CITY OF LIVONIA, MICHIGAN

Sealed proposals will be received by the City of Livonia, Michigan, as owner, until **2:00 p.m. on December 23, 2025 VIA THE MITN WEBSITE ONLY (WWW.MITN.INFO)**, at which time said proposals will be opened and publicly read. No late bids will be considered.

The public bid opening will be held via Zoom. Bid Opening Access:
By Computer: https://us02web.zoom.us/j/82294127641
By Phone: Phone (312) 626-6799
Webinar ID: 822 9412 7641

The City of Livonia seeks proposals for bidding the following:

PRINTING OF CONNECTIONS MAGAZINE

No bidder may withdraw his proposal within sixty (60) days after the date set for the opening thereof. The City reserves the right to reject any or all bids based on past performance or other valid reason and to waive irregularities in bids.

1) Instructions to bidders and specifications may be obtained by registering with the Michigan Inter-Governmental Trade Network (MITN) at www.mitn.info.

   All addendums will be posted on the MITN website. Any information not obtained from the MITN website should not be relied upon.
   Proposals must be submitted on the forms found on the MITN website with no exceptions.
2) Acceptance of any bid does not constitute a binding agreement until a written Contract is signed by both parties.

QUESTION DEADLINE: Vendor questions will be received in writing only by the City of Livonia until DECEMBER 19, 2025. Phone calls will not be accepted. Firms shall submit questions via email to Gus Kandah, Purchasing Manager at gkandah@livonia.gov. The City does not guarantee a response to questions received after the question deadline has passed.

ALL PRICING MUST BE SUBMITTED ON THE FORMS PROVIDED BY THE CITY OF LIVONIA.

REMINDERS TO BIDDERS

1. EXAMINATION OF BID DOCUMENT-Before submitting a bid, bidders shall carefully examine the specifications and shall fully inform themselves as to all existing conditions and limitations. The bidder shall indicate in the bid the sum to cover the cost of all items included on the bid form.

2. PREPARATION OF BID-The bid shall be legibly prepared in ink or typed. If a unit price or extension already entered by the bidder on the Bid and Award form is to be altered, it shall be crossed out and the new unit price or extension entered above or below and initialed by the bidder with ink. The bid shall be legally signed and the complete address of the bidder given thereon.

3. EXPLANATION TO BIDDERS-Any explanation desired by a bidder regarding the meaning or interpretation of the Invitation for Bid and attachments must be requested in writing, and with sufficient time allowed for a reply to reach all prospective bidders before. The submission of their bid. Any information given to a prospective bidder concerning the IFB will be furnished to all prospective bidders as an amendment or addendum to the IFB if such information would be prejudicial to uninformed bidders. Receipt of amendments or addenda by a bidder must be acknowledged in the bid by attachment, Oral explanation or instructions given prior to the opening will not be binding.

5. CASH DISCOUNTS-Discounts offered for payment within less than thirty (30) days will not be considered in evaluating bids for award. Offered discounts of less than thirty (30) days will be taken if payment is made within the discount period, even though not considered in evaluation of the bid.

6. WITHDRAWAL OF BIDS-Bids may be withdrawn in person by a bidder or authorized representative, provided their identity is made known and a receipt is signed for the bid, but only if the withdrawal is made prior to the exact time set for receipt of bid. No bid may be withdrawn for at least 60 days after bid opening.

7. ALTERNATE BIDS-Bidders are cautioned that any alternate bid, unless specifically requested or any changes, insertions or omissions to the terms and conditions, specifications or any other requirement of this RFP may be considered nonresponsive.

8. LATE BIDS-Any bid received **after** the exact time specified for receipt, will not be considered.

The owner may at any time, by written notice to the contractor, terminate this contract and the contractor's right to proceed with the work, for just cause, which shall include, but is not limited to the following:

A. Failure to provide insurance and bonds (when called for), in the exact amounts and within the time specified or any extension thereof.

B. Failure to make delivery of the supplies, or to perform the services within the time specified herein, or any extension thereof.

NOTE:

1. City - based firms shall have preference per local bidder preference ordinance, Livonia Code of Ordinances Section 3. 04. 140E.
2. Final payment will not be made until final acceptance of work performed has been granted by the City of Livonia.

FORM OF PROPOSAL
PRINTING OF CONNECTONS MAGAZINE

Proposal of Accuform Printing & Graphics, Inc. hereinafter called Bidder, organized and existing under the laws of or a resident of the State of Michigan, doing business as a C- Corporation *. Insert as applicable: "a corporation", "a partnership" or "an individual" TO THE CITY OF LIVONIA, MICHIGAN, hereinafter called OWNER:

The undersigned as Bidder hereby declares: that this Bid is made in good faith without fraud or collusion with any person or persons bidding on the same Contract; that the Bidder has read and examined documents included in the Request for Proposal by the City of Livonia, and understands all of the same; that the Bidder or its representative has made personal investigation and has become fully familiar with regard to the conditions to be met in the execution of this Contract, and the undersigned proposes to furnish all labor, materials, tools, power, transportation, and equipment to perform the towing services specified in the Request for Proposal in full accordance with the aforesaid Contract Documents, including any and all Addenda officially issued, their receipt of which is hereby acknowledged:

Addendum No.	Addendum Date
N/A	

The contract will be recommended for award to the highest ranked bidder demonstrating an ability to meet the requirements set forth in this solicitation.

The contractor shall complete and return all necessary forms with proposal submission. **BIDDER SHALL USE ONLY THE FORMS PROVIDED BY THE CITY OF LIVONIA TO PROVIDE PRICING WITH NO EXCEPTIONS.** PROVIDE PRICING ON THE ATTACHED EXCEL SPREAD SHEET AND UPLOAD WITH YOUR BID RESPONSE TO THE MITN WEBSITE.

If the foregoing Bid shall be accepted by the OWNER, the undersigned agrees to enter into the attached form of Agreement within ten (10) days after receiving notice of such acceptance, will furnish the OWNER satisfactory bonds and certificates of insurance coverage, and will complete the Project, at the price and within the time stated in this Bid.

The undersigned further agrees that if the foregoing Bid shall be accepted, work will commence at the date and time set forth after the Contract has been awarded, the Agreement executed, and a Notice to Proceed received.

In submitting this proposal, it is understood that the right is reserved by the OWNER to accept any proposal, to reject any or all proposals, and to waive irregularities in bidding in the interest of the OWNER.

of the OWNER.

Submitted On 12/23/2025

By Accuform Printing & Graphics, Inc.

Street 7231 Southfield Fwy.

Signature Paul Johnson Digitally signed by Paul Johnson Date: 2025.12.23 08:59:22 -05'00'

Detroit MI, 48228

City/State/Zip

Name and Title of Signatory

313.271.5600

Telephone Number

313.271.4579

Facsimile Number

Contact to whom questions regarding the bid should be directed:

Name: Paul D. Johnson **Title:** VP of Sales

Phone 313.271.5600 **Email** pauljohnson@accuform.net

RETURN THE FOLLOWING DOCUMENTS AS A PDF FILE WITH YOUR BID RESPONSE UPLOADED TO THE MITN WEBSITE:

1. Form of Proposal (2 pages)
2. Price Sheet (Complete Excel Spreadsheet attached to bid)
3. Statement of Qualifications (2 pages)
4. References (1 page)
5. Company Overview

Please provide the documents in the order listed above.

Statement of Qualifications – Printing of "Connections" Magazine

Contractors must answer all questions. If more space is needed to complete a question, attach a separate sheet.

Company Name: Accuform Printing & Graphics, Inc.

Address 7231 Southfield Fwy, Detroit MI, 48228

Contact Person: Paul D. Johnson Title VP of Sales

Phone No. 313.271.5600 Email pauljohnson@accuform.net

Number of years operating under your present name: 55+

Number of years present owners have owned the company: 55+

Number of years of experience the current owner has in providing the type of printing services described herein 55+ years.

Have you performed work for the City of Livonia in the last ten (10) years? If so, please specify:

Year of Service	Department Serviced	Description of Services Provided
2025	Livonia Golf Division	Printed Scorecards
2025	Livonia Water Dept.	Business cards
2025	Livona Parks & rec	Envelopes

General nature of work performed by your company:

General printing services

List the members of the team who will be assigned to manage towing services on behalf of the contractor and the roles they will perform. Attach copies of the resumes of the persons listed below:

Name	Title	Role	Years of Experience
Paul Johnson	VP-Sales	Project manger	30
John D'Angelo	CSR	Production oversight	25
Jonathan Landstrom	Graphic Designer	Graphics design & layout	15

What challenges do you foresee?

None

What is included in your base price for services? What services will incur additional fees:

None

Contact Phone Number during normal business hours.: 313.271.5600

Proposed Hours of Operation

DAYS	BUSINESS HOURS
Monday – Friday	8:00am - 5:00pm

What value added services in addition to those specified can your company provide?

DESCRIPTION OF SERVICE	FEE
None	

COMPANY NAME: Accuform Printing & Graphics, Inc.

REFERENCES – PRINTING OF CONNECTIONS MAGAZINE
Complete contact information for all references must be provided.

COMPANY NAME: Accuform Printing & Graphics, Inc.

Reference Company Name: City of Detroit Department of Health	
City/State: Detroit, MI.	
Summary of Work Performed: Print and design	
Dates of Work: 2015 -Current	
Company Contact Person:	Title: Juanita Reid
Phone Number:	Email: 734.355.5246 / juanita.reid@detroitmi.gov

Reference Company Name: City of Detroit Elections	
City/State: Detroit, MI.	
Summary of Work Performed: Print and design	
Dates of Work: 2015-Current	
Company Contact Person:	Title: George Azzouz
Phone Number:	Email: 313.867.0053 / azzouzg@detroitmi.gov

Reference Company Name: City of Birmingham	
City/State: Birmingham, MI.	
Summary of Work Performed: Print and design	
Dates of Work: 2015-Current	
Company Contact Person:	Title: Marianne Gamboa
Phone Number:	Email: 248.530.1812 /

TYPESET, PRINT AND DELIVER
CITY OF LIVONIA "CONNECTIONS" MAGAZINE

GENERAL REQUIREMENTS

Bid is for a one (1)-year period – January 2026 to December 2026. Pricing for a one (1)-year renewal option may be provided, with the City determining the option to opt in or out of the renewal.

"Connections" magazine to be published up to three (3) times per year: In March (spring/summer), July (fall), October/November (winter).

Each issue will have a minimum of 60 pages. Add price for additional pages online provided on Form of Proposal (i.e. 64, 68 pages).

Allow adequate turn around time to meet distribution deadlines.

TYPESET AND DESIGN SPECIFICATIONS

Bid shall include all corrections, use of clip art, shading and creative design. Layout would consist of mostly two columns, color. All editorial content will be provided electronically.

Photos and graphics will be provided digitally in JPG, PNG or TIFF format. Must be able to work in all three formats. Bid shall include, if necessary, color correction and creative placement.

City will furnish Microsoft Word text files and PDF files.

City will provide direction and/or examples to model the design of specific pages.

The City requires the return of an electronic copy of each proof with noted revisions in order to verify changes were made.

Bidder will work with the City that will provide completed ad/artwork to printer within a specified time frame to meet bidder's production deadline.

PRINTING SPECIFICATIONS

Quote shall include color proof, and printing on 70# gloss text first two page sheets, middle 12 page sheets and last two page sheets (ie. 16 total printable pages), 8" x 10" with 50# white offset inside pages on recycled paper with fold stitch, stapled, packaged and delivered to United States Post Office.

42,000 will be printed or additional copies in increments of 1,000 based on need.

Four color required on all pages and covers.

Price for additional eight pages, four-color process and list page positions available for four color.

SORT AND DELIVERY

Set up Carrier Route, sort and deliver to the Post Office.

This procedure involves taking all zip codes (48150, 48152 and 48154) to Merriman branch for weigh-in, as well as mailing of approximately 1,000 non-resident "Connections" magazines. Addresses will be provided to printer by Parks and Recreation and then taking 48152 magazines to the Newburgh branch for distribution.

"Connections" Magazine is delivered to approximately 40,500 residents only. All extra issues delivered to the Kirksey Recreation Center.

PLEASE SUBMIT IN TRIPLICATE
FORM OF PROPOSAL
PRINTING OF "CONNECTIONS" MAGAZINE

COMPANY NAME:_____

Honorable Members of the City Council
33000 Civic Center Drive
Livonia, Michigan 48154

Council Members:
The undersigned, as bidder, declares that they have familiarized themselves with the type of project desired and have carefully examined the specifications and instructions to bidders, which they understand and accept as sufficient for the purpose and agrees they will furnish to the City of Livonia the specified items and will accept in full payment therefore the following amounts:

AS PER ATTACHED SPECIFICATIONS
Paper weight: 70# gloss text first two, central 12 and last two page sheets (ie. 16 total printable pages); 50# white offset inside pages on recycled paper on remaining pages

		TOTAL 2026 PRICE	TOTAL 2026 OPT-IN RENEWAL PRICE
1	Cost of 42,000 copies of 60-page issue (with typesetting/design)	$	$
2	Cost of 42,000 copies of 64-page issue (with typesetting/design)	$	$
3	Cost of 42,000 copies of 68-page issue (with typesetting/design)	$	$
4	Cost for additional copies in increments of 1,000	$	$
5	Cost to mail non-residents issue, approximately 1,000	$	$

Price shall hold firm for a period of one (1) year from the inception of the contract.

State terms:_____

In submitting this sealed bid, it is understood that the City of Livonia reserves the right to reject or accept any or all proposals in whole or in part and waive any irregularities or formalities therein.

FP-1

Form of Proposal - "Connections" Magazine
City of Livonia, Department of Parks and Recreation

The contractors and their sub-contractors agree that they will not discriminate against any employee or applicant for employment, to be employed in the performance of this contract with respect to their hire, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment, because of their sex or age, except when based on a bona fide occupational qualification, or because of their race, color, religion, national origin or ancestry. (Act 453 P.A. 1976 As Amended). The contractor further agrees that they will take affirmative action to insure the applicants are employed and that employees are treated during employment without regard to age, sex, race, creed, color or national origin. Breach of this contract may be regarded as a material breach of contract.

Bidder will identify business entity as individual, or if doing business under assumed name, indicate assumed name, partnership, (naming partners), corporation, foreign or domestic (naming principal officers) and indicate official capacity of person executing proposal and bid.

Date _____

Firm Name _____
(If corporation, partnership, or assumed name)

Address _____

Signature _____
(person executing bid and official capacity)

Print _____

Phone _____ Fax _____

Names of Principal Officers and designate official capacity.

_____

If partnership or assumed name, indicate names of owners.

_____

PLEASE SUBMIT IN TRIPLICATE
FORM OF PROPOSAL
PRINTING OF "CONNECTIONS" MAGAZINE

COMPANY NAME: Accuform Printing & Graphics, Inc.

Honorable Members of the City Council
33000 Civic Center Drive
Livonia, Michigan 48154

Council Members:
The undersigned, as bidder, declares that they have familiarized themselves with the type of project desired and have carefully examined the specifications and instructions to bidders, which they understand and accept as sufficient for the purpose and agrees they will furnish to the City of Livonia the specified items and will accept in full payment therefore the following amounts:

AS PER ATTACHED SPECIFICATIONS
Paper weight: 70# gloss text first two, central 12 and last two page sheets (ie. 16 total printable pages); 50# white offset inside pages on recycled paper on remaining pages

		TOTAL 2026 PRICE	TOTAL 2026 OPT-IN RENEWAL PRICE
1	Cost of 42,000 copies of 60-page issue (with typesetting/design)	$21,698.00	$22,348.94
2	Cost of 42,000 copies of 64-page issue (with typesetting/design)	$23,612.00	$24,320.36
3	Cost of 42,000 copies of 68-page issue (with typesetting/design)	$23,649.00	$24,358.47
4	Cost for additional copies in increments of 1,000	$430.38	$443.29
5	Cost to mail non-residents issue, approximately 1,000	$300.00	$300.00

Price shall hold firm for a period of one (1) year from the inception of the contract.

State terms: Net 30 Days

In submitting this sealed bid, it is understood that the City of Livonia reserves the right to reject or accept any or all proposals in whole or in part and waive any irregularities or formalities therein.

Form of Proposal - "Connections" Magazine
City of Livonia, Department of Parks and Recreation

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Bidder will identify business entity as individual, or if doing business under assumed name, indicate assumed name, partnership, (naming partners), corporation, foreign or domestic (naming principal officers) and indicate official capacity of person executing proposal and bid.

Date 12/23/2025

Firm Name Accuform Printing & Graphics, Inc. (C-Corp)
(If corporation, partnership, or assumed name)

Address 7231 Southfield Fwy
Detroit, MI 48228

Signature
(person executing bid and official capacity)

Print Paul D. Johnson VP-Sales

Phone 313-271-5600 Fax 313-271-4579

Names of Principal Officers and designate official capacity.
Greg Konczal (President, Secretary, Treasurer), Paul Johnson (VicePre:

If partnership or assumed name, indicate names of owners.
N/A

Accuform Printing & Graphics, Inc.
7231 Southfield Freeway, Detroit, MI 48228
313.271.5600
www.accuformprint.com

City of Livonia
RFB-12112025COMM - 2026 PRINTING OF CONNECTIONS MAGAZINE

Submission Statement

Accuform Printing & Graphics is submitting this bid in response to the request for a quote sent out by the City of Livonia. We are located at 7231 Southfield Freeway, Detroit MI 48228, on the Southfield Freeway, just north of Warren Avenue in the Warrendale neighborhood on the west side of Detroit. We have been a Detroit based business since 1969.

Minimum Qualifications Statement

Accuform Printing & Graphics, Inc. is a family-owned full-service commercial printer established in the city of Detroit in 1969 and celebrating more than 50 years serving the Detroit Metropolitan business community. We like to say "we love to print"; specializing in multicolor sheet fed & digital printing, with an emphasis on outstanding customer service!

Accuform Printing was started in 1969 by Arthur and Helen Konczal, with the mission to print business forms and medical forms for businesses in the Detroit area. Accuform Printing has grown and changed over years, adding bigger and newer presses, and improving technology in order to keep up with the times and the demands of our customers. Today Accuform Printing is run by Greg Konczal and his sister Gail Konczal-Johnson, with many members of the family also working for the company now, ensuring a long future for Accuform Printing, with plans to continue to print in Detroit for years to come.

Accuform Printing now operates out of three facilities across the Metro Detroit area, offering a variety of printing, marketing, design and finishing services. We service thousands of accounts all over the country and many in Canada, Mexico and Europe. We are a preferred vendor for many of the municipal governments in Southeast Michigan, and we service many prominent Fortune 500 companies, such as Piston Group, Little Caesars and North American Bancard. Our customer retention rate is impressive, we have many customers that we have been servicing for decades, with a retention rate around 99%.

We are a full-service commercial printer, we cannot emphasize that enough. We are not a broker service company, we have all of the equipment we need to print all of the jobs you need in house, the have the professional staff needed to get the job done and we have been printing in Detroit for over 50 years. We boast a staff of over 30 professionally trained employees, with an average of 10 years of employment with Accuform Printing, we have a very low employee turnaround rate.

We are also a large format printer, we have the equipment in house necessary to print and install on any large interior or exterior surface. We have a highly experienced team of 3M trained installers and construction staff available who can tackle any type of installation project. Our ability to print in house and our inhouse staff allows us to perform quick turn arounds when our clients have tight deadline requirements.

Design Capabilities and Work Portfolio

At Accuform Printing and Graphics, Inc., our in-house design team works closely with each client to transform ideas into visually striking, high-impact print solutions. We begin by listening — capturing our clients' goals, brand identity, and creative vision through detailed consultations. From there, our experienced designers blend strategic thinking with artistic flair, using the latest design software and industry trends to craft concepts that captivate and inspire.

Our collaborative process ensures every design aligns with the client's message and purpose, while our rigorous attention to detail and color accuracy guarantees a polished final product. Whether it's bold marketing materials, elegant packaging, or custom signage, we pride ourselves on delivering designs that not only meet expectations but exceed them — every time.

We utilize the Adobe Creative Cloud suite of design programs, working mainly in inDesign, Illustrator and Photoshop in order to achieve the excellence in quality and design our clients have come to expect. Our large format printing workflow utilizes the Onyx RIP system for processing our files, the strongest feature is the paneling feature, which allows us to print massive wall graphics in panels with overlap, there is no limit to the scale at which we can print large format graphics for installation.

Then link to our online portfolio is
www.accuformprint.us/drcfa-bid-portfolio

Environmental and DEI Practices

Sustainability in Printing

Accuform Printing and Graphics, Inc. is a pioneer in sustainability in printing. We have been at the forefront of using recycled and environmentally safe products for decades. Everything from paper, to inks, even to the blades for our paper cutters.

The first word in recycling that everyone thinks about is paper. Aside from steel, paper is probably the most recycled substance in the world. We fill recycling bins of paper three times faster than we fill our dumpster. We prioritize the use of FSC®-certified and recycled paper stocks, sourced from responsibly managed forests that support biodiversity and conservation. We even reuse the boxes that our paper is packaged in to package the final products we deliver to our customers.

We utilize environmentally friendly practices for the inks we use throughout our facilities. All inks used in printing presses are vegetable or soy-based, significantly reducing the presence of harmful VOCs (Volatile Organic Compounds) and enabling safer recycling post-use. The inks used in our larger format

printing contain heavy metals and we follow all of the federally mandated rules in regards to safe-use practices and proper disposal procedures.

We have implemented a comprehensive recycling program across our facilities, ensuring that all offcuts, trimmings, and used materials—paper, plastics, and metals—are responsibly collected and recycled. Waste reduction strategies, including precision printing and digital proofing, minimize overruns and reduce the need for reprints.

Our presses and production equipment are optimized for energy efficiency, and we continually invest in low-emission machinery. We work with carbon offset partners to track, reduce, and neutralize emissions associated with both production and distribution.

We encourage closed-loop recycling by offering clients options such as reusable signage substrates, eco-friendly packaging, and biodegradable materials. In-house policies promote digital alternatives where appropriate, such as e-proofs and paperless invoicing.

Our presses and production equipment are optimized for energy efficiency, and we continually invest in low-emission machinery. We work with carbon offset partners to track, reduce, and neutralize emissions associated with both production and distribution.

Accuform Printing and Graphics, Inc. is committed to delivering high-quality print solutions that align with modern environmental standards. Our goal is not only to meet current sustainability benchmarks but to set new standards of eco-conscious excellence in the printing industry.

DEI Practices

At Accuform Printing and Graphics, Inc., we believe that diversity, equity, and inclusion are essential to fostering innovation, building strong relationships, and delivering excellence in everything we do. As a forward-thinking printing company, we are committed to creating an inclusive environment where every individual is respected, valued, and empowered to contribute their best.

We recognise that our people are our strength. Our workforce reflects a broad range of backgrounds, experiences, and perspectives – from our production floor to our client service teams. We actively promote equal opportunities in recruitment, training, and career development, ensuring that all employees, regardless of race, gender, age, disability, sexual orientation, or socioeconomic status, are supported to thrive.

In our day-to-day operations and client interactions, we embed inclusive practices that go beyond compliance.

These include:

- Ensuring accessible communications and formats for all clients and stakeholders.
- Providing handicap accessibility in our facilities - ie stair lifts in our multifloor facilities and handicap accessible restrooms.
- Partnering with suppliers who share our commitment to diversity and social responsibility.
- Providing DEI training to staff and fostering open dialogue about inclusive workplace culture.
- Reviewing and refining our policies regularly to reflect best practice and lived experiences.
- Our commitment to DEI is not just internal. We aim to be a responsible contributor to the communities we serve by supporting local initiatives, championing inclusive employment practices, and creating print solutions that reflect the diverse needs of our clients.

We understand that building a truly inclusive company is an ongoing journey, and we are dedicated to continuous learning and improvement. Through our actions, partnerships, and values, we strive to ensure that everyone we work with – internally and externally – feels seen, heard, and respected.

Qualifications

1. Key Staff

Paul Johnson – VP of Sales
Office Phone: 313.271.5600 Cell Phone: 313.277.6899
Email: pauljohnson@accuform.net

Paul Johnson has been working in the printing industry for decades, providing expertise in printing and marketing to many of the municipal communities through-out Metro Detroit and dozens of Fortune 500 companies through-out the country. He specializes in developing unique printing solutions using specialized printing techniques to catch the attention and imagination of the end user and help his clients achieve the reach and engagement they desire.

John D'Angelo – Customer Service Representative
Office: Phone (313) 271-5600
Email: johndangelo@accuform.net

John D'Angelo has also worked in the printing industry for decades, serving as the lead customer service representative for Accuform Printing for over 25 years. John uses his extensive knowledge of printing, fulfillment and shipping services in order to find the best way to complete our customers' projects in a timely, cost-efficient manner.

Jonathan Landstrom – Senior Graphic Designer
Office Phone: 313.271.5600
Email: graphics1@accuform.net

Senior Graphic Designer, responsible for organizing and designing projects for multiple clients. Jonathan is the design lead on most large format design projects. He over 15 year experience in the design and printing industries.

NOTICE TO BIDDERS
PRINTING OF CONNECTIONS MAGAZINE CITY OF LIVONIA, MICHIGAN

Sealed proposals will be received by the City of Livonia, Michigan, as owner, until **2:00 p.m. on December 23, 2025 VIA THE MITN WEBSITE ONLY (WWW.MITN.INFO)**, at which time said proposals will be opened and publicly read. No late bids will be considered.

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By Phone: Phone (312) 626-6799
Webinar ID: 822 9412 7641

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2. Final payment will not be made until final acceptance of work performed has been granted by the City of Livonia.

FORM OF PROPOSAL
PRINTING OF CONNECTONS MAGAZINE

Proposal of Hearst Newspapers hereinafter called Bidder, organized and existing under the laws of or a resident of the State of Michigan, doing business as Hearst Newspapers of Michigan *. Insert as applicable: "a corporation", "a partnership" or "an individual" TO THE CITY OF LIVONIA, MICHIGAN, hereinafter called OWNER:

The undersigned as Bidder hereby declares: that this Bid is made in good faith without fraud or collusion with any person or persons bidding on the same Contract; that the Bidder has read and examined documents included in the Request for Proposal by the City of Livonia, and understands all of the same; that the Bidder or its representative has made personal investigation and has become fully familiar with regard to the conditions to be met in the execution of this Contract, and the undersigned proposes to furnish all labor, materials, tools, power, transportation, and equipment to perform the towing services specified in the Request for Proposal in full accordance with the aforesaid Contract Documents, including any and all Addenda officially issued, their receipt of which is hereby acknowledged:

Addendum No.	Addendum Date
_____	_____
_____	_____

The contract will be recommended for award to the highest ranked bidder demonstrating an ability to meet the requirements set forth in this solicitation.

The contractor shall complete and return all necessary forms with proposal submission. **BIDDER SHALL USE ONLY THE FORMS PROVIDED BY THE CITY OF LIVONIA TO PROVIDE PRICING WITH NO EXCEPTIONS.** PROVIDE PRICING ON THE ATTACHED EXCEL SPREAD SHEET AND UPLOAD WITH YOUR BID RESPONSE TO THE MITN WEBSITE.

If the foregoing Bid shall be accepted by the OWNER, the undersigned agrees to enter into the attached form of Agreement within ten (10) days after receiving notice of such acceptance, will furnish the OWNER satisfactory bonds and certificates of insurance coverage, and will complete the Project, at the price and within the time stated in this Bid.

The undersigned further agrees that if the foregoing Bid shall be accepted, work will commence at the date and time set forth after the Contract has been awarded, the Agreement executed, and a Notice to Proceed received.

In submitting this proposal, it is understood that the right is reserved by the OWNER to accept any proposal, to reject any or all proposals, and to waive irregularities in bidding in the interest of the OWNER.

of the OWNER.

Submitted On 12/22/2025

By John Dixon

Street 22405 18 Mile Rd

Signature John Dixon

Big Rapids MI 49307

City/State/Zip

John Dixon Director of Operations and Sales

Name and Title of Signatory

231 592 8391

Telephone Number

Facsimile Number

Contact to whom questions regarding the bid should be directed:

Name: John Dixon **Title:** Director of Operations and Sales

Phone 231-592-8391 **Email** John.dixon@hearst.com

RETURN THE FOLLOWING DOCUMENTS AS A PDF FILE WITH YOUR BID RESPONSE UPLOADED TO THE MITN WEBSITE:

1. Form of Proposal (2 pages)
2. Price Sheet (Complete Excel Spreadsheet attached to bid)
3. Statement of Qualifications (2 pages)
4. References (1 page)
5. Company Overview

Please provide the documents in the order listed above.

Statement of Qualifications – Printing of "Connections" Magazine

Contractors must answer all questions. If more space is needed to complete a question, attach a separate sheet.

Company Name: Hearst Newspapers of Michigan

Address 22405 18 Mile Rd Big Rapids MI 49307

Contact Person: John Dixon Title Director of Operations and Sales

Phone No. 231-592-8391 Email John.dixon@hearst.com

Number of years operating under your present name: 126

Number of years present owners have owned the company: This location 9 years

Number of years of experience the current owner has in providing the type of printing services described herein 126 years.

Have you performed work for the City of Livonia in the last ten (10) years? If so, please specify:

Year of Service	Department Serviced	Description of Services Provided
2023,2024, and 2025	Communications	Printing and Mailing Connections

General nature of work performed by your company:
Printing and Mailing booklets and newspapers

List the members of the team who will be assigned to manage towing services on behalf of the contractor and the roles they will perform. Attach copies of the resumes of the persons listed below:

Name	Title	Role	Years of Experience
John Dixon	Director	Communications	41
Michael Passarelli	Design	Graphic Design	12
Michael Merem	Production Manager	Plant Manager	40

What challenges do you foresee?

None we have done a great job with the previous 3 contract years printing and mailing connections

What is included in your base price for services? What services will incur additional fees:

Printing, stitching, trimming, mailing with all needed postal paperwork

City of Livonia to provide postage on their mailing permit

Contact Phone Number during normal business hours.: 231-592-8391

Proposed Hours of Operation

DAYS	BUSINESS HOURS
Monday – Friday	8AM to 5PM

What value added services in addition to those specified can your company provide?

DESCRIPTION OF SERVICE	FEE

COMPANY NAME:_____

REFERENCES – PRINTING OF CONNECTIONS MAGAZINE
Complete contact information for all references must be provided.

COMPANY NAME: _____

Reference Company Name:	Currently printing and mailing the connections magazine for the City of Livonia
City/State:	
Summary of Work Performed:	Contract 2022, 2023, 2024 and 2025
Dates of Work:	
Company Contact Person:	Title:
Phone Number:	Email:

Reference Company Name:	
City/State:	
Summary of Work Performed:	
Dates of Work:	
Company Contact Person:	Title:
Phone Number:	Email:

Reference Company Name:	
City/State:	
Summary of Work Performed:	
Dates of Work:	
Company Contact Person:	Title:
Phone Number:	Email:

TYPESET, PRINT AND DELIVER
CITY OF LIVONIA "CONNECTIONS" MAGAZINE

GENERAL REQUIREMENTS

Bid is for a one (1)-year period – January 2026 to December 2026. Pricing for a one (1)-year renewal option may be provided, with the City determining the option to opt in or out of the renewal.

"Connections" magazine to be published up to three (3) times per year: In March (spring/summer), July (fall), October/November (winter).

Each issue will have a minimum of 60 pages. Add price for additional pages online provided on Form of Proposal (i.e. 64, 68 pages).

Allow adequate turn around time to meet distribution deadlines.

TYPESET AND DESIGN SPECIFICATIONS

Bid shall include all corrections, use of clip art, shading and creative design. Layout would consist of mostly two columns, color. All editorial content will be provided electronically.

Photos and graphics will be provided digitally in JPG, PNG or TIFF format. Must be able to work in all three formats. Bid shall include, if necessary, color correction and creative placement.

City will furnish Microsoft Word text files and PDF files.

City will provide direction and/or examples to model the design of specific pages.

The City requires the return of an electronic copy of each proof with noted revisions in order to verify changes were made.

Bidder will work with the City that will provide completed ad/artwork to printer within a specified time frame to meet bidder's production deadline.

PRINTING SPECIFICATIONS

Quote shall include color proof, and printing on 70# gloss text first two page sheets, middle 12 page sheets and last two page sheets (ie. 16 total printable pages), 8" x 10" with 50# white offset inside pages on recycled paper with fold stitch, stapled, packaged and delivered to United States Post Office.

42,000 will be printed or additional copies in increments of 1,000 based on need.

Four color required on all pages and covers.

Price for additional eight pages, four-color process and list page positions available for four color.

SORT AND DELIVERY

Set up Carrier Route, sort and deliver to the Post Office.

This procedure involves taking all zip codes (48150, 48152 and 48154) to Merriman branch for weigh-in, as well as mailing of approximately 1,000 non-resident "Connections" magazines. Addresses will be provided to printer by Parks and Recreation and then taking 48152 magazines to the Newburgh branch for distribution.

"Connections" Magazine is delivered to approximately 40,500 residents only. All extra issues delivered to the Kirksey Recreation Center.

PLEASE SUBMIT IN TRIPLICATE

FORM OF PROPOSAL

PRINTING OF "CONNECTIONS" MAGAZINE

COMPANY NAME: Hearst Newspapers of Michigan

Honorable Members of the City Council
33000 Civic Center Drive
Livonia, Michigan 48154

Council Members:
The undersigned, as bidder, declares that they have familiarized themselves with the type of project desired and have carefully examined the specifications and instructions to bidders, which they understand and accept as sufficient for the purpose and agrees they will furnish to the City of Livonia the specified items and will accept in full payment therefore the following amounts:

AS PER ATTACHED SPECIFICATIONS
Paper weight: 70# gloss text first two, central 12 and last two page sheets (ie. 16 total printable pages); 50# white offset inside pages on recycled paper on remaining pages

		TOTAL 2026 PRICE	TOTAL 2026 OPT-IN RENEWAL PRICE
1	Cost of 42,000 copies of 60-page issue (with typesetting/design)	$ No Bid page count not a fit	$
2	Cost of 42,000 copies of 64-page issue (with typesetting/design)	$ 29,655	$ 31,137
3	Cost of 42,000 copies of 68-page issue (with typesetting/design)	$ No Bid page count not a fit	$
4	Cost for additional copies in increments of 1,000	$ 529	$ 529
5	Cost to mail non-residents issue, approximately 1,000	$ 100	$ 100

Price shall hold firm for a period of one (1) year from the inception of the contract.

State terms: Net 30 days. If paper price increases by 10% or greater on the RISI paper price index the contract our price will need to be adjested for the additional paper cost.

In submitting this sealed bid, it is understood that the City of Livonia reserves the right to reject or accept any or all proposals in whole or in part and waive any irregularities or formalities therein.

FP-1

Form of Proposal - "Connections" Magazine
City of Livonia, Department of Parks and Recreation

The contractors and their sub-contractors agree that they will not discriminate against any employee or applicant for employment, to be employed in the performance of this contract with respect to their hire, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment, because of their sex or age, except when based on a bona fide occupational qualification, or because of their race, color, religion, national origin or ancestry. (Act 453 P.A. 1976 As Amended). The contractor further agrees that they will take affirmative action to insure the applicants are employed and that employees are treated during employment without regard to age, sex, race, creed, color or national origin. Breach of this contract may be regarded as a material breach of contract.

Bidder will identify business entity as individual, or if doing business under assumed name, indicate assumed name, partnership, (naming partners), corporation, foreign or domestic (naming principal officers) and indicate official capacity of person executing proposal and bid.

Date 12/22/2025

Firm Name Hearst Newspapers Michigan
(If corporation, partnership, or assumed name)

Address 22405 18 Mile Rd
Big Rapids MI 49307

Signature
(person executing bid and official capacity)

Print John Dixon

Phone 2315928391 Fax

Names of Principal Officers and designate official capacity.
John Dixon Director of Operations and Sales

If partnership or assumed name, indicate names of owners.

FORM OF PROPOSAL
PRINTING OF CONNECTONS MAGAZINE

Proposal of Printwell hereinafter called Bidder, organized and existing under the laws of or a resident of the State of Michigan, doing business as Printwell *. Insert as applicable: "a corporation", "a partnership" or "an individual" TO THE CITY OF LIVONIA, MICHIGAN, hereinafter called OWNER:

The undersigned as Bidder hereby declares: that this Bid is made in good faith without fraud or collusion with any person or persons bidding on the same Contract; that the Bidder has read and examined documents included in the Request for Proposal by the City of Livonia, and understands all of the same; that the Bidder or its representative has made personal investigation and has become fully familiar with regard to the conditions to be met in the execution of this Contract, and the undersigned proposes to furnish all labor, materials, tools, power, transportation, and equipment to perform the towing services specified in the Request for Proposal in full accordance with the aforesaid Contract Documents, including any and all Addenda officially issued, their receipt of which is hereby acknowledged:

Addendum No.	Addendum Date
None	

The contract will be recommended for award to the highest ranked bidder demonstrating an ability to meet the requirements set forth in this solicitation.

The contractor shall complete and return all necessary forms with proposal submission. **BIDDER SHALL USE ONLY THE FORMS PROVIDED BY THE CITY OF LIVONIA TO PROVIDE PRICING WITH NO EXCEPTIONS.** PROVIDE PRICING ON THE ATTACHED EXCEL SPREAD SHEET AND UPLOAD WITH YOUR BID RESPONSE TO THE MITN WEBSITE.

If the foregoing Bid shall be accepted by the OWNER, the undersigned agrees to enter into the attached form of Agreement within ten (10) days after receiving notice of such acceptance, will furnish the OWNER satisfactory bonds and certificates of insurance coverage, and will complete the Project, at the price and within the time stated in this Bid.

The undersigned further agrees that if the foregoing Bid shall be accepted, work will commence at the date and time set forth after the Contract has been awarded, the Agreement executed, and a Notice to Proceed received.

In submitting this proposal, it is understood that the right is reserved by the OWNER to accept any proposal, to reject any or all proposals, and to waive irregularities in bidding in the interest of the OWNER.

of the OWNER.

Submitted On 12-23-25

By Printwell

Street 26975 Northline

Signature Mark A Trussell

Taylor, MI 48180

City/State/Zip

Account Manager

Name and Title of Signatory

734-941-6300

Telephone Number

734-942-0920

Facsimile Number

Contact to whom questions regarding the bid should be directed:

Name: Mark Trussell **Title:** Account Manager

Phone 734-941-6300 **Email** mtrussell@printwell.com

Statement of Qualifications – Printing of "Connections" Magazine

Contractors must answer all questions. If more space is needed to complete a question, attach a separate sheet.

Company Name: Printwell

Address 26975 Northline Road Taylor, MI 48180

Contact Person: Mark Trussell Title Acct. Manager

Phone No. 734-941-6300 Email mtrussell@printwell.com

Number of years operating under your present name: 42

Number of years present owners have owned the company: 42

Number of years of experience the current owner has in providing the type of printing services described herein 42 years.

Have you performed work for the City of Livonia in the last ten (10) years? If so, please specify:

Year of Service	Department Serviced	Description of Services Provided
City of Livonia 2021		Print & Mail Newsletter
2025		Print Today Magazine

General nature of work performed by your company:
Print and Mailing Services

List the members of the team who will be assigned to manage towing services on behalf of the contractor and the roles they will perform. Attach copies of the resumes of the persons listed below:

Name	Title	Role	Years of Experience

What challenges do you foresee?

None

What is included in your base price for services? What services will incur additional fees:

Layout, Design, Print, Bind and Mail

Contact Phone Number during normal business hours.: 734-941-6300

Proposed Hours of Operation

DAYS	BUSINESS HOURS
Monday – Friday	8:00AM 5:00

What value added services in addition to those specified can your company provide?

DESCRIPTION OF SERVICE	FEE
We provide all services pertaining to Printing, mailing, fulfillment with no set fee. case by case basis.	

COMPANY NAME: Printwell

REFERENCES – PRINTING OF CONNECTIONS MAGAZINE
Complete contact information for all references must be provided.

COMPANY NAME: Printwell

Reference Company Name: City of Southfield	
City/State: Southfield, MI	
Summary of Work Performed: Quarterly Magazine Calendar	
Dates of Work: 2025	
Company Contact Person: Michael Marion	Title: Community Relations Director
Phone Number: 248-796-5130	Email: mmarion@cityofsouthfield.com

Reference Company Name: Community Publishing	
City/State: Taylor, MI	
Summary of Work Performed: Today Magazine for 18 communities	
Dates of Work: 2025	
Company Contact Person: Mark Fisher	Title: Director of Publishing
Phone Number: 313-218-7117	Email: mfisher@communitypublishing.com

Reference Company Name: Charter Township of Lake Orion	
City/State: Lake Orion, MI	
Summary of Work Performed: Quarterly Magazine	
Dates of Work: 2025	
Company Contact Person: Jenny Bhatti	Title: Communication Specialist
Phone Number: 248-391-0304	Email: jbhatti@oriontownship.org

PLEASE SUBMIT IN TRIPLICATE

FORM OF PROPOSAL

PRINTING OF "CONNECTIONS" MAGAZINE

COMPANY NAME: Printwell

Honorable Members of the City Council
33000 Civic Center Drive
Livonia, Michigan 48154

Council Members:
The undersigned, as bidder, declares that they have familiarized themselves with the type of project desired and have carefully examined the specifications and instructions to bidders, which they understand and accept as sufficient for the purpose and agrees they will furnish to the City of Livonia the specified items and will accept in full payment therefore the following amounts:

AS PER ATTACHED SPECIFICATIONS
Paper weight: 70# gloss text first two, central 12 and last two page sheets (ie. 16 total printable pages); 50# white offset inside pages on recycled paper on remaining pages

		TOTAL 2026 PRICE	TOTAL 2026 OPT-IN RENEWAL PRICE
1	Cost of 42,000 copies of 60-page issue (with typesetting/design)	$ 28,729.97	$ 29,591.87
2	Cost of 42,000 copies of 64-page issue (with typesetting/design)	$ 28,721.66	$ 29,583.31
3	Cost of 42,000 copies of 68-page issue (with typesetting/design)	$ 31,126.36	$ 32,060.15
4	Cost for additional copies in increments of 1,000	$ 455.35	$ 469.01
5	Cost to mail non-residents issue, approximately 1,000	$ 435.35	$ 438.41

Price shall hold firm for a period of one (1) year from the inception of the contract.

State terms: Net 30

In submitting this sealed bid, it is understood that the City of Livonia reserves the right to reject or accept any or all proposals in whole or in part and waive any irregularities or formalities therein.

FP-1
Form of Proposal - "Connections" Magazine
City of Livonia, Department of Parks and Recreation

The contractors and their sub-contractors agree that they will not discriminate against any employee or applicant for employment, to be employed in the performance of this contract with respect to their hire, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment, because of their sex or age, except when based on a bona fide occupational qualification, or because of their race, color, religion, national origin or ancestry. (Act 453 P.A. 1976 As Amended). The contractor further agrees that they will take affirmative action to insure the applicants are employed and that employees are treated during employment without regard to age, sex, race, creed, color or national origin. Breach of this contract may be regarded as a material breach of contract.

Bidder will identify business entity as individual, or if doing business under assumed name, indicate assumed name, partnership, (naming partners), corporation, foreign or domestic (naming principal officers) and indicate official capacity of person executing proposal and bid.

Date 12-23-25

Firm Name Printwell
(If corporation, partnership, or assumed name)

Address 26975 Northline Road
Taylor, MI 48180

Signature Mark A Trussell
(person executing bid and official capacity)

Print Mark Trussell

Phone 734-941-6300 Fax 734-942-0920

Names of Principal Officers and designate official capacity.
Shawn Borg - President

If partnership or assumed name, indicate names of owners.
N/A

LETTER TO THE LIVONIA CITY COUNCIL

8.

Community Resources
December 15, 2025

MEETING DATE	PRESENTED BY
S010526/R011426	Kristin Houchins, Director of Community Resources

AGENDA ITEM

REQUEST TO APPROVE DONATION: Department of Communications, re: for Livonia Television equipment to Clarenceville High School.

BACKGROUND DETAILS

Dear Councilmembers,

Over the years, Livonia Television has responsibly upgraded its video production equipment to keep pace with changing technology. As a result, we have accumulated a collection of older—though still functional—production gear that is now considered obsolete by professional broadcast standards. These items are currently stored in the garage behind the Police Department and on the fifth floor of City Hall.

While this equipment no longer meets the City's operational needs, we believe it still holds significant educational value. Clarenceville High School operates a Media Studio, and a teacher there has expressed interest in reviewing our surplus equipment to determine what could be repurposed for student learning. Although some components may be missing and would require students to problem-solve and reassemble complete setups, this hands-on process itself aligns perfectly with real-world media education.

In the past, the City has auctioned similar equipment through standard procedures. While appropriate, those auctions typically result in items being resold online, offering little lasting benefit to the community. For example, former City Hall Auditorium cameras were purchased in bulk and removed without regard for their educational or technical value.

We believe donating usable equipment to Clarenceville High School represents a far more meaningful outcome. This approach supports local education, encourages creativity and technical skill development among Livonia students, and reflects thoughtful stewardship of City resources. Rather than discarding or reselling items for minimal return, this donation allows us to reinvest in our own community.

We respectfully request Council's approval to donate any equipment deemed useful by the Clarenceville Media Studio instructor. This opportunity aligns with our shared commitment to education, innovation, and maximizing the value of City-owned assets for the public good.

Thank you for your consideration.

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

For the Council to allow us to donate any old Livonia Television equipment to Clarenceville High School.

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

Not applicable

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

Not applicable

DETAILED WORK BEING PERFORMED

Donation of old Livonia Television equipment to Clarenceville High School

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

Not applicable

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

Not applicable

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Not applicable

ATTACHMENTS

None

APPROVED BY

Kristin Houchins, Director of Community Resources

Date: December 22, 2025

Benjamin N. Grier, JD, CPA, Finance Director

Date: December 22, 2025

Maureen Miller Brosnan

Date: December 22, 2025

Maureen Miller Brosnan, Mayor

LETTER TO THE LIVONIA CITY COUNCIL

9.

Parks and Recreation
December 5, 2025

MEETING DATE	PRESENTED BY
S010526/R011426	Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

REQUEST TO APPROVE SUBLEASE AND HEALTH SERVICES AGREEMENT WITH TRINITY LIVONIA: Department of Parks and Recreation, re: for continued operation of physical and occupational rehabilitation services at the Jack E. Kirksey Recreation Center from April 1, 2026 to March 31, 2031.

BACKGROUND DETAILS

The Parks and Recreation Department respectfully requests your concurrence with the proposed Sublease and Health Services Agreement between the City of Livonia and Trinity Health–Michigan, doing business as Trinity Livonia, for continued operation of physical and occupational rehabilitation services at the Jack E. Kirksey Community Recreation Center. This agreement would begin April 1, 2026, and continue through March 31, 2031, subject to the provisions outlined in the contract.

Since the inception of our partnership with St. Mary Mercy/Trinity Livonia, the collaboration has served as a valued asset to the Recreation Center, enhancing our health and wellness offerings, supporting the Healthy Livonia initiative, and providing meaningful education, screenings, and wellness programs to our residents. Trinity Livonia's on-site presence continues to improve access to high-quality rehabilitative services while also strengthening the City's commitment to promoting health and well-being.

Key elements of the proposed agreement include:

- A five-year sublease of designated space within the Recreation Center.
- Trinity's continued provision of health and wellness screenings, educational workshops, and support for staff training at no cost to the City.
- Ongoing collaboration on joint wellness initiatives for employees and the community.
- Annual lease payments of $60,000, as well as the purchase of twenty (20) corporate passes for use by patients participating in therapy.
- A 90-day termination clause available to either party with written notice.

This partnership has provided significant benefit to Recreation Center members and the Livonia community at large. The proposed agreement ensures that these services will continue while maintaining protections and value for the City of Livonia.

Attached for your review is the Sublease and Health Services Agreement.

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

Your consideration of the following resolution is appreciated:
RESOLVED, that the City Council hereby approves the Sublease and Health Services Agreement between the City of Livonia and Trinity Health–Michigan (Trinity Livonia) for the operation of rehabilitation and health and wellness services at the Jack E. Kirksey Community Recreation Center, effective April 1, 2026 through March 31, 2031, and authorizes the Mayor and City Clerk to sign all necessary documents on behalf of the City.

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

N/A

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

N/A

DETAILED WORK BEING PERFORMED

N/A

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

N/A

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

N/A

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

ATTACHMENTS

1. Trinity sub lease agreement 2026-2031

APPROVED BY

Date: December 05, 2025

Ted Davis, CPRP, Superintendent of Parks and Recreation

Benjamin N. Grier

Date: December 05, 2025

Benjamin N. Grier, JD, CPA, Finance Director

Date: December 09, 2025

Carter Fisher, City Attorney

Date: December 19, 2025

Maureen Miller Brosnan, Mayor

SUBLEASE AND HEALTH SERVICES AGREEMENT

JACK E. KIRKSEY COMMUNITY RECREATION CENTER

BETWEEN THE CITY OF LIVONIA

AND

TRINITY LIVONIA

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Exhibit A Description of Premises

SUBLEASE AND HEALTH SERVICES AGREEMENT

LIVONIA COMMUNITY RECREATION CENTER

THIS SUBLEASE AND HEALTH SERVICES AGREEMENT made and entered into this 1st day of April, 2026 by and between the CITY OF LIVONIA, a Michigan municipal corporation, whose address is 33000 Civic Center Drive, Livonia, Michigan 48154, the Lessor, hereinafter designated as the "LANDLORD," and Trinity Health-Michigan, a Michigan nonprofit corporation doing business as Trinity Livonia, 36475 Five Mile Rd., Livonia, Michigan 48154, the Lessee, hereinafter designated as the "TENANT."

WITNESSETH:

WHEREAS, the City of Livonia has heretofore been incorporated pursuant to Act 279 of the Public Acts of Michigan of 1909, as amended; and

WHEREAS, the City of Livonia issued tax-exempt bonds (the "Bonds") to finance the construction of the Jack E. Kirksey Community Recreation Center, pursuant to Act 31 of the Public Acts of Michigan, 1948 (First Extra Session); and

WHEREAS, the City of Livonia, as Lessee, has entered into a Lease with the Municipal Building Authority of Livonia, County of Wayne, Michigan (the "Authority"), in connection with the issuance of the Bonds, and now desires to enter into a Sublease with St. Mary Mercy Hospital, as Lessee, a portion of the Livonia Community Recreation Center, including all improvements and appurtenances located thereon;

WHEREAS, Tenant provides physical and occupational rehabilitation therapy services at sites such as Landlord's throughout southeastern Michigan; and

NOW, THEREFORE, in consideration of the covenants hereinafter set forth, the respective parties do hereby enter into a Sublease and Health Services Agreement upon the following terms and conditions, to wit:

I. NATURE AND OPERATION OF THE SUBLEASE.

1.1 General Description of the Sublease.

Subject to the terms hereof, Tenant shall have the exclusive rights and privileges of a Sublessee to occupy and operate certain portions of the Livonia Community Recreation Center identified on Exhibit A hereto (hereafter the "Premises"). Tenant shall use and occupy the Premises only for the recreational/health care purpose for which they are let to it.

1.2 Area of Sublease.

It is expressly understood and agreed by the parties hereto that this Agreement does not include the adjacent parking lot area. While persons using the Premises may use the adjacent parking lot, it shall not be deemed to be included as part of this Sublease.

1.3 Term.

The term hereof shall commence on April 1, 2026 and end on March 31. 2031, subject to the Landlord's and Tenant's right to terminate prior thereto upon 90 days' advance written notice.

II. OBLIGATIONS OF TENANT.

2.1 Quality of Service; Nondiscrimination.

Tenant shall bill and collect from third party payers for all physical and occupational rehabilitation therapy services it provides at the Jack E. Kirksey

Community Recreation Center. Tenant will provide, at no cost to Landlord or the public, blood pressure and other health screenings, periodic workshops/lectures on nutrition, injury prevention, and other health and wellness topics and work with staff to address minor health and wellness questions asked by Landlord's members. In addition, Tenant will provide, at no cost to Landlord, health and wellness programs and classes as determined by the parties including, but not limited to (a) developing personalized strengthening, flexibility and coordination programs through continuing education, (b) creating outdoor fitness programs in city parks, (c) offering CPR and First Aid classes to Landlord's staff, and (d) collaborating with Landlord's health and wellness staff to provide a comprehensive employee wellness program including classes, screenings and incentives, (the parties will mutually determine what, if any, fees are charged for these programs). Tenant agrees to perform its obligations under this Agreement and to act in utmost good faith with the Landlord in the performance of all activities connected therewith. Landlord and Tenant will determine and collect any and all fees for health and wellness programs presented by Tenant.

Tenant shall provide sufficient services which are adequate to meet the demands for service of patrons of the Jack E. Kirksey Community Recreation Center, and to assure cleanliness and safety for all patrons.

Tenant shall provide its services on a fair, equal and nondiscriminatory basis to all patrons thereof. Tenant shall not discriminate or permit discrimination on the basis of race, sex, religion, national origin or for reasons of being handicapped against any person or group of persons whether they be customers, employees, suppliers, vendors or contractors of Tenant.

2.2 Prices.

Landlord and Tenant shall establish rates for services offered to the public and presented by Tenant. These programs shall be developed in conjunction with, and subject to approval by, Landlord's Superintendent of Parks and Recreation, which approval shall not be unreasonably withheld. Tenant will not base its fee structure on the residency of its patients. All participants in Tenant's physical and occupational therapy services who need to utilize facilities outside the Premises shall show a Livonia Community Recreation Center pass (e.g., Pass Holder, Day or Corporate) or use one of Tenant's corporate passes prior to participating in any such service or activity.

2.3 Service and Hours of Operation.

Tenant shall provide physical and occupational rehabilitation therapy services at the Livonia Community Recreation Center. Tenant's services shall be professional, prompt, clean, courteous and efficient. The Tenant shall at all times provide sufficient personnel to provide the services and shall operate in compliance with all applicable federal, State and local laws.

Tenant's schedule of services shall be prepared in advance and submitted for approval to Landlord's Superintendent of Parks and Recreation, whose approval shall not be unreasonably withheld, subject to availability of adequate facilities in the event that Tenant needs facilities outside the Premises.

Tenant shall handle registration for all physical and occupational therapy related services it conducts hereunder. All registration for joint Landlord/Tenant health and wellness programs and screenings shall be conducted by Landlord and/or Tenant as mutually agreed.

2.4 Supervisor.

Tenant shall at all times designate an active, qualified and competent supervisor who shall be authorized to represent and act for Tenant in matters pertaining to Tenant's day-to-day operations at the Livonia Community Recreation Center.

2.5 Employees of Tenant.

The Tenant shall provide a full staff sufficient to conduct its operations in an efficient and safe manner.

Tenant's employees will wear Tenant's authorized name badges while at the Livonia Community Recreation Center.

2.6 Inspection.

Tenant agrees that the Landlord's Superintendent of Parks and Recreation, or his authorized agent, as designated in writing, is authorized to inspect Tenant's operation for cleanliness and condition of equipment during all reasonable hours. If any of the foregoing is reasonably determined unsatisfactory, the Superintendent of Parks and Recreation shall notify Tenant, in writing, to correct any unsatisfactory conditions. Such written notice shall contain specific particulars so as to adequately advise Tenant of the conditions deemed unsatisfactory and the reasons and grounds for such conclusion. Tenant shall take immediate steps to correct any such unsatisfactory condition. If Tenant is of the opinion that the action of the Superintendent of Parks and Recreation provided for herein is unwarranted, unreasonable or based upon erroneous facts or information, Tenant shall call the same to the attention of the Landlord and thereafter the parties shall use their best efforts to resolve any dispute to their mutual satisfaction.

III. DUTIES AND RESPONSIBILITIES OF THE PARTIES.

3.1 Present and Future Condition of Premises.

Tenant agrees that it has examined the demised premises prior to its execution of this Agreement, is familiar with the condition thereof, and is taking possession of the Premises "as is." Tenant agrees that no promise to alter, remodel, improve, repair, decorate or clean the Premises or any part thereof, and no representation respecting the condition of the Premises has been made by Landlord, except as otherwise specified herein. Landlord shall provide all heating, air conditioning and ventilation, and utilities needed for the reasonable operation of Tenant's clinic in the Premises and Landlord shall make all repairs, alterations and maintenance (including snow clearing), as necessary to maintain the Premises in good operating condition.

3.2 Equipment and Interior Decoration.

Any and all equipping and interior decorating, including advertising, in the Premises shall be undertaken and accomplished at Tenant's sole cost and expense, only upon written permission from Landlord. Such approval shall not be unreasonably withheld. All such equipment shall be the sole responsibility of Tenant.

3.3 Signs, Advertising, and Mechanical Devices.

Except for such promotional messages as may from time to time appear on the exterior ground sign for the Jack E. Kirksey Community Recreation Center, no signs, posters, or advertising devices may be erected or installed by the Tenant except as set forth on Exhibit A hereto. No such installation will be undertaken except with the written permission of the Landlord.

3.4 Maintenance of Tenant's Equipment.

Tenant agrees, at all times, to maintain and keep in good operating condition, at Tenant's sole expense, all equipment it places on or in the Premises.

3.5 Damages to Premises.

Tenant shall be responsible for damage to the Premises, including the breakage of glass, caused by the negligent acts of its agents, employees, patrons receiving therapy services, or other persons under its direction and control.

If the premises occupied by Tenant are partially damaged by fire, explosion, the elements, the public enemy, or other casualty, not caused by negligent acts of Tenant or its agents, employees, patrons, or other persons under its direction and control, but are not rendered untenantable, the same may be repaired by the Landlord, using insurance proceeds, or such other funds as may be available.

If the damage shall be so extensive as to render the Premises wholly untenantable, the Sublease Agreement shall be deemed terminated by operation of law, and Landlord shall be under no obligation to repair and reconstruct the Premises.

The Landlord and the Tenant mutually agree that each shall forfeit any right of action that either may later acquire against the other for loss or damage to the property of the other or to property in which either party may have an interest, where such loss is covered by Tenant's insurance.

3.6 Insurance Coverage.

The Tenant at its sole cost and expense shall provide insurance as follows:

a) General and Umbrella Liability Insurance. Tenant shall maintain commercial general liability or self-insurance (GL) and, if necessary,

commercial umbrella insurance with a limit of not less than $1,000,000 per occurrence and $3,000,000 in the annual aggregate. If such GL insurance contains a general aggregate limit, it shall be at least twice the each occurrence limit, GL insurance shall be written on an occurrence form and shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract). City of Livonia, it's elected and appointed officials, employees, agents and volunteers shall be included as an insured under the GL and under the commercial umbrella, if any. This insurance shall apply as primary insurance with respect to any other insurance or self-insurance programs afforded to Landlord.

b) Professional Liability Coverage. The Tenant shall carry professional liability insurance in the same coverage amounts as those required for General Liability.

c) Worker's Compensation Coverage Insurance. The Tenant shall carry Worker's Compensation Coverage as required by the laws of the State of Michigan.

d) Property Damage. The Tenant shall carry insurance against fire and other losses as to building and contents in an amount sufficient to replace the Premises, should a loss of such magnitude occur.

e) Proof of Insurance. The Tenant shall provide Landlord with proof of insurance coverage prior to execution of this Agreement on Landlord's

Form 1304A. Tenant shall also provide Landlord with prompt notice of any change in any insurance policy or coverage limit which affects this Sublease Agreement.

3.7 Insurance Coverage by Landlord.

The Landlord shall provide its own public liability and property damage insurance covering liability to Tenant and to third persons for acts of the Landlord.

3.8 Indemnity.

Each Party does hereby covenant and agree to indemnify and save harmless the other party from all fines, suits, claims, demands and actions of any kind and nature whatsoever, by reason of any and all negligence on its part in conducting operations hereunder, and does hereby agree to assume all risks in the operation of its business hereunder and it shall be solely responsible and answerable in damages for any and all accidents or injuries to persons or property caused by the negligence of the indemnifying Party, its employees and agents.

3.9 Redelivery.

Tenant will make no unlawful or offensive use of said premises and will at the expiration of the term hereof or upon any earlier termination thereof, as hereinafter provided, quit and deliver said premises to the Landlord and those having their estate in the premises, peaceably, quietly, and in as good order and condition, reasonable use and wear thereof and fire and unavoidable cause excepted, as the same now are or may hereafter be placed by Tenant or the Landlord.

IV. PAYMENT TERMS.

4.1 Costs Borne by Tenant.

Tenant shall bear, at its own expense, all costs of operating its business, including all taxes and assessments that may be levied against the Premises including, but not limited to, equipment and personal property. This provision shall not require Tenant to bear the cost of any real property taxes that may now or in the future be levied on the subject property.

Tenant shall pay for and obtain all permits and licenses required by authority of law in connection with the operation of its business, and shall be responsible for all custodial services within the Premises in order to protect patient confidentiality.

4.2 Cost of Utilities.

Tenant shall pay its own telephone bills and the cost of any internet and/or e-mail access. Tenant and its employees and agents on the Premises shall adhere to Landlord's policies on internet and/or e-mail usage.

4.3 Payments by Tenant.

Tenant, in consideration of this Agreement, hereby covenants and agrees to pay to the Landlord the sum of Sixty Thousand ($60,000) Dollars per year, payable in twelve (12) equal monthly installments on or before the first of each month during the term of this Agreement. For such payment, Tenant shall have use of the Premises as described in Exhibit A . Tenant will retain the right for its patients to fully use the Livonia Community Recreation Center's facilities during scheduled therapy visits.

Tenant shall purchase corporate passes annually in the aggregate amount of Five Thousand Nine Hundred ($5,900) Dollars. Such payment to be made in twelve (12)

equal monthly installments. Tenant shall receive 20 annual corporate memberships for use by patients utilizing the facility for therapy appointments.

In the event Tenant concludes its number of corporate passes is insufficient, it may purchase such additional passes as it deems necessary.

V. ADDITIONAL TERMS OF AGREEMENT.

5.1 Section Headings.

The section headings contained herein are for convenience in reference and are not intended to define or limit the scope of any provision of this Agreement.

5.2 Invalid Provisions.

In the event that any provision herein contained is held to be invalid by any court of competent jurisdiction, the invalidity of such provision shall not affect the remainder of this Agreement.

5.3 Assignment and Subletting.

This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective legal representatives, successors and permitted assigns; provided, however, that neither party may assign, delegate or transfer its rights, duties, or obligations under this Agreement, except that the Tenant may assign this Agreement to any parent, subsidiary or affiliate of Tenant or to any successor entity operating Tenant.

5.4 Default.

It is mutually agreed that if Tenant shall neglect or fail to promptly pay any amounts due and owing as specified in this Agreement, and if such failure continues for

a period in excess of thirty (30) days from due date, then this Agreement shall, at the option of the Landlord, be subject to cancellation and become void and of no further force or effect and the rights of Tenant shall forthwith be terminated hereunder.

5.5 Non-waiver.

Any waiver of any breach of covenant herein contained to be kept and performed by Tenant shall not be deemed or considered as a continuing waiver and shall not operate to bar or prevent the Landlord from declaring a forfeiture for any succeeding breach of any condition or covenant.

5.6 Notices.

Whenever under this Sublease provision is made for notice of any kind, it shall be deemed sufficient notice and service thereof if such notice to the Tenant is in writing addressed to the Tenant at the address set forth above, with a copy to President and CEO, St. Mary Mercy Livonia, 36475 Five Mile Rd., Livonia, Michigan 48154, and deposited in the mail with postage prepaid, and if such notice to the Landlord is in writing addressed to the last known post office address of the Landlord and deposited in the mail with postage prepaid.

5.7 Termination by Landlord.

The Landlord shall have the right, upon thirty (30) days' notice to the Tenant, except under subsections (a), (b), (c) (d) and (e) hereof in which cases such notice shall be seven (7) days, to terminate this Agreement at any time after the occurrence of any one or more of the following events:

(a) Nonpayment of any fees required hereunder.

(b) Institution of voluntary or involuntary bankruptcy by or against the Tenant.

(c) Assignment by Tenant for benefit of creditors.

(d) Abandonment by Tenant and discontinuance of operations hereunder.

(e) Any other act or event which, in Landlord's judgment, imperils the tax exempt status of the Bonds.

(f) Failure to pay Federal, State and local taxes as they become due.

(g) Nonperformance of any covenant of this Agreement, excluding subsections (b), (c), (d) and (e) above, and failure of the Tenant to remedy such breach for a period of sixty (60) days after the receipt of written notice from the Landlord of the existence of such breach.

5.8 Termination by Tenant.

The Tenant shall have the right, upon thirty (30) days' advance written notice to the Landlord, to terminate this Agreement in the event the Landlord breaches any of the terms, covenants, or conditions herein contained. The Tenant shall advise the Landlord of any breach of the terms, covenants or conditions of this Agreement and the Landlord shall within thirty (30) days after receipt of written notice from the Tenant remedy the alleged breach of contract.

5.9 Compliance with Laws.

Tenant hereby agrees to keep the premises in accordance with all police, sanitary and other regulations imposed by any governmental authority and to comply with all lawful orders, regulations and ordinances of any governmental authority affecting the premises and the cleanliness, safety, occupation and use of the same.

5.10 Underwriter Requirements.

Tenant hereby agrees to observe all reasonable regulations and requirements of underwriters concerning the use and condition of the leased premises tending to reduce fire hazards and insurance rates and further agrees not to permit nor allow any rubbish, waste material or products to accumulate on the leased premises.

5.11 Hold Over Tenancy.

Tenant hereby agrees that in the event it shall hold over after the expiration of the term demised for a sufficient period of time to create a renewal of this Sublease by operation of law, that any renewal or future right of possession not evidenced by an instrument in writing, executed and delivered by the Landlord, shall be a tenancy from calendar month to calendar month and for no longer term.

If this Sublease is renewed by holding over, one month's notice must be given by the Landlord to recover possession or by the Tenant if it desires to surrender.

5.12 Reentry Expenses.

In the event that the Landlord shall, during the period covered by this Sublease, obtain possession of the leased premises by reentry, summary proceedings, or otherwise, the Tenant hereby agrees to pay the Landlord the expense incurred in obtaining possession of the leased premises, and also all expenses and commissions which may be paid in and about the letting of the same, and all other damages including attorney fees.

5.13 Continuing Liability.

It is mutually understood and agreed that in the event this Sublease is terminated or Landlord repossesses itself of the premises by reason of the default of the Tenant,

the Tenant shall not be released from liability under this Sublease by reason thereof, and Tenant shall pay to the Landlord all damages sustained by reason of the default of the Tenant in failing to carry out the terms of this Sublease.

5.14 Unrestricted Use Upon Termination.

Tenant hereby agrees that upon termination of this Sublease at any time or for any cause, the Landlord shall have the unrestricted use of the subject property for any purpose and without any limitation whatsoever.

5.15 Cumulative Remedies.

It is agreed that each and every of the rights, remedies and benefits provided by this Sublease shall be cumulative, and shall not be exclusive of any other of said rights, remedies and benefits or of any other rights, remedies and benefits allowed by law.

5.16 Nonpartnership.

Nothing herein contained shall create or be construed as creating a co-partnership between the Landlord and the Tenant or to constitute Tenant as an agent of the Landlord.

5.17 Succession.

The covenants and conditions herein contained shall bind the representatives and assigns of the Landlord and the Tenant and if more than one join in the execution hereof as Landlord or Tenant, the liability will be joint and several, or if they or either of them be of feminine sex, or a corporation, such words and the pronouns and other relative words shall be read as if written in the plural, feminine and neuter, respectively. Tenant specifically recognizes the Municipal Building Authority of the City of Livonia as Landlord's successor hereunder, in order to accomplish the issuance of the Bonds.

5.18 Competition

Tenant shall have the exclusive right to conduct physical or other rehabilitation therapy services at the Livonia Community Recreation Center. Tenant shall have the right of first refusal over the conduct of health, wellness and fitness programs in the Livonia Community Recreation Center.

5.19 Choice of Law

The Agreement will be governed by and construed in accordance with the laws of the State of Michigan.

5.20 Tenant's Property

Anything to the contrary in this Agreement notwithstanding, Landlord hereby waives any common law, statutory or other lien rights with respect to Tenant's equipment, merchandise, inventory and other personal property.

5.21 Confidentiality of Patient Records

Landlord acknowledges and agrees that Tenant's patient records in the Premises shall be strictly confidential at all times and shall not be looked at, or disclosed to any third party, by Landlord, its employees, agents and contractors at any time or under any circumstances, and that Landlord will reasonably cooperate with Tenant so as to preserve the confidentiality of Tenant's records.

5.22 Peaceful Enjoyment.

The Landlord covenants that the said Tenant, on payment of all of the aforesaid installments and performance of all the covenants aforesaid, shall and may peacefully

and quietly have, hold, and enjoy the said demised premises for the term aforesaid. Tenant will provide Landlord one key to the Premises for use in an emergency.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

In the Presence of:

_____

_____

LANDLORD: CITY OF LIVONIA, a Michigan Municipal Corporation

By: _____
Maureen Miller Brosnan, Mayor

and: _____
Lori Miller,
City Clerk

STATE OF MICHIGAN)
)§
COUNTY OF WAYNE)

In the Presence of:

_____

TENANT:

By: _____

Its:

STATE OF MICHIGAN)
)§
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____, President of _____, a Michigan Nonprofit Corporation, on behalf of said corporation.

In the Presence of:

_____

_____

_____

ACCEPTED BY: Municipal Building Authority of Livonia

By: _____
President

and: _____
Treasurer

and: _____
Secretary

Pursuant to Council Resolution _____adopted by the Livonia City Council on _____

APPROVED AS TO FORM:

_____
Carter Fisher, City Attorney
Dated: _____

Instrument drafted by:

Carter Fisher, City Attorney
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154

EXHIBIT A -- Description of Premises

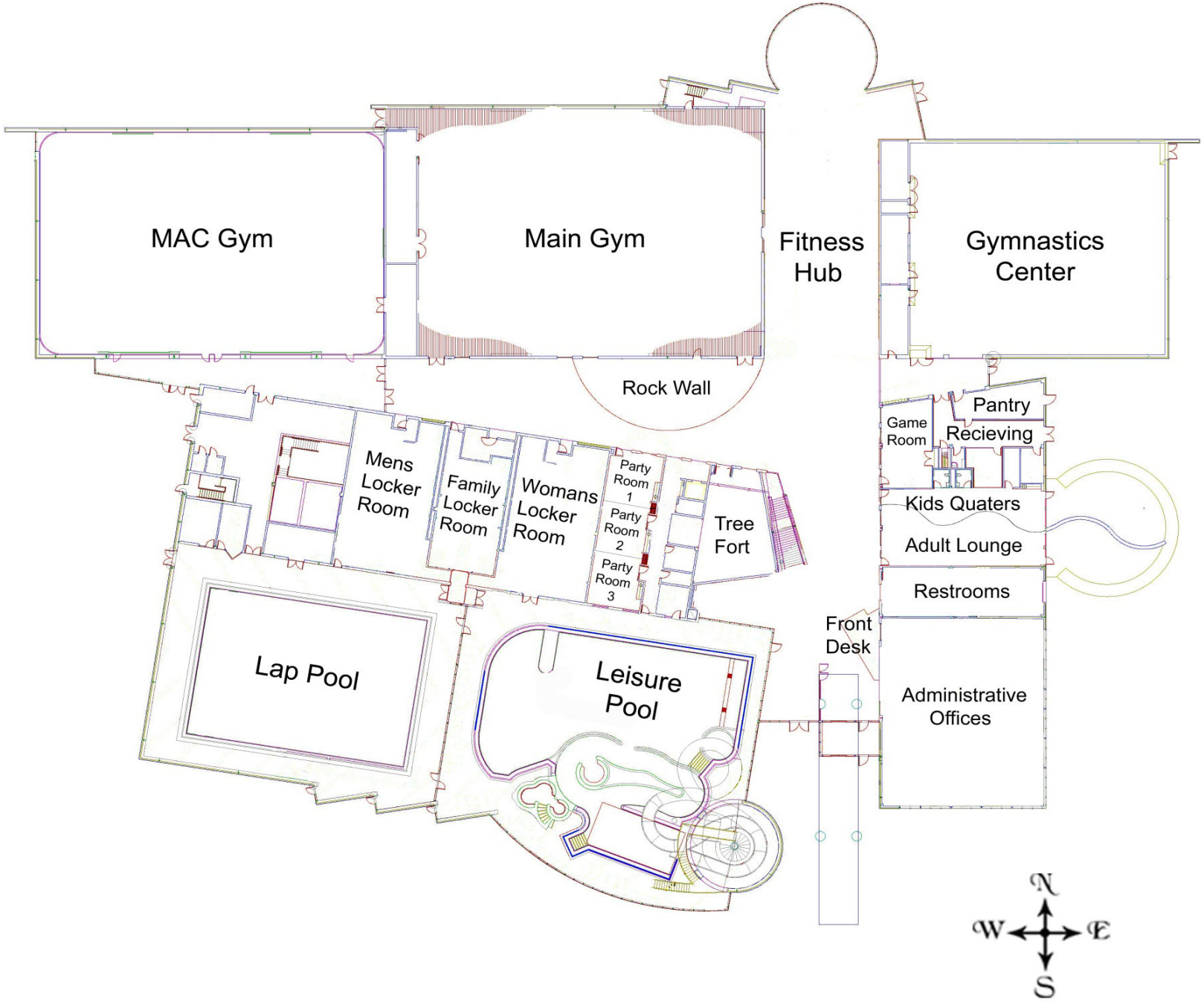
The Premises is limited to the portions of the Livonia Community Recreation Center denominated on the attached drawing as

1. Former Game Room

The Premises do not include any other portion of the Livonia Community Recreation Center, except that a) Tenant shall share a portion of the Registration Desk in the Fitness Area, and shall have the right to place a kiosk -- subject to the approval of Landlord's Superintendent of Parks and Recreation -- in the Fitness Area, and b) Tenant shall -- as authorized by the Superintendent of Parks and Recreation -- have nonexclusive use of the fitness and swimming areas and may use such classrooms as are necessary for the wellness programs and fitness screening activities presented by Tenant and jointly developed by Landlord and Tenant. Only in the event that such activities are neither (a) joint Landlord/Tenant activities, nor (b) free of charge to the public shall Tenant pay any rent for use of such facilities. In such event, Tenant will pay the resident room rental for such facilities. In addition, Tenant may have signage, at Tenant's expense, on the entrance door to the Premises and on directional signage between the Livonia Community Recreation Center's receptionist and the Premises and on all other location inside the building reasonably acceptable to Landlord and Tenant. Under no circumstances shall Tenant be allowed signage outside the building in which the Premises are located.

2. Landlord grants to Tenant, its employees and patients, the right to use in connection with Tenant's treatment of its patients, on a non-exclusive basis in common with other users authorized by Landlord, all work-out or exercise

facilities, aquatic center, vending machines and other areas now or hereafter located within the exercise facility portion of the Livonia Community Recreation Center, as well as the locker rooms, showers and restrooms in the exercise facility portion of the Premises and the parking lots, driveways, sidewalks and other common areas provided by Landlord for the use of its clients, guests and other members of the public.


MAC Gym
Main Gym
Fitness Hub
Gymnastics Center
Rock Wall
Pantry
Game Room
Recieving
Mens Locker Room
Family Locker Room
Womans Locker Room
Party Room 1
Party Room 2
Party Room 3
Tree Fort
Kids Quaters
Adult Lounge
Restrooms
Front Desk
Lap Pool
Leisure Pool
Administrative Offices
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LETTER TO THE LIVONIA CITY COUNCIL

10.

Parks and Recreation
December 16, 2025

MEETING DATE	PRESENTED BY
S010526/R011426	Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND EXTEND CONTRACT 24-G UNIT PRICES WITH JOE ROTONDO CONSTRUCTION CORP.: Department of Parks and Recreation, re: for the repaving of the front entrance at the Jack E. Kirksey Recreation Center, in a not-to-exceed amount of $129,935.50, from budgeted funds.

BACKGROUND DETAILS

The Department of Parks and Recreation requests your approval for repaving the front entrance at the Jack E. Kirksey Recreation Center. The current pavement has potential hazards and has been ground down in many spots to prevent issues. The pavement is over 22 years old and needs to be replaced.

Parks and Recreation, along with Engineering, have worked on a scope of services for the project. Joe Rotondo Construction Corp. has shown its willingness to extend the unit prices from Contract 24-G for the 25-G contract. This extension will enable the City to continue its efforts to control costs and provide our residents with quality workmanship. Please note that the Joe Rotondo Construction Corp. is a local contractor and has completed concrete repairs for the City of Livonia over the past several years, including the Sidewalk Programs from 2006 through 2011 and 2013 through 2025.

We request that the City Council waive the formal bidding process in accordance with the provisions outlined in Section 3.04.140.D.4 of the Livonia Code of Ordinances, as amended. Competitive bidding would not benefit the City.

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

We request that the City Council authorize the Mayor and City Clerk to execute a contract with Joe Rotondo Construction Corp. for a not-to-exceed price of $129,935.50.

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

N/A

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

$129,935.50

DETAILED WORK BEING PERFORMED

Repaving the front entrance at the Jack E. Kirksey Recreation Center.

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

Budgeted funds are available in account 208-755-974-000.

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

N/A

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): We request that the City Council waive the formal bidding process in accordance with the provisions outlined in Section 3.04.140.D.4 of the Livonia Code of Ordinances, as amended. Competitive bidding would not benefit the City.

ATTACHMENTS

1. 2026 Rec Center paving-Rotondo

APPROVED BY

Ted Davis, CPRP, Superintendent of Parks and Recreation — Date: December 16, 2025

Benjamin N. Grier, JD, CPA, Finance Director — Date: December 17, 2025

Carter Fisher, City Attorney — Date: December 17, 2025

Maureen Miller Brosnan, Mayor — Date: December 19, 2025

Rotondo Construction Corp.

CONTRACT SUBMITTED TO:
Ted Davis
edavis@livonia.gov

DATE: December 16, 2025
JOB SITE: Livonia Rec Center

Contract

- Remove and replace concrete walks, to be done 2 or 3 mobilizations in order to keep the Rec Center open.
    - 4" concrete 8,352 SF at $9.00 — $75,168.00
    - 6" concrete 3,275 SF at $9.50 — $31,112.50
    - 6" Handicap Ramp 150 SF at $14.00 — $2,100.00
- Thickened edge along parking lot
    - 380 LF at $10.00 — $3,800.00
    - Mobilization — $2,350.00
- Island area between building and main parking lot
    - 4" concrete 875 SF at $9.00 — $7,875.00
    - 6" Handicap Ramp 345 SF at $14.00 — $4,830.00
    - Concrete curb and gutter 60 LF at 45.00 — $2,700.00

The area where the work is to be done must be accessible to the trucks in order to deliver and install our materials and concrete by the chutes attached to the trucks. Any hazardous or contaminated material encountered on the project is and will remain the property of the owner. All material is guaranteed to be as specified. All work is to be completed according to ACI standard practices. Concrete may crack due to curing or winter frost heaving and is excluded from any coverage. Any alteration or deviation from the above specifications will involve extra cost and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner responsible for fire, tornado, and other necessary insurances. Our workers are fully covered by Workman's Compensation Insurance. Payment is due in full when new concrete is in place. This agreement, as it may be amended from time to time, shall be governed by and construed in accordance with the substantive and procedural laws of the State of Michigan without giving effect to the principles of conflict of laws. Jurisdiction and venue shall be appropriate in the 16th Judicial District Court of Livonia, Michigan, Circuit Court of Oakland, Michigan or the United States District Court for the Eastern District of Michigan. Failure of either party to enforce any right(s) hereunder shall not constitute a waiver of such right(s). Property Owner or Builder agrees that in the event Rotondo Construction Corporation takes any action for collection or otherwise to enforce or protect its rights or interests, herein, Property Owner or Builder shall be responsible for and pay any all costs associated with such collection or action, including, but not limited to, court costs and reasonable attorney's fees, plus interest at the highest rate of interest allowable by the law from and after the due date on the invoice. Rotondo

Rotondo Construction Corp.

Construction Corporation may suspend performance until all payments by Property Owner or Builder are current. Builders license number 2102118044.

Rotondo Construction Authorized Signature _____

Acceptance of Contract

The above prices, specifications and conditions are satisfactory and are hereby accepted. I acknowledge that I am the owner of the property listed above, and/or I have authority to sign on behalf of the property owner. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature_____Date_____

LETTER TO THE LIVONIA CITY COUNCIL

11.

DPW
December 2, 2025

MEETING DATE	PRESENTED BY
S010526/R011426	Douglas L. Moore, MSA, Assistant Director of Public Works

AGENDA ITEM

REQUEST TO APPROVE PURCHASE UTILIZING THE STATE OF MICHIGAN MIDEAL PURCHASING PROGRAM: Department of Public Works, Roads Department, re: for one (1) upgrade package on a self-contained leaf vacuum, from budgeted funds.

BACKGROUND DETAILS

The Roads section of the DPW is seeking to purchase one "upgrade package" for a currently "on order" Spartan Pro Self-Contained Leaf Vacuum (#2518) from MacQueen Equipment (formerly Bell Equipment), 78 Northpointe Dr., Lake Orion MI 48359. This purchase will be made through the MI-Deal Contract #071B7700091, an extended purchasing program made available to local governments which meets our Finance ordinance. With such a small and defined season, we must have reliable equipment to meet the needs of our residents.

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

Recommendation to purchase one "upgrade package (including seat, proportional controls with electronic interface and a 3 axis underslung hydraulic boom) to be installed in the new Spartan Pro Self-Contained Leaf Machine previously approved by Council (#28-25) to be used by the Roads Department (ID #2518) for a cost of $26,500 from MacQueen Equipment (formerly Bell Equipment,) 78 Northpointe Dr., Lake Orion MI 48359 through the MI-Deal Contract #071B7700091 from fund budgeted in Acct # 226-528-987-000.

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

Budget funds in the amount of $26,500 are available in account no. 226-528-987-000

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

$26,500

DETAILED WORK BEING PERFORMED

.n/a

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

G/L # 226-528-987-000
$26,500

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

MI-Deal cooperative purchasing consortium

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Waive the formal bidding process in accordance with Section 3.04.140.E.4 of the Livonia Code of Ordinances, as amended since no advantage to the City would result from competitive bidding.

ATTACHMENTS

1. 028-25 - Leaf Vac - Self-contained Spartan
2. Leaf Vacs 2025 - 2518 - Roads - Upgrade

APPROVED BY

Douglas L. Moore, MSA, Assistant Director of Public Works — Date: December 17, 2025

Don Rohraff, Director of Public Works — Date: December 18, 2025

Benjamin N. Grier, JD, CPA, Finance Director — Date: December 19, 2025

Maureen Miller Brosnan, Mayor — Date: December 19, 2025

#28-25 RESOLVED, that having considered the report and recommendation of the Assistant Director of Public Works, dated January 9, 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 authorize the purchase of one (1) Spartan pro self-contained leaf vacuum from MacQueen Equipment (formerly Bell Equipment), 78 Northpointe Dr., Lake Orion, MI 48359, in an amount not to exceed $142,101.00, to be utilized by the Roads Department (ID# 2518) and to replace an older unit whose repair costs and dependability exceed its value; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed $142,101.00 from funds budgeted in Account No. 226-528-987-000 for this purpose; FURTHER, the Council does hereby determine to authorize this purchase without competitive bidding inasmuch as the same is based upon the low MI Deal contract bid process under Contract Agreement No. 071B7700091, and no advantage to the City would result from competitive bidding, and such action is taken in accordance with the provisions set forth in Section 3.04.140.E.4 of the Livonia Code of Ordinances, as amended.

Michigan Office:
78 Northpointe Drive
Lake Orion, Michigan 48359
Phone: (248) 370-0000
Fax: (248) 370-0011

City of Livonia Bonnell Spartan Pro Plus Upgrade

2 – 25 Yard Spartan Pro Plus Upgrade $26,500 each

Spartan Pro Plus Upgrade Items Include
Seat – Right Hand
Proportional Controls with Electronic Interface
3 Axis Underslung Hydraulic Boom

Total - $53,000

If you would like to proceed with this purchase, please sign and date below and return it to
Chris.Baldas@Macqueengroup.com

Signature: **Date:**

Provided on 11-19-25

LETTER TO THE LIVONIA CITY COUNCIL

12.

DPW
December 9, 2025

MEETING DATE	PRESENTED BY
S010526/R011426	

AGENDA ITEM

REQUEST TO AUTHORIZE EXPENDITURE: Department of Public Works, Water & Sewer Department, re: to enable payment for the 2026 subscription to the MISS DIG service, from budgeted funds.

BACKGROUND DETAILS

Public Act 174 MISS DIG Underground Facility Damage Prevention and Safety Act was created to enhance public safety, protect the environment, and prevent the disruption of vital public services by reducing the incidences of damage to underground utilities caused by excavation or blasting activity by providing notices to utility owners and utility operators before excavation or blasting. As a Water Utility provider, the City of Livonia subscribes to the MISS DIG program. Upon receiving a notification during business hours, we have 24-hours to mark the water lines. In the case of emergencies (ie gas leak), we have 3 hours to get the lines marked. Marking services are provided by the DPW 24-hours a day, seven days a week. In 2025, the City of Livonia responded to 11,691 Miss Dig requests.

We are billed annually for our subscription to the MISS DIG service. This year's bill has put us over the $20K threshold, and requires Council approval.

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

The Department of Public Works requests Council approve payment to MISS DIG in the amount of $26,450.48

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

Sufficient funds are budgeted in account no. 592-559-957-000 for the payment of $26,450.48

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

2026 calendar year

DETAILED WORK BEING PERFORMED

Annual maintenance fee

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

592-559-957-000

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

sole source provider

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Waive the formal bidding process in accordance with Section 3.04.140.E.3 of the Livonia Code of Ordinances, as amended since no advantage to the City would result from competitive bidding.

ATTACHMENTS

1. MISS DIG-Inv_20260622 2026

APPROVED BY

Douglas L. Moore, MSA, Assistant Director of Public Works — Date: December 16, 2025

Don Rohraff, Director of Public Works — Date: December 16, 2025

Benjamin N. Grier, JD, CPA, Finance Director — Date: December 18, 2025

Maureen Miller Brosnan, Mayor — Date: December 19, 2025

MISS DIG 811
3212 SJOQUIST DR
GLADSTONE, MI
49837-2822

Invoice

Date	Invoice #
1/1/2026	20260622

Bill To

LIVONIA CITY
ATTN: BRIAN WILSON
12973 FARMINGTON RD
LIVONIA, MI 48150

Account #	P.O. No.	Terms	EMAIL
201LIV		Net 30	

Description	Qty	Rate	Amount
2026 Transmission-based Membership Fee	1	23,436.00	23,436.00
2026 Annual Maintenance Fee for Stations on the System	4	51.52	206.08
2026 Annual Maintenance Fee for DPP User Accounts	8	38.55	308.40
2026 Education and Awareness Fee for Section 6(2) Compliance	1	2,500.00	2,500.00

This invoice is due no later than 30 days from date of invoice. Interest rate at the rate of 1 1/2 % per month, 18% per annum will be charged on past due accounts.

Total $26,450.48

For ACH Payment - Bank Name: J.P. Morgan Chase
Routing# 072 000 326 Account# 693 556 482

LETTER TO THE LIVONIA CITY COUNCIL

13.

DPW
December 9, 2025

MEETING DATE	PRESENTED BY
S010526/R011426	Douglas L. Moore, MSA, Assistant Director of Public Works

AGENDA ITEM

AWARD OF BID: Department of Public Works, Building Maintenance, re: for the City's Fire Protection System, from budgeted funds.

BACKGROUND DETAILS

On November 14, 2025, the Department of Public Works went out to bid for the testing contract on the City's Fire Protection System contract, a 3-year bid. Bidding closed December 2, 2025; three (3) bids were submitted. It was determined that Midwest Alarm Services, 986 E. Jefferson Ave., Detroit, MI 48226 supplied the lowest total bid. The Department of Public Works thereby requests Council's approval to award the three (3) year contract (2026, 2027 and 2028) to Midwest Alarm Systems, Detroit, Michigan in the total amount of $52,584.00.

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

Award the three (3) year contract for required testing of all the City's fire protection systems to Midwest Alarm Services, 985 E. Jefferson Ave., Detroit, MI 48226 in the following amounts:

2026 $16,768.00
2027 $17,518.00
2028 $18,298.00
TOTAL $52,584.00

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

Fire Suppression system testing and maintenance for all City of Livonia buildings, including LPD and all fire stations.

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

2026 $16,768.00
2027 $17,518.00
2028 $18,298.00
TOTAL $52,584.00

DETAILED WORK BEING PERFORMED

Testing of all fire suppression systems including:
DPW
City Hall
LPD
Bennett Library
Senior Center
Whispering Willows
Fire Stations #1,3,4,5,6
Wilson Barn
Community Center
District Court
Greenmead Blue House

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

2026	$16,768.00
2027	$17,518.00
2028	$18,298.00
TOTAL	**$52,584.00**

GL# 101-523-818-020 General Fund -Building Maintenance

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

Three companies submitted bids.
The actual lowest bidder was disqualified as the last page of the bid was not filled out, nor signed; and didn't include pricing for years two and three of the contract.
Bid was awarded to the second lowest bidder.

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

ATTACHMENTS

1. BID TAB - FIRE PROTECTION SYS MAINT 2025
2. Midwest Alarn Services City of Livonia- Fire Protection Maint. Bid Final (1)

APPROVED BY

Douglas L. Moore, MSA, Assistant Director of Public Works

Date: December 16, 2025

Date: December 16, 2025

Don Rohraff, Director of Public Works

Date: December 17, 2025

Benjamin N. Grier, JD, CPA, Finance Director

Date: December 19, 2025

Eric Goldstein, Assistant City Attorney

Date: December 19, 2025

Maureen Miller Brosnan, Mayor

FIRE PROTECTION SYSTEM MAINTENANCE - BID DUE DATE, DECEMBER 2, 2025

VENDOR NAME	MIDWEST ALARM SERVICES	VANGUARD FIRE & Security Systems	Pye-Barker Fire & Safety (dba Total Fire Protection)		
CITY, STATE	985 E. JEFFERSON AVE, DETROIT, MI 48226	2101 Martindale Ave SW, Wyoming, mi 49509	Southwest, Grand Rapids, MI 48509		
BID DEPOSIT		*Pg 3 not filled out, bid not signed, no $ for Yr 2 & 3*			
ANNUAL TOTAL (Year 1)	$16,768.00	$17,502.00	$18,700.00		
Year 2	$17,518.00	$17,502.00	$19,450.00		
Year 3	$18,298.00	$17,502.00	$20,200.00		
GRAND TOTAL	**$52,584.00**	**$52,506.00**	**$58,350.00**		
LABOR RATES					
REGULAR HOURLY					
OT/EMERGENCY HOURLY					
WEEKEND/HOLIDAY HOURLY					
MATERIAL MARK-UP %					
TRUCK CHARGE/HR.					
FUEL CHARGE/MILE					
TOOL CHARGE					
EMERGENCY RESPONSE TIME/HRS					

City Representatives: Aaron Lindenmuth, Gus Kandah

BUILDING / SYSTEM	Per Year AMOUNT		TOTALS
DPW Headquarters			
1-wet system	$ 400.00	/yr	
National Time #902 Addressable/circuit	$ 324.00	/yr	$724.00
002 City Hall			
1- wet system	$ 400.00	/yr	
1- dry system	$ 300.00	/yr	
1-fire pump	$ -	/yr	
1- 1301 Halon (computer room)	$ 475.00	/yr	
National Time #2204M Class A 24 circuits	$ 720.00	/yr	
1- smoke evacuation system	$ -	/yr	$1,895.00
005 Police			
2- wet systems	$ 675.00	/yr	
1- 1301 Halon (computer room)	$ 625.00	/yr	
Siemens #MXL-JQ Addressable 1 circuit	$ 396.00	/yr	$1,696.00
006 Civic Center Library			
4-wet systems	$ 1,225.00	/yr	
1-smoke evacuation system	$ -	/yr	
National Time #7000 Class B 26 circuits	$ 588.00	/yr	$1,813.00
007 Senior Center			
1 wet system + storage room	$ 400.00	/yr	
National Time #902 Addressable 1 circuit	$ 516.00	/yr	$916.00
013 Sign Shop			
1 wet system (paint booth)	$ 400.00	/yr	$400.00
025 Civic Center Storage			
1-wet system	$ 400.00	/yr	
Simplex 4004	$ 300.00	/yr	$700.00
026 Whispering Willows Clubhouse			
Clubhouse sprinkler system only less restaurant systems	$ 425.00	/yr	$425.00
034 Fire #1			
1-kitchen hood	$ 624.00	/yr	$624.00

036 Fire #3			
1-wet system	$ 300.00	/yr	
1-dry system	$ 400.00	/yr	
1-kitchen hood system	$ 648.00	/yr	
Notifier #500 Class B 10 circuits	$ 348.00	/yr	$1,696.00
037 Fire #4			
1-kitchen hood system	$ 624.00	/yr	$624.00
038 Fire #5			
1-kitchen hood system	$ 624.00	/yr	$624.00
039 Fire #6			
1-kitchen hood system	$ 624.00	/yr	$624.00
043 Wilson Barn			
1-dry system	$ 425.00	/yr	$425.00
Panel done by "Friends of the Barn"			
055 Community Center			
2-wet systems	$ 675.00	/yr	
Siemens MXL Addressable 2 circuit	$ 816.00	/yr	$1,491.00
060 16th District Court			
1-wet system	$ 400.00	/yr	
1-antifreeze system	$ 275.00	/yr	
Siemens XLS-V 4 circuits	$ 792.00	/yr	$1,467.00
315 Greenmead Blue House			
1-kitchen hood	$ 624.00	/yr	$624.00
	TOTAL		######## =$16,768

APPLICABLE SERVICE RATES

Labor Rates

Technician - Regular Hourly	$ 174.00 /hr
Technician - OT/Emergency Hourly	$ 348.00 /hr
Technician - Weekend/Holiday Hourly	$ 348.00 /hr

Miscellaneous Charges

Material Mark-up		
Truck Charge	included /hr	$ - /day
Fuel Charge	included /mile	
Service Charge	$ 174.00 /call	
Tool Charge	n/a per	
Other Charge(s):		
	$ - per /	
	$ - per /	
	$ - per /	

Nonscheduled or Emergency Response Time within 4 hrs / min.

In submitting this proposal, it is understood that the City of Livonia reserves the right to reject or accept any or all proposals in whole or in part and waive any irregularities and informalities therein. It is agreed that this proposal may not be withdrawn for 120 days from the opening thereof.

The contractor and their sub-contractors agree that they will not discriminate against any employee or applicant for employment, to be employed in the performance of this contact with respect to their hire, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment, because of their sex or age, except when based on a bona fide occupational qualification, or because of their race, color, religion, national origin or ancestry. (Act 453 P.A. 1976 As Amended) The contractor further agrees that they will take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to age, sex, race, creed, color or national origin. Breach of this contract may be regarded as a material breach of contract.

Midwest Alarm Services
Firm Name

11/29/2025
Date

Signature

517-770-1334
Phone #

Torrell Williams
Print Name

Midwest Alarm Services
112 Connable St
Jackson MI 49202
5177829463
www.midwestalarmservices.com

Midwest Alarm Services Basic Agreement

Midwest Alarm Services ("MIDWEST") agrees to furnish CUSTOMER with installation and services described below:

INFORMATION

Billing Name ("CUSTOMER"): City of Livonia	Site Name ("Premises"): City of Livonia
Billing Address: 3300 Civic Center Dr.	Site Address: See Addendum
Billing City, State, ZIP: Livonia, MI 48154	Site City, State, ZIP: Livonia, MI 48154
Contact Name: Gus Kandah	Email Address: gkandah@livonia.gov
Phone Number: (734) 466-2275	Salesperson: Torrell Williams

SERVICES PROVIDED

The following Services to be provided under this Agreement:

Fire Alarm System Inspection	Annually
Gaseous Suppression Inspection	Semi-Annually
Automatic Sprinkler System Inspection	Annually

INSTALLATION PRICE AND PAYMENT SUMMARY

Total Installation Price: (Plus applicable taxes)	$ 0.00	Annual Service Charge: (Plus applicable taxes)	See Maint. Bid Form
Deposit Due at Signing:	$ 0.00	Initial Term:	36 Months
Balance Due Upon Completion:	$ 0.00	Billing Cycle:	Annually

MIDWEST reserves the right to progressively bill based on a percentage of completion method for any installations that take longer than ninety (90) days.

Monthly service charge is due in advance of each billing cycle.

MW Jackson

SCOPE OF WORK

This agreement covers annual/semi-annual fire sprinkler, suppression and fire alarm system inspections, testing, service and maintenance, including kitchen hood and duct cleaning for protected facilities owned by the City of Livonia. Midwest Alarm services to provided testing, inspecting, deficiency reporting, and documentation of fire alarm, sprinkler and suppression systems compliant with NFPA 72 standards. Quote is based in information given to Midwest Alarms by the City of Livonia and is subject to change via any field findings. Bond documents will be provided within 15 days of acceptance of this proposal. See Fire Protection Maint. Bid Form for full pricing and services.

Terms & Conditions

1. The term of this Agreement is listed on page 1 and starts on the date Service is operative ("initial term"). After the initial term, this Agreement shall automatically renew for successive one-month terms, unless terminated by either party with thirty (30) days written notice. MIDWEST may increase the monthly service charges after the initial term one time annually to recover increases in service costs. CUSTOMER agrees the billing invoice setting forth the new charge will be sufficient notice of the increase. However, if CUSTOMER notifies MIDWEST in writing within thirty (30)days after the effective date of the increased charges that CUSTOMER is unwilling to pay the increased charges, MIDWEST will, at its sole option, either terminate this Agreement as if the term had expired or, in the alternative, continue the prior charges and will allow this Agreement to remain in full force and effect without further notice. Failure to notify MIDWEST in writing within thirty (30) days after the effective date of the increased charges will constitute CUSTOMER's acceptance of such increased charges.
2. CUSTOMER shall be responsible for sales tax, permits, false alarm fines or other charges relating to the installation of Equipment or the Services provided under this Agreement assessed by any governmental body.
3. A late fee of one and one-half percent (1.5%) per month will be applied to balances over thirty (30) days from invoice date. CUSTOMER is responsible for all collection costs incurred for unpaid bills, including reasonable attorney's fees.
4. When this Agreement includes inspection/testing, listed Equipment will be inspected/tested/cleaned during normal business hours only (8am – 5pm, Monday through Friday) unless specifically stated otherwise under Services provided area.
5. When this Agreement includes a Service package for normal wear and tear, (including all parts, with associated labor, except batteries), Services will be performed without charge. An additional charge shall be made for any Services necessitated by causes other than normal wear and tear in accordance with the standard charges of MIDWEST.
6. When this Agreement includes cellular communicator futureproof protection, MIDWEST will replace the cellular communicator as technology changes at no costs to CUSTOMER. When this Agreement includes cellular communication futureproof protection with batteries, MIDWEST will also provide free batteries on panel and wireless sensors. CUSTOMER may also request one (1) inspection by MIDWEST technician every twelve (12) months at no charge when cellular communicator futureproof protection is included herein.
7. CUSTOMER authorizes MIDWEST to perform installation during regular work hours with CUSTOMER furnishing any necessary electric power at CUSTOMER'S cost. If any inspection bureau, any other authority having jurisdiction, or the CUSTOMER shall require or make necessary any changes in the System installation, such changes must be requested in writing by CUSTOMER and shall be paid for by CUSTOMER. MIDWEST is authorized to make any preparation appropriate for installation of the System, including but not limited to, drilling holes or making attachments.
8. When this Agreement includes the use of a digital, internet or cellular/radio communicator for transmitting signals to a monitoring center, the CUSTOMER understands that a communicator uses standard telephone lines, internet service or cellular/radio towers for sending signals, and that the monitoring center will not receive signals when the transmission mode is cut, interfered with, shut down, or becomes otherwise damaged or non-operational. All charges made by any company for installation, line charges, telephone, internet and service charges for internet and telephone lines, and/or accessories to transmit signals between CUSTOMER'S premises and any monitoring facility shall be paid by CUSTOMER. MIDWEST shall not be obligated to perform monitoring Services hereunder during any time when telephone lines, internet or cellular/radio towers are not properly operating. Voice over Internet Protocol (VoIP) technology will affect the connection via the telephone line at CUSTOMER's premises to the monitoring center. If CUSTOMER chooses VoIP technology, CUSTOMER must notify MIDWEST of this choice to assure connectivity to the monitoring center. This may require an upgrade of the System that is not covered under any MIDWEST Service Agreement. MIDWEST recommends an alternate method of communication be added to the System.
9. If CUSTOMER defaults on the terms of this Agreement or cancels this Agreement before the end of the initial term, the balance of the amount due for the unexpired term will be immediately due and payable to MIDWEST. CUSTOMER shall be liable for attorney's fees and costs incurred by MIDWEST to enforce this Agreement. If CUSTOMER defaults or cancels this Agreement, MIDWEST shall have no further obligation to perform under this Agreement. In the event of non-payment during the initial term of agreement, MIDWEST may remove any MIDWEST owned equipment or alternately abandon all or any portion of the System.
10. MIDWEST hereby warrants to CUSTOMER that the System will be installed in a good and workmanlike manner. In the event that any part of the System, except for batteries, shall become defective within one (1) year from the date of the original installation, MIDWEST will replace or repair the defective part without charge. This warranty is not assignable. This warranty does not cover any damage to the System caused by accident, vandalism, fire, water, lightning, act of God, repair service, modification or improper installation by anyone other than MIDWEST, or any other cause other than normal wear and tear. MIDWEST MAKES NO IMPLIED OR OTHER EXPRESS WARRANTY AND EXPRESSLY DISCLAIMS THE IMPLIED W ARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. MIDWEST does not warrant that the System will always detect, or help prevent any burglary, fire, holdup or other such event. MIDWEST is not liable for consequential or incidental damages.
11. MIDWEST, its representatives, successors, employees, assigns, contractors, subcontractors, suppliers and/or the manufacturers of the Equipment used by MIDWEST (collectively "MIDWEST/SUPPLIERS") are not insurers. Payments provided under this Agreement are based solely on the value of the System set forth herein and are unrelated to the value of CUSTOMER's property or value of the contents thereon. MIDWEST/SUPPLIERS shall not be responsible for and are released from all loss, damage or expense due to the improper operation or non-operation of the System (including, without limitation, the communications Equipment or Service necessary to transmit to, or receive any data at the monitoring center) or the response time of third party emergency personnel. CUSTOMER agrees that if MIDWEST/SUPPLIERS is found liable for loss or damage due to failure of MIDWEST/SUPPLIERS to perform any of the obligations herein, SUCH LIABILITY SHALL BE LIMITED TO THE SUM, AS APPLICABLE, OF THE TOTAL INSTALLATION PRICE STATED ON PAGE 1 OF THIS AGREEMENT AND THE TOTAL MONTHLY SERVICE CHARGES FOR THE INITIAL TERM OF THIS AGREEMENT. The provisions herein shall be the sole and exclusive remedy of CUSTOMER for any such liability of MIDWEST/SUPPLIERS and CUSTOMER hereby waives all statutory, common law and other claims and remedies with respect thereto. The limitations of liability herein are reflected in the pricing of the System to be provided by MIDWEST to CUSTOMER hereunder.
12. CUSTOMER AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS MIDWEST/SUPPLIERS, FROM ANY LOSS, COST OR EXPENSE, INCLUDING REASONABLE ATTORNEYS' FEES AND COSTS, ON ACCOUNT OF ANY CLAIM FOR ECONOMIC LOSSES, PERSONAL INJURY, INCLUDING DEATH, OR PROPERTY DAMAGE (REAL OR PERSONAL) BY ANY PERSON OR ENTITY NOT A PARTY TO THIS AGREEMENT ARISING OUT OF OR IN CONNECTION WITH THE OPERATION OR NONOPERATION OF THE SYSTEM, UNLESS MIDWEST/SUPPLIERS WAS GROSSLY NEGLIGENT OR COMMITTED WILLFUL MISCONDUCT.
13. It is the responsibility of the CUSTOMER to maintain insurance covering risk of damage to CUSTOMER's premises and all property therein/thereon. CUSTOMER hereby releases MIDWEST/SUPPLIERS for all losses, damages, claims, suits, legal proceedings and expenses ("Suit"): (i) covered by CUSTOMER's insurance policies; (ii) policy deductibles, copay percentage, or related limits; (iii) in excess of amounts paid by CUSTOMER's insurance; and (iv) due to underinsurance. As an inducement to MIDWEST to enter into this Agreement, CUSTOMER represents, warrants and covenants that CUSTOMER's insurance company shall not have any right to subrogation against MIDWEST/SUPPLIERS.
14. This Agreement is made under and will be construed and enforced in accordance with the laws of the State of the premises listed on page 1. Each party hereby irrevocably agrees that any Suit arising as a result of this Agreement shall be brought exclusively in the State Courts or the Courts of the United States located in the state of the premises listed on page 1. Each party hereby waives any right to trial by jury in any Suit brought by either party. The CUSTOMER agrees that any Suit against MIDWEST/SUPPLIERS must be commenced within one (1) year after the cause of action accrued, without judicial extension of time, or said Suit is barred. CUSTOMER waives the right to bring any class action against MIDWEST/SUPPLIERS.
15. This instrument contains the entire Agreement between CUSTOMER and MIDWEST with respect to the transactions described herein and supersedes all previous agreements, whether written or oral, pertaining thereto, all of which shall be deemed merged into this Agreement.

16. This Agreement is not assignable by CUSTOMER except upon the written consent of MIDWEST, which shall not be unreasonably withheld. This Agreement or any portion thereof is assignable by MIDWEST in its sole discretion.
17. Should any provision of this Agreement (or any portion thereof), or its application to any circumstances, be held illegal, invalid or unenforceable to any extent, the validity and enforceability of the remainder of the provision and this Agreement, or of such provisions as applied to any other circumstances, shall not be affected thereby, and shall continue in full force and effect as valid, binding and subsisting. All changes or amendments to this Agreement must be in writing and signed by CUSTOMER AND MIDWEST to be binding.
18. MIDWEST shall not be liable for any loss, damage, or delay in delivery due to acts of God or causes beyond its reasonable control including acts of CUSTOMER, acts of civil or military authority, fires, strikes, floods, pandemics, epidemics, quarantine restrictions, riots, or inability due to causes beyond its reasonable control, whether foreseeable or not.
19. The parties hereto acknowledge and agree that: (i) the rule of construction to the effect that any ambiguities are resolved against the drafting party shall not be employed in the interpretation of this Agreement, and (ii) the terms and provisions of this Agreement shall be construed fairly as to all parties hereto and not in favor of or against any party, regardless of which party was generally responsible for the preparation of this Agreement.
20. If this Agreement terminates for any reason, the provisions of paragraphs 9 through 20 shall survive indefinitely.

CUSTOMER ACCEPTANCE

In signing this Agreement, CUSTOMER agrees to the terms and conditions contained herein and specifically acknowledges and accepts the disclaimer/limitation of liability and indemnity paragraphs hereof and the other terms and conditions which are an integral part of this Agreement.

READ ALL PAGES OF THIS AGREEMENT BEFORE SIGNING

Signed: _____ _____ _____

SIGNATURE	**TITLE**	**DATE**

Approved:
Midwest Alarm Services

Signed: _____ Date: _____

System installed and operative this _____ day of _____, 20_____.

ENDORSEMENT # 005

This endorsement, effective 12:01 AM 03/01/2025

Forms a part of policy no.: 029316098

Issued to: PER MAR SECURITY AND RESEARCH CORP.

By: LEXINGTON INSURANCE COMPANY

ADDITIONAL INSURED REQUIRED BY WRITTEN CONTRACT ENDORSEMENT

This endorsement modifies insurance provided under the following:

GUARDSECURE® SECURITY RELATED GENERAL AND PROFESSIONAL LIABILITY POLICY

A. **Section II - Who Is An Insured** is amended to include any person or organization you are required to include as an additional insured on this policy by a written contract or written agreement in effect during this policy period and executed prior to the "occurrence" or "wrongful act".

B. The insurance provided to the above described additional insured under this endorsement is limited as follows:

1. **COVERAGE A BODILY INJURY, PROPERTY DAMAGE AND PROFESSIONAL LIABILITY (SECTION I - COVERAGES)** only.

2. The person or organization is only an additional insured with respect to liability arising out of "your work" or your "professional services".

3. In the event that the Limits of Insurance provided by this policy exceed the Limits of Insurance required by the written contract or written agreement, the insurance provided by this endorsement shall be limited to the Limits of Insurance required by the written contract or written agreement. This endorsement shall not increase the Limits of Insurance shown in the Declarations pertaining to the coverage provided herein.

4. This insurance does not apply to "bodily injury", "property damage" or "professional liability" arising out of:

   a. "Your work" or your "professional services" unless you are required to provide such coverage by written contract or written agreement and then only for the period of time required by the written contract or written agreement and in no event beyond the expiration date of the policy; or

   b. The sole negligence of the additional insured for its own acts or omissions or those of its employees or anyone else acting on its behalf.

5. Any coverage provided by this endorsement to an additional insured shall be excess over any other valid and collectible insurance available to the additional insured whether provided on a primary, excess, contingent or on any other basis, unless the written contract or written agreement with the additional insured specifically requires that this insurance be primary and non-contributory with any other insurance issued to the additional insured. In such case, this insurance shall be primary and non-contributory with any other insurance issued to the additional insured.

C. In accordance with the terms and conditions of the policy and as more fully explained in the policy, as soon as practicable, each additional insured must give us prompt notice of any "occurrence" or "wrongful act" which may result in a claim, forward all legal papers to us, cooperate in the defense of any actions, and otherwise comply with all of the policy's terms and conditions. Failure to comply with this provision may, at our option, result in the claim or "suit" being denied.

All other terms and conditions of the policy remain the same.

Authorized Representative

CHECK LIST FOR CONTRACT BOOKLETS

PLEASE NOTE: THE ATTACHED INSURANCE CERTIFICATE 1304A IS THE ONLY CERTIFICATE THE CITY OF LIVONIA WILL ACCEPT.

1. **Certificate of Insurance Form 1304A must include**:
   - Evidence of contractor's public liability and property damage insurance.
   - Evidence of contractor's motor vehicle insurance.
   - Evidence of worker's compensation insurance.
   - Evidence of owner's/contractor's protective insurance.

   In addition we will need the following:
   - Endorsement guaranteeing the City of Livonia 30 days notice in the event the policy is cancelled. *See attached sample.*
   - Form CG 20 10 04 13 naming City of Livonia as additional insured. *See attached sample.*

2. Performance Bond – In favor of the City of Livonia in an amount at least equal to 100% of the contract price from an "A" rating or better company.

3. Maintenance and Guaranty Bond – In an amount at least equal to 100% of the contract price. The guaranty shall cover all work performed and materials furnished under this contract for a period of one (1) year subsequent to the date of the final estimate.

4. Labor and Materials Bond – In an amount at least equal to 100% of the contract price.

All bonds must be signed by a representative of your company.

City of Livonia
1304A (03/15)

PROOF OF INSURANCE FOR CITY OF LIVONIA PROJECTS

Clear Form

Information required by the Federal specifications for Highway construction andlor Act 327, P.A. of 1945 to verify insurance.

The subscribing insurance company certifies that insurance of the types and for limits of liability covering the work under contract with the City of Livonia has been obtained by the contractor named below.

Such insurance, here certified, is written in accordance with the company's regular policies and endorsements subject to the company's applicable manuals of rules and rates, except (1) the insurance shall not be subject to the usual "x" - explosion, "c" - collapse or "u" - underground property damage exclusions.

NAME OF INSURED			
Per Mar Security and Research Corp			
ADDRESS: 1910 Kimberly Rd.	CITY: Davenport	STATE: IA	ZIP CODE: 52807
TELEPHONE NO.	FAX NO.		

TYPE OF INSURANCE	POLICY NUMBER & NAME OF INSURANCE COMPANY (If more than one)	POLICY DATES (MM/DD/YY) EFFECTIVE	EXPIRATION	LIMITS: Each Occurrence: $1,000,000 Aggregate: $2,000,000 BODILY INJURY AND PROPERTY DAMAGE LIABILITY	
☐ General Liability	029316098	3/1/25	3/1/26	General Aggregate	$ 5,000,000
☒ Commercial General Liability				Prods. comp/ops Aggregate	$ 3,000,000
☐ Claims Made ☒ Occurrence				Personal & Advertising Inj.	$ 1,000,000
☐ $_____ P.D. Deductible				Each Occurrence	$ 1,000,000
☐ XCU Exclusion				Fire Damage (any one fine)	$ 300,000
☐ Contractual Exclusion				Medical Exp. (any one person)	$ 50,000
AUTOMOTIVE LIABILITY	TC2JCAP9P53157A	3/1/25	3/1/26	Combined Single Limit (Minimum $2,000,000.00)	$ 1,000,000
☒ Any Auto					
☐ All Owned Autos				Bodily Injury (per person) (Minimum $500,000.00)	$
☐ Scheduled Autos					
☒ Hired Autos				Bodily Injury (per accident) (Minimum $1,000,000.00)	$
☒ Non-Owned Autos					
☐ Garage Liability				Property Damage (Minimum $1,000,000.00)	$
☒ Umbrella	140000970	3/1/25	3/1/26	Each Occurrence	$ 5,000,000
				Aggregate	$ 5,000,000
☐ Excess Liability Other Than Umbrella				Each Occurrence	$
				Aggregate	$
WORKERS COMPENSATION AND EMPLOYERS LIABILITY	UB1T6000412551K	3/1/25	3/1/26	**STATUTORY**	
				$ 1,000,000	(Each Accident)
				$ 1,000,000	(Disease - Policy LImit)
				$ 1,000,000	(Disease - Each Emply.)
☐ Owners Contractors Protective					

NAME OF AGENCY	NAME OF INSURANCE COMPANY (If only one for all policies)		
M3 Insurance			
ADDRESS: 828 John Nolen Dr.	CITY: Madison	STATE: WI	ZIP CODE: 53713
TELEPHONE NO.: 608-288-2882	FAX NO.		
AUTHORIZED REPRESENTATIVE SIGNATURE (Required): Elizabeth Freye			DATE: 11/20/25

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADVANCE NOTICE OF CANCELLATION, NONRENEWAL OR COVERAGE REDUCTION OR RESTRICTION PROVIDED BY US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Person(s) or Organization(s)	Address
CITY OF LIVONIA	33000 CIVIC CENTER DR. LIVONIA, MI 48154

Number of Days Notice 30

If this policy is cancelled (other than nonpayment of premium) or nonrenewed or if the coverage provided by this policy is reduced or restricted (except for any reduction in the Limits of Insurance due to claims payments), we will provide written notice to the person(s) or organization(s) listed in the Schedule.

We will provide this notice by mail 30 days in advance of any policy cancellation, nonrenewal or coverage reduction or restriction or as indicated in the Number of Days Notice in the Schedule.

All terms and conditions of this policy apply unless modified by this endorsement.

INS-5

Includes copyrighted material of Insurance Services Office, Inc., with its permission.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

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C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

© Insurance Services Office, Inc., 2012

25. CONTRACTOR'S AND SUBCONTRACTOR'S INSURANCE

The Contractor shall not commence work under this Contract until he has obtained the insurance required under this paragraph, nor shall the Contractor permit any Subcontractor to commence work on his Subcontract until he has obtained the insurance herein required.

a. **Workmen's Compensation Insurance.** The Contractor shall procure and maintain during the life of this Contract, Workmen's Compensation Insurance for all of his employees who engage in the work to be performed; and, in case any such work is sublet, the Contractor shall require the Subcontractor to provide similar insurance for all of the latter's employees who engage in the work.

b. **Contractor's Public Liability and Property Damage Insurance.** The Contractor shall procure and maintain during the life of this Contract, Contractor's Public Liability and Property Damage Insurance in the amount of not less than $1,000.000.00 for injuries, including accidental death, to each person; and, subject to the same limit for each person, in the amount of not less than $1,000,000.00 on account of each accident; and, in an amount not less than $1,000,000.00, each accident, for damage to property.

c. **Owner's and Contractor's Protective Public Liability and Property Damage Insurance.** The Contractor shall procure and maintain during the life of this Contract, Owner's and Contractor's Protective Public Liability and Property Damage Insurance, in the name of the City, in an amount not less than $1,000,000.00 for injuries, including accidental death, to each person; and, subject to the same limit for each person, in an amount not less than $1,000,000.00 on account of each accident; and in an amount not less than $1,000,000.00, each accident, for damage to property. Such insurance shall include motor vehicle exposure and specific coverage by endorsement, which shall be described in the following manner:

   "It is hereby understood and agreed that such insurance as is afforded shall include specific coverage for the so-called Explosion, Collapse and Underground Hazards, which covers damage to property arising directly or indirectly from explosion, damage or structural injury to buildings or adjacent structures arising from operations under this Contract, including excavation or tunneling and damage sustained by wires, conduits, mains, sewers, and the like, occasioned by the Contractor's sub-surface operations."

d. **Subcontractor's Public Liability and Property Damage Insurance.** The Contractor shall require each of his Subcontractors to procure and maintain during the life of their subcontract, Subcontractor's Public Liability and Property Damage Insurance in an amount not less than $1,000,000.00 for injuries, including accidental death, to each person; and, subject to the same limit for each person, in an amount not less than $1,000,000.00 on account of each accident; and in an amount not less than $1,000,000.00, each accident, for damage to property.

The Contractor shall require each of his Subcontractors to procure and maintain during the life of their subcontract, Owner's and Contractor's Protective Public Liability and Property Damage Insurance in an amount not less than $1,000,000.00 for injuries, including accidental death, to each person; and, subject to the same limit for each person, in an amount not less than $1,000,000.00 on account of each accident; and in an amount not less than $1,000,000.00, each accident, for damage to property.

e. <u>Contractor's Motor Vehicle Bodily Injury and Property Damage Insurance.</u>

(1) The Contractor shall procure and maintain during the life of this Contract, Motor Vehicle Bodily Injury Insurance (Comprehensive Form) in an amount not less than $1,000,000.00 for injuries, including accidental death, to each person; and, subject to the same limit for each person, in an amount not less than $1,000,000.00 on account of each accident; and in an amount not less than $1,000,000.00, each accident for damage to property.

(2) The Contractor shall procure and maintain during the life of this Contract, Hired and Non-Ownership Motor Vehicle Bodily Injury and Property Damage Insurance in an amount not less than $1,000,000.00 for injuries, including accidental death, to each person; and, subject to the same limit for each person, in an amount not less than $1,000,000.00 for each accident; and in an amount not less than $1,000,000.00, each accident, for damage to property.

26. PROOF OF INSURANCE

The Contractor shall provide the City, at the time this Contract is returned by him for execution, the certificates and policy listed below. A guarantee that thirty (30) days notice will be given to the City prior to cancellation of, or change in, any insurance coverage shall be endorsed on each certificate and policy:

1. Four (4) copies of Certificate of Coverage of Contractor's Workmen's Compensation Insurance.

2. Four (4) copies of Certificate of Coverage of Contractor's Public Liability and Property Damage Insurance.

3. Four (4) copies of Certificate of Coverage of Contractor's Motor Vehicle Bodily Injury and Property Damage Insurance covering owned, hired, and non-owned vehicles.

4. Four (4) copies of Owner's and Contractor's Protective Public Liability and Property Damage Insurance Policy.

27. PERFORMANCE BOND

The Contractor, within 15 days from the date of acceptance of his proposal, shall execute in favor of the City a Surety Bond Form in an amount at least equal to 100% of the contract price, as security for the faithful performance of this Contract.

28. LABOR AND MATERIALS BOND

The Contractor, within 15 days from the date of acceptance of his proposal, shall execute in favor of the City a Surety Bond Form in an amount at least equal to 100% of the contract price, as security for the payment of all persons performing labor and furnishing materials in connection with this Contract.

29. MAINTENANCE AND GUARANTEE BOND

The Contractor, as a condition precedent to final payment, shall execute in favor of the City a Maintenance and Guarantee Bond Form in an amount at least equal to 100% of the contract price. The guarantee shall cover all work performed and materials furnished under this Contract for a period of one (1) year subsequent to the date of the final estimate.

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we _____

_____as Principal and

_____

as Surety or Sureties, are held and firmly bound unto the CITY OF LIVONIA, Wayne County, Michigan, in the sum of _____

_____Dollars ($_____), for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns.

THE CONDITION of the foregoing obligation is such that, whereas the said _____

_____

did on the_____day of_____, 20_____, by articles of that date, enter into a Contract with the said CITY OF LIVONIA for the construction of_____

_____

NOW THEREFORE, if the said_____

shall well and faithfully do and perform all things agreed to be done and performed by said Contract, according to the terms thereof, then this obligation shall be void, but otherwise, it shall remain in full force and effect.

PROVIDED, that any alterations which may be made in the terms of the Contract or in the work to be done under it, or the granting by the said CITY OF LIVONIA of any extension of time for the performance of the Contract or any other forbearance on either the part of said CITY OF LIVONIA or the Principal, to the other, shall not in any way release the Principal and Surety or Sureties, or either, or any of them, their heirs, executors, administrators, successors, or assigns, from their liability hereunder, notice to the Surety or Sureties of any such alteration, extension of forbearance being hereby waived.

WITNESS, our hands and seals, this_____day of _____, 20_____

Signed, sealed and delivered in the _____

Presence of: By_____

_____ Type text here

_____ By_____

MAINTENANCE AND GUARANTEE BOND

KNOW ALL MEN BY THESE PRESENTS, that we _____

_____as Principal and

_____

as Surety or Sureties, are held and firmly bound unto the CITY OF LIVONIA, Wayne County, Michigan, in the sum of _____

_____Dollars ($_____), for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns.

THE CONDITION of the foregoing obligation is such that, whereas the Principal did on the _____day of _____, 20____, by articles of that date, enter into a Contract with the said CITY OF LIVONIA for the construction of _____

_____

and , as a condition precedent to receiving final payment on said Contract, to execute the Bond herein described.

NOW THEREFORE, the Principal guarantees that for a period of one (1) year from the date of the final estimate he will, without cost to the City, keep in good order and repair any defect in the work done under said Contract by his employees, agents, subcontractors, or material suppliers, that may develop during said time due to improper materials, defective equipment, workmanship or arrangements, and that he will likewise restore to good condition any work disturbed while correcting such defects, excepting only such part or parts of said work which may have been disturbed without his consent or approval after acceptance thereof by the CITY; and that whenever directed to do so by the CITY, through written notice served personally or by mail upon the Principal at _____

_____

or upon the Surety or Sureties at _____

_____,

he will proceed at once to make the repairs specified, and in case of failure to do so, within one (1) week from the date of service of said notice or such additional time as may be fixed therein, the CITY shall have the right to purchase such materials and employ such labor and equipment

MAINTENANCE AND GUARANTEE BOND

as may be necessary; to undertake, do and make such repairs, and to be reimbursed by the Principal, Surety or Sureties for the full expense thereof. If it is necessary to make any repair or set a barricade at once to protect life and property, the CITY may take such action immediately, without notice to the Principal, Surety or Sureties. The CITY shall not be obliged to obtain the lowest bids for doing the work, or any part thereof, but the sums actually therefore shall be reimbursed by either the Principal, Surety or Sureties. In this connection, the judgment of the CITY shall be final and conclusive. If the Principal, for a period of one (1) year from the date of the final estimate, shall keep the work done under the aforesaid Contract in good order and repair, excepting only such part or parts of said work which may have been disturbed without his consent or approval after acceptance there by the CITY, and shall, whenever given notice as herein provided, immediately proceed to make specified repairs, or, in default thereof, shall reimburse the CITY for expenses incurred in making such repairs, and shall fully indemnify, defend and save the CITY harmless from all suits and actions for damages of every name and description brought or claimed against it, for or on account of any injury or damage to person or property received or sustained by any party or parties, by or from any of the acts or omissions or through the negligence of the Principal's employees, agents, subcontractors or material suppliers in the performance of the work required by said Contract, and from any and all claims arising under the Workman's Compensation Act of the State of Michigan, as amended, then the above obligation shall be void, otherwise to remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by their respective authorized officers this_____day of_____, A.D. 20____.

Signed, Sealed and Delivered in the Presence of:

_____ _____

_____ _____

_____ _____

_____ _____

LABOR AND MATERIALS BOND

KNOW ALL MEN BY THESE PRESENTS, that we _____

_____as Principal and

_____

as Surety or Sureties, are held and firmly bound unto the CITY OF LIVONIA, Wayne County, Michigan, in the sum of _____

_____Dollars ($_____), for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns.

THE CONDITION of the foregoing obligation is such that, whereas the said _____

_____

did on the_____day of_____, 20_____, by articles of that date, enter into a Contract with the said CITY OF LIVONIA for the construction of_____

_____

and the payment for all labor and materials used therein.

NOW THEREFORE, if the said_____

shall pay for all labor and materials used in the fulfillment of said Contract, and shall pay for subcontractors doing work thereon, and shall indemnify and save harmless the said CITY OF LIVONIA from and against all damages by reason of liens for labor or materials furnished thereof, then this obligation shall be void, but otherwise it shall remain in full force and effect.

PROVIDED, that any alterations which may be made in the terms of the Contract or in the work to be done under it, or the granting by the said CITY OF LIVONIA of any extension of time for the performance of the Contract or any other forbearance on either the part of said CITY OF LIVONIA or the Principal, to the other, shall not in any way release the Principal and Surety or Sureties, or either, or any of them, their heirs, executors, administrators, successors, or assigns, from their liability hereunder, notice to the Surety or Sureties of any such alteration, extension of forbearance being hereby waived.

WITNESS, our hands and seals, this_____day of_____, 20_____

Signed, sealed and delivered in the _____

Presence of: By_____

_____ _____

_____ By_____

CONTRACT'S DECLARATION

I herby declare that I have not, during the period_____to _____, A.D. 20_. Performed any work, furnished any material, sustained any loss, damage or delay for any reason, including soil conditions encountered or created, or otherwise done anything for which I shall ask, demand sue for, or claim compensation from the City Of Livonia, the Owner, or its agents, in addition to the regular items set forth in the contract numbered_____, and dated_____AD 20_____for _____

_____

_____

_____executed between myself and the City Of Livonia, and in the Change Orders for work issued by the City of Livonia in writing as provided thereunder, except as I hereby make claim for additional compensation and/or extension of time, as set forth on the itemized statement attached hereto.

There is/is not (circle one) an itemized statement attached.

The Contractor further certifies that all his indebtedness for labor and materials incorporated in the work covered by this estimate has been full paid and/or satisfactory arrangements with materials suppliers have been made.

_____
Contractor

By:_____

Title_____

Date:_____

CD

CONTRACTOR'S AFFIDAVIT

STATE OF MICHIGAN)
ss
COUNTY OF_____)

The undersigned Contractor, _____ hereby represents that on_____he (it) was awarded a Contract by the City of Livonia, Wayne County, Michigan, to _____ _____in accordance with the terms and conditions of Contract No._____, and the undersigned further represents that the subject work has now been accomplished and the said Contract has now been completed.

The undersigned hereby warrants and certifies that all of his (its) indebtedness arising by reason of the said Contract has been fully paid or satisfactorily secured; and that all claims from subcontractors and others for labor and material used in accomplishing the said project, as well as all other claims arising from the performance of the said Contract, have been fully paid or satisfactorily settled. The undersigned further agrees that, if any such claim should hereafter arise, he (it) shall assume responsibility from the same immediately upon request to do so by the said City of Livonia.

The undersigned, for a valuable consideration, the receipt of which is hereby acknowledged, does waive, release and relinquish any and all claims or right of lien which he (it) now has or may hereafter acquire upon the subject premises for labor and material used in accomplishing said project owned by the said City of Livonia.

This affidavit is freely and voluntarily given with full knowledge of the facts, on this _____day of_____, 19_____.

_____
(Contractor)

By_____

Title _____

Subscribed and sworn to before me
on this_____day of_____, 19 _____

_____
Notary Public County, Michigan

My Commission Expires: _____

CA

A Commitment to Quality:

Midwest Alarm Services is committed to providing comprehensive fire and access control solutions. We understand the critical importance of safety and security in your industry. Each team member was selected for their experience in handling similar accounts and projects, consistently delivering results that exceed customer expectations. Together, we are fully committed to providing you with the highest standards of service, responsiveness, and craftsmanship.

Doug Richards - President
Midwest Alarm Services

Christa Poss - VP Sales & Marketing
Midwest Alarm Services

Joel Stolley – Director of Operations
Midwest Alarm Services

Adam Bayne – Director of Sales
Midwest Alarm Services

Shawn Dreffs- Operations Manager
Midwest Alarm Services

Nicole Hickman – Design Manager
Midwest Alarm System

Tony Fisher – System Sales Executive
Midwest Alarm Services

Will Kennedy - Project Manager
Midwest Alarm Services

Torrell Williams –Account Executive
Midwest Alarm Services

January 16, 2025

To:

Whom it may concern,

As an introduction, my name is Jason Vigil, and I am the Director of Asset Management and Maintenance for Capri Communities. We currently own and manage over 45 luxury senior living communities across the State of Wisconsin.

I am writing today to wholeheartedly recommend Midwest Alarm Services as a trusted and reliable fire alarm repair, monitoring and replacement company. The demand for timely repairs and replacements are crucial for our properties operations to run unhindered. Our complex portfolio has been under the care and maintenance of Rachel Tourdot and her team for all low voltage and repair needs when they arise. Her technicians and staff knowledge in the fire alarm industry is unmatched.

From accurate documentation and recordkeeping to superb and reliable customer service, a repair is completed with 100% satisfactory. Many times, we have had individual issues with our property's low voltage or devices, Rachel and her team have saved the day, (and weekend), to ensure that our properties are repaired and working as good as new.

The demand for Quarterly and Yearly inspections is another quality that Midwest Alarm is proficient at. From scheduling an inspection, to prompt and reliable technicians', the inspection itself and the documentation of the inspection is a characteristic that makes our job easy when Midwest is involved. Their easy portal lets us retrieve information concerning the inspection and they follow-up when repairs are needed after the inspection.

In closing, Midwest alarm is a trusted and a very reliable vendor of ours that we'll continue to partner within the years to come to handle our fire alarm and inspection needs.

For individual examples or case reference, I'd be honored to speak with you.

Thank you,

Jason Vigil

jvigil@capricommunities.com

MIDWEST ALARM SERVICES

Tech connected. Lives protected.

Inspection Report

Presented To

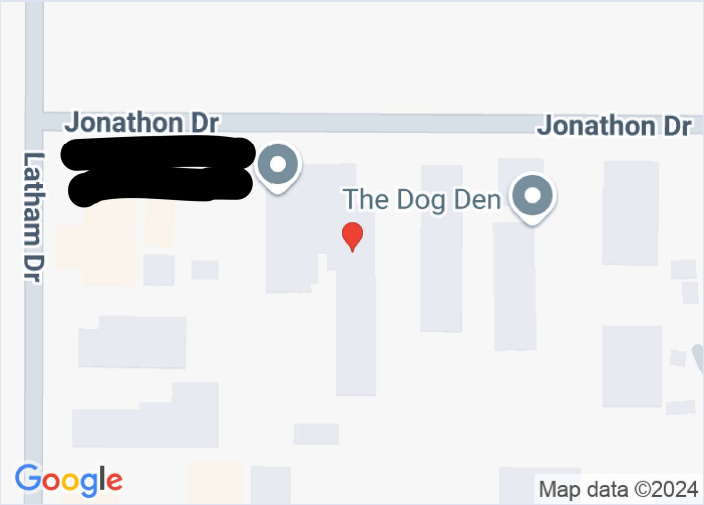
[redacted]

For

[redacted] - Processing Center - FA

[redacted]

Madison, WI 53713



This site has been inspected and tested in compliance with applicable standards.

Completed:
Wednesday, December 04, 2024

Tested By:

Matt Jung
Midwest Alarm Services
4009 Felland Rd suite 101
Madison, WI 53718

Scan Code to Access
Nspec Cloud Portal

[redacted]

Inspection Information

CUSTOMER INFORMATION

Name:	[redacted]	Address:	[redacted]
City:	Madison	State:	WI
ZIP:	53713		

BUILDING INFORMATION

Name:	[redacted] - Processing Center - FA	Occupancy Type:	Business (Group B)
Address:	[redacted]	City:	Madison
State:	WI	ZIP:	53713
Monitoring Company Account Number:	MW[redacted]263	Retransmission Entity:	PERMAR
Retransmission Entity Phone:	(800) 227-9805	Inspection Description:	Inspection Fire
Nspec Cloud Portal:	Click to Open		

COMPANY INFORMATION

Name:	Midwest Alarm Services	Address:	4009 Felland Rd suite 101
City:	Madison	State:	WI
Zip:	53718	License:	-
Email:	-	Phone:	(608) 441-5476

AUTHORITY HAVING JURISDICTION

Name:	Madison Fire Department	Address:	314 W Dayton St
City:	Madison	State:	WI
Zip:	53703	Email:	fire@cityofmadison.com
Phone:	(608) 266-4420		

MONITORING COMPANY

Name:	PER-MAR	Address:	1910 E Kimberly Rd
City:	Davenport	State:	IA
Zip:	52807	Email:	dataentrynewjobs@permarsecurity.com
phone:	(800) 227-9805		

TESTING SUMMARY

EQUIPMENT TYPE	TOTAL	TESTED	PASSED	FAILED
Control Unit	1	1 (100%)	1 (100%)	0 (0%)
Communicator/ Supervising Station Monitoring	1	1 (100%)	1 (100%)	0 (0%)
Annunciator	1	1 (100%)	1 (100%)	0 (0%)
Auxiliary Power Supply	0	0 (0%)	0 (0%)	0 (0%)
Alarm Initiated Device	13	13 (100%)	13 (100%)	0 (0%)
Supervisory Signal Device	0	0 (0%)	0 (0%)	0 (0%)
Auxiliary Device	0	0 (0%)	0 (0%)	0 (0%)
Battery	3	3 (100%)	0 (0%)	3 (100%)
Alarm Notification Appliance	7	7 (100%)	7 (100%)	0 (0%)

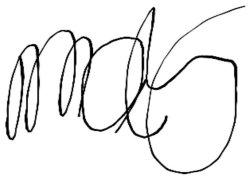
Fire Alarm System - NFPA 72 (2013) (WI)

This inspection was conducted in accordance with NFPA 72 Standards and the codes established by the local Authorities Having Jurisdiction for the site inspected. NFPA 72 provides established guidelines for the testing of fire alarm systems, including fire detection, emergency communication and signaling. If your city has mandated it, we will upload your inspection report to the local compliance engine. If you have any questions regarding this report or require additional services, please contact our Inspection Team at 608-441-5476 or MWWIInspections@mw-as.com.

Rachel Tourdot
Operations Manager
608-237-9677
Rachel.Tourdot@mw-as.com

Please see the end of the report for possible deficiencies.

Tested By:



Matt Jung
Midwest Alarm Services
4009 Felland Rd suite 101
Madison, WI 53718

Control Unit

Location

Location			
Upstairs by North Stairs			

Specification

Type/Make/Model			
Mircom / Ex-2000			

Sofware Firmware

Revision Number	Onsite Location Of Documentation		
-	-		

Primary Power

Nominal Voltage	Amps		
120	20		

Overcurrent Protection

Type	Amps	Breaker Location	Breaker Number
-	-	by facp	3

Result

● Passed			

Communicator/ Supervising Station Monitoring

Location

Location			
-			

Specification

Type/Make/Model			
-			

Supervising Station Monitoring

Alarm Signal	Alarm Restoration	Trouble Signal	Trouble Restoration
Tested functionally	Tested functionally	Tested functionally	Tested functionally
Supervisory Signal			
Tested functionally			

Result

● Passed			

Annunciator 1

Location

Location	Front Entrance

Specification

Type/Make/Model	-

Result

	● Passed

Notes

Number	-

Alarm Initiated Device

Location	Specification	Sensitivity	Visual/Functional Test	Result	Notes
Location by FACP / Zone 6	Type/Make/Model Manual Pull Station	Sensitivity Range - Sensitivity Result -	Visual/Functional Test	Result ● Passed	Number -
Location Above FACP / Zone 6	Type/Make/Model Photo Smoke Detector	Sensitivity Range - Sensitivity Result -	Visual/Functional Test	Result ● Passed	Number -
Location Main Entrance Hall / Zone 6	Type/Make/Model Photo Smoke Detector	Sensitivity Range - Sensitivity Result -	Visual/Functional Test	Result ● Passed	Number -
Location Hall by Offices / Zone 6	Type/Make/Model Photo Smoke Detector	Sensitivity Range - Sensitivity Result -	Visual/Functional Test	Result ● Passed	Number -
Location PC Storage Area East / Zone 6	Type/Make/Model Photo Smoke Detector	Sensitivity Range - Sensitivity Result -	Visual/Functional Test	Result ● Passed	Number -
Location PC Storage Area West / Zone 6	Type/Make/Model Photo Smoke Detector	Sensitivity Range - Sensitivity Result -	Visual/Functional Test	Result ● Passed	Number -
Location PC Storage Area East	Type/Make/Model Fixed Temp Heat Detector	Sensitivity Range - Sensitivity Result -	Visual/Functional Test	Result ● Passed	Number -
Location PC Storage Area West	Type/Make/Model Fixed Temp Heat Detector	Sensitivity Range - Sensitivity Result -	Visual/Functional Test	Result ● Passed	Number -
Location Miscellaneous Room North	Type/Make/Model Fixed Temp Heat Detector	Sensitivity Range - Sensitivity Result -	Visual/Functional Test	Result ● Passed	Number -
Location Miscellaneous Room East	Type/Make/Model Fixed Temp Heat Detector	Sensitivity Range - Sensitivity Result -	Visual/Functional Test	Result ● Passed	Number -
Location Miscellaneous Room South	Type/Make/Model Fixed Temp Heat Detector	Sensitivity Range - Sensitivity Result -	Visual/Functional Test	Result ● Passed	Number -
Location Miscellaneous Room West	Type/Make/Model Fixed Temp Heat Detector	Sensitivity Range - Sensitivity Result -	Visual/Functional Test	Result ● Passed	Number -

Location	Specification	Sensitivity	Visual/Functional Test	Result	Notes
Location Back Warehouse	Type/Make/Model Fixed Temp Heat Detector	Sensitivity Range - Sensitivity Result -	Visual/Functional Test	Result ● Passed	Number -

Battery

Location	Batteries	VISUAL/FUNCTIONAL	Result	Notes
Location FACP / 12V7AH (FAS1075)	Battery Date 09/19/2018 Battery Type Sealed Lead Acid Standby Mode (hrs) - Alarm Mode (mins) -	Load Voltage Tested functionally Charge Test Tested functionally Discharge Test Tested functionally Battery Condition Tested functionally	Result X Failed	Number -
Location FACP / 12V7AH (FAS1075)	Battery Date 09/19/2018 Battery Type Sealed Lead Acid Standby Mode (hrs) - Alarm Mode (mins) -	Load Voltage Tested functionally Charge Test Tested functionally Discharge Test Tested functionally Battery Condition Tested functionally	Result X Failed	Number -
Location Dialer / 12V7AH (FAS1075)	Battery Date 09/19/2018 Battery Type Sealed Lead Acid Standby Mode (hrs) - Alarm Mode (mins) -	Load Voltage Tested functionally Charge Test Tested functionally Discharge Test Tested functionally Battery Condition Tested functionally	Result X Failed	Number -

Alarm Notification Appliance

Location	Specification	Result	Notes
Location Upstairs	Type/Make/Model Horn/Strobe	Result ● Passed	Number -
Location Breakroom	Type/Make/Model Horn/Strobe	Result ● Passed	Number -
Location PC Storage Area	Type/Make/Model Horn/Strobe	Result ● Passed	Number -
Location Dock Area	Type/Make/Model Horn/Strobe	Result ● Passed	Number -
Location Back Warehouse	Type/Make/Model Horn/Strobe	Result ● Passed	Number -
Location Middle Processing Area	Type/Make/Model Horn/Strobe	Result ● Passed	Number -
Location Clothing Room	Type/Make/Model Horn/Strobe	Result ● Passed	Number -

Deficiencies

Location	Battery Date	Load Voltage	Result	Number
FACP / 12V7AH (FAS1075)	09/19/2018 Battery Type Sealed Lead Acid Standby Mode (hrs) - Alarm Mode (mins) -	Tested functionally Charge Test Tested functionally Discharge Test Tested functionally Battery Condition Tested functionally	Failed	-
FACP / 12V7AH (FAS1075)	09/19/2018 Battery Type Sealed Lead Acid Standby Mode (hrs) - Alarm Mode (mins) -	Tested functionally Charge Test Tested functionally Discharge Test Tested functionally Battery Condition Tested functionally	Failed	-
Dialer / 12V7AH (FAS1075)	09/19/2018 Battery Type Sealed Lead Acid Standby Mode (hrs) - Alarm Mode (mins) -	Tested functionally Charge Test Tested functionally Discharge Test Tested functionally Battery Condition Tested functionally	Failed	-

Tech connected. Lives protected.

Conclusion

We appreciate the opportunity to provide this inspection report. We are confident in the accuracy of the contents of this report. Should you require any additional services, or have questions regarding the contents of this report, please do not hesitate to contact your Midwest Alarm Services representative at 608-441-5476.

Tested By:
Matt Jung
Midwest Alarm Services
4009 Felland Rd suite 101
Madison, WI 53718

LETTER TO THE LIVONIA CITY COUNCIL

16.

DPW
December 17, 2025

MEETING DATE	PRESENTED BY
S010526/R011426	Douglas L. Moore, MSA, Assistant Director of Public Works

AGENDA ITEM

REQUEST TO APPROVE SOFTWARE LICENSING AND MAINTENANCE AGREEMENT WITH SOLE SOURCE PROVIDER: Public Works Division, re: with Azteca Systems, LLC, including Cityworks Online, for the DPW work management system, for the period of March 1, 2026, through February 28, 2027, from budgeted funds.

BACKGROUND DETAILS

Council Resolution #196-17, adopted on June 5, 2017, authorized Azteca Systems (Cityworks) to provide services including licensing and software maintenance for Cityworks Online, which provides for the Department of Public Works work management/cost accounting activities.

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

The Department of Public Works requests that Council approve the expenditure for the annual renewal of this software maintenance and support in the amount of $105,925.20 to Azteca Systems LLC, 11075 S. State Street, Suite 24, Sandy, UT 84070. No additional appropriation is necessary as this expenditure is budgeted for in the following accounts:
226-528-851-020 $52,962.60 Refuse Fund
592-559-851-020 $52,962.60 Water Fund
Further, that Council hereby authorizes the action herein without competitive bidding in accordance with the provisions set forth in Section 3.04.140. E.3 in the Livonia Code of Ordinances, as amended, for the reason that Azteca Systems LLC is the sole source supplier and no advantage would result from requiring competitive bidding.

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

Budgeted funds are available in the Water Fund, Account 592-559-851-020 ($52,962.60) and in the Refuse Fund, Account 226-528-851-020 ($52,962.60) for a total expense of $105,925.20

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

Annual contract: $105,925.20 March 1, 2026, through February 28, 2027.

DETAILED WORK BEING PERFORMED

Software License

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

226-528-851-020 $52,962.60 Refuse Fund
592-559-851-020 $52,962.60 Water Fund
TOTAL: $105,925.20

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

N/A

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Waive the formal bidding process in accordance with Section 3.04.140.E.3 of the Livonia Code of Ordinances, as amended since no advantage to the City would result from competitive bidding.

ATTACHMENTS

1. CityWorks Invoice 2026

APPROVED BY

Date: December 18, 2025

Don Rohraff, Director of Public Works

Date: December 19, 2025

Benjamin N. Grier, JD, CPA, Finance Director

Date: December 19, 2025

Maureen Miller Brosnan, Mayor

Azteca Systems, LLC - Cityworks
5475 Kellenburger Road
Dayton, OH 45424

Quote Number	Q-42601-1
Created Date	12/16/2025

Contact Information

Contact Name:	Don Rohraff	Prepared By Name:	Kristi Ross
Customer:	Livonia (MI), City of	Prepared By Phone:	(916) 294-2234
Contact Address:	12973 Farmington Road Livonia, MI 48150	Prepared By Email:	kristi_ross@trimble.com

Quote Lines

Product Name	Quantity	Net Unit Price
AMS ELA Cityworks Online Standard	1.00	USD 94,904.07
Authorized Users	150.00	USD 0.00
Respond - AMS	1.00	USD 0.00
Mobile Native Apps (iOS/Android) - AMS	1.00	USD 0.00
Storeroom	1.00	USD 0.00
Equipment Checkout	1.00	USD 0.00
Contracts	1.00	USD 0.00
Cityworks for Excel	1.00	USD 0.00
eURL - AMS	1.00	USD 0.00
Workload - AMS	1.00	USD 0.00
Web Hooks - AMS	1.00	USD 0.00
OpX Projects	1.00	USD 0.00
OpX Contracts	1.00	USD 0.00
CCTV Interface for PACP	1.00	USD 0.00
Citizen Engagement API	1.00	USD 3,673.71
Work Order API - Basic	1.00	USD 3,673.71
Inspection API	1.00	USD 3,673.71
	TOTAL:	USD 105,925.20

Notes

Year 1 Dollar Value	USD 105,925.20	Year 1 Date Range	3/1/2026 - 2/28/2027

Maintenance Start Date: 3/1/2026 **Maintenance End Date:** 2/28/2027

Quote Notes:

Price has increased to reflect adjustment from the previous year. This change will take effect on your next annual renewal.

DISCLAIMER. PLEASE BE ADVISED THAT THE PRODUCTS ASSOCIATED WITH THIS QUOTE MAY NO LONGER BE SUBJECT TO ENHANCEMENTS OR MAINTENANCE. WE URGE YOU TO CONSULT THE COMMUNICATION SENT OUT CONCERNING UPDATES TO CITYWORKS SOFTWARE SUPPORT & YOUR PATH FORWARD AND SUNSETTING. THE PRICE INDICATED HEREIN SHALL CONSTITUTE THE RENEWAL RATE OFFERED UNDER YOUR CURRENT AGREEMENT AS AMENDED BY THIS COMMUNICATION. A COPY OF THE COMMUNICATION CAN BE PROVIDED TO YOU UPON REQUEST. YOU ARE URGED TO REVIEW THIS QUOTE THOROUGHLY AND ASSESS ANY NECESSARY ADJUSTMENTS TO YOUR SUBSCRIPTION. SHOULD THERE BE ANY INQUIRIES OR A NEED FOR FURTHER ASSISTANCE, PLEASE CONTACT US PROMPTLY. WE APPRECIATE YOUR UNDERSTANDING AND CONTINUED PARTNERSHIP.

Terms and Conditions

Payment Terms
Payment due within 30 days

IF YOUR ORGANIZATION REQUIRES A PURCHASE ORDER, PLEASE CONTACT YOUR FINANCE DEPARTMENT TO BEGIN THE APPROVAL PROCESS TO AVOID PAYMENT DELAYS.

All quotations are valid for ninety-days (90) from the date above, unless otherwise stated in this quotation form. All prices quoted are in USD, unless specifically provided otherwise, above. These prices and terms are valid only for items purchased for use and delivery for the Customers listed above.

Unless otherwise referenced, this quotation is for the Cityworks software products referenced above only. Pricing for implementation services (installation, configuration, training, etc.), or other software applications is provided separately and upon request.

The procurement, installation and administration of the Esri software or any other third-party software utilized in conjunction with Cityworks will be the responsibility of the Customer.

For “on-prem” installations, the procurement, installation and administration of the RDBMS utilized in conjunction with Cityworks will be the responsibility of the Customer. Currently, Cityworks supports Oracle and SQL Server. The procurement, installation and administration of the infrastructure
(hardware and networking) utilized in conjunction with Cityworks will be the responsibility of the Customer.

This quotation and the pricing information herein is confidential and proprietary and may not be copied or released other than for the express purpose of the current system Software and Product selection and purchase. This information may not be given to outside parties or used for any other purpose without written consent from Azteca Systems, LLC or unless otherwise specifically permitted by law. If a “public access” or similar request is made, Customer, shall notify Azteca Systems, prior to any disclosure.

Software Licensing
All Azteca Systems software offered in this quotation are commercial off-the-shelf (COTS) software developed at private expense, and is subject to the terms and conditions of the signed “Cityworks Software License and Maintenance Agreement” ("Agreement") and any and all addendums or amendments thereto. A fully executed copy of the Agreement and any addendum(s) is required before delivery and installation and usage of the software is subject to the terms of the current license agreement.

The terms and conditions of the executed Cityworks Software License Agreement apply to this Quote unless otherwise specifically stated herein. Any additional or conflicting terms set forth in any purchase orders, invoices, or other standard form documents exchanged during the ordering process, other than product descriptions, quantities, pricing, and dates are void and of no effect.

Delivery method is by way of download through Azteca Systems, LLC. customer support web portal.

Taxes

Prices quoted do not include any applicable state, sales, local, or use taxes unless so stated. In preparing your budget and/or Purchase Order, please allow for any applicable taxes, including, sales, state, local or use taxes as necessary. Azteca Systems reserves the right to collect any applicable sales, use or other taxes tax assessed by or as required by law. Azteca Systems reserves the right to add any applicable tax to the invoice, unless proof with the order is shown that your organization or entity is tax exempt or if it pays any applicable tax directly.

International Customers
These items are controlled by the U.S. government and authorized for export only to the country of ultimate destination for use by the ultimate consignee or end-user(s) herein identified. They may not be resold, transferred, or otherwise disposed of, to any other country or to any person other than the authorized ultimate consignee or end-user(s), either in their original form or after being incorporated into other items, without first obtaining approval from the U.S. government or as otherwise authorized by U.S. law and regulations.

Your signature indicates your acceptance of this Quote, and that you have read and accepted the Terms and Conditions set forth above.

_____
Accepted by:

_____
Title

_____/_____/_____
Date

LETTER TO THE LIVONIA CITY COUNCIL

12.a.

Council Office
January 6, 2026

MEETING DATE	PRESENTED BY
COW010526/R011426	

AGENDA ITEM

The subject matter of permanently referring the establishment of Council Committees, representatives on various Boards and Committees, the Parliamentarian, and any other business that would come before the Committee. (CR 498-05)

BACKGROUND DETAILS

To approve assignments as follows:

CR 498-05 Permanently refers the establishment of the Council Committees, representatives on various Boards and Committees, the Parliamentarian, and any other business that would come before the Committee with regard to this subject, to the Committee of the Whole for report and recommendation.

Receive and file the following Committee assignments:

Committee of the Whole:	Kayleigh Reid, Chair All Councilmembers
Capital Outlay and Infrastructure:	Robin Persiconi, Chair Martha Ptashnik, Vice Chair Brandon McCullough, Member
Economic Dev., Strategic Planning & Tech:	Carrie Budzinski, Chair Patrick Brockway, Vice Chair Eileen McDonnell, Member
Finance and Budget:	Martha Ptashnik, Chair Robin Persiconi, Vice Chair Carrie Budzinski, Member
Law and Education:	Brandon McCullough, Chair Eileen McDonnell, Vice Chair Martha Ptashnik, Member
Public Safety and Health:	Patrick Brockway, Chair Brandon McCullough, Vice Chair Robin Persiconi, Member

Senior Citizens and Families and Environment: Eileen McDonnell, Chair
Carrie Budzinski, Vice Chair
Patrick Brockway, Member

AND
Adoption of a resolution that designates Carrie Budzinski as the City's delegate and Brandon McCullough as alternate to the Southeast Michigan Council of Governments (SEMCOG) on a continuing basis, or until further order of this Council, by Council resolution.

AND
Adoption of a resolution that designates Carrie Budzinski to serve as the Council representative and Patrick Brockway as alternate on the Board of Directors of the Livonia Anniversary Committee (SPREE) on a continuing basis, or until further order of this Council, by Council resolution.

AND
Adoption of a resolution that designates Martha Ptashnik as the alternate representative to the Michigan Municipal Risk Management Authority (MMRMA) on a continuing basis, or until further order of this Council, by Council resolution.
NOTE: Per CR 373-25, Benjamin N. Grier is the Official Representative.

AND
Adoption of a resolution that designates Martha Ptashnik as the Parliamentarian on a continuing basis, or until further order of this Council, by Council resolution.

AND
Adoption of a resolution that designates Eileen McDonnell as the City Council Representative to the Board of Trustees of the Livonia Employees Retirement System on a continuing basis, or until further order of this Council, by Council resolution.

AND
Adoption of a resolution that designates Brandon McCullough as the City Council Representative on the City's Tree Committee on a continuing basis, or until further order of this Council, by Council resolution.

AND
Adoption of a resolution that designates Robin Persiconi as the Council representative to serve on the Hearts of Livonia Board on a continuing basis, or until further order of this Council, by Council resolution.

AND
Adoption of a resolution that designates Eileen McDonnell as the City's delegate and Brandon McCullough as alternate to serve on the St. Mary Hospital Healthy Livonia, on a continuing basis, or until further order of this Council, by Council resolution.

AND
Adoption of a resolution that designates Patrick Brockway as the City Council Representative of Bike-Walk Livonia, or until further order of this Council, by Council resolution.

AND
Adoption of a resolution that designates Robin Persiconi as the City Council Representative of MMSA, or until further order of this Council, by Council resolution.

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

To approve Committee assignments as presented.

ATTACHMENTS

None

APPROVED BY

COMMITTEE OF THE WHOLE MEETING
JANUARY 5, 2026
7:30PM

A Committee of the Whole meeting was held on January 5, 2026, in the Council Chambers at Livonia City Hall.

Committee Members Present: Kayleigh Reid, Council President and Chair
Patrick Brockway, Council Vice President
Carrie Budzinski, Councilmember
Brandon McCullough, Councilmember
Eileen McDonnell, Councilmember
Robin Persiconi, Councilmember
Martha Ptashnik, Councilmember

Committee Members Absent: None

City Officials Present: Carter Fisher, City Attorney

Additional attendees: See the attached list.

1. The subject matter of permanently referring the establishment of Council Committees, representatives on various Boards and Committees, the Parliamentarian, and any other business that would come before the Committee. (CR 498-05)

The Committee meeting commenced at 7:30 PM.

Council President Kayleigh Reid opened the discussion sharing the Committee and Council Representative assignments.

The Committee recommends:

Committee of the Whole:	Kayleigh Reid, Chair All Councilmembers
Capital Outlay and Infrastructure:	Robin Persiconi, Chair Martha Ptashnik, Vice Chair Brandon McCullough, Member
Economic Dev., Strategic Planning & Tech:	Carrie Budzinski, Chair Patrick Brockway, Vice Chair Eileen McDonnell, Member
Finance and Budget:	Martha Ptashnik, Chair Robin Persiconi, Vice Chair Carrie Budzinski, Member
Law and Education:	Brandon McCullough, Chair Eileen McDonnell, Vice Chair Martha Ptashnik, Member
Public Safety and Health:	Patrick Brockway, Chair Brandon McCullough, Vice Chair Robin Persiconi, Member
Senior Citizens and Families and Environment:	Eileen McDonnell, Chair Carrie Budzinski, Vice Chair Patrick Brockway, Member

AND
Adoption of a resolution that designates Carrie Budzinski as the City's delegate and Brandon McCullough as alternate to the Southeast Michigan Council of Governments (SEMCOG) on a continuing basis, or until further order of this Council, by Council resolution.

AND
Adoption of a resolution that designates Carrie Budzinski to serve as the Council representative and Patrick Brockway as alternate on the Board of Directors of the Livonia Anniversary Committee (SPREE) on a continuing basis, or until further order of this Council, by Council resolution.

AND
Adoption of a resolution that designates Martha Ptashnik as the alternate representative to the Michigan Municipal Risk Management Authority (MMRMA) on a continuing basis, or until further order of this Council, by Council resolution.
NOTE: Per CR 373-25, Benjamin N. Grier is the Official Representative.

AND
Adoption of a resolution that designates Martha Ptashnik as the Parliamentarian on a continuing basis, or until further order of this Council, by Council resolution.

AND
Adoption of a resolution that designates Eileen McDonnell as the City Council Representative to the Board of Trustees of the Livonia Employees Retirement System on a continuing basis, or until further order of this Council, by Council resolution.

AND
Adoption of a resolution that designates Brandon McCullough as the City Council Representative on the City's Tree Committee on a continuing basis, or until further order of this Council, by Council resolution.

AND
Adoption of a resolution that designates Robin Persiconi as the Council representative to serve on the Hearts of Livonia Board on a continuing basis, or until further order of this Council, by Council resolution.

AND
Adoption of a resolution that designates Eileen McDonnell as the City's delegate and Brandon McCullough as alternate to serve on the St. Mary Hospital Healthy Livonia, on a continuing basis, or until further order of this Council, by Council resolution.

AND
Adoption of a resolution that designates Patrick Brockway as the City Council Representative of Bike-Walk Livonia, or until further order of this Council, by Council resolution.

AND
Adoption of a resolution that designates Robin Persiconi as the City Council Representative of MMSA, or until further order of this Council, by Council resolution.

The Committee meeting adjourned at 7:36 PM.

Note: This item will remain in Committee.

This item is to be placed on the **Regular Meeting Agenda of January 14, 2026.**

Kayleigh Reid

Kayleigh Reid, City Council President

COMMITTEE OF THE WHOLE MEETING
JANUARY 5, 2026 - 7:30PM

NAME	DEPT OR CONTACT INFO FOR NOTIFICATIONS* *PERTAINING THE SUBJECT MATTER OF THIS MEETING
Denise Mika	
Cindy Fleming	

LIVONIA CITY COUNCIL
2026-2027 COMMITTEES

Kayleigh Reid, President of the Council
Patrick Brockway, Vice President of the Council

Committee of the Whole:	Kayleigh Reid, President and Chair All Councilmembers
Capital Outlay and Infrastructure:	Robin Persiconi, Chair Martha Ptashnik, Vice Chair Brandon McCullough, Member
Economic Development, Strategic Planning:	Carrie Budzinski, Chair Patrick Brockway, Vice Chair Eileen McDonnell, Member
Finance and Budget:	Martha Ptashnik, Chair Robin Persiconi, Vice Chair Carrie Budzinski, Member
Law and Education:	Brandon McCullough, Chair Eileen McDonnell, Vice Chair Martha Ptashnik, Member
Public Safety and Health:	Patrick Brockway, Chair Brandon McCullough, Vice Chair Robin Persiconi, Member
Senior Citizens, Families and Environment:	Eilleen McDonnell, Chair Carrie Budzinski, Vice Chair Patrick Brockway, Member

CR 15-24 SEMCOG Delegate – Carrie Budzinski
CR -26 SEMCOG Alternate – Brandon McCullough
CR -26 SPREE Board of Directors – Carrie Budzinski
CR -26 SPREE Alternate – Patrick Brockway
CR 373-25 MMRMA Representative – Benjamin Grier (Finance Director)
CR -26 MMRMA Alternate Representative – Martha Ptashnik
CR -26 Parliamentarian – Martha Ptashnik
CR -26 Board of Trustees of the Livonia Employees Retirement System – Eileen McDonnell
CR 20-24 City Community Tree Committee – Brandon McCullough
CR -26 Hearts of Livonia – Robin Persiconi
CR -26 St. Mary Mercy Hospital Healthy Living Community Delegate – Eileen McDonnell
CR 22-24 St. Mary Mercy Hospital Healthy Living Community Alternate – Brandon McCullough
CR 23-24 Bike-Walk Livonia Advisory Committee – Patrick Brockway
CR -26 MMSA Council Representative – Robin Persiconi

LIVONIA CITY COUNCIL COMMITTEE DESCRIPTIONS

CAPITAL OUTLAY AND INFRASTRUCTURE

The Committee on Capital Outlay and Infrastructure will review issues related to City-owned structures and buildings or other proposed major capital projects. City roads and rights-of-way, sewer infrastructure, utilities, refuse recovery and recycling in the city.

FINANCE AND BUDGET

The Committee on Finance and Budget will review issues related to the City budget, City investments, and insurance.

LAW AND EDUCATION

The Committee on Law and Education will review issues related to county, state, and federal legislation and other regulations affecting the City and will serve as a liaison with county, state and federal officials, as wells as public and private schools and institutions of higher education, on matters of interest to the City. The committee will also be tasked with periodic review of City ordinances for opportunities to revise or modernize provisions which may be out-of-date due to changes in technology and society.

ECONOMIC DEVELOPMENT, STRATEGIC PLANNING, AND TECHNOLOGY

The Committee of Economic Development, Strategic Planning, and Technology will review issues related to economic development, redevelopment and repurposing, the City's master plan, information technology and modernization of city services, and will work with local businesses and business groups to promote economic development and growth within the City.

PUBLIC SAFETY AND HEALTH

The Committee on Public Safety and Health will review issues related to City police and fire services and public health and will serve as a liaison with county, state, and federal public health officials, as well as local healthcare service providers, on matters of interest to the City.

SENIOR CITIZENS, FAMILIES AND ENVIRONMENT

The Committee on Senior Citizens, Families and Environment will review issues related to senior housing, the Livonia Senior Center, the Livonia Community Recreation Center, recreation opportunities, City parks, public transportation, arts and culture, faith-based initiatives, environmental issues and other issues related to quality of life in the City.

CR 498-05 RESOLVED, that having considered a communication from Council President Gerald D. Taylor, dated September 23, 2005, the Council does hereby permanently refer the establishment of the Council Committees, representatives on various Boards and Committees, the Parliamentarian, and any other business that would come before the Committee with regard to this subject, to the Committee of the Whole for its report and recommendation.

Motion: Kokenakes
Second: Knapp
Ayes: McCann, Robinson, Knapp, Meakin, Kokenakes, Godfroid-Marecki and Taylor

Nays: None
Absent: None

LETTER TO THE LIVONIA CITY COUNCIL

3.

Planning
December 17, 2025

MEETING DATE	PRESENTED BY
S010526/R011426	Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

WAIVER PETITION: Planning Commission, re: Petition 2025-02-02-05 submitted by Symmetry Management requesting to amend the site plan and conditions approved under Council Resolution #139-25 granted on May 7, 2025, to eliminate the requirement of providing access to Chippewa Drive, in connection with the construction of a new 2,515-square-foot, full-service restaurant with drive-thru facilities at 39200 Seven Mile Road, located at the northeast corner of Seven Mile and Haggerty Roads in the Southwest ¼ of Section 6.

BACKGROUND DETAILS

December 17, 2025

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2025-02-02-05 - Cava

Dear Council Members:

At the 1,239th Meeting held by the Livonia City Planning Commission on December 16, 2025, the following resolution was adopted:

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

#12-51-2025 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on December 16, 2025, on Petition 2025-02-02-05 submitted by Symmetry Management requesting to amend the site plan and conditions approved under Council Resolution #139-25 granted on May 7, 2025, to eliminate the requirement of providing access to Chippewa Drive, in connection with the construction of a new 2,515-square-foot, full-service restaurant with drive-thru facilities at 39200 Seven Mile Road, located at the northeast corner of Seven Mile and Haggerty Roads in the Southwest ¼ of Section 6, the Planning Commission does hereby recommend to the City Council that the amendment for Petition 2025-02-02-05, be approved subject to the following conditions:

1. That the Site Plan identified as Sheet Number C-3 prepared by Stonefield Engineering & Design., dated November 13, 2025, is hereby approved and shall be adhered to; and

2. That the petitioner works with the Planning Department to identify appropriate signage demonstrating how to exit east onto Seven Mile; and

3. That the remaining conditions described in CR #139-25 are adhered to.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 of the Livonia Zoning Ordinance, as amended.

ATTACHMENTS

1. 2025_02-02-05_E-COUNCIL Pkt

APPROVED BY

Date: December 17, 2025

Mark Taormina, Planning and Economic Development Director

Date: December 19, 2025

Maureen Miller Brosnan, Mayor

STONEFIELD

November 17, 2025

Jacob Uhazie
33000 Civic Center Drive
City Hall, 3rd Floor
Livonia, MI 48154

RE: Site Plan Amendment
PID: 46-023-99-0001-013
39300 7 Mile Road
Livonia, Wayne County, Michigan 48152

Jacob:

Stonefield Engineering and Design is pleased to submit for a site plan amendment for the above-mentioned project. Please find the following items enclosed.

ITEM DESCRIPTION	*DATED*	*COPIES*	*PREPARED BY*
Site Development Plans	11-13-2025	3	Stonefield Engineering & Design
$300.00 Review Fee Check	11-17-2025	1	Stonefield Engineering & Design

Please contact our office if you have any questions or comments regarding this submission.

Best regards,

Eric Williams, P.E.
Stonefield Engineering and Design, LLC

Nik Bauer
Stonefield Engineering and Design, LLC

Via FedEx

RECEIVED
NOV 18 2025
CITY OF LIVONIA
PLANNING COMMISSION
2025-0202-05

MINUTES OF THE 1,239h PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, December 16, 2025, the City Planning Commission of the City of Livonia held its 1,239th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

Members present:	Wafa Dinaro	Patrick Droze	David Bongero
	Sam Caramagno	Glen Long	Peter Ventura
	Ian Wilshaw		

Members absent: None

Mr. Jacob Uhazie, Assistant Planning Director, and Stephanie Reece, Program Supervisor, were also present.

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

ITEM #4 PETITION 2025-02-02-05 Symmetry Management

Mr. Caramagno, Secretary, announced the next item on the agenda, Petition 2025-02-02-05 submitted by Symmetry Management requesting to amend the site plan and conditions approved under Council Resolution #139-25 granted on May 7, 2025, to eliminate the requirement of providing access to Chippewa Drive, in connection with the construction of a new 2,515-square-foot, full-service restaurant with drive-thru facilities at 39200 Seven Mile Road, located at the northeast corner of Seven Mile and Haggerty Roads in the Southwest ¼ of Section 6.

Mr. Uhazie: Thank you. This petition is to amend the site plan and the conditions approved under Council resolution number 139-25, granted on May 7, 2025. The proposal is to amend the access originally shown along Chippewa Drive. It would eliminate the required access in connection with the construction of a new 2,515 square foot drive through restaurant in relation to the Cava restaurant that we previously approve. All the aspects of this would remain the same, the building design and layout, the access along Seven Mile. The only change would be access to the Chippewa Drive. The petitioner was unable to secure access to the private drive. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated November 21, 2025, which reads as follows: "*In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items: 1. The subject parcel is assigned the address of #39200 Seven Mile Road. Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained. 2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. The Developer has submitted Engineering drawings and calculations to this Department for permitting, and is currently working through the review process. 3. The Developer will need to obtain a Soil Erosion and Sedimentation Control permit from this Department due to the proximity to the existing wetlands. 4. Any disturbances with the Seven Mile Road right-of-way will require permits through the Wayne County Department of Public Service, including driveway approaches and sidewalk removals and placements.*" The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated December 4, 2025, which reads as follows: "*This office has reviewed the site plan submitted in connection with a request to construct a commercial building on the property located at the above referenced address. We have no objections to this proposal with the following stipulations: Per fire codes. -Widths of, and clear access of roadways for emergency vehicles. -Water supply distances (fire hydrants). -Provide permits and official plan sets for kitchen cooking operations. A further detailed plan review will take place when this division receives an official plan set.*" The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of

Police, dated November 20, 2025, which reads as follows: "*I have reviewed the plans in connection with the petition. I have no objections to the proposal.*" The letter is signed by Paul Walters, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated December 8, 2025, which reads as follows: "*Pursuant to your request, the above-referenced Petition has been reviewed. This Department has no objections to this Petition.*" The letter is signed by Jerome Hanna, Director of Inspection. That is the extent of the correspondence.

Mr. Wilshaw: All right, any questions for staff? No questions. Are the petitioners in the audience? Good evening.

John Frio, Symmetry Management, 4327 Delamere Court, Royal Oak, Michigan. We are here for simply the removal of a third curb cut to the property on to Chippewa Drive. Chippewa Drive is a private drive, not public. So, any easement would have to be obtained through private party. Through many months of discussions, they have not granted us that access. Looking at our revised traffic study, we found no negative impact of removal. Traffic will flow through the site naturally off of Seven Mile or further to the west through that facility because it's a shared access to Haggerty Road. Any questions?

Mr. Wilshaw: Well, let's see if we have some questions.

Mr. Droze: I'm assuming you do have access to build the sewer. Does it look like that's going to go across that drive?

Mr. Frio: Yes. So, we'll have an easement there, I believe that's the gray section on the right there that will go across to the public utility.

Mr. Droze: Yes. Okay, thank you.

Mr. Wilshaw: Alright. Any other questions? Anything from anyone?

Mr. Ventura: Good evening. At our study session, we talked about the fact that the access to this site from Seven Mile Road is a right in, right out only.

Mr. Frio: That's correct.

Mr. Ventura: And the question was posed to you that, how do you accommodate a customer that comes from the east and wants to go back to the east?

Mr. Frio: The right in, right out is dictated by the county for safety reasons. It's too close to the intersection to make a left going then further east. So a customer coming from the east and wants to return back towards that area would need to enter the site and exit then westbound, Seven Mile, turn north on Haggerty, find a way to turn around or go into the property just north of ours, which is the AMC property, the owner of Chippewa, Drive and exit that way.. That's the recourse that anybody would need, and that's how the site is functioning currently, with the restaurant on the hard corner of Haggerty and Seven Mile. The county won't let us modify.

Mr. Ventura: I understand that, and in my visits to that parking lot to observe traffic there, I do see cars exiting that right in, right out from Seven Mile Road, and turning left and going east.

Mr. Frio: So, if available, they probably will do that.

Mr. Ventura: In the opinion of Wayne County is a unsafe condition, correct?

Mr. Frio: Correct.

Mr. Ventura: Okay. How do you propose to solve that? How do you propose to enforce the fact that you have a right in, right out?

Mr. Frio: The only recourse we have is to put a sign up. And we could do that.

Mr. Ventura: And the sign would say?

Mr. Frio: No left turn.

Mr. Ventura: What about a sign at your drive through or at the exit that explains your solution and directs people to turn right and then turn right in and go through that development to the north so that they can access to the light that's immediately west of your site on Chippewa drive and Seven Mile and then turn left.

Mr. Frio: Yeah, absolutely. I mean, we can put any kind of signage we want on our property, for sure, and to try to explain a route that somebody could take absolutely.

Mr. Ventura: And you'd be willing to do that?

Mr. Frio: Absolutely.

Mr. Wilshaw: Any other questions? Creative solution. Mr. Ventura.

Mr. Ventura: Not a lot of options.

Mr. Wilshaw: Is there anyone in the audience wishing to speak on this item? I know you're disappointed that the audience wasn't here for your item. All right, so if there's no one in the audience wishing to speak, is there anything else you'd like to let us know before we make our decision?

Mr. Frio: No, I think this is just a simple, you know, delete to it. Engineering wise, we're all good to go. We don't see any issues, you know, from a drainage standpoint, or anything that changes at all. It's just leaving the landscape in, or actually leaving a tree in that we're potentially pulling out by putting this driveway in so keeping the green space as it was.

Mr. Wilshaw: Alright, very good. Well, thank you for coming. Let's see if there is a motion. A motion would be in order.

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

#12-51-2025 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on December 16, 2025, on Petition 2025-02-02-05 submitted by Symmetry Management requesting to amend the site plan and conditions approved under Council Resolution #139-25 granted on May 7, 2025, to eliminate the requirement of providing access to Chippewa Drive, in connection with the construction of a new 2,515-square-foot, full-service restaurant with drive-thru facilities at 39200 Seven Mile Road, located at the northeast corner of Seven Mile and Haggerty Roads in the Southwest ¼ of Section 6, the Planning Commission does hereby recommend to the City Council that the amendment for Petition 2025-02-02-05, be approved subject to the following conditions:

1. That the Site Plan identified as Sheet Number C-3 prepared by Stonefield Engineering & Design., dated November 13, 2025, is hereby approved and shall be adhered to; and

2. That the petitioner works with the Planning Department to identify appropriate signage demonstrating how to exit east onto Seven Mile; and

3. That the remaining conditions described in CR #139-25 are adhered to.

***FURTHER RESOLVED*,** That notice of the above hearing was given in accordance with the provisions of Section 13.13 of the Livonia Zoning Ordinance, as amended.

Mr. Wilshaw: Is there any discussion?

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

PLANNING COMMISSION

IAN WILSHAW, Chairman
GLEN W. LONG, Jr., Vice Chairman
SAM CARAMAGNO, Secretary
DAVID BONGERO
WAFA DINARO
PETER H. VENTURA
PATRICK DROZE

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2290 Fax (734) 466-2108

MAUREEN MILLER BROSNAN
MAYOR

MARK TAORMINA
PLANNING & ECONOMIC DEVELOPMENT DIRECTOR

JACOB UHAZIE
ASSISTANT DIRECTOR OF PLANNING

Kristoffer Canty
PLANNER IV

RECEIPT

No. 82

Date 11-18-2025

Amount Received: 300.00

For: CAVA SITE PLAN AMENDMENT (39200 SEVEN MILE)

Account #: **101-000-476-130 (Site Plan)** DEPT. 701

From: STONEFIELD ENGINEERING AND DESIGN
92 PARK AVENUE
RUTHERFORD, NJ 07070

PAID
NOV 18 2025
TREASURER'S OFFICE
CITY OF LIVONIA

Distribute to:
1. Treasurer
2. Planning
3. Petitioner

CASH REPORT OF MONIES COLLECTED

ATE TO TREASURER 11-18-25

DEPARTMENT: PLANNING DEPARTMENT

CATEGORY: PLAN - Planning

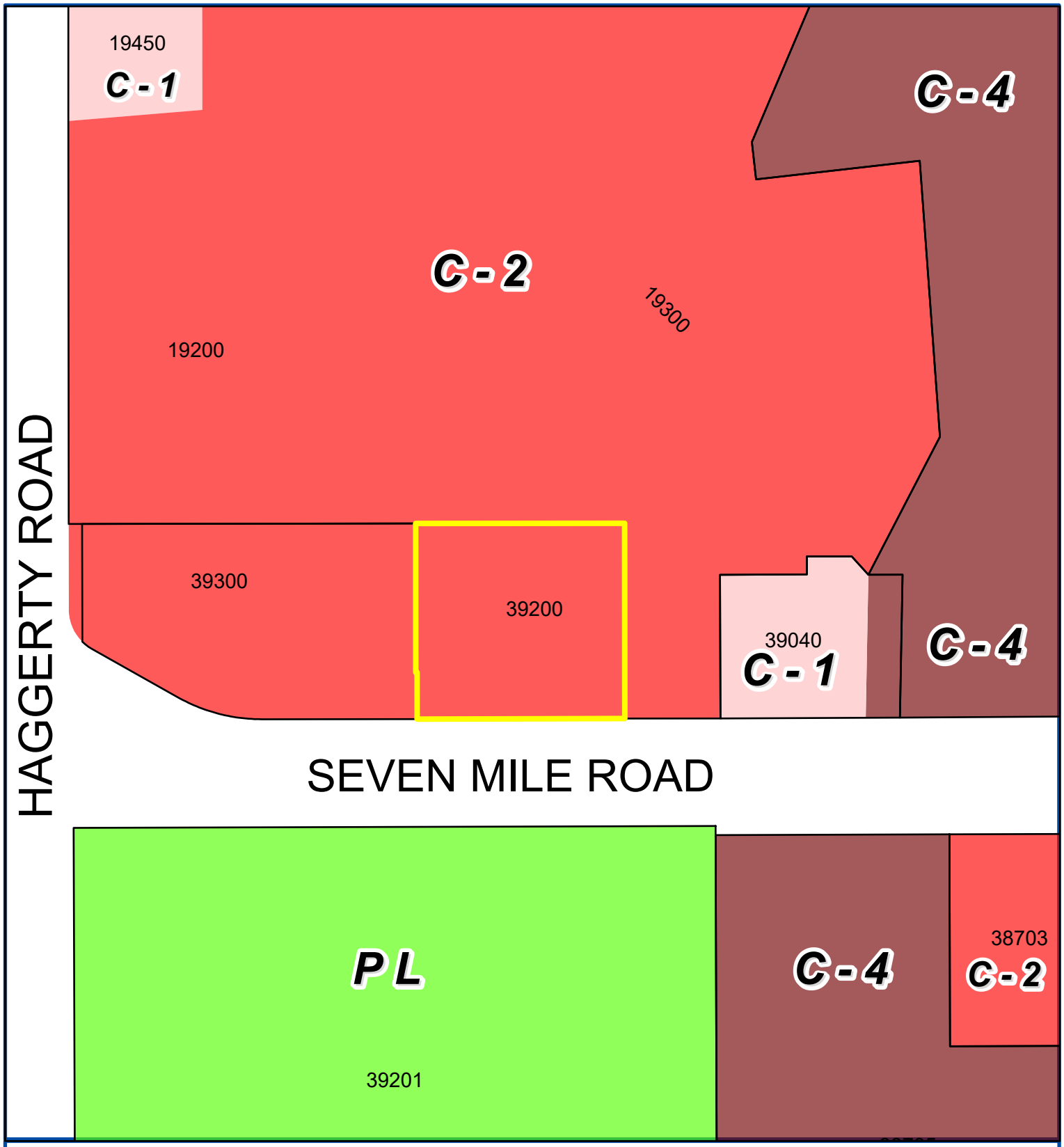
INDIVIDUAL PREPARING REPORT: ERIKA GOFF EXT 2291

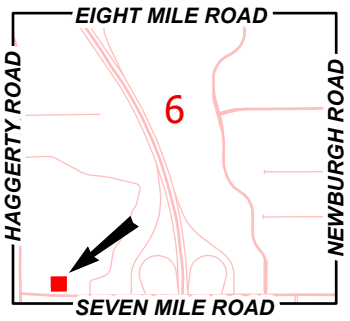
ATTACH OR ENCLOSE COPIES OF ALL RECEIPTS

ACCOUNT NUMBER		REVENUE CODE	DESCRIPTION		AMOUNT COLLECTED
Treas: Please Edit Online Dept: Please Provide G/L #			Miscellaneous: If Category is Not Listed Below - Please Describe:		
		0099			
Fund # *101*	000-476-130	0100	Site Plan Review & Approval		300.00
101	000-476-020	0200	Sign Approval		
242	000-613-100	0300	Brownfield Proj App & Review Fees		

TOTAL: 300-00

Revised 5/27/2025





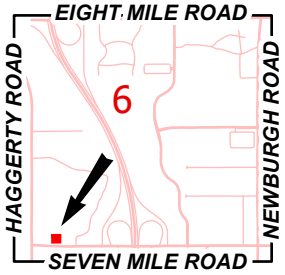
Address & Zoning Map

Petition 2025-02-02-05
CAVA with Pickup Window
39200 Seven Mile Road
Amend CR 139-25 in order to allow the construction of a 2,515-square-foot full-service restaurant with drive-thru facilities

N

Not to Scale

City of Livonia
Planning Department



Aerial Map

Petition 2025-02-02-05
CAVA with Pickup Window
39200 Seven Mile Road
Amend CR 139-25 in order to allow the construction of a 2,515-square-foot full-service restaurant with drive-thru facilities

N

Not to Scale

City of Livonia
Planning Department

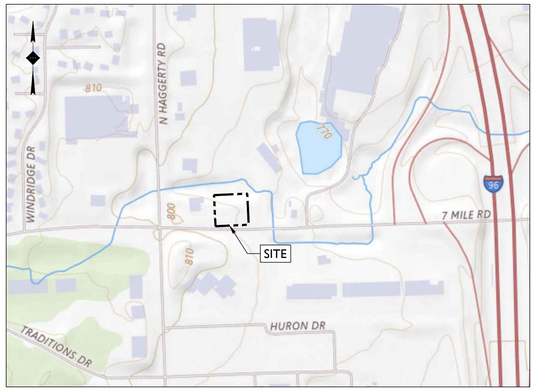
SITE DEVELOPMENT PLANS

FOR

CAVA

PROPOSED RESTAURANT WITH PICK-UP WINDOW

PID: 46-023-99-0001-013
39200 7 MILE ROAD
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN



SOURCE: USGS MAPS

LOCATION MAP

SCALE: 1" = 500'±

LAND USE SUMMARY

(Based on Wayne County Stormwater Management Regulations)

LAND AREA DATA

Characteristics	Existing Conditions	Proposed Condition
Total Development Area (AC):	1.16	1.16
Impervious Area (AC):	0.59	0.57
Total Pervious Area (AC):	0.57	0.59

PERVIOUS AREA BREAKDOWN BY COVER TYPE

Meadow / fallow / natural areas (non-cultivated)(AC)	0.45	0.45
Predominant NRCS Soil Type (A, B, C, or D)	D	D
Improved areas(turf grass, landscape, row crops)(AC)	0.12	0.14
Predominant NRCS Soil Type (A, B, C, or D)	D	D
Wooded areas(AC)	0.00	0.00
Predominant NRCS Soil Type (A, B, C, or D)	D	D
Calculated CPVC Volume (CF):	2,616	
CPVC Volume Provided (CF):	0	
CPRC Volume Provided (CF):	0	

The Professional Engineer who signs and seals this site plan cetifies that the values in this table reflect the Wayne County stormwater calculations required for this development and that geotecnical investigations were performed that provide conclusive documentation that demonstrates whether infiltration (i.e., CPVC Volume Control) is practicable.

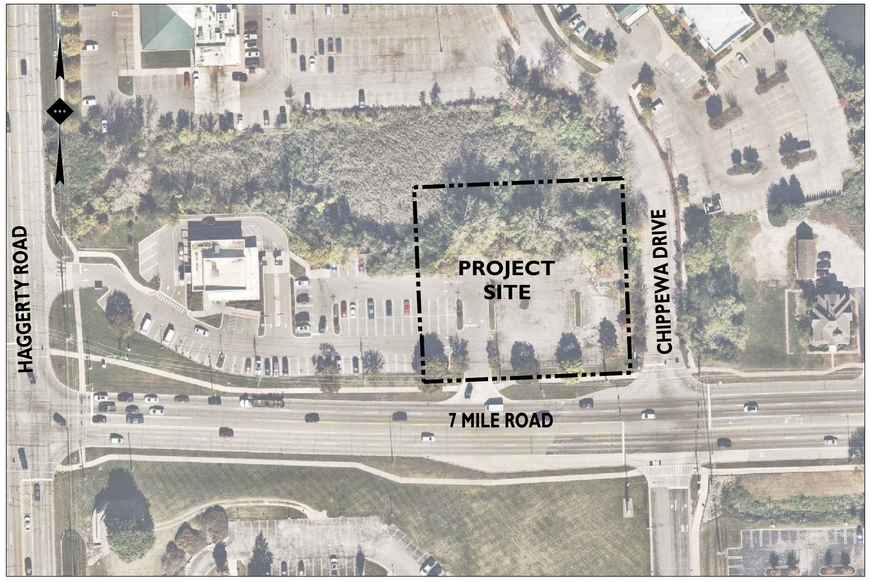
UTILITY CONTACT LIST:

SANITARY & WATER - CITY OF LIVONIA, DPW:
RYAN FERRELL
12973 FARMINGTON ROAD
LIVONIA, MI, 48150-4202
PHONE: 734.466.2614
RFERRELL@LIVONIA.GOV
FIRE - CITY OF LIVONIA FIRE DEPARTMENT:
ROBERT JENNISON - FIRE CHIEF
14190 FARMINGTON ROAD
LIVONIA, MI 48154
PHONE: 734.466.2441
AFTER 5:00PM: 734.466.2470
WAYNE COUNTY TRAFFIC SIGNALS:
ERIC LENTZ, P.E.
TRAFFIC OPERATIONS SECTION DIVISION OF ROADS
29900 GODDARD ROAD
DETROIT, MI, 48242
PHONE: 734.955.2161
FAX: 734.955.2338
EMAIL: ELENTZ@WAYNECOUNTY.COM
WAYNE COUNTY DPS:
HIKMAT KASSEM, P.E.
DIVISION PERMIT ENGINEER
33809 MICHIGAN AVENUE
WAYNE, MI 48184
PHONE: 734.959.6504, EXT. 2079
FAX: 734.595.6356
EMAIL: HKASSEM@WAYNECOUNTY.COM
MDOT TAYLOR TSC:
ANDREA L. JONES
UTILITY AND PERMIT TECHNICIAN
6510 TELEGRAPH ROAD
TAYLOR, MI 48180
PHONE: 313.375.2402
FAX: 313.295.0822
EMAIL: JONESAN@MICHIGAN.GOV
CSX TRANSPORTATION, INC.:
CHARLIE MYERS
500 WATER STREET, J180
JACKSONVILLE, FL 32202
PHONE: 904.633.1503
FAX: 904.306.5037
EMAIL: CHARLIE_MYERS@CSX.COM
EMERGENCY: 1.800.232.0144
SUNOCO LOGISTICS
TIM E RICHARDSON - PIPELINE INSPECTOR 7155 INKSTER ROAD
TAYLOR, MI, 48180-1481
PHONE: 313-292-8850
MOBILE: 313-319-9645
BUCKEYE PARTNERS, LP.:
TERIANN FOLEY
6161 HAMILTON BOULEVARD
ALLENTOWN, PA 18106
PHONE: 610.904.4418
EMERGENCY: 800.331.4115
SUNOCO LOGISTICS
JASON ADAMS - PIPELINE INSPECTOR
7155 INKSTER ROAD
TAYLOR, MI 48180-1481
PHONE 313.969.9478
MOBILE: 313.319.9645
MIDWEST FIBER NETWORK. LLC:
MATT HEBEL
VICE PRESIDENT, OPERATIONS
6070 N. FLINT ROAD
GLENDALE, WI 53209
PHONE: 414.459.3575
MOBILE: 414.349.3722
MHEBEL@MIDWESTFIBERNETWORKS.COM
WEBSITE: MIDWESTFIBERNETWORKS.COM

TELEPHONE - AT&T:
ANTHONY HOOVER
METRO SOUTH ENGINEERING
17651 MICHIGAN AVENUE, ROOM 201
DEARBORN, MI 48126
PHONE: 313.240.5498
TELEPHONE - AT&T. (ENG. / PERMIT CONCERNS):
ANTHONY HOOVER
17651 MICHIGAN AVENUE, ROOM 201
DEARBORN, MI 48126
PHONE: 313.240.5498
EMAIL: AH1865@ATT.COM
GAS - CONSUMERS ENERGY:
CHRIS SCHNEIDER
11801 FARMINGTON ROAD
LIVONIA, MI, 48150
PHONE: 734.513.6277
FAX: 734.513.6266
EMERGENCY: 800.477.5050
EMAIL: CHRISTOPHER.SCHNEIDER@CMSENERGY.COM
ELECTRIC - DTE ENERGY:
TRACY DUNCAN - SUPERVISOR, REGIONAL PLANNING
8001 HAGGERTY SOUTH
BELLEVILLE, MI, 48111
PHONE: 734.394.8662734.397.4082
EMAIL: TRACYDUNCAN@DTEENERGY.COM
ANYTHING STREETLIGHT (OTHER THAN OUTTAGES)
STEPHANIE SHARLOW
734.397.4091
ITC - LOCAL GOVERNMENT & COMMUNITY AFFAIRS:
ERIKA DAVIS
27175 ENERGY WAY
NOVI, MI 48377
PHONE: 248.946.3688
CELL: 248.946.3492
EMAIL: EDAVIS@ITCTRANSCO.COM
CHARTER COMMUNICATIONS (FORMERLY SPECTRUM)
ERIC LEWIS
14525 FARMINGTON ROAD
LIVONIA, MI 48154
PHONE: 248.413.9136
EMAIL: ERIC.LWEIS1@CHARTER.COM
TURNKEY NETWORK SOLUTIONS:
ERICA BENNETT
PERMIT COORDINATOR
7020 SOUTHBELT DRIVE SE
CALEDONIA, MI 49316
PHONE: 616.455.9840
FAX: 616.455.9845
CROWN CASTLE FIBER:
DAVID JOHNSON - PROJECT MANAGER
MACEY DAVIS - PERMITTING AND OPERATIONS
1500 CORP DRIVE
CANONSBURG, PA 15317
PHONE: 724.754.8107
EMAIL: DAVID.JOHNSON.CONTRACTOR@CROWNCASTLE.COM
EMAIL: MACEY.DAVIS@CROWNCASTLE.COM
123 NET:
AMANDA GRIFFITH - FIBER PERMITS MANAGER
24700 NORTHWESTERN HWY, SUITE 700
SOUTHFIELD, MI, 48075
PHONE: 248.228.8286
EMAIL: PERMITS@123.NET
WOW! MICHIGAN CONSTRUCTION MANAGER
FRANK BINAGHI
PHONE: 586.453.3504

COMCAST BUSINESS COMMUNICATIONS, LLC:
DALE KIRK - VP OF ENGINEERING
41112 CONCEPT DRIVE
PLYMOUTH, MI 48170
PHONE: 248.233.6811
FAX: 248.233.4875
DALE_KIRK@CABLE.COMCAST.COM
MCLEODUSA, A WINDSTREAM COMPANY:
DIRK WELTE
4074 S. LINDEN
FLINT, MI, 48507
PHONE: 810.691.1035
DIRK.WELTE@WINDSTREAM.COM
EXTENET SYSTEMS, INC.:
3030 WARRENSVILLE ROAD, SUITE 340
LISLE, IL 60532
PHONE: 630.505.3800
FAX: 630.505.1332
DAVID SCHNEIDER
152 DANSIN
MILFORD TOWNSHIP, MI 48381
PHONE: 734.536.3081
DSCHNEIDER@EXTENETSYSTEMS.COM
VERIZON WIRELESS:
DAVID HASLINGER
24242 NORTHWESTERN HIGHWAY
SOUTHFIELD, MI 48075
PHONE: 248.672.9698
EMAIL: DAVID.HASLINGER@VERIZONWIRELESS.COM
WINDSTREAM COMMUNICATIONS, INC.:
AUTRY L. MEEKER - SENIOR ANALYST
OSP ENGINEERING
11101 ANDERSON DRIVE
LITTLE ROCK, AR 72212
PHONE: 501.748.5234
EMAIL: AUTRY.MEEKER@WINDSTREAM.COM

WOW! INTERNET AND CABLE:
KEITH KIRBY - VICE PRESIDENT CONSTRUCTION
PHONE: 586.453.3501
JOHN HAJEC - CONSTRUCTION ENGINEER
PHONE: 248.506.7951
FAX: 734.237.4608
WOW! INTERNET AND CABLE:
BOB WICKHAM - CONSTRUCTION COORDINATOR, LIVONIA
PHONE: 586.453.8683
EMAIL: BOB.WICKHAM@WOWINC.COM
BRUCE ROACH - CONSTRUCTION COORDINATOR
PHONE: 586.453.3553
EMAIL: BRUCE.ROACH@WOWINC.COM



SOURCE: NEARMAPS ONLINE MAPPING SYSTEM

AERIAL MAP

SCALE: 1" = 80'±

PLANS PREPARED BY:

STONEFIELD engineering & design

Birmingham, MI · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Rutherford, NJ
www.stonefieldeng.com

555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

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

APPLICANT

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

OWNER

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

ARCHITECT

FERRIS + SLOANE
248-379-4166
KYLE.CULVER@FERRISANDSLOANE.COM

BENCHMARKS

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

BENCHMARK 2
MAG NAIL IN CONCRETE 25'± EAST OF BUILDING.
ELEVATION = 797.04' (NAVD 88)

CITY OF LIVONIA STANDARD CONSTRUCTION NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF LIVONIA.
2. NOTIFY THE CITY OF LIVONIA ENGINEERING DIVISION (734) 466-2655 A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. CALL MISS DIG (1-800-647-7344/ 1-800-MISS DIG) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. ALL WORK IN THE HAGGERTY ROAD & SIX MILE ROAD RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF AND BE APPROVED BY THE W.C.D.P.S.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND UTILITIES CAUSED BY THE CONTRACTOR'S OPERATIONS.
6. TRENCHES UNDER OR WITHIN 3 FT. OF EXISTING OR PROPOSED PAVEMENTS, DRIVEWAYS, AND/OR SIDEWALKS SHALL BE BACKFILLED AND COMPACTED WITH M.D.O.T. CLASS II SAND.
7. WHERE UTILITIES CROSS, PROVIDE POROUS BACKFILL TAMPED IN 12" LAYERS TO THE UNDERSIDE OF THE HIGHER UTILITY. A 6" MINIMUM SAND CUSHION SHALL BE PROVIDED BETWEEN UTILITIES.
8. ALL SEWER CONSTRUCTION SHALL HAVE M.D.O.T CLASS II BEDDING UNLESS OTHERWISE SPECIFIED ON THE PROFILES.
9. ALL ELEVATIONS SHOWN ARE BASED ON U.S.G.S. DATUM.
10. All DRIVEWAYS, DRAIN TILES, CULVERTS AND OTHER FACILITIES REMOVED, DESTROYED, DAMAGED OR OTHERWISE DISTURBED BY THE WORK SHALL BE REPLACED AND/OR RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
11. ALL SOIL EROSION AND SEDIMENTATION MUST BE CONTROLLED AND CONTAINED ON SITE.
12. THE CONTRACTOR MUST MAINTAIN ALL TRAFFIC AT ALL TIMES AS REQUIRED BY THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD), WAYNE COUNTY, AND/OR MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT).
13. THE CONTRACTOR SHALL AT ALL TIMES PROVIDE EMERGENCY ACCESS TO ALL PROPERTIES FOR POLICE, FIRE DEPARTMENT, AMBULANCES AND/OR OTHER EMERGENCY VEHICLES TO PROTECT LIFE, HEALTH AND PROPERTY.
14. PAVED STREETS AND DRIVEWAYS MUST BE MAINTAINED IN A REASONABLE STATE OF CLEANLINESS AND THE CONTRACTOR SHALL REMOVE ACCUMULATIONS OF DEBRIS CAUSED BY CONSTRUCTION OPERATIONS.
15. THE CONTRACTOR SHALL HAVE AN OPERATING SWEEPER BROOM AND CLEAN THE PAVEMENT AT THE CLOSE OF EACH DAYS OPERATION AND AS OFTEN AS NECESSARY. FAILURE TO COMPLY SHALL BE CAUSE TO STOP CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH THE STATE AIR POLLUTION CONTROL REGULATIONS AND CITY OF LIVONIA SOIL EROSION AND SEDIMENTATION CONTROL (SESC).
16. CONTRACTOR MUST PROVIDE ALL NECESSARY SHEETING, SHORING, DEWATERING, BRACING, TRENCH BOXES, ETC. TO PERFORM WORK SAFELY, PROTECT EXISTING UTILITIES AND IMPROVEMENTS IN ACCORDANCE TO MICHIGAN OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (MIOSHA).
17. ALL WORK IN THE SEVEN MILE ROAD RIGHT-OF-WAY SHALL MEET THE REQUIREMENTS OF AND BE APPROVED BY THE WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICE.

PROPERTY DESCRIPTION

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

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

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

PLAN REFERENCE MATERIALS:

1. **THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:**
   - **ALTA / NSPS LAND TITLE SURVEY PREPARED BY KEM-TEC, DATED 09-04-2025**
   - **ARCHITECTURAL PLANS PREPARED BY FERRIS + SLOANE, DATED 2/12/2025**
   - **AERIAL MAP PROVIDED BY NEARMAPS ONLINE MAPPING SYSTEM, DATE RETRIEVED 02/14/2025**
   - **LOCATION MAP PROVIDED BY USGS MAPS, DATE RETRIEVED 02/14/2025**
2. **ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.**

SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
~~DEMOLITION PLAN~~	~~C-2~~
SITE PLAN	C-3
~~GRADING PLAN~~	~~C-4~~
~~STORMWATER MANAGEMENT PLAN~~	~~C-5~~
~~DRAINAGE AREA MAP~~	~~C-6~~
~~UTILITY PLAN~~	~~C-7~~
~~UTILITY PROFILES~~	~~C-8~~
LIGHTING PLAN	C-9
LANDSCAPING PLAN	C-10 & C-11
~~SOIL EROSION AND SEDIMENTATION PLAN~~	~~C-12~~
CONSTRUCTION DETAILS	C-13 - C-15

ADDITIONAL SHEETS

DRAWING TITLE	SHEET #
ALTA / NSPS LAND TITLE SURVEY	1 OF 1
~~CITY OF LIVONIA SIDEWALK AND APPROACH DETAILS~~	~~1 OF 1~~
CITY OF LIVONIA SOIL EROSION & SEDIMENTATION CONTROL DETAILS	1 OF 1
~~CITY OF LIVONIA SANITARY SEWER STANDARD DETAILS~~	~~2 OF 2~~
~~CITY OF LIVONIA WATER MAIN STANDARD DETAILS~~	~~2 OF 2~~
~~CITY OF LIVONIA STORM SEWER STANDARD DETAILS~~	~~2 OF 2~~

ISSUE	DATE	BY	DESCRIPTION
8	11/13/2025	NB	SITE PLAN AMENDMENT
7	10/20/2025	NB	SANITARY SEWER REVISIONS
6	09/22/2025	NB	SANITARY SEWER REVISIONS
5	08/20/2025	NB	WAYNE COUNTY REVIEW
4	08/05/2025	NB	FOR ENGINEERING REVIEW
3	05/30/2025	NB	FOR ENGINEERING REVIEW
2	03/14/2025	NB	FOR WAIVER USE REVIEW
1	02/14/2025	NB	FOR WAIVER USE REVIEW

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
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Phone 248.247.1115

SITE DEVELOPMENT PLANS

CAVA

PROPOSED RESTAURANT WITH PICK-UP WINDOW

PID: 46-023-99-0001-013
39200 7 MILE ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN 48152

STATE OF MICHIGAN · ERIC WILLIAMS · LICENSED PROFESSIONAL ENGINEER · 6201310200

STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: DET-240337

TITLE: COVER SHEET | WAYNE COUNTY#: R25-0419

DRAWING: C-1

V:\DET\2024\DET-240337 SYMMETRY MANAGEMENT - 39200 SEVEN MILE ROAD, LIVONIA, MI\CADD\PLOT\SDP-R1-COVER.DWG

LAND USE AND ZONING

PID: 46-023-99-001-013

GENERAL BUSINESS (C-2)

PROPOSED USE

RESTAURANT WITH DRIVE-THRU FACILITIES — WAIVER USE

CODE SECTION	ZONING REQUIREMENT	REQUIRED	PROPOSED
§ 3.11	MINIMUM LOT AREA	4,000 SF	50,626 SF (1.16 AC)
§ 3.11	MINIMUM BUILDING AREA	400 SF	2,512 SF
§ 3.11	MAXIMUM BUILDING HEIGHT	35 FT (2 STORIES)	19.5 FT
§ 3.11	MINIMUM FRONT YARD SETBACK	15 FT	65.5 FT
§ 3.11	MINIMUM SIDE YARD SETBACK (ONE)	5 FT	86.9 FT
§ 3.11	MINIMUM REAR YARD SETBACK	5 FT	100.9 FT
§ 10.03(2)(B)(i)	MINIMUM INTERIOR LANDSCAPING	5% (722 SF) (1)	12.3% (1,773 SF)
§ 10.03(2)(A)(i)	MINIMUM RIGHT-OF-WAY GREENBELT	5 FT	12.5 FT
§ 10.03(5)	MINIMUM LANDSCAPE BUFFER	10 FT	0 FT (EN)

(EN) EXISTING NON-CONFORMITY

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

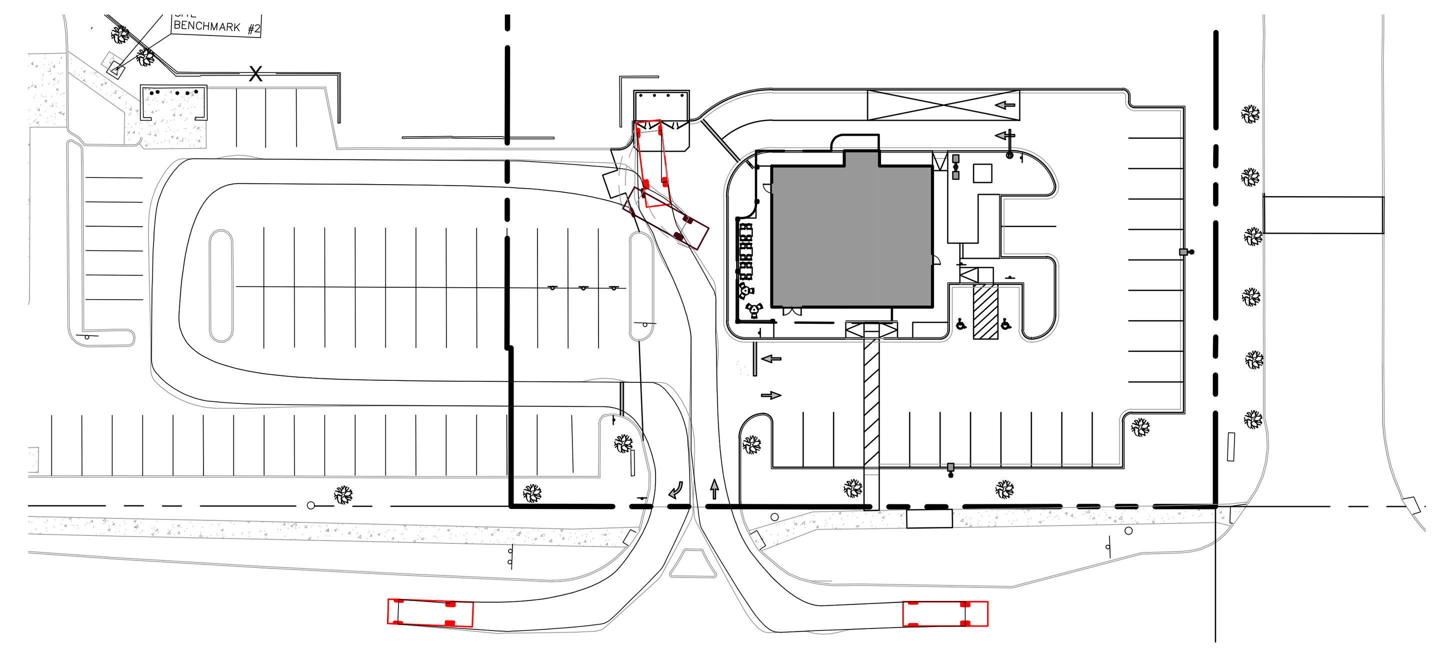
OFF-STREET PARKING REQUIREMENTS

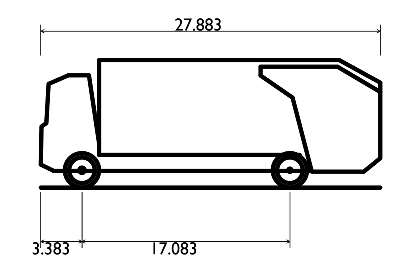
CODE SECTION	REQUIRED	PROPOSED
§ 9.05	RESTAURANT W/ DRIVE-THRU FACILITIES 1 SPACE PER 125 SF OF FLOOR AREA PLUS 1 SPACE PER 3 OUTDOOR SEATS PLUS 1 SPACE PER EMPLOYEE (1 SPACE / 125 SF)(1,291 SF) = 10 SPACES (1) (1 SPACE / 3 SEATS)(18 SEATS) = 6 SPACES (1 SPACE / EMP.)(14 EMP.) = 14 SPACES TOTAL: 10 +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

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

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

REFUSE TRUCK CIRCULATION



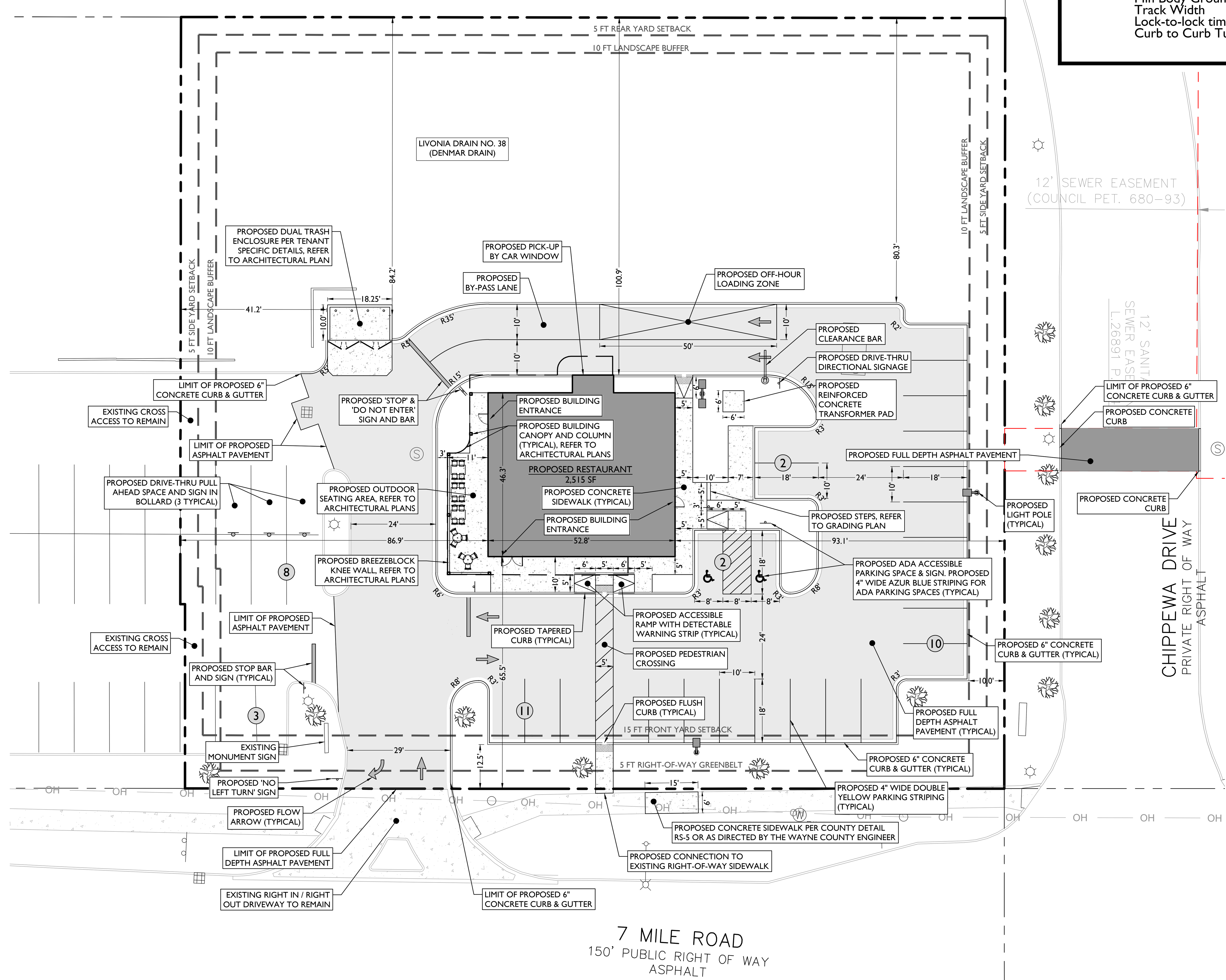


Hino 338 M + Wayne Royal GT14 Refuse Truck

Overall Length	27.883ft
Overall Width	8.042ft
Overall Body Height	10.488ft
Min Body Ground Clearance	1.318ft
Track Width	8.042ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	27.400ft

SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	PROPOSED CURB AND GUTTER
	PROPOSED FLUSH CURB
	PROPOSED TAPERED CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED AREA LIGHT
	PROPOSED BUILDING DOORS

...te Curb - Flush	20.00	LF
Sign - ...ontrol	10.00	EA
Symbol - Directi...ow	8.00	EA
Symbol - Stop Bar	3.00	EA
Walkway - Concrete (4" Thick)	...638.00	SF
Pad - Reinforced Concrete (6" Thick)	...	SF
Asphalt Pavement	15,800.00	...
6" Concrete Curb & Gutter	964.00	...



WAYNE COUNTY DPS GENERAL NOTES:

1. ALL WORK WITHIN THE WAYNE COUNTY ROAD RIGHT-OF-WAY (ROW) AND DRAIN EASEMENT SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND GENERAL SPECIFICATIONS, INCLUDING SOIL EROSION AND SEDIMENTATION CONTROL OF THE WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES, AND MDOT 2020 SPECIFICATIONS FOR CONSTRUCTION.
2. THESE PLANS ARE NOT VALID WITHOUT ATTACHMENT OF THE WAYNE COUNTY PERMIT PECIFICATIONS FOR CONSTRUCTION WITHIN THE ROAD ROW, PARKS, DRAIN EASEMENT OR SANITARY SEWER UNDER JURISDICTION OF THE WAYNE COUNTY (07/01/93) REVISED12/15/2004
3. CONTRACTOR SHALL CONTACT MISS DIG AT 811 TO IDENTIFY AND FLAG / MARK THE LOCATIONS OF ALL UNDERGROUND UTILITIES AT THE PROPOSED CONSTRUCTION AREAS PRIOR TO START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND RESOLVE ANY CONFLICT BETWEEN THE ROPOSED WORK AND THE EXISTING UNDERGROUND OR ABOVEGROUND UTILITIES.
4. CONTRACTOR SHALL MAINTAIN 18" MINIMUM VERTICAL CLEARANCE AND 3 FEET MINIMUM HORIZONTAL CLEARANCE BETWEEN THE PROPOSED AND EXISTING UTILITIES. ANY PROPOSED UTILITY PERMITTED TO CROSS UNDER THE ROAD OR DRAIN, MUST BE PLACED A MINIMUM OF 7 FEET BELOW THE LOWEST POINT OF THE ROAD, OR 6 FEET BELOW THE DRAIN BOTTOM. OVERHEAD WIRES/CABLES MUST BE INSTALLED 18 FEET MINIMUM ABOVE THE ROAD CENTERLINE. TO RELOCATE ANY UTILITY WITHIN THE ROAD ROW, THE CONTRACTOR SHALL COORDINATE THE RELOCATION WITH THE UTILITY COMPANY AND AS DIRECTED BY THE WAYNE COUNTY ENGINEER.
5. ALL SURVEY MONUMENTS / CORNERS AND BENCH MARKS LOCATED WITHIN THE CONSTRUCTION AREA MUST BE PRESERVED IN ACCORDANCE WITH PUBLIC ACT 74 AS AMENDED (INCLUDING ACT 34, P.A. 2000) AND AS PER WAYNE COUNTY PERMIT RULE 1.5. THE PERMIT HOLDER AND CONTRACTOR SHALL COORDINATE THE WORK WITH A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF MICHIGAN DURING CONSTRUCTION ACTIVITIES FOR THE PURPOSE OF WITNESSING, PRESERVING OR REPLACING SURVEY MONUMENTS AND MONUMENT BOXES.
6. EXPOSURE OF ANY UTILITIES UNDER THE PAVEMENT WILL NOT BE PERMITTED, UNLESS APPROVED BY THE WAYNE COUNTY ENGINEER. PAVEMENT REMOVAL AND REPLACEMENT SHALL BE PERFORMED PER APPLICABLE WAYNE COUNTY STANDARD DETAILS AN AS DIRECTED BY THE WAYNE COUNTY ENGINEER.
7. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS WITHIN THE WAYNE COUNTY ROAD ROW AND DRAIN EASEMENT WITH 3" TOPSOIL, THM SEED MIX AND MULCH. SLOPES STEEPER THAN 1 ON 3 SHALL BE RESTORED BY PLACING SOD ON 2" TOPSOIL.
8. ALL BACKFILLS UNDER OR WITHIN 3 FEET OF THE PROPOSED OR EXISTING PAVEMENT, CURB OR SIDEWALK SHALL CONFORM TO THE WAYNE COUNTY TRENCH "B" BACKFILL REQUIREMENTS. TRENCH "A" BACKFILL MAY BE USED WITHIN THE ROAD ROW AREAS UNDER CONDITIONS OTHER THAN THOSE SPECIFIED FOR TRENCH "B".
9. CONTRACTOR IS RESPONSIBLE FOR RESTORING OR REPLACING ALL DISTURBED LANDSCAPED AREAS, SPRINKLER SYSTEMS, FENCES, SIGNS, MAIL BOXES, ETC. WITHIN THE WAYNE COUNTY ROAD ROW AND / OR AS DIRECTED BY THE COUNTY ENGINEER.
10. CONTRACTOR SHALL MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES. OTHERWISE, DETOURING TRAFFIC MUST BE PER APPROVED PLANS. ALL SIGNING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF M.M.U.T.C.D.
11. MAINTAIN A SAFE AND ADEQUATE TRAVEL ROUTE FOR PEDESTRIANS AT ALL TIMES THROUGHOUT THE PROJECT DURATION.
12. TUNNELING, BORING AND JACKING OPERATIONS SHALL BE IN ACCORDANCE WITH THE WAYNE COUNTY SPECIFICATIONS AND DETAILS. BORE PITS SHALL BE PLACED AT MINIMUM 10 FEET FROM THE BACK OF CURB OR EDGE OF PAVEMENT.
13. REMOVE ALL ABANDONED CONDUITS FROM THE COUNTY ROADS ROW OR AS DIRECTED BY THE WAYNE COUNTY ENGINEER.
14. CONTRACTOR SHALL PROVIDE COLD WEATHER PROTECTION FOR ALL PROPOSED CONCRETE WORK (PAVEMENTS, SIDEWALKS, DRIVE APPROACHES, ETC.) AS DIRECTED BY THE WAYNE COUNTY ENGINEER.
15. OVERNIGHT VEHICLE PARKING AND STORAGE OF CONSTRUCTION MATERIALS AND EQUIPMENT'S ARE NOT PERMITTED WITHIN THE WAYNE COUNTY ROADS RIGHTS-OF-WAY.
16. CONTRACTOR SHOULD OBTAIN SOIL EROSION AND SEDIMENTATION CONTROL PERMIT FROM THE WAYNE COUNTY DPS. CONTACT THE WAYNE COUNTY SOIL EROSION OFFICE AT (734) 326-5565, OR THE COMMUNITY HAVING JURISDICTION OVER THE SOIL EROSION PERMIT.
17. CONTRACTOR SHALL NOTIFY THE WAYNE COUNTY TRAFFIC SIGNAL SHOP AT (734) 955-2161 AT LEAST 72 HOURS PRIOR TO START OF WORK AT OR NEAR ANY SIGNALIZED INTERSECTIONS.
18. CONTRACTOR SHALL NOTIFY WAYNE COUNTY 72 HOURS PRIOR TO START OF CONSTRUCTION. CONTACT THE PERMIT OFFICE AT (734)858-2761.
19. ALL AREAS TO BE RESTORED WITHIN A TIMELY MANNER. PERMIT WILL NOT BE RELEASED UNTIL PERMIT OFFICE IS SATISFIED THAT VEGETATION HAS BEEN RE-ESTABLISHED.

WAYNE COUNTY CONSTRUCTION NOTES:

1. PRIOR TO PAVEMENT REMOVAL THE CONTRACTOR SHALL CONTACT WAYNE COUNTY ENGINEER / INSPECTOR TO VERIFY IF THE EXISTING GRADE OF THE GUTTER LINES AND THE TOP OF CURBS ARE NEEDED TO BE PROVIDED AS REQUESTED.
2. SAW-CUT FULL DEPTH THE EXISTING PAVEMENT TO THE NEAREST JOINT WITHIN WAYNE COUNTY ROAD RIGHT-OF-WAY AND REMOVED THE EXISTING PAVEMENT AND CURB OR AS DIRECTED BY WAYNE COUNTY ENGINEER.
3. CONSTRUCT THE PRIMARY ROADS AS FOLLOWS:
   a. CONSTRUCT WAYNE COUNTY PRIMARY ROAD PAVEMENT PER WAYNE COUNTY PERMIT STANDARDS, "RE-1' OR "PR-2' AS APPLICABLE, OR AS DIRECTED BY THE WAYNE COUNTY ENGINEER.
   b. PLACE 9" OR 21AA AGGREGATE COMPACTED TO MINIMUM 95% DENSITY OR MAXIMUM UNIT WEIGHT OR AS DIRECTED BY WAYNE COUNTY ENGINEER.
   c. CONSTRUCT WAYNE COUNTY ROAD PAVEMENT REPAIR WITHIN MINIMUM 2" HMA (F) ON MINIMUM OF 10" NON-REINFORCED CONCRETE WC 35 P MIX (3500 PSI AT 28 DAYS) AD INTEGRAL STRAIGHT CURB TYPE "4" AS PER WAYNE COUNTY PERMIT STANDARDS, "RS-3" OR AS DIRECTED BY WAYNE COUNTY ENGINEER.
   d. TIE THE NEW PAVEMENT TO THE EXISTING PAVEMENT WITH #5 EPOXY COATED TIE BARS AT MAXIMUM 43-INCH ON CENTER LONGITUDINALLY AND AT 18-INCH ON CENTER TRANSVERSELY AS PER WAYNE COUNTY PERMIT STANDARDS, "RS-2" OR AS DIRECTED BY THE COUNTY ENGINEER.
   e. PLACE THE CONSTRUCTION JOINTS OF THE NEW PAVEMENT TO MATCH THE EXISTING PAVEMENT JOINTS OR AS DIRECTED BY WAYNE COUNTY ENGINEER.
4. ANY DAMAGED UNDERDRAIN AS A RESULT OF THIS PROJECT ACTIVITY SHALL BE RECONSTRUCTED PER WAYNE COUNTY PERMIT STANDARDS, "S-14" OR AS DIRECTED BY THE WAYNE COUNTY ENGINEER.
5. ANY DAMAGED SIDEWALK AS A RESULT OF THIS PROJECT ACTIVITY SHALL BE RECONSTRUCTED AS PER WAYNE COUNTY PERMIT STANDARDS, "RS-5" OR AS DIRECTED BY THE WAYNE COUNTY ENGINEER. MAINTAIN 2% MAXIMUM TRANSVERSE SLOPE ON THE SIDEWALK.
6. ANY DAMAGED SIDEWALK RAMPS AS A RESULT OF THIS PROJECT ACTIVITY SHALL BE RECONSTRUCTED PER MDOT STANDARDS, "R-28-J" OR AS DIRECTED BY THE WAYNE COUNTY ENGINEER.
7. STRUCTURE ADJUSTMENT SHALL BE DETERMINED ON SITE BY THE WAYNE COUNTY ENGINEER.
8. THE CONTRACTOR IS RESPONSIBLE TO RESOLVE ANY WATER PONDING ISSUES AND MAINTAIN A POSITIVE FLOW ALONG THE GUTTER LINE WITHIN THE LIMIT OF THE PROJECT.
9. RELOCATE, RESTORE, OR REPLACE ANY TRAFFIC SIGNS THAT ARE AFFECTED BY THIS CONSTRUCTION AS DIRECTED BY THE WAYNE COUNTY ENGINEER.
10. ALL PAVEMENT JOINTS ARE TO BE CONSTRUCTED PER WAYNE COUNTY DETAIL RS-02 OR AS DIRECTED BY THE COUNTY ENGINEER
11. CONTRACTOR TO PROVIDE 1/2" EXPANSION JOINTS AT FACE OF SIDEWALK PER COUNTY DETAIL D-06.
12. ANY PAVEMENT REMOVAL AND REPLACEMENT PERFORMED IN COUNTY RIGHT OF WAY TO CONFORM TO DETAIL PR-2.

GENERAL NOTES

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

20' 0' 20' 40'

GRAPHIC SCALE IN FEET

1" = 20'

ISSUE	DATE	BY	DESCRIPTION
8	11/13/2025	NB	SITE PLAN AMENDMENT
7	10/20/2025	NB	SANITARY SEWER REVISIONS
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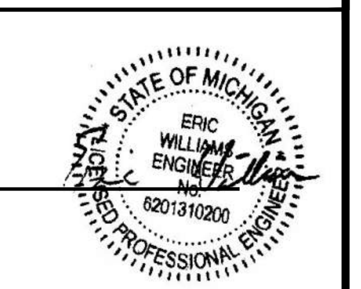
SITE DEVELOPMENT PLANS

CAVA

PROPOSED RESTAURANT WITH PICK-UP WINDOW

PID: 46-023-99-0001-013
39200 7 MILE ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN 48152



STONEFIELD engineering & design

SCALE:	1" = 20'	PROJECT ID: DET-240337	
TITLE:		WAYNE COUNTY#: R25-0419	

SITE PLAN

DRAWING:

C-3

V:\DET\2024\DET-240337 SYMMETRY MANAGEMENT - 39300 SEVEN MILE ROAD, LIVONIA, MI\CADD\PLOTS\SDP-03-12-SITE.DWG

PROPOSED LUMINAIRE SCHEDULE

SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	CONTROL	IES FILE
	A	2	MIRADA MEDIUM OUTDOOR LED AREA LIGHT - 12,000K LUMEN PACKAGE	TYPE III	0.9	LSI LIGHTING	PHOTOCELL	MRM-LED-12L-SIL-3-40-70CRI-IL
	B	1	MIRADA MEDIUM OUTDOOR LED AREA LIGHT - 12,000K LUMEN PACKAGE	TYPE III	0.9	LSI LIGHTING	PHOTOCELL	MRM-LED-12L-SIL-3-40-70CRI-IL

FIXTURE A & B

Mirada Medium Outdoor LED Area Light

Type: _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation[2]	Voltage	Driver
MRM - Mirada Medium Area Light	**LED**	**7L** - 7,000 lms, 48W **9L** - 9,000 lms, 52W **12L** - 12,000 lms, 85W **18L** - 18,000 lms, 135W **24L** - 24,000 lms, 176W **36L** - 36,000 lms, 252W **38L** - 36,000 lms, 288W **42L** - 42,000 lms, 314W **48L** - 48,000 lms, 401W **55L** - 55,000 lms, 438W Custom Lumen Package[1]	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **4** - Type 4 **SW** - Type 5 Wide **FT** - Forward Throw **FTA** - Forward Throw Automotive **AM** - Automotive Merchandise **LC** - Left Corner **RC** - Right Corner	**(blank)** - standard **L** - Optics rotated left 90° **R** - Optics rotated right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10V Dimming (9-10W)

Color Temp	Color Rendering	Finish		Options
50 - 5,000 CCT **40** - 4,000 CCT **30** - 3,000 CCT **AMB** - Phosphor Converted Amber[4]	**70CRI** - 70 CRI	**BLK** - Black **BRZ** - Dark Bronze **GPG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White		**(Blank)** - None **IM** - Integral Half Louver (Moderate Spill Light Cutoff)[5] **IL** - Integral Louver (Sharp Spill Light Cutoff)[5]

Controls (Choose One)

(Blank) - None

Wireless Controls System
- **ALSC** - AirLink Synapse Control System[6]
- **ALSCS02** - AirLink Synapse Control System with 12-20' Motion Sensor[6]
- **ALSCS04** - AirLink Synapse Control System with 20-40' Motion Sensor[6]
- **ALBMQ1LB** - AirLink Blue Long-Range Wireless Motion & Photo Sensor Controller (9-24' mounting height)[6,9]
- **ALBMQ2LB** - AirLink Blue Long-Range Wireless Motion & Photo Sensor Controller (25-40' mounting height)[6,9]

Stand-Alone Controls
- **EXT** - 0-10v Dimming leads extended to housing exterior
- **CKTP** - 7-Pin Control Receptacle (ANSI C136.41)
- **IMSBT2L** - Integral Bluetooth® Motion and Photocell Sensor (9-24' MH)[9]
- **IMSBT2L** - Integral Bluetooth® Motion and Photocell Sensor (25-40' MH)[9]

Button Type Photocells
- **PCI120** - 120V
- **PCI208-277** - 208 - 277V
- **PCI347** - 347V

Need more information? Click here for our glossary

Have additional questions? Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION[8]

CONTROLS ACCESSORIES

Description	Order Number
PCI120 Photocell for use with CKTP option (120V)[9]	122514
PCI208-277 Photocell for use with CKTP option (208V, 240V, 277V)[9]	122515
Twist Lock Photocell (347V) for use with CKTP[9]	122516
Twist Lock Photocell (480V) for use with CKTP[9]	122518
AirLink 5 Pin Twist Lock Controller (120-277V Only)[9]	663409
AirLink 7 Pin Twist Lock Controller (120-277V Only)[9]	663410
AirLink 7 Pin Twist Lock Controller (347-480V)[9]	679948
Shorting Cap for use with CKTP[9]	149328

FUSING OPTIONS[7]

Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

EXTERNAL SHIELDING OPTIONS

2" External Shield	See Shielding Guide
6" External Shield	

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available with 5W distribution. Is not available with LC/RC distributions.
3. Motion sensors are field configurable via an app that can be downloaded from your smartphone's native app store. See controls section for more details.
4. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
5. Accessories are shipped separately and field installed.
6. Factory installed CKTP option required. See Options.
7. Fusing must be included in hand hole of pole. See Fusing Accessory Guide for compatibility.
8. Only available in IL, CA, WI, and 24L Lumen Packages. Consult factory for lead time and availability.
9. Not available with DIL Lumen Package when SA-4009 is specified.

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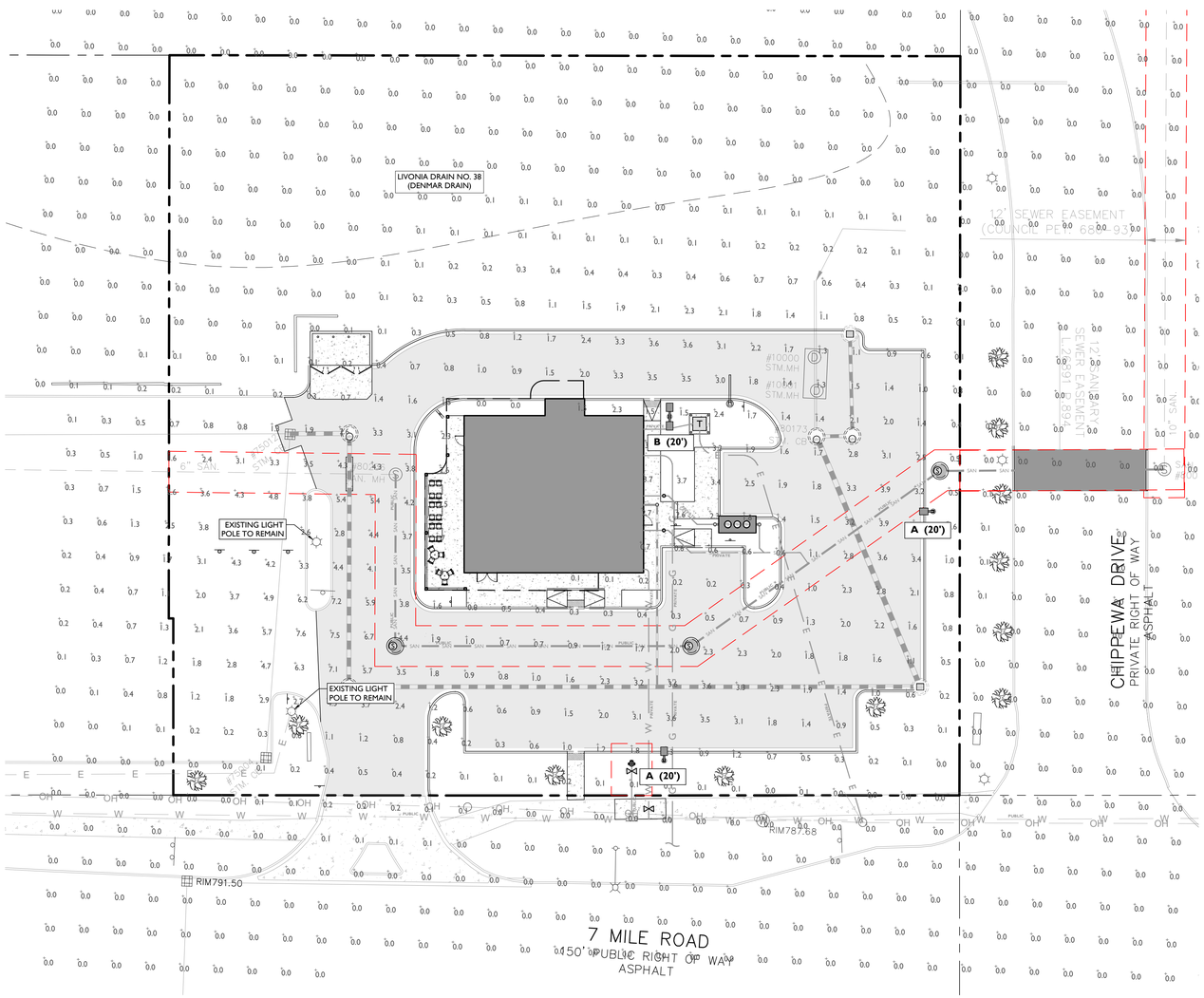

SYMBOL / DESCRIPTION

SYMBOL	DESCRIPTION
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
X.X	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
	PROPOSED AREA LIGHT

GENERAL LIGHTING NOTES

1. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES. SUCH ARE WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
2. WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
3. UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
   - LIGHT EMITTING DIODES (LED): 0.90
   - HIGH PRESSURE SODIUM: 0.72
   - METAL HALIDE: 0.72
4. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING/ PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
5. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.

Lighting

Light Pole & Foundation	3.00	EA

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

ISSUE	DATE	BY	DESCRIPTION
8	11/13/2025	NB	SITE PLAN AMENDMENT
7	10/20/2025	NB	SANITARY SEWER REVISIONS
6	09/22/2025	NB	SANITARY SEWER REVISIONS
5	08/20/2025	NB	WAYNE COUNTY REVIEW
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3	05/30/2025	NB	FOR ENGINEERING REVIEW
2	03/14/2025	NB	FOR WAIVER USE REVIEW
1	02/14/2025	NB	FOR WAIVER USE REVIEW

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Birmingham, MI · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Rutherford, NJ
www.stonefieldeng.com
555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS

CAVA

PROPOSED RESTAURANT WITH PICK-UP WINDOW

PID: 46-023-99-0001-013
39200 7 MILE ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN 48152

STATE OF MICHIGAN
ERIC WILLIAMS
ENGINEER
6201310200
REGISTERED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

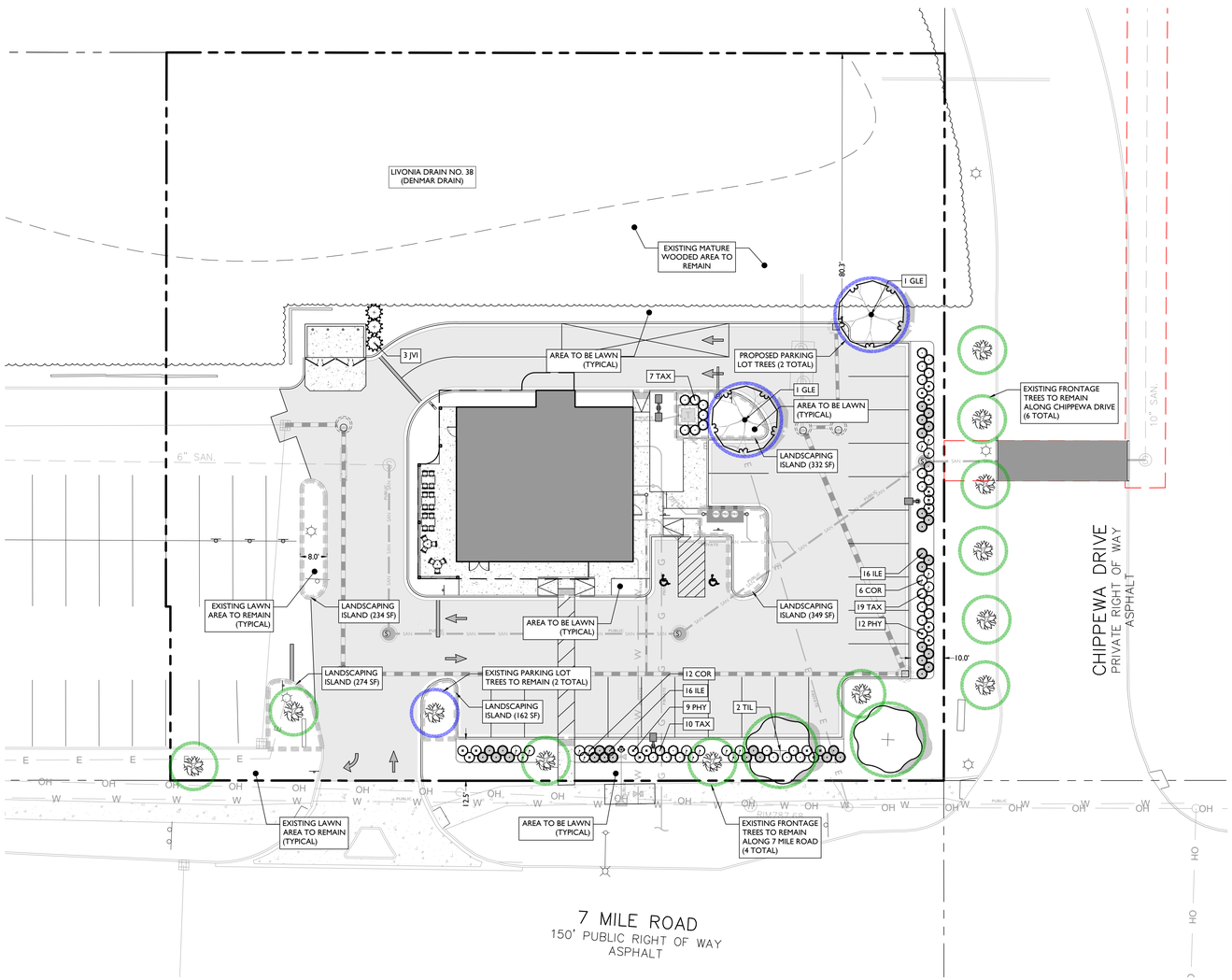
SCALE: 1" = 20'	PROJECT ID: DET-240337
TITLE:	WAYNE COUNTY#: R25-0419

LIGHTING PLAN

DRAWING:

C-9

V:\DET\2024\DET-240337 (PINNEY) MANAGEMENT - 39200 SEVEN MILE ROAD, LIVONIA, MI\CAD\PLOT\SP-PN-LIGHT.DWG



LANDSCAPING AND BUFFER REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
	FRONTAGE LANDSCAPING	
§ 10.03.(1)	1 DECIDUOUS/EVERGREEN TREE FOR EVERY 40 LF OF FRONTAGE	
	1 ORNAMENTAL TREE FOR EVERY 100 LF OF FRONTAGE	
	8 SHRUBS FOR EVERY 40 LF OF FRONTAGE	
	7 MILE ROAD: 200 FT	
	(200 FT) * (1 TREE / 40 FT FRONTAGE) = 5 DECIDUOUS TREES	5 EXISTING TREES
	(200 FT) * (1 TREE / 100 FT FRONTAGE) = 2 ORNAMENTAL TREES	2 TREES
	(200 FT) * (8 SHRUBS / 40 FT FRONTAGE) = 40 SHRUBS	40 SHRUBS
	CHIPPEWA DRIVE: 218 FT	
	(218 FT) * (1 TREE / 40 FT FRONTAGE) = 5 DECIDUOUS TREES	5 EXISTING TREES
	(218 FT) * (1 TREE / 100 FT FRONTAGE) = 2 ORNAMENTAL TREES	2 EXISTING TREES
	(218 FT) * (8 SHRUBS / 40 FT FRONTAGE) = 44 SHRUBS	44 SHRUBS
	PARKING LOT SCREENING	
§ 10.03.(2)(A)	LANDSCAPING REQUIRED BETWEEN PARKING AREAS AND THE R.O.W. WITHIN 10 FT OF PARKING	COMPLIES
§ 10.03.(2)(A)(i)	LANDSCAPING WIDTH: 5 FT	7 MILE ROAD: 12.5 FT MAPLEWOOD ROAD: 10.0 FT
	OPAQUE LANDSCAPING SCREEN REQUIRED	COMPLIES
	MINIMUM HEIGHT: 3 FT	COMPLIES
	MINIMUM VEHICLE OVERHANG: 2 FT	COMPLIES
	INTERIOR PARKING LOT LANDSCAPING	
§ 10.03.(2)(B)(i)	5% OF PARKING AREA SHALL BE LANDSCAPED	
	(18,878 SF) * (0.05) = 944 SF	1,253 SF (6.4%)
	MINIMUM AREA: 300 SF	162 SF (W)
	MINIMUM WIDTH: 10 FT	8.0 FT (EN)
§ 10.03.(2)(B)(ii)	1 TREE FOR EVERY 300 SF OF LANDSCAPING	
	(944 SF) * (1 TREE / 300 SF) = 3 TREES	2 EXISTING TREES 1 PROPOSED TREE
§ 10.03.(2)(B)(vi)	TERMINAL ISLANDS REQUIRED, NO MORE THAN 20 SPACES IN A SINGLE ROW	COMPLIES
	BUFFER A REQUIREMENTS	
§ 10.03.(5)(a)	MINIMUM WIDTH: 10 FT	NORTH: 80.3 FT
	1 TREE FOR EVERY 30 LF OF BUFFER	
	NORTH PROPERTY LINE: 233 FT	
	(233 FT) * (1 TREE / 30 FT BUFFER) = 8 TREES	EXISTING MATURE WOODS TO REMAIN
	OPEN SPACE LANDSCAPING	
§ 10.03.(6)	ALL REMAINING OPEN AREAS SHALL BE PLANTED WITH 1 TREE FOR EVERY 3,000 SF	EXISTING MATURE WOODS TO REMAIN
	R.O.W. AND EASEMENT LANDSCAPING	
§ 10.03.(10)	ANY PUBLIC R.O.W. AND ACCESS EASEMENT AREAS ADJACENT TO REQUIRED LANDSCAPED AREAS SHALL BE PLANTED WITH GRASS OR OTHER SUITABLE GROUNDCOVER	COMPLIES

(EN) EXISTING NONCONFORMITY
(W) WAIVER

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES						
	GLE	2	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	3" - 3.5" CAL	B&B
	TIL	2	TILIA CORDATA	LITTLELEAF LINDEN	3" - 3.5" CAL	B&B
EVERGREEN TREES						
	JVI	3	JUNIPERUS VIRGINIANA 'J.N. SELECT GREEN'	EMERALD FEATHER EASTERN REDCEDAR	5' - 6' HT	B&B
SHRUBS						
	COR	18	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	18" - 24"	POT
	PHY	18	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL DWARF NINEBARK	18" - 24"	POT
EVERGREEN SHRUBS						
	ILE	32	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	18" - 24"	B&B
	TAX	31	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	18" - 24"	POT

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

SYMBOL	DESCRIPTION
	PROPOSED FRONTAGE TREES
	PROPOSED PARKING LOT TREES
	PROPOSED LANDSCAPED ISLANDS

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

IRRIGATION NOTE:

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

LANDSCAPING NOTES

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

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

ISSUE	DATE	BY	DESCRIPTION
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SITE DEVELOPMENT PLANS

CAVA

PROPOSED RESTAURANT WITH PICK-UP WINDOW

PID: 46-022-99-0001-013
39200 7 MILE ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN 48152

STATE OF MICHIGAN
ERIC WILLIAMS
ENGINEER
6201310200
REGISTERED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 20'	PROJECT ID: DET-240337
TITLE:	WAYNE COUNTY#: R25-0419

LANDSCAPING PLAN

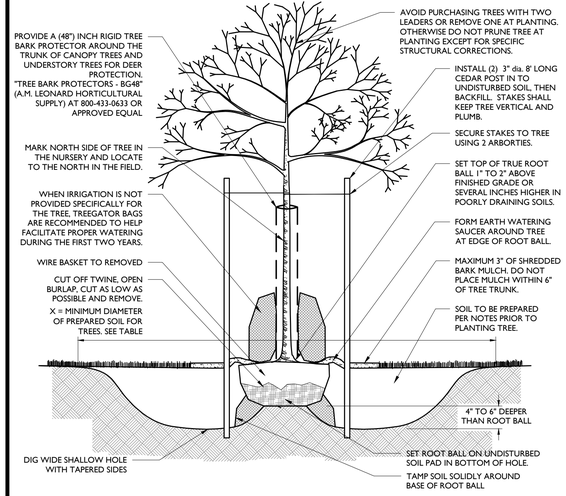
DRAWING:

C-10

V:\DET\2024\DET-240337 (TYMETRY) MANAGEMENT - 39200 SEVEN MILE ROAD, LIVONIA, MI\CAD\PLOT\DSP-10-11-LAND.DWG

NOTES:

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



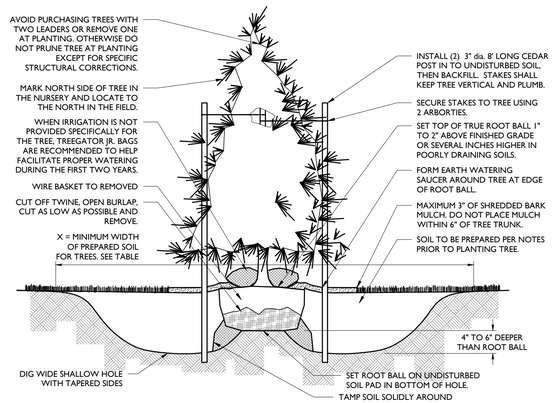
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

1

NOTES:

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX

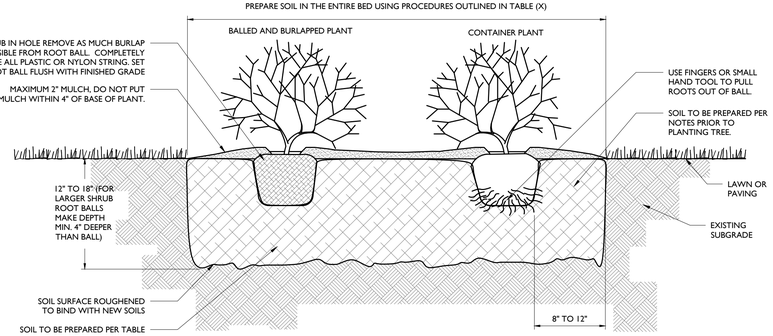


CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE

2

PREPARE SOIL IN THE ENTIRE BED USING PROCEDURES OUTLINED IN TABLE (X)



NOTES:

1. FOR THE CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL

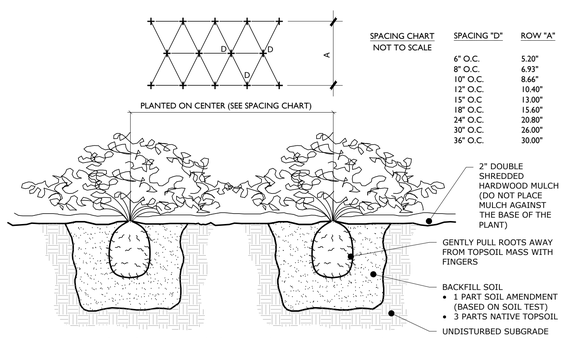
DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

3

NOTES:

1. THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
2. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILDS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX
3. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT PER MANUFACTURER'S SPECIFICATIONS



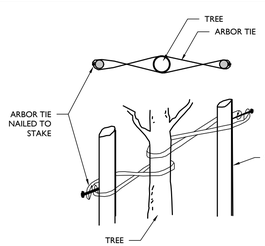
SPACING CHART
NOT TO SCALE

SPACING "D"	ROW "A"
6" O.C.	5.20"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.40"
15" O.C.	13.00"
18" O.C.	15.60"
24" O.C.	20.80"
30" O.C.	26.00"
36" O.C.	30.00"

GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL

NOT TO SCALE

4



INSTALLATION GUIDELINES:

1. LOOP TIE AROUND TREE AND NAIL TO CEDAR STAKE.
2. REMOVE ALL STAKING AND TIES AT END OF FIRST GROWING SEASON.
3. FOLD ENDS OF ARBORTIE BACK. SECURE TO STAKES WITH 1" GALVANIZED ROOFING NAIL OR USE A KNOT.
4. CONSULT LANDSCAPE ARCHITECT FOR STAKING OF TREES LARGER THAN 6".
5. SOURCES INCLUDE:
   GEMPLERS 1-800-332-6744 or GEMPLERS.COM
   CSP OUTDOORS 1-800-592-6940 or CSPOUTDOORS.COM

ARBORTIE DETAIL

NOT TO SCALE

5

GENERAL LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
2. WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
4. IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
5. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL.
6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

PROTECTION OF EXISTING VEGETATION NOTES:

1. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
2. IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
3. IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
   - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
   - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
   - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

SOIL PREPARATION AND MULCH NOTES:

1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
2. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
3. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL OBTAINED FROM A WELL-DRAINED ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1").
4. TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
6. CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
7. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
8. LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
9. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.
11. DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR. GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.
12. WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
13. SOIL SHALL BE LOOSENED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
14. APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
15. ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

MYCRO® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS.

- DIRECTIONS FOR USE: USE 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.
- MYCOR® TREE SAVER® IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE.
- SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.
- FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
- OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

HEALTHY START MACRO TABS 12-8-8

- FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS.
- TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (B&B) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT 1 TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

IRRIGATION DURING ESTABLISHMENT

SIZE AT PLANTING	IRRIGATION FOR VITALITY	IRRIGATION FOR SURVIVAL
< 2" CALIPER	DAILY FOR TWO WEEKS, EVERY OTHER DAY FOR TWO MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR TWO TO THREE MONTHS
2"-4 CALIPER	DAILY FOR ONE MONTH, EVERY OTHER DAY FOR THREE MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR THREE TO FOUR MONTHS
4 >" CALIPER	DAILY FOR SIX WEEKS, EVERY OTHER DAY FOR FIVE MONTHS, WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR FOUR TO FIVE MONTHS

TABLE NOTES:

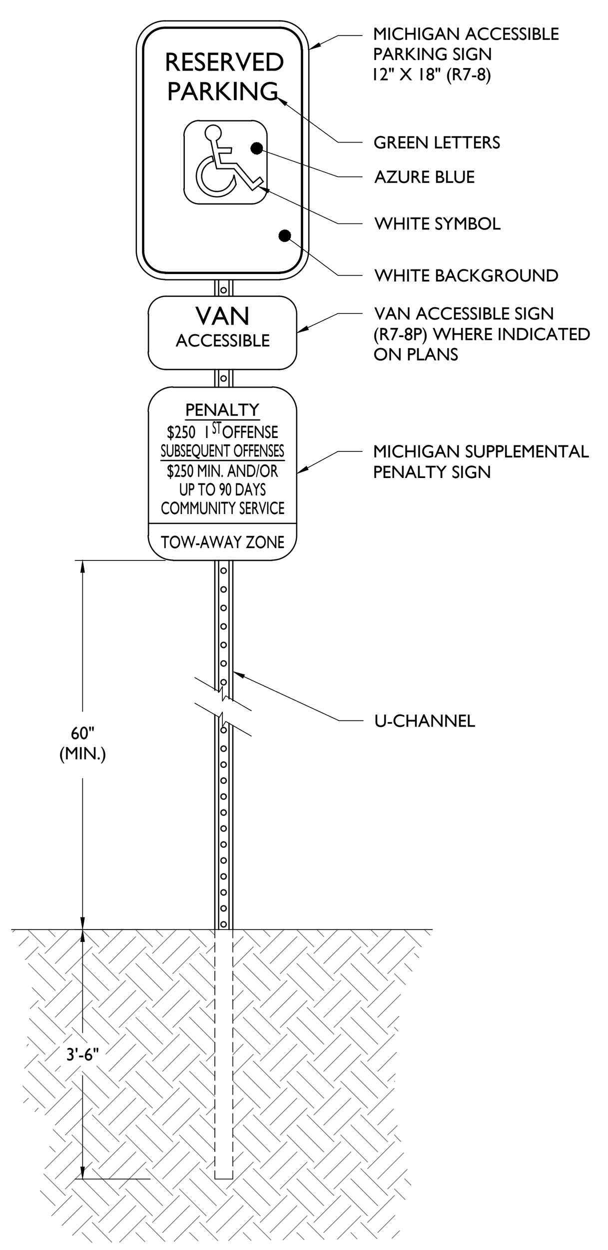
1. AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER TO THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL. DO NOT WATER IF ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY.

2. WHEN IRRIGATING FOR VITALITY, DELETE DAILY IRRIGATION WHEN PLANTING IN WINTER OR WHEN PLANTING IN COOL CLIMATES. ESTABLISHMENT TAKES THREE TO FOUR MONTHS PER INCH TRUNK CALIPER. NEVER APPLY IRRIGATION IF THE SOIL IS SATURATED.

3. WHEN IRRIGATION FOR SURVIVAL, TREES TAKE MUCH LONGER TO ESTABLISH THAN REGULARLY IRRIGATED TREES. IRRIGATION MAY BE REQUIRED IN THE NORMAL HOT, DRY PORTIONS OF THE FOLLOWING YEAR.

PLANT QUALITY AND HANDLING NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
3. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
4. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REJECTED.
5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
6. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
7. ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
8. PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.
9. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING DETAILS.
10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIMES AND COVERED WITH MOISTENED MULCH OR ALGED WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE UNTIED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
11. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
12. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.
13. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT.
14. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
15. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
    PLANTS (M

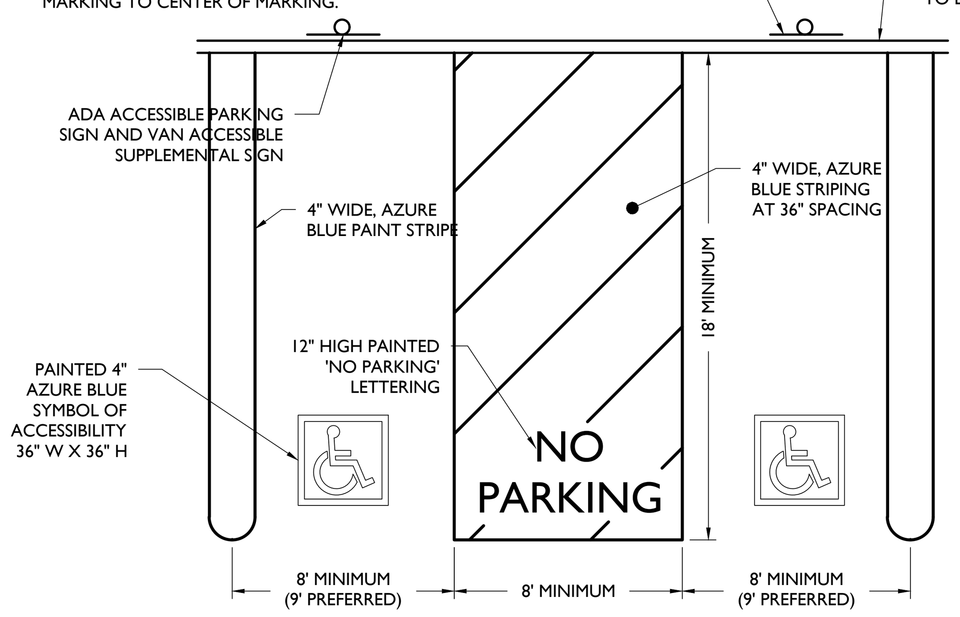


ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE

1

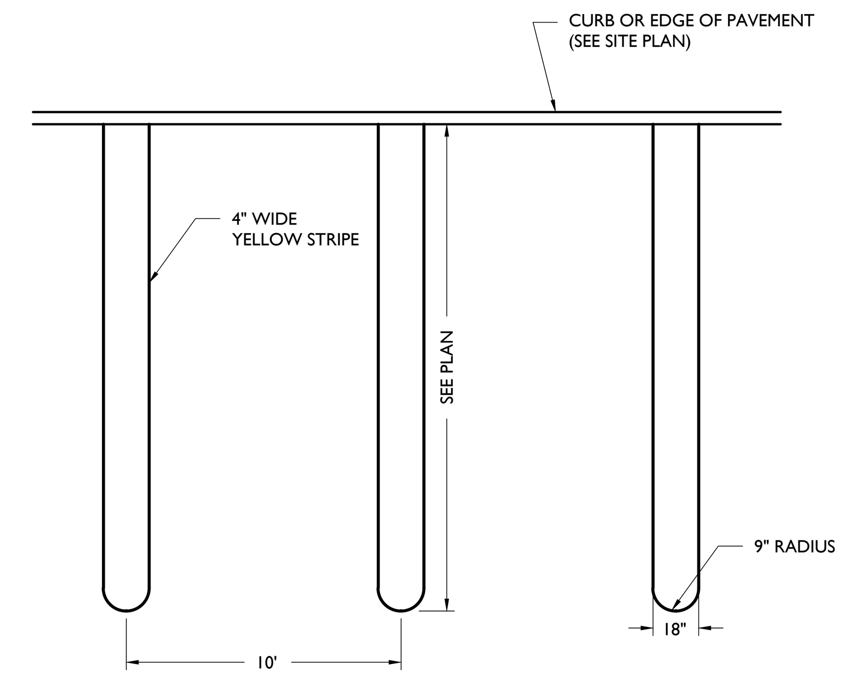
NOTES:
1. SEE SITE PLAN FOR EXACT SIGN LOCATIONS.
2. PARKING STALL MARKINGS ARE TO BE MEASURED FROM CENTER OF MARKING TO CENTER OF MARKING.



ACCESSIBLE PARKING STALL MARKINGS

NOT TO SCALE

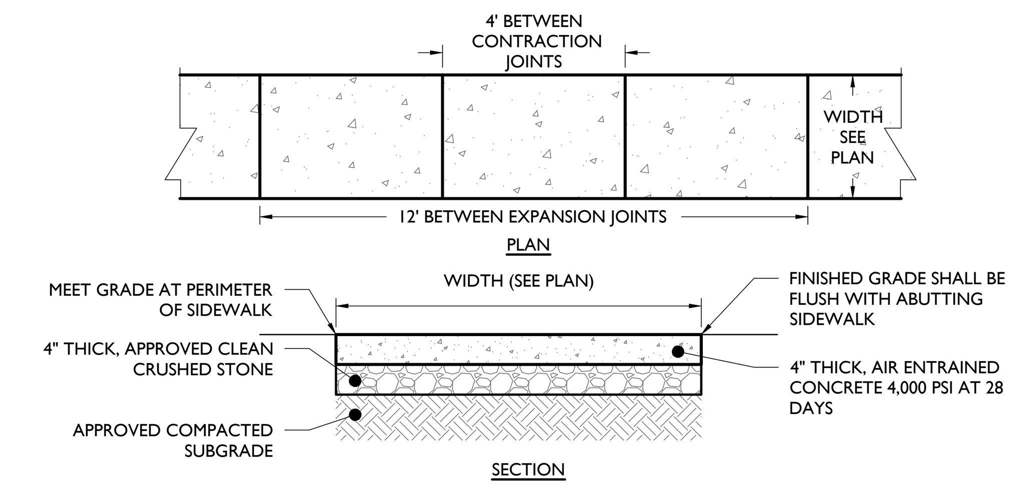
2



PARKING STALL MARKINGS

NOT TO SCALE

3



CONCRETE WALKWAY DETAIL

NOT TO SCALE

NOTES:
1. MAXIMUM CROSS SLOPE SHALL BE ¼" PER FOOT.
2. ¼" EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ¼" FROM THE SURFACE.
3. 1" DEEP BY ¼" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS.
4. EXPANSION JOIN SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.

4

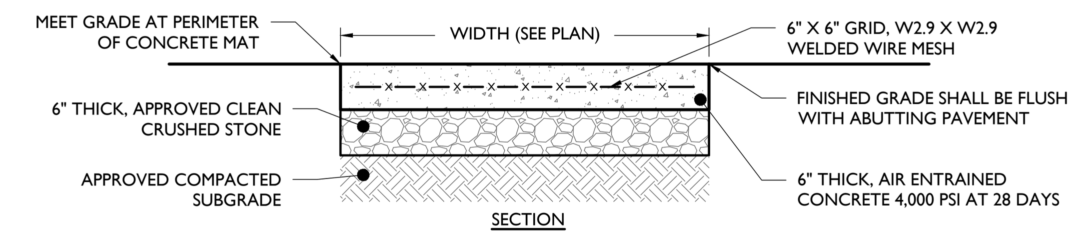
M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R1-1)	STOP	WHITE	RED	36"x36"	GROUND
DO NOT ENTER (R5-1)	DO NOT ENTER	RED	WHITE	30"x30"	GROUND

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

SIGN DATA TABLE

NOT TO SCALE

5

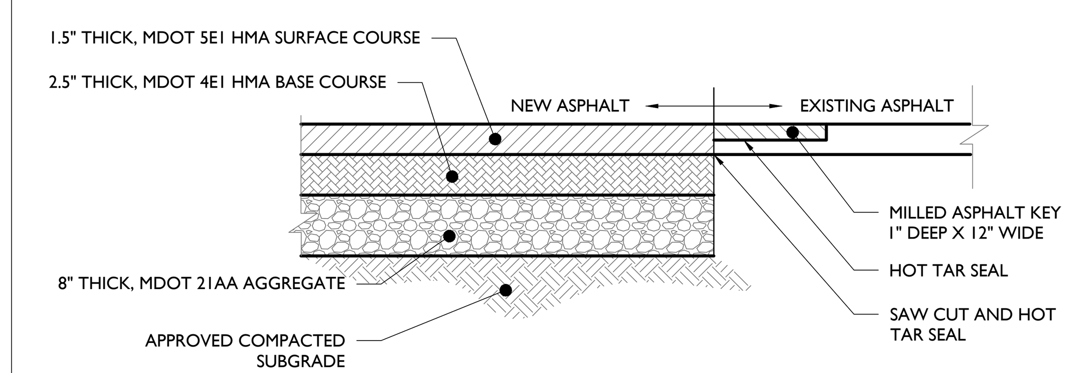


REINFORCED 6" CONCRETE MAT

NOT TO SCALE

NOTES:
1. ½" EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ¼" FROM THE SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
2. 1" DEEP BY ¼" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS OR 6' INTERVALS MAX.
3. CONCRETE SHALL RECEIVE BROOM FINISH.
4. ALL EXPOSED CORNERS TO HAVE 12" CHAMFER.

6

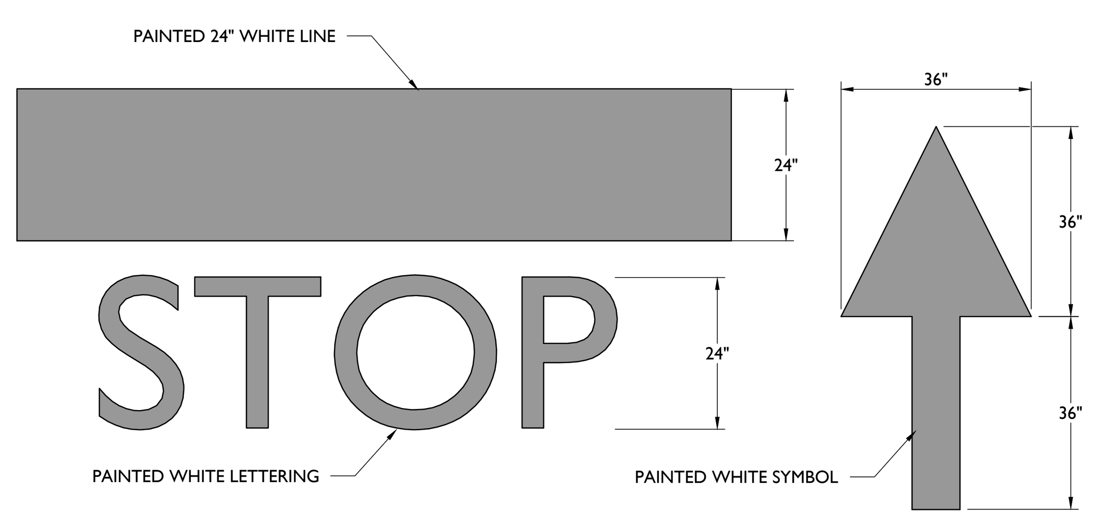


STANDARD DUTY FULL DEPTH ASPHALT PAVEMENT DETAIL

NOT TO SCALE

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

7



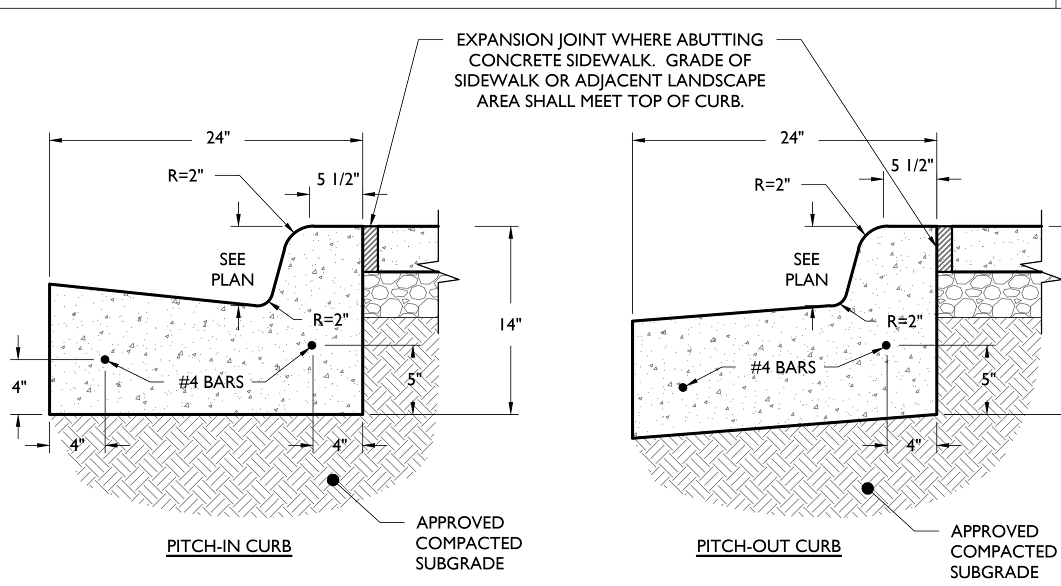
STOP BAR & ARROW DETAILS

NOT TO SCALE

8

PAVEMENT STRIPING & MARKINGS NOTES:
1. ALL SIGNING AND STRIPING IN EXISTING CONDITION IN CONFLICT WITH THE PROPOSED DESIGN PLAN SHALL BE REMOVED.
2. ALL PROPOSED SIGNING AND STRIPING SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
3. PAVEMENT STRIPING AND MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS.
4. UNLESS OTHERWISE SPECIFIED, ALL STRIPING AND MARKINGS IN THE PUBLIC RIGHT-OF-WAY SHALL BE OF THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.
5. UNLESS OTHERWISE SPECIFIED, ON SITE PARKING STALL STRIPING, FIRE LANE STRIPING AND DIRECTIONAL ARROWS SHALL BE EPOXY PAINT. ON SITE STOP BARS, "DO NOT ENTER" BARS, AND ASSOCIATED LETTERING SHALL BE THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.

9

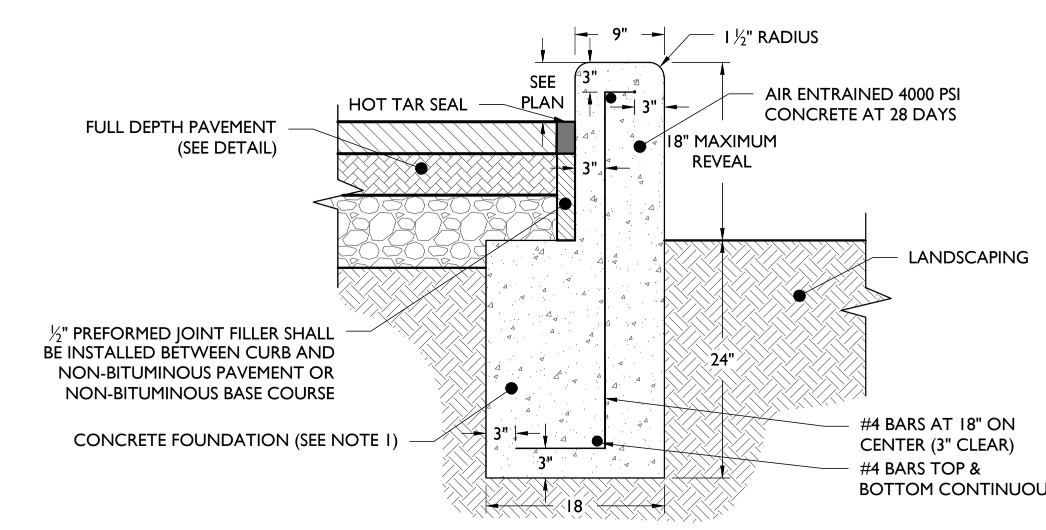


CONCRETE CURB AND GUTTER DETAIL

NOT TO SCALE

NOTES:
1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ¼" FROM SURFACE.
3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
4. 14" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.

10

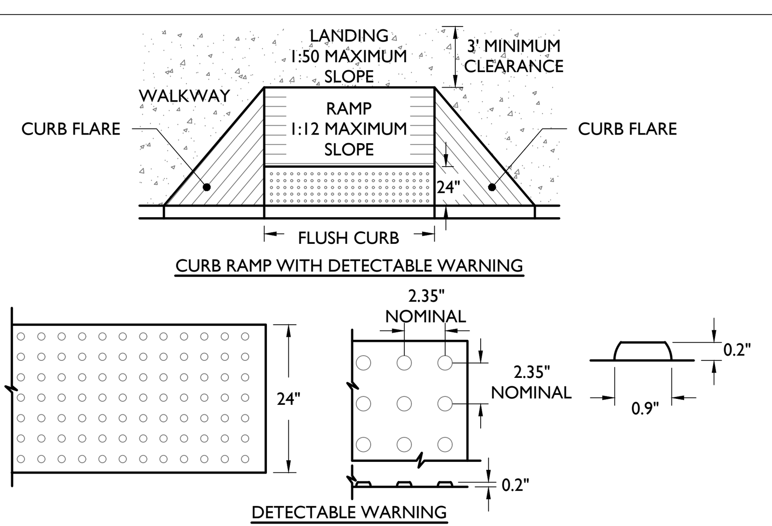


EXTENDED CONCRETE CURB DETAIL

NOT TO SCALE

NOTES:
1. CONCRETE SHALL BE 4000 PSI AT 28 DAYS, AIR-ENTRAINED.
2. ½" EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 50 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ¼" FROM SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
3. 1" DEEP AND ½" WIDE TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS, OR 30 FOOT MAX.

11

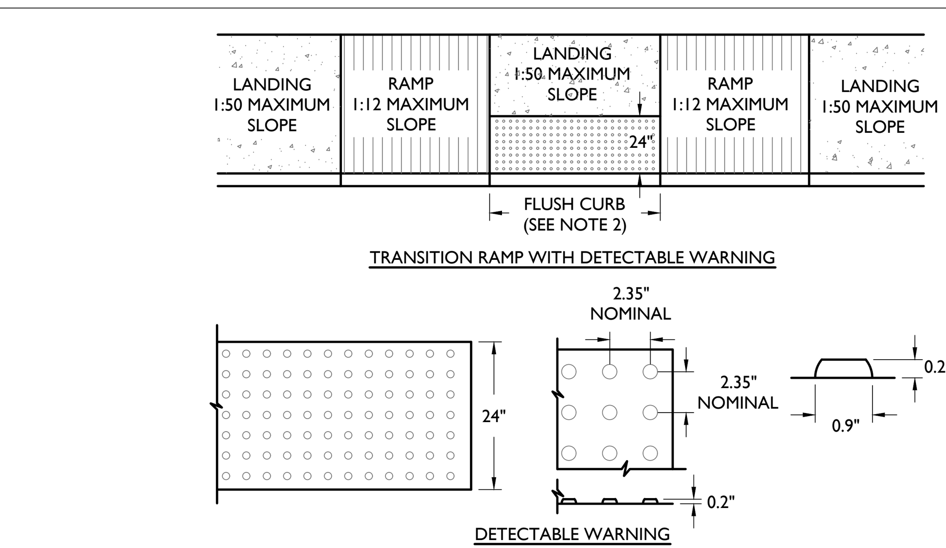


CURB RAMP WITH FLARES DETAIL

NOT TO SCALE

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

12



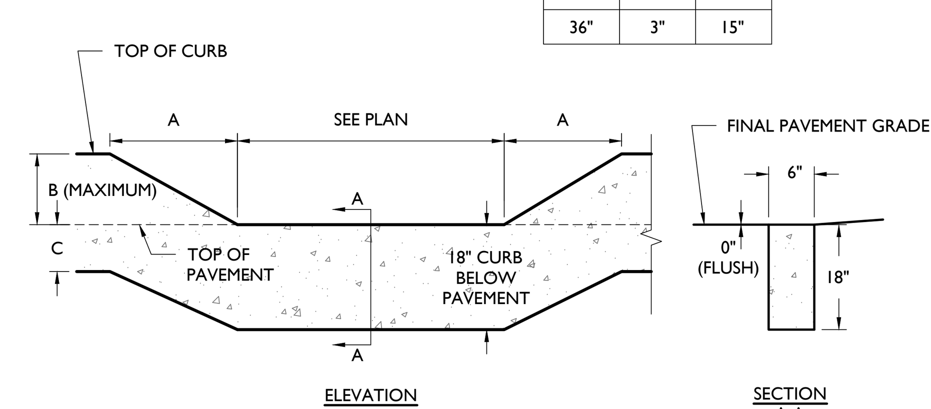
TRANSITION RAMP DETAIL

NOT TO SCALE

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

13

FLUSH CURB DIMENSIONS		
A	B	C
72"	6"	12"
60"	5"	13"
48"	4"	14"
36"	3"	15"



FLUSH CURB DETAIL

NOT TO SCALE

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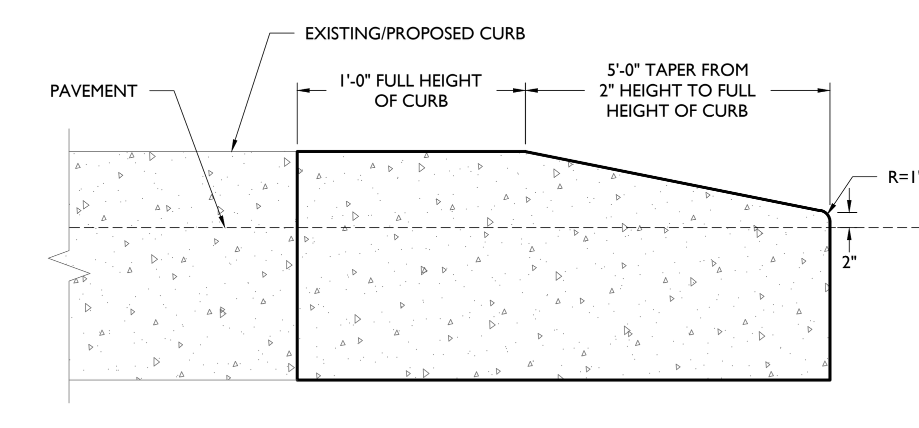

CURB TAPER DETAIL

NOT TO SCALE

15

ISSUE	DATE	BY	DESCRIPTION
8	11/13/2025	NB	SITE PLAN AMENDMENT
7	10/20/2025	NB	SANITARY SEWER REVISIONS
6	09/22/2025	NB	SANITARY SEWER REVISIONS
5	08/20/2025	NB	WAYNE COUNTY REVIEW
4	08/05/2025	NB	FOR ENGINEERING REVIEW
3	05/30/2025	NB	FOR ENGINEERING REVIEW
2	03/14/2025	NB	FOR WAIVER USE REVIEW
1	02/14/2025	NB	FOR WAIVER USE REVIEW

NOT APPROVED FOR CONSTRUCTION

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www.stonefieldeng.com
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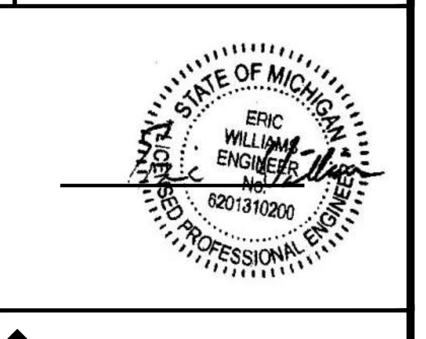
Phone 248.247.1115

SITE DEVELOPMENT PLANS

CAVA

PROPOSED RESTAURANT WITH PICK-UP WINDOW

PID: 46-023-99-0001-013
39200 7 MILE ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN 48152



STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: DET-240337

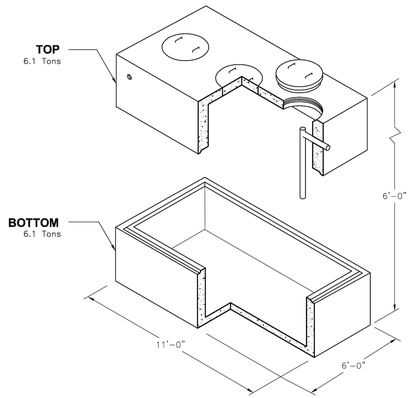
TITLE: | WAYNE COUNTY#: R25-0419

CONSTRUCTION DETAILS

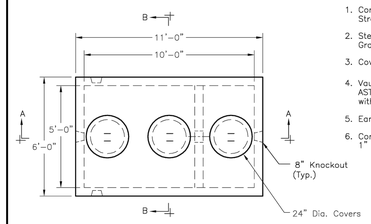
DRAWING:

C-13

V:\DET\2024\DET-240337 SYMMETRY MANAGEMENT - 39300 SEVEN MILE ROAD, LIVONIA, MI\CADD\PLOTS\SDP-13-14-15-DETL.DWG



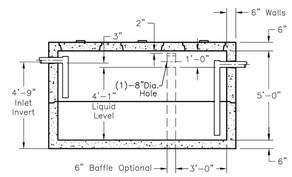
Oldcastle Precast®	GT-1500 FILE NAME: 324ECGGT1500_ISO.DWG ISSUE DATE: January, 2008 www.oldcastleprecast.com	5'-0" x 10'-0" x 5'-1" I.D. Grease Interceptor 1,500 Gallon Capacity Copyright ©2008 Oldcastle Precast



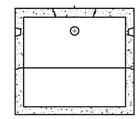
PLAN VIEW

GENERAL NOTES:

1. Concrete: 28 Day Compressive Strength f'c = 5,000 psi
2. Steel Reinforcement: ASTM A-615, Grade 60
3. Cover to Steel-1" Minimum
4. Vaults are Designed to Meet ASTM C858 and ACI 318 with AASHTO HS-20 Loading
5. Earth Cover-0 to 5 Feet Max.
6. Construction Joint Sealed with 1" Dia. Butyl Rubber or Equivalent



SECTION A-A



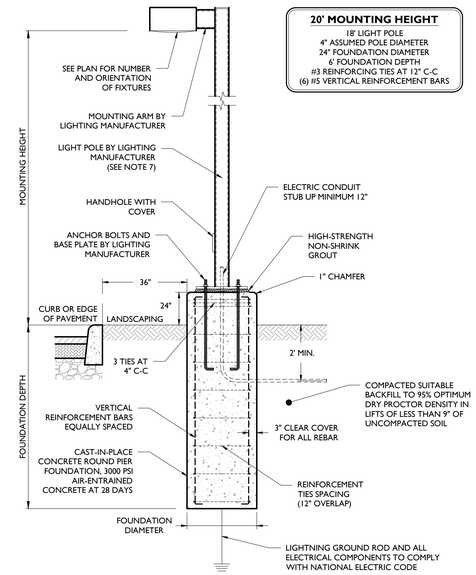
SECTION B-B

Oldcastle Precast®	GT-1500 FILE NAME: 324ECGGT1500_DET.DWG ISSUE DATE: January, 2008 www.oldcastleprecast.com	5'-0" x 10'-0" x 5'-0" I.D. Grease Trap 1,500 Gallon Capacity Copyright ©2008 Oldcastle Precast

1,500 GALLON GREASE TRAP DETAIL

NOT TO SCALE

1



LIGHT POLE INSTALLATION DETAIL

NOT TO SCALE

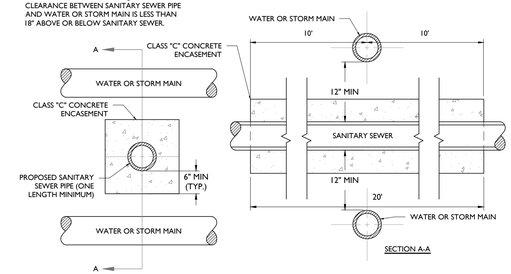
NOTES:

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

2

NOTE:

CONCRETE ENCASEMENT REQUIRED WHERE CLEARANCE BETWEEN SANITARY SEWER PIPE AND WATER OR STORM MAIN IS LESS THAN 18" ABOVE OR BELOW SANITARY SEWER.



CONCRETE ENCASEMENT DETAIL

NOT TO SCALE

3

1. All materials and workmanship shall be in accordance with Wayne County Specifications which are defined as the current Michigan Department of Transportation (MDOT) Standard Specifications for Construction as modified by Wayne County Special Provisions.
2. Paving Standard Plan Details may be shown with wire fabric reinforcement. Use of reinforcement shall be required as called for on the plans.
3. A Transverse End of Pour Joint, Symbol (H), shall be constructed when there is an interruption in concrete paving for more than ½ hour. Transverse End of Pour Joint, Symbol (H), shall be constructed in accordance with current MDOT Standard Plan, R-39 series (Reinforced Concrete Pavement) and R-39P series (Plain Concrete Pavement). This note applies to both concrete base and finished concrete pavement.
4. When it is anticipated that construction traffic will be using the pavement, endings will be protected by means of a temporary concrete header as shown on RS-4.
5. The Expansion Joint Foam Rod shall be a solid round heat resistant Polyurethane foam capable of withstanding the temperature of the sealant. Density of the foam shall be 2-4 Lb/Cft.
6. Wire Fabric Reinforcement shall lay flat when delivered to the work area. The use of spreader bars will be required for lifting bundles of reinforcement.
7. Where the lane width of the pavement differs from wire fabric reinforcement standards, special sheets of the required width may be used or standard sheets may be cut to the required size or split sheets may be added to standard sheets to obtain the required size. Side laps shall not be less than the spacing of the longitudinal wires.
8. The ends of the Wire Fabric Reinforcement sheets shall be fastened in at least two places at each lap to prevent horizontal and vertical displacement.
9. When Concrete Pavement Repairs are longer than 20 feet, Transverse Plane of Weakness Joints (W1) shall be placed in-line with existing transverse joints, working cracks, or at 15 feet maximum and 6 feet minimum spacings.
10. Existing concrete pavements with HMA surface requiring saw-cutting for removal shall have the saw cuts extend completely thru the concrete pavement. Sawed over-cuts occurring in adjacent slab, gutter or shoulder, which will remain in place, shall be sealed.

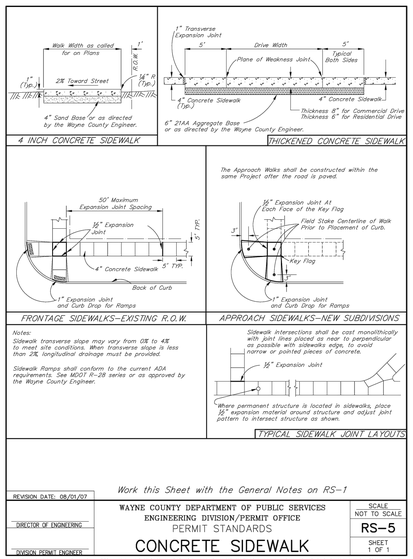
REVISION DATE: 08/01/07	WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES ENGINEERING DIVISION/PERMIT OFFICE PERMIT STANDARDS	SCALE NOT TO SCALE
DIRECTOR OF ENGINEERING	GENERAL NOTES	RS-1
DIVISION PERMIT ENGINEER		SHEET 1 OF 1

NOTE: THIS IS NOT A LEGAL ENGINEERING DOCUMENT BUT AN ELECTRONIC DUPLICATE. THE ORIGINAL SIGNED COPY FOR PUBLICATION IS KEPT ON FILE AT THE WAYNE COUNTY ENGINEERING OFFICES.

COUNTY GENERAL NOTES (RS-1)

NOT TO SCALE

4



	Work this Sheet with the General Notes on RS-1	
REVISION DATE: 08/01/07	WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES ENGINEERING DIVISION/PERMIT OFFICE PERMIT STANDARDS	SCALE NOT TO SCALE
DIRECTOR OF ENGINEERING	CONCRETE SIDEWALK	RS-5
DIVISION PERMIT ENGINEER		SHEET 1 OF 1

NOTE: THIS IS NOT A LEGAL ENGINEERING DOCUMENT BUT AN ELECTRONIC DUPLICATE. THE ORIGINAL SIGNED COPY FOR PUBLICATION IS KEPT ON FILE AT THE WAYNE COUNTY ENGINEERING OFFICES.

COUNTY CONCRETE SIDEWALK DETAIL(RS-5)

NOT TO SCALE

5

V:\DET\2024\DET-240337 DYNETTE\MANAGEMENT - 39200 SEVEN MILE ROAD, LIVONIA, MI\CADD\PLOT\DSP-13-24-15-DETL.DWG

ISSUE	DATE	BY	DESCRIPTION
8	11/13/2025	NB	SITE PLAN AMENDMENT
7	10/20/2025	NB	SANITARY SEWER REVISIONS
6	09/22/2025	NB	SANITARY SEWER REVISIONS
5	08/20/2025	NB	WAYNE COUNTY REVIEW
4	08/05/2025	NB	FOR ENGINEERING REVIEW
3	05/30/2025	NB	FOR ENGINEERING REVIEW
2	03/14/2025	NB	FOR WAIVER USE REVIEW
1	02/14/2025	NB	FOR WAIVER USE REVIEW

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Birmingham, MI · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Rutherford, NJ
www.stonefieldeng.com
555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS

CAVA

PROPOSED RESTAURANT WITH PICK-UP WINDOW

PID: 46-023-99-0001-013
39200 7 MILE ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN 48152

STATE OF MICHIGAN · ERIC WILLIAMS · ENGINEER · 62013102001 · LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: AS SHOWN	PROJECT ID: DET-240337
TITLE:	WAYNE COUNTY#: R25-0419

CONSTRUCTION DETAILS

DRAWING:

C-14

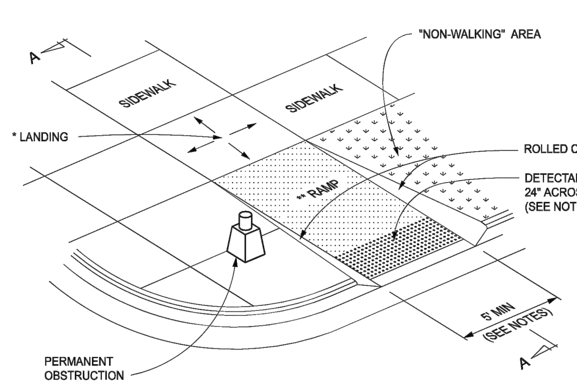
MDOT CURB RAMP AND WARNING DETAILS(R-28-K)

NOT TO SCALE

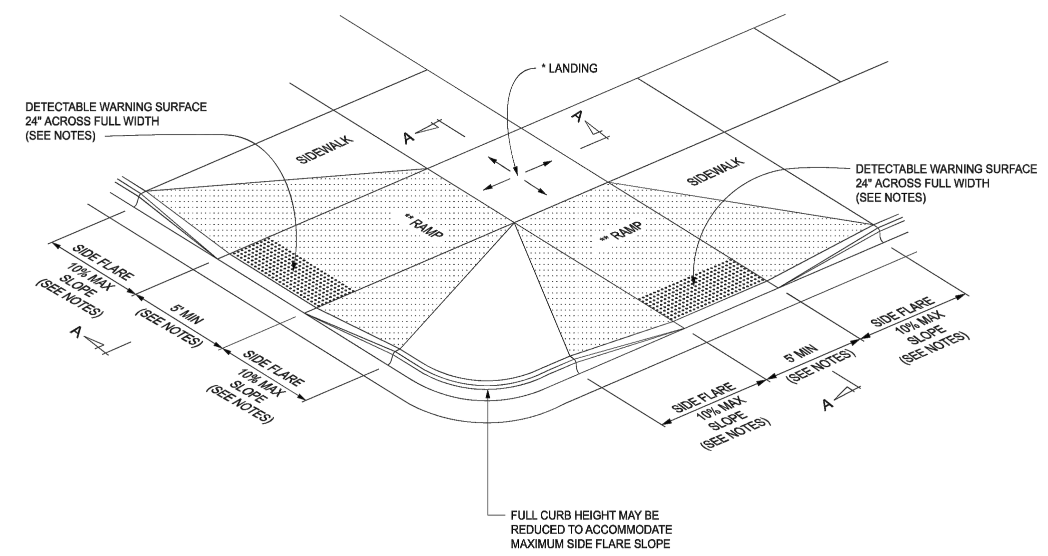
Sheet 1 of 7

* MAXIMUM LANDING SLOPE IS 2.1% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.

** MAXIMUM RAMP CROSS SLOPE IS 2.1%, RUNNING SLOPE 5% - 7% (8.3% MAXIMUM). SEE NOTES.



CURB RAMP TYPE R
(ROLLED SIDES)



CURB RAMP TYPE F
(FLARED SIDES, TWO RAMPS SHOWN)

APPROVED BY: E-SIGNED by JASON GUTTING on 2024-09-24 12:54:17 EDT — DIRECTOR, BUREAU OF FIELD SERVICES

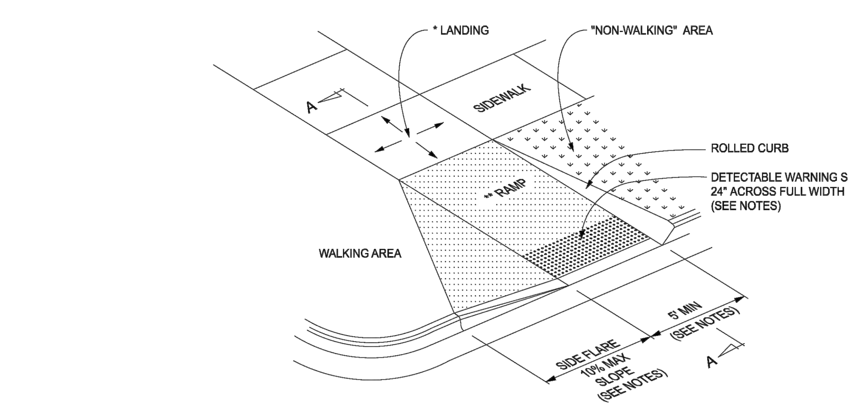
APPROVED BY: E-SIGNED by Demetrius Parker on 2024-09-10 07:51:29 EDT — DIRECTOR, BUREAU OF DEVELOPMENT

MDOT Michigan Department of Transportation — DEPARTMENT DIRECTOR BRADLEY C. WIEFERICH, PE — STANDARD PLAN FOR CURB RAMP AND DETECTABLE WARNING DETAILS — 12/18/2024 FHWA APPROVAL — 06/21/2014 PLAN DATE — R-28-K — SHEET 1 OF 7

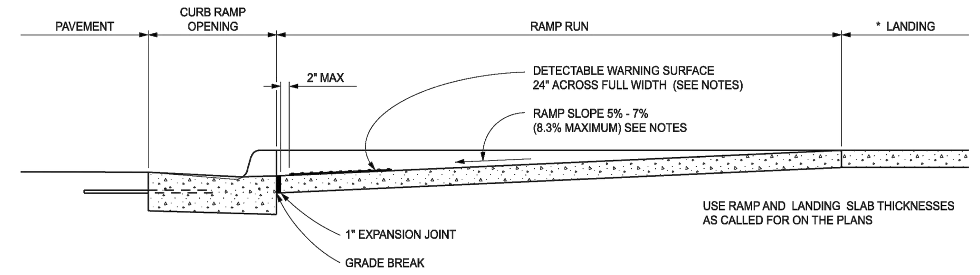
Sheet 2 of 7

* MAXIMUM LANDING SLOPE IS 2.1% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.

** MAXIMUM RAMP CROSS SLOPE IS 2.1%, RUNNING SLOPE 5% - 7% (8.3% MAXIMUM). SEE NOTES.



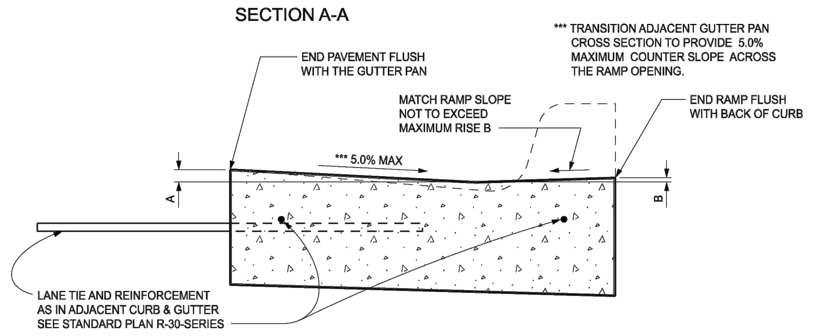
CURB RAMP TYPE RF
(ROLLED / FLARED SIDES)



SECTION A-A

CURB TYPE	MAXIMUM RISE (INCHES)	
	A	B
B1	¾	1
B2	¾	1
B3	¾	1
D1	¾	1
D2	¾	1
D3	¾	1
C1	½	½
C2	½	½
C3	¾	½
C4	¾	½
C5	1	½
C6	1	½
F1	½	½
F2	½	½
F3	¾	½
F4	¾	½
F5	1	½
F6	1	½

FOR CURB TYPES SEE STANDARD PLAN R-30-SERIES



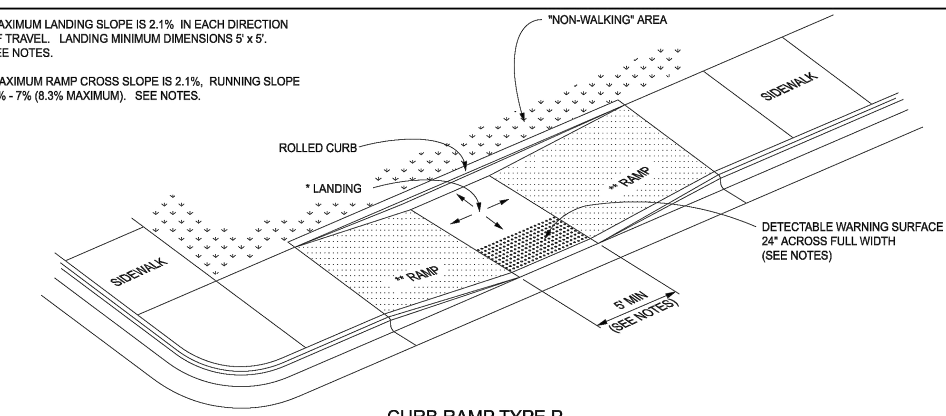
SECTION THROUGH CURB RAMP OPENING
(TYPICAL ALL RAMP TYPES)

MDOT Michigan Department of Transportation — DEPARTMENT DIRECTOR BRADLEY C. WIEFERICH, PE — STANDARD PLAN FOR CURB RAMP AND DETECTABLE WARNING DETAILS — 12/18/2024 FHWA APPROVAL — 06/21/2014 PLAN DATE — R-28-K — SHEET 2 OF 7

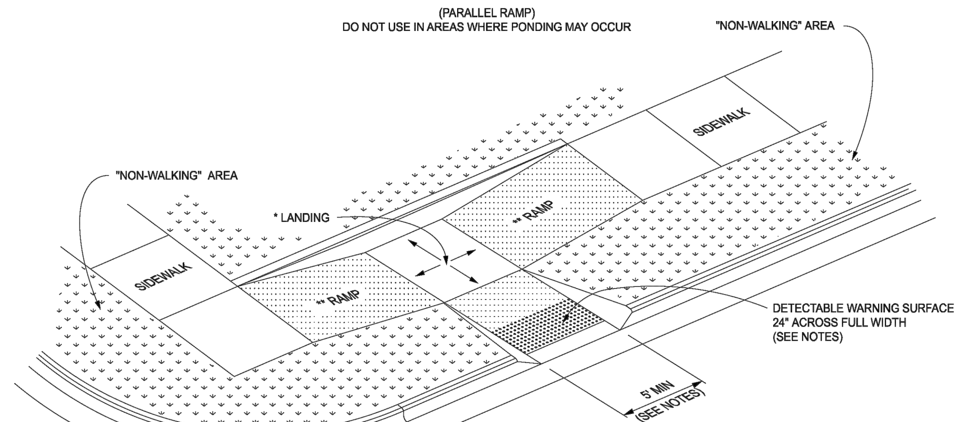
Sheet 3 of 7

* MAXIMUM LANDING SLOPE IS 2.1% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.

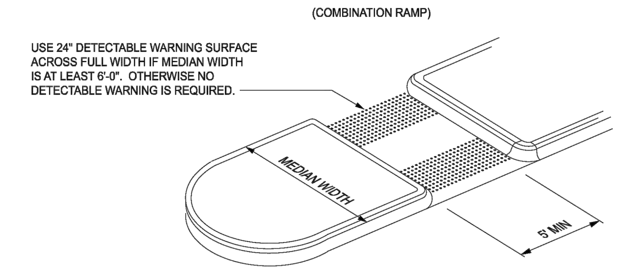
** MAXIMUM RAMP CROSS SLOPE IS 2.1%, RUNNING SLOPE 5% - 7% (8.3% MAXIMUM). SEE NOTES.



CURB RAMP TYPE P
(PARALLEL RAMP)
DO NOT USE IN AREAS WHERE PONDING MAY OCCUR



CURB RAMP TYPE C
(COMBINATION RAMP)



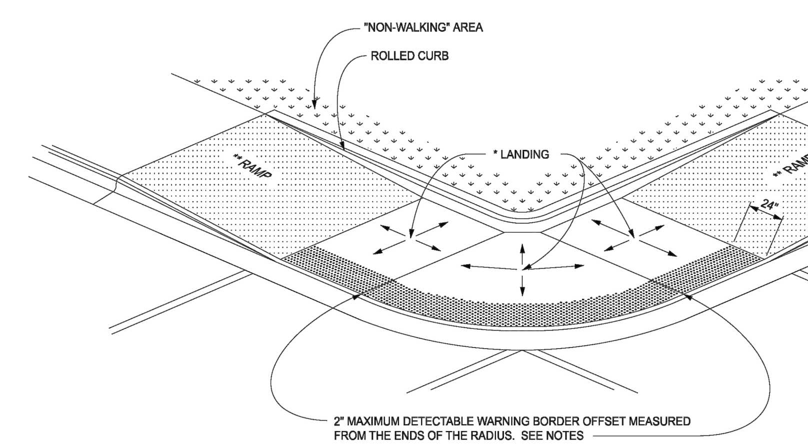
CURB RAMP TYPE M
(MEDIAN ISLAND)

MDOT Michigan Department of Transportation — DEPARTMENT DIRECTOR BRADLEY C. WIEFERICH, PE — STANDARD PLAN FOR CURB RAMP AND DETECTABLE WARNING DETAILS — 12/18/2024 FHWA APPROVAL — 06/21/2024 PLAN DATE — R-28-K — SHEET 3 OF 7

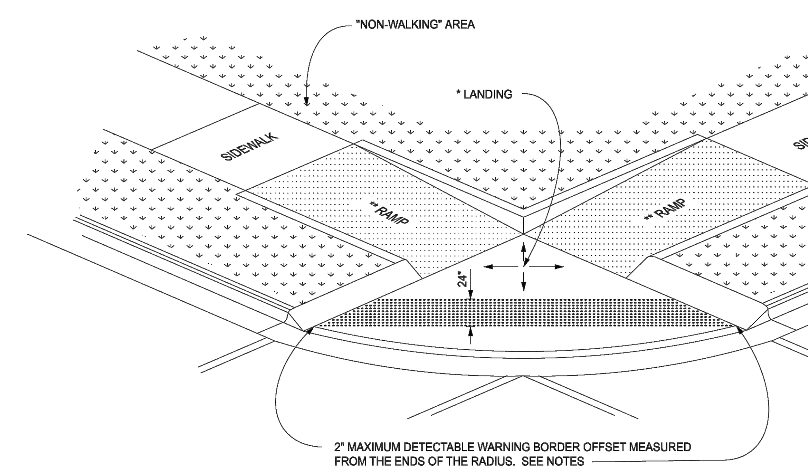
Sheet 4 of 7

* MAXIMUM LANDING SLOPE IS 2.1% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.

** MAXIMUM RAMP CROSS SLOPE IS 2.1%, RUNNING SLOPE 5% - 7% (8.3% MAXIMUM). SEE NOTES.



(RADIAL DETECTABLE WARNING SHOWN)



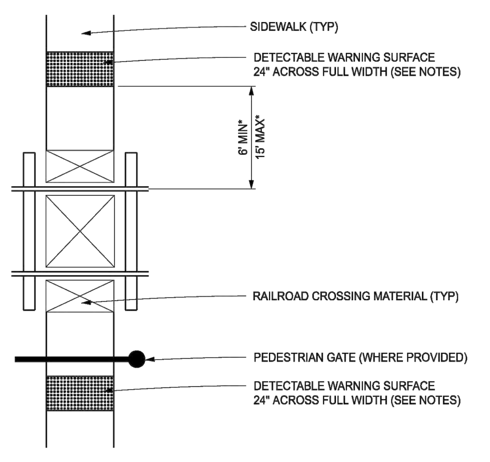
(TANGENT DETECTABLE WARNING SHOWN)

CURB RAMP TYPE D
(DEPRESSED CORNER)
USE ONLY WHEN INDEPENDENT DIRECTIONAL RAMPS CAN NOT BE CONSTRUCTED FOR EACH CROSSING DIRECTION

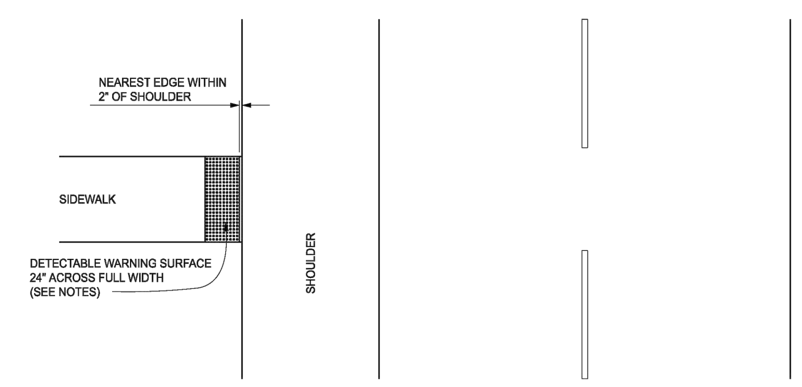
MDOT Michigan Department of Transportation — DEPARTMENT DIRECTOR BRADLEY C. WIEFERICH, PE — STANDARD PLAN FOR CURB RAMP AND DETECTABLE WARNING DETAILS — 12/18/2024 FHWA APPROVAL — 06/21/2024 PLAN DATE — R-28-K — SHEET 4 OF 7

Sheet 5 of 7

* LOCATE THE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE RAIL CROSSING IS 6' MINIMUM AND 15' MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL. DO NOT PLACE DETECTABLE WARNING ON RAILROAD CROSSING MATERIAL.



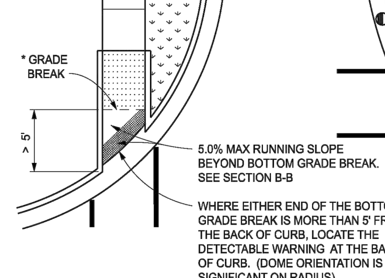
DETECTABLE WARNING AT RAILROAD CROSSING



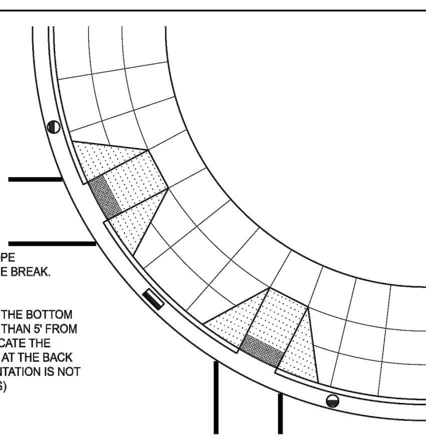
DETECTABLE WARNING AT FLUSH SHOULDER OR ROADWAY

MDOT Michigan Department of Transportation — DEPARTMENT DIRECTOR BRADLEY C. WIEFERICH, PE — STANDARD PLAN FOR CURB RAMP AND DETECTABLE WARNING DETAILS — 12/18/2024 FHWA APPROVAL — 06/21/2024 PLAN DATE — R-28-K — SHEET 5 OF 7

Sheet 6 of 7



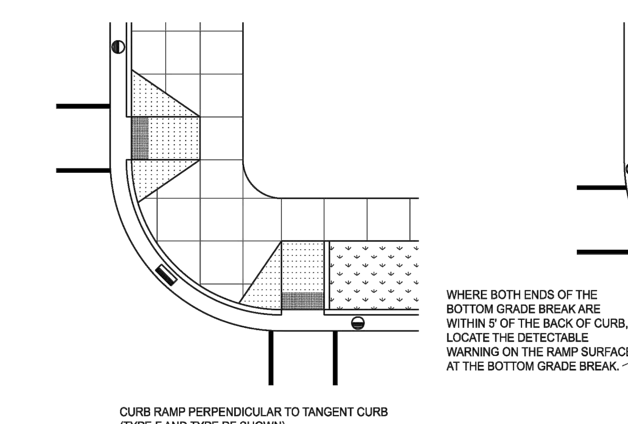
CURB RAMP LOCATED IN RADIUS (TYPE R SHOWN)
(GRADE BREAK OFFSET GREATER THAN 5')



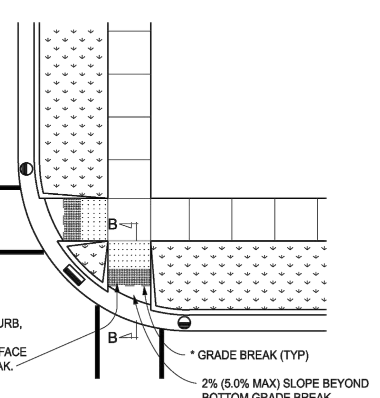
CURB RAMP PERPENDICULAR TO RADIAL CURB (TYPE F SHOWN)
(USE WITH RADIAL CURB WHEN THE CROSSWALK AND CURB RAMP ARE NOT ALIGNED)

LEGEND

- SLOPED SURFACE
- DETECTABLE WARNING
- "NON-WALKING" AREA
- CROSSWALK MARKING
- PREFERRED LOCATION OF DRAINAGE INLET (TYP)
- ALTERNATE LOCATION OF DRAINAGE INLET (TYP)



CURB RAMP PERPENDICULAR TO TANGENT CURB
(TYPE F AND TYPE RF SHOWN)

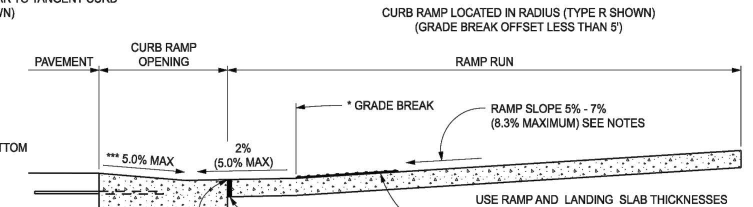


CURB RAMP LOCATED IN RADIUS (TYPE R SHOWN)
(GRADE BREAK OFFSET LESS THAN 5')

* ENSURE GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS BE PERPENDICULAR TO THE DIRECTION OF TRAVEL.

*** TRANSITION ADJACENT GUTTER PAN CROSS SECTION TO PROVIDE 5.0% MAXIMUM COUNTER SLOPE ACROSS THE RAMP OPENING.

SEE SHEET 2 FOR CURB RAMP OPENING DETAILS.

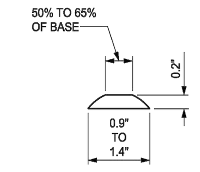


SECTION B-B

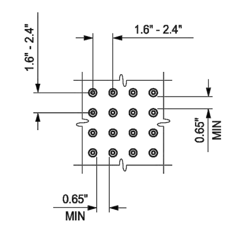
CURB RAMP ORIENTATION

MDOT Michigan Department of Transportation — DEPARTMENT DIRECTOR BRADLEY C. WIEFERICH, PE — STANDARD PLAN FOR CURB RAMP AND DETECTABLE WARNING DETAILS — 12/18/2024 FHWA APPROVAL — 06/21/2024 PLAN DATE — R-28-K — SHEET 6 OF 7

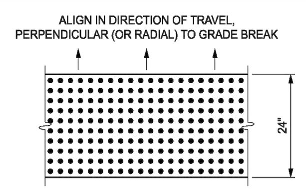
Sheet 7 of 7



DOME SECTION



DOME SPACING



DOME ALIGNMENT

DETECTABLE WARNING DETAILS

NOTES:

APPLY DETAILS SPECIFIED ON THIS PLAN TO ALL CONSTRUCTION, RECONSTRUCTION, OR ALTERATION OF STREETS, CURBS, OR SIDEWALKS IN THE PUBLIC RIGHT OF WAY.

LOCATE CURB RAMPS AS SPECIFIED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

PROVIDE RAMPS AT ALL CORNERS OF AN INTERSECTION WHERE THERE IS EXISTING OR PROPOSED SIDEWALK AND CURB. PROVIDE RAMPS AT MARKED AND/OR SIGNALIZED MID-BLOCK CROSSINGS.

PROVIDE SURFACE TEXTURE TO THE RAMP BY COARSE BROOMING, TRANSVERSE TO THE RUNNING SLOPE.

RAMP THE SIDEWALK WHERE THE DRIVEWAY CURB IS EXTENDED ACROSS THE WALK.

ENSURE A UNIFORM GRADE ON THE RAMP. SLOPE THE RAMP IN ONLY ONE DIRECTION, PARALLEL TO THE DIRECTION OF TRAVEL, WHERE CONDITIONS PERMIT.

INCREASE RAMP WIDTH, IF NECESSARY, TO ACCOMMODATE SIDEWALK SNOW REMOVAL EQUIPMENT NORMALLY USED BY THE MUNICIPALITY.

REDUCE RAMP WIDTH TO NOT LESS THAN 4' AND LANDINGS TO NOT LESS THAN 4' x 4' WHEN 5' MINIMUM WIDTHS ARE NOT FEASIBLE.

CURB RAMPS WITH A RUNNING SLOPE ≤ 5% DO NOT REQUIRE A TOP LANDING. HOWEVER, FOR ANY CONTINUOUS SIDEWALK OR PEDESTRIAN ROUTE CROSSING THROUGH OR INTERSECTING THE CURB RAMP, INDEPENDENTLY MAINTAIN A CROSS SLOPE NOT GREATER THAN 2.1% PERPENDICULAR TO ITS OWN DIRECTION(S) OF TRAVEL.

ENSURE DETECTABLE WARNING SURFACE COVERS A MINIMUM OF 24" IN THE DIRECTION OF RAMP/PATH TRAVEL AND THE FULL WIDTH OF THE RAMP/PATH OPENING, EXCLUDING CURBED OR FLARED CURB TRANSITION AREAS. IF A BORDER IS DESIRED, OFFSET THE BORDER 2" MAXIMUM ALONG THE EDGES OF THE DETECTABLE WARNING. FOR RADIAL CURB, MEASURE THE OFFSET FROM THE ENDS OF THE RADIUS.

DO NOT EXCEED A RAMP CROSS SLOPE OF 2.1% FOR NEW ROADWAY CONSTRUCTION. FOR ALTERATIONS TO EXISTING ROADWAYS, TRANSITION THE CROSS SLOPE TO MEET AN EXISTING ROADWAY GRADE. APPLY THE CROSS SLOPE TRANSITION UNIFORMLY OVER THE FULL LENGTH OF THE RAMP.

THE MAXIMUM RUNNING SLOPE OF 8.3% IS RELATIVE TO A FLAT (0%) REFERENCE. HOWEVER, NO RAMP OR SERIES OF RAMPS IS REQUIRED TO EXCEED 15 FEET IN LENGTH, NOT INCLUDING LANDINGS OR TRANSITIONS.

DO NOT PLACE DRAINAGE STRUCTURES IN LINE WITH RAMPS. GIVE PRECEDENCE TO THE LOCATION OF THE RAMP, OVER THE LOCATION OF THE DRAINAGE STRUCTURE. WHERE EXISTING DRAINAGE STRUCTURES ARE LOCATED IN THE RAMP PATH OF TRAVEL, USE A MANUFACTURER'S ADA COMPLIANT GRATE. LIMIT OPENINGS TO ½" OR LESS. PLACE ELONGATED OPENINGS SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

ENSURE THE TOP OF THE JOINT FILLER (FOR ALL RAMP TYPES) IS FLUSH WITH THE ADJACENT CONCRETE.

LOCATE CROSSWALK AND STOP LINE MARKINGS TO STOP TRAFFIC SHORT OF RAMP CROSSINGS. SEE THE "MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" FOR SPECIFIC DETAILS FOR MARKING APPLICATIONS.

PROVIDE FLARED SIDES WITH A MAXIMUM SLOPE OF 10%, MEASURED ALONG THE ROADSIDE CURB LINE, WHERE AN UNOBSTRUCTED CIRCULATION PATH LATERALLY CROSSES THE CURB RAMP. FLARED SIDES ARE NOT REQUIRED WHERE THE RAMP IS BORDERED BY LANDSCAPING, UNPAVED SURFACE OR PERMANENT FIXED OBJECTS. WHERE NOT REQUIRED, CONSIDER FLARED SIDES IN ORDER TO AVOID SHARP CURB RETURNS AT RAMP OPENINGS.

INSTALL DETECTABLE WARNING PLATES USING FABRICATED OR FIELD CUT UNITS CAST AND/OR ANCHORED IN THE PAVEMENT TO RESIST SHIFTING OR HEAVING.

MDOT Michigan Department of Transportation — DEPARTMENT DIRECTOR BRADLEY C. WIEFERICH, PE — STANDARD PLAN FOR CURB RAMP AND DETECTABLE WARNING DETAILS — 12/18/2024 FHWA APPROVAL — 06/21/2024 PLAN DATE — R-28-K — SHEET 7 OF 7

V:\DET\2024\DET-240337 SYMMETRY MANAGEMENT - 39300 SEVEN MILE ROAD, LIVONIA, MI\CADD\PLOT\SDP-13-14-15-DETL.DWG

ISSUE	DATE	BY	DESCRIPTION
8	11/13/2025	NB	SITE PLAN AMENDMENT
7	10/20/2025	NB	SANITARY SEWER REVISIONS
6	09/22/2025	NB	SANITARY SEWER REVISIONS
5	08/20/2025	NB	WAYNE COUNTY REVIEW
4	08/05/2025	NB	FOR ENGINEERING REVIEW
3	05/30/2025	NB	FOR ENGINEERING REVIEW
2	03/14/2025	NB	FOR WAIVER USE REVIEW
1	02/14/2025	NB	FOR WAIVER USE REVIEW

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Birmingham, MI · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Rutherford, NJ
www.stonefieldeng.com
555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS

CAVA

PROPOSED RESTAURANT WITH PICK-UP WINDOW

PID: 46-023-99-0001-013
39200 7 MILE ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN 48152

STATE OF MICHIGAN — ERIC WILLIAMS — ENGINEER No. 6201310200 — LICENSED PROFESSIONAL ENGINEER

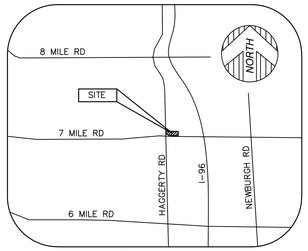
STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: DET-240337

TITLE: | WAYNE COUNTY#: R25-0419

CONSTRUCTION DETAILS

DRAWING: C-15



VICINITY MAP
(NOT TO SCALE)

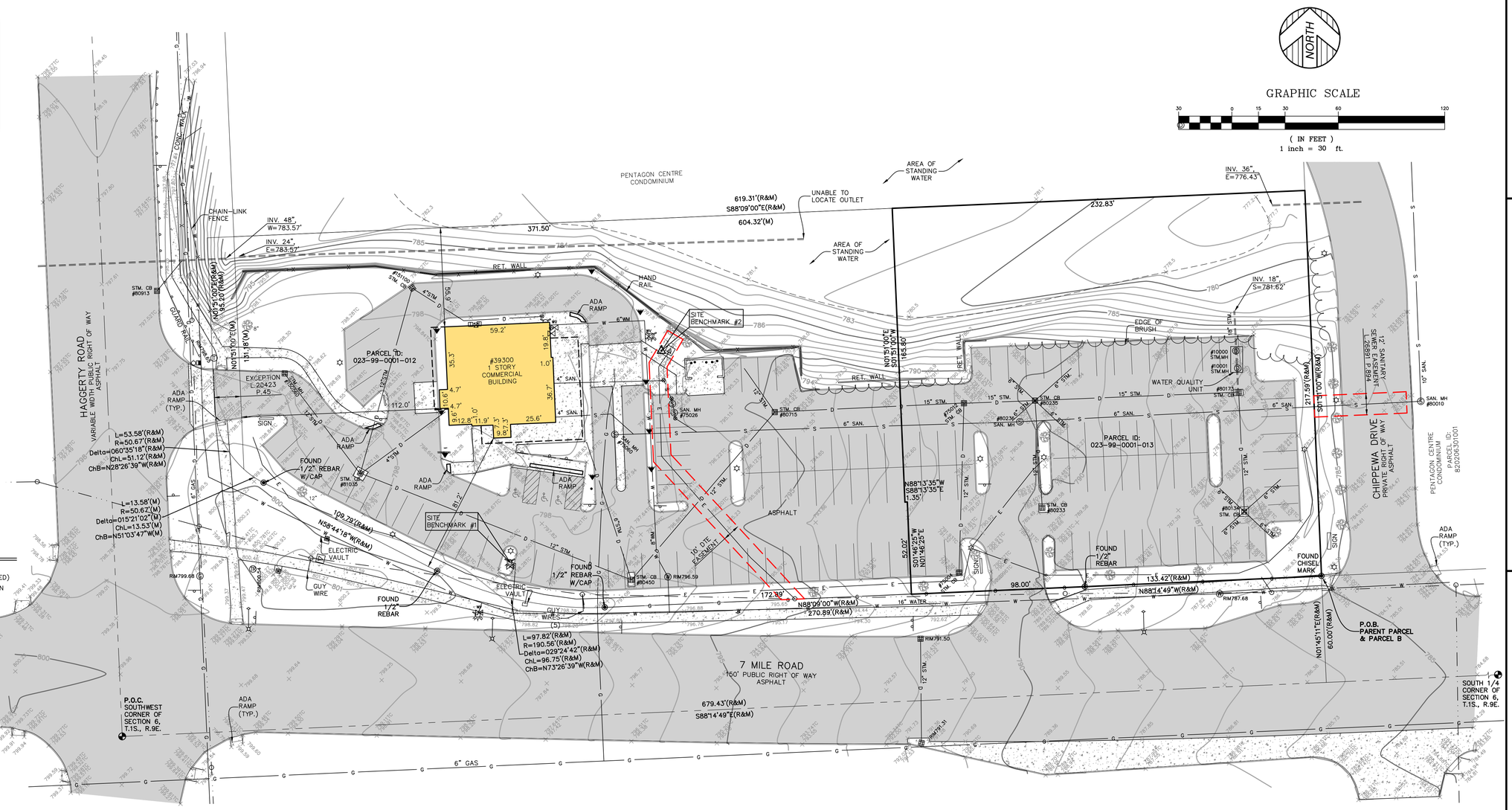
PARKING
STANDARD PARKING = 65 STALLS

PARCEL AREA
50,626± SQUARE FEET = 1.162± ACRES

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

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

BENCHMARK 2
MAG NAIL IN CONCRETE 25'± EAST OF BUILDING.
ELEVATION = 797.04' (NAVD 88)



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

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

PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SEVEN MILE ROAD (150 FEET WIDE), DISTANT SOUTH 88 DEGREES 14 MINUTES 49 SECONDS EAST 679.43 FEET ALONG THE SOUTH LINE OF SAID SECTION 6 AND NORTH 01 DEGREES 45 MINUTES 11 SECONDS EAST 60.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 88 DEGREES 14 MINUTES 49 SECONDS WEST 133.42 FEET; THENCE NORTH 88 DEGREES 09 MINUTES 00 SECONDS WEST 98.00 FEET; THENCE THENCE NORTH 01 DEGREE 46 MINUTES 25 SECONDS EAST 52.02 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 35 SECONDS WEST 1.35 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 00 SECONDS EAST 165.80 FEET; THENCE SOUTH 88 DEGREES 09 MINUTES 00 SECONDS EAST 232.83 FEET; THENCE SOUTH 01 DEGREE 51 MINUTES 00 SECONDS WEST 217.59 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH NON-EXCLUSIVE EASEMENT(S) AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS, COVENANTS AND CONDITIONS RECORDED IN LIBER 58080, PAGE 1092, OAKLAND COUNTY RECORDS.

TITLE REPORT NOTE
ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No. TC13-114946, REVISION 4, DATED JUNE 25, 2025, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

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

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

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

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

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

23. INTENTIONALLY DELETED

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

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

MANHOLE SCHEDULE

#	TYPE	RIM	SIZE	DIRECTION	INVERT	#	TYPE	RIM	SIZE	DIRECTION	INVERT
75004	CATCH BASIN	791.43	12	N	787.59	80236	SANITARY MANHOLE	790.02	6	W	782.02
75012	CATCH BASIN	790.77	12	S	786.16			790.02	6	E	782.12
		790.77	15	E-W	784.71	80450	CATCH BASIN	796.77	12	NW	791.83
75026	GREASE TRAP	796.17	4	IN	792.62			796.77	12	NE	791.83
		796.17	4	OUT	792.37			796.77	6	N	791.83
75060	SANITARY MANHOLE	797.63	6	E	790.93	80578	SANITARY MANHOLE	798.29	12	E	791.09
80010	SANITARY MANHOLE	783.95	10	N	772.45	80715	CATCH BASIN	794.69	15	E	787.04
		783.95	6	W	773.75			794.69	12	SW	790.74
80134	CATCH BASIN	785.74	6	NE	783.39			794.69	12	NW	791.54
		785.74	6	SE	783.39	80913	CATCH BASIN	797.10	12	NE	790.85
		785.74	6	NW	783.39	80957	CATCH BASIN	796.77	12	SE	793.67
		785.74	6	SW	783.39	81035	CATCH BASIN	797.12	12	NW	792.57
		785.74	12	N	782.94			797.12	12	SE	792.77
80173	CATCH BASIN	785.74	12	S	782.44			797.12	4	NE	792.57
		785.74	18	N	782.24			797.12	12	N	792.57
		785.74	15	W	782.19	150560	CATCH BASIN	797.59	12	SE	793.38
80233	CATCH BASIN	789.40	12	N	785.00	151100	CATCH BASIN	797.13	4	SE	794.69
80235	CATCH BASIN	789.76	12	S	784.46			797.13	12	SW	794.04
		789.76	15	E	783.21	10000	STORM MANHOLE	786.28	18	N	778.93
		789.76	15	W	784.46	10001	STORM MANHOLE	785.84	18	S	778.89
		789.76	6	NE	785.16						
		789.76	6	SE	785.16						
		789.76	6	SW	785.16						
		789.76	6	NW	785.16						

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

SURVEYOR'S CERTIFICATION
TO LIVONIA SEVEN MILE LLC, A MICHIGAN LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; THE FARMERS & MERCHANTS STATE BANK; TITLE CONNECT LLC; SPP INVESTORS II, LLC, A DELAWARE LIMITED LIABILITY COMPANY; AND SYMMETRY MANAGEMENT & REALTY, INC., A MICHIGAN CORPORATION:

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

DATE OF PLAT OR MAP: 10/01/2024

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

STATE OF MICHIGAN
ANTHONY T. SYCKO, JR
PROFESSIONAL SURVEYOR
No. 4001047976
LICENSED PROFESSIONAL SURVEYOR

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Detroit (313) 758.0677
Grand Blanc (888) 694.0001
www.kemtecgroupofcompanies.com

ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: SYMMETRY PROPERTY MANAGEMENT & REALTY, INC.
39300 7 MILE RD, LIVONIA, MICHIGAN,
PART OF SECTION 6,
TOWN 1 SOUTH, RANGE 9 EAST

REVISION	DATE	BY	DESCRIPTION
4	09-04-25	RDM	REVISE SANITARY PER REVIEW COMMENTS
3	08-04-25	JV	PER REVIEW COMMENTS DATED AUGUST 01, 2025
2	07-08-25	RDM	ADD BENCHMARK
1	10-04-24	JO	WATER QUALITY UNIT STORM MANHOLES ADDED

DRAWN BY:	MRJ	10/01/24
CHECKED BY:	ATS	10/01/24
DATE:	OCTOBER 01, 2024	
PROJECT NO.	24-01909	SCALE: 1" = 30'

1

PLANNING COMMISSION STAFF NOTES

PREHEARING

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

December 9, 2025: Study Meeting:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CAVA does not utilize a menu board and speaker system for their operations. They only have a mobile appl pickup window. At the study session, Planning Commissioners expressed concern about how drive-through stacking spaces will function once a new business replaces an existing one since the stacking spaces will not operate the same way as a conventional fast-food drive-through pickup line. The major concern for this would be if stacking spills into parking lots or public roads, it could cause major congestion and safety concerns.

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

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

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

November 21, 2025

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2025-02-02-05 – CAVA Restaurant (2nd Revision)

Dear Mr. Canty:

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

1. The subject parcel is assigned the address of **#39200 Seven Mile Road**. Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained.

2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. The Developer has submitted Engineering drawings and calculations to this Department for permitting, and is currently working through the review process.

3. The Developer will need to obtain a Soil Erosion and Sedimentation Control permit from this Department due to the proximity to the existing wetlands.

4. Any disturbances with the Seven Mile Road right-of-way will require permits through the Wayne County Department of Public Service, including driveway approaches and sidewalk removals and placements.

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,

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

Cc: 2025 Petition File
M:\ALL OTHER MATTERS\Planning Petition Responses\2025\2025-02-02-05 - 39200 Seven Mile Road (CAVA Restaurant) - Revised 2.doc

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: December 4, 2025

TO: Kristoffer Canty, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: Petition 2025-02-02-05, 39200 Seven Mile (Cava)

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

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

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

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

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE

MAUREEN MILLER BROSNAN
MAYOR

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

November 20th 2025

Mr. Kristoffer Canty
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

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

Mr. Canty,

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: December 8, 2025

To: Kristoffer Canty

From: Jerome Hanna

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

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

This Department has no objections to this Petition.

I trust this provides the requested information.

Jerome Hanna
Jerome Hanna
Director of Inspection

LETTER TO THE LIVONIA CITY COUNCIL

4.

Planning
December 9, 2025

MEETING DATE	PRESENTED BY
S010526/R011426	Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

WAIVER PETITION: Planning Commission, re: Petition 2025-10-02-17 submitted by Outback Steakhouse of Florida, LLC, d.b.a. Outback Steakhouse, requesting waiver use approval, to utilize an S.D.M. liquor license (allows a licensed business to sell beer, wine, and mixed spirit drink products in the original package for consumption off the premises) in connection with the existing restaurant operation (Outback Steakhouse) at 13010 Middle Belt Road, located at the southeast corner of Middle Belt Road and Industrial Drive in the Northwest ¼ of Section 25.

BACKGROUND DETAILS

December 9, 2025

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2025-10-02-17 - Outback Steakhouse

Dear Council Members:

At the 1,238th Meeting held by the Livonia City Planning Commission on December 2, 2025, the following resolution was adopted:

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

#12-45-2025 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on December 2, 2025, on Petition 2025-10-02-17 submitted by DBA Outback Steakhouse requesting waiver use approval pursuant to Section 6.03 of the Livonia Zoning Ordinance, as amended, to utilize an S.D.M. liquor license (allows a licensed business to sell beer, wine, and mixed spirit drink products in the original package for consumption off the premises) in connection with the existing restaurant operation (Outback Steakhouse) at 13010 Middle Belt Road, located at the southeast corner of Middle Belt Road and Industrial Drive in the northwest ¼ of Section 25., be approved subject to the following conditions:

1. That this approval is subject to City Council waiving the 500-foot separation requirement between SDM-licensed establishments.

2. That the subject site has the capacity to accommodate the proposed use.

3. That the use of an SDM liquor license will complement the existing use of the subject property and will provide an additional service to customers.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 of the Livonia Zoning Ordinance, as amended.

ATTACHMENTS

1. 2025-10-02-17_E-COUNCIL Pkt

APPROVED BY

Date: December 10, 2025

Mark Taormina, Planning and Economic Development Director

Date: December 19, 2025

Maureen Miller Brosnan, Mayor

Petition 2025-10-02-17 submitted by DBA Outback Steakhouse requesting waiver use approval pursuant to Section 6.03 of the Livonia Zoning Ordinance, as amended, to utilize an S.D.M. liquor license (allows a licensed business to sell beer, wine, and mixed spirit drink products in the original package for consumption off the premises) in connection with the existing restaurant operation (Outback Steakhouse) at 13010 Middlebelt Road, located at the southeast corner of Middlebelt Road and Industrial Drive in the Northwest ¼ of Section 25.

OBF 23/8

CITY OF LIVONIA, MICHIGAN
APPLICATION FOR WAIVER USE APPROVAL

All applications must be presented in triplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications **must** include property owner's name, address and notarized signature.

For filing fee see below for computation

Date Filed: 9/29/25 Petition 2025-10-02-17

Site Address: 13010 Middlebelt Rd Livonia MI 48150 Sidwell _____ Zoning of Property _____

Requesting Approval To add SDM

Applicant: Outback Steakhouse of Florida, LLC Business/Company: DBA Outback Steakhouse

Applicant's Address: 2202 N. West Shore Boulevard, 5th Fl City: Tampa State: FL Zip Code: 33607

Applicant's Phone # (813) 282-1225 Applicant's Email licensespermits@bloominbrands.com

Contact Person: Licensing Department Business/Company: Outback Steakhouse of Florida, LLC

Contact's Address: 2202 N. West Shore Boulevard, 5th Fl City: Tampa State: FL Zip Code: 33607

Contact's Phone # (813) 282-1225 Contact's Email licensespermits@bloominbrands.com

RECEIVED OCT 08 2025 CITY OF LIVONIA PLANNING COMMISSION

Please provide the following information:

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

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

FEE COMPUTATION **$700.00 ($400 publication fee plus $300 base review fee) plus**

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

Owner of Property: New Private Restaurant Properties, LLC

Owner's Address: 2202 N. West Shore Boulevard, 5th Fl City: Tampa State: FL Zip Code: 33607

Owner's Phone # (813) 282-1225 Owner's Email Licensespermits@bloominbrands.com

Signature of Owner: _____ Print Name: Kelly Lefferts

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

on this 1st day of Oct 20 _____.

Signature of Notary _____ My commission expires

Acting in the County of Hillsborough

Notary Public State of Florida
Kathleen Beach
My Commission HH 430394
Expires 8/7/2027

MINUTES OF THE 1,238h PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, December 2, 2025, the City Planning Commission of the City of Livonia held its 1,238th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

Members present:	Wafa Dinaro	Patrick Droze	Sam Caramagno
	Glen Long	Peter Ventura	Ian Wilshaw

Members absent: David Bongero

Mr. Jacob Uhazie, Assistant Planning Director, and Stephanie Reece, Program Supervisor, were also present.

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

ITEM #1 PETITION 2025-10-02-17 Outback SDM

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2025-10-02-17 submitted by DBA Outback Steakhouse requesting waiver use approval pursuant to Section 6.03 of the Livonia Zoning Ordinance, as amended, to utilize an S.D.M. liquor license (allows a licensed business to sell beer, wine, and mixed spirit drink products in the original package for consumption off the premises) in connection with the existing restaurant operation (Outback Steakhouse) at 13010 Middle Belt Road, located at the

southeast corner of Middle Belt Road and Industrial Drive in the northwest ¼ of Section 25.

Mr. Uhazie: Good evening. Mr. Chair. This request is by Outback Steakhouse to add a SDM liquor license which would allow for the sale of alcohol products for off purpose consumption. The reason for this request is that Outback sees this as a growing part of their business. The petition location is the Outback Steakhouse located on the east side of Middle Belt Road, just south of Schoolcraft Road and the I 96 expressway. The current zoning is C-2. The adjacent properties include, to the east, the Culvers, which is zoned C-2. To the west, across Middle Belt is Applebee's, zoned C-2. To the south is the Portillo's restaurant, zoned C-2, and then to the north is the Costco property, which is also zoned C-2 in Livonia. The operation of an SDM liquor license requires special land use approval pursuant to Section 6.03 of the zoning ordinance. Outback currently operates a Class C liquor license, which permits the sale of beer, wine and spirits for consumption on premises. Section 6.03 of the zoning ordinance specifies that there are two special requirements that are minimum separation requirements for SDM licensed businesses. The first is that there shall be no other SDM licensed establishments within 500 feet of an existing SDM license business. And, you can see here, this is measured from building to building. There are two locations that are within the 500-foot buffer, Applebee's, as well as the Costco. The second requirement is at least 400 feet from any church or school. There are no churches or schools within the 400 feet buffer of this location. One note on Section 6.03 of the ordinance, does specify that the 500-foot buffer can be waived by City Council. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated October 16, 2025, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed waiver use at this time, but would like to note the following items: The subject parcel is assigned the address of #13010 Middle Belt Road. 2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. There is no mention of utility revisions with the proposal, so we do not believe there will be any adverse effects on the existing systems.3. Should any revisions to the utility services to the building, or any work on the right-of- way be required, the owner will need to submit drawings to this Department to determine if Engineering permits will be*

required." The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated November 19, 2025, which reads as follows: "*This office has reviewed the site plan submitted in connection with obtaining an SDM liquor license located at the above referenced address. No objections to this proposal with the stipulations: Past liquor license requests have started at the State level, to local level through Livonia PD Investigator Sgt. Jeff Ronayne, to the Fire Prevention Division for a required Life Safety premises Liquor License inspection to be performed*." The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated October 27, 2025, which reads as follows: *"We have reviewed the plans submitted by OBA Outback Steakhouse requesting waiver use approval pursuant to Section 6.03 of the Livonia Zoning Ordinance, as amended, to utilize an SOM liquor license (allows a licensed business to sell beer, wine and mixed spirit drink products in the original package for consumption off the premises) in connection with the existing restaurant operation (Outback Steakhouse) at 13010 Middlebelt Road, located at the Southeast corner of Middlebelt Road and Industrial Drive in the Northwest¼ of Section 25. The review of the plans has determined that the request does not comply with prior separation requirement guidelines. The proposed establishment is inside the separation requirement distance of at least five hundred feet (500) feet from any existing SOM liquor licensed establishment. Applebee's, located at 13301 Middlebelt, currently has Class C and SOM liquor licenses and is 337' from the Outback Steakhouse. Costco, located at 13700 Middlebelt, currently has an SOM liquor license and is 455 feet from the Outback Steakhouse. We would recommend that the Planning Department and City Council consider maintaining the separation requirement guidelines. It is our opinion that these guidelines are good for local establishment businesses and maintains Livonia's family atmosphere*." The letter is signed by Jeffery Ronayne. The next letter is from the Inspection Department, dated November 7, 2025, which reads as follows*: "Pursuant to your request, the above referenced Petition has been reviewed. This department has no objections to this Petition*." The letter is signed by Jerome Hanna, Director of Inspection. That is the extent of the correspondence.

Mr. Wilshaw: Alright, thank you. Mr. Uhazie. Is there any questions for our planning staff?

Mr. Ventura: Jacob, you mentioned Applebee's. Are they operating as in a way that (inaudible)?

Mr. Uhazie: I believe, they already have the SDM license, so I'm assuming they already offer the to go liquor service.

Mr. Ventura: They do?

Mr. Uhazie: They have the license. I assume it's actually offered there, but I'm not familiar with their business enough to know, but they have that option.

Mr. Ventura: Thank you.

Mr. Wilshaw: Thank you. Mr. Ventura. Any other questions for staff? If not, our petitioner, I believe, is in the audience. Feel free to come forward to our podium. We'll ask that you start with your name and address for our record. Good evening.

David Franchock, the owner and operator of the Outback steakhouse on Middle Belt Road, 30…I gotta be honest with you, I forget the number.

Mr. Wilshaw: Yes. 13010, very good.

Donnie Thompson, joint venture partner for Outback Steakhouse here in Michigan, overseeing the location in Livonia as well.

Mr. Wilshaw: You said Thompson is your last name?

Mr. Thompson: Yes.

Mr. Wilshaw: Thompson. Very good. Thank you. Good evening. Evening, gentlemen, what would you like to tell us about your request?

Mr. Thompson: Yeah, I think for the request overall, for us, as we previously had mentioned when we had the opportunity in the prehearing, a very small portion of our business, but it is an offering that we see that could keep us on par with similar businesses operating within the City of Livonia. The majority of our other locations in the State of Michigan operate under the same license and have the ability to do so, and we like to be able to participate in that as well in Livonia. Not much more to add, we sell beverages off premise now under our current license that are not in this like the six-pack form or the bottle of wine form, we would just like to be able to expand that offering to our guests, and that's simply why we're here today.

Mr. Wilshaw: All right, straightforward enough. Let's see if we have any questions for you. Is there any questions for them?

Ms. Dinaro: Can you elaborate on what kind of offerings you'll have and tell us a little bit about how you ensure that you're not selling to anybody that's underage. And third question, actually, do you sell through third party apps as well?

Mr. Thompson: So, the first question in regard to offerings, they would be very few, actually. So, six packs of beer, pretty much domestic, Bud Light, et cetera. Bottle of wine, I think you know, one red, one white, one sparkling, very simplistic, and then six packs of seltzer in this regard. That would be about it, and that would be consistent across the brand as well. Could you remind me of the second question?

Ms. Dinaro: ID checks.

Mr. Thompson: Yeah, so, and I'll answer that question in conjunction with the third-party services like Uber Eats, door, dash, etc. The ID function would be exactly the same as it would be if someone sat at the bar before we handed anybody a beer or a beverage or at the car side. We would ask for their ID, validate that they were over 21 years old, and follow that exact same process. It would not be offered via third party, DoorDash, Uber Eats, etc. This is only our in-house…got to call the phone or kind of click through on our website to order it.

Ms. Dinaro: Thank you.

Mr. Thompson: Absolutely.

Mr. Wilshaw: Thank you. Ms. Dinaro. Any other questions for our petitioner?

Mr. Ventura: Thank you, Mr. Chairman. So how does it work when somebody wants to buy alcohol? When they place the order either online or on the phone, they show up at one of those designated parking spaces you have surrounding the restaurant, do they leave their car there and go in and present themselves to somebody in the restaurant, where they then validate where their ID is then examined and validated, or does somebody from the restaurant leave the restaurant and bring it to the car at the curb?

Mr. Franchock: Our protocol is that they stay in their car. It's curbside service, and then one of my employees would come outside and go to the car, get their name, ask them for the order. If that order does have alcohol attached to it, which my employee would already know, they would then validate the ID. Once the ID is validated, they would then go in, get the order, bring the order out, and exchange payment.

Mr. Ventura: So, we're creating a situation where an underaged person with a driver's license would arrive at the curb and some underage person that's working for you, that is just running packages back and forth, can go out and see their buddy there and give them a wink and say, yeah, you passed, and hand them the liquor and the food, and nobody is the wiser, and your employee goes back inside, nobody inside is any wiser and so now we've sold food and alcohol to somebody driving a car.

Mr. Frankchock: Theoretically, that could happen, but that could happen on any platform, right? Someone could come into my bar and sit at my bar and their buddies bartend and give them the wink, and they give them a drink. I mean, that's my job. That's my responsibility, to make sure that we are doing proper protocol for ID'ing and making sure that everyone that buys alcohol on my property is of age, and that is something that is heavily monitored in my building. There is no…we do not serve underage on any level.

Mr. Ventura: So, how do you propose to monitor at the curb? I understand, when you go into a bar, you've got a bartender there who is not a teenager, it's an experienced person. How do you police the people that are doing these trips in and out of the store?

Mr. Thompson: Yeah, great question. Mr. Ventura, I think the process is exactly the same. Anybody in that position, just like in the bartender position, would be of the legal age to serve alcohol, they would follow, as David mentioned, the exact same protocol as we would in house in the restaurant by validating that the person is of age, using their ID before any form of alcohol was to be served. In addition to that, all orders containing alcohol are explicitly labeled that this order contains alcohol, as you know, and that's just from our side, more of a training and coaching thing. So, it's high visibility. It's yellow. It's very obvious, you know, much more so than probably even sitting at the bar, right? We make it very, very obvious thatt it contains alcohol. Again, as David mentioned, same exact protocol, right? Identification is provided before any anything is served to any guest. And that'd be consistent, you know, with how we process any order.

Mr. Ventura: Did I understand you'd say that the people that are bringing the products to the car are of drinking age?

Mr. Thompson: I didn't say they're of drinking age. They're of legal age to serve. The age to serve is 18. So, they're all at least 18 years old. But any liquor that would come through my to go room anyway, would be monitored by a manager anyway, you know, kind of as a

second pair of eyes. It's not just…we don't really sell that much alcohol to go. So, when we do, you know, it's like I got a drink to go. It's heavily monitored. Heavily monitored.

Mr. Ventura: Okay, well, you can hear my reservation about serving drinks and cars and that drinking and driving as well, don't go together. So this is a concern of mine.

Mr. Franchock: Yeah, I could understand. I could appreciate that the…that's a whole different…so the drinks are all sealed. Everything's sealed. So, when it gets served, it's sealed. So, I could see that someone buys a drink and are they going to start drinking it in the car? Everything's sealed. So, when it leaves our building, it's sealed.

Mr. Thompson: It would be no different, Mr. Ventura, as you know, than if we went to Costco and got a six pack of beer be treated just as such. The I guess I would just add the intention and the idea of this license for us is to, you know, long day of work for some of our patrons who come into our business, maybe they would like to enjoy an ice-cold beer when they get home, they already replacing dinner with outback. We're able to have that. It makes Outback a one stop shop instead of the additional stop on the way home. It's about convenience for the guests. As David mentioned, it's a very small mix. He has a very busy to go business. He has a very slow, off premise alcohol mix currently from the cocktails that we do serve versus the prepackaged liquors we're proposing to be able to provide today.

Mr. Wilshaw: Thank you. Mr. Ventura. Any other questions for the petitioner?

Mr. Droze: How long has Outback as a business been offering this service? Maybe, if it's more of a local thing, I guess…

Mr. Thompson: The brand?

Mr. Droze: No, the option to buy or get, basically alcohol.

Mr. Thompson: This is pretty much a byproduct. I mean, this, I really want to say, Yeah, coming out of 2020, consistent with the rest of the industry.

Mr. Droze: Okay.

Mr. Franchock: When restaurants were coming out of COVID, they had to find other ways to make money. So, they tried to channel every avenue they could, essentially, and you know, this was just convenience really, you know, like, instead of, like he said, making a couple stops, you pick up food, then you stop at the 7-

11 to grab some drinks, you can get it all in one spot and be about your way, and then, you know, grow some revenue.

Mr. Droze: Thank you

Mr. Wilshaw: Thank you, Mr. Droze. Any other questions for the petitioner?

Mr. Caramagno: So, what are your hours for operation at the Outback?

Mr. Franchock: We operate Monday through Saturday, 11 in the morning to 10 at night, and then Sunday, from 11 in the morning to nine at night.

Mr. Caramagno: Okay, and you mentioned carry out orders. How many carry out orders do you do a night?

Mr. Franchock: That could vary. It's about 30% of my sales. I could give you a dollar amount. I don't know that I could give you an amount of actual orders. I would say my dollar amount could be about $5,000 give or take, depending on the day, anywhere from $2,000 to $5,000. Something like that.

Mr. Caramagno: So, $5,000…what's the average? What's the average sale? Is it a $100 sale?

Mr. Thompson: I think we could better answer this question by saying, on any given day, we sell on the very low end, 10 orders out of the to go room, and on the very high end, around 150.

Mr. Franchock: Yeah, that's fair. I mean, 10 is low. I

Mr. Thompson: You know, on Saturday, there was a lot of snow we might have, you know, had a lot less people frequenting our to go service.

Mr. Caramagno: What percentage do you think of those…let’s just split the difference. Let's just say there's 60 a night. How many are going to have alcohol associated

Mr. Franchock: Well, that, that question is a lot simpler than how many orders come out of there. I mean, if I sell a handful of to go drinks, alcoholic drinks a day, it's a lot. It's not it's not really that common. But right now, we're only selling a couple of our featured drinks. We're selling, you know, a margarita. We have a martini that we're selling. It's a couple of featured drinks that get made there in mason jars, and then they're sealed. You know, I might sell a handful of those a night. It's not really anything that's making or breaking me.

Mr. Thompson: So out of 60, you might sell five on the high side, two on the low side.

Mr. Caramagno: Okay, good. Thank you.

Mr. Wilshaw: All right. Thank you. Any other questions for the petitioner? This is a question that we may have normally asked our police department, but it wasn't in the report that they gave us. You've been in business at this location for quite a long time now, in Livonia, and been very successful. Have you ever had any liquor code violations under selling or any sting operations?

Mr. Franchock: Unfortunately, I took over the store about a year and a half ago, give or take. Prior to me coming into the store, there were, yes, and that might be why the police department has their reservations about it. There were, yeah, there were some issues with sting operations, and we did have to deal with some stuff. I assure you, nothing like that has even remotely close to happen under my reign. Like I said, I take it very seriously. And when it did happen prior to me, all parties involved were terminated. You know, it was handled accordingly. So, you know, if they're going to hold that over our head, I mean, you know, like I said, that was going on a year and six, seven months ago.

Mr. Wilshaw: I appreciate your honesty. You know, like you said, this particular business has been there for quite a while now. So, it's inevitable that something like this might happen, and if the police department had enough concern over your operation, your liquor license, it probably would be suspended at this point, or if it was an issue. So, I think the fact that you're operating and that you're not having any violations in the last year and a half, that you've been owning it, you know, says something about how you're operating your business. So, I do appreciate the honesty, though, is there any other questions for the petitioner? If not, I'll go to the audience. Is there anyone in the audience wishing to speak on this item? No one launching out of their chair. Anything else that you'd like to tell us before we make our decision?

Mr. Thompson: No, I don't think we have anything further to add. I think we were able to articulate, you know, what we're trying to accomplish here. And I hope we answered your questions to the best of our ability, and that’s it.

Mr. Wilshaw: Okay. Well, I appreciate you being here. Let's see what happens. I'm going to go to my colleagues, and I'll close the public hearing, and a motion will be in order.

On a motion by Long, seconded by Dinaro, and adopted, it was

#12-45-2025 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on December 2, 2025, on Petition 2025-10-02-17 submitted by DBA Outback Steakhouse requesting waiver use approval pursuant to Section 6.03 of the Livonia Zoning Ordinance, as amended, to utilize an S.D.M. liquor license (allows a licensed business to sell beer, wine, and mixed spirit drink products in the original package for consumption off the premises) in connection with the existing restaurant operation (Outback Steakhouse) at 13010 Middlebelt Road, located at the southeast corner of Middlebelt Road and Industrial Drive in the northwest ¼ of Section 25, be approved subject to the following conditions:

1. That this approval is subject to City Council waiving the 500-foot separation requirement between SDM-licensed establishments.

2. That the subject site has the capacity to accommodate the proposed use.

3. That the use of an SDM liquor license will complement the existing use of the subject property and will provide an additional service to customers.

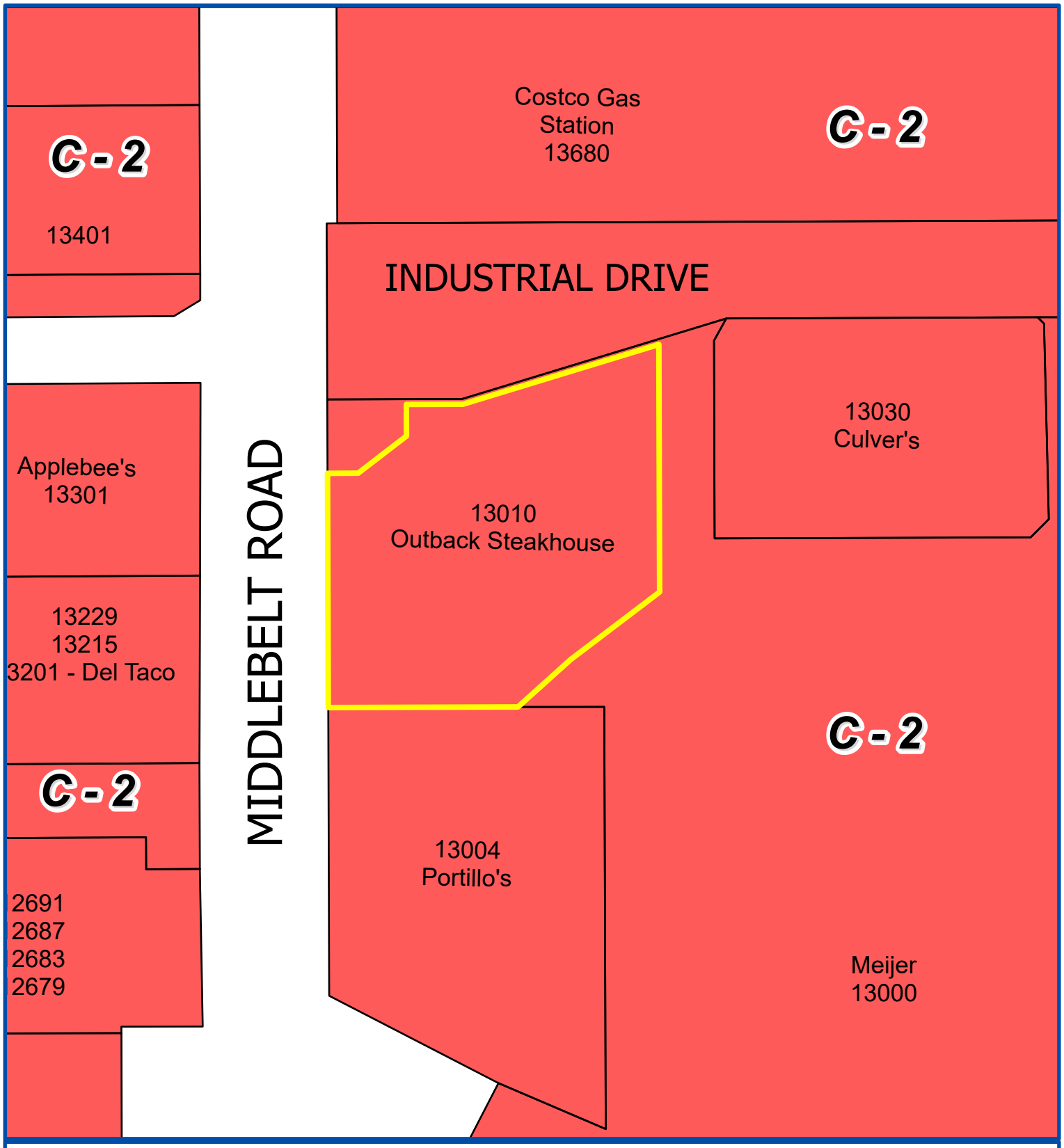
***FURTHER RESOLVED*,** That notice of the above hearing was given in accordance with the provisions of Section 13.13 of the Livonia Zoning Ordinance, as amended.

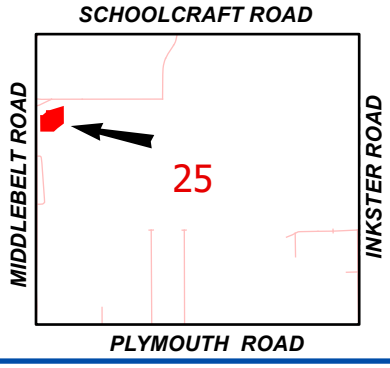
Mr. Wilshaw: Is there any discussion?

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

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

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





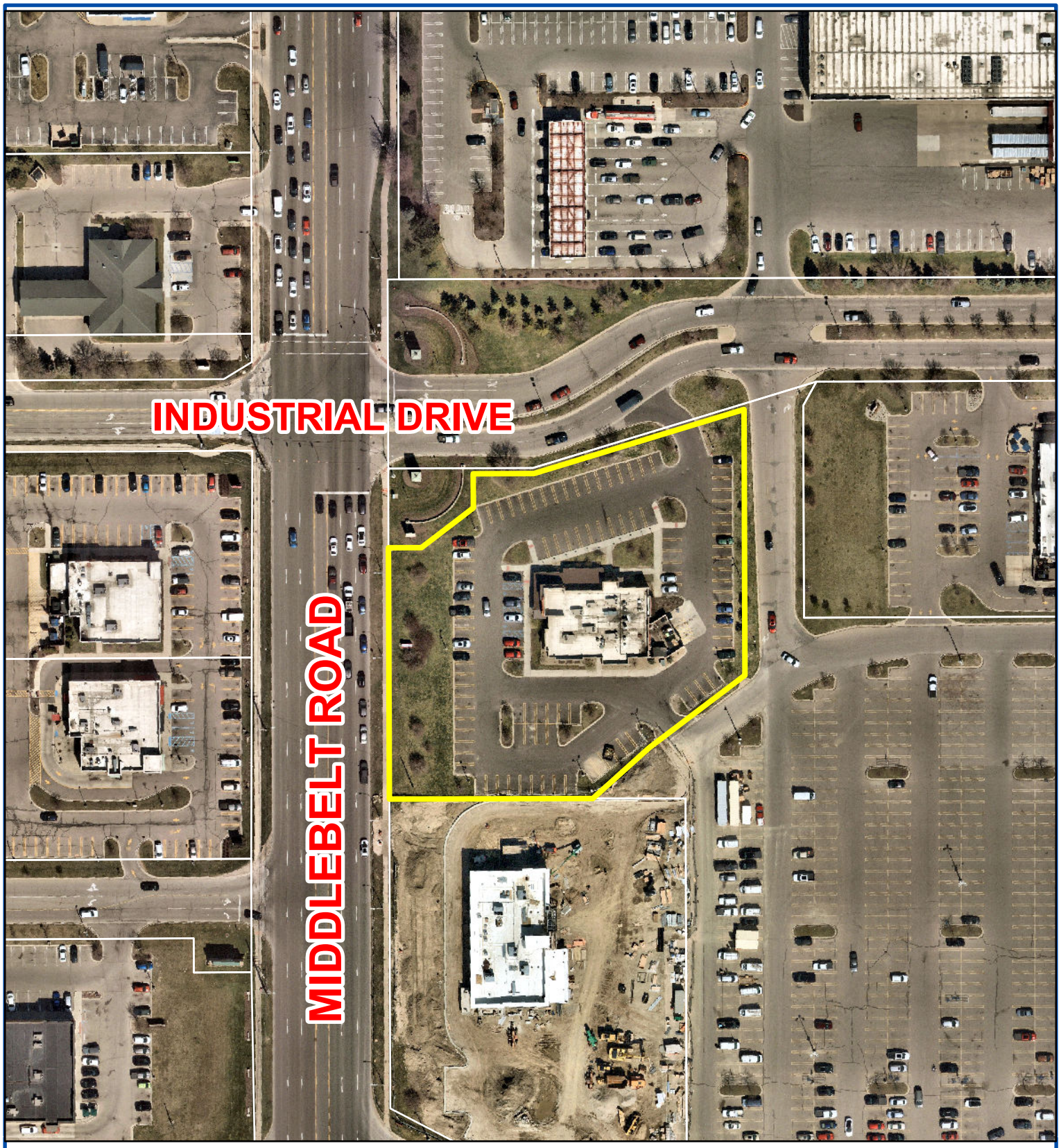
Address & Zoning Map

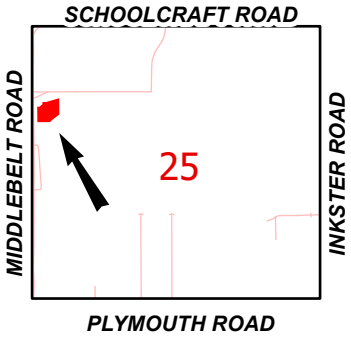
Petition 2025-10-02-17
Outback Steakhouse S.D.M.
13010 Middlebelt Road

N

Not to Scale

City of Livonia
Planning Department





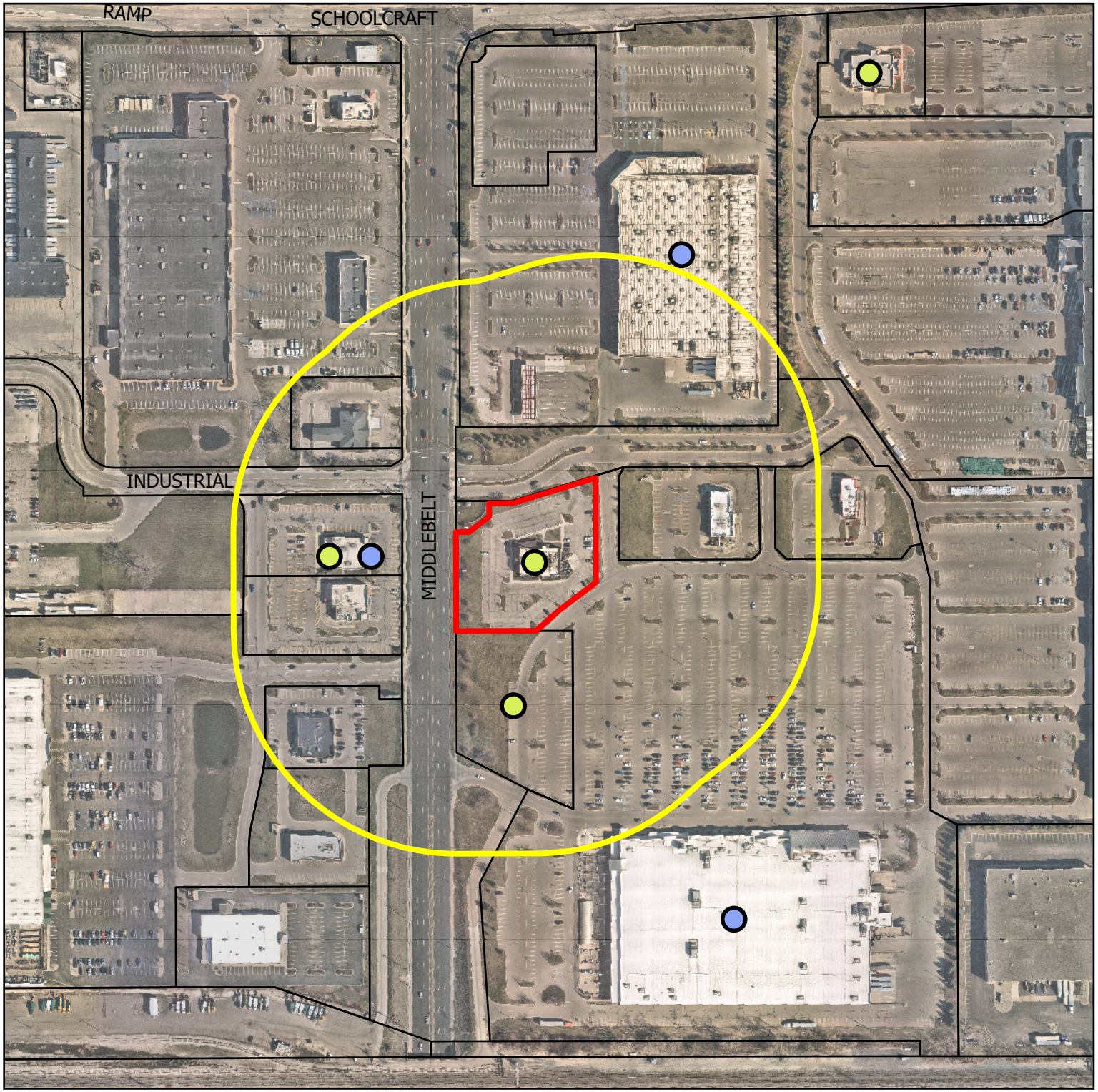
Aerial Map

Petition 2025-10-02-17
Outback Steakhouse S.D.M.
13010 Middlebelt Road

N

Not to Scale

City of Livonia
Planning Department



Legend

License Type

- B-Hotel
- Brew Pub
- Broker
- Class C
- Club
- SDD
- SDM
- Tavern
- 13010 Middlebelt
- 500 FT Buffer

Located across the street to the west is Applebee's that operates with both a Class C and SDM.

Additional Class C include the Portillo's to the south and the Hook and Reel on Schoolcraft Road.

Costco and Meijer operate with a SDM license.

0 200 400 US Feet

N

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

October 16, 2025

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2025-10-02-17 – #13010 Middlebelt Road (Outback Steakhouse)

Dear Mr. Canty:

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

1. The subject parcel is assigned the address of **#13010 Middlebelt Road**.

2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. There is no mention of utility revisions with the proposal, so we do not believe there will be any adverse effects on the existing systems.

3. Should any revisions to the utility services to the building, or any work on the right-of-way be required, the owner will need to submit drawings to this Department to determine if Engineering permits will be required.

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,

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

cc: 2025 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF

MAUREEN MILLER BROSNAN
MAYOR

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

DATE: November 19, 2025

TO: Kristoffer Canty, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: Petition 2025-10-02-17, Outback Steakhouse 13010 Middlebelt, Livonia

This office has reviewed the site plan submitted in connection with obtaining an SDM liquor license located at the above referenced address.

No objections to this proposal with the stipulations:

Past liquor license requests have started at the State level, to local level through Livonia PD Investigator Sgt. Jeff Ronayne, to the Fire Prevention Division for a required Life Safety premises Liquor License inspection to be performed.

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

October 27, 2025

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

Re: Petition 2025-10-02-17 – Outback Steakhouse SDM Liquor License

Dear Mr. Canty,

We have reviewed the plans submitted by DBA Outback Steakhouse requesting waiver use approval pursuant to Section 6.03 of the Livonia Zoning Ordinance, as amended, to utilize an SDM liquor license (allows a licensed business to sell beer, wine and mixed spirit drink products in the original package for consumption off the premises) in connection with the existing restaurant operation (Outback Steakhouse) at 13010 Middlebelt Road, located at the Southeast corner of Middlebelt Road and Industrial Drive in the Northwest ¼ of Section 25.

The review of the plans has determined that the request does not comply with prior separation requirement guidelines. The proposed establishment is inside the separation requirement distance of at least five hundred feet (500) feet from any existing SDM liquor licensed establishment. Applebee's, located at 13301 Middlebelt, currently has Class C and SDM liquor licenses and is 337' from the Outback Steakhouse. Costco, located at 13700 Middlebelt, currently has an SDM liquor license and is 455 feet from the Outback Steakhouse.

We would recommend that the Planning Department and City Council consider maintaining the separation requirement guidelines. It is our opinion that these guidelines are good for local establishment businesses and maintains Livonia's family atmosphere.

Sincerely,

FOR THE CHIEF OF POLICE,

Jeffrey Ronayne

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: November 7, 2025

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2025-10-02-17 – 13010 Middlebelt Road

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

This Department has no objections to this Petition.

I trust this provides the requested information.

Jerome Hanna
Jerome Hanna
Director of Inspection

LETTER TO THE LIVONIA CITY COUNCIL

6.

Planning
December 17, 2025

MEETING DATE	PRESENTED BY
S010526/R011426	Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

WAIVER PETITION: Planning Commission, re: Petition 2025-11-02-19 submitted by Detroit Light Action LLC requesting waiver use approval to operate a banquet center with occupancy of over fifty (50) people, at 28370 Joy Road, located at the northwest corner of Thorpe Street and Joy Road in the southeast 1/4 of Section 36.

BACKGROUND DETAILS

December 17, 2025

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2025-11-02-19 - Nova Loft

Dear Council Members:

At the 1,239th Meeting held by the Livonia City Planning Commission on December 16, 2025, the following resolution was adopted:

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

#12-48-2025 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on December 16, 2025, on Petition 2025-11-02-19 submitted by Detroit Light Action LLC requesting waiver use approval under Section 3.11 and Section 6.14 of the Livonia Zoning Ordinance, as amended, to operate a banquet center with occupancy of over fifty (50) people, at 28370 Joy Road, located at the northwest corner of Thorpe Street and Joy Road in the southeast 1/4 of Section 36., the Planning Commission does hereby recommend to the City Council that Petition 2025-11-02-19 be approved subject to the following conditions:

1. That the Site Plan dated November 14, 2025, as revised, prepared by AB-SB Land Survey PC, is hereby approved and shall be adhered to;

2. 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;

3. That the establishment shall not serve or allow outside alcohol on the premises;

4. That the establishment shall be limited to no more that one-hundred (100) guests;

5. That appropriate recordable legal instrumentation, such as a cross access agreement, that gives notice and outlines the terms of how the subject property would share parking and access with abutting property(s), be supplied to the Inspection Department at the time a building permit is applied for;

6. That no signs, either freestanding or wall mounted, are approved with this petition. All such signage shall be separately submitted for review and approval by the Planning Commission and City Council;

7. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows;

8. Pursuant to Section 19.10 of Ordinance #543, the Zoning Ordinance of the City of Livonia, this approval is valid for a period of ONE YEAR ONLY from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 of the Livonia Zoning Ordinance, as amended.

ATTACHMENTS

1. 2025-11-02-19_E-COUNCIL Pkt

APPROVED BY

Date: December 17, 2025

Mark Taormina, Planning and Economic Development Director

Date: December 19, 2025

Maureen Miller Brosnan, Mayor

CITY OF LIVONIA, MICHIGAN
APPLICATION FOR WAIVER USE APPROVAL

All applications must be presented in triplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications **must** include property owner's name, address and notarized signature.

For filing fee see below for computation

Date Filed: 11/10/25 Petition 2025-11-02-19

Site Address: 28370 Joy Rd Sidwell 144 03 0065 002 Zoning of Property C-2

Requesting Approval To OPERATE EVENT CENTER w/ OCCUPANCY >50 PEOPLE

Applicant: Mirela Karahusic Business/Company: Detroit LightAction LLC DBA NOVA LOFT

Applicant's Address: 2340 Leigh Ct City: Canton State: Mi Zip Code: 48188

Applicant's Phone # (734) 394 9286 Applicant's Email cocalicmirela@gmail.com

Contact Person: Mirela Karahusic Business/Company: Detroit LightAction LLC DBA NOVA LOFT

Contact's Address: 2340 Leigh Ct City: Canton State: Mi Zip Code: 48188

Contact's Phone # (734) 394 9286 Contact's Email cocalicmirela@gmail.com

CITY OF LIVONIA
PLANNING DEPARTMENT
NOV 12 2025
RECEIVED

Please provide the following information:

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

RECEIVED
OFFICE OF THE CITY CLERK
2025 NOV 10 PM 2:50

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

FEE COMPUTATION **$700.00 ($400 publication fee plus $300 base review fee) plus**

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

Owner of Property: Mirela Karahusic

Owner's Address: 2340 Leigh Ct City: Canton State: Mi Zip Code: 48188

Owner's Phone # (734) 394 9286 Owner's Email cocalicmirela@gmail.com

Signature of Owner: [signature] Print Name: Mirela Karahusic

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

on this 10th day of November 20 2025.

Signature of Notary Angela Casterline My commission expires July 10, 2030

Acting in the County of Wayne.

ANGELA CASTERLINE
Notary Public - State of Michigan
County of Wayne
My Commission Expires Jul 10, 2030
Acting in the County of Wayne

MINUTES OF THE 1,239h PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, December 16, 2025, the City Planning Commission of the City of Livonia held its 1,239th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

Members present:	Wafa Dinaro	Patrick Droze	David Bongero
	Sam Caramagno	Glen Long	Peter Ventura
	Ian Wilshaw		

Members absent: None

Mr. Jacob Uhazie, Assistant Planning Director, and Stephanie Reece, Program Supervisor, were also present.

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

ITEM #1 PETITION 2025-11-02-19 Detroit Light Action Banquet

Mr. Caramagno, Secretary, announced the first item on the agenda Petition 2025-11-02-19 submitted by Detroit Light Action LLC requesting waiver use approval under Section 3.11 and Section 6.14 of the Livonia Zoning Ordinance, as amended, to operate a banquet center with occupancy of over fifty (50) people, at 28370 Joy Road, located at the northwest corner of Thorpe Street and Joy Road in the southeast 1/4 of Section 36.

Mr. Uhazie: Good evening. Mr. Chairman. This petition is to expand an existing banquet facility that can currently operate with a max of 50 people to a max of 125. The location is in a shopping center on the north side of Joy Road, between Thorpe Street and Harrison Street. The shopping center includes a pool hall, church, bakery, pizzeria and barber shop. Each unit in the shopping center is split into separate parcels, as you can see here on the map. The petition site measures 0.275, acres in size, with 40 feet of frontage along Joy Road. The entire shopping center measures 2.16 acres in size. This site was previously used as a banquet facility and in September 2025 was approved by the Building Department to operate with up to 50 people. The existing zoning for the site is C-2. The entire shopping center is zoned C-2 as well. Across Thorpe Street is a daycare zoned C-2 (General business). To the west is a veterinary hospital across Harrison, which is zoned C-2. To the south, there's a mobile home community and nursing care center, which is located in the City of Westland. To the north are residential properties zoned RUF. The petitioner is seeking waiver-use approval to expand the existing occupancy allowance up to 125 people. The existing building footprint is 3,200 square feet. Section 16.14 of the zoning ordinance states banquet facilities shall not be located within 300 feet of residential zonings as measured from property line to property line. As noted, the property directly to the north is zoned residential. Section 13.13 of the zoning ordinance does empower City Council to waive that separation requirement with a two thirds vote. The floor plan shows 3,200 square foot event center that includes a reception area, entertainment area, kitchenette area, utility room, work staging area, and two restrooms. The unit is allowed one sign based on the frontage of the unit. No sign package was received with this petition. Parking, per Section 9.04 of the zoning ordinance requires one space per 50 square feet of floor used for assembly. The floor plan shows an entertainment area of 37 feet by 45 feet, or 1,665 square feet, which would require 34 parking spaces. The subject parcel does only have 17 parking spaces on site, but the petitioner has provided a shared parking agreement with the Rack pool hall next door. For reference, the entire complex has 120 parking spaces. If you follow the zoning ordinance for general commercial on this site, it would require about 74 spaces for the rest of the site, combining the proposed use with the existing use the site should have about 108 parking spaces. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated November 17, 2025, which reads as follows: "*In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed waiver use at this time, but would like to note the following items: 1. The subject parcel is assigned the address of #28370 Joy Road. Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained. 2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. Utility information has not been submitted with the drawings, but we do not believe there will be any adverse effects from the proposed project. 3. Should any revisions to the utility services to the building, or any work in the right-of-way be required, the owner will need to submit drawings to this Department to determine if Engineering permits will be required.*" The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated December 4, 2025, which reads as follows: *"This office has reviewed the site plan submitted in connection with a request to modify a commercial building on the property located at the above referenced address. We have no objections to this proposal. 1. If applicable, submit plans and permits for kitchen operations. 2. City Building Department will determine occupancy load per Assistant Director. Occupancy load is required to be posted. 3. If a sprinkler system exists for the strip mall and in the proposed occupancy, the system must be maintained and monitored. A further detailed review will take place when this division receives an official plan set*." The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated November 18, 2025, which reads as follows: "I have reviewed the plans in connection with the petition. I have no objections to the proposal." The letter is signed by Paul Walters, Sergeant, Traffic Bureau. The next letter is from the Finance Department, dated December 5, 2025, which reads as follows: "I have reviewed the addresses connected with the above noted petition. The following amounts are due to the City of Livonia: Unpaid water and sewer charges Total Due City of Livonia $ 5.03." The letter is signed by Benjamen Grier, Finance Director. The next letter is from the Treasurer's Department, dated December 12, 2025, which reads as follows: "The owner of the property is current on their property tax, however a previous tenant that ran a banquet facility in the same location owes a past due Personal Property Tax of $257.71. The City of Livonia will not be transferring the tax to the new owner. Previous owner removed all personal property." The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Thank you, Mr. Uhazie. Is there any questions for our planning staff?

Ms. Dinaro: Jacob, can we talk a little bit about parking? Does a shared agreement give them access to the entire parking lot, or just their neighbors lot, and if so, how many parking spots do they have access to now?

Mr. Uhazie: With the letter that I have is for the Rack billiards establishment. I do not know offhand how many are in their particular parcel, but that may be a better question for the petitioner of how much they have access to.

Ms. Dinaro: Yep. Thank you.

Mr. Wilshaw: Good question. Any other questions for staff? Okay, the petitioner, I believe, is in our audience, feel free to come forward to our podium. We ask that you start with your name and address. Good evening.

Vadran Karahusick, 28370 Joy Road, Livonia, MI. This is my wife, Mirella Karahusick, and we are a family owned business that is opening up this venue center. Thank you for having us this evening.

Mr. Wilshaw: Good evening.

Mr. Karahusick: The question as for the parking, ma'am, is we do have Racks, which is to the right-hand side of us. That's the pool hall. We have the letter that I submitted over to this fine gentleman a couple days ago. We are having a shared parking. The way the nature of our business works and operates, most of our events will be either from noon to six and then from six to 10 at max. The pool hall is open from noon to two o'clock in the morning. We do not anticipate being open longer than 10. And there's a church the left hand side of us that I will provide a letter to. We just couldn't get a hold of the person running the church, so we would be splitting the parking with the three. The church is not there in the evenings. The church is not there throughout most of the week. So the parking 95% of time is pretty empty, and it allows us for our nature of the business, where the parking lot is empty majority of the time. So, we have touched base with both of the parties, and they both agree to share parking with us. We also have our architect here, as well as our head of design. So, last time you had some questions about the bathroom, which we just got approval on plumbing today, and we got approved for moving the plumbing around.

Mr. Wilshaw: And would you like to tell us about anything else about your need to expand from your current occupancy of 50 over to 125.

Mr. Karahusick: We don't ever anticipate having 125 people. Right now, the max we would ever host is 100 the way we have it set up with tables and tents. We just wanted that buffer to have about 125. This is going to be birthday parties, small events, and I'm sure my wife will speak to the rest of it as well. But currently, when we wanted to make it bigger than 50 people, we had to get the bathrooms up to code. That's why this fine gentleman is here with me this evening, and we would have been grandfathered in last year by seven inches. Unfortunately, we're not lucky enough to be grandfathered in, so we had to rearrange the toilets, the walls and expand the bathrooms, and I know we talked about that last time, which we have and that has been approved by the gentleman running everything with the city. If anybody has any questions about architecture, you can ask this fine gentleman behind me. He's a little more qualified than I am, but that's why he's here with us this evening.

Mr. Wilshaw: We appreciate that. Is there any questions for our petitioner at this time?

Mr. Droze: Thank you, Mr. Chair. One question I had, and maybe this is about the center in general. There's an alley on the back side. Is that used for any trash, or is that all handled at the street?

Mr. Karahusick: Everything's handled at the street level. There is a dumpster. My wife can probably speak to that, to the far left hand corner.

Mrs Karahusick: Yeah, that’s in that corner. That's where I guess the dumpsters are. But there is nobody going back to that back little alley. Nobody's using it for any purposes. It’s just there.

Mr. Karahusick: Unfortunately, right now, it's not paved. That's how they have it. You can drive with a vehicle. Nobody seems to utilize it, but it's clear.

Mr. Droze: Okay, thank you.

Mr. Karahusick: Yes sir.

Mr. Wilshaw: Thank you. Any other questions?

Mr. Ventura: Good evening and thank you for coming tonight.

Mr. Karahusick: Thank you for having us. Just to reiterate, you….

Mr. Wilshaw: Mr. Ventura, could you pull your mic down so our vast TV audience can hear you? Thank you.

Mr. Ventura: Just to reiterate, you told us at the study meeting that you're not going to have any alcohol at your facility.

Mr. Karahusick: That is correct, sir.

Mr. Ventura: Okay. And with regard to the parking, can you tell me, does the church lease there, or do they own that parcel?

Mr. Karahusick: To my knowledge, they lease my knowledge.

Mrs. Karahusick: They lease it.

Mr. Ventura: Okay, the pool hall?

Mr. Karahusick: The pool hall owns it.

Mr. Ventura: Owns it. So, your agreement with the pool hall will stay in place.

Mr. Karahusick: Yes, sir, which we that's the signed form that we have.

Mr. Ventura: Have you approached the owner of the property that the church sits on?

Mrs. Karahusick: I've actually had the conversation with the individual that's running the place. The problem is, she's there probably once a week, if that, unless they're having church services. And for some reason, they did not have services this weekend. We do have a letter in place with them as well about shared parking. It's just with everything that they've had going on, we haven't been able to get that document over to you guys, just waiting for them to send it over.

Mr. Ventura: Okay. Thank you.

Mr. Wilshaw: Thank you. Any other questions?

Mr. Bongero: Mr. Chair, just a quick question. I know you're seeking approval for 125, does 100 do it?

Mrs. Karahusick: I think so. The only reason we even did 125 is because we wanted to give ourselves that buffer instead, if, in case we were to get denied and go, you know, I'd rather set a higher limit and

go from 125 to 100 versus 100 and then go down to 80 or 70. We are not anticipating to have, like he said, we don't even have the inventory for that. If we have to order for 125 we will. It's just we if we have to settle for 100 we will. Thank you.

Mr. Karahusick: We'd rather be compliant.

Mr. Wilshaw: Okay, excellent. Any other questions?

Ms. Dinaro: There's no alcohol at this venue. Can you tell us what kind of events these will be?

Mrs. Karahusick: So these will be baby showers, first birthdays, small bridal showers. We were planning on doing smaller, I guess, weddings as well, but that just seems like a lot more than I personally can handle. I have two kids, and those type of events go midnight, one, two o'clock. That is not the type of clientele that I want. The pool hall is open till 2am and I honestly don't want to mesh with the clientele and all of that. So, I'd rather have a hard stop at 10 or 11 or even if I have to push out till midnight. I just don't want to go too deep into that.

Ms. Dinaro: What are the hours?

Mrs. Karahusick: So, it’s just going to depend on whatever the client needs. We're hoping to do morning or like midafternoon brunch events, for example, for birthday parties, things of that nature. So, we're hoping to have a schedule between 12 and four and then anywhere between six and 10. Again, if they want to rent out the space for an additional hour and two, that will be a fee. But we don't anticipate having any events past 11 or 12, the worst case scenario. We're hoping to have a hard stop at 10 o'clock. Thank you.

Mr. Wilshaw: Any other questions?

Mr. Caramagno: So the hours till 11 o'clock ish is what you just stated. That's good. Garbage. Let's talk about garbage again. So, you'll bring your garbage out to the curb once a week. What will you do with it?

Mrs. Karahusick: No. When the events are over with, there is, from what I have been told by the owners that are currently there, we all share the dumpsters that are in the back. So, at the end of our events, it says in our contract, those clients will be responsible for taking out the trash and taking it in the back dumpster.

Mr. Caramagno: Okay. So, they'll put it in the existing dumpster there.

Mrs. Karahusick: Absolutely.

Mr. Caramagno: And if you start generating…if business is good, and you start generating a lot of trash, you will have to readdress that, right?

Mrs. Karahusick: Yes, absolutely. From what I'm told, the bakery actually has either one or two dumpsters that they have gotten city approval for, because, I guess, of how much trash they dump out. So they've given me contact information if I need to reach out to someone to get an additional dumpster, I can do that as well.

Mr. Caramagno: Okay, and when your venue is open, will you have a manager on site? Will someone be there?

Mrs., Karahusick: That is my hope, yes.

Mr. Caramagno: So, someone will be there to make sure there's no alcohol being served, to make sure that it's within your standards and your contract, with your people that are renting the place.

Mrs. Karahusick: We also have cameras that we plan on installing as well. We're aware that the pool hall, you know, they serve alcohol, they serve food and all of that stuff. So we're trying to keep the two separate. We don't want to be able to commingle, which is why I want a hard stop at 10 o'clock, 11 o'clock at the latest. I feel like everything past that kind of gets a little tricky. People are out drunk, things of that nature. I don't want to merge my clientele with theirs.

Mr. Caramagno: Okay. Thank you.

Mr. Wilshaw: Thank you. Any other questions? I was going to ask about trash as well. How many events do you anticipate having per week?

Mrs. Karahusick: It's hard to say. I mean, my goal would be three to five, especially during the summer, because we have graduations. We've been in this industry for over five years, and we already have certain rentals that we incorporate with our events, which is why we decided to go the venue route. Graduation and prom season is a whole different ball game. Kids are graduating, parents are, you know, celebrating things of that nature. So it'll probably be a lot more in the winter, I'm sorry, in the summer season, but winter, I would hope to get three a week, if we're lucky enough.

Mr. Wilshaw: Okay, so you expect to have sort of seasons where you're busier.

Mrs. Karahusick: Exactly. Yeah, this is our slow season. Summertime, I'm hoping that we could even have certain events during the week, but that's wishful thinking.

Mr. Wilshaw: Okay, yeah, my concern as Mr. Caramagno's probably is, is, if you have, if you're doing well and having lots of events, where is all the trash going to go.

Mr. Karahusick: Just to that point, like the plaza right now definitely needs a heavy facelift. I just wanted to state that. So we're trying to bring value to the plaza and the City of Livonia. We've already painted the front and we're changing the windows so cosmetically, we're trying to do the most upkeep we possibly can. I don't want to speak on my wife's behalf over here, but knowing her, she's a stickler, so making sure the plaza itself is clean. We've already, I feel like implemented that just through the construction we've done. So, we continue. We want to be there for a long time and make sure the plaza is clean and it gets a well needed facelift as well.

Mr. Wilshaw: We appreciate that. This is kind of a unique plaza, in the sense that most of these plazas that we see throughout the city are owned by a single owner, and then each of the tenants rent a space. These are individual units, all owned or leased by individual people. So, what happens in your unit may not necessarily translate to what happens in all the adjacent units. So, it's hard to get that cohesive. You know, design, appearance,

Mr. Karahusick: Yeah, 100% agreed, and with us owning it, we do take pride in it. It is ours. We want to make sure it's the best upkept and looked so we're doing everything we can, from, obviously, electrical, plumbing, cosmetics, and I don't anticipate the trash being any problem, and if need be, we're willing to invest in it as well.

Mr. Wilshaw: To get a dumpster. Okay, good, all right, if there's no other questions from any of the commissioners for the Karahusick's, I don't see any other questions. Is there anyone in the audience wishing to speak on this item, either for or against? If so, please come forward. I don't see anybody jumping out of their chair. So, I think we're okay. Is there anything else you'd like to tell us before we make our decision?

Mrs. Karahusick: I don't think so.

Mr. Karahusick: Thank you for your time. We do look forward to improving the plaza, and we're happy we're here in Livonia. So, thank you for your time.

Mr. Wilshaw: Well, thank you for coming. I'm going to close the public hearing at this time, and the motion would be in order.

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

#12-48-2025 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on December 16, 2025, on Petition 2025-11-02-19 submitted by Detroit Light Action LLC requesting waiver use approval under Section 3.11 and Section 6.14 of the Livonia Zoning Ordinance, as amended, to operate a banquet center with occupancy of over fifty (50) people, at 28370 Joy Road, located at the northwest corner of Thorpe Street and Joy Road in the southeast 1/4 of Section 36., the Planning Commission does hereby recommend to the City Council that Petition 2025-11-02-19 be approved subject to the following conditions:

1. That the Site Plan dated November 14, 2025, as revised, prepared by AB-SB Land Survey PC, is hereby approved and shall be adhered to;

2. 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;

3. That the establishment shall not serve or allow outside alcohol on the premises;

4. That the establishment shall be limited to no more that one-hundred (100) guests;

5. That appropriate recordable legal instrumentation, such as a cross access agreement, that gives notice and outlines the terms of how the subject property would share parking and access with abutting property(s), be supplied to the Inspection Department at the time a building permit is applied for;

6. That no signs, either freestanding or wall mounted, are approved with this petition. All such signage shall be separately submitted for review and approval by the Planning Commission and City Council;

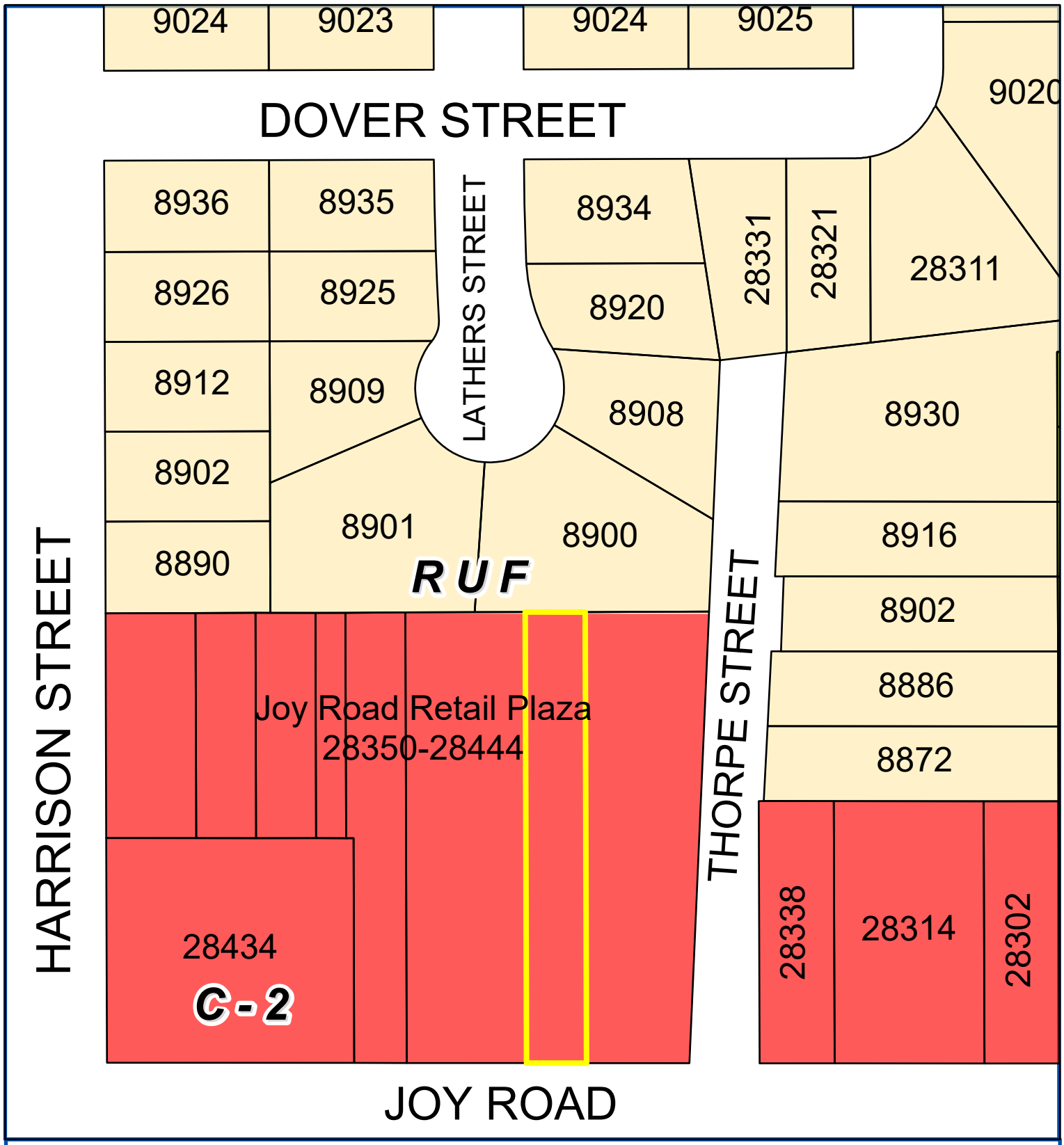
7. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows;

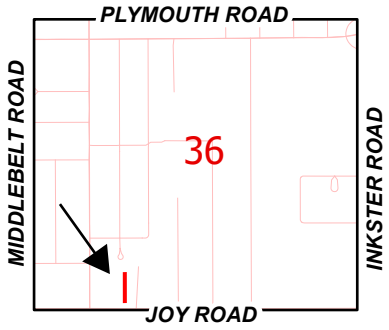
8. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 of the Livonia Zoning Ordinance, as amended.

Mr. Wilshaw: Is there any discussion?

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





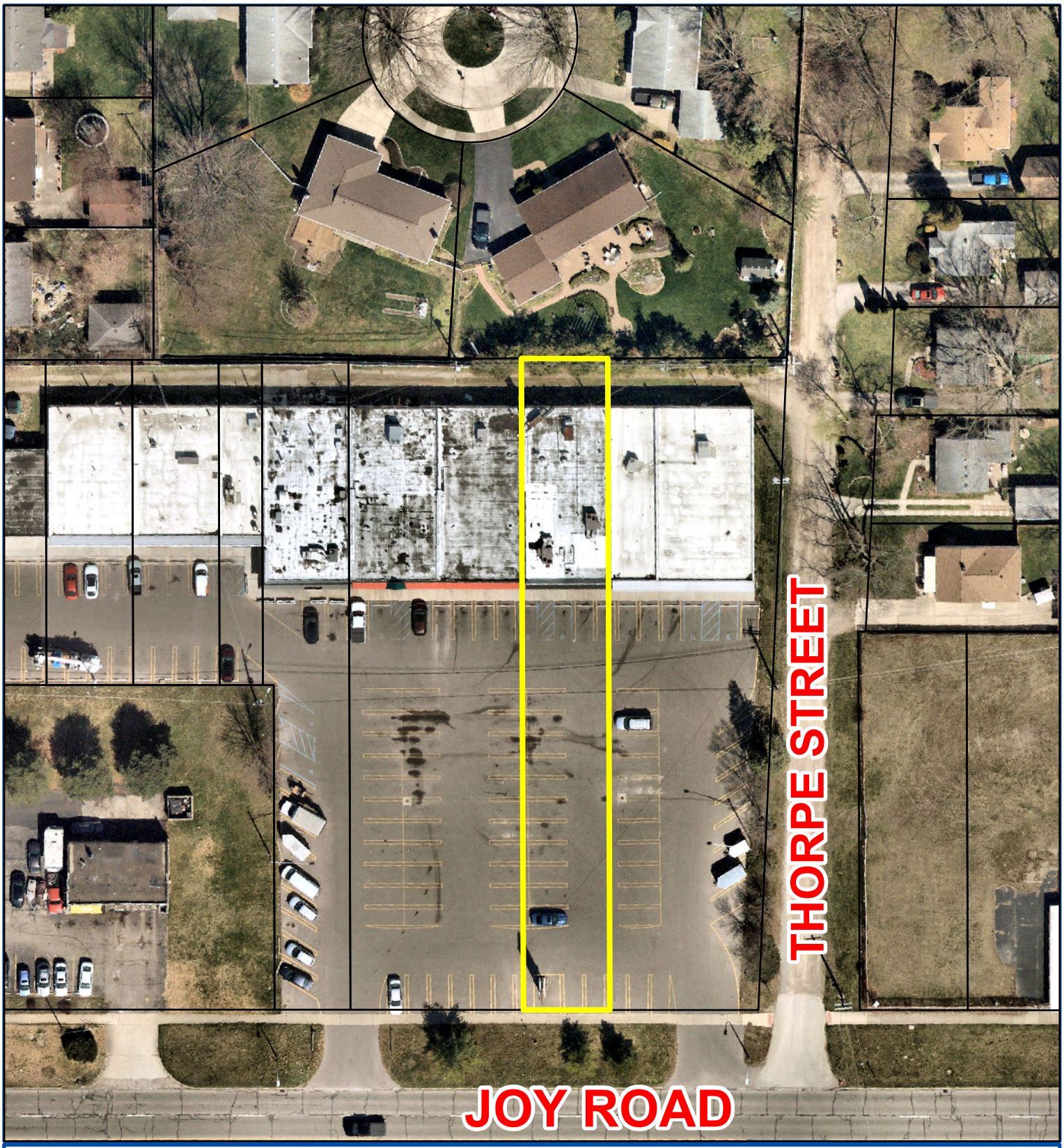
Address & Zoning Map

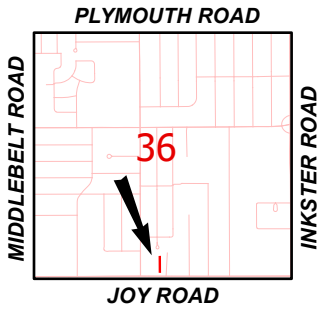
Petition 2025-11-02-19
Nova Loft
28370 Joy Road

N

Not to Scale

City of Livonia
Planning Department





Aerial Map

Petition 2025-11-02-19
Nova Loft
28370 Joy Road

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 1

Petition 2025-11-02-19 submitted by Detroit Light Action LLC requesting waiver use approval under Section 3.11 and Section 6.14 of the Livonia Zoning Ordinance, as amended, to operate a banquet center with occupancy of over fifty (50) people, at 28370 Joy Road, located at the northwest corner of Thorpe Street and Joy Road in the southeast 1/4 of Section 36.

December 9, 2025, Study Meeting:

The petitioner proposes establishing a banquet center inside a shopping center located on the northwest corner of Thorpe Street and Joy Road. The site was previously approved as a banquet facility for up to fifty (50) people. In September of 2025 the new property owner was approved by building to operate as a banquet center for less than fifty (50).

The petitioner is seeking waiver approval to expand seating accommodations up to one hundred and twenty-five (125) people at the 3,200-square foot establishment.

The subject site is zoned C-2 (General Business). The parcel is part of an existing strip mall. Assessing records has the shopping center parcel split into separate suites. To the north is residential properties zoned RUF (Rural Urban Farm). To the west is a veterinarian hospital, zoned C-2 (General Business). In the out lot on the corner of Harrison Street and Joy Road there is an oil change, zoned C-2 (General Business) To the east, across Thorpe Street, is a daycare center zoned C-2 (General Business). To the south there are a mobile home community and a nursing care center in the City of Westland.

Based on Section 6.14 of the Livonia Zoning Ordinance, banquet centers are prohibited within three hundred (300) feet of any residential district. In this case, the subject shopping center is located 19.6 feet directly across a narrow alley from a residential neighborhood to the north. The site does not meet the minimum separation requirement. However, Section 13.13 of the Zoning Ordinance empowers the City Planning Commission to review waivers or approval of conditional uses to be approved by the City Council, such waiver or use shall be approved only where the proposal complies with all of the special requirements for the waiver or use sought to be approved, except that any or all requirements may be waived or modified by a separate resolution, specifically delineating the requirement(s) waived or modified, in which two-thirds (⅔) of the members of the City Council concur.

Compliance with such conditions shall be a prerequisite to the issuance of a Certificate of Compliance or Occupancy, and the violation of any such condition shall be deemed a violation of this Ordinance.

According to the submitted plans on November 14, 2025, the proposed 3,200 square-foot event center would have a reception area, storage area, entertainment area, kitchenette area, utility room, storage area, and two (2) restrooms. The unit is allowed one wall sign based on the frontage of the unit. The site does not have a dumpster enclosure. Garbage is being picked up with city trash cans.

Section 9.05 of the Zoning Ordinance requires one (1) space per three (3) persons of capacity. This site requires forty-two (42) parking spaces (125 guests / 3) to accommodate the banquet use. The subject parcel has seventeen (17) parking spaces onsite. The petitioner states they have secured a shared parking agreement encompassing the entire parking lot of the center.

The site plan shows ninety-six (96) regular parking spaces, six (6) handicap spaces for a total of 102 parking spaces on site. Based on the size of the other retail spaces in the center shown on the site plan, a total of seventy-seven (77) parking spaces would be required for their use. The total parking required for the center based of the combined uses is 119 (77 + 42) parking spaces. With an existing pool hall and bakery already operating on site, the introduction of a proposed banquet center with a capacity of up to 125 guests will increase the overall parking demand for the center.

Where the property owner can demonstrate or the City Council finds that the required number of parking spaces is excessive and the proposed parking will meet the demand for the proposed use, 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 level of current or future customer traffic.

December 16, 2025, Pubic Hearing:

Parking requirements under Section 9.04 require one (1) parking space for each fifty (50) square feet of floor area used for dancing or assembly. The floor plan shows an entertainment area of 1,665 square feet and requires (1,665 / 50) thirty-four (34) parking spaces. Subject parcel has 17 parking spaces onsite. The petitioner states they have secured a shared parking agreement encompassing the entire parking lot of the center. The rest of site contains 102 spaces. Counting the rest of the development as general commercial would require seventy-seven (77) parking spaces. Adding these uses together would require 111 parking spaces.

Approving Resolution: That the request to operate a banquet center with occupancy of over fifty (50) people, at 28370 Joy Road, is hereby approved, subject to City Council approval and the following conditions:

1. That the **Site Plan** dated November 14, 2025, as revised, prepared by AB-SB Land Survey PC, is hereby approved and shall be adhered to;

2. 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;

3. That the establishment shall not serve or allow outside alcohol on the premises;

4. That the establishment shall be limited to no more that one-hundred (100) guests;

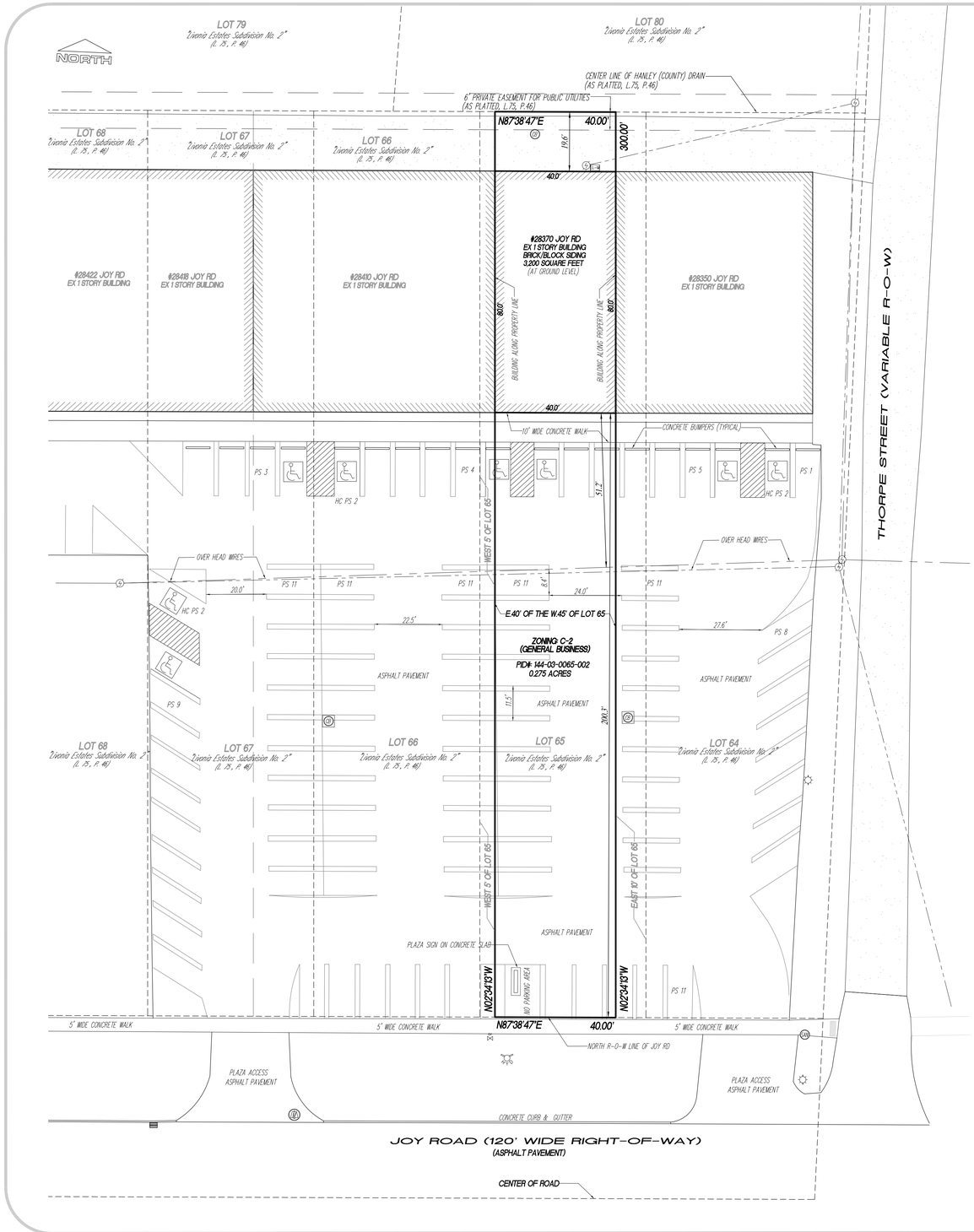
5. That appropriate recordable legal instrumentation, such as a cross access agreement, that gives notice and outlines the terms of how the subject property would share parking and access with abutting property(s), be supplied to the Inspection Department at the time a building permit is applied for;

6. That no signs, either freestanding or wall mounted, are approved with this petition. All such signage shall be separately submitted for review and approval by the Planning Commission and City Council;

7. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows;

8. 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 PLAN



ZONINIG

C-2
GENERAL BUSINESS

PARKING STALLS (SUBJECT PROPERTY ONLY)

REGULAR=15
HANDICAP=2
TOTAL=17

PLAZA PARKING & ACCESS SHARED AGREEMENT

PLAZA OCCUPANTS HAVE A SHARED ACCESS AND PARKING AGREEMENT TO PARK ON ENTIRE PLAZA PARKING AS SHOWN HEREON

TOTAL PARKING STALLS

IN FRONT OF:
#28418; #28410; #28370; #28350
REGULAR=96
HANDICAP=6
TOTAL=102

LEGEND

	= UTILITY POLE
	= LIGHT POLE
	= OVER HEAD WIRE
SAN	= EX. SANITARY M.H.
CB	= EX. CATCH BASIN
	= EX. PAVEMENT CATCH BASIN
	= EX. HYDRANT
EL-M	= ELECTRIC METER
	= GRAVEL
	= ADA RAMP
	= HANDICAP STALL/SIGN
	= MICHIGAN BELL MH
P.I.D.	= PARCEL IDENTIFICATION NUMBER
T./R.	= TOWN/RANGE
L./P.	= LIBER/PAGE
GV	= GAS VALVE
EX	= EXISTING
RD	= ROAD
R-O-W	= RIGHT OF WAY
ADA	= AMERICAN DISABILITY ACT
PS	= PARKING STALL
HC	= HANDICAP

FLOOD NOTE

Subject property as depicted herein, DOES NOT LIE in a Special Flood Hazard Area (SFHA), according to Flood Insurance Rate Map (FIRM) No. 260233, Panel No. 0227, Suffix "E", being effective as of February 2, 2012.

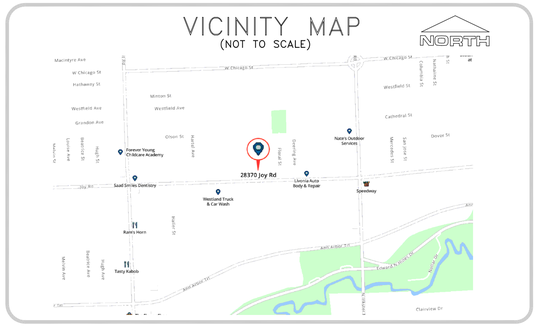
LAND AREA

12,000 ± SQUARE FEET
0.275 ± ACRES

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

VICINITY MAP

(NOT TO SCALE)



GENERAL NOTES

-Site DOES NOT have a dumpster enclosure. Garbage is being picked up at the rear.

-Utility information as shown herein are compilation of field observation, therefore no guarantee could be given as to their exact location and depth. An excavation might be needed in order to determine utility position.

-All measurements as shown herein are existing.

-All symbols as shown herein are not to scale.

-All measured bearings are expressed in TRUE NORTH.

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LEGAL DESCRIPTION

#28370 Joy Road, Livonia, MI, 48150

Part of the SE 1/4 of Section 36, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, being more particularly described as follows:
The EAST 40 feet of the WEST 45 feet of LOT 65 pf "Livonia Estates Subdivision", as being recorded in Liber 75 of Plats, on Page 46, Wayne County Records.
Containing: 12,000 Square Feet---0.275 Acres, more or less.
Parcel Identification Number:# 144-03-0065-00.
Subject to the rights of a public and any easements and/or restrictions of record or otherwise.

Note: Legal description as cited herein is provided by client and contained in Title Commitment issued by WESTCOR Land title Insurance Company, file No.: 41123W, dated on July 10, 2025 at 8:00am.

STATE OF MICHIGAN
MENDE BEZANOVSKI
PROFESSIONAL SURVEYOR
NO. 49430
LICENSED PROFESSIONAL SURVEYOR

Mende Bezanovski, P.S.#4001049430
State of Michigan

0' 10' 20' 40'

AB-SB LAND SURVEY, P.C.
36636 North Pointe Dr. New Baltimore, MI,48047
TEL. (586) 822-4964, FAX: (586) 591-5930
info@ab-sb-landsurvey.com;
www.ab-sb-landsurvey.com

SCALE: 1" = 20'	PAGE: 1 OF 1
JOB NUMBER: 2025-11-11-251-MC	DRAWN: MB
FIELD: MB	CHECKED: MB
REVISIONS:	DATE: 11-14-2025

CLIENT: DETROIT LIGHT ACTION, LLC
ADDRESS:
28370 Joy Road
Livonia, MI, 48150
TEL: (734)-394-9286
FAX:

KARAHUSIC BUILDING

28370 JOY RD, LIVONIA, MI. 48150

ABBREVIATIONS

ABV.	ABOVE
A.F.F.	ABOVE FINISH FLOOR
AWN	AWNING (WINDOW)
BATT. INSUL.	BATTEN INSULATION
BL.	BUILDING LINE
BLK'G	BLOCKING
BLW	BELOW
BM.	BEAM
BR'G	BEARING
BSMT.	BASEMENT
BTM.	BOTTOM
BTWN.	BETWEEN
BYND.	BEYOND
CL.	CENTER LINE
CL'G	CEILING
CLO.	CLOSET
CMU	CONCRETE MASONRY UNIT
COL.	COLUMNS
CONC.	CONCRETE
CONT.	CONTINUOUS
CNTR.	CENTER
CSMT	CASEMENT (WINDOW)
DH.	DOUBLE HUNG (WINDOW)
DIA.	DIAMETER
DR.	DOOR
D.S.	DOWN SPOUT
DN.	DOWN
EA.	EACH
EL., ELEV.	ELEVATION
EQ.	EQUAL
EX., EXT'G	EXISTING
F.F.	FINISH FLOOR
FLR.	FLOOR
F.P.	FIREPLACE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF SHEATHING
FNDTN.	FOUNDATION
F.R.	FIRE RATED
FT'G	FOOTING
GLS.	GLASS
GWB	GYPSUM WALLBOARD
HDR.	HEADER
HDWD.	HARDWOOD
HNGR.	HANGER
H.O.S.	HOME OWNER SUPPLIED
HT.	HEIGHT
INT.	INTERIOR
JST.	JOISTS
LIN./PNTRY	LINEN / PANTRY
MANUF.	MANUFACTURER
MIN.	MINIMUM
ML.	MICRO-LAMINATED TIMBER
MTL.	METAL
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
O.H.	OVERHANG
PKT.	POCKET DOOR
PR.	PAIR
PRE-ENG'R.	PRE-ENGINEERED
REINF.	REINFORCED
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
SHT'G	SHEATHING
S.S.	STAINLESS STEEL
STL.	STEEL
T. M.	TO MATCH
TRT'D	TREATED (LUMBER)
TYP.	TYPICAL
WDW	WINDOW
W/	WITH
WD.	WOOD

CONSTRUCTION NOTES:
ALL WINDOW AND DOOR DIMENSIONS REFER TO WIDTH & HEIGHTS (I.E. 2468 DOOR IS A 2'-4" WIDE x 6'-8" HIGH DOOR; 2854 WINDOW IS A 2'-8" WIDE x 5'-4" HIGH WINDOW.)
DOUBLE HUNG WINDOW SIZES REFER TO SASH SIZE.
CASEMENT AND AWNING WINDOW SIZES REFER TO FRAME SIZE.
(COORDINATE ROUGH OPEN SIZE WITH WINDOW MANUFACTURER USED)

NOTE: ALL DIMENSIONS ARE MEASURED FROM ROUGH FRAMING & CENTER OF FIXTURES

TYP. WALL KEY / LEGEND

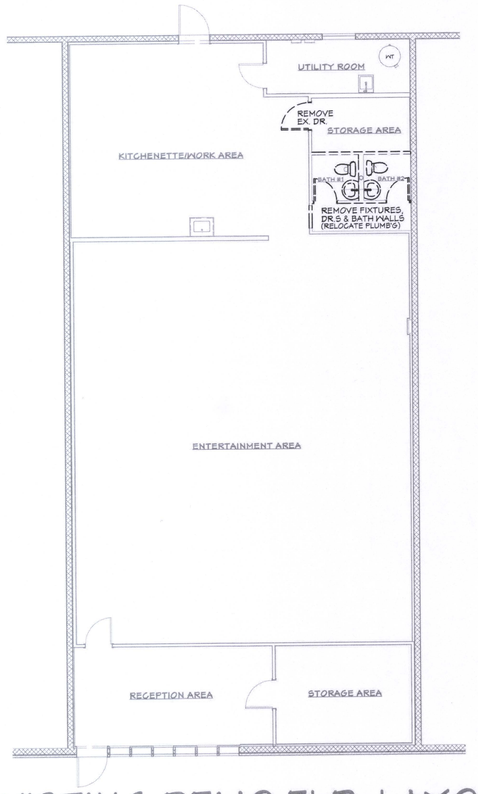
- EXISTING EXTERIOR WALLS TO REMAIN
- EXISTING 2X4 EXTERIOR WALL REMOVED
- NEW EXTERIOR STUD WALLS
- EXISTING 2X4 INTERIOR WALLS TO REMAIN
- EXISTING INTERIOR STUD WALLS REMOVED
- NEW INTERIOR STUD WALLS

ELECTRICAL NOTES

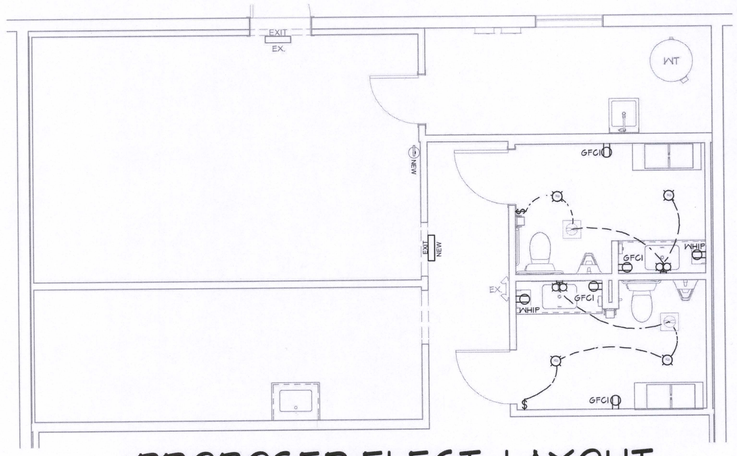
1. COORDINATE HOME OWNER SUPPLIED LIGHTS AND FIXTURES WITH DESIGNER BEFORE START OF INSTALL.
2. ANY CHANGES REQUESTED BY OWNER ARE TO BE REVIEWED WITH DESIGNER BEFORE INSTALLATION.
3. TYPICAL OUTLETS(DECOR) AND SWITCHES(DECOR) ARE TO BE WHITE WITH WHITE COVER PLATES.
4. TYPICAL OUTLETS ON OPEN WALL TO BE +/-12" ABOVE F.F. TO CENTER, UNLESS NOTED OTHERWISE.
5. TYPICAL OUTLETS OVER COUNTERTOPS TO BE +/- 42" ABV. F.F. TO CENTER, UNLESS NOTED OTHERWISE.

NEW ELECTRICAL LEGEND

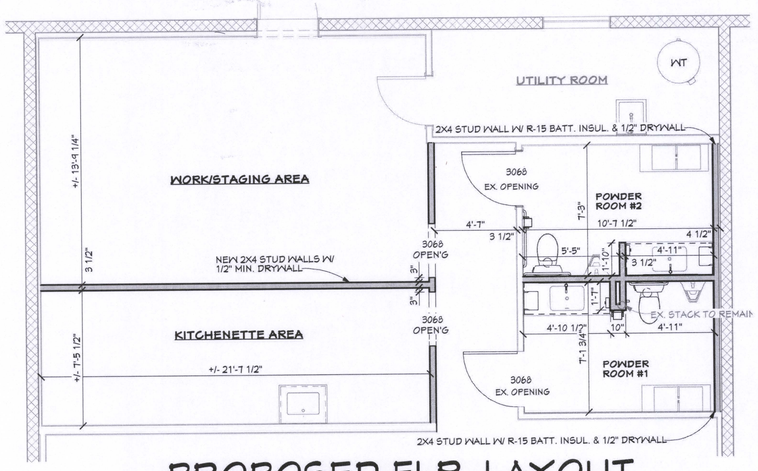
SYMBOL	DESCRIPTION
EXIT	NEW ILLUMINATED EXIT SIGN W/ BATTERY BACKUP & DIRECTION
	EMERGENCY LIGHTS W/ BATTERY BACKUP
	DUPLEX WALL OUTLET
	RECESSED CEILING LIGHT
	VENTILATION FANS: CEILING MOUNTED
	WALL MOUNTED LIGHT FIXTURES: FLUSH WALL MOUNTED
$	WALL SINGLE POLE SWITCH
$3	WALL 3-WAY POLE SWITCH
NEW	NEW NFPA 10 FIRE EXTINGUISHER



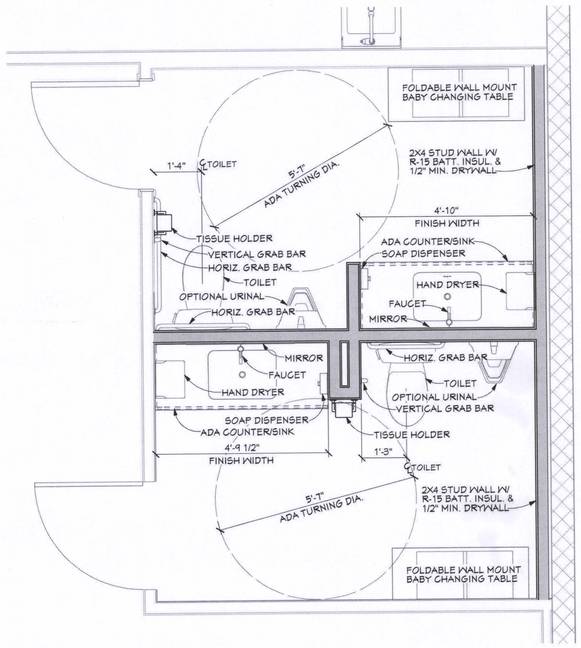
EXISTING DEMO FLR. LAYOUT
SCALE: 1/8" = 1'-0"



PROPOSED ELECT. LAYOUT
SCALE: 1/4" = 1'-0"



PROPOSED FLR. LAYOUT
SCALE: 1/4" = 1'-0"



PROPOSED BATH LAYOUT
SCALE: 1/2" = 1'-0"

GENERAL NOTES:

1. WHEN INTERPRETING THE DRAWINGS, PREFERENCE SHALL BE GIVEN IN ALL CASES TO DIMENSIONS OVER MEASUREMENTS BY SCALE, AND TO DETAIL DRAWINGS OVER THOSE DRAWINGS OF A SMALLER SCALE.
2. DETAIL DRAWINGS AND SCHEDULES DESCRIBE CONSTRUCTION AT GIVEN AREAS. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL UTILIZE EQUIVALENT CONSTRUCTION METHODS IN ALL AREAS NOT DETAILED.
3. ALL NOTES ON THE DRAWINGS SHALL BE ASSUMED AS TYPICAL UNLESS OTHERWISE SHOWN OR NOTED ON THE DRAWING OR SPECIFICATIONS.
4. ALL FINISHED DIMENSIONS, UNLESS NOTED OTHERWISE, ARE TO FACE OF STUD, SHEATHING, FACE OF MASONRY, FACE OF CONCRETE, OR CENTERLINE OF STRUCTURE, BEAMS, OR WINDOWS.
5. CONTRACTOR TO FIELD VERIFY EXISTING STRUCTURAL CONDITIONS, INCLUDING BUT NOT LIMITED TO, WALL FRAMING MATERIAL AND FREQUENCY, HEADERS OF ALL DOORS AND WINDOWS, FOUNDATION WALLS, AND FOOTINGS. IT SHALL BE THE DUTY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS GIVEN ON THE DRAWINGS AND TO REPORT TO THE ARCHITECT /DESIGNER AN ERROR OR INCONSISTENCY WITH THE ACTUAL CIRCUMSTANCES IN THE FIELD BEFORE COMMENCING WORK.
6. THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT CONSIST OF THESE DRAWINGS SPECIFICATIONS THERE IN. ALL WORK SHALL CONFORM TO THESE DOCUMENTS AND ANY ADDENDA ISSUED.
7. DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT /DESIGNER WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED ON ANY OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT/DESIGNER.
8. IN THE CASE OF INCONSISTENCY BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN EITHER DOCUMENT NOT CLARIFIED BY ADDENDUM, THE BETTER QUALITY OF GREATER QUANTITY OF WORK SHALL BE PROVIDED IN ACCORDANCE WITH THE ARCHITECT/DESIGNER'S INTERPRETATION.
9. ALL CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH CURRENT APPLICABLE IBC/IRC CODES, NFPA CODES AND LOCAL CODES JURISDICTION CODES AND ORDINANCES.

BUILDING CODE INFORMATION

BUILDING CODE:	2015 Mich. Res. Code
MECHANICAL CODE:	2021 Mich. Res. Code
PLUMBING CODE:	2021 Mich. Res. Code
ELECTRICAL CODE:	2023 Mich. Res. Code
FUEL CODE:	2015 Mich. Res. Code
ENERGY CODE:	2015 Mich. Uniform Code

SQUARE FOOTAGE:

SQUARE FOOTAGE	EXISTING	PROPOSED
MAIN FLOOR:	2,982 SQFT	

SCOPE OF WORK

REMODEL POWDER ROOM & REAR WORK AREA

CERTIFICATION STATEMENT:

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE BUILDING CODES AND ORDINANCES FOR THE CITY OF LIVONIA, MI.

SHEET LEGEND

SHT:	DESCRIPTION: PAGE TITLES
A-1	COVER SHEET & FLOOR LAYOUTS

PERMIT PHASE 11/3/2025

Rouhan Designs
19331 SAINT FRANCIS ST.
LIVONIA, MI. 48152
1 (248) 231-3955 BRYANROUHAN@GMAIL.COM

OWNER: KARAHUSIC BUILDING
28370 JOY RD.
LIVONIA, MI. 48150

PROJECT: COMMERCIAL BATHROOM REMODEL

JOB NO. JK-2025

ISSUE DATE:	ISSUED FOR:
10-22-2025	CONTRACT SIGNED

SHEET NO. A-1

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

November 17, 2025

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2025-11-02-19 – #28370 Joy Road (Detroit Light Action, LLC)

Dear Mr. Canty:

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

1. The subject parcel is assigned the address of **#28370 Joy Road.** Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained.

2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. Utility information has not been submitted with the drawings, but we do not believe there will be any adverse effects from the proposed project.

3. Should any revisions to the utility services to the building, or any work in the right-of-way be required, the owner will need to submit drawings to this Department to determine if Engineering permits will be required.

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,

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

cc: 2025 Petition File

M:\ALL OTHER MATTERS\Planning Petition Responses\2025\2025-11-02-19 - 28370 Joy Road (Detroit Light Action, LLC).doc

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: December 4, 2025

TO: Kristoffer Canty, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: Petition # 2025-11-02-19 Karahusic Bldg 28370 Joy Rd.

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

We have no objections to this proposal.

- If applicable, submit plans and permits for kitchen operations.

- City Building Department will determine occupancy load per Assistant Director. Occupancy load is required to be posted.

- If a sprinkler system exists for the strip mall and in the proposed occupancy, the system must be maintained and monitored.

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

Sincerely,

Brian R. Kukla

Brian R. 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

November 18th 2025

Mr. Kristoffer Canty
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: Petition 2025-11-02-19 – 28370 Joy Road

Mr. Canty,

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

DEPARTMENT OF FINANCE

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE

MAUREEN MILLER BROSNAN
MAYOR

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

December 5th, 2025

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

Petition 2025-11-02-19 – 28370 Joy Road (Detroit Light Action LLC)

Dear Kristoffer,

I have reviewed the addresses connected with the above noted petition. The following amounts are due to the City of Livonia:

Unpaid water and sewer charges	$ 5.03
Total Due City of Livonia	$ 5.03

Please contact me if you have any further questions.

Very truly yours,

Benjamin N. Grier

Benjamin N. Grier
Director of Finance

BG: sc

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER

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

December 12, 2025

RE: 28370 Joy Rd

Attention: planning Commissioners

The owner of the property is current on their property tax, however a previous tenant that ran a banquet facility in the same location owes a past due Personal Property Tax of $257.71. The City of Livonia will not be transferring the tax to the new owner. Previous owner removed all personal property.

If you have any further questions, please contact me

Thank you

Susan Nash
Livonia City Treasurer

Issa Eadeh
Owner, The Rack Pool Hall
28410 Joy Rd
Livonia, MI 48150
Phone: (734) 422-7665
Date: _____
City of Livonia – City Council
33000 Civic Center Drive
Livonia, MI 48154
Re: Shared Parking Permission for Adjacent Business – Detroit Light Action DBA Nova Loft
To the Honorable Members of the Livonia City Council,
My name is Issa Eadeh, and I am the owner of The Rack Pool Hall, located at 28410 Joy Rd, Livonia, MI 48150. I am writing to formally state that I am granting full permission for our neighboring business, Detroit Light Action DBA Nova Loft, to share and utilize the adjacent parking area located in front of both of our establishments.
We have discussed this arrangement together, and due to the nature of our respective businesses, the flow of daily operations provides more than sufficient parking capacity to comfortably and safely accommodate both businesses without issue. We are fully aligned and in agreement regarding the shared parking use, and I am supportive of this partnership.
Should you have any questions or require further clarification, please feel free to contact me directly at (734) 422-7665.
Thank you for your time, consideration, and understanding. We look forward to welcoming our new neighbors and believe that their addition will be a positive enhancement to our plaza and community.
Respectfully,
_____
Issa Eadeh
Owner, The Rack Pool Hall

Transaction Statement

Service Address
28370 JOY LIVONIA, MI 48150

Mailing Address
Occupant - 28370 JOY 28370 JOY LIVONIA, MI 48150

Account Number	Amount Due
010403100-001	$5.03

Account Number	From - Through
010403100-001	06/05/2025 - 12/05/2025

Services
Water & Sewer - Metered

Service Address
28370 JOY LIVONIA, MI 48150

Beginning Balance
$0.00

Date	Type	Amount	Description
07/16/2025	Bill	$90.77	Due Date 08/11/2025
08/12/2025	Payment	($90.77)	Check
10/15/2025	Bill	$90.77	Due Date 11/10/2025
10/30/2025	Payment	($85.74)	Check

Total Due
$5.03

Transaction Statement

Account Number	010403100-001

NEW DATA RECEIVED FOR THE
REGULAR MEETING OF JANUARY 14, 2026

From: Moore, Doug
To: Kasprowicz, Sara
Cc: Smith, Aarica; Mayor Staff; Gabriel, Trisha; Malewski, Holly; Rohraff, Don; Haapala, Zach
Subject: 2025 tree trimming numbers
Date: Tuesday, January 6, 2026 8:47:46 AM

Morning Sara,

Happy New Year!

At last nights council meeting, Councilperson McDonnell as a question about tree trimming numbers. I have the approximate numbers to answer the questions. Would you please share this with council, when time permits?

Tree inspections done by all City staff in 2025 was approximately 2,300.

Tree trims completed by contracted services:
Section trim (elevations / major deadwooding) - 2,403 in parts of five (5) City sections
Service request trimming done by contracted services – 751
Emergency removals done by the tree trim contractor – 14

Funds spent in 2025 for the tree trimming contract (Section trimming / resident complaint service request trimming / emergency removal) was $452,000.00

Originally, when the department went before council in the fall of 2024 with the tree trim bid, we allotted $275,000 for tree trimming. The department returned to Council in summer of 2025 to ask for another $175,000 to continue tree trimming for the year. All told, $452,000 was spent on tree trimming in 2025.

The line item in the Refuse account (226-528-818-045 (cont. serv. – forestry) pays for both tree trimming, and right-of-way tree removals NOT associated with any of the engineering roads replacement work. In 2025, the account budgeted $600,000 for all tree work. Two-thirds of that amount was allocated to tree removals. It was later amended to add more for additional trimming. In 2026, we have less removals, and that pricing came back a little more advantageous for us. That allowed us to increase the tree trimming request. As I said last night, we have much more work to do but are limited by funding!

If there are further questions, please let me know.

Regards,

Douglas L. Moore, MSA
Assistant Director of Public Works
City of Livonia | Department of Public Works
(734) 466-2617
dmoore@livonia.gov

LETTER TO THE LIVONIA CITY COUNCIL

16.

DPW
January 6, 2026

MEETING DATE	PRESENTED BY
S010526/R011426	Douglas L. Moore, MSA, Assistant Director of Public Works

AGENDA ITEM

REQUEST TO EXTEND CONTRACT WITH BOON DEVELOPMENT, LLC (DBA SOD SOLUTIONS): Department of Public Works, Forestry Division, re: for the 2026 tree trimming services for an additional year with current pricing, from budgeted funds.

BACKGROUND DETAILS

The Department of Public Works solicited bids on October 17, 2024, through MITN for the 2025 Tree Trimming program, routine requests and emergency tree and stump removals which include the removal of approximately 3,126 trees within the public right-of-ways. The bid request also contained the option of providing "extension" pricing for 2026 for 3,252 trees. On November 19, 2024, the bids were opened and Boone Development (aka Sod Solutions) was determined to be the lowest bidder.

On October 7, 2025, an email was received from Tony Boon, owner of Boon Development (Sod Solutions), confirming that he is willing to take advantage of our original offer to "extend" the contract for a 2nd year, while holding the current pricing. The DPW is willing to accept his offer of extension.

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

Award the 2026 Tree Trimming Services program to Boon Development LLC (dba Sod Solutions, 14382 Sunbury, Livonia, MI 48154) at the pricing specified in the bid. Additionally, authorize a one-year (2026) extension of bid pricing, upon mutual consent.

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

Tree services

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

The Department of Public Works has allocated $375,000.00 for this program; 2026 budget account #226-528-818-045.

DETAILED WORK BEING PERFORMED

Tree trimming, removal and stump grinding

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

$375,000.00
226-528-818-045

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

Lowest bid accepted

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

ATTACHMENTS

1. R011426 2025 tree trimming numbers - New Data Recd 1-6-26
2. S010526 LTC 1 yr ext for tree trim svcs
3. Tree Trimming 2026 - Boon Hold Pricing Email
4. 2025 Tree Trimming BID TAB

APPROVED BY

_____ Date:
Douglas L. Moore, MSA, Assistant Director of Public Works

_____ Date:
Don Rohraff, Director of Public Works

_____ Date:
Benjamin N. Grier, JD, CPA, Finance Director

_____ Date:
Maureen Miller Brosnan, Mayor

LETTER TO THE LIVONIA CITY COUNCIL

14.

DPW
December 17, 2025

MEETING DATE	PRESENTED BY
S010526/R011426	Douglas L. Moore, MSA, Assistant Director of Public Works

AGENDA ITEM

REQUEST TO EXTEND CONTRACT WITH BOON DEVELOPMENT, LLC (DBA SOD SOLUTIONS): Department of Public Works, Forestry Division, re: for the 2026 tree trimming services for an additional year with current pricing, from budgeted funds.

BACKGROUND DETAILS

The Department of Public Works solicited bids on October 17, 2024, through MITN for the 2025 Tree Trimming program, routine requests and emergency tree and stump removals which include the removal of approximately 3,126 trees within the public right-of-ways. The bid request also contained the option of providing "extension" pricing for 2026 for 3,252 trees. On November 19, 2024, the bids were opened and Boone Development (aka Sod Solutions) was determined to be the lowest bidder.

On October 7, 2025, an email was received from Tony Boon, owner of Boon Development (Sod Solutions), confirming that he is willing to take advantage of our original offer to "extend" the contract for a 2nd year, while holding the current pricing. The DPW is willing to accept his offer of extension.

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

Award the 2026 Tree Trimming Services program to Boon Development LLC (dba Sod Solutions, 14382 Sunbury, Livonia, MI 48154) at the pricing specified in the bid. Additionally, authorize a one-year (2026) extension of bid pricing, upon mutual consent.

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

Tree services

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

The Department of Public Works has allocated $250,000.00 for this program; 2026 budget account #226-528-818-045.

DETAILED WORK BEING PERFORMED

Tree trimming, removal and stump grinding

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

$250,000.00
226-528-818-045

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

Lowest bid accepted

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

ATTACHMENTS

1. Tree Trimming 2026 - Boon Hold Pricing Email
2. 2025 Tree Trimming BID TAB

APPROVED BY

Douglas L. Moore, MSA, Assistant Director of Public Works — Date: December 18, 2025

Don Rohraff, Director of Public Works — Date: December 18, 2025

Benjamin N. Grier, JD, CPA, Finance Director — Date: December 18, 2025

Maureen Miller Brosnan, Mayor — Date: December 19, 2025

Russell, Jill

From: Moore, Doug
Sent: Tuesday, October 7, 2025 1:08 PM
To: Flores, Arica; Malewski, Holly; Russell, Jill; Krause, Victoria; Gabriel, Trisha
Subject: FW: Pricing guarantee

Afternoon all,

An email from Sod Solutions holding their pricing for year #2 of the contract.

Douglas L. Moore, MSA
Assistant Director of Public Works
City of Livonia | Department of Public Works
(734) 466-2617
dmoore@livonia.gov

From: Tony Boon <sod_solutions@yahoo.com>
Sent: Tuesday, October 7, 2025 11:20 AM
To: Moore, Doug <dmoore@livonia.gov>
Subject: Pricing guarantee

Doug,

This letter is to inform you that we, Boon Development LLC dba Sod Solutions, will keep our current pricing for upcoming tree trimming contract for 2025-2026. If you have any questions or need anything please feel free to contact me as needed.

Thank you,

Tony Boon
Boon Development LLC dba
Sod Solutions

Yahoo Mail: Search, Organize, Conquer

2025 TREE TRIMMING SERVICES PROGRAM- DUE DATE, NOVEMBER 19, 2024

VENDOR NAME	Boon Development, LLC DBA Sod Solutions	Chop	The Davey Tree Expert Co.
CITY, STATE	14382 Sunbury, Livonia, MI 48154	1505 Steele Ave. SW, Grand Rapids, MI 49507	3381 Lapeer Rd. West, Auburn Hills, MI 48326
TREE TRIMMING			
Price Per Tree - 2025	$40.00	$77.50	$225.00
Bid Price 2025	$125,040.00	$242,265.00	$703,350.00
Price Per Tree 2026	$43.00	$80.00	$234.00
Bid Price 2026	$139,836.00	$260,160.00	$760,968.00
Routine Request & Emergency Work (Time & Materials) - HOURLY RATE			
Certified Tree Arborist	$65.00	$175.00	$130.00
Operator	$60.00	$51.93	$110.00
Laborer	$55.00	$43.88	$90.00
Forestry Unit (aerial lift w/chip box)	$55.00	$35.08	$40.00
Aerial Lift w/o chip box	$65.00	$25.39	$40.00
Chipper	$50.00	$9.69	$30.00
Pick-up	$20.00	$14.71	$25.00
Certified Tree Climber	$75.00	$51.93	$110.00
Chip Truck	$50.00	$28.74	$30.00
17 ton crane, or larger	$75.00	$200.00	$325.00
Loader	$45.00	$60.80	$30.00
Stump Grinder	$45.00	$47.26	$30.00
Log truck removal of boles	$40.00	$39.38	$40.00
Emergency Tree & Stump Removals - Unit Price			
Size (DBH)			
Up to 12"	$400.00	$200.00	$700.00
13" to 18"	$600.00	$400.00	$1,600.00
19" to 24"	$900.00	$800.00	$2,400.00
25" to 30"	$1,200.00	$1,200.00	$3,000.00
31" to 36"	$1,500.00	$1,500.00	$3,500.00
37" to 42"	$2,000.00	$2,300.00	$4,000.00
43" to 48"	$2,500.00	$2,800.00	$4,500.00
49", and over	$2,900.00	$3,300.00	$5,000.00
Bid Bond Required - Total	$6,252.00	$12,113.25	$35,167.50

CITY REPRESENTATVES: DORIS DEMARCO, GUS KANDAH

LETTER TO THE LIVONIA CITY COUNCIL

17.

DPW
January 6, 2026

MEETING DATE	PRESENTED BY
S010526/R011426	

AGENDA ITEM

REQUEST TO AMEND CONTRACT WITH ERG ENVIRONMENTAL SERVICES: Department of Public Works, re: to adjust the household hazardous waste drop-off from a seven-month service to a year-round service for the remaining two years, from the Municipal Refuse Fund. (CR 361-19)

BACKGROUND DETAILS

We have discussed with ERG the possibility of continuing the year-round service for Residential Household Hazardous Waste drop-off.

ERG and the City of Livonia are in the middle of a 4-year/year round contract (2024-2027). ERG is agreeable to this contract change. As the numbers show, our residents are happy with this service and the convenience of it. As a result of the contract change, the Department of Public Works requests adjusting the budget funds for this service to $195,000.00 annually.

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

The Department of Public Works requests that Council approve the continuation of a year-round service contract with Environmental Recycling Group (ERG).

Budgeting for this program is provided through the Municipal Refuse Fund (Account #205-527-818-035) and derived from the dedicated recycling millage with no general fund expense resulting from this program. Due to the change in service, we request the budget by adjusted to $195,000.00 annually for the next two (2) years (2026-2027)

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

Residential drop-off of household hazardous and electronic waste at Vendors facility.

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

2026 = $195,000.00
2027 = $195,000.00

$390,000.00

DETAILED WORK BEING PERFORMED

Collection of hazardous and electronic waste from residents in a drive-through setting. Disposal of said waste according to State and Federal regulations

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

2026 = $195,000.00
2027 = $195,000.00
$390,000.00

Budgeting for this program is provided through the Municipal Refuse Fund (Account #205-527-818-035) and derived from the dedicated recycling millage with no general fund expense resulting from this program.

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

Extension of previous bid and award where the vendor was the sole bidder.

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

ATTACHMENTS

1. S010526 LTC ERG Contract amendment
2. 336-23 - ERG Service - HHW

APPROVED BY

_____ Date:
Douglas L. Moore, MSA, Assistant Director of Public Works

_____ Date:
Don Rohraff, Director of Public Works

_____ Date:
Benjamin N. Grier, JD, CPA, Finance Director

_____ Date:
Maureen Miller Brosnan, Mayor

LETTER TO THE LIVONIA CITY COUNCIL

15.

DPW
December 16, 2025

MEETING DATE	PRESENTED BY
S010526/R011426	

AGENDA ITEM

REQUEST TO AMEND CONTRACT WITH ERG ENVIRONMENTAL SERVICES: Department of Public Works, re: to adjust the household hazardous waste drop-off from a year-round service to a seven-month service for the remaining two years, from the Municipal Refuse Fund. (CR 361-19)

BACKGROUND DETAILS

At Council's request, we have discussed with ERG the possibility of reducing the contract for Residential Household Hazardous Waste drop-off from "year round" to "seven (7) months" (March 1-September 30).

ERG and the City of Livonia are in the middle of a 4-year/year round contract (2024-2027). ERG is agreeable to this contract change. As the numbers show, our residents are happy with this service and the convenience of it. As a result of the contract change, the Department of Public Works requests adjusting the budget funds for this service to $195,000.00 annually.

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

The Department of Public Works requests that Council approve updating our four-year extension of the contract with Environmental Recycling Group (ERG) to include limiting the public offering to a seven-month period (March 1st - September 30) for the final two years of the contract.

Budgeting for this program is provided through the Municipal Refuse Fund (Account #205-527-818-035) and derived from the dedicated recycling millage with no general fund expense resulting from this program. Due to the change in service, we request the budget by adjusted to $195,000.00 annually for the next two (2) years (2026-2027)

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

Residential drop-off of household hazardous and electronic waste at Vendors facility.

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

2026 = $195,000.00
2027 = $195,000.00
$390,000.00

DETAILED WORK BEING PERFORMED

Collection of hazardous and electronic waste from residents in a drive-through setting. Disposal of said waste according to State and Federal regulations

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

2026 = $195,000.00
2027 = $195,000.00
$390,000.00

Budgeting for this program is provided through the Municipal Refuse Fund (Account #205-527-818-035) and derived from the dedicated recycling millage with no general fund expense resulting from this program.

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

Extension of previous bid and award where the vendor was the sole bidder.

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Waive the formal bidding process in accordance with Section 3.04.140.E.3 of the Livonia Code of Ordinances, as amended since no advantage to the City would result from competitive bidding.

ATTACHMENTS

1. 336-23 - ERG Service - HHW

APPROVED BY

Douglas L. Moore, MSA, Assistant Director of Public Works

Date: December 17, 2025

Don Rohraff, Director of Public Works

Date: December 18, 2025

Benjamin N. Grier

Date: December 19, 2025

Benjamin N. Grier, JD, CPA, Finance Director

Maureen Miller Brosnan

Date: December 19, 2025

Maureen Miller Brosnan, Mayor

From the Regular Meeting of November 1, 2023:

#336-23 RESOLVED, that having considered the report and recommendation of the Assistant Director of Public Works, dated October 4, 2023, submitted pursuant to Council Resolution 361-19, adopted on November 6, 2019, 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 recommendation of the Department Of Public Works to extend the household hazardous waste drop-off contract with Environmental Recycling Group (ERG), 13040 Merriman Road, Suite 200, Livonia, MI 48150, for a period of four (4) years, to provide services for the 2024 through 2027 household hazardous waste and electronic waste drop-off program, at their location, which provides for two (2) years of upgraded year-round service, based on the following "per drop" pricing:

Current Services Extended Year	Cost Per 100 pounds/waste
2024	$59.50
2025	$62.50
2026	$65.75
2027	$69.00

Year	As Quoted	Upgrading to Year-Round Service	
2024	$137,000.00	2024	$182,000.00
2025	$144,000.00	2025	$191,250.00
2026	$151,000.00		$373,250.00
2027	$159,000.00		
	$591,000.00		

Four (4) Year Contract Amounts

Year	
2024	$182,000.00
2025	$191,250.00
2026	$151,000.00
2027	$159,000.00
	$683,250.00

with budgeting for this program provided through the Municipal Refuse Fund (Account No. 205-527-818-035) and derived from the dedicated recycling millage with no general fund expense resulting from this program; FURTHER, the Council does hereby authorize the action herein without competitive bidding in accordance with Section 3.04.140.E.3 of the Livonia Code of Ordinances, as amended, because there does not appear to be any competitors who can handle large residential hazardous and electronic waste drop-offs in Livonia; and the Mayor and City Clerk are hereby authorized to execute a four (4) year contract extension with ERG, subject to approval as to form and substance by the Department of Law, and to do all other things necessary or incidental to the full performance of this resolution.

#60-25 RESOLVED, that having considered the report and recommendation of the Assistant Director of Public Works, dated January 21, 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 that a list of designated vendors be approved to allow outside vendor services for equipment repairs and maintenance of the City's fleet, THE COUNCIL DOES HEREBY APPROVE OF THE DESIGNATION OF AUTHORIZED VENDORS PER THE PROCESS SET FORTH IN THE AFORESAID COMMUNICATION AND APPROVES USE OF THE REFERENCED VENDORS TO PROVIDE EQUIPMENT REPAIRS AND MAINTENANCE OF THE CITY'S FLEET; FURTHER, the Council does hereby authorize an amount not to exceed $400,000.00 for fiscal year 2025 for this purpose, the same to be expended from funds budgeted in Account No. 101-443-933-050 (Equipment Maintenance – Outside Repair); FURTHER, the Council does hereby authorize such action without competitive bidding as many of the vendors are sole source suppliers and have agreed to come to the DPW yard and perform the necessary work. The City has an established working relationship with the vendors being used. These vendors have a history of good work performance, knowledge of the City equipment, and the capacity to be able to perform the work. Additionally, the location of many of the vendors in proximity to the DPW yard is also a big advantage with the transportation of the equipment, and such action is taken in accordance with Section 3.04.140.E.1 of the Livonia Code of Ordinances, as amended.

LETTER TO THE LIVONIA CITY COUNCIL

17.

DPW
December 17, 2025

MEETING DATE	PRESENTED BY
S010526/R011426	Douglas L. Moore, MSA, Assistant Director of Public Works

AGENDA ITEM

REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND APPROVE VENDORS FOR EQUIPMENT MAINTENANCE: Department of Public Works, re: to provide outside vendor services for the maintenance of the city fleet, from budgeted funds.

BACKGROUND DETAILS

Hiring, training and retaining Equipment Maintenance Mechanics has become a challenge the past few years. Historically, our mechanics were trained in a broad range of skills, from simple oil and fluid changes to welding leaf boxes. While we have been able to hire five new mechanics in the last year, most are still in the "training" phase and don't have the experience working on the "heavy tasks" involved with the diversity of our fleet.

In February 2025, the DPW requested Council approve a listing of outside vendors to be used during the personnel shortage to keep our fleet moving (#60-25) At that time, we requested $400,000.00 be budgeted for these outside services. While we have managed to hire new mechanics, they are still in their training phase and cannot handle the "heavy" tasks (ie hydraulics, transmissions, heavy machine break systems and emission repairs), so we must continue to rely on outside services from our vendors for these types of major repairs. In some instances, outside mechanics are brought to our facility to make such repairs, which offers our new trainees the education they need to expand their expertise.

It is the request of the DPW that Council approves $300,000.00, encumbered to the following list of vendors to perform the "heavy" tasks we are currently unable to do while our staff is being trained.

The list of outside contractors includes:

Alex and Dave's — Repairs and Preventative Maintenance (PM's)
Auto One - Glass replacement and detailing cleaning odor problems
Penske Automotive Group (formerly Bill Brown Ford) — PM's, parts and repairs
Wolverine Truck - Heavy truck repairs.
Southeastern Equipment - Tractor repairs and PM's.
Dave's Collision - Vehicle repairs.
Mark's Mower - Generator repairs.
Versalift Midwest — Servicing our water department service trucks.
Jeff's Trailers — Repair of leaf machines, chippers, and trailers. Brakes, wheel bearings, suspensions and wiring.
Jam Best-One (formerly Tiremaxx) — Repairs, replacements, mounting and service calls.
Hutson Inc. - Mower and tractor repairs and PM's.
Weingartz - Mower PM's
Truck & Trailer Specialties — Equipment upfitting, parts and repairs
STE Southern Truck Equipment — truck builder, parts and repairs

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

Authorize the use of the above referenced vendors to perform equipment repairs in the amount not to exceed $300,000 for fiscal year 2026.

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

Funds to pay outside vendors for outside work on city vehicles

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

none

DETAILED WORK BEING PERFORMED

none

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

Budgeted funds are available in account # 101-443-933-050, Equipment Maintenance - Outside Repair.

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

Many of the vendors are the sole source supplier of the equipment and have agreed to come to the DPW yard and perform the necessary work. The city has an established working relationship with the vendors being used. These vendors have a history of good work performance, knowledge of the city equipment, and the capacity to be able to perform the work. Additionally, the location of many of the vendors in proximity to DPW is also a big advantage with the transportation of the equipment.

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Waive the formal bidding process in accordance with Section 3.04.140.E.1 of the Livonia Code of Ordinances, as amended since no advantage to the City would result from competitive bidding.

ATTACHMENTS

1. 060-25 - Outside services - Fleet - 2-24-2025

APPROVED BY

Douglas L. Moore, MSA, Assistant Director of Public Works

Date: December 17, 2025

Date: December 17, 2025

Don Rohraff, Director of Public Works

Date: December 19, 2025

Benjamin N. Grier, JD, CPA, Finance Director

Date: December 22, 2025

Maureen Miller Brosnan, Mayor

LETTER TO THE LIVONIA CITY COUNCIL

19.

Council Office
January 6, 2026

MEETING DATE	PRESENTED BY
R011426	

AGENDA ITEM

REQUEST FOR CONSIDERATION OF A PROPOSED ORDINANCE AMENDMENT: Councilmember Martha Ptashnik, re: in order to establish a restriction on approving new car washes within one mile of existing car washes; existing car washes to include those who have already received site plan or other special approval from the City.

BACKGROUND DETAILS

At the Study Meeting of January 5, 2026, Councilmember Martha Ptashnik requested an item for consideration and referral to the Law Department.

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

To refer to the Law Department for consideration of an ordinance amendment.

ATTACHMENTS

None

APPROVED BY