

**OFFICE OF THE COUNCIL**

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**COMMITTEE MEMBERS:**

Chair

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**MEETING PACKET FOR THE  
ECONOMIC DEVELOPMENT, STRATEGIC  
PLANNING & TECHNOLOGY COMMITTEE  
MEETING OF FEBRUARY 25, 2026  
7:00 P.M.**

**ECONOMIC DEVELOPMENT, STRATEGIC  
PLANNING & TECHNOLOGY COMMITTEE MEETING  
February 25, 2026  
Livonia City Hall Council Chambers  
33000 Civic Center Drive, Livonia, MI 48154  
7:00 PM**

**Members:**

Carrie Budzinski, Chair  
Patrick Brockway, Vice Chair  
Eileen McDonnell, Member

**AGENDA ITEM(S)**

1. [The subject matter of blighted and vacant businesses on Plymouth Road. \(CR 90-25\)](#)
2. [The subject matter of data centers and attendant zoning related issues. \(CR 02-26\)](#)
3. [The subject matter of limiting the number of gas stations and car washes in the city. \(CR 04-26\)](#)

View meeting packet here: <https://livoniami.portal.civicclerk.com/>

**THIS IS AN OPEN MEETING  
ALL INTERESTED PARTIES ARE WELCOME TO ATTEND.**

**THIS MEETING WILL BE REPORTED AT  
THE REGULAR MEETING OF MARCH 9, 2026**

Minutes of this meeting will be available for public inspection in the City Clerk's Office not more than eight business days following the date of the meeting.

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](mailto:clerk@livonia.gov) if you need assistance. **Council agendas are available on the City's website – [www.livonia.gov](http://www.livonia.gov) - under Government, City Council, Agendas.**



## LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office  
February 4, 2026

### MEETING DATE

EDSPT022526/R030926

### PRESENTED BY

### AGENDA ITEM

The subject matter of blighted and vacant businesses on Plymouth Road. (CR 90-25)

### BACKGROUND DETAILS

An Economic Development, Strategic Planning and Technology Committee meeting took place on May 12, 2025 and was reported at the Regular Meeting of May 19, 2025.

#### **At the Regular Meeting of March 31, 2025:**

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

#90-25 RESOLVED, that upon the motion by Councilmember Carrie Budzinski, seconded by Councilmember Rob Donovic, at the Regular Meeting held March 31, 2025, the Council does hereby refer the subject matter of blighted and vacant businesses on Plymouth Road to the Economic Development, Strategic Planning Committee for its report and recommendation.

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

To discuss the subject matter presented.

### ATTACHMENTS

1. R051925 Updated fee schedule and compounded annual penalty to ADMIN CR 162-25
2. EDSPT051225 Final Minutes
3. EDSP051225 LTC blightedvacant biz on Plymouth Rd
4. R033125 Subject matter of blighted and vacant businesses on Plymouth Rd to EDSP CR 90-25

### APPROVED BY

## Regular Meeting Minutes of May 19, 2025

Councilmember Budzinski reported on the subject matter of blighted and vacant businesses on Plymouth Road, as discussed at the Economic Development, Strategic Planning, and Technology Committee Meeting of May 12, 2025, and indicated the matter will remain in committee. (CR 90-25)

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

**#162-25** RESOLVED, that upon the motion by Councilmember Lynda Scheel, seconded by Councilmember Carrie Budzinski, at the Regular Meeting held May 19, 2025, and having considered the report and recommendation of the Economic Development, Strategic Planning and Technology Committee, dated May 12, 2025, submitted pursuant to Council Resolution 90-25, regarding blighted and vacant businesses on Plymouth Road, the Council does hereby refer the subject matter of an updated fee schedule and compounded annual penalty for blighted/vacant properties to the administration for its review, report and recommendation.

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| <i>REGULAR AGENDA ITEM 7a. (Regular Meeting of May 19, 2025)</i> |
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| <b>Motion:</b> | <b>Scheel</b>                                                      |
| <b>Second:</b> | <b>Budzinski</b>                                                   |
| <b>Ayes:</b>   | <b>Ptashnik, Budzinski, Scheel, Morgan, Donovic and McCullough</b> |
| <b>Nays:</b>   | <b>None</b>                                                        |
| <b>Absent:</b> | <b>Toy</b>                                                         |

**ECONOMIC DEVELOPMENT, STRATEGIC PLANNING  
AND TECHNOLOGY COMMITTEE MEETING  
MONDAY, MAY 12, 2025  
7:00PM**

An Economic Development, Strategic Planning and Technology Committee meeting was held on Monday, May 12, 2025, at Livonia City Hall in the City Council Chambers on the 2nd floor.

**Committee Members Present:** Carrie Budzinski, Chair  
Scott Morgan, Vice Chair  
Lynda L. Scheel, Member

**Committee Members Absent:** None

**City Officials Present:** Martha Ptashnik, Council Vice President  
Rob Gjonaj Donovic, Councilmember  
Laura M. Toy, Councilmember  
Carter Fisher, City Attorney  
Mark Taormina, Planning and Economic Dev. Director  
Jerome Hanna, Inspection Director  
Robb Drezwicki, Director of Government Affairs  
Jacob Uhazie, Assistant Planning Director

**Additional attendees:** See the attached list.

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| 1. The subject matter blighted and vacant businesses on Plymouth Road. (CR 90-25). |
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The Committee meeting commenced at 7:01 PM.

The topic was introduced by Committee Chair Budzinski as a high priority for residents and a unique area in Livonia due to the special assessment on businesses and its inclusion as a targeted development area in Livonia Vision 21.

Councilwoman Toy and Councilman Donovic gave remarks on the subject.

Inspection Director Jerome Hanna discussed the city's vacancy ordinance and shared that there are 6 registered (paying a monthly fee) and 6 unregistered vacant buildings along the Plymouth Road corridor. He explained how his department oversees and enforces blight/vacancy. They are moving more cases to court following the 2023 City Council meeting and putting an emphasis on enforcement for tall grass and weeds - vacant property owners are billed if the City cuts the grass for them. A couple cases are currently in court, including Dobby's Tuxedo. Director Hanna indicated his goal is to get all the vacant buildings registered so they can be tracked.

It was noted that a challenge is that if property owners maintain the property and/or keep up with taxes/fines they cannot be compelled to sell.

City Attorney, Carter Fisher, explained vacancy fees and how the system works for the fee schedule.

Councilwoman Scheel put forward a to have the administration offer a report and recommendation to update the fee schedule to be more aggressive and provide for a compounded annual rate. Within the Home Rule Cities Act, an ordinance can be passed that would allow the city to prevent a property owner from moving forward in a development project at one site if another is considered vacant/blighted. This will also be explored.

Concerns were raised by Councilmember Morgan regarding the House of Denmark property being vacant for nearly 20 years. Business owners of the Town Peddler also expressed concern over the long vacant House of Denmark and encouraged Council to implement stricter penalties. Explanations were given about what the city can do regarding fees and how they cannot force them to sell.

The role of the Plymouth Road Development Authority was explained by Planning Director Mark Taormina. The special assessment is for businesses along Plymouth Road and in the Industrial area. Currently it brings in revenue of approximately \$700k-800k each year. The funds are used for irrigation, streetlights electricity, hardscape maintenance and proposed improvements at Shelden Park. There was also discussion about improved marketing resources for the PRDA.

Committee Chair Budzinski suggested creating marketing materials and updating the PRDA webpage to promote businesses along Plymouth Road.

Director Taormina also went over tax abatement programs including Brownfield Redevelopment Authority and Commercial Rehabilitation Exemptions that are available to investors and when they contact the city, the Planning Department walks through their project proposals to review for opportunities.

Committee Chair Budzinski asked about Bike/Walkability along Plymouth Road but Director Taormina noted that it is a complicated issue due to the fact Plymouth Road is a state highway and Wayne County oversees drainage, and the State of Michigan controls the right of way. Assistant Planning Director Jacob Uhazie noted that the city continues to pursue areas for improvement with bike/walkability and the bike rack at the remodeled Wendy's was cited as an example.

This topic remains in committee.

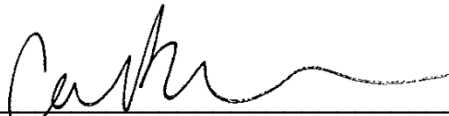
**The Committee recommends:**

- For the Administration to provide an updated fee schedule.
- For the Administration to look at a compounded, annual penalty for blighted/vacant properties.

The Committee meeting adjourned at 8:23 PM.

**Note:** This item will remain in Committee.

This item is to be placed on the **Regular Meeting Agenda of May 19, 2025**



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Carrie Budzinski, Chair



## LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office  
April 15, 2025

### MEETING DATE

EDSP051225/R051925

### PRESENTED BY

### AGENDA ITEM

The subject matter of blighted and vacant businesses on Plymouth Road. (CR 90-25)

### BACKGROUND DETAILS

#### At the Regular Meeting of March 31, 2025:

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

#90-25 RESOLVED, that upon the motion by Councilmember Carrie Budzinski, seconded by Councilmember Rob Donovic, at the Regular Meeting held March 31, 2025, the Council does hereby refer the subject matter of blighted and vacant businesses on Plymouth Road to the Economic Development, Strategic Planning Committee for its report and recommendation.

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

To discuss the subject matter presented.

### ATTACHMENTS

1. R033125 Subject matter of blighted and vacant businesses on Plymouth Rd to EDSP CR 90-25

### APPROVED BY

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

**#90-25** RESOLVED, that upon the motion by Councilmember Carrie Budzinski, seconded by Councilmember Rob Donovan, at the Regular Meeting held March 31, 2025, the Council does hereby refer the subject matter of blighted and vacant businesses on Plymouth Road to the Economic Development, Strategic Planning Committee for its report and recommendation.

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| <i>RESOLUTION REQUESTED BY COUNCIL (Regular Meeting of March 31, 2025)</i> |
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| <b>Motion:</b> | <b>Budzinski</b>                                                   |
| <b>Second:</b> | <b>Donovic</b>                                                     |
| <b>Ayes:</b>   | <b>Donovic, Ptashnik, Budzinski, Scheel, Morgan and McCullough</b> |
| <b>Nays:</b>   | <b>None</b>                                                        |
| <b>Absent:</b> | <b>Toy</b>                                                         |



## LETTER TO THE LIVONIA CITY COUNCIL

2.

Council Office  
February 4, 2026

### MEETING DATE

EDSPT022526/R030926

### PRESENTED BY

### AGENDA ITEM

The subject matter of data centers and attendant zoning related issues. (CR 02-26)

### BACKGROUND DETAILS

***At the Regular Meeting of January 14, 2026:***

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

#02-26 RESOLVED, that upon the motion by Councilmember Carrie Budzinski, seconded by Councilmember Martha Ptashnik, at the Regular Meeting held January 14, 2026, the Council does hereby refer the subject matter of data centers and attendant zoning related issues to the Economic Development, Strategic Planning and Technology Committee for its report and recommendation.

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

To discuss the subject matter as presented.

### ATTACHMENTS

1. R011426 Subject matter of data centers to SCFE CR 02-26

### APPROVED BY

## Regular Meeting Minutes of January 14, 2026

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

**#02-26**

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| <p><i>RESOLUTION REQUESTED BY COUNCILMEMBER CARRIE BUDZINSKI</i><br/><i>(Regular Meeting of January 14, 2026)</i></p> |
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**Motion:** Budzinski  
**Second:** Ptashnik  
**Ayes:** Brockway, McCullough, McDonnell, Budzinski, Persiconi, Ptashnik, Reid  
**Nays:** None  
**Absent:** None



## LETTER TO THE LIVONIA CITY COUNCIL

3.

Council Office  
February 4, 2026

### MEETING DATE

EDSPT022526/R030926

### PRESENTED BY

### AGENDA ITEM

The subject matter of limiting the number of gas stations and car washes within the city. (CR 04-26)

### BACKGROUND DETAILS

***At the Regular Meeting of January 14, 2026:***

On a motion by Vice President Brockway, supported by Councilmember Budzinski, and unanimously adopted, it was:

#04-26 RESOLVED, that upon the motion by Council Vice President Patrick Brockway, seconded by Councilmember Carrie Budzinski, at the Regular Meeting held January 14, 2026, the Council does hereby refer the subject matter of limiting the number of new gas stations and car washes within the City to the Economic Development, Strategic Planning & Technology Committee to study and consider potential limitations on new gas stations and car washes.

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

To discuss the subject matter as presented.

### ATTACHMENTS

1. R011426 Subject matter of number of new gas stations and car washes to EDSPT CR 04-26

### APPROVED BY

## Regular Meeting Minutes of January 14, 2026

On a motion by Vice President Brockway, supported by Councilmember Budzinski, and unanimously adopted, it was:

**#04-26** RESOLVED, that upon the motion by Council Vice President Patrick Brockway, seconded by Councilmember Carrie Budzinski, at the Regular Meeting held January 14, 2026, the Council does hereby refer the subject matter of limiting the number of new gas stations within the City to the Economic Development, Strategic Planning & Technology Committee to study and consider potential limitations on new gas stations .

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| <p><i>RESOLUTION REQUESTED BY VICE PRESIDENT PATRICK BROCKWAY<br/>(Regular Meeting of January 14, 2026)</i></p> |
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**Motion:** Brockway  
**Second:** Budzinski  
**Ayes:** Brockway, McCullough, McDonnell, Budzinski, Persiconi, Ptashnik, Reid  
**Nays:** None  
**Absent:** None