COUNCIL MEMBERS

KATHLEEN E. McINTYRE
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JIM JOLLY
BRANDON McCULLOUGH
LAURA M. TOY
CATHY K. WHITE

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

OFFICE OF THE COUNCIL

ELECTRONIC AGENDA PACKET FOR THE REGULAR MEETING OF MONDAY, APRIL 12, 2021 7:00 P.M.

The electronic agenda is compiled, produced and distributed by the City Council Staff.
(734) 466-2250

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

1918th Regular Meeting of the Council of the City of Livonia
Monday, April 12, 2021

7:00 PM

* Due to COVID-19, Livonia City Council meetings will not be held in the City Hall Auditorium
Live broadcast: AT&T Uverse Channel 99 / Spectrum Channel 203 /
WOW Channel 10 / YouTube.com/LivoniaTV
Connect on Zoom: https://us02web.zoom.us/j/822419226 or phone at (312) 626-6799, ID: 822 419 226
To participate, use the 'Raise Hand' button on Zoom or press *9 on your phone to be called on

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES

Minutes Of The Regular Meeting Of March 22, 2021

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

Communication from the Department of Finance, dated March 23, 2021, re: forwarding the Quarterly Investment Report for the City of Livonia as of February 28, 2021.

CONSENT AGENDA

1. REAPPOINTMENT OF GLEN LONG JR. TO THE LOCAL OFFICERS COMPENSATION COMMISSION: Office of the Mayor, re: for a seven-year term to expire on April 2, 2028.

2. AWARD OF BID: Communication Department and Department of Community Resources, re: for L Magazine agreement for Fall 2021 through Spring/Summer 2023, from budgeted funds.

3. REQUEST FOR AUTHORIZATION TO PURCHASE ONE (1) 2022 FORD E450 CUTAWAY VAN THROUGH THE STATE OF MICHIGAN BID PROCESS: Livonia Housing Commission, re: for use by Livonia Community Transit, from budgeted funds.

4. REQUEST FOR AUTHORIZATION TO WAIVE THE SEALED BID PROCESS AND TO PURCHASE THIRTY SIX (36) DELL DESKTOP AND LAPTOP WORKSTATIONS: Division of Police, re: to replace workstations that are out of warranty or at end of life, from budgeted funds.

5. REQUEST FOR AUTHORIZATION TO WAIVE THE SEALED BID PROCESS AND TO PURCHASE NEW LIFESCAN SYSTEMS: Division of Police, re: to replace the current Livescan™ System that will no longer have access to support through CLEMIS, from budgeted funds.

6. AWARD OF BID: Department of Parks and Recreation, re: for beverage and snack ending services at the Jack E. Kirksey Recreation Center, outdoor pools, and Civic Park Senior Center for a three-year agreement from May 1, 2021 - April 30, 2024, from budgeted funds.

7. AWARD OF BID: Department of Parks and Recreation, re: Botsford Pool Renovations, from budgeted funds.

8. REQUEST TO DESIGNATE CONSULTANT THROUGH THE QUALIFICATION BASED SELECTION (QBS) PROCESS AND AMEND ENGINEERING CONTRACT WITH OHM ADVISORS, TO PROVIDE PROFESSIONAL ENGINEERING SERVICES: Engineering Division, re: for the Drinking Water State Revolving Fund (DWSRF) No. 7453-01, Project Areas 4, 5 and 6, in an amount not to exceed $372,000 (CR 372-20 and 365-16)

9. REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND APPROVE 2021 ASPHALT ROAD REPAIR PROGRAM BY EXTENDING CONTRACT 20-A UNIT PRICES WITH NAGLE PAVING COMPANY INC.: Engineering Division, re: for Contract 21-A in the amount not to exceed $3,841,504.29 for one year. (CR 102-20)

10. REQUEST TO AMEND THE CONTRACT WITH OHM ADVISORS FOR THE CONSTRUCTION ENGINEERING SERVICES FOR THE 2021 ASPHALT ROAD PROGRAM (CONTRACT 21-A): Engineering Division, re: for same. (CR 365-16)

11. REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND APPROVE 2021 CONCRETE ROAD REPAIR PROGRAM BY EXTENDING CONTRACT 20-C UNIT PRICES WITH HARD ROCK CONCRETE: Engineering Division, re: for Contract 21-C in the amount not to exceed $4,900,000 for one year. (CR 103-20)

12. REQUEST TO AMEND THE CONTRACT WITH ANDERSON, ECKSTEIN AND WESTRICK, INC. FOR CONSTRUCTION ENGINEERING SERVICES FOR THE 2021 CONCRETE ROAD PROGRAM (CONTRACT 21-C): Engineering Division, re: for same. (CR 365-16)

13. AWARD OF CONTRACT: Engineering Division, re: for 2021 Concrete Road Maintenance/Selective Slab Program, Contract 21-J, from budgeted funds.

14. REQUEST TO AMEND THE CONTRACT WITH ANDERSON, ECKSTEIN AND WESTRICK, INC. FOR THE CONSTRUCTION ENGINEERING SERVICES FOR THE 2021 CONCRETE ROAD MAINTENANCE/SELECTIVE SLAB PROGRAM (CONTRACT 21-J): Engineering Division, re: for same. (CR 365-16)

15. AWARD OF CONTRACT: Engineering Division, re: for 2021 Pavement Crack and Joint Sealing Program, Contract 21-D, from budgeted funds.

16. REQUEST FOR THREE-YEAR EXTENSION OF SITE PLAN APPROVAL: Planning Commission, re: Petition 2014-02-08-02 submitted by Victor East, L.L.C., previously approved by the City Council on May 8, 2017, in connection with a proposal to construct a one-story office-research building (Victor East) on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road) in the Southeast 1/4 of Section 6. (CR 138-18, 166-17, CR 228-16, CR 125-15 and CR 104-14)

UNFINISHED BUSINESS

17. PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Planning Department, re: to amend the Historic Preservation Commission Ordinance Chapter 2.56, Section 020 (Definitions), Section 050 (Historic Preservation Commission—Creation and Membership), and Section 060 (Commission—Powers and Duties).

18. ROLL CALL: Proposed Amendment to the Livonia Code of Ordinances, as amended: Department of Law, re: to Sections 010, 011 and 020 of Title 5 of Chapter 42 (Hotels, Motor Courts, Lodginghouses, Rooming-houses, One-Family Rental Dwellings, Two-Family Rental Dwellings and Multiple-Family Rental Dwellings), to add subsections definitions of short and long-term rentals. (CR-67-20)
First Reading given by Councilmember Rob Donovic on Monday, March 22, 2021.

New Data Item 18: Intent to Veto CR 67-20

19. ROLL CALL: Proposed Amendment to Zoning Ordinance No. 543, as amended: Department of Law, re: Petition 2019-06-06-01, submitted by the City Planning Commission, pursuant to Council Resolution 163-19; to amend Subsections (16) through (34) of Section 2.10 of Article II. (CR-67-20).
First Reading given by Councilmember Rob Donovic on Monday, March 22, 2021.

New Data Item 19: Intent to Veto CR 67-20

20. ROLL CALL: Proposed Amendment to Zoning Ordinance No. 543, as amended: Department of Law, re: Petition 2019-06-06-01, submitted by the City Planning Commission, pursuant to Council Resolution 163-19; to amend Section 4.02 of Article IV; to add Subsection (i). (CR-67-20).
First Reading given by Councilmember Rob Donovic on Monday, March 22, 2021.

New Data Item 20: Intent to Veto CR 67-20

21. ROLL CALL: Proposed Amendment to Zoning Ordinance No. 543 as amended, re: Pet. 2020-12-01-07 submitted by Tiseo Architects, Inc., for a change of zoning of portions of the shopping center property at 19043 through 19053 Middlebelt Road and 29475 through 29493 Seven Mile Road, located on the west side of Middlebelt Road between Clarita Avenue and Seven Mile Road in the Northeast ¼ of Section 11, from C-1 (Local Business) and P (Parking) to C-2 (General Business)
First Reading given by Cathy White on Monday, March 22, 2021.

22. AWARD OF BID: Department of Parks and Recreation, re: Shelden Pool Deck Paving, from budgeted funds.

23. WAIVER PETITION: Planning Commission, re: Petition 2021-02-02-02 submitted by SPP Investors II, L.L.C. requesting approval to re-develop a site, including demolishing the existing restaurant (Romano's Macaroni Grill), constructing a full-service restaurant with drive-thru facilities (Shake Shack), and constructing a bank with drive-thru facilities, on property located in the northeast corner of Seven Mile and Haggerty Roads (39300 Seven Mile Road) in the Southwest ¼ of Section 6.

NEW BUSINESS

24. REQUEST TO SCHEDULE A CLOSED COMMITTEE OF THE WHOLE MEETING: Department of Law, re: for the purpose of discussing pending litigation and attorney/client privileged communications with respect to Dwayne Love, et. al. v City of Livonia.

25. REQUEST TO SCHEDULE A CLOSED COMMITTEE OF THE WHOLE MEETING: Department of Law, re: for the purpose of discussing pending litigation and attorney/client privileged communications with respect to Susan O'Donohue-Williams, et. al. v City of Livonia.

AUDIENCE COMMUNICATION

SUSAN M. NASH, CITY CLERK

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 special needs. Please call (734) 466-2236 or email clerk@livonia.gov if you need assistance. **Council agendas are available on the City's website – www.livonia.gov - under Government, City Council, Agendas.**

REPORT TO THE LIVONIA CITY COUNCIL

Finance
March 23, 2021

MEETING DATE	PREPARED BY
April 12, 2021	DeAnne Bates, Program Supervisor

AGENDA ITEM

Communication from the Department of Finance, dated March 23, 2021, re: forwarding the Quarterly Investment Report for the City of Livonia as of February 28, 2021.

BACKGROUND

Public Act 213 of 2007 requires that a quarterly written report shall be provided to the governing body regarding the investment of public funds. Attached for Council's information is a summary of investments for the City of Livonia as of February 28, 2021. All investments are in compliance with the City's Investment Policy and Michigan Public Act 20.

RECOMMENDATION

Receive and File

FISCAL CONSIDERATION

NONE

ATTACHMENTS

1. 2021 Quarterly Investment Report - First Quarter

APPROVED BY

Date: March 23, 2021

Michael Slater, Finance Director

Date: March 25, 2021

Maureen Miller Brosnan, Mayor

CERTIFICATES OF DEPOSITS HELD
As of
February 28, 2021

DATE OF PURCHASE	CERTIFICATE HELD AT	PRINCIPAL AMOUNT	DATE OF MATURITY
11/10/20	FLAG	2,000,000.00	03/02/21
11/18/20	FLAG	1,000,000.00	03/09/21
11/24/20	TCF	1,000,000.00	03/16/21
12/01/20	TCF	2,000,000.00	03/23/21
12/08/20	TCF	3,000,000.00	03/30/21
12/15/20	TCF	2,000,000.00	04/06/21
12/22/20	TCF	2,000,000.00	04/13/21
12/29/20	TCF	2,000,000.00	04/20/21
01/05/21	TCF	3,000,000.00	04/27/21
01/12/21	TCF	2,000,000.00	05/04/21
01/19/21	TCF	3,000,000.00	05/11/21
01/26/21	TCF	3,000,000.00	05/18/21
02/02/21	TCF	5,000,000.00	05/25/21
02/09/21	TCF	2,000,000.00	06/01/21
02/16/21	TCF	4,000,000.00	06/08/21
02/23/21	TCF	6,000,000.00	06/15/21
		43,000,000.00	

SCHEDULE OF POOLED CASH HELD
AS OF
February 28, 2021

02/28/21	Comerica Bank	Money Mkt, Pooled, etc.	56,667,395.20
02/28/21	Flagstar	Money Market	83,757.82
			56,751,153.02

SCHEDULE OF U.S. TREASURY AND AGENCY SECURITIES HELD

DATE OF PURCHASE	DESCRIPTION		MATURITY DATE	HISTORICAL COST	
02/07/19	#244 - USA Treasury	912828Y20	07/15/21	1,203,238.40	
02/25/19	#245 - FFCB	3133EKAT3	08/19/21	1,048,817.70	
03/04/19	#246 - FFCB	3133EKBV7	03/01/22	998,850.00	
03/08/19	#247 - FHLB	313376C94	12/10/21	1,340,420.10	
04/15/19	#248 - USA Treasury	912828XG0	06/30/22	1,042,210.55	
05/24/19	#249 - FHLMC	313380GJ0	09/09/22	1,042,009.50	
06/21/19	#250 - FHLMC	3130A3KM5	12/09/22	819,264.00	
06/21/19	#251 - USA Treasury	9128283C2	10/31/22	1,009,573.66	
09/16/19	#252 - USA Treasury	9128284U1	06/30/23	1,170,073.53	
09/30/19	#253 - USA Treasury	912828VB3	05/15/23	1,005,664.06	
10/31/19	#254 - FNMA	3135G0V34	02/05/24	1,083,610.50	
11/15/19	#255 - USA Treasury	9128285K2	10/31/23	1,116,607.10	
01/31/20	#256 - USA Treasury	912828Y61	07/31/23	1,125,138.67	
02/21/20	#257 - FFCB	3133ELNW0	02/21/23	1,080,979.56	
03/03/20	#258 - USA Treasury	912828Q78	04/30/21	1,306,402.79	
03/20/20	#259 - FFCB	3133ELNP5	02/24/22	1,522,125.00	
04/07/20	#262 - FHLB	313382AX1	03/10/23	1,046,110.00	
05/28/20	#265 - FHLMC	3134GVZV3	05/26/23	1,500,000.00	
06/24/20	#266 - FHLMC	3134GVV96	06/24/24	675,000.00	
07/08/20	#267 - FHLMC	3134GV4S4	07/08/24	600,000.00	
08/13/20	#269 - FHLMC	3134GWHR0	05/13/24	1,000,000.00	
08/26/20	#270 - FNMA	3136G4V75	02/24/25	1,298,781.25	
09/17/20	#271 - FNMA	3135G0X24	01/07/25	1,422,117.00	
10/30/20	#272 - FNMA	3136G46A6	10/27/23	984,753.75	
12/16/20	#273 - FNMA	3135G06M0	12/16/24	1,300,000.00	
01/11/21	#274 - FHLB	3130AKK21	12/08/23	650,117.00	
01/28/21	#275 - FNMA	3135GACA7	04/15/25	1,124,212.50	
02/26/21	#276 - USA Treasury	912828TJ9	08/25/22	1,200,569.37	
02/28/21	SECURITIES - TOTAL				30,716,645.98
02/28/21	SECURITIES - POOLED FUND				14,332.44
					30,730,978.42

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 22, 2021

Meeting was called to order via Zoom remote technology at 9:21 p.m. by President Kathleen McIntyre. Present: Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); Rob Donovic (Deployed); Jim Jolly (Livonia, Michigan); Laura Toy (Livonia, Michigan); Scott Bahr (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: None.

1) REAPPOINTMENT OF GLEN LONG JR. TO THE LOCAL OFFICERS COMPENSATION COMMISSION: Office of the Mayor, re: for a seven-year term to expire on April 2, 2028.

LaShawn Thomas, Director of Governmental Affairs, presented this request to Council. She introduced Glen Long, Jr., and stated he is no stranger to our community. He is currently both the Chairman of the Local Officers Compensation Commission and Vice Chairman of the Planning Commission. He has also served as President of Livonia's Civic Arenas and held numerous positions within the Livonia Hockey Association. Mr. Long works as the Chief Financial Officer, DVT Administration, for the Detroit Economic Growth Corporation, an organization he has been with for nearly thirty years. He received a B.A. in accounting from Michigan State University, and an M.B.A. from Wayne State University. On behalf of the Mayor's Office, thank you for considering this reappointment.

Councilmember Jolly offered an approving resolution for the Consent Agenda and stated that Ms. Thomas left off an important qualification as Mr. Long is a Catholic Central graduate and he's obviously served our community quite well over the years and we're happy to have him.

DIRECTION: APPROVING CONSENT

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 22, 2021

Meeting was called to order via Zoom remote technology at 9:21 p.m. by President Kathleen McIntyre. Present: Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); Rob Donovic (Deployed); Jim Jolly (Livonia, Michigan); Laura Toy (Livonia, Michigan); Scott Bahr (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: None.

2) AWARD OF BID: Communication Department and Department of Community Resources, re: for L Magazine agreement for Fall 2021 through Spring/Summer 2023, from budgeted funds.

Josh Sabo, Director of Community Services, presented this request to Council on behalf of his department and Parks and Recreation. Accepting this bid is the final step in our consideration of merging L Magazine with the Livonia Park and Recreation guide and what we internally call "Love Livonia" which residents might know as the City's 20-24 page magazine that focuses more on City services generally. This merger has been something that's been considered for years previously and that's in large part the reason that the contracts for the two existing magazines expire very close to the same time, so that we could consider the possibility of putting out a single magazine instead. In considering this as an option we looked at four key factors: first, would merging the magazines to save us money? The answer is yes, over the course of the contract we are discussing here, the City would save nearly $50,000; about $24,000 annually in printing and postage costs. Second, would this move help us streamline the work that goes into producing these magazines? It would. We find that there's anywhere between eight to twelve pages of duplicative material between the two as they exist right now. Third, would merging the magazines create a more effective communication product? And we believe it will because it's going to put more information in front of a city-wide audience in a single place, a single magazine. And finally, would this proposal increase the quality of the Parks and Recreation program and class guide? And it will because this proposal will upgrade that magazine from the newsprint, which is largely a black and white product, to a full color magazine with a quality that is more consistent with the quality of the Parks and Recreation Departments are offering. So all of these factors are made possible through IB Enterprises bid. This is a company our Parks and Recreation Department has worked on with for this product, specifically "L Magazine", since 1987. To us they're a known commodity with a clear and workable production timeline and they're a vendor with whom we have an effective working relationship. Thanks for your consideration of this item, and I'd be happy to answer any questions.

Councilmember White offered an approving resolution for the Consent Agenda and stated she's happy to find out that there's a cost savings of $50,000 to the City and I think it will eliminate some duplicates of the efforts on behalf of people that put this together.

Councilmember Donovic asked Sabo how many pages he anticipates the magazine to be and Sabo replied they are looking at the proposed magazine being 68 pages, which would be a slight decrease if you just combined the two magazines together. Right now the Parks and Recreation magazine is about 50 pages in recent issues; our Love Livonia magazine ranges between about 20 and 24, and actually is what we pay for it now despite our recent issue was 20, so that would be at least 70 pages. So, some of that duplicative material is what will allow us to be able to combine some things and obviously it's less than the total page count, not just adding the two booklets together, a higher quality issue, instead we'll be able to eliminate some things that appear in both, and frankly, they appear in both in the exact same way. So in that way kind of having those things together is definitely something that's going to streamline our process internally and devote less staff time to producing these two magazines.

DIRECTION: APPROVING CONSENT

REPORT TO THE LIVONIA CITY COUNCIL

Mayor's Office
March 11, 2021

MEETING DATE	PREPARED BY
March 22, 2021	Janice Centers, Executive Assistant to the Mayor - Program Supervisor

AGENDA ITEM

REAPPOINTMENT OF GLEN LONG JR. TO THE LOCAL OFFICERS COMPENSATION COMMISSION: Office of the Mayor, re: for a seven-year term to expire on April 2, 2028.

BACKGROUND

RECOMMENDATION

To reappoint Glen Long, Jr. 16186 Edgewood Drive, Livonia, MI 48154, to a seven year term on the Local Officers Compensation Commission, set to expire on April 2, 2028.

FISCAL CONSIDERATION

ATTACHMENTS

None

APPROVED BY

Maureen Miller Brosnan, Mayor

Date: March 11, 2021

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 22, 2021

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DIRECTION: APPROVING CONSENT

REPORT TO THE LIVONIA CITY COUNCIL

Community Resources
March 12, 2021

MEETING DATE	PREPARED BY
March 22, 2021	Josh Sabo, Director of Community Resources

AGENDA ITEM

AWARD OF BID: Communication Department and Department of Community Resources, re: for L Magazine agreement for Fall 2021 through Spring/Summer 2023, from budgeted funds.

BACKGROUND

Staff is proposing the merging of the L Magazine and Love Livonia booklets, and the awarding of the merged printing bid to ID Enterprises for the Fall 2021-Spring/Summer 2023 editions, a total of six booklet designs. Our recommendation is for Council to award the contract for the publication of L Magazine at the rates stipulated in the organization's bid response outlined below.

In consideration of combining these two products, there were four key considerations: the potential for cost savings, streamlining employee work, better informing residents of City programs and services, and improving the quality of our Parks and Recreation program guide. In receiving bids from potential providers, we identified bids that would allow us to achieve all of these potential benefits. This proposal transitions the Parks and Recreation guide from a black and white, newsprint to a communications product with full color and greater polish, adopting the existing, high-quality look of the Love Livonia magazine.

As you will see in reviewing the overview below, combining these two products into one with our preferred printing partner would produce an estimated cost savings of more than $24,000 annually through reduced printing and postage costs.

Based on current schedules, the estimated annual schedules for the 2021-23 contract duration would be roughly as follows for each edition:

	Winter, Spring/Summer, Fall
Booklets Mailed Out	Mid-November, Late March, Late July
Program Registration Begins	Early December, Mid-April, Early August

The current L Magazine and Love Livonia publications have an annual budget of about $33,135 from Parks and Recreation for printing through ID Enterprises, $23,850 from Parks and Recreation for L Magazine postage (includes letters to expiring Kirksey Recreation Center memberships), $29,252 from Community Resources and Communications for printing through Printwell, and $21,100 from Public Works for Love Livonia postage.

Six bids were received Feb. 9 with a notable variance in pricing. Two of the bidders were out-of-state companies, including the second-lowest bidder. The current Love Livonia printer did not submit a bid.

2021 L Magazine Bid Results	**Pioneer Group (Big Rapids)**	**Indiana Printing & Publishing (Indiana, PA)**	**ID Enterprises (F.Hills)**	**Quintero Enterprises (Ridgeview, NY)**	**Dearborn Lithograph (Livonia)**	**Inland Press (Detroit)**
Book Size	8x10	8x10	8x10.5	8.5x11	8x10	Blank
3 issue annual cost 42,000 qty @ 68 pages + non-res labeling	$ 46,788.00	$50,556.00	$59,062.05	$76,200.00	$80,239.20	$111,795.00
Notes		Non-Mich.		Non-Mich.		Didn't use amended RFP

Staff recommends Option B from the chart below, signifying an expected savings of more than $24,000 annually while improving the quality of the Parks and Recreation publication page material and color display. This would be done through a local company (ID Enterprises in Farmington Hills), which the City has used for the Parks and Recreation publication since 1987. ID Enterprises also works with the cities of Westland, Farmington Hills, Troy and Sterling Heights on products of a similar quality to what is contained in this proposal. ID Enterprises is recommended because of their existing relationship with the City, the known quality of their work over previous contracts, and our ability to work with their timeline and production schedule comfortably and effectively.

	Current Contracts and Cost		Proposed	
Magazine/Printer	**L Magazine** (ID Enterprises; 52 pages, 42,000 copies)	**Love Livonia** (Printwell; 20 pages, 44,000 copies)	**ID Enterprises** (68 pages, 42,000 copies)	**Pioneer Group** (68 pages, 42,000 copies)
	Would require new RFP	*Would require new RFP*	*Bid Received*	*Bid Received*
Price x1	$11,150	$9,751	$19,697	$15,596
Price x3	$33,450	$29,251	$59,092	$46,788
Postage x1	$6,995	$7,037	$7,000*	$7,000*
Postage x3	$20,985	$21,100	$21,000*	$21,000*
Total x1	$18,145	$16,788	$26,697	$22,596

Total x3	$54,435	$50,364	$80,091	$67,788
Projected Annual Cost	**$104,799 for 6 books**		**$80,091 for 3 books**	**$67,788 for 3 books**
Savings from 2020			$24,708	$37,011

**Postage amounts are staff estimates.*

RECOMMENDATION

We request that the City Council authorize the execution of a contract in the total amount of for the total printing project across Fall 2021 through Spring/Summer 2023 (March 31, 2023) with ID Enterprises, 24333 Indoplex Cir, Farmington Hills, MI 48335. For reference, the bid packets for ID Enterprises and Pioneer Group are both attached.

For the printing of each edition of the booklet (cost: $19,697), the cost will be split evenly between Community Resources and Parks and Recreation.

Budgeted funds are available in accounts 101-893-886-110 Special Activities – Community Resources and 208-755-905-000 Publishing – Parks & Recreation.

FISCAL CONSIDERATION

For the printing of each edition of the booklet (approx. $19,700 per issue) the cost will be split evenly between Community Resources and Parks and Recreation. Budgeted funds are available in accounts 101-893-886-110 Special Activities – Community Resources and 208-755-905-000 Publishing – Parks & Recreation.

ATTACHMENTS

1. LMag2021Bid_ID Enterprises
2. LMag2021Bid_PioneerHearst
3. L MagComboCouncilMemo 031121

APPROVED BY

Date: March 15, 2021

Ted Davis, CPRP, Superintendent of Parks and Recreation

Date: March 15, 2021

Michael Slater, Finance Director

Date: March 15, 2021

Paul Bernier, City Attorney

Date: March 16, 2021

Maureen Miller Brosnan, Mayor

Date: January 29, 2021

From: Enna A. Bachelor, Purchasing Manager

To: Prospective Bidders

Subject: ADDENDUM NO. 1 – PRINTING OF "L" MAGAZINE

Addendum No. 1 is being issued to update the following portions of the bid documents:

- Form of Proposal
- Specifications

Changes to the documents referenced are highlighted in yellow.

All other requirements remain the same. The due date remains the same. Acknowledge receipt of this addendum with your bid submission.

-----Addendum Acknowledgement-----

Addendum No. 1

Company Name: ID Enterprises

Acknowledged By: [signature] Date: 2/5/21

Print Name: Michael Frasier

Title: President / Owner

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

COMPANY NAME: ID Enterprises

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 front and back cover,
50# white offset inside pages on recycled paper

		TOTAL PRICE
1	Cost of 42,000 copies of 60-page issue	17,412.50
2	Cost of 42,000 copies of 64-page issue	18,143.75
3	Cost of 42,000 copies of 68-page issue	19,481.35
4	Cost for additional copies in increments of 1,000	60pg. 450/m, 44pg. 442.50, 68 pg $475/m
5	Cost to mail non-residents issue, approximately 650	200.00
6	Cost of converting additional four inside pages to cover weight	2000.00
7	Cost of flipping back cover image	N/C
8	Cost of providing electronic flipbook	200.00

Price shall hold firm for a period of two (2) years from the inception of the contract.

State terms: _____

PRICING OFFERING IS BASED ON

_____ 8 ½" X 11"

✓ 8" X 10½" 8" x 10.5"

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 - "L" 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 2/5/21

Firm Name ID Enterprises
(If corporation, partnership, or assumed name)

Address 24333 Indoplex Circle
Farmington Hills, MI 48335

Signature
(person executing bid and official capacity)

Print Michael Frasier

Phone 248-442-4849 Fax 248-482-9201

Names of Principal Officers and designate official capacity.
Michael Frasier

If partnership or assumed name, indicate names of owners.

NAME AND CONTACT INFORMATION FOR PERSON WHO IS RESPONSIBLE FOR ADDRESSING QUESTIONS REGARDING THE BID SUBMITTED:

NAME Michael Frasier **TITLE** President / Owner

PHONE 248-442-4849 **EMAIL** mfrasier@id-enterprises.com

"L" MAGAZINE
REFERENCE FORM

COMPANY NAME: ID Enterprises

Reference Company Name: City of Farmington Hills City/State:	
Summary of Work Performed: Printing of Parks Magazine, Signage	
Dates of Work: Since 1987	
Company Contact Person: Kelly Monico	Title: Controller
Phone Number: 248-871-2400	Email: kmonico@fhgov.com

Reference Company Name: City of Westland City/State: Westland, MI	
Summary of Work Performed: Printing	
Dates of Work: Since 1987	
Company Contact Person: Devin Adams	Title: Controller
Phone Number: (734) 467-7920	Email: dadams@cityofwestland.com

Reference Company Name: PLASTIC OMNIUM City/State: NEW BOSTON	
Summary of Work Performed: Printing & Signage	
Dates of Work: since 1998	
Company Contact Person: Rich Walker	Title: FACILITIES MGR.
Phone Number: 517-815-4668	Email: Richard.Walker@PlasticOmnium.com

TYPSET, PRINT AND DELIVER
PARKS AND RECREATION "L" MAGAZINE

GENERAL REQUIREMENTS

Bid is for a two (2)-year period – May 2021 to May 2023.

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

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

Allow adequate turn around time to meet distribution deadlines.

Flipbook version of "L" magazine for placement on the website may be required.

TYPESET DESIGN SPECIFICATIONS

Bid shall include all corrections, use of clip art, shading and creative design. Layout would consist of two columns, color with the perimeter (side and/or top) of each page the same as current magazine. All editorial content will be provided electronically.

Photos will be provided digitally. Bid shall include, if necessary, color correction and creative placement.

City will furnish Microsoft Word text files.

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 cover 8" x 10" or 8½" x 11", 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 650 non-resident "L" magazines. Addresses will be provided to printer by Parks and Recreation and then taking 48152 magazines to the Newburgh branch for distribution.

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

STATEMENT OF QUALIFICATIONS
PRINTING OF "L" MAGAZINE

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

Company Name: ID Enterprises

Address 24333 Indoplex Circle, Farmington Hills, MI 48335

Contact Person: Michael Frasier Title President / Owner

Phone No. 248-442-4849 Email mfrasier@id-enterprises.com

1. Number of years operating under you present name: 32 years

2. General nature of work performed by your company:
Printing & Mailing

3. Number of years you have performed work similar in scope and size to the work requested in the Invitation for Bid: 32 years

4. Have 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
Since 1987	Parks & Rec	Printing
Since 1987	Finance	Printing

5. List the member of the team who will be assigned to this project and the roles they will perform. Attach copies of the resumes of the persons listed below:

Name	Title	Role	Years of Experience	Number of other projects currently assigned
Jackie Shepard	Acct. Manager	Project Manager	25	N/A

6. What challenges to you foresee with this project?

None

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

All charges included in price

8. Is your firm experienced at providing mailing services as identified in the specifications for this bid? ✓ Yes _____ No

   If yes, how many years of mailing experience does your firm have? 32 years

9. Is your firm able to produce "L" Magazine in a Flipbook version for posting on the City's Website? ✓ Yes _____ No

COMPANY NAME: ID Enterprises

NOTICE TO PROSPECTIVE BIDDERS

The City of Livonia is soliciting sealed bids from qualified firms to provide printing and mailing of the Department of Recreation's *"L" Magazine* in accordance with the specifications contained herein.

INCLUDE THE FOLLOWING ON THE OUTSIDE OF YOUR ENVELOPE:

1. **All bids shall be submitted online via the MITN website** www.mitn.info **with no exceptions.**
2. Bids shall be submitted no later than 2:00 p.m., **FEBRUARY 9, 2021.**

PLEASE 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 performance, labor and materials, and maintenance and guaranty bonds, Certificate of Insurance as well as the Contractor's Affidavit and Contractor's Declaration and Owners, Contractors Protective insurance are provided and is approved by our Assistant City Attorney.
3. All bids are valid for 120 days after bid opening.

BEFORE SUBMITTING YOUR BID ONLINE, CHECK TO BE SURE THAT:

1. The Proposal Form is signed.
2. All required forms are included
3. All Addenda received are acknowledged
4. In your bid package, please furnish the names and experience of all sub-contractors who will be used as well as a list of projects that they have completed.
5. Your bid is submitted in Adobe Acrobat format

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.

   All bids, bid bonds and requested documentation shall be tightly sealed in an envelope plainly marked and identified by project name, bid opening date and time. Bids opened by mistake, due to improper identification, will be so documented and resealed.

3. EXPLANATION TO BIDDERS- Any explanation desired by a bidder regarding the meaning or interpretation of the 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 will be furnished to all prospective bidders as an amendment or addendum if such information would be prejudicial to uninformed bidders. Receipt of amendments or addenda by a bidder must be acknowledged in the bid response before the time set for opening of bids. Oral explanation or instructions given prior to the opening will not be binding.

4. WITHDRAWAL OF BIDS- No bid may be withdrawn for at least 120 days after bid opening.

5. 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 Bid may be considered non-responsive.

6. LATE BIDS-Any bid received at the office designated herein 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.

TERMS AND CONDITIONS

1. AWARD OF CONTRACT

   A. This contract will be awarded to that responsible bidder whose bid, conforming to this solicitation, will be most advantageous to the owner, price and other factors considered. The owner reserves the right to accept or reject any or all bids and waive informalities and minor irregularities in bids received. Other factors include, as an example but not limited to, delivery time, conformance to specifications, incidental costs such as damage and deposits, etc.

   Notification of award will be made by phone call or in writing by the owner. Four contract books will be sent to the contractor for signatures. The contractor shall submit to the owner all four signed contract books. Upon their receipt and subsequent approval by the owner, one contract book will be returned to the contractor which will be the contractor's Notice to Proceed. Work shall NOT be started until such Notice to Proceed is received by the contractor.

   B. Unilateral changes in bid prices by the bidder shall not be allowed. However, the owner, at its sole option, reserves the right to negotiate with bidders in the event of, but not limited to:

      1) No bids received;
      2) A single bid being received; or
      3) Prices quoted are over budget and/or unreasonable.

2. COMPLETE CONTRACT
   This bid document together with its addenda, amendments, attachments and modifications, when executed, becomes the complete contract between the parties hereto, and no verbal or oral promises or representations made in conjunction with the negotiation of this contract shall he binding on either party.

3. SUBCONTRACTORS NON-ASSIGNMENT
   Bidders shall state in writing any and all subcontractors to be associated with this bid, including the type of work to be performed. The contractor shall cooperate with the owner in meeting its commitments and goals with regard to maximum utilization of minority and women-owned business enterprises.

The contractor hereby agrees and understands that the contract resulting from this solicitation shall not be transferred, assigned or sublet without prior written consent of the owner.

4. TAXES
   The owner is exempt from all federal excise tax and state sales and use taxes. However, depending upon the situation, the vendor or contractor may not be exempt from said taxes and the owner is making no representation as to any such exemption.

5. LITERATURE
   All bids shall include a detailed description of the product by means of literature. FAILURE TO DO SO MAY BE CAUSE FOR REJECTING THE BID AS NON-RESPONSIVE.

6. PART OR DETAIL
   Bidders shall not omit any part or detail which is normally considered to be standard even though such part or detail may not be mentioned in the specifications.

7. CONTRACTOR'S RESPONSIBILITY
   The contractor shall assume full responsibility for all materials, workmanship and accessories used, whether of his/her manufacture or by others.

8. QUESTIONS
   Questions relative to the terms, conditions, and specifications may be addressed to Ted Davis 734-466-2298.

ADVERTISEMENT FOR

PRINTING AND MAILING OF "L" MAGAZINE

CITY OF LIVONIA, MICHIGAN
33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154

Sealed bids will be received VIA THE MITN WEBSITE ONLY WWW.MITN.INFO until **2:00 P.M., Eastern Daylight Time, on FEBRUARY 9, 2021** at which time the bids will be publicly opened and read aloud via Zoom. Each bid shall be recorded together with the name of the bidder. Bids shall be in accordance with the requirements of this notice in order to be deemed "responsive." Late bids will be considered. No physical bid submission will be accepted.

Vendors may attend the bid opening virtually by using the following credentials:

Bid Opening Access

By Computer:

https://us02web.zoom.us/j/82294127641

By Phone:

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

Instructions 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. Faxed proposals in response to this request will not be accepted.

All bids shall be submitted in Adobe Acrobat Format via the MITN website.

No bidder may withdraw his proposal within 120 calendar days after the date set for opening thereof.

The City of Livonia reserves the right to reject or accept any or all proposals in whole or in part and waive any irregularities therein. Acceptance of any proposal does not constitute a binding agreement until a written Contract is signed by both parties.

Form of Proposal - "L" 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 2/4/2021

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

Address 22405 18 Mile Rd
Big Rapids MI 49307

Signature John P Dixon
(person executing bid and official capacity)

Print John Dixon

Phone 231-592-8393 Fax

Names of Principal Officers and designate official capacity.

If partnership or assumed name, indicate names of owners.

STATEMENT OF QUALIFICATIONS
PRINTING OF "L" MAGAZINE

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

Company Name: Hearst Corporation

Address 22405 18 Mile Rd Big Rapids MI 49307

Contact Person: John Dixon Title Account Executive

Phone No. 231-592-8393 Email john.dixon@hearst.com

1. Number of years operating under you present name: 130

2. General nature of work performed by your company:
Newspapers, Magazines, Television

3. Number of years you have performed work similar in scope and size to the work requested in the Invitation for Bid: 50

4. Have 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

5. List the member of the team who will be assigned to this project and the roles they will perform. Attach copies of the resumes of the persons listed below:

Name	Title	Role	Years of Experience	Number of other projects currently assigned
John Dixon	Account Executive	Manage Project	35	20
Kelli Schuberg	Customer Service	Manage Project	5	25
Don Waters	Production Mgr	oversee production	40	25
Ariel Monroe	Design	Design publication	10	5
Stacey Lane	Mailing Secialist	oversee mailing	15	20
Type text here				

6. What challenges to you foresee with this project?

We design, print and mail this type of product several times per month. As noted on our bid for a 64 page product this would require what we call a bindery hanger. Printing in 8 page incruments plus the 4 page cover is prefered. We can run the 60 page product plus the 4 page cover for a total of 64 pages, it would have a bindery hanger which is 2 short leafs that come out about 3/8 inch from the fold of the booklet.

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

Printing, mail prep, postal forms and delivery to 2 post office locations.

8. Is your firm experienced at providing mailing services as identified in the specifications for this bid? x Yes _____No

   If yes, how many years of mailing experience does your firm have? 25 years

9. Is your firm able to produce "L" Magazine in a Flipbook version for posting on the City's Website? x Yes _____No

COMPANY NAME: Hearst Corporation

TYPSET, PRINT AND DELIVER
PARKS AND RECREATION "L" MAGAZINE

GENERAL REQUIREMENTS

Bid is for a two (2)-year period – May 2021 to May 2023.

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

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

Allow adequate turn around time to meet distribution deadlines.

Flipbook version of "L" magazine for placement on the website may be required.

TYPESET DESIGN SPECIFICATIONS

Bid shall include all corrections, use of clip art, shading and creative design. Layout would consist of two columns, color with the perimeter (side and/or top) of each page the same as current magazine. All editorial content will be provided electronically.

Photos will be provided digitally. Bid shall include, if necessary, color correction and creative placement.

City will furnish Microsoft Word text files.

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# cover weight white offset 8" x 10" or 8½" x 11", with 50# inside paper weight white offset 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 outside front and back cover and available pages without additional cost. Balance of pages, black plus PMS.

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 650 non-resident "L" magazines. Addresses will be provided to printer by Parks and Recreation and then taking 48152 magazines to the Newburgh branch for distribution.

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

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.

   All bids, bid bonds and requested documentation shall be tightly sealed in an envelope plainly marked and identified by project name, bid opening date and time. Bids opened by mistake, due to improper identification, will be so documented and resealed.

3. EXPLANATION TO BIDDERS- Any explanation desired by a bidder regarding the meaning or interpretation of the 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 will be furnished to all prospective bidders as an amendment or addendum if such information would be prejudicial to uninformed bidders. Receipt of amendments or addenda by a bidder must be acknowledged in the bid response before the time set for opening of bids. Oral explanation or instructions given prior to the opening will not be binding.

4. WITHDRAWAL OF BIDS- No bid may be withdrawn for at least 120 days after bid opening.

5. 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 Bid may be considered non-responsive.

6. LATE BIDS-Any bid received at the office designated herein 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.

TERMS AND CONDITIONS

1. AWARD OF CONTRACT

   A. This contract will be awarded to that responsible bidder whose bid, conforming to this solicitation, will be most advantageous to the owner, price and other factors considered. The owner reserves the right to accept or reject any or all bids and waive informalities and minor irregularities in bids received. Other factors include, as an example but not limited to, delivery time, conformance to specifications, incidental costs such as damage and deposits, etc.

   Notification of award will be made by phone call or in writing by the owner. Four contract books will be sent to the contractor for signatures. The contractor shall submit to the owner all four signed contract books. Upon their receipt and subsequent approval by the owner, one contract book will be returned to the contractor which will be the contractor's Notice to Proceed. Work shall NOT be started until such Notice to Proceed is received by the contractor.

   B. Unilateral changes in bid prices by the bidder shall not be allowed. However, the owner, at its sole option, reserves the right to negotiate with bidders in the event of, but not limited to:

      1) No bids received;
      2) A single bid being received; or
      3) Prices quoted are over budget and/or unreasonable.

2. COMPLETE CONTRACT
   This bid document together with its addenda, amendments, attachments and modifications, when executed, becomes the complete contract between the parties hereto, and no verbal or oral promises or representations made in conjunction with the negotiation of this contract shall he binding on either party.

3. SUBCONTRACTORS NON-ASSIGNMENT
   Bidders shall state in writing any and all subcontractors to be associated with this bid, including the type of work to be performed. The contractor shall cooperate with the owner in meeting its commitments and goals with regard to maximum utilization of minority and women-owned business enterprises.

The contractor hereby agrees and understands that the contract resulting from this solicitation shall not be transferred, assigned or sublet without prior written consent of the owner.

4. TAXES
   The owner is exempt from all federal excise tax and state sales and use taxes. However, depending upon the situation, the vendor or contractor may not be exempt from said taxes and the owner is making no representation as to any such exemption.

5. LITERATURE
   All bids shall include a detailed description of the product by means of literature. FAILURE TO DO SO MAY BE CAUSE FOR REJECTING THE BID AS NON-RESPONSIVE.

6. PART OR DETAIL
   Bidders shall not omit any part or detail which is normally considered to be standard even though such part or detail may not be mentioned in the specifications.

7. CONTRACTOR'S RESPONSIBILITY
   The contractor shall assume full responsibility for all materials, workmanship and accessories used, whether of his/her manufacture or by others.

8. QUESTIONS
   Questions relative to the terms, conditions, and specifications may be addressed to Ted Davis 734-466-2298.

Date: January 29, 2021

From: Enna A. Bachelor, Purchasing Manager

To: Prospective Bidders

Subject: ADDENDUM NO. 1 – PRINTING OF "L" MAGAZINE

Addendum No. 1 is being issued to update the following portions of the bid documents:

- Form of Proposal
- Specifications

Changes to the documents referenced are highlighted in yellow.

All other requirements remain the same. The due date remains the same. Acknowledge receipt of this addendum with your bid submission.

-----Addendum Acknowledgement-----

Addendum No. 1

Company Name: Hearst Corporation

Acknowledged By: John Dixon John P Dixon Date: 2/4/2021

Print Name: John Dixon

Title: Account Executive

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

COMPANY NAME: Hearst Corporation

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 front and back cover,
50# white offset inside pages on recycled paper

		TOTAL PRICE
1	Cost of 42,000 copies of 60-page issue	1 $14,498
2	Cost of 42,000 copies of 64-page issue	2. $14,997 Would have bindery hanger
3	Cost of 42,000 copies of 68-page issue	3 $15,546
4	Cost for additional copies in increments of 1,000	4 $292
5	Cost to mail non-residents issue, approximately 650	5 $50
6	Cost of converting additional four inside pages to cover weight	6 $2,483
7	Cost of flipping back cover image	7 Included in price for flipbook
8	Cost of providing electronic flipbook	8 $6 per page

Price shall hold firm for a period of two (2) years from the inception of the contract.

State terms: 30 day terms with approved credit. Price is firm for 2 years with the exception of paper. If paper price goes up by more than 10% during the contract we would need to raise prices.

PRICING OFFERING IS BASED ON

_____ 8 ½″ X 11″

YES
_____ 8″ X 10″

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 - "L" 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 2-4-2021

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

Address 22405 18 Mile Rd Big Rapids MI 49307

Signature John P Dixon
(person executing bid and official capacity)

Print John Dixon Account Executive

Phone 231-592-8393 Fax

Names of Principal Officers and designate official capacity.

If partnership or assumed name, indicate names of owners.

NAME AND CONTACT INFORMATION FOR PERSON WHO IS RESPONSIBLE FOR ADDRESSING QUESTIONS REGARDING THE BID SUBMITTED:

NAME John Dixon **TITLE** Account Executive

PHONE 616-788-7750 **EMAIL** john.dixon@hearst.com

"L" MAGAZINE
REFERENCE FORM

COMPANY NAME: Hearst Corporation

Reference Company Name: WestShore Publishing City/State: Bellaire MI	
Summary of Work Performed: Printing of weekly Newspaper	
Dates of Work: Jan 2020 to Current	
Company Contact Person: John Tarrant	Title: Owner
Phone Number: 231-533-5651	Email:

Reference Company Name: Novi Community Education City/State: Novi MI	
Summary of Work Performed: Design and printing of community education booklet	
Dates of Work: July 2019 to Current	
Company Contact Person: Tatiana vuichard	Title: Administrative Assistant
Phone Number: 248-675-3424	Email: tatiana.vuichard@novik12.org

Reference Company Name: Forest Hills Public Schools Community Education City/State: Forest Hills MI	
Summary of Work Performed: Printing of community education booklet	
Dates of Work: July 2019 to Current	
Company Contact Person: Melissa Hinken	Title: Community Ed Director
Phone Number: 616-493-8950	Email: Mhinken@fhps.org

TYPSET, PRINT AND DELIVER
PARKS AND RECREATION "L" MAGAZINE

GENERAL REQUIREMENTS

Bid is for a two (2)-year period – May 2021 to May 2023.

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

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

Allow adequate turn around time to meet distribution deadlines.

Flipbook version of "L" magazine for placement on the website may be required.

TYPESET DESIGN SPECIFICATIONS

Bid shall include all corrections, use of clip art, shading and creative design. Layout would consist of two columns, color with the perimeter (side and/or top) of each page the same as current magazine. All editorial content will be provided electronically.

Photos will be provided digitally. Bid shall include, if necessary, color correction and creative placement.

City will furnish Microsoft Word text files.

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 cover 8" x 10" or 8½" x 11", 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 650 non-resident "L" magazines. Addresses will be provided to printer by Parks and Recreation and then taking 48152 magazines to the Newburgh branch for distribution.

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

DEPARTMENT OF PARKS AND RECREATION

PARKS AND RECREATION COMMISSION

MARK JOHNSON
CHAIRPERSON

PAUL CONDON
KATHERINE JOLLY
CATHY KEVRA
KEVIN SUMMERS

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

MAUREEN MILLER BROSNAN
MAYOR

EDWARD DAVIS
SUPERINTENDENT

March 12, 2021

Honorable City Council
City of Livonia

RE: L Magazine and Love Livonia Merger/Contract

Honorable Members of Council,

Staff is proposing the merging of the L Magazine and Love Livonia booklets, and the awarding of the merged printing bid to ID Enterprises for the Fall 2021-Spring/Summer 2023 editions, a total of six booklet designs. Our recommendation is for Council to award the contract for the publication of L Magazine at the rates stipulated in the organization's bid response outlined below.

In consideration of combining these two products, there were four key considerations: the potential for cost savings, streamlining employee work, better informing residents of City programs and services, and improving the quality of our Parks and Recreation program guide. In receiving bids from potential providers, we identified bids that would allow us to achieve all of these potential benefits. This proposal transitions the Parks and Recreation guide from a black and white, newsprint to a communications product with full color and greater polish, adopting the existing, high-quality look of the Love Livonia magazine.

As you will see in reviewing the overview below, combining these two products into one with our preferred printing partner would produce an estimated cost savings of more than $24,000 annually through reduced printing and postage costs.

Based on current schedules, the estimated annual schedules for the 2021-23 contract duration would be roughly as follows for each edition:

	Winter, Spring/Summer, Fall
Booklets Mailed Out	Mid-November, Late March, Late July
Program Registration Begins	Early December, Mid-April, Early August

The current L Magazine and Love Livonia publications have an annual budget of about $33,135 from Parks and Recreation for printing through ID Enterprises, $23,850 from Parks and Recreation for L Magazine postage (includes letters to expiring Kirksey Recreation Center memberships), $29,252 from Community Resources and Communications for printing through Printwell, and $21,100 from Public Works for Love Livonia postage.

Six bids were received Feb. 9 with a notable variance in pricing. Two of the bidders were out-of-state companies, including the second-lowest bidder. The current Love Livonia printer did not submit a bid.

2021 L Magazine Bid Results	**Pioneer Group (Big Rapids)**	**Indiana Printing & Publishing (Indiana, PA)**	**ID Enterprises (F.Hills)**	**Quintero Enterprises (Ridgeview, NY)**	**Dearborn Lithograph (Livonia)**	**Inland Press (Detroit)**
Book Size	8x10	8x10	8x10.5	8.5x11	8x10	Blank
3 issue annual cost 42,000 qty @ 68 pages + non-res labeling	$ 46,788.00	$50,556.00	$59,062.05	$76,200.00	$80,239.20	$111,795.00
Notes		Non-Mich.		Non-Mich.		Didn't use amended RFP

Staff recommends Option B from the chart below, signifying an expected savings of more than $24,000 annually while improving the quality of the Parks and Recreation publication page material and color display. This would be done through a local company (ID Enterprises in Farmington Hills), which the City has used for the Parks and Recreation publication since 1987. ID Enterprises also works with the cities of Westland, Farmington Hills, Troy and Sterling Heights on products of a similar quality to what is contained in this proposal. ID Enterprises is recommended because of their existing relationship with the City, the known quality of their work over previous contracts, and our ability to work with their timeline and production schedule comfortably and effectively.

	Current Contracts and Cost		Proposed	
Magazine/Printer	**L Magazine** (ID Enterprises; 52 pages, 42,000 copies)	**Love Livonia** (Printwell; 20 pages, 44,000 copies)	**ID Enterprises** (68 pages, 42,000 copies)	**Pioneer Group** (68 pages, 42,000 copies)

	Would require new RFP	*Would require new RFP*	*Bid Received*	*Bid Received*
Price x1	$11,150	$9,751	$19,697	$15,596
Price x3	$33,450	$29,251	$59,092	$46,788
Postage x1	$6,995	$7,037	$7,000*	$7,000*
Postage x3	$20,985	$21,100	$21,000*	$21,000*
Total x1	$18,145	$16,788	$26,697	$22,596
Total x3	$54,435	$50,364	$80,091	$67,788
Projected Annual Cost	**$104,799 for 6 books**		**$80,091 for 3 books**	**$67,788 for 3 books**
Savings from 2020			$24,708	$37,011

**Postage amounts are staff estimates.*

We request that the City Council authorize the execution of a contract in the total amount of for the total printing project across Fall 2021 through Spring/Summer 2023 with ID Enterprises, 24333 Indoplex Cir, Farmington Hills, MI 48335. For reference, the bid packets for ID Enterprises and Pioneer Group are both attached.

For the printing of each edition of the booklet (cost: $19,697), the cost will be split evenly between Community Resources and Parks and Recreation.

Budgeted funds are available in accounts 101-893-886-110 Special Activities – Community Resources and 208-755-905-000 Publishing – Parks & Recreation.

Thank you for your consideration of this item.

Respectfully submitted by:

Josh Sabo
Director of Community Resources

Ted Davis
Director of Parks and Recreation

FUNDS ARE AVAILABLE:

MICHAEL T. SLATER
Director of FINANCE

APPROVED FOR SUBMISSION:

MAUREEN MILLER BROSNAN
MAYOR

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 22, 2021

Meeting was called to order via Zoom remote technology at 9:21 p.m. by President Kathleen McIntyre. Present: Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); Rob Donovic (Deployed); Jim Jolly (Livonia, Michigan); Laura Toy (Livonia, Michigan); Scott Bahr (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: None.

3) REQUEST FOR AUTHORIZATION TO PURCHASE ONE (1) 2022 FORD E450 CUTAWAY VAN THROUGH THE STATE OF MICHIGAN BID PROCESS: Housing Department, re: for use by Livonia Community Transit from budgeted funds.

Felicia Cross, Livonia Community Transit, presented this request to Council. She said they're asking for approval of a 2022 E450 Cutaway Van, which is a combination of a taxi and a bus, thirteen passenger vehicle, and the money is coming from budgeted funds.

Councilmember McCullough offered an approving resolution for the Consent Agenda.

DIRECTION: APPROVING CONSENT

REPORT TO THE LIVONIA CITY COUNCIL

Housing
March 11, 2021

MEETING DATE	PREPARED BY
March 22, 2021	Brandie Isaacson, Director of Housing

AGENDA ITEM

REQUEST FOR AUTHORIZATION TO PURCHASE ONE (1) 2022 FORD E450 CUTAWAY VAN THROUGH THE STATE OF MICHIGAN BID PROCESS: Livonia Housing Commission, re: for use by Livonia Community Transit, from budgeted funds.

BACKGROUND

The Livonia Community Transit (LCT) Program would like to request approval to purchase one (1) 2022 Ford E450 Cutaway Van Wheelbase and one (1) Champion Challenger 13-Passenger Bus through the State of Michigan bid process utilizing budgeted funds. The total cost of the vehicle package is $79,744.00. This includes the wheelbase for $30,864.00 and passanger bus for $48,880.00. The van will be used to support senior transportation programs.

RECOMMENDATION

We ask Council to approve the purchase of the 2022 Ford E450 Cutaway Van Wheelbase along with the Champion Challenger 13-Passenger Bus for the total cost of $79,744.00.

FISCAL CONSIDERATION

Approve purchase from budgeted funds in account no. 218-889-986-010

ATTACHMENTS

1. 2022 Vehicle Purchase

APPROVED BY

Brandie Isaacson, Director of Housing — Date: March 11, 2021

Michael Slater, Finance Director — Date: March 11, 2021

Maureen Miller Brosnan, Mayor — Date: March 11, 2021

January 29, 2021

City of Livonia Community Transit
Attn: Felicia Cross
15218 Farmington Road
Livonia, MI 48154

Dear Felicia Cross:

2021 Model Year Vehicle Bid Price on Macomb County Contract:

2022 Ford E450 Cutaway Van 158" Wheelbase in White	**$30,864.00 ea**
Champion Challenger 13 Passenger Bus	**$48,880.00 ea**
Total Delivered Price	**$79,744.00 ea**

Standard Service Contract: 36,000 miles or 36 months factory Bumper to Bumper Warranty and 60,000miles 60 months Powertrain Warranty . Service to be handled by your local Ford Dealer.

Order Cutoff Date: TBD.

Ford Motor Company does not guarantee delivery---Ford Motor Company will make reasonable efforts to schedule orders received prior to fleet order cut-off date.

Payment requirements: All departments to pay on delivery of vehicle. 10-day grace period will be given if previous arrangements have been made. A $9.50 per day floor plan will be charged if payment is not at the dealership within 10 days of delivery of the vehicle (s).

If you have any questions please call me, 888-92-FLEET (923-5338)

Respectfully Submitted,

Bill Campbell

Bill Campbell
Government & Fleet Sales

1960 E Main St Owosso, MI 48867, 888-92-FLEET (888.923.5338) Fax 517-625-5832

Macomb Co# 04-17 V.5.1

2022 E-Series Cutaway E-350(E3F) SRW & DRW E-450(E4F) DRW Major Standard Equipment

POWERTRAIN
- 7.3L V8 Premium-rated engine
- 6-Speed Transmission O/D w/Tow Haul w/Auxiliary Cooler

FUNCTIONAL
- Alternator – 210 Amp
- Battery – heavy-duty 78 amp-hr
- Brakes – 4-wheel disc brakes with Tracktion Control
- Horn – dual-note
- Shock Absorbers – Heavy-duty
- Steering – Power
- Steering gear – heavy-duty
- Tachometer
- Windshield wipers – interval
- Air conditioning – front only
- Bluetooth-capable AM/FM stereo w/clock display, USB input and 2 speakers
- Axle
  - Front, Twin I-beam
  - Rear – Full Float
- Embedded Modem
  - Fleet Telematics Modem
- Interior Power
  - Dual USB Ports in Instrument Panel
  - PowerPoint – 1x12V PowerPoint
- Stabilizer Bars
  - Front Stabilizer Bar – E350 SRW Only
  - Front and Rear Stabilizer Bar – E350/E450 DRW Only

EXTERIOR
- Auxiliary
  - Fuel Port
  - Transmission oil cooler
- Ford Oval on grille
- Glass – solar
- Mirror Delete
- Bumper – black painted, front w/lower black plastic valence and Under-Bumper Air Dam
- Headlamps with Autolamp – Dual Sealed-beam with Fixed Lens
- Fuel tank – 40 Gallon (aft-of-axle) (E-350)
- Fuel tank – 55 Gallon (E-450)
- Tires – LT245/75Rx16E BSW All Season (SRW)
- Tires – LT225/75Rx16E BSW All Season (DRW)
- Spare Tire & Wheel Delete
- Steel valve stems (DRW Only)
- 16" x 6" Wheels – Painted White Steel (DRW)
- 16" x 6" Wheels – Painted Gray Steel (SRW)
- Wheel Trim Delete

INTERIOR
- Console – Color-keyed w/dual Bin Stowage & (3) cup holders
- Dash sound absorber
- Floor covering – fron t, black vinyl
- Glove Box with Auxiliary 12V PowerPoint
- Key-in-ignition warning chime
- Seats – Dual High-back Vinyl Bucket
- Step Well Pads – Black Plastic
- Sun visors – Vinyl
- Interior Lighting
  - Courtesy light switch – front-door
  - Front dome light
- Rearview Mirror Delete
- Steering wheel – Tilt & Telescoping
- Modified Vehicle Wiring Kit
- Light & Convenience Group
- Trim
  - Driver and Passenger A-pillar grab handle
  - Driver and Passenger Black Cowl Trim Panels
  - Front, Molded Vinyl Faced Headliner
  - Headliner – Front, Molded Vinyl Faced
  - Instrument panel – Medium Flint
  - Medium Flint with Single Stowage Area Door-trim Panels

SAFETY/SECURITY
- Dual Airbags – 2nd Generation
- Electronic Stability Control (ESC)
- Safety belts – Medium Flint w/height-adjustable D-ring
- Traction Control
- Tire Pressure Monitoring System (TPMS) – Standard on SRW models

DRIVERS ASSIST FEATURES
- Hill Start Assist

Base Price Single Rear Wheel

[ ] Base Price E-350 138" WB, CA 80" SRW, GVWR 10,050	$25,944.00
[ ] Base Price E-350 158" WB, CA 100" SRW, GVWR 10.050	$26,282.00

Base Price Dual Rear Wheel

[ ] Base Price E-350 138" WB, CA 80" DRW(T68), GVWR 11,500	$26,163.00
[ ] Base Price E-350 158" WB, CA 100" DRW(T68), GVWR 11,500	$26,382.00
[ ] Base Price E-350 176" WB, CA 118" DRW(T68), GVWR 12,500	$26,821.00
[x] Base Price E-450 158" WB, CA 100" DRW, GVWR 14,500	$28,329.00
[ ] Base Price E-450 176" WB, CA 118" DRW, GVWR 14,500	$28,969.00

Available Options	Option Code	Price
[ ] Bucket Dual Vinyl High Back Standard on this vehicle	211	Standard
[ ] Bucket Dual Cloth High Back Seat	CE/211	N/C
[ ] Manual Pedestal, not Inc. w/47M & 47B packages	21D	20.00
[ ] Driver Captain Chair w/Trim	ME/21T	85.00
[ ] Driver Seat Power	90P/21A	545.00
[x] No Seats Included	**XE/21D**	**N/C**
[x] Spare Tire & Wheel	**51A**	**270.00**
[ ] 16" Sport Wheel Cover (SRW only) N/A with alum. wheels (64F)	614	120.00
[ ] Alternator HD 240 Amp	63O	160.00
[x] Dual Alternator – 240/157 Amp	**63N**	**850.00**
[x] Dual 78 Amp Heavy-Duty Batteries	**634**	**245.00**
[ ] Engine block heater	41H	75.00
[ ] Axle Limited Slip	XE_	270.00
[ ] Front One-Up GAWR, E-350 only	672	40.00
[ ] 12500 GVWR, E-350 DRW(158" Wheelbase Only)	20C	350.00
[ ] License Plate Bracket Front	153	N/C
[ ] Power Windows & Locks	903	465.00
[ ] Power Windows & Locks w/Remote Keyless Entry	948/903	715.00
[ ] Mirrors Telescopic Trailer Tow	54D	125.00
[ ] Mirrors Telescopic Trailer Tow-**Power Equip Required (903)**	54E	230.00
[ ] B-Pillar Trim Kit. Includes unique, full LH/RH B-pillar trim	92B	100.00
[ ] Running Boards-LH/RH door Length	688	250.00
[ ] Alternate Lateral Frame- 6 lateral all WB Incl. 559 Frame pucks	554	130.00
[ ] Standard pattern Frame- 4 long/2 lateral w/138" & 158" WB, 4 lateral/2 long w/176"WB	557	140.00
[ ] Pucks- Frame (isolators)	559	50.00
[ ] Auxiliary Heater Connector Package	57L	100.00
[ ] Auxiliary Heater/AC Connector Package w/Rear controls	57X	110.00
[ ] Instrument Panel Electronic Message Center	60J	190.00
[x] 4 Speaker Upgrade Pkg.	**874**	**30.00**
[x] Inside Rearview Mirror	**625**	**25.00**
[x] Cruise Control	**525**	**240.00**
[ ] **Insulation Package**(Front cloth headliner and sunvisors)	**552**	**85.00**
[x] Exterior Upgrade Package (Front chrome bumper & Grill)	**18A**	**105.00**
[ ] **Interior Upgrade Package** (Front cloth headliner, High-series door trim panels, Dual Cloth Captain's Chairs (21A), Cloth sunvisors, Power door locks and windows (903), and Insulation Package (552)	**18C**	**940.00**
[x] **Shuttle Bus Prep Package (Includes:** Front chrome bumper and Chrome grill, Manual Pedestals, seats not included (21W), Power door-locks and windows 903 (Not available w/RH door delete 60X), Engine block heater, Frame pucks (isolators), Front license plate bracket, Exterior Mirror Delete (54F). **Deletes:** Front vinyl floor covering, Front headliner, and Front dome lamp)	**47B**	**460.00**
[x] Auxiliary Heater Connector Package w/Rear Fan Controls	**57J**	**25.00**
[ ] Engine Console Cover **Delete**	41X	(-15.00)
[ ] Trailer Towing Package (Class I)	534	135.00
[ ] Review Camera Kit (Includes Review Mirror w/Camera Display)	43C	440.00
[x] User Defined Switches (4) on the Instrument Panel	**52S**	**85.00**
[x] Upfitter Interface Module	**66A**	**310.00**
[ ] 110V AC Outlet	901	180.00
[x] Daytime Running Lights	**942**	**45.00**
[ ] Ambulance Prep Package	47A	1860.00

[x] Right Hand Delete (Deletes RH door, A-pillar grab handle, RH 60X Seat & seatbelt, passenger side air bag, under seat stowage & ext. mirrors. Not Available with w/18C Interior Upgrade Pkg. 47A Ambulance Pkg. or 903 Power Windows and Locks Group) (-155.00)

Colors for E-350 & E-450
Econoline Cutaway Chassis

Exterior Colors	**Interior Colors**	
	Medium Flint (AE)	
School Bus Yellow	[B1]	[ ]
Race Red	[E4]	[ ]
Oxford White	**[YZ]**	**[x]**
Extra Cost Paint (add $135.00)		
Agate Black	[G1]	[ ]
Stone Gray	[D1]	[ ]
Magnetic	[J7]	[ ]
Blue Jeans	[N1]	[ ]
Green Gem	[W6]	[ ]
Ingot Silver Metallic	[UX]	[ ]

Total Price $30,864.00 ea

HOEKSTRA TRANSPORTATION

2021 Champion "Challenger"

Bus Body Equipment:

21.5" Vehicle length (Bumper/Bumper)
74" retractable lap belts (13)
3 - Freedman double flip seats w/ grey vinyl
7-Mid-high Freedman stationary grey vinyl rear seats
Seat grab handles- all seats except rear row
Driver seat Freedman Shield with power base
Drivers curb view window on pass side
Driver side running board
Driver stanchion w/ plexiglass rear & side barriers
30" power entry door w/entry way lighting
Kubota exterior entry door key switch
Grab handles mounted on entry doors-yellow
Entryway stanchion stainless & modesty panel
Left and right entry assist handrails-stainless steel color
Yellow entry step edge nosing
Entry farebox stanchion-stainless, we mount farebox
Ceiling grab rails-stainless steel
Insulated walls and ceiling
Molded ceiling and interior trim
Steel floor frame on rubber insulators
FMVSS steel cage construction
Steel wrap around rear bumper w/ anti ride shied
Front and rear mud flaps
Fiberglass front & rear caps
Streetside exhaust
Undercoating
Battery slide-out tray MDOT SS enclosed
Mor Ryde rear suspension
Dual A/C, front OEM & rear 55,000 BTU ACC unit
Roof mounted rear AC condenser w/ safety guard
Rear Heat (2) 65000 BTU & 45000 BTU
2nd heater to be placed under double seat curbside
Tethered fuel cap
Fuel sending unit access cover
Plywood subfloor w/ Grey rubber flooring
Flooring – Coved up sidewall (not on entry steps)
Flat floor w/ light and 'watch your step' sign
Decal, "Watch your step"
Locking front glove box
Roof mounted emergency exit hatch
6" yellow transit step stool
Fire extinguisher, 1st aid kit, Triangle kit
Rear emergency exit window
T-slider tinted windows
Heated remote side mirrors-Velvac
Rear fresnal magnifying lens, interior convex mirror
Side marker lights
As-built wiring diagram and parts manual (on USB stick)
Circuit breakers in lieu of fuses
OEM AM/FM/Bluetooth Speaker Interior (4) ADDT'L (8 Total)
Wiring junction box in driver area
Back up beeper
Back-up camera w/ dash mounted 7" monitor
Run USB power wire to RH farebox cane for IPAD bracket
Full length L-Track front to back in wheelchair area
Oxford White Exterior

Paratransit Items:

Braun NCL wheelchair lift 1000 1b.
ADA sign package
Dual leaf lift access door
2- Q'Straint tiedown storage underneath fold seats TDSS
2 -sets QRT auto-retracting wheelchair tiedowns
2- Retracting wheelchair shoulder harnesses

Bid- Bus Body Only

$48,880.00. Price valid for 60 days from 1-29-2021.

Sincerely,
Todd L Hooper
616-318-9428, thooper@hoekstrainc.com
Hoekstra Transportation
3741 Roger B. Chaffee Blvd.
Grand Rapids, MI. 49548

Meeting was called to order via Zoom remote technology at 9:21 p.m. by President Kathleen McIntyre. Present: Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); Rob Donovic (Deployed); Jim Jolly (Livonia, Michigan); Laura Toy (Livonia, Michigan); Scott Bahr (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: None.

4) REQUEST FOR AUTHORIZATION TO WAIVE THE SEALED BID PROCESS AND TO PURCHASE THIRTY-SIX (36) DELL DESKTOP AND LAPTOP WORKSTATIONS: Division of Police, re: to replace workstations that are out of warranty or at end of life, from budgeted funds.

Captain Tom Goralski, Livonia Police Department, presented this request to Council. He stated this is a request for authorization to waive the City's bid process and purchase thirty-six Dell Desktop and Laptop Workstations. As you know, we have desktops in our building, plus we have laptops in our vehicles. The current desktop and laptop workstations, this is a yearly event, we replace half our number hopefully every year and it's about the same each year and we do it through the State of Michigan contract pricing bid and we are under budget on it again this year, which we always like.

Councilmember Donovic asked what happens to the old laptops and desktops that are being replaced and Goralski replied there are times when we can and where we do it's to other police departments that may not have the equipment that they need. But typically these things are end of life and they're not really re-sellable so typically we don't do that but on occasion we have done it with our smaller departments that need the help.

Donovic then offered an approving resolution for the Consent Agenda.

DIRECTION: APPROVING CONSENT

REPORT TO THE LIVONIA CITY COUNCIL

Police
March 25, 2021

MEETING DATE	PREPARED BY
April 12, 2021	Lori Miller, Deputy City Clerk,

AGENDA ITEM

REQUEST FOR AUTHORIZATION TO WAIVE THE SEALED BID PROCESS AND TO PURCHASE THIRTY SIX (36) DELL DESKTOP AND LAPTOP WORKSTATIONS: Division of Police, re: to replace workstations that are out of warranty or at end of life, from budgeted funds.

BACKGROUND

Our current desktop and laptop workstations, are out of warranty, at end of life, and replacement parts are limited or no longer available.

RECOMMENDATION

The Livonia Division of Police is requesting authorization to purchase thirty-six (36) Dell Desktop and Laptop Workstations. This equipment will replace approximately 50% of the police department's workstations.

This equipment was approved on the State of Michigan contract pricing Bid #MEHC-7012015. Therefore, the Livonia Division of Police is requesting Council's authorization to waive the City's sealed bid process, pursuant to Finance Ordinance 3.04.140 (D) (4).

FISCAL CONSIDERATION

Funds available - This proposed purchase would utilize $54,561.63 of $97,500.00 budgeted for this purpose in the Police Data Processing (Capital Outlay Minor) Account #101-306-971-000.

ATTACHMENTS

1. Departmental Correspondence
2. Dell Price Qoute
3. Council Letter - Final

APPROVED BY

Date: February 22, 2021

Curtis Caid, Police Chief

Michael T Slater

Date: February 22, 2021

Michael Slater, Finance Director

Date: February 26, 2021

Paul Bernier, City Attorney

Maureen Miller Brosnan

Date: March 04, 2021

Maureen Miller Brosnan, Mayor

Livonia Police Department
Departmental Correspondence

Date: 02/12/2021

Subject: Request for Council Approval

To: **Chief Caid (thru channels)** **Bureau:** Administration

From: Steven Arslanian **Bureau:** Computer Services

Chief,

The attached purchase order request for Dell desktop and laptop computers will replace current desktop computers. These devices are out of warranty, end of life and replacement parts are limited or no longer available.

We budgeted a total of $97,500 for replacement computers, and the attached quote for $54,561.63 is under budget.

Respectfully,

Steven Arslanian

Steven Arslanian
Computer Services

cc:
attached: Purchase Order Request;
Dell Quote

DELL Technologies

A quote for your consideration.

Based on your business needs, we put the following quote together to help with your purchase decision. Below is a detailed summary of the quote we've created to help you with your purchase decision.

To proceed with this quote, you may respond to this email, order online through your **Premier page**, or, if you do not have Premier, use this **Quote to Order**.

Quote No.	**3000078613683.1**	Sales Rep	Jessica Murray
Total	**$54,561.63**	Phone	(800) 456-3355, 6179055
Customer #	10250716	Email	Jessica_Murray@Dell.com
Quoted On	Feb. 09, 2021	**Billing To**	ACCOUNTS PAYABLE
Expires by	Mar. 11, 2021		CITY OF LIVONIA
Deal ID	20051436		33000 CIVIC CTR
			LIVONIA, MI 48154-3060

Message from your Sales Rep

Please contact your Dell sales representative if you have any questions or when you're ready to place an order.
Thank you for shopping with Dell!

Regards,
Jessica Murray

Shipping Group

Shipping To

STEVEN ARSLANIAN
CITY OF LIVONIA
15050 FARMINGTON RD
LIVONIA, MI 48154-5499
(734) 466-2390

Shipping Method

Standard Delivery

Product	Unit Price	Quantity	Subtotal
OptiPlex 5080 Small Form Factor	**$900.00**	**15**	**$13,500.00**
Dell Latitude 5424	**$2,125.00**	**4**	**$8,500.00**
Dell Latitude 5424	**$1,915.39**	**17**	**$32,561.63**

 Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

Subtotal:	**$54,561.63**
Shipping:	**$0.00**
Non-Taxable Amount:	**$54,561.63**
Taxable Amount:	**$0.00**
Estimated Tax:	**$0.00**
Total:	**$54,561.63**

Special lease pricing may be available for qualified customers. Please contact your DFS Sales Representative for details.

 Dell Marketing L.P. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

Shipping Group Details

Shipping To

STEVEN ARSLANIAN
CITY OF LIVONIA
15050 FARMINGTON RD
LIVONIA, MI 48154-5499
(734) 466-2390

Shipping Method

Standard Delivery

		Quantity	Subtotal
OptiPlex 5080 Small Form Factor	$900.00	15	$13,500.00

Estimated delivery if purchased today:
Feb. 26, 2021
Contract # C000000181093
Customer Agreement # MHEC-07012015

Description	SKU	Unit Price	Quantity	Subtotal
OptiPlex 5080 SFF XCTO	210-AVOX	-	15	-
10th Generation Intel Core i7-10700 (8-Core, 16MB Cache, 2.9GHz to 4.8GHz, 65W)	338-BVCD	-	15	-
VR Heatink Thermal Pad for 8 Core / 10 Core Processor (Small Form Factor)	412-AATS	-	15	-
Win 10 Pro 64 English, French, Spanish	619-AHKN	-	15	-
No Microsoft Office License Included – 30 day Trial Offer Only	658-BCSB	-	15	-
16GB (2x8GB) DDR4 non-ECC Memory	370-AFLD	-	15	-
M.2 256GB PCIe NVMe Class 40 Solid State Drive	400-BEUS	-	15	-
M.2 22x30 Thermal Pad	412-AAQT	-	15	-
M2X3.5 Screw for SSD/DDPE	773-BBBC	-	15	-
No Additional Hard Drive	401-AANH	-	15	-
Intel Integrated Graphics, Dell OptiPlex	490-BBFG	-	15	-
OptiPlex 5080 Small Form Factor with 200W up to 85% efficient Power Supply (80Plus Bronze)	329-BEVD	-	15	-
DVD+/-RW Bezel	325-BDSH	-	15	-
8x DVD+/-RW 9.5mm Optical Disk Drive	429-ABFH	-	15	-
CMS Essentials DVD no Media	658-BBTV	-	15	-
No Media Card Reader	379-BBHM	-	15	-
System Power Cord (Philipine/TH/US)	450-AAOJ	-	15	-
Chassis Intrusion Switch - SFF	461-AAEE	-	15	-
No Wireless LAN Card	555-BBFO	-	15	-
No Wireless Driver	340-AFMQ	-	15	-
No Stand Option	575-BBBI	-	15	-
No Additional Cable Requested	379-BBCY	-	15	-
No PCIe add-in card	492-BBFF	-	15	-
Dell KM636 Wireless Keyboard&Mouse (Blk)	580-AISH	-	15	-
Mouse included with Keyboard	570-AADI	-	15	-
No Cable Cover	325-BCZQ	-	15	-
SupportAssist	525-BBCL	-	15	-
Dell(TM) Digital Delivery Cirrus Client	640-BBLW	-	15	-

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Dell Client System Update (Updates latest Dell Recommended BIOS, Drivers, Firmware and Apps)	658-BBMR	-	15	-
Waves Maxx Audio	658-BBRB	-	15	-
Dell SupportAssist OS Recovery Tool	658-BEOK	-	15	-
Dell Optimizer	658-BEQP	-	15	-
OS-Windows Media Not Included	620-AALW	-	15	-
ENERGY STAR Qualified	387-BBLW	-	15	-
EPEAT 2018 Registered (Silver)	379-BDTO	-	15	-
SERI Guide (ENG/FR/Multi)	340-AGIK	-	15	-
Dell Watchdog Timer	379-BDWG	-	15	-
Quick Setup Guide 5080 SFF	340-CPQF	-	15	-
No UPC Label	389-BCGW	-	15	-
Trusted Platform Module (Discrete TPM Enabled)	329-BBJL	-	15	-
Shipping Material for SFF (DAO)	340-CQYR	-	15	-
Shipping Label for DAO,BRZ	389-BBUU	-	15	-
No CompuTrace	461-AABF	-	15	-
Regulatory Label for OptiPlex 5080 SFF 200 W, DAO	389-DVUB	-	15	-
No Hard Drive Bracket, Dell OptiPlex	575-BBKX	-	15	-
No Intel Responsive	551-BBBJ	-	15	-
Desktop BTO Standard shipment	800-BBIO	-	15	-
No Anti-Virus Software	650-AAAM	-	15	-
Custom Configuration	817-BBBB	-	15	-
No Additional Add In Cards	382-BBHX	-	15	-
No Additional Video Ports	492-BCKH	-	15	-
Intel Standard Manageability (ISM)	631-ACOK	-	15	-
No Dell Backup and Recovery software	637-AAAM	-	15	-
No Optane	400-BFPO	-	15	-
Speaker for Tower and SFF	520-AARD	-	15	-
No External ODD	429-ABGY	-	15	-
Dell Limited Hardware Warranty Plus Service	804-9043	-	15	-
Onsite/In-Home Service After Remote Diagnosis 63 Months	804-9049	-	15	-
Keep Your Hard Drive, 5 Year	980-7554	-	15	-
			Quantity	**Subtotal**
Dell Latitude 5424		**$2,125.00**	**4**	**$8,500.00**

Estimated delivery if purchased today:
Mar. 05, 2021
Contract # C000000181093
Customer Agreement # MHEC-07012015

Description	SKU	Unit Price	Quantity	Subtotal
Dell Latitude 5424 Rugged, CTO	210-AQPY	-	4	-
8th Gen Intel Core i7-8650U Processor (Quad Core, 8M Cache, 1.9GHz.15W, vPro)	379-BDHD	-	4	-
Win 10 Pro 64 English, French, Spanish	619-AHKN	-	4	-
No Microsoft Office License Included – 30 day Trial Offer Only	658-BCSB	-	4	-

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Intel Core i7-8650U Processor Base with AMD Radeon RX540 Graphics 128 Bit	338-BPVF	-	4	-
No Out-of-Band Systems Management - vPro Disabled	631-ABWH	-	4	-
16GB, 2x8GB, DDR4 Non-ECC	370-AGKD	-	4	-
M.2 256GB PCIe NVMe Class 40 Solid State Drive	400-BBTW	-	4	-
14" FHD WVA (1920 x 1080) Anti-Glare Non-Touch	391-BDXO	-	4	-
Dell Top Case and Palmrest without Security	346-BEVG	-	4	-
Regulatory Label for Keyboard	389-DOPO	-	4	-
Sealed Internal RGB Backlit English Keyboard	580-ABYR	-	4	-
Intel Dual Band Wireless AC 8265 (802.11ac) 2x2 + Bluetooth 4.2 Driver	555-BEPE	-	4	-
Intel Dual Band Wireless AC 8265 (802.11ac) 2x2	555-BDGD	-	4	-
WLAN Bracket	575-BBYW	-	4	-
Qualcomm Snapdragon X20 (DW5821e) ATT	556-BBZI	-	4	-
WWAN Bracket	575-BBYX	-	4	-
3 Cell 51Whr ExpressCharge Capable Battery	451-BCHG	-	4	-
90 Watt AC Adapter	492-BCNQ	-	4	-
No Anti-Virus Software	650-AAAM	-	4	-
OS-Windows Media Not Included	620-AALW	-	4	-
E5 US Power Cord	537-BBBD	-	4	-
Setup and Features Guide	340-CHMZ	-	4	-
Factory Installed Rigid handle tied sku	540-BCIH	-	4	-
2nd 3 Cell 51Whr ExpressCharge Capable Battery	451-BCHH	-	4	-
SERI Guide (English/Spanish)	340-AGIN	-	4	-
Regulatory Label included	389-BEYY	-	4	-
TPM Enabled	340-AJPV	-	4	-
System Driver, Dell Latitude 5424	640-BBRP	-	4	-
Dell Developed Recovery Environment	658-BCUV	-	4	-
Shuttle SHIP Material	328-BCXL	-	4	-
Directship Info Mod	340-CKTD	-	4	-
No Option Included	340-ACQQ	-	4	-
CMS Software not included	632-BBBJ	-	4	-
No Resource USB Media	430-XXYG	-	4	-
ENERGY STAR Qualified	387-BBNJ	-	4	-
BTO Standard shipment Air	800-BBGF	-	4	-
No Additional IO Ports	590-TEYX	-	4	-
Single Primary HD & ODD Brackets, 5424	590-TEYM	-	4	-
8X DVD+/-RW 9.5mm Optical Drive	429-ABHV	-	4	-
No Option Included	340-ACQQ	-	4	-
RGB Camera	319-BBFN	-	4	-
No PCMCIA Card or Express Card Reader	590-TEZB	-	4	-
ProSupport: Next Business Day Onsite, 24 Months Extended	808-6790	-	4	-
ProSupport: Next Business Day Onsite, 39 Months	808-6791	-	4	-

Dell Limited Hardware Warranty Initial Year	808-6805	-	4	-
ProSupport: 7X24 Technical Support, 63 Months	808-6824	-	4	-
Dell Limited Hardware Warranty Extended Year(s)	975-3461	-	4	-
Thank you choosing Dell ProSupport. For tech support, visit //support.dell.com/ProSupport	989-3449	-	4	-
Keep Your Hard Drive, 5 Year	980-9314	-	4	-
			Quantity	**Subtotal**
Dell Latitude 5424		**$1,915.39**	**17**	**$32,561.63**

Estimated delivery if purchased today:
Mar. 05, 2021
Contract # C000000181093
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Description	SKU	Unit Price	Quantity	Subtotal
Dell Latitude 5424 Rugged, CTO	210-AQPY	-	17	-
8th Gen Intel Core i7-8650U Processor (Quad Core, 8M Cache, 1.9GHz,15W, vPro)	379-BDHD	-	17	-
Win 10 Pro 64 English, French, Spanish	619-AHKN	-	17	-
No Microsoft Office License Included – 30 day Trial Offer Only	658-BCSB	-	17	-
Intel Core i7-8650U Processor Base with AMD Radeon RX540 Graphics 128 Bit	338-BPVF	-	17	-
No Out-of-Band Systems Management - vPro Disabled	631-ABWH	-	17	-
16GB, 2x8GB, DDR4 Non-ECC	370-AGKD	-	17	-
M.2 256GB PCIe NVMe Class 40 Solid State Drive	400-BBTW	-	17	-
14" FHD WVA (1920 x 1080) Anti-Glare Non-Touch	391-BDXO	-	17	-
Dell Top Case and Palmrest without Security	346-BEVG	-	17	-
Regulatory Label for Keyboard	389-DOPO	-	17	-
Sealed Internal RGB Backlit English Keyboard	580-ABYR	-	17	-
Intel Dual Band Wireless AC 8265 (802.11ac) 2x2 + Bluetooth 4.2 Driver	555-BEPE	-	17	-
Intel Dual Band Wireless AC 8265 (802.11ac) 2x2	555-BDGD	-	17	-
WLAN Bracket	575-BBYW	-	17	-
No Mobile Broadband Card	362-BBBB	-	17	-
3 Cell 51Whr ExpressCharge Capable Battery	451-BCHG	-	17	-
90 Watt AC Adapter	492-BCNQ	-	17	-
No Anti-Virus Software	650-AAAM	-	17	-
OS-Windows Media Not Included	620-AALW	-	17	-
E5 US Power Cord	537-BBBD	-	17	-
Setup and Features Guide	340-CHMZ	-	17	-
Factory Installed Rigid handle tied sku	540-BCIH	-	17	-
2nd 3 Cell 51Whr ExpressCharge Capable Battery	451-BCHH	-	17	-
SERI Guide (English/Spanish)	340-AGIN	-	17	-
Regulatory Label included	389-BEYY	-	17	-
TPM Enabled	340-AJPV	-	17	-
System Driver, Dell Latitude 5424	640-BBRP	-	17	-
Dell Developed Recovery Environment	658-BCUV	-	17	-

Shuttle SHIP Material	328-BCXL	-	17	-
Directship Info Mod	340-CKTD	-	17	-
No Option Included	340-ACQQ	-	17	-
CMS Software not included	632-BBBJ	-	17	-
No Resource USB Media	430-XXYG	-	17	-
ENERGY STAR Qualified	387-BBNJ	-	17	-
BTO Standard shipment Air	800-BBGF	-	17	-
No Additional IO Ports	590-TEYX	-	17	-
Single Primary HD & ODD Brackets, 5424	590-TEYM	-	17	-
8X DVD+/-RW 9.5mm Optical Drive	429-ABHV	-	17	-
No Option Included	340-ACQQ	-	17	-
RGB Camera	319-BBFN	-	17	-
No PCMCIA Card or Express Card Reader	590-TEZB	-	17	-
ProSupport: Next Business Day Onsite, 24 Months Extended	808-6790	-	17	-
ProSupport: Next Business Day Onsite, 39 Months	808-6791	-	17	-
Dell Limited Hardware Warranty Initial Year	808-6805	-	17	-
ProSupport: 7X24 Technical Support, 63 Months	808-6824	-	17	-
Dell Limited Hardware Warranty Extended Year(s)	975-3461	-	17	-
Thank you choosing Dell ProSupport. For tech support, visit //support.dell.com/ProSupport	989-3449	-	17	-
Keep Your Hard Drive, 5 Year	980-9314	-	17	-

Subtotal:	**$54,561.63**
Shipping:	**$0.00**
Estimated Tax:	**$0.00**
Total:	**$54,561.63**

 Dell Marketing LP (U.S. only) Dell Marketing LP, is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

Important Notes

Terms of Sale

This Quote will, if Customer issues a purchase order for the quoted items that is accepted by Supplier, constitute a contract between the entity issuing this Quote ("Supplier") and the entity to whom this Quote was issued ("Customer"). Unless otherwise stated herein, pricing is valid for thirty days from the date of this Quote. All product, pricing and other information is based on the latest information available and is subject to change. Supplier reserves the right to cancel this Quote and Customer purchase orders arising from pricing errors. Taxes and/or freight charges listed on this Quote are only estimates. The final amounts shall be stated on the relevant invoice. Additional freight charges will be applied if Customer requests expedited shipping. Please indicate any tax exemption status on your purchase order and send your tax exemption certificate to Tax_Department@dell.com or ARSalesTax@emc.com, as applicable.

Governing Terms: This Quote is subject to: (a) a separate written agreement between Customer or Customer's affiliate and Supplier or a Supplier's affiliate to the extent that it expressly applies to the products and/or services in this Quote or, to the extent there is no such agreement, to the applicable set of Dell's Terms of Sale (available at www.dell.com/terms or www.dell.com/oemterms), or for cloud/as-a-Service offerings, the applicable cloud terms of service (identified on the Offer Specific Terms referenced below); and (b) the terms referenced herein (collectively, the "Governing Terms"). Different Governing Terms may apply to different products and services on this Quote. The Governing Terms apply to the exclusion of all terms and conditions incorporated in or referred to in any documentation submitted by Customer to Supplier.

Supplier Software Licenses and Services Descriptions : Customer's use of any Supplier software is subject to the license terms accompanying the software, or in the absence of accompanying terms, the applicable terms posted on www.Dell.com/eula. Descriptions and terms for Supplier-branded standard services are stated at www.dell.com/servicecontracts/global or for certain infrastructure products at www.dellemc.com/en-us/customer-services/product-warranty-and-service-descriptions.htm

Offer-Specific, Third Party and Program Specific Terms: Customer's use of third-party software is subject to the license terms that accompany the software. Certain Supplier-branded and third-party products and services listed on this Quote are subject to additional, specific terms stated on www.dell.com/offeringspecificterms ("Offer Specific Terms").

In case of Resale only: Should Customer procure any products or services for resale, whether on standalone basis or as part of a solution, Customer shall include the applicable software license terms, services terms, and/or offer-specific terms in a written agreement with the end-user and provide written evidence of doing so upon receipt of request from Supplier.

In case of Financing only: If Customer intends to enter into a financing arrangement ("Financing Agreement") for the products and/or services on this Quote with Dell Financial Services LLC or other funding source pre-approved by Supplier ("FS"), Customer may issue its purchase order to Supplier or to FS. If issued to FS, Supplier will fulfill and invoice FS upon confirmation that: (a) FS intends to enter into a Financing Agreement with Customer for this order; and (b) FS agrees to procure these items from Supplier. Notwithstanding the Financing Agreement, Customer's use (and Customer's resale of and the end-user's use) of these items in the order is subject to the applicable governing agreement between Customer and Supplier, except that title shall transfer from Supplier to FS instead of to Customer. If FS notifies Supplier after shipment that Customer is no longer pursuing a Financing Agreement for these items, or if Customer fails to enter into such Financing Agreement within 120 days after shipment by Supplier, Customer shall promptly pay the Supplier invoice amounts directly to Supplier.

Customer represents that this transaction does not involve: (a) use of U.S. Government funds; (b) use by or resale to the U.S. Government; or (c) maintenance and support of the product(s) listed in this document within classified spaces. Customer further represents that this transaction does not require Supplier's compliance with any statute, regulation or information technology standard applicable to a U.S. Government procurement.

For certain products shipped to end users in California, a State Environmental Fee will be applied to Customer's invoice. Supplier encourages customers to dispose of electronic equipment properly.

Electronically linked terms and descriptions are available in hard copy upon request.

^Dell Business Credit (DBC):
OFFER VARIES BY CREDITWORTHINESS AS DETERMINED BY LENDER. Offered by WebBank to Small and Medium Business customers with approved credit. Taxes, shipping and other charges are extra and vary. Minimum monthly payments are the greater of $15 or 3% of account balance. Dell Business Credit is not offered to government or public entities, or business entities located and organized outside of the United States.

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

CURTIS CAID
CHIEF OF POLICE

MAUREEN MILLER BROSNAN
MAYOR

15050 Farmington Road
Livonia, Michigan 48154-5499
(734) 466-2470
FAX: (734) 261-2265

February 16, 2021

Honorable Members of Council
33000 Civic Center Drive
Livonia, MI 48154

RE: Purchase of Dell Desktop and Laptop Workstations – Waiver of Sealed Bid Process

Dear Council Members,

The Livonia Division of Police is requesting authorization to purchase thirty-six (36) Dell Desktop and Laptop Workstations. This equipment will replace approximately 50% of the police department's workstations.

Our current desktop and laptop workstations, are out of warranty, at end of life, and replacement parts are limited or no longer available. This equipment was approved on the State of Michigan contract pricing Bid #MEHC-7012015. Therefore, the Livonia Division of Police is requesting Council's authorization to waive the City's sealed bid process, pursuant to Finance Ordinance 3.04.140 (D) (4).

This proposed purchase would utilize $54,561.63 of $97,500.00 budgeted for this purpose in the Police Data Processing (Capital Outlay Minor) Account #101-306-971-000.

We are available to provide any additional information that Council members may desire. Thank you for your consideration in this matter.

Sincerely,

Curtis Caid, Chief
Livonia Division of Police

Meeting was called to order via Zoom remote technology at 9:21 p.m. by President Kathleen McIntyre. Present: Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); Rob Donovic (Deployed); Jim Jolly (Livonia, Michigan); Laura Toy (Livonia, Michigan); Scott Bahr (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: None.

5) REQUEST FOR AUTHORIZATION TO WAIVE THE SEALED BID PROCESS AND TO PURCHASE NEW LIFESCAN SYSTEMS: Division of Police, re: to replace the current Livescan™ System that will no longer have access to support through CLEMIS, from budgeted funds.
Captain Tom Goralski, Livonia Police Department, presented this request to Council. He stated this is a request to waive the sealed bid process to purchase two Livescans which are our electronic fingerprinting stations; one up front in the building for civilians that are applying for jobs that are either in our lockups or our customers. We did it through CLEMIS, with sole source through IDEMIA, and for those two reasons we have to go through these folks, and the price is good this year, it includes installation and training and is also under budget.

Councilmember McCullough commented that when we have cooperative purchasing agreements, that is already procured, low pricing, that has already been through the whole RFP process, so we're getting the best prices that are out there. And obviously for this one, just to do justice, that CLEMIS is basically requiring this as a sole source, so we are doing our due diligence to be fiscally responsible and I appreciate the amount of effort that staff goes into getting these packets and getting the best pricing. If there are no objections, I'd be happy to offer an approving resolution for the Consent Agenda.

President McIntyre asked Captain Goralski to thank Reserve Officer Nadratowski for her hard work at the Senior Center Vaccinate Livonia program.

DIRECTION: APPROVING CONSENT

REPORT TO THE LIVONIA CITY COUNCIL

Police
March 10, 2021

MEETING DATE	PREPARED BY
March 22, 2021	Diane Warterian, Program Supervisor

AGENDA ITEM

REQUEST FOR AUTHORIZATION TO WAIVE THE SEALED BID PROCESS AND TO PURCHASE NEW LIFESCAN SYSTEMS: Division of Police, re: to replace the current Livescan™ System that will no longer have access to support through CLEMIS, from budgeted funds.

BACKGROUND

Livescan™ System is a program utilized by the Livonia Division of Police in fingerprinting, providing an interface with AFIS and within the FBI's Electronic Fingerprint Transmission Specifications. Our current Livescan™ System being utilized in the jail and central records are at their end of life; replacement parts are limited or no longer available. Our current system must be replaced by the end of the year or we will no longer have access to support through CLEMIS.

RECOMMENDATION

This upgrade and installation is sole source and proprietary in nature. Also, the vendor and systems are mandated by CLEMIS and the State of Michigan. Therefore, the Livonia Division of Police is requesting Council's approval to waive the City's sealed bid process, pursuant to Finance Ordinance 3.04.140 (D) (3) and authorize the purchase from: Idemia Identity and Security USA LLC 5515 East La Palma Avenue Suite 100 Anaheim, CA 92807 Livescan™ Systems to replace current systems, please see attached quote.

FISCAL CONSIDERATION

This proposed purchase would utilize $33,424.00 in budgeted funds, from account #101-310-987-000.

ATTACHMENTS

1. Lifescan Systems Attachment

APPROVED BY

Date: March 11, 2021

Curtis Caid, Police Chief

Michael Slater, Finance Director

Date: March 12, 2021

Paul Bernier, City Attorney

Date: March 12, 2021

Maureen Miller Brosnan, Mayor

Date: March 12, 2021

5515 East La Palma Avenue, Suite 100
Anaheim CA 92807

February 12, 2021

Steven Arslanian
Computer Services
Livonia Police Department
15050 Farmington Rd
Livonia, MI 48154

Email: steven.arslanian@livoniapd.com
Tel: 734-466-2390

Reference No. IDMI-L021221-02

IDEMIA is pleased to provide Livonia Police Department with the following price quote for the IDEMIA LiveScan System equipped with the accepted State of Michigan-Oakland County/CLEMIS software and workflows.

IDEMIA's fully integrated LiveScan solution provides Livonia Police Department the following features and benefits:

- Single-source vendor for all components of the LiveScan solution, including the AFIS interface for records submission to the State
- Certification to the FBI's Electronic Fingerprint Transmission Specifications
- "Hit/No Hit" Response from the State AFIS Search
- Automatic fingerprint sequencing and duplicate print checking before scanning is completed, ensuring data integrity
- Quick check, review, and edit can be performed on each print
- All livescan configurations include on-site installation, training, and 1 Year on-site warranty

Solution Description and Pricing

IDEMIA proposes the equipment and services described in Table 1.

Tenprint/Palmprint – Cabinet Adjustable Height

Table 1. Pricing — Price source: SL-LAWENF

	Description	Qty.	Unit Price	Total
TPE-5600-ED-TS *TPE-CSTX-MI001* *TPE-CSTX-MIPALM* *TPE-COMX-FTP-SSH* *TP-IAT-CUSTOM* *47FRT*	**IDEMIA LiveScan System Cabinet AH Tenprint/Palmprint, including:** • IDEMIA LiveScan System Software • FBI Appendix F Certified Tenprint/Palmprint 500PPI Scanner with Moisture Discriminating Optics Scanner™ (MDO) Block Technology • Computer, Touch Screen Monitor, keyboard • Ruggedized Cabinet – Adjustable Height • Standard Michigan/Oakland-CLEMIS defined Workflows and profiles • On-site Installation / On-site Training • **Warranty**: 1 Year **On-site *Advantage*** Solution warranty, 9X5, Next day on-site response and parts replacement • Freight	2	$16,712	$33,424
5600-TPE-ED-M95	**Annual Maintenance (to start after 1st year Warranty)** 1 Year **On-site *Advantage*** Solution, 9X5, Next day on-site response and parts replacement	2	$2,380	$4,760

Current shipping is 30+ days after receipt by IDEMIA of Livonia Police Department completed pre-installation documentation, or as otherwise scheduled.

Options and Pricing

IDEMIA equipment options and pricing described in Table 2. Options Pricing

	Description	Unit Price
TPE-HWOX-IDRDR-ICHEK	Driver's License Reader	$282
TPE-PRT-DUP	Printer Black & White Tenprint Card, Duplexer	$1,100
PRT- DUP- M95	Printer: Annual Maintenance (to start after the 1st Year Warranty)	$199

IDEMIA LiveScan System – Details

Table 3. Details

Item	Description
Michigan Enterprise Customization	• Supported TOT'S: CRMBLD=CAR, CRIMCOURT=CAR, MAP • Transmission method: NATMS and NIST file output to local drive • Return messages: NATMS Return Messages (if in use) • Michigan Touch Print Enterprise customization (*for Palm capture*)
TPE-COMX-FTP-SSH	• Touch Print Enterprise Fingerprint Record Transmission via FTP over SSH (SFTP)--secure FTP Communication using SSH (Secure SHell)

Customer Responsibilities

Livonia Police Department is responsible for the following:

- Providing necessary facility resources required for equipment installation and operation including access, space, environmental control, electrical power and networking.
- Providing a technical point of contact for IDEMIA who will be the primary person responsible for providing and/or coordinating obtainment of site installation pre-requisite information such as network information, IP addresses, power information, etc.
- To obtain and maintain the required transmission lines and hardware for remote communications to and from the necessary agencies.
- Providing the necessary local area and wide area networking (LAN and WAN) including service and backend connectivity as well as any required VPN authorizations
- Obtaining all required authorizations for connectivity.

NOTE: Livonia Police Department is encouraged to contact Larry Adams, CLEMIS Application Support, Email: adamsl@oakgov.com for establishing connectivity to the Oakland County/CLEMIS server prior to purchasing an IDEMIA LiveScan System.

Assumptions

In developing this proposal, IDEMIA has made the following assumptions:

- The proposed IDEMIA LiveScan System shall conform to the existing IDEMIA LiveScan configuration. Any additional functional requirements may be treated as change orders.\
- An inter-agency agreement between Livonia Police Department and applicable receiving agencies will be in place.
- Livonia Police Department will provide all necessary communication for connectivity. This includes, but is not limited to hubs, routers, modems, etc.

Additional engineering effort by IDEMIA beyond the scope of the standard product will be quoted based on current service rates in effect at the time of the change, plus any related travel or administrative expenses. Assistance with training and questions for the Livonia Police Department database or any programming, scripting, or review of programs beyond work quoted above are excluded from this offer.

Prices are exclusive of any and all state, or local taxes, or other fees or levies. Customer payments are due to IDEMIA within 30 days after the date of the invoice.

Product purchase will be governed by the IDEMIA Agreement, a copy of which is attached. Pricing is based on ***Event ID 004850***. Firm delivery schedules will be provided upon receipt of a purchase order. No subsequent purchase order can override such terms. Nothing additional shall be binding upon IDEMIA unless a subsequent agreement is signed by both parties.

IDEMIA reserves the right to substitute hardware of equal value with equal or better capability, based upon market availability. If, however such equipment is unavailable, IDEMIA will makes its best effort to provide a suitable replacement.

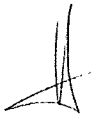
Proposal Expiration: April 30, 2021

Purchase orders should be sent to IDEMIA by electronic mail, facsimile or U.S. mail. Please direct all order correspondence, including Purchase Order, to:

Noemi Islas
IDEMIA
5515 East La Palma Avenue, Suite 100
Anaheim, CA 92807
Email: noemi.islas@us.idemia.com | **Office: (714) 238-2082**

We look forward to working with you.

Sincerely,



Michael Hash
Vice President of Public Security, State & Local Government - IDEMIA

Advantage Solution Support

The following table provides a summary of the maintenance services and support available during warranty and following warranty expiration. Initial warranty period is 1 year from the date of installation.

Support Features	Warranty	Post Warranty
Software Support 9X5*	**Included in Warranty**	**Available for purchase**
Unlimited Telephone Technical Support	√	√
2 Hour Telephone Response Time	√	√
Remote Dial-in Analysis	√	√
Software Standard Releases	√	√
Software Supplemental Releases	√	√
Automatic Call Escalation	√	√
Software Customer Alert Bulletins	√	√
Hardware Support – On-site 9X5*	**Included in Warranty**	**Available for purchase**
On-Site Response	24-hours	√
On-Site Corrective Maintenance	√	√
On-Site Parts Replacement	√	√
Preventive Maintenance	√	√
Escalation Support	√	√
Hardware Service Reporting	√	√
Hardware Customer Alert Bulletins	√	√
Parts Support	**Included in Warranty**	**Available for purchase**
Advanced Exchange Parts Replacement	√	√
Telephone Technical Support for Parts Replacement	√	√
Parts Customer Alert Bulletins	√	√
Software Uplifts		
Hours of Coverage Available up to 24 Hours Per Day, 7 Days/Week	Optional	Optional
Hardware Uplifts		
Hours of Coverage Available up to 24 Hours Per Day, 7 Days/Week	Optional	Optional

**Customer local time*

By signing this signature block below, Livonia Police Department agrees to the terms and pricing stated in this proposal for the product and services as referenced above. My signature below constitutes the acceptance of this order and authorizes IDEMIA, LLC to ship and provide these product and services:

Signature Authorization for Order:

Signature _____

Name _____

Date _____

Total Purchase Price (including any Options): $_____

PLEASE PROVIDE A COPY OF CURRENT TAX EXEMPTION CERTIFICATE (if applicable).

Please provide Billing Address:

_____

_____

_____

Billing Contact name

Telephone number ( )

Check if Billing Address is same as Shipping Address: ☐

Please provide Shipping Address (if different from Billing Address):

_____

_____

_____

Technical Contact name

Telephone number ( )

Idemia Identity & Security USA LLC Short Form Sales Agreement

1. Scope. Idemia Identity & Security USA LLC, ("IDEMIA" or "Seller") having a place of business at 5515 East La Palma Avenue, Suite 100, Anaheim, California 92807 and _____ _____, ("Customer"), having a place of business at _____ _____, enter into this Sales Agreement ("Agreement"), pursuant to which IDEMIA will sell to Customer and Customer will purchase from Seller the equipment, parts, software, or services related to the equipment (e.g., installation) described in Seller's Proposal or Letter Quote dated _____. These terms and conditions, together with the Proposal or Quote, comprise the "Agreement." Customer may indicate its acceptance of this Agreement by signing below or by issuing a purchase order that refers to either the Proposal/Quote or to a Customer solicitation to which the Proposal/Quote responds. Only these terms and conditions apply to the transaction, notwithstanding any inconsistent or additional terms and conditions contained in the purchase order or Customer solicitation.

2. Price, Payment and Sales Terms. The Contract Price is U.S. $_____, excluding applicable sales, use, or similar taxes. Seller will submit invoices to Customer for products when they are shipped and, if applicable, for services when they are performed. Customer will make payments to Seller within twenty (20) days after the invoice date. Unless otherwise stipulated with the Seller when an Order is accepted, the Equipment will be delivered by Seller "FCA" (Free Carrier), with named place being the Seller's premises where the Goods are being dispatched, (Incoterms 2010). Title to the Equipment will pass to Customer upon payment in full of the Contract Price as outlined above, except that title to Software will not pass to Customer at any time. Risk of loss will pass to Customer upon delivery of the Equipment to the Customer at the agreed named place of delivery in accordance with the Incoterm in the contract. Seller will pack and ship all Equipment in accordance with good commercial practices.

3. Software. If this transaction involves software, any software owned by Seller ("IDEMIA Software") is licensed to Customer solely in accordance with Seller's Software License Agreement ("SLA"), which is attached as Exhibit A and incorporated herein by this reference. Any software owned by a third party ("Non-IDEMIA Software") is licensed to Customer in accordance with the standard license, terms, and restrictions of the copyright owner unless the owner has granted to Seller the right to sublicense its software pursuant to the SLA, in which case the SLA applies and the owner will have all rights and protections under the SLA as the Licensor. Seller makes no representations or warranties of any kind regarding Non-IDEMIA Software.

4. Express Limited Warranty and Warranty Disclaimer. IDEMIA Software is warranted in accordance with the SLA.

5. Delays and Disputes. Neither party will be liable for its non-performance or delayed performance if caused by an event, circumstance, or act of a third party that is beyond a party's reasonable control (a "Force Majeure"). Each party will notify the other if it becomes aware of a Force Majeure that will significantly delay performance. The parties will try to settle any dispute arising from this Agreement (except for a claim relating to intellectual property or breach of confidentiality) through good faith negotiations. If necessary, the parties will escalate the dispute to their appropriate higher-level managers. If negotiations fail, the parties will jointly select a mediator to mediate the dispute and will share equally the mediation costs. Neither party will assert a breach of this Agreement without first giving the other party written notice and a thirty (30) day period to cure the alleged breach.

6. **LIMITATION OF LIABILITY. Except for personal injury or death, Seller's total liability, whether for breach of contract, warranty, negligence, strict liability in tort, or otherwise, will be limited to the direct damages recoverable under law, but not to exceed the purchase price of the products or services for which losses or damages are claimed. SELLER WILL NOT BE LIABLE FOR ANY COMMERCIAL LOSS; INCONVENIENCE; LOSS OF USE, TIME, DATA, GOOD WILL, REVENUES, PROFITS OR SAVINGS; OR OTHER SPECIAL, INCIDENTAL, INDIRECT, OR CONSEQUENTIAL DAMAGES IN ANY WAY RELATED TO OR ARISING FROM THIS AGREEMENT, THE SALE OR USE OF THE PRODUCTS, OR THE PERFORMANCE OF SERVICES BY SELLER PURSUANT TO THIS AGREEMENT. No action for contract breach or otherwise relating to the transactions contemplated by this Agreement may be brought more than one year after the accrual of the cause of action. This limitation of liability survives the expiration or termination of this Agreement.**

7. Confidential Information and Preservation of Proprietary Rights. The SLA governs software confidentiality. As to any other information marked "Confidential" and provided by one party to the other, the receiving party will maintain the confidentiality of the information and not disclose it to any third party; take necessary and appropriate precautions to protect the information; and use the information only to further the performance of this Agreement. Confidential information is and will remain the property of the disclosing party, and no grant of proprietary rights in the confidential information is given or intended. Seller, any copyright owner of Non-IDEMIA Software, and any third party manufacturer own and retain all of their proprietary rights in the equipment, parts and software, and nothing herein is intended to restrict their proprietary rights,. Except as explicitly provided in the SLA, this Agreement does not grant any right, title or interest in Seller's proprietary rights, or a license under any Seller patent or patent application.

8. Miscellaneous: Each party will comply with all applicable laws, regulations and rules concerning the performance of this Agreement or use of the products to the extent they do not conflict with the laws of the United States. This Agreement and the rights and duties of the parties will be governed by and interpreted in accordance with the laws of the State in which the products are installed to the extent they do not conflict with the laws of the United States. This Agreement constitutes the entire agreement of the parties regarding this transaction, supersedes all previous agreements and proposals relating to this subject matter, and may be amended only by a written instrument executed by both parties. Seller is not making, and Customer is not relying upon, any representation or warranty except those expressed herein. There are no certifications or commitments binding Seller applicable to this transaction unless they are in writing and signed by an authorized signatory of Seller.

Idemia Identity & Security USA LLC ("SELLER"):

Signed_____

Name_____

Title_____

Date_____

NAME ("CUSTOMER")

Signed_____

Name_____

Title_____

Date_____

EXHIBIT A – SOFTWARE LICENSE AGREEMENT
In this Exhibit A, the term "Licensor" means Idemia Identity & Security USA LLC, ("IDEMIA"); "Licensee," means the Customer; "Primary Agreement" means the agreement to which this exhibit is attached (IDEMIA Short Form Sales Agreement); and "Agreement" means this Exhibit and the applicable terms and conditions contained in the Primary Agreement. The parties agree as follows:

For good and valuable consideration, the parties agree as follows:

SECTION 1. DEFINITIONS
1.1 "Designated Products" means products provided by IDEMIA to Licensee with which or for which the Software and Documentation is licensed for use.

1.2 "Documentation" means product and software documentation that specifies technical and performance features and capabilities, and the user, operation and training manuals for the Software (including all physical or electronic media upon which such information is provided).

1.3 "Open Source Software" means software with either freely obtainable source code, license for modification, or permission for free distribution.

1.4 "Open Source Software License" means the terms or conditions under which the Open Source Software is licensed.

1.5 "Primary Agreement" means the agreement to which this exhibit is attached (IDEMIA Short Form Sales Agreement).

1.6 "Security Vulnerability" means a flaw or weakness in system security procedures, design, implementation, or internal controls that could be exercised (accidentally triggered or intentionally exploited) and result in a security breach such that data is compromised, manipulated or stolen or the system damaged.

1.7 "Software" (i) means proprietary software in object code format, and adaptations, translations, de-compilations, disassemblies, emulations, or derivative works of such software; (ii) means any modifications, enhancements, new versions and new releases of the software provided by IDEMIA; and (iii) may contain one or more items of software owned by a third party supplier. The term "Software" does not include any third party software provided under separate license or third party software not licensable under the terms of this Agreement.

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6.1. If Licensee is not in breach of any of its obligations under this Agreement, IDEMIA warrants that the unmodified Software, when used properly and in accordance with the Documentation and this Agreement, will be free from a reproducible defect that eliminates the functionality or successful operation of a feature critical to the primary functionality or successful operation of the Software. Whether a defect occurs will be determined by IDEMIA solely with reference to the Documentation. IDEMIA does not warrant that Licensee's use of the Software or the Designated Products will be uninterrupted, error-free, completely free of Security Vulnerabilities, or that the Software or the Designated Products will meet Licensee's particular requirements. IDEMIA makes no representations or warranties with respect to any third party software included in the Software.

6.2 IDEMIA's sole obligation to Licensee and Licensee's exclusive remedy under this warranty is to use reasonable efforts to

remedy any material Software defect covered by this warranty. These efforts will involve either replacing the media or attempting to correct significant, demonstrable program or documentation errors or Security Vulnerabilities. If IDEMIA cannot correct the defect within a reasonable time, then at IDEMIA's option, IDEMIA will replace the defective Software with functionally-equivalent Software, license to Licensee substitute Software which will accomplish the same objective, or terminate the license and refund the Licensee's paid license fee.

6.3. Warranty claims are described in the Primary Agreement.

6.4. **The express warranties set forth in this Section 6 are in lieu of, and IDEMIA disclaims, any and all other warranties (express or implied, oral or written) with respect to the Software or Documentation, including, without limitation, any and all implied warranties of condition, title, non-infringement, merchantability, or fitness for a particular purpose or use by Licensee (whether or not IDEMIA knows, has reason to know, has been advised, or is otherwise aware of any such purpose or use), whether arising by law, by reason of custom or usage of trade, or by course of dealing. In addition, IDEMIA disclaims any warranty to any person other than Licensee with respect to the Software or Documentation.**

SECTION 7. TRANSFERS

Licensee will not transfer the Software or Documentation to any third party without IDEMIA's prior written consent. IDEMIA's consent may be withheld at its discretion and may be conditioned upon transferee paying all applicable license fees and agreeing to be bound by this Agreement.

SECTION 8. TERM AND TERMINATION

8.1 Licensee's right to use the Software and Documentation will begin when the Primary Agreement is signed by both parties and will continue for the life of the Designated Products with which or for which the Software and Documentation have been provided by IDEMIA, unless Licensee breaches this Agreement, in which case this Agreement and Licensee's right to use the Software and Documentation may be terminated immediately upon notice by IDEMIA.

8.2 Within thirty (30) days after termination of this Agreement, Licensee must certify in writing to IDEMIA that all copies of the Software have been removed or deleted from the Designated Products and that all copies of the Software and Documentation have been returned to IDEMIA or destroyed by Licensee and are no longer in use by Licensee.

8.3 Licensee acknowledges that IDEMIA made a considerable investment of resources in the development, marketing, and distribution of the Software and Documentation and that Licensee's breach of this Agreement will result in irreparable harm to IDEMIA for which monetary damages would be inadequate. If Licensee breaches this Agreement, IDEMIA may terminate this Agreement and be entitled to all available remedies at law or in equity (including immediate injunctive relief and repossession of all non-embedded Software and associated Documentation unless Licensee is a Federal agency of the United States Government).

SECTION 9.UNITED STATES GOVERNMENT LICENSING PROVISIONS & RESTRICTED RIGHTS LEGEND

This Section applies if Licensee is the United States Government or a United States Government agency. Licensee's use, duplication or disclosure of the Software and Documentation under IDEMIA's copyrights or trade secret rights is subject to the restrictions set forth in subparagraphs (c)(1) and (2) of the Commercial Computer Software-Restricted Rights clause at FAR 52.227-19 (JUNE 1987), if applicable, unless they are being provided to the Department of Defense. If the Software and Documentation are being provided to the Department of Defense, Licensee's use, duplication, or disclosure of the Software and Documentation is subject to the restricted rights set forth in subparagraph (c)(1)(ii) of the Rights in Technical Data and Computer Software clause at DFARS 252.227-7013 (OCT 1988), if applicable. The Software and Documentation may or may not include a Restricted Rights notice, or other notice referring to this Agreement. The provisions of this Agreement will continue to apply, but only to the extent that they are consistent with the rights provided to the Licensee under the provisions of the FAR or DFARS mentioned above, as applicable to the particular procuring agency and procurement transaction.

SECTION 10. CONFIDENTIALITY

Licensee acknowledges that the Software and Documentation contain IDEMIA's valuable proprietary and Confidential Information and are IDEMIA's trade secrets, and that the provisions in the Primary Agreement concerning Confidential Information apply.

SECTION 11. GENERAL

11.1. COPYRIGHT NOTICES. The existence of a copyright notice on the Software will not be construed as an admission or presumption of publication of the Software or public disclosure of any trade secrets associated with the Software.

11.2. COMPLIANCE WITH LAWS. Licensee acknowledges that the Software is subject to the laws and regulations of the United States and Licensee will comply with all applicable laws and regulations, including export laws and regulations of the United States. Licensee will not, without the prior authorization of IDEMIA and the appropriate governmental authority of the United States, in any form export or re-export, sell or resell, ship or reship, or divert, through direct or indirect means, any item or technical data or direct or indirect products sold or otherwise furnished to any person within any territory for which the United States Government or any of its agencies at the time of the action, requires an export license or other governmental approval. Violation of this provision is a material breach of this Agreement.

11.3. GOVERNING LAW. This Agreement is governed by the laws of the United States to the extent that they apply and otherwise by the internal substantive laws of the State to which the Software is shipped if Licensee is a sovereign government entity, to the extent they do not conflict with the laws of the United States, or the internal substantive laws of the State of Delaware if Licensee is not a sovereign government entity. The terms of the U.N. Convention on Contracts for the International Sale of Goods do not apply. In the event that the Uniform Computer Information Transaction Act, any version of this Act, or a substantially similar law (collectively "UCITA") becomes applicable to a party's performance under this Agreement, UCITA does not govern any aspect of this Agreement or any license granted under this Agreement, or any of the parties' rights or obligations under this Agreement. The governing law will be that in effect prior to the applicability of UCITA.

11.4. THIRD PARTY BENEFICIARIES. This Agreement is entered into solely for the benefit of IDEMIA and Licensee. No third party has the right to make any claim or assert any right under this Agreement, and no third party is deemed a beneficiary of this Agreement. Notwithstanding the foregoing, any licensor or supplier of third party software included in the Software will be a direct and intended third party beneficiary of this Agreement.

11.5. PREVAILING PARTY. In the event of any dispute arising out of the subject matter of this Agreement, the prevailing party shall recover, in addition to any other damages assessed, its reasonable attorneys' fees and court costs incurred in arbitrating, litigating, or otherwise settling or resolving such dispute.

11.6 SURVIVAL. Sections 4, 5, 6.3, 7, 8, 9, 10, and 11 survive the termination of this Agreement.

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 22, 2021

Meeting was called to order via Zoom remote technology at 9:21 p.m. by President Kathleen McIntyre. Present: Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); Rob Donovic (Deployed); Jim Jolly (Livonia, Michigan); Laura Toy (Livonia, Michigan); Scott Bahr (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: None.

6) AWARD OF BID: Department of Parks and Recreation, re: for beverage and snack vending services at the Jack E. Kirksey Recreation Center, outdoor pools, and Civic Park Senior Center for a three-year agreement from May 1, 2021 - April 30, 2024, from budgeted funds.

Ted Davis, Superintendent of Parks and Recreation, presented this request to Council. He stated they are up for their annual three-year agreement; it expires shortly here. This is for vending service for the Jack E. Kirksey Recreation Center, our outdoor pools and the Civic Park Senior Center. The specifications were made by the department, advertised, and we received two bidders for this vending agreement and we are recommending that Specialized Vending Services receive the contract and that is based upon the highest percentage of gross receipts.

Vice President Bahr offered an approving resolution for the Consent Agenda.

DIRECTION: APPROVING CONSENT

REPORT TO THE LIVONIA CITY COUNCIL

Parks and Recreation
March 25, 2021

MEETING DATE	PREPARED BY
April 12, 2021	Lori Miller, Deputy City Clerk,

AGENDA ITEM

AWARD OF BID: Department of Parks and Recreation, re: for beverage and snack vending services at the Jack E. Kirksey Recreation Center, outdoor pools, and Civic Park Senior Center for a three-year agreement from May 1, 2021 - April 30, 2024, from budgeted funds.

BACKGROUND

The Department of Parks and Recreation has taken bids for beverage and snack vending service at the Jack E. Kirksey Recreation Center, outdoor pools, and Civic Park Senior Center. Specifications were prepared by the Department and an advertisement for bids was placed on the MITN website on Friday, January 15, 2021. Two (2) bids were received and opened in the presence of the Bid Committee via Zoom at 2:00 p.m. on February 2, 2021. Attached are the results.

RECOMMENDATION

We recommend that City Council authorize the Mayor and City Clerk to execute a three-year agreement from May 1, 2021 – April 30, 2024 with Specialized Vending Services, Inc 11945 Globe St, Livonia, MI 48150. Attached for Council's review is their form of proposal. Bids are good for 120 days from bid opening.

FISCAL CONSIDERATION

After reviewing all proposals, it was determined that Specialized Vending Services (SVS) proposal meets our specified requirements and will pay the guaranteed highest percentage of commission at 35%. (Gross sales minus bottle deposits, sales tax and 10% labor fee) Most of their products will be at the same or lower cost to our members and guests, as they are now. A bonus payout will also be made yearly based on net revenue.

ATTACHMENTS

1. Copy of 2021-2024 Vending Bid Comparison
2. Specialized Vending FOP

APPROVED BY

Date: March 02, 2021

Ted Davis, CPRP, Superintendent of Parks and Recreation

Date: March 02, 2021

Michael Slater, Finance Director

Date: March 04, 2021

Maureen Miller Brosnan, Mayor

City of Livonia Department of Parks and Recreation
Vending Proposal Summary
2021-2024

Company	Equipment	Product	# of Restockings	Repair Response Time	Commission %	Sale Prices	Change Machine	Package Extras/Special Notes
Corporate Dining Concepts Mr. David Fella 1645 W. Hamlin Rochester 48309	Meets Specs	Meets Specs	6 days, including Saturday	2 hours	Snacks, cold & hot beverages Option 1 - 30% Option 2 - 34% Cold & Frozen food Option 1 - 10% Option 2 - 10% Option 1 - for vends at lowest sales prices Option 2 - higher range sale price 5% late payment fee Will match any commission +1%	Option 1 - Option 2 Pop 2.00-2.25 Water 1.75-2.00 Gatorade 2.00-2.25 Juice 2.25-2.50 Energy Drinks 3.25- 3.50 Chips 1.35 - 1.50 Pastry 1.50 - 1.50 Candy 1.50-1.75 Cookies 1.50 Healthy Mix Nuts 1.50 Coffee 1.00 - 1.60 Frozen food 1.75-3.50 Ice Cream 1.75-3.50 Fresh Food 1.75-3.50 Health Bars 2.75 Special Waters 1.85-2.00	Provided Dollar Bill Changer Bill recycler on highest volume machine	Sponsorship: $500/ year Credit card purchases 10 cent up charge on credit card transactions Change fund singles Refund bank Office coffee TBD $10,000 up front commission Payment at contract signing
Specialized Vending Kristin Scott 11945 Globe Street Livonia MI 48150 734-391-9200	Meets Specs	Meets Specs	1-2 per week based on volume Saturdays	4-6 hours	Snacks 35% Beverage 35% Cold 5% Frozen 5% Coffee 5% Bonus/ Year $91-100K=$3,000 $50-90K=$2,000 $30-50K=$1,000	Candy 1.25-1.50 Chips 1.25-1.50 Pastries 1.50 Water 1.25 Pop 1.75 Gatorade 1.75 Juices 2.00 Energy Drinks 2.75-3.00 Coffee .75-1.00 12oz. Cold Food 4.00 -6.00 Ice Cream 2.50	Provided Dollar Bill Changer Bill recycler on highest volume machine	Credit card purchases 10 cent up charge on credit card transactions Refund bank Livonia Based Company Fresh food from Stadium Deli Change fund singles office coffee $28 \ case of 42 packs

Annual revenue Level	Labor charge of gross rev	Net income	Bonus Speciality	Speciality Vending final commission	Corporate Dining final commission	Corporate Dining higher vend price final commission
Commission Rate				35%	30%	34%
91,000	10%	81,900	3,000	31,665	27,300	30,940
50,000	10%	45,000	2,000	17,750	15,000	17,000
30,000	10%	27,000	1,000	10,450	9,000	10,200

PLEASE SUBMIT IN TRIPLICATE

FORM OF PROPOSAL

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

Dear Councilmembers:

The undersigned, as bidder, declares that he has familiarized himself with the type of equipment desired and has carefully examined the specifications and instructions to bidders, which he understands and accepts as sufficient for the purpose and agrees he will furnish to the City of Livonia the specified service.

Contract time period is 3 years May 1, 2021 – April 30, 2024

Item

1. **Provide machine type/model for the following areas. Place an asterisk if machine has LED bulbs. Include information sheet on each.**

Quantity	Description	Type/Model #	# of Selections
Recreation Center			
2	20 oz. plastic bottles (pop and water)	(1) Pepsi-HV3-721 (1) G3 Coke	8-10
1	Various size bottled drinks (milk, juice, energy)	RVV500 Coke	35
1	Hot drinks (coffee, cappuccino hot chocolate)	National 673	12
2	Snack machines	National 5 Wide167	40
1	Food vending for refrigerated items	National 432	9 Rows/132 selections
1	Frozen vending for ice cream bars	National 455	32 Standard sizes
Clement Circle Pool			
1	20 oz. plastic bottles (pop and water)	(1) Pepsi-HV3-721 or (1) G3 Coke	8-10
1	Snack machines	National 5 Wide 167	40

Botsford Pool

1	20 oz. plastic bottles (pop and water)	(1) Pepsi-HV3-721 or (1) G3 Coke	8-10
1	Snack machines	National 5 Wide 167	40

Shelden Pool

1	20 oz. plastic bottles (pop and water)	(1) Pepsi-HV3-721 or (1) G3 Coke	8-10

State any additional features machines would have. (Credit card acceptance)

All of our machines have credit card/debit readers/Contact less payment propriety software "Cantaloupe Seed" Telemmetry, state of the art reporting for service communicating every sale, automatically communicates machine refills, supply merchandising, sends service issues, all in real time. SureVend Technology- full cycle rotation for product delivery. SVS will also provide LED lighting

Item

2. **List products available for each machine and cost customer will pay per item. Attach an extra sheet if necessary.**

Name Brand	Type \ Size	Customer Cost
Standard Candy	Chocolate and Snack	1.25 w/com
Lss Vending Snacks	Various Size Chips/Cookies	1.25 w/com
Pastry ie Hostess/Pop Tarts	Various Sizes	1.25-1.50/w comm
Gum and Mints	Standard	$.80
Soda	20 oz	$1.75 w/comm
Gatorade	Standard	$1.75 w/comm

3. Number of restocking visits per week. 1-2 Based on SalesVelocity
-If Livonia warrants 3 days per week, we can incorporate additional labor
Note: one must be either Saturday or Sunday (circle one) During December - April
City will record meter counts weekly with your staff.

4. Time required to respond to a service call 4-6 Hours attach maintenance service schedule. ***Machine malfunction, theft detection bill and coin jams power failures and any other service interruptions that may occur. Maintenance schedule: Hot Beverage Weekly Empty Bucket, clip and cup cleaning
All machines cleaned on regular visits with glass cleaner and wiped down on standard delivery schedule. With Covid- SVS can provide standard regulations .

5. Provide information concerning your company's history, attach copy including insurance certificate.

6. Explain provisions made for any loss of money in the vending machines.
Note: Refund bank
If the Sure Vend Technology fails and the coils do not dispurse product, employee can hit the refund button. If there is an issue, we can supply a bank (cash for refunds) at the local level with an admin to allow refunds to the employee who did not receive a refund. We encourage a call to our offices for follow up service call. **Singles will be provided $100-300 based on need with the building supervisor**

Change machine provided for public use. Dispensing quarters for up $20.00*

7. Percentage of monthly net sales paid as commission Snack 35% Beverage 35% Cold 5% Frozen 5% Coffee 5% %
Note if percentage is different for a particular food\drink category
Frequency of commission checks Monthly

8. Additional compensation:
Bonuses are contingent based on sales volume with up to negotiations between both parties.
Bonus to be paid end of year due to the nature of Covid-19 to evalulate sales velocity. Proposing;
If sales exceed $91k-100k=Bonus of $3k payout. $50k-90k=$2k payout. $30-50k=$1k payout.

9. Provide 24-hour phone number Owner of Company #248-224-0876

10. Will you provide condiments? Yes SVS will work to provide proper condiments for required machines... Ketchup, Mustard, salt, pepper & Sugar

11. Can you provide singles and quarters for change each visit? Yes

13. Provide office coffee brewer and hot pot. For back office use only. [YES] NO
City will purchase coffee for internal use from successful bidder.
State brand of coffee offered. Cadillac Coffee ***SVS will provide 2 Airpots for back office use***
Delivery will be provided with stocking schedule of vending fill
Cost per case $28.00 per case
Number of packets per case 42

14. It is understood that the intent of this proposal is to maintain the customer prices stated herein. Price increases may not exceed the increase in the consumer price index from the date of this proposal to the date of the increase. Rounded to the next highest nickel.

State maximum time required for delivery F.O.B. Livonia, unless otherwise stated, and/or installation after order Need 3-4 weeks from date of notice. In some cases, we can arrange 2 weeks if need be.

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. It is agreed that this bid may not be withdrawn for ninety (90) days from the opening thereof.

The contractor and his subcontractors 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 his hire, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment, because of his sex or age, except when based on a bona fide occupational qualification, or because of his race, color, religion, national origin or ancestry (Act 453 P.A. 1976, as amended). The contractor further agrees that he 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 covenant may be regarded as a material breach of the 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 Feb 2, 2021 Firm Name SVS & Refreshments
(If corporation, partnership, or assumed name)

Address 11945 Globe Street Signature Kristin L. Scott
(Person executing bid and official capacity)

City Livonia State MI Zip 48150

Phone 734-391-920/248-224-0876 FAX

Email Kristin@svsus.com

Anthony Wineman -President
(Names of principal officers and designate official capacity)

Sam Kashat-Operations Manager
(If partnership or assumed name, indicate names of owners)

CONTACT PERSON TO WHOM QUESTIONS REGARDING THE BID SHOULD BE DIRECTED:

NAME: Kristin L.Scott TITLE: Corporate Marketing Sales Manager

PHONE NO. 734-391-9200 EMAIL: Kristin@svsus.com

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 22, 2021

Meeting was called to order via Zoom remote technology at 9:21 p.m. by President Kathleen McIntyre. Present: Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); Rob Donovic (Deployed); Jim Jolly (Livonia, Michigan); Laura Toy (Livonia, Michigan); Scott Bahr (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: None.

7) AWARD OF BID: Department of Parks and Recreation, re: Botsford Pool Renovations, from budgeted funds.

Stephanie Manoogian, Aquatics Coordinator, presented this request to Council. She stated they have a renovations project this summer at Botsford Pool, so I'm presenting two projects that they're asking to be awarded to Advanced Pools. They were the low bidder on both of the projects at Botsford. The first being a replumbing of our valves on our filter tank and that's to switch from pneumatic valves to manual valves. The current tanks at Botsford are no longer in production, so finding replacement parts are becoming hard to come by and replacing them to manual valves will allow us to be more efficient in our filter process for the pool and then when we decide to move forward in replacing the tanks in the near future, those valves can be replaced. The second project is a removal of the current marcite and replacement. Also, the low bid for that was Advanced Pools as well and these come from budgeted funds.

Councilmember Jolly offered an approving resolution for the Consent Agenda and said it's fortunate for our community that we've been able to invest a lot of money into our pools an aquatics over the last couple years, but Botsford is definitely in need of some love. We spent a little bit of money out there a couple years ago putting in a water feature for some younger tots, and I think this will complement it well. It's important to note that this is pool that does serve the north side of the City and it's one of the few City facilities in that general area, so it's money well spent.

President McIntyre asked Manoogian who did the work at the Kirksey pool and she replied that would be OP Aquatics, they're a subcontractor of Midwest Pools. OP Aquatics no longer operates in Michigan, they have exclusively moved to Ohio. McIntyre asked if that was the company that did the liner and Manoogian replied no, that was the company that ended up putting the marcite in it.

DIRECTION: APPROVING CONSENT

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 22, 2021

Meeting was called to order via Zoom remote technology at 9:21 p.m. by President Kathleen McIntyre. Present: Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); Rob Donovic (Deployed); Jim Jolly (Livonia, Michigan); Laura Toy (Livonia, Michigan); Scott Bahr (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: None.

8) AWARD OF BID: Department of Parks and Recreation, re: Sheldon Pool Deck Paving, from budgeted funds.

Stephanie Manoogian, Aquatics Coordinator, presented this request to Council. She stated for Sheldon Pool they are asking to award the bid to Luigi Ferdinandi to do the concrete replacement for the decking at Sheldon Pool, it's in need of some repairs to operate the pool without objections from the Health Department. A lot of the concrete on the deck currently is uneven and could be a trip hazard. This is the minimum amount of decking that we could get done to allow it for us to operate it. The low bid was Luigi Ferdinandi & Sons Cement Company, so we're asking Council to award it to that company from budgeted funds.

Councilmember White offered an approving resolution for the Consent Agenda.

President McIntyre asked if the Sheldon Pool was open in 2020 and Manoogian replied that it did not open it in 2020, the last time it was operated it was in 2019 but due to the pandemic and circumstances regarding the contractors coming out to open it, that would not happen until July.

McIntyre then asked what the lifespan of the concrete work would be and Manoogian replied this is her first concrete project but the average lifespan of concrete should last ten, twenty years, but she will look into it further.
President McIntyre then stated with the upcoming Parks and Recreation Master Plan, but given we haven't been able to open the library over there, and I understand that's an area of the City where we would very much like to ensure recreational facilities over. She then asked Manoogian if Sheldon was the smallest pool and she replied she would say it's the smallest right now and it's the least used pool out of the three.

President McIntyre then said given that we've got a lot of free space over there and we have a library that we haven't been able to be open now for two years, if this is the right time to be putting a significant amount into. So I don't mind it being on the Agenda with an approving resolution, but ask that it be placed on the Regular.

Councilmember Toy asked if Luigi was out of the east side and Manoogian replied they are from Roseville. Toy asked if there were any numbers with the Sheldon Pool from the last time they were open and if there was any PR planned for the upcoming

improvements and Manoogian replied this is a great pool for outdoor swim lessons and with the limitations and reduced capacities they have currently indoors, it would help expand that program to help alleviate some of our current wait list hopefully this summer. So in terms of that, it would be great to get this minimal work done just to get it up and operating. It is in the “L Magazine” for summer right now, that it is open, and that issue just got mailed out to all of our residents. Toy then asked if there were any shelters over there and Manoogian replied there is a pavilion at the park, but she’s not aware how often it gets rented. Toy stated that is a heavily populated area over there and it would be really nice to jazz it up a bit. She then thanked Manoogian for her handling of the Aquatics program.

DIRECTION: APPROVING REGULAR

REPORT TO THE LIVONIA CITY COUNCIL

Parks and Recreation
March 10, 2021

MEETING DATE	PREPARED BY
March 22, 2021	Ann Cox, Program Supervisor

AGENDA ITEM

AWARD OF BID: Department of Parks and Recreation, re: Botsford Pool Renovations, from budgeted funds

BACKGROUND

The Department of Parks and Recreation is undertaking a project during 2021 to replace the valves on our filter tanks and marcite at Botsford Pool. The current pneumatic valves on the filter will be replaced with manual valves. Several valves need replacement and parts are not easy to find as the company who made the tanks is no longer in operation. Switching to manual valves will be beneficial as they can be reused when the tanks themselves need replacement in the future.

The state of marcite in the pool is in poor condition and in need of removal and replacement. Department of Parks and Recreation has an Intergovernmental Agreement with Wayne County to use grant funds in the amount of $154,329 towards improvements at Botsford pool. CR #194-20

Specifications for replumbing were prepared by the Department of Parks and Recreation and posted to the MITN website on January 27, 2021. One bid was submitted by Advanced Pools and opened in the presence of the bid committee at 2 p.m. on February 23, 2021.

Specifications for marcite were prepared by the Department of Parks and Recreation and posted to the MITN website on March 3, 2021. Two bids were submitted and opened in the presence of the bid committee at 2 p.m. on March 9, 2021.

Work will be completed in April and May before summer operation. Bids are good for 120 days.

For Council's review is Advanced Pools bid tabulation of filter replumbing:

Item Description	**Bid Price**
Material	$11,500
Labor	$6,000
Total:	$17,500

For Council's review is the bid tabulation of marcite removal and replacement:

Company Name: Advanced Pools	**Bid Price**
Marcite removal and application	$249,500
Optional trucking of water:	
50,000 gallons	No Bid

100,00 gallons	No Bid
Total:	$249,500
Company Name: Clearwater Construction	
Marcite removal and application	$339,432.40
Optional trucking of water	
50,000 gallons	$2,850
100,000 gallons	$5,500
Total:	$347,832.40

RECOMMENDATION

We recommend that City Council authorize the Mayor and City Clerk to execute a contract in the amount of $17,500 with Advanced Pools, PO Box 233, Milford, MI 48381 for filter replumbing.

We recommend that City Council authorize the Mayor and City Clerk to execute a contract in the amount of $249,500 with Advanced Pools, PO Box 233, Milford, MI 48381 for marcite replacement. Reference checks were conducted by Department of Parks and Recreation and were found to be satisfactory.

FISCAL CONSIDERATION

Sufficient funds have been budgeted in 208-720-987-000 for filter replumbing and 208-720-971-000 for marcite replacement.

ATTACHMENTS

1. Botsford filter repair advanced pool service
2. botsford marcite proposal advanced pool services

APPROVED BY

Ted Davis, CPRP, Superintendent of Parks and Recreation — Date: March 10, 2021

Michael Slater, Finance Director — Date: March 11, 2021

Maureen Miller Brosnan, Mayor — Date: March 11, 2021

FORM OF PROPOSAL
City of Livonia
Botsford Pool Filter Replumbing

Bid of ADVANCED Pool SERVICES, INC hereinafter called Bidder, organized and existing under the laws of or a resident of the State of Michigan, doing business as A 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 the Notice to Bidders, Instructions to Bidders, Bid, General Conditions, Supplementary Conditions, Agreement, Forms of Proposal, Bond, Specifications and Drawings, as prepared by the City of Livonia, and understands all of the same; that the Bidder or its representative has made personal investigation at the site 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 construction equipment necessary for the construction of the Project and performing related work 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

Item No.	Item Description	Total Price ($)	Warrantee	# of Days to complete Item
1	Replumbing	Material: 11,500.00 Labor: 6,000.00 Total: 17,500.00	1 1	4

FORM OF PROPSAL – Botsford Filter Replumbing
CITY of LIVONIA DEPARTMENT OF PARKS & RECREATION

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 and informalities therein. It is agreed that this bid may not be withdrawn for 120 days from the opening thereof.

Number of days it will take to complete the project upon being given notice to proceed
___4___ DAYS

Number of days it will take to obtain materials for project upon being given notice to proceed
___2___ DAYS

We are able to complete the project on or before May 21, 2021?
__X__ Yes ____ No

If no, please specify the date by which work will be completed_____

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.

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 09-25-21 Firm Name ADVANCED POOL SERVICES INC
(If corporation, partnership, or assumed name)

Address BOX 233 Signature [signature]
(Person executing bid and official capacity)

Print Name GREGG PAULSEN

City MILFORD State MI Zip Code 48381

Email ADVANCEDPOOL@COMCAST.NET

Phone 248-889-8846 FAX 248 889-8848

GREGG PAULSEN - PRESIDENT
(Names of Principal Officers and designate official capacity)

_____
(If partnership or assumed name, indicate names of owners)

CONTACT PERSON TO WHOM QUESTIONS REGARDING PROPOSAL RESPONSE SHOULD BE DIRECTED:

NAME: GREGG PAULSEN **TITLE:** PRESIDENT

PHONE: 248 889 8846

EMAIL: AOUDNCO PAX @ COMCAST, NET

<u>To be considered for this project, the following forms must uploaded to the MITN website (www.mitn.info) in PDF format no later than 2:00 PM on February 23, 2021</u>

<u>Vendor shall upload the following documents to the MITN WEBSITE:</u>

- References
- Formal of Proposal Forms

Filter Replumb

Botsford Pool ~~Remarcite and Opening~~
REFERENCE FORM

COMPANY NAME: ADVANCED Pool SERVICES INC

Reference Company Name: EAST CHINA Public Schools	
City/State: ST CLAIR, MIchigan	
Summary of Work Performed: Replumb FILTER SYSTEMS	
Dates of Work: 2019	
Company Contact Person: KIRK	Title: FACILITIES DIRECTOR
Phone Number:	Email:

Reference Company Name: OAKLAND County PARKS + REC	
City/State: OAKLAND COUNTY MI	
Summary of Work Performed: Replumb FILTER SYSTEM	
Dates of Work: VARIES	
Company Contact Person: TOM GARVEY	Title: Park Superintendent
Phone Number: 248-343-2309	Email:

Reference Company Name: BAY CITY Public Schools	
City/State: BAY CITY, MIchigan	
Summary of Work Performed: Replumb FILTER SYSTEM	
Dates of Work: 2019	
Company Contact Person:	Title:
Phone Number:	Email:

SUBCONTRACTOR LIST

ITEM	NAME, ADDRESS & PHONE # OF CONTRACTOR
	N/A Phone:
	Phone:
	Phone:
	Phone:
	Phone:

FORM OF PROPOSAL
City of Livonia
Botsford Pool Marcite Refinish

Bid of ADVANCED Pool SERVICES, INC hereinafter called Bidder, organized and existing under the laws of or a resident of the State of Michigan, doing business as

A 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 the Notice to Bidders, Instructions to Bidders, Bid, General Conditions, Supplementary Conditions, Agreement, Forms of Proposal, Bond, Specifications and Drawings, as prepared by the City of Livonia, and understands all of the same; that the Bidder or its representative has made personal investigation at the site 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 construction equipment necessary for the construction of the Project and performing related work 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
1	03-04-21

The work may be awarded per item number.

Item No.	Item Description	Total Price ($)	Warrantee	# of Days to complete Item
1	Removal of existing marcite and application of new Marcite Brand: MARCITE	249,500.00	2 YEAR	Removal: 25 Application: 7 Cure: UNDERWATER
	Optional trucking of water NO BID	50,0000 gal._____ 100,000 gal._____	N/A	N/A

INCLUDES 2021 OPENING

FORM OF PROPSAL – Botsford Pool Marcite Refinish
CITY of LIVONIA DEPARTMENT OF PARKS & RECREATION

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 and informalities therein. It is agreed that this bid may not be withdrawn for 120 days from the opening thereof.

Number of days it will take to complete the project upon being given notice to proceed
33 ~~28~~ **DAYS** - of ACCEPTABLE WEATHER

Number of days it will take to obtain materials for project upon being given notice to proceed
5 **DAYS**

We are able to complete the project on or before June 11, 2021?
X **Yes** _____ **No**

If no, please specify the date by which work will be completed_____

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.

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 03-09-21 Firm Name ADVANCED POOL SERVICES, INC
(If corporation, partnership, or assumed name)

Address BOX 233 ~~MILFORD, MI 48381~~ Signature [signature]
(Person executing bid and official capacity)

Print Name GREGG PAULSEN

City MILFORD State MI Zip Code 48381

Email ADVANCED POOL @ COMCAST.NET

Phone 248-889-8846 FAX 248 889-8848

GREGG PAULSEN
(Names of Principal Officers and designate official capacity)

_____
(If partnership or assumed name, indicate names of owners)

CONTACT PERSON TO WHOM QUESTIONS REGARDING PROPOSAL RESPONSE SHOULD BE DIRECTED:

NAME: BREGG PAULSEN **TITLE:** PRESIDENT

PHONE: 248-889-9846

EMAIL: ADVANCEDPOOL@COMCAST.NET

To be considered for this project, the following forms must be UPLOADED TO THE MITN WEBSITE (WWW.MITN.INFO) IN A PDF FORMAT. NO PHYSICAL BID SUBMISSIONS WILL BE ACCEPTED.

- ❑ Form of Proposal Pages
- ❑ References

FP-3

Botsford Pool Remarcite and Opening
REFERENCE FORM

COMPANY NAME:_____

BOTSFORD

~~Shelden~~ **Pool Remarcite and Caulking**
REFERENCE FORM

COMPANY NAME: ADVANCED POOL SERVICES, INC

Reference Company Name: OAKLAND COUNTY PARK + REC.	
City/State: OAKLAND COUNTY MICHIGAN	
Summary of Work Performed: REFINISH POOLS	
Dates of Work: VARIED	
Company Contact Person: TOM GARVEY	Title: PARK SUPERINTENDENT
Phone Number: 248 343-2309	Email:

Reference Company Name: HURON CLINTON METRO PARKS	
City/State: BRIGHTON MI	
Summary of Work Performed: REFINISH POOLS	
Dates of Work: VARIES	
Company Contact Person: ANDREW CAULK	Title: PROJECT ENGINEER
Phone Number: 810 623 3555	Email:

Reference Company Name: MACOMB COUNTY PARKS + REC.	
City/State:	
Summary of Work Performed: REFINISH POOL	
Dates of Work: VARIES	
Company Contact Person: FERMELIA GROSS	Title: AQUATICS DIRECTOR
Phone Number: 586 992-2900	Email:

Meeting was called to order via Zoom remote technology at 9:21 p.m. by President Kathleen McIntyre. Present: Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); Rob Donovic (Deployed); Jim Jolly (Livonia, Michigan); Laura Toy (Livonia, Michigan); Scott Bahr (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: None.

9) REQUEST TO DESIGNATE CONSULTANT THROUGH THE QUALIFICATION BASED SELECTION (QBS) PROCESS AND AMEND ENGINEERING CONTRACT WITH OHM ADVISORS, TO PROVIDE PROFESSIONAL ENGINEERING SERVICES: Engineering Division, re: for the Drinking Water State Revolving Fund (DWSRF) No. 7453-01, Project Areas 4, 5 and 6, in an amount not to exceed $372,000 (CR 372-20 and 365-16).

Todd Zilincik, City Engineer, presented this request to Council. He said as you know, we've been doing the Drinking Water State Revolving Fund for many years, this one is in Section 1 and Section 12, actually up near the Botsford Pool area, west of Inkster, north of Seven Mile. Looking to do some water main improvements. We have 3.9 miles of water main to be replaced, six-inch and eight-inch pipe burstings. We're looking for OHM to provide that CE Construction Engineering inspection. As you know DWSRF will be coming out for bids, the bids will be obtained on April 13th and we'll be bringing that forward to you on April 26th for your resolution to be approved, once we find the lowest qualified bidder. But obviously OHM and Jessica Caters, we've worked with her before, last year, and does a great job on doing the contract administration. She's on board if you have any questions or myself, but looking forward to moving forward with this project and getting this completed.

Councilmember Jolly offered an approving resolution for the Consent Agenda.

DIRECTION: APPROVING CONSENT

REPORT TO THE LIVONIA CITY COUNCIL

Engineering
March 2, 2021

MEETING DATE	PREPARED BY
March 22, 2021	Karen Worley, Secretary IV

AGENDA ITEM

REQUEST TO DESIGNATE CONSULTANT THROUGH THE QUALIFICATION BASED SELECTION (QBS) PROCESS AND AMEND ENGINEERING CONTRACT WITH OHM ADVISORS, TO PROVIDE PROFESSIONAL ENGINEERING SERVICES: Engineering Division, re: for the Drinking Water State Revolving Fund (DWSRF) No. 7453-01, Project Areas 4, 5 and 6, in an amount not to exceed $372,000 (CR 372-20 and 365-16)

BACKGROUND

The City Council approved Qualification Based Selection (QBS) firms pursuant to Council Resolution No. 365-16, adopted September 19, 2016 to perform all professional engineering services on various federal, state and locally funded projects through fiscal year 2021. Under this procedure, we are recommending that OHM Advisors (OHM) continue as our consultant for the Drinking Water State Revolving Fund (DWSRF) Project No. 7543-01. Please see the attached letter dated March 2, 2021 from OHM Advisors for the construction engineering (CE) services.

The estimated construction costs in the amount of $4.65 million for the DWSRF No. 7453-01 for Project Areas 4, 5 and 6, which forms the basis for the Engineering contract, is shown on the attached sheet.

RECOMMENDATION

In order to proceed with these projects, it is respectfully recommended that the Council take the following actions:

- Award OHM Advisors (OHM), 34000 Plymouth Road, Livonia, Michigan 48150, the designation of consultant to provide construction engineering services for the FY 2021 DWSRF No. 7543-01, Project Areas 4, 5 and 6. Please refer to the Fiscal Consideration section below and the attached proposal submitted by OHM for additional information.

FISCAL CONSIDERATION

- Authorize the Mayor and the City Clerk to execute an amendment to the Engineering contract with OHM Advisors in the not-to-exceed amount of $372,000 for Construction Engineering (CE) for the DWSRF No. 7453-01 for Project Areas 4, 5 and 6 based on the estimated

construction costs, including testing and contract administration.

- Authorize an appropriation and expenditure in the amount of $372,000 from the Unexpended Fund Balance of the Water and Sewer Fund with reimbursement to the Water and Sewer Fund from the proceeds of the 2021 DWSRF loan proceeds.

- Authorize the City Engineer to approve minor adjustments in the work, as required.

ATTACHMENTS

1. DWSRF CE Services Package 2021.03.02
2. Map of Areas 4, 5, & 6 along with Construciton Costs

APPROVED BY

Date: March 02, 2021

Todd Zilincik, P.E., City Engineer

Date: March 03, 2021

Don Rohraff, Director of Public Works

Date: March 04, 2021

Michael Slater, Finance Director

Date: March 04, 2021

Paul Bernier, City Attorney

Date: March 04, 2021

Maureen Miller Brosnan, Mayor

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities™

March 2, 2021

Todd Zilincik, City Engineer
City of Livonia
33000 Civic Center Dr.
Livonia, MI 48154

Regarding: Drinking Water State Revolving Fund (DWSRF) #7453-01, Project Areas 4, 5 and 6
Proposal for Construction Engineering (CE) Services

Dear Mr. Zilincik:

The City, with OHM Advisor's assistance, completed the planning activities required to prepare and submit a Water Master Plan and subsequently a DWSRF Project Plan to the Michigan Department of Environment, Great Lakes & Energy (EGLE) in April of 2019. The Project Plan is the document required to apply for a low-interest loan from the Drinking Water Revolving Fund Loan Program for improvements to the City's Water System. The planning activities included a comprehensive Water Master Plan and prioritized Capital Improvements Plan addressing portions of the system where replacement and upgrade efforts are deemed necessary.

For the second year in a row, the City was notified by EGLE that the Project Plan scored high enough on the Project Priority List (PPL) to receive approximately $5.3 million in funding from the FY 2021 DWSRF Program. Since that notice, we have worked with City staff and EGLE to define the schedule and expectations of accepting the funding and completing the proposed improvements. Based on that effort, we have prepared the attached scope of services, schedule and proposed fees to assist the City with the effort necessary to deliver the improvements. We have based our proposal on the terms and conditions of the current Professional Services Contract. The proposed project Supplements (A-C) and Exhibit A for this project are included.

We thank you for this opportunity to provide professional services to the City and we look forward to executing the plan that helps the City save money through long term capital investment. Please do not hesitate to contact us if you have questions. Should you find our proposal acceptable, please notify us and we will prepare the final documents for execution. Should you have any questions, please do not hesitate to give me a call at 734-466-4594.

Sincerely,
OHM Advisors

Jessica Katers

Jessica Katers, P.E.
Principal

CC: Don Rohraff, Director of Public Services
Rhett Gronevelt, PE, OHM Advisors

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150
T 734.522.6711
F 734.522.6427
OHM-Advisors.com

CITY OF LIVONIA

2021 DRINKING WATER STATE REVOLVING FUND (DWSRF) PROJECTS
PROJECT NUMBER 7453-01

PROJECT UNDERSTANDING

The CITY prepared and submitted a Drinking Water State Revolving Fund (DWSRF) Project Plan in April of 2019, requesting $38.6M in funding. The Project Plan was ranked within the fundable range of the Michigan Department of Environment, Great Lakes & Energy (EGLE) - Revolving Loan Section's Fiscal Year (FY) for Projects 4, 5 and 6 for the FY 2021 on the Project Priority List (PPL). These project areas total $5,300,000 of the overall requested amount. The PPL is prepared to determine whether projects are eligible for funding through the DWSRF Low Interest Loan Program. By scoring within the fundable range, the CITY is eligible to proceed with projects that improve the Drinking Water system as part of CITY'S DWSRF Project Plan.

The CITY will proceed with the projects through the DWSRF Program and follow the attached draft milestone schedule. The PPL identified that The City of Livonia is eligible for future funding, with no specified date, for the Project Areas 7 through 9 identified within the DWSRF Project Plan.

The plans and specifications for the following projects will bid as a single package in FY 2021:

	Title	*Est. Project Cost*
Project 4	Botsford Park Sub. Replacement (Sec. 01)	$ 2,974,000
Project 5	Thomas F. O'Connor's Park View Acres Sub. Replacement (Sec. 12)	$ 1,725,000
Project 6	Garden Farms Replacement (Sec. 12)	$ 602,000

Engineering services are divided into two (2) phases. This scope of services covers Phase 2. Phase 2 includes construction engineering and DWSRF administration.

PHASE 2: CONSTRUCTION ENGINEERING & DWSRF LOAN ADMINISTRATION

The projects consist of replacing water main within the Botsford Park Subdivision along the streets of: Angling, Antago, Deering, Bridge, Rensellor and Saint Francis (Section 1), within Thomas F. O'Connor's Park View Acres Subdivision along the streets of: Floral and Lathers (Section 12), and within the Garden Farms Subdivision along the streets of: Goff and Pershing (Section 12).

The work to be completed under this project will include the replacement of the public water system along the streets listed below:

Water Main Replacement in Botsford Park Subdivision (DWSRF Project Area #4):

1) **Angling Street** from Pembroke to 7 Mile Road
2) **Antago Street** from Pembroke to 7 Mile Road
3) **Deering Street** from Pembroke to Angling Street
4) **Bridge Street** from Saint Francis to Inkster Road
5) **Rensellor Street** from Pembroke to 7 Mile Road
6) **Saint Frances** from Pembroke to Bridge Street

Total: 11,600 linear feet of replacement (6-inch and 8-inch Mains)

Water Main Replacement for Thomas F. O'Connor's Park View Acres Subdivision (DWSRF Project Area #5):

1) **Floral Street** from 7 Mile Road to Lathers Street
2) **Lathers Street** from Curtis Street to Floral Street

Total: 6,700 linear feet of replacement (8-inch Mains)

Water Main Replacement for Garden Farms Subdivision (DWSRF Project Area #6)

1) **Goff Street** from 7 Mile Road to Goff Street
2) **Pershing Street** from Goff Street to Pickford

Total: 2,300 linear feet of replacement (6-inch and 8-inch Mains)

In total, just over 3.9 miles of replacement and upsizing of water main is proposed for Projects 4, 5, and 6.

The new water main for neighborhood installation will be a minimum 8" diameter water main installed primarily by pre-chlorinated pipe bursting methods. This project will also include all new valves, hydrants, and water services with shut-off valve and boxes to each property.

The **Construction Engineering Services** shall include the following:

1. **Contract Administration Services** shall consist of preparing monthly pay estimates based on quantities provided with field representative's daily reports to meet CITY deadlines for payment purposes. Work shall also include assistance with CITY staff (i.e., Project Manager) in the resolution of claims, contract interpretations, and review of project schedules and deadlines. CONSULTANT will provide project closeout, consisting of final pay estimate preparation, closeout documentation from the contractor, and a balancing Change Order identifying adjustments to the construction contract. In addition, the CONSULTANT will make field visits to project sites to observe the work in progress and assist in review of contractor's work in general compliance with the contract.

2. **Stakeout Services** during the construction phase shall consist of the required staking for line and elevation of water main infrastructure. Staking for water main will be provided at 100' intervals and at all deflections, horizontal and vertical, hydrants gate-valves in wells, as needed.

3. **Construction Observation Services** shall consist of full-time observation of the work progress by the contractor(s) on days when work is performed. Construction Daily Reports (CDR's) will be prepared documenting pay item quantities and the general work progress for the day. Checking line and elevation for compliance with the survey stakes will also be provided as part of the CONSULTANT'S regular responsibilities. The CONSULTANT will answer residents' questions and attempt to promptly resolve complaints during the course of construction. The CONSULTANT will also interact with the contractor's supervisory staff to notify them when work is unacceptable and in need of correction, or removal and replacement of specific work elements when necessary.

   Soil erosion control reviews will be conducted as needed to maintain appropriate control over the proposed work in accordance with EGLE rules and regulations. A hard copy of the report will be completed for each review identifying the status of the soil erosion control measures.

4. **Construction Engineering Services** shall consist of a senior construction engineer/technician who will supervise and direct the CONSULTANT'S field staff to provide appropriate project documentation, shop drawing review, resolution of construction issues/problems that may arise, provide recommendations to the CITY as it relates to claims from the contractor(s) including preparation of change orders if required, responsive complaint resolution, review of project progress for compliance with approved schedule and recommendations to the CITY'S Project Manager for penalties and/or changes in the time of completion of projects. CONSULTANT shall coordinate with a local material testing agency and the CITY'S Project Manager for City to contract for any required material testing. The CONSULTANT shall lead the preconstruction conference and weekly progress meetings.

5. **The CONSULTANT** will develop and coordinate with the CITY draft letters to the residents at the start of construction and, when needed, send out letters to residents when there are changes in construction sequences or schedule. An estimated six (6) mailings of letters shall be distributed to CITY residents for information on construction activities.

6. **Complaint Resolution Services** is included as a part of observation and construction engineering. This may include notifying the CITY of:
   - Violations of the CITY ordinance for construction traffic on roads within the CITY.
   - Concerns raised by property owners during the construction phase of the project.

7. Attend up to two (2) informational meetings with residents to explain the proposed construction program and its impacts on the residents/businesses. Attendance shall be by the CONSULTANT project manager and construction engineer.

8. **Construction Phase DWSRF Administration** during construction, CONSULTANT will collect and verify Contractor-certified payroll documents as well as conduct wage rate interviews with Contractor staff. CONSULTANT will also provide the necessary quarterly reporting for DWSRF Loan Administration.

CITY OF LIVONIA

2021 DRINKING WATER STATE REVOLVING FUND (DWSRF)
PROJECT NUMBER 7453-01

CONSULTANT shall provide services for the Phases and Tasks outline on Supplement A according to the approximate timeframe below.

The project will follow the draft milestone schedule provided by EGLE in October. The schedule includes several key submittal dates as well as a required date for bidding and loan closing. Key dates are shown in the following schedule:

Project Area #4, 5 & 6:

Milestone	Date
Construction Contract Award	April 30, 2021
Notice to Proceed	June 1, 2021
Construction State Date	June 15, 2021
Substantial Completion Date	November 6, 2021
Final Completion Date	November 20, 2021

CITY OF LIVONIA

2021 DRINKING WATER STATE REVOLVING FUND (DWSRF)
PROJECT NUMBER 7453-01

Construction Phase

The CITY agrees to pay the CONSULTANT for construction services on an hourly basis, billed monthly, per the 2021 Rate Schedule at the not-to-exceed amount of three hundred seventy two thousand dollars and zero cents ($372,000). This amount is based on *Attachment A to QBS Contract: Engineering Fees by Construction Value and Type of Project*. (8% of the project's estimated $4,650,000 construction value)

Additional Services

Additional services, if approved by City Council, shall be paid at the current hourly rate schedule or at an agreed upon price between the CITY and CONSULTANT.

Notes

- Invoices shall be submitted monthly.
- 2021 Hourly Rate Schedule is attached for reference.

OHM Advancing Communities

OHM ADVISORS
2021 HOURLY RATE SCHEDULE

Professional Engineer IV / Architect IV / Senior Interior Designer IV	$183.00
Professional Engineer III / Architect III / Senior Interior Designer III	$165.00
Professional Engineer II / Architect II / Senior Interior Designer II	$150.00
Professional Engineer I / Architect I / Senior Interior Designer I	$140.00
Project Specialist II	$158.00
Project Specialist I	$130.00
Graduate Engineer IV	$145.00
Graduate Engineer III	$138.00
Graduate Engineer II	$130.00
Graduate Engineer I	$123.00
Graduate Architect III / Landscape Architect III / Interior Designer III	$132.00
Graduate Architect II / Landscape Architect II / Interior Designer II	$112.00
Graduate Architect I / Landscape Architect I / Interior Designer I	$100.00
Technician IV	$140.00
Technician III	$120.00
Technician II	$103.00
Technician I	$83.00
Engineering / Architectural / Interior Design Aide	$65.00
Professional Surveyor III	$162.00
Professional Surveyor II	$150.00
Professional Surveyor I	$135.00
Graduate Surveyor	$115.00
Surveyor III	$117.00
Surveyor II	$110.00
Surveyor I	$90.00
Surveyor Aide	$70.00
Planner IV	$160.00
Planner III	$140.00
Planner II	$118.00
Planner I	$100.00
Planner Aide	$65.00
Graphic Designer	$110.00
Administrative Support	$70.00
Clerical Aide	$60.00
Principal	$210.00
Sr. Associate	$195.00
Associate	$185.00

Rates as reflected subject to review and adjustment on an annual basis.
2021 Public Rates

EXHIBIT A

PROJECT SPECIFIC SCOPE OF SERVICES, PROJECT SCHEDULE, PAYMENTS TO CONSULTANT

The information contained in this Exhibit applies only to the following project:

Project Title:
2021 DRINKING WATER STATE REVOLVING FUND (DWSRF) PROJECT NO. 7453-01

Dated:_____, 2021

This is an Exhibit to the Professional Services Contract dated December 1, 2016 between the City of Livonia, and Orchard, Hiltz & McCliment, Inc. (OHM Advisors), whose address is 34000 Plymouth Road, Livonia, MI 48150.

This Exhibit acts as a duly executed written instrument that amends, supplements, modifies, or cancels certain portions of the contract, as provided in Article 8.01 of the contract.

A. SCOPE OF SERVICES

CONSULTANT is requested to provide Construction Phase Services for the proposed improvements in accordance with attached Supplement A, dated March 1, 2021.

B. PROJECT SCHEDULE

The Project Schedule is attached as Supplement B, dated March 1, 2021.

C. PAYMENTS TO CONSULTANT

CONSULTANT shall be paid on an hourly basis up to an amount not-to-exceed three hundred seven thousand dollars and zero cents ($372,000) in accordance with the tasks and payment terms on Supplement C, dated March 1, 2021.

In Witness Whereof, the City and Consultant, by and through their duly authorized officers and representatives, have executed this Contract.

In the Presence of:

CITY OF LIVONIA, a Michigan Municipal Corporation

_____

By:_____
Maureen Miller Brosnan, Mayor

_____

By:_____
Susan M. Nash, City Clerk

In the Presence of:

OHM Advisors

_____

By:_____
Rhett A. Gronevelt, PE

Its: Principal

Approved:

_____
Donald R. Rohraff
Director of Public Works

Approved:

_____
Todd J. Zilincik, PE
City Engineer

Pursuant to Council Resolution

Approved:

No.:_____

_____
Michael Slater
Director of Finance

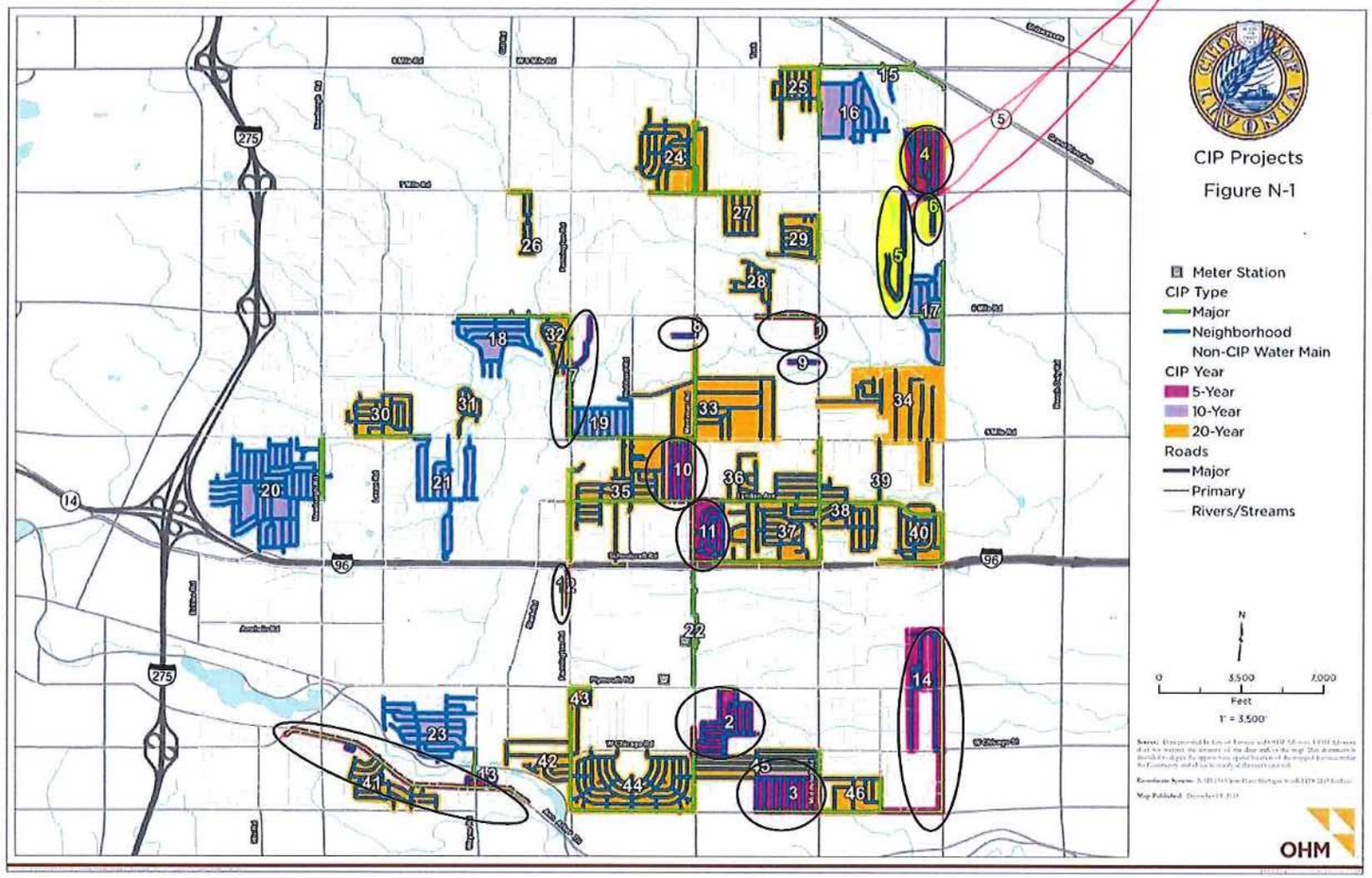
Adopted on:_____

Approved:

_____
Paul A. Bernier
Department of Law

CAPITAL IMPROVEMENT PLAN (CIP)

2021-2022
PROJECT
AREAS
4, 5, 6



5 YEAR CAPITAL IMPROVEMENT PLAN PROJECTS

Proposed Alternatives

- **No Action – Continue Reactive Break Repair**
- **Replacement/Upsize of Water System in Poor Condition**

Capital Improvement to Water Main Distribution System

Classification	CIP ID	CIP Project	Total Estimated Cost	
Neighborhood 5-Year	CIP-2B	Devonshire Park Sub (Sec. 35)	$ 4,354,000.00	2020/21
	CIP-3B	E.G. Settle Realty Co. Bonaparte Gardens (Sec. 35)	$ 3,599,000.00	
	CIP-4B	Botsford Park Sub (Sec. 1)	$ 2,974,000.00	2021/22
	CIP-5B	Thomas F. O'Connor's Park View Acres Sub (Sec. 12)	$ 1,725,000.00	
	CIP-6B	Garden Farms Sub (Sec. 12)	$ 602,000.00	
	CIP-7B	Bell Creek Lane (Sec. 15, 16)	$ 654,000.00	
	CIP-8B	Bell Creek Estates Sub (Sec. 14, 15)	$ 246,000.00	
	CIP-9B	Greenland Street (Sec. 14)	$ 310,000.00	
	CIP-10B	Livonia Gardens Sub (Sec. 22)	$ 1,979,000.00	
	CIP-11B	Bai-Lynn Park Sub (Sec. 23)	$ 2,717,000.00	
	CIP-13B	Lakeside Estate Condos (Sec. 31, 32, 33)	$ 895,000.00	
	CIP-14B	Scharhite's Marquette Manor Sub (Sec. 25, 36)	$ 3,393,000.00	$10,194,000 REMAINING
Major Road 5-Year	CIP-1A	6 Mile and Middlebelt (Sec. 14)	$ 957,000.00	
	CIP-2A	Merriman/Plymouth (Sec. 35)	$ 510,000.00	
	CIP-3A	Middlebelt and Grandon (Sec. 35)	$ 1,107,000.00	
	CIP-7A	Farmington (Sec. 15, 16)	$ 3,384,000.00	
	CIP-8A	Merriman and 6 Mile (Sec. 14, 15)	$ 221,000.00	
	CIP-10A	Merriman and 5 Mile (Sec. 22)	$ 1,213,000.00	
	CIP-11A	Merriman and Lyndon Ave (Sec. 23)	$ 1,277,000.00	
	CIP-12A	Farmington at Jeffries Fwy (Sec. 28)	$ 797,000.00	
	CIP-13A	Ann Arbor Trail (Sec. 31, 32, 33)	$ 2,993,000.00	
	CIP-14A	Inkster and Joy (Sec. 25, 36)	$ 2,723,000.00	
		5-Year Total =	**$ 38,630,000.00**	

On a motion by White, supported by Jolly, it was:

WATER AND SEWER BONDS
(Finance Dept)
Notice of Intent Resolution to allow the City to proceed with the issuance of up to $6,000,000 and declaring intent to reimburse to acquire, construct, furnish and equip improvements to the water supply system of the City's existing Water Supply and Sewage Disposal System through the approved State Drinking Water State Revolving Fund (DWSRF) loan to be closed on June 7, 2021.

#372-20 WHEREAS, the City of Livonia, County of Wayne, State of Michigan (the "City"), has determined that it is necessary for the public health, safety and welfare of the City to acquire, construct, furnish and equip improvements to the water supply system of the City's existing Water Supply and Sewage Disposal System (the "System"), including the replacement and upsizing of approximately 3.9 miles of water mains in the City, together with all related appurtenances and attachments thereto (the "Project"); and

WHEREAS, the City has been advised by the Michigan Department of Environment, Great Lakes and Energy ("EGLE"), that financial assistance to accomplish the acquisition and construction of the Project is available through the Drinking Water State Revolving Fund ("DWSRF") Loan Program administered by EGLE and the Michigan Finance Authority (the "MFA"); and

WHEREAS, the Revenue Bond Act, Act 94, Public Acts of Michigan, 1933, as amended ("Act 94"), provides a means for financing the purchase, acquisition, construction, improvement, enlargement, extension, and repair of public improvements such as the Project through the issuance of revenue bonds; and

WHEREAS, the issuance of bonds payable from revenues of the System under Act 94 in a total amount not to exceed Six Million Dollars ($6,000,000) (the "Bonds"), for the purpose of financing all or part of the Project represents the most practical means to that end; and

WHEREAS, the City has made application for participation in the DWSRF loan program; and

WHEREAS, a notice of intent to issue revenue bonds must be published before the issuance of the Bonds in order to comply with the requirements of Section 33 of Act 94; and

WHEREAS, the City intends at this time to state its intentions to be reimbursed from proceeds of the Bonds for any expenditures undertaken by the City for the Project prior to issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Clerk is hereby authorized and directed to publish a notice of intent to issue the Bonds in the *Livonia Observer*, a newspaper of general circulation in the City.

2. The notice of intent shall be published as a display advertisement not less than one-quarter (1/4) page in size in substantially the form attached to this resolution as Exhibit A.

3. The City Council does hereby determine that the foregoing form of Notice of Intent to Issue Bonds, and the manner of publication directed, is adequate notice to the electors of the City and users of the System, and is the method best calculated to give them notice of the City's intent to issue the Bonds, the purpose of the Bonds, the security for the Bonds, and the right of referendum of the electors with respect thereto, and the newspaper named for publication is hereby determined to reach the largest number of persons to whom the notice is directed.

4. The City makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended:

(a) As of the date hereof, the City reasonably expects to reimburse the City for the expenditures described in (b) below with proceeds of debt to be incurred by the City.

(b) The expenditures described in this paragraph (b) are for the costs of acquiring and constructing the Project which were or will be paid subsequent to sixty (60) days prior to the date hereof.

(c) The maximum principal amount of debt expected to be issued for the Project, including issuance costs, is $6,000,000.

5. The Mayor, City Clerk, Finance Director and City Treasurer of the City are each authorized to act as an authorized officer or designated representative in connection with the Project and execute and deliver such applications, documents or certificates with EGLE, the MFA or other entities as may be necessary or advisable to enable the City to issue and sell the Bonds as contemplated herein and to meet its obligations under the DWSRF loan program.

6. The City hereby confirms the retention of Miller, Canfield, Paddock and Stone, P..L.C. ("Miller Canfield"), as bond counsel in connection with the Bonds. The City has been advised that Miller Canfield has represented the MFA in the past and may be representing the MFA presently in connection with various matters including the DWSRF loan program and the City consents to the representation of the MFA by Miller Canfield in connection with the DWSRF loan program that may be utilized by the City in connection with the Bonds.

7. The City hereby confirms the retention of PFM Financial Advisors LLC as financial advisor in connection with the Bonds.

8. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

EXHIBIT A

NOTICE TO TAXPAYERS AND ELECTORS OF THE CITY OF LIVONIA AND TO USERS OF THE CITY'S WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM OF INTENT TO ISSUE REVENUE BONDS AND THE RIGHT OF REFERENDUM RELATING THERETO

PLEASE TAKE NOTICE that the City Council of the City of Livonia, County of Wayne, State of Michigan (the "City"), intends to issue and sell revenue bonds pursuant to Act 94, Public Acts of Michigan, 1933, as amended, in one or more series, in a total amount not to exceed Six Million Dollars ($6,000,000), for the purpose of paying all or part of the cost to acquire, construct, furnish and equip improvements to the water supply system of the City's existing Water Supply and Sewage Disposal System, including the replacement and upsizing of approximately 3.9 miles of water mains in the City, together with all related appurtenances and attachments thereto.

SOURCE OF PAYMENT OF REVENUE BONDS

THE PRINCIPAL OF AND INTEREST ON THE REVENUE BONDS SHALL BE PAYABLE solely from the revenues received by the City from the operations of the Water Supply and Sewage Disposal System (the "System"). The revenues will consist of rates and charges billed to the users of the System, a schedule of which is presently on file in the office of the City Clerk. The rates and charges may from time to time be revised to provide sufficient revenues to provide for the expenses of operating and maintaining the System, to pay the principal of and interest on the bonds and to pay other obligations of the System.

BOND DETAILS

THE REVENUE BONDS will be payable in annual installments not to exceed twenty (20) in number and will bear interest at the rate or rates to be determined at public or private sale but in no event to exceed such rates as may be permitted by law on the unpaid balance from time to time remaining outstanding on said bonds.

IN THE EVENT THAT THE CITY DEEMS IT DESIRABLE TO SELL THE REVENUE BONDS TO THE MICHIGAN FINANCE AUTHORITY, THE CITY MAY BE REQUIRED TO PLEDGE FOR THE PAYMENT OF THE

BONDS MONEY RECEIVED OR TO BE RECEIVED BY THE CITY DERIVED FROM IMPOSITION OF TAXES BY THE STATE AND RETURNED OR TO BE RETURNED TO THE CITY AS PROVIDED
BY LAW, except for money the use of which is prohibited for such purposes by the State Constitution. The City may enter into an agreement providing for the payment of taxes, which taxes are collected by the State and returned to the City as provided by law, to the authority or a trustee, and such funds may be pledged for the payment of the revenue bonds.

RIGHT OF REFERENDUM

THE REVENUE BONDS WILL BE ISSUED WITHOUT A VOTE OF THE ELECTORS UNLESS A PETITION REQUESTING SUCH A VOTE SIGNED BY NOT LESS THAN 10% OF THE REGISTERED ELECTORS OF THE CITY IS FILED WITH THE CITY CLERK WITHIN FORTY-FIVE (45) DAYS AFTER PUBLICATION OF THIS NOTICE. IF SUCH PETITION IS FILED, THE BONDS MAY NOT BE ISSUED WITHOUT AN APPROVING VOTE OF A MAJORITY OF THE QUALIFIED ELECTORS OF THE CITY VOTING THEREON.

THIS NOTICE is given pursuant to the requirements of Section 33, Act 94, Public Acts of Michigan, 1933, as amended.

ADDITIONAL INFORMATION will be furnished at the office of the City Clerk upon request.

Susan Nash
City Clerk, City of Livonia

CONSENT AGENDA (Regular Meeting of December 14, 2020)

Motion by:	**White**
Seconded by:	**Jolly**
ROLL CALL:	
Ayes:	**Toy, Bahr, White, McCullough, Donovic, Toy, McIntyre**
Nays:	**None**
Absent:	**None**

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD DECEMBER 2, 2020

Meeting was called to order via Zoom remote technology at 8:03 p.m. by Vice President Scott Bahr. Present: Laura Toy (Livonia, Michigan), Scott Bahr (Livonia, Michigan), Cathy White (Lehigh Acres, Florida), Brandon McCullough (Livonia, Michigan), Rob Donovic (Deployed), Jim Jolly (Livonia, Michigan) and President Kathleen McIntyre (Arrived 8:04 p.m.) (Livonia, Michigan). Absent: None

Councilmember Toy led the meeting in the Invocation.

Elected and appointed officials present: Mark Taormina, Director of Planning and Economic Development; Dave Lear, Assistant City Engineer; Paul Bernier, City Attorney; Susan Nash, City Clerk; Mike Slater, Director of Finance; Dave Heavener, Fire Chief; Casey O'Neil, Director of Information Systems; Don Rohraff, Director of Public Works; and Jacob Rushlow, Superintendent of Public Service.

6) REQUEST TO APPROVE NOTICE OF INTENT RESOLUTION TO ISSUE REVENUE BONDS NOT TO EXCEED $6,000,000.00 AND DECLARING INTENT TO REIMBURSE:
Department of Finance, re: to construct, furnish and equip improvements to the water supply system of the City's existing Water Supply and Sewage Disposal System through the approved Drinking Water State Revolving Fund (DWSRF) loan to be closed on June 7, 2021.

Mike Slater, Director of Finance, presented this request to Council. He stated this item is a necessary process to proceed with the Drinking Water State Revolving Fund loan process. At your last meeting you approved the engineering for this process to continue with OHM. As part of the state law, we need to publish certain information in the newspaper and that's what the proposed resolution that was drafted by our bond Counsel. So, we're requesting that City Council approve the Notice of Intent and that will be the next step in this process. I'll be happy to answer any questions.

Councilmember White offered an approving resolution for the Consent Agenda.

DIRECTION: APPROVING CONSENT

A communication from the Department of Engineering, dated August 23, 2016, together with revised approved Attachment A, dated August 18, 2016, was received and placed on file for the information of the Council.

Vice President Kritzman stepped down from the podium to avoid any perceived conflict of interest at 7:12 p.m.

On a motion by Brosnan, supported by Jolly, it was:

ENGINEERING DIV
Acceptance of proposals to extend the Qualification Based-Selection Contracts with OHM Adivsors; Hubbell, Roth and Clark, Inc.; Spalding Dedecker Associates, Inc. and Anderson, Eckstein and Westrick, Inc. for a five year period ending November 30, 2021, to perform professional engineering services on various Federal, State and locally funded roads, bridges, storm sewers, sanitary sewers, water mains, traffic signal modernization and pedestrian signal upgrades and other related projects.
(CR 49-10)

#365-16 RESOLVED, that having considered the report and recommendation of the Infrastructure and Community Transit Committee, dated August 29, 2016, submitted pursuant to Council Resolution No. 49-10, regarding the subject of Quality-Based Selection (QBS) Process for future proposals relating to professional engineering consulting services, the Council does hereby accept the proposal to extend the Qualification Based-Selection Contracts with OHM Advisors, 34000 Plymouth Road, Livonia, MI 48150, Hubbell, Roth and Clark, Inc., 555 Hulet Drive, Bloomfield Hills, MI 48303-0824, Spalding Dedecker Associates, Inc., 905 South Boulevard East, Rochester Hills, MI 48307-5358, and Anderson, Eckstein and Westrick, Inc., 51301 Schoenherr Road, Shelby Township, MI 48315, for a five year period ending November 30, 2021, to perform professional engineering services on various Federal, State and locally funded roads, bridges, storm sewers, sanitary sewers, water mains, traffic signal modernization and pedestrian signal upgrades and other related projects; FURTHER, the Council does hereby determine to substitute the revised approved Attachment A, dated August 18, 2016, for the previous Attachment A with respect to QBS Consultants, OHM Advisors and Anderson, Eckstein and Westrick, Inc. (AEW) for the design of the 2017 Road Program should they be selected prior to November 30, 2016; and FURTHER, the Mayor and City Clerk are hereby authorized to execute contracts for and on behalf of the City of Livonia with the aforesaid companies and to do all other things necessary or incidental to the full performance of this resolution.

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

AYES: Jolly, White, Bahr, Brosnan and McIntyre

NAYS: None

The President declared the resolution adopted.

SEP 19 2016

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 22, 2021

Meeting was called to order via Zoom remote technology at 9:21 p.m. by President Kathleen McIntyre. Present: Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); Rob Donovic (Deployed); Jim Jolly (Livonia, Michigan); Laura Toy (Livonia, Michigan); Scott Bahr (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: None.

10) REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND APPROVE 2021 ASPHALT ROAD REPAIR PROGRAM BY EXTENDING CONTRACT 20-A UNIT PRICES WITH NAGLE PAVING COMPANY INC.: Engineering Division, re: for Contract 21-A in the amount not to exceed $3,841,504.29 for one year. (CR 102-20)

Todd Zilincik, City Engineer, presented this request to Council. He stated that Nagle had bid this project last year, they were about $450,000 less than the second bidder, which was Cadillac Asphalt. We were able to coordinate with them and extend their year prices except for several items related to this year's program. Obviously, we have a very good working relationship with them and want to see the project move forward. They were able to give us a great quote to do the project that we needed to. A couple highlights of this year's program is Victor Parkway. We're going to take that road from Pembroke to Eight Mile and make it a road diet, go from four lanes to three. About ten years ago we did some patching up there so the timing is perfect now to mill that off, resurface it, and make a bike lane on both sides for that area that hopefully connecting to Greenmead and continue on with obviously connectivity and bike/walk in that area. The other one is Hubbard Road from Five Mile to Buchanan, we're going to extend the east side there, 6-foot lane, and try to connect up from Rotary to Buchanan on the east side. The west side is a little bit more difficult but we are hopeful to continue on and get the west side so that we can stripe it as a bike lane, but this project itself went out for a widened shoulder for the future is set up to make it a designated bike lane on both sides. But the biggest thing we just talked about before in Section 1 and 12, we have road improvements in there in Section 1, we have to wait for the water main to get done and this will be the last location that Nagle will do for the water main and for the locations on road repairs and water mains. They will actually be down in Section 35 off of Joy Road to finish up last year's DWSRF projects, and fix those streets up there, Fremont, Hugh, Louise, those streets there to make sure it's all put back together.

Councilmember White offered an approving resolution for the Consent Agenda.

DIRECTION: APPROVING CONSENT

REPORT TO THE LIVONIA CITY COUNCIL

Engineering
March 10, 2021

MEETING DATE	PREPARED BY
March 22, 2021	Karen Worley, Secretary IV,

AGENDA ITEM

REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND APPROVE 2021 ASPHALT ROAD REPAIR PROGRAM BY EXTENDING CONTRACT 20-A UNIT PRICES WITH NAGLE PAVING COMPANY INC.: Engineering Division, re: for Contract 21-A in the amount not to exceed $3,841,504.29 for one year. (CR 102-20)

BACKGROUND

Based upon the recommendation for scheduled maintenance in the Pavement Management Study, the Department of Public Works established an Asphalt Road Program for 2021. Our consultant, OHM Advisors (OHM) has finalized plans for the 2021 Road Repair Program.

Previously in 2020, OHM provided plans and specifications for Contract 20-A. The bids for the subject project were taken on February 12, 2020, with two (2) bids being submitted. Nagle Paving Company was the lowest responsive qualified bidder and was awarded the contract (CR 101-20) in the amount of $3,836,109.85.

A total of $9.7 million dollars was budgeted for the 2021 Street Repair Program, including both concrete and asphalt repairs. OHM provided quantities based on a $4 million budget for the Asphalt Repair Program, Contract 21-A.

There are 24 asphalt road segments inclusive of reconstruction, rehabilitation, maintenance and non-motorized paths anticipated to be repaired for 2021 based on the recommendation from the Citizen's Road Advisory Committee meeting held on October 28, 2020. In January, we received confirmation to continue water main replacements with DWSRF Project #7454-01 at Bell Creek Lane (Farmington Road to Six Mile Road) and Bloomfield Drive (Farmington Road to Bell Creek Lane) located in Section 15. The two (2) asphalt rehabilitation segments were eliminated for 2021. We look to place them for repair in 2022, after the water main replacements have occurred.

Nagle Paving Company has been our contractor for the 2012 and 2014 through 2020 Asphalt Pavement Programs. They are willing to honor their unit prices from the 2020 Asphalt Road Repair Program, Contract 20-A, with some exceptions where the quantities were reduced or increased significantly, new items to accommodate the proposed improvements, and agreed upon inspector days consisting of 180 days. Please see attached proposal provided by Nagle Paving that was received on March 5, 2021 and OHM's recommendation letter dated March 10, 2021.

This will allow the City of Livonia to construct all the proposed street segments planned for 2021,

instead of risking having the bids coming in high and having to potentially eliminate road segments from the program.

Please note the asphalt road repairs this year on the following segments:

Victor Parkway (Pembroke Road to Eight Mile Road): Proposed “Road Diet” going from 4 lanes down to 3 lanes with a designated 5 feet bike lane with signage on both sides

Hubbard Road Widening on East Side (5 Mile Road to Buchanan School Entrance): Rehabilitate the asphalt road and place a 5 feet wide shoulder on east side. These proposed road improvements will allow connectivity on the entire east side from the Livonia Jack E. Kirksey Recreation Center at 5 Mile Road to Rotary Park at 6 Mile Road. Previously in late 2019, the asphalt shoulder was widened from Buchanan School Entrance to 6 Mile Road.

RECOMMENDATION

We are recommending extending the Contract 20-A unit prices and awarding the 2021 Asphalt Road Repair Program, Contract 21-A to the Nagle Paving Company. Please refer to the Fiscal Consideration section and the attachments for additional information.

FISCAL CONSIDERATION

In order to proceed with this project, we recommend that the Council take the following actions:

- Waive the formal bidding process under Section 3.04.140.D.3 of the Livonia Code of Ordinances, as amended, since no advantage to the City would result from competitive bidding.

- Extend the Contract 20-A unit prices for the 2021 Asphalt Road Repair Program, Contract 21-A and award a contract in the amount of $3,841,504.29 to the Nagle Paving Company, 36780 Amrhein, Livonia, Michigan 48150. The award should be on the basis of the bid unit prices from 2020, Contract 20-A with the exception of the revised unit prices for some select bid items and the new quantities and unit prices necessary to complete the proposed improvements (mostly related to the non-motorized paths such a culverts, pavement markings, and signage) and the mutually agreed upon inspector days consisting on 180 days.

- Authorize an expenditure in the amount of $3,841,504.29 for the 2021 Asphalt Road Repair Program from the following accounts:

Account Number 204-463-818-110 (Reconstruction) $120,000.00

Account Number 204-463-818-112 (Rehabilitation)	$3,495,004.29
Account Number 204-463-818-114 (Maintenance)	$26,500.00
Account Number 204-463-974-200 Non-Motorized Paths	$200,000.00

- Authorize the City Engineer to approve minor adjustments in the work, as required.

ATTACHMENTS

1. Contractor Recommendation Letter March 10

APPROVED BY

Todd J. Zilincik

Todd Zilincik, P.E., City Engineer — Date: March 10, 2021

Don Rohraff, Director of Public Works — Date: March 11, 2021

Michael T Slater

Michael Slater, Finance Director — Date: March 11, 2021

Maureen Miller Brosnan

Maureen Miller Brosnan, Mayor — Date: March 11, 2021

March 10, 2021

Mr. Todd J. Zilincik, P.E., City Engineer
Engineering Division
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154-3097

Re: 2021 Asphalt Paving Program – Contract 21-A
Contractor Recommendation

Dear Mr. Zilincik:

Nagle Paving Company was solely requested by the City to submit an extension of their 2020 unit prices for the 2021 Asphalt Paving Project. Their bid came in at amount of $3,963,904.29 ($3,841,504.29, not including Inspector Days) which was 3.65% lower than the engineers estimate. We have checked the results and attached the Bid Tabulation (including inspector days) for your review and information. Numerous pay item costs were held from last year's bidding.

The approximate breakdown on the type of "fixes" for this year's program are Reconstruction – $120,000, Rehabilitation - $3,495,004.29, Maintenance - $26,500, Non-motorized Paths - $200,000 (values do not include Inspector Days).

Based on our past experience working with Nagle Paving Company, they are qualified to perform the work in this year's program. Nagle has worked on the City's 2012, 2014-2020 Asphalt Paving Programs. Their history of being involved in numerous City Paving Programs, providing a quality product, and their good working relationship with both the City and OHM make them a good candidate for this year's Program.

Joining Nagle's team this year will be BMW Contracting for sewer/culvert work, PK Contracting for pavement markings, Spartan Barricading, Inc. for temporary construction signing and barricades, Sherk's Landscaping for restoration, and Rauhorn Electric, Inc. for traffic signal bagging.

If you wish to discuss this recommendation, please call me at 734-466-4441.

Sincerely,
OHM ADVISORS

Mark Loch, P.E.
Project Manager

Enclosure: Bid Tabulation
cc. Don Rohraff, DPW Director, City of Livonia

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150
T 734.522.6711
F 734.522.6427
OHM-Advisors.com

ITEM CODES	DESCRIPTION	UNIT	UNIT PRICES	TOTAL QTY	TOTAL COST
1500001	Mobilization, Max	LSUM	$180,000.00	1	$180,000.00
2020002	Tree, Rem, 19 inch to 36 inch	Ea	$3,465.00	2	$6,930.00
2020004	Tree, Rem, 6 inch to 18 inch	Ea	$825.00	5	$4,125.00
2027050	_ Tree Root Grind	Ea	$50.00	14	$700.00
2030001	Culv, Rem, Less than 24 inch	Ea	$200.00	14	$2,800.00
2040020	Curb and Gutter, Rem	Ft	$12.00	5,745	$68,940.00
2040045	Masonry and Conc Structure, Rem	Cyd	$975.00	2	$1,950.00
2040055	Sidewalk, Rem	Syd	$13.50	615	$8,302.50
2047011	_Pavt, Rem, Modified	Syd	$8.46	7,189	$60,818.94
2050006	Ditch Cleanout	Sta	$600.00	5.00	$3,000.00
2057002	_ Station_Grading_1	Sta	$2,500.00	5.22	$13,050.00
2057002	_Station_Grading_HUBBARD	Sta	$2,825.00	29.90	$84,467.50
2057021	_Subgrade Undercutting, Type II, Modified	Cyd	$20.00	500	$10,000.00
2057021	_Subgrade Undercutting, Type II, Special	Cyd	$25.00	500	$12,500.00
2057050	_ Driveway Swale Excavation	Ea	$200.00	10	$2,000.00
2080020	Erosion Control, Inlet Protection, Fabric Drop	Ea	$75.00	148	$11,100.00
2080036	Erosion Control, Silt Fence	Ft	$1.00	500	$500.00
3027011	_Aggregate Base, 6 inch Modified	Syd	$11.75	6,050	$71,087.50
3027011	_Aggregate Base, 8 inch Modified	Syd	$12.10	1,573	$19,033.30
3027031	_ Aggregate Base, Modified	Ton	$31.50	309	$9,733.50
3057011	_ HMA Base Crushing and Shaping, Modified	Syd	$2.60	16,177	$42,060.20
3060020	Maintenance Gravel	Ton	$20.00	100	$2,000.00
4010047	Culv End Sect, Conc, 12 inch	Ea	$660.00	1	$660.00
4010049	Culv End Sect, Conc, 18 inch	Ea	$880.00	1	$880.00
4010094	Culv End Sect, Metal, 12 inch	Ea	$495.00	33	$16,335.00
4010199	Culv, Cl A, CSP, 12 inch	Ft	$55.00	492	$27,060.00
4020960	Sewer, Cl IV, 12 inch, Tr Det A	Ft	$88.00	8	$704.00
4020962	Sewer, Cl IV, 18 inch, Tr Det A	Ft	$110.00	7	$770.00
4020987	Sewer, Cl IV, 12 inch, Tr Det B	Ft	$77.00	147	$11,319.00
4030005	Dr Structure Cover, Adj, Case 1	Ea	$250.00	132	$33,000.00
4030006	Dr Structure Cover, Adj, Case 2	Ea	$500.00	3	$1,500.00
4030040	Dr Structure Cover, Type G	Ea	$660.00	1	$660.00
4030200	Dr Structure, 24 inch dia	Ea	$3,850.00	1	$3,850.00
4030280	Dr Structure, Adj, Add Depth	Ft	$50.00	20	$1,000.00
4030312	Dr Structure, Tap, 12 inch	Ea	$660.00	1	$660.00
4037001	_ Underdrain, Subgrade, 6 Inch, Modified	Ft	$21.50	2,044	$43,946.00
4037050	_Sanitary Structure Cover, Adj, Case 1	Ea	$200.00	34	$6,800.00
5010002	Cold Milling HMA Surface	Syd	$3.00	73,161	$219,483.00
5010008	Pavt for Butt Joints, Rem	Syd	$12.00	535	$6,420.00
5010033	HMA, 13A	Ton			
5010034	HMA, 36A	Ton	$175.00	410	$71,750.00
5010051	HMA, 4E3	Ton	$108.40	3,015	$326,826.00
5010057	HMA, 5E3	Ton	$118.25	2,144	$253,528.00
5017001	Pavt Joint and Crack Repr, Det 7, Modified	Ft	$12.50	1,506	$18,825.00
5017031	_ HMA, 13A (Leveling)	Ton	$89.50	6,683	$598,128.50
5017031	_ HMA, 13A (Top)	Ton	$98.50	6,654	$655,419.00
5017031	_Hand Patching, Modified	Ton	$105.00	1,782	$187,110.00
5017031	_Hand Patching, Special	Ton	$185.00	50	$9,250.00
8010005	Driveway, Nonreinf Conc, 6 inch	Syd	$55.00	1,820	$100,100.00
8027001	_Curb and Gutter, 24 inch	Ft	$30.50	5,300	$161,650.00
8027001	_Curb and Gutter, 30 inch	Ft	$33.00	736	$24,288.00
8030010	Detectable Warning Surface	Ft	$40.00	347	$13,880.00
8030036	Sidewalk Ramp, Conc, 6 inch	Sft	$8.00	3,234	$25,872.00

8030044	Sidewalk, Conc, 4 inch	Sft	$7.50	2,547	$19,102.50
8070095	Post, Mailbox	Ea	$100.00	25	$2,500.00
8070101	Guardrail Post, Furn and Install, 72 inch	Ea	$110.00	28	$3,080.00
8070105	Guardrail, Reconst, Type B	Ft	$33.00	171	$5,643.00
8077050	_Relocate Mailbox	Ea	$50.00	277	$13,850.00
8100371	Post, Steel, 3 lb	Ft	$15.00	224	$3,360.00
8100402	Sign, Type III, Erect, Salv	Ea	$200.00	6	$1,200.00
8110024	Pavt Mrkg, Ovly Cold Plastic, 6 inch, Crosswalk	Ft	$11.00	120	$1,320.00
8110041	Pavt Mrkg, Ovly Cold Plastic, 12 inch, Crosswalk	Ft	$15.00	90	$1,350.00
8110045	Pavt Mrkg, Ovly Cold Plastic, 24 inch, Stop Bar	Ft	$22.00	82	$1,804.00
8110049	Pavt Mrkg, Ovly Cold Plastic, Direction Arrow Sym, Bike	Ea	$275.00	7	$1,925.00
8110058	Pavt Mrkg, Ovly Cold Plastic, Bike, Small Sym	Ea	$297.00	9	$2,673.00
8110063	Pavt Mrkg, Ovly Cold Plastic, Lt Turn Arrow Sym	Ea	$330.00	1	$330.00
8110071	Pavt Mrkg, Ovly Cold Plastic, Rt Turn Arrow Sym	Ea	$330.00	2	$660.00
8110079	Pavt Mrkg, Ovly Cold Plastic, Sharrow Symbol	Ea	$385.00	2	$770.00
8110108	Pavt Mrkg, Polyurea, 12 inch Cross Hatching, White	Ft	$15.00	110	$1,650.00
8110153	Pavt Mrkg, Sprayable Thermopl, 4 inch, White	Ft	$1.05	4,875	$5,118.75
8110154	Pavt Mrkg, Sprayable Thermopl, 4 inch, Yellow	Ft	$1.05	8,627	$9,058.35
8110155	Pavt Mrkg, Sprayable Thermopl, 6 inch, White	Ft	$1.10	5,828	$6,410.80
8120022	Barricade, Type III, High Intensity, Lighted, Furn	Ea	$105.00	30	$3,150.00
8120023	Barricade, Type III, High Intensity, Lighted, Oper	Ea	$5.50	30	$165.00
8120030	Channelizing Device, 42 inch, Furn	Ea	$11.00	217	$2,387.00
8120031	Channelizing Device, 42 inch, Oper	Ea	$1.10	217	$238.70
8120140	Lighted Arrow, Type C, Furn	Ea	$825.00	1	$825.00
8120141	Lighted Arrow, Type C, Oper	Ea	$110.00	1	$110.00
8120250	Plastic Drum, High Intensity, Furn	Ea	$27.50	100	$2,750.00
8120251	Plastic Drum, High Intensity, Oper	Ea	$1.10	100	$110.00
8120350	Sign, Type B, Temp, Prismatic, Furn	Sft	$3.60	866	$3,117.60
8120351	Sign, Type B, Temp, Prismatic, Oper	Sft	$0.40	866	$346.40
8120352	Sign, Type B, Temp, Prismatic, Spec, Furn	Sft	$5.50	216	$1,188.00
8120353	Sign, Type B, Temp, Prismatic, Spec, Oper	Sft	$0.50	216	$108.00
8127050	_ Traffic Control, Residential Street	Ea	$1,200.00	12.00	$14,400.00
8167011	_Surface Restoration, Seeding	Syd	$5.75	14,215	$81,736.25
8200458	TS Face, Bag	Ea	$1,650.00	1	$1,650.00
8200459	TS Face, Bag, Rem	Ea	$1,650.00	1	$1,650.00
8210005	Monument Box Adjust	Ea	$825.00	1	$825.00
8210010	Monument Preservation	Ea	$500.00	4	$2,000.00
8210020	Protect Corners	Ea	$150.00	20	$3,000.00
8247060	_Reimbursed Permit Fees	Dlr	$1.00	5,000	$5,000.00
8257050	_ Adjust Sprinkler head	Ea	$20.00	145	$2,900.00
8257050	_Gate Well Cover, Adj, Case 1	Ea	$200.00	6	$1,200.00
8257050	_Sprinkler Head	Ea	$30.00	145	$4,350.00
8267051	_Relocate Landscaping	LSUM	$2,500.00	1	$2,500.00
8507001	_ Irrigation Piping	Ft	$2.40	305	$732.00
8507002	_Misc Preparing Pavement	Sta	$800.00	233.11	$186,488.00
					$3,841,504.29

STS-RDS Pavement Progs
(Engineering)
Authorization to execute the contract amendment between the City of Livonia and OHM Advisors, to provide construction engineering services for the 2020 Asphalt Road Program in an amount not to exceed $460,333.00

#102-20 RESOLVED, that having considered the report and recommendation of the City Engineer, dated February 25, 2020, submitted pursuant to Council Resolution No. 365-16, which bears the signature of the Chief Accountant, is approved by the Director of Public Works, approved as to form by the City Attorney, and is approved for submission by the Mayor, to which is attached a proposed amendment to the Engineering contract between the City of Livonia and OHM Advisors, 34000 Plymouth Road, Livonia, Michigan 48150 for the 2020 Asphalt Road Program, the Council does hereby authorize the Mayor and City Clerk, for and on behalf of the City of Livonia, to execute the attached contract amendment between the City of Livonia and OHM Advisors, 34000 Plymouth Road, Livonia, Michigan 48150, to provide construction engineering services for the 2020 Asphalt Road Program in an amount not to exceed $460,333.00, said amount being based on the preliminary construction cost estimates and subject to adjustment based on the actual bids; FURTHER, the aforesaid proposal is accepted without competitive bidding pursuant to Code of Ordinances Section 3.04.140.D.2.b; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed $460,333.00 from funds budgeted in Account No. 204-441-818-102 (Roads, Sidewalk and Tree Fund) for this purpose; and the City Engineer is hereby authorized to approve minor adjustments in the work as it becomes necessary but this authorization does not entitle the City Engineer to authorize any increase in the not to exceed amount or to contract with other parties.

March 23, 2020

CONSENT AGENDA ITEMS (Regular Meeting of March 23, 2020)

Motion by:	***Jolly***
Seconded by:	***Donovic***
ROLL CALL:	
Ayes:	**Jolly, Bahr, Donovic, McCullough, McIntyre**
Nays:	***None***
Absent:	***Toy, White***

Meeting was called to order via Zoom remote technology at 9:21 p.m. by President Kathleen McIntyre. Present: Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); Rob Donovic (Deployed); Jim Jolly (Livonia, Michigan); Laura Toy (Livonia, Michigan); Scott Bahr (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: None.

11) REQUEST TO AMEND THE CONTRACT WITH OHM ADVISORS FOR THE CONSTRUCTION ENGINEERING SERVICES FOR THE 2021 ASPHALT ROAD PROGRAM (CONTRACT 21-A): Engineering Division, re: for same. (CR 365-16)

Todd Zilincik, City Engineer, presented this request to Council. He stated OHM has been a great asset to help make sure that we obviously do a great job on our infrastructure on our road improvements. We're looking for their Construction Engineering Services for this project, it's based on the construction costs we just talked about, they've done a great job over the last nineteen years and looking forward to working with them again.

Councilmember Donovic stated we have a longstanding relationship with OHM Advisors, they are a local company, and he then offered an approving resolution for the Consent Agenda.

DIRECTION: APPROVING CONSENT

REPORT TO THE LIVONIA CITY COUNCIL

Engineering
March 10, 2021

MEETING DATE	PREPARED BY
March 22, 2021	Karen Worley, Secretary IV

AGENDA ITEM

REQUEST TO AMEND THE CONTRACT WITH OHM ADVISORS FOR THE CONSTRUCTION ENGINEERING SERVICES FOR THE 2021 ASPHALT ROAD PROGRAM (CONTRACT 21-A): Engineering Division, re: for same. (CR 365-16)

BACKGROUND

The City Council approved Qualification Based Selection (QBS) firms pursuant to Council Resolution No. 365-16, adopted September 19, 2016 to perform all professional engineering services on various federal, state and locally funded projects through fiscal year 2021. Under this procedure, we are recommending that OHM Advisors (OHM) continue as our consultant for the 2021 Asphalt Road Program. See the attached letter dated March 10, 2021 from OHM Advisors for the construction engineering services.

The estimated construction costs for the asphalt program, which forms the basis for the Engineering contract, is shown on the attached sheet.

RECOMMENDATION

Please refer to the Fiscal Consideration section for additional information.

FISCAL CONSIDERATION

In order to proceed with these projects, it is respectfully recommended that the Council take the following actions:

- Authorize the Mayor and the City Clerk to execute an amendment to the Engineering contract with OHM Advisors, 34000 Plymouth Road, Livonia, Michigan 48150 in the amount of $461,000 for Construction Engineering for the 2021 Asphalt Road Program. These amounts are based on the preliminary construction cost estimates and may be adjusted based on the actual bids.

- Authorize an expenditure in the amount of $461,000 from budgeted funds in the Road, Sidewalk and Tree Fund, Account Number 204-441-818-102.

- Authorize the City Engineer to approve minor adjustments in the work, as required.

ATTACHMENTS

1. OHM 2021 Livonia Road Program CE Agreement
2. SME Proposal

APPROVED BY

Todd Zilincik, P.E., City Engineer — Date: March 10, 2021

Don Rohraff, Director of Public Works — Date: March 11, 2021

Michael Slater, Finance Director — Date: March 11, 2021

Paul Bernier, City Attorney — Date: March 12, 2021

Maureen Miller Brosnan, Mayor — Date: March 12, 2021

March 9, 2021

Todd J. Zilincik, PE
City Engineer
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154

RE: Construction Engineering Services - 2021 Comprehensive Road Reconstruction and Rehabilitation Program (Asphalt)

Dear Mr. Zilincik,

Thank you again for showing continued confidence in OHM Advisors, by selecting us to provide the City of Livonia with construction engineering services for the 2021 Comprehensive Road Reconstruction and Rehabilitation Program (Asphalt). Attached is Exhibit A with associated Project Supplements.

OHM Advisors will again team with Soil and Materials Engineers, Inc. (SME) with added support from G2 Consultants, to provide the material testing during this project.

If you have any questions concerning the Exhibit, please contact me at (734) 466-4441. We look forward to working with the City of Livonia on this program.

Sincerely,

Mark R. Loch, PE
Project Manager

Attachment: Agreement

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150
T 734.522.6711
F 734.522.6427
OHM-Advisors.com

EXHIBIT A

PROJECT SPECIFIC SCOPE OF SERVICES, PROJECT SCHEDULE, PAYMENTS TO CONSULTANT

The information contained in this Exhibit applies only to the following project:

Project Title: **2021 Comprehensive Road Reconstruction and Rehabilitation Program (Asphalt)**

Dated:_____, 2021

This is an Exhibit to the Contract dated December 1, 2016 between the City of Livonia (CITY), whose address is 33000 Civic Center Drive, Livonia, MI 48154 and OHM Advisors, whose address is 34000 Plymouth Road, Livonia, Michigan, 48150.

This Exhibit acts as a duly executed written instrument that amends, supplements, modifies, or cancels certain portions of the Contract, as provided in Article 8.01 of the Contract.

A. SCOPE OF SERVICES, INCLUDING MATERIAL QUALITY CONTROL PROGRAM

CONSULTANT is requested to provide Construction Engineering Services as stated in accordance with attached Supplement A, dated March 8, 2021.

B. PROJECT SCHEDULE

The Project Schedule is attached as Supplement B, dated March 8, 2021.

C. PAYMENTS TO CONSULTANTS

CONSULTANT shall be paid on an hourly basis up to the not-to-exceed amount of four hundred sixty thousand one thousand and zero cents ($461,000) for construction engineering services in accordance with the phasing and payment terms on Supplement C, dated March 8, 2021.

In Witness Whereof, the CITY and CONSULTANT, and through their duly authorized officers and representatives, have executed this Contract.

In the Presence of:

_____

_____

CITY OF LIVONIA, a Michigan Municipal Corporation

By:_____
Maureen Miller Brosnan, Mayor

By:_____
Susan M. Nash, City Clerk

In the Presence of:

_____

OHM Advisors

By:_____
Rhett A. Gronevelt, PE

Its: Principal

Approved:

_____
Donald R. Rohraff
Director of Public Works

Approved:

_____
Todd J. Zilincik, P.E.
City Engineer

Approved:

_____
Michael Slater
Director of Finance

Approved as to form:

_____
Paul A. Bernier
Department of Law

Pursuant to Council Resolution

No:_____

Adopted on:_____

SCOPE OF SERVICES

CITY OF LIVONIA

2021 COMPREHENSIVE ROAD RECONSTRUCTION AND REHABILITATION PROGRAM (ASPHALT)

PROJECT UNDERSTANDING

The CONSULTANT will provide construction engineering services for the asphalt portion of the 2021 COMPREHENSIVE ROAD RECONSTRUCTION AND REHABILITATION PROGRAM. The CITY'S intent is to replace the pavement in-kind and minimize construction work behind the curb or beyond the limited edge of pavement restoration.

The streets to be included are:

Reconstruction Street Locations

Road Name	From	To
Oakley Ave	Cavell Ave	Inkster Rd

Rehabilitation Street Locations

Road Name	From	To
Antago Ave	Vassar Ave	Grand River Ave
Bridge Ave	St. Francis St	Inkster Rd
Vassar Ave-2	Rensellor St	Inkster Rd
Victor Parkway	Seven Mile Rd	Pembroke St
Doris Ave	Munger Ave	End
Myrna St	Loveland Ave	Hubbard St
Camborne Ln	Hubbard St	End
Greenland Ct	Hubbard St	End
Hubbard St	Five Mile Rd	Buchanan School
Hillcrest Ave	Schoolcraft Rd	Lyndon Ave
Cavell Ave	Oakley Ave	Five Mile Rd
Beatrice Ave	Dover Ave	130' S. of Grandon Ave
Danzig Ave	Dover Ave	130' S. of Grandon Ave
Fremont Ave	Joy Rd	130' S. of Grandon Ave
Hugh Ave	Joy Rd	130' S. of Grandon Ave
Louise Ave	Dover Ave	130' S. of Grandon Ave

Road Name	From	To
Melvin Ave	Joy Rd	130' S. of Grandon Ave
Hartel Ave	Joy Rd	130' N. of Olson Ave
Olson Ave	Oxbow Ave	End
Oxbow Ave	Joy Rd	130' N. of Olson Ave

Maintenance Street Locations

Road Name	From	To
Vassar Ave-1	Angling St	Rensellor St

A. Construction Phase Services

- **Contract Administration Services** shall consist of preparing monthly pay estimates based on quantities provided with field representative's daily reports to meet CITY deadlines for payment purposes. Work shall also include assisting CITY staff (i.e. Project Manager) in the resolution of claims, contract interpretations and review of project schedules and deadlines. CONSULTANT will provide project closeout documentation consisting of final pay estimate preparation, closeout documentation from the contractor and a balancing Change Order identifying adjustments to the construction contract. In addition, the CONSULTANT will make field visits to project sites to observe the work in progress and assist in the review of the contractor's work to be in general compliance with the contract.

- **Stakeout Services** during the construction phase shall consist of the required staking for line and elevation of specific contract items such as pavement replacement for long areas (over 200 feet) or total reconstruction, and curb and gutter replacement when over 200 feet in length or the entire pavement section on reconstruction projects. The existing pavement will be surveyed prior to removal to identify high points and low points in relationship to storm drainage. Staking will be provided at 50-foot intervals that will include top of curb or edge of pavement grades only. Offset stakes will be provided as coordinated with the contractor. Staking will also be provided for new structure(s), culverts and proposed utilities.

- **Construction Observation Services** shall consist of full time observation of the work progress by the contractor(s) on days when work is performed. Daily Field Reports (DFRs) will be prepared documenting pay item quantities and the general work progress for the day. Checking line and elevation for compliance with the survey stakes will also be provided as part of the CONSULTANT'S regular responsibilities. The CONSULTANT will answer residents' questions and attempt to promptly resolve complaints during the course of construction. The CONSULTANT will also interact with the contractor's supervisory staff to notify them when work is unacceptable and in need of correction, or removal and replacement of specific work elements when necessary.

  OHM will assist the City with the implementation of their SESC policy as follows; OHM will notify the contractor to install the structure inlet protection prior to the beginning of construction within each work zone, and inform the contractor when the measures are no longer needed once acceptable vegetation has been established. Also, OHM will

forward all concerns to the contractor that are made by the City, as well as make the contractor aware of observed inlet protection that is not effective and requires maintenance.

- **Construction Engineering Services** shall consist of a senior construction engineer/technician who will supervise the construction and direct the CONSULTANT'S field staff to provide:
  a. appropriate project documentation
  b. shop drawing review, resolution of construction issues/problems that may arise
  c. provide recommendations to the CITY as it relates to claims from the contractor(s) including:
     i. preparation of change orders, as required
     ii. responsive complaint resolution
     iii. reviewing of project progress for compliance with approved schedule
     iv. providing recommendations to the CITY'S Project Manager for penalties and/or changes in the time of completion of projects.

  CONSULTANT shall coordinate with SME and the CITY'S Project Manager. The CONSULTANT shall lead the preconstruction conference and bi-weekly progress meetings.

- **Materials Testing** by CONSULTANT'S sub-consultant, SME, shall provide the following:

  a. Attend one (1) pre-construction meeting and perform review of mix designs
  b. Attend three (3) construction progress meetings
  c. Twelve (12) half-day site visits to perform field density testing on the pulverized base material
  d. Thirty (30) full day site visits during HMA paving
  e. Thirty (30) visits to the bituminous supplier's plant for sampling during paving
  f. Twenty (20) half-day site visits for concrete testing during curb/gutter placements
  g. Forty (40) bituminous one-point mix verifications
  h. One hundred (100) concrete cylinders compressive strength tests

  In addition to SME's Services, G2 Consultant has been added to the OHM Team to provide spot checking at the plant to provide a third party testing. It is anticipated the G2 will be involved in spot checking the 13A mixes and the E mixes.

- The CONSULTANT will coordinate with the CITY to develop draft letters to the residents at the start of construction and, when needed, send out letters to residents when there are changes in construction sequences or schedule. There are twenty (20) street segments in this year's program. All streets will receive hand delivered letters for information on construction activities. A second letter may be required for notification of paving dates. If requested, the CONSULTANT will participate in one additional CITY resident communication initiative per street.

- **Resolution Services** is included as a part of observation and construction engineering. This may include:

  a. Notifying the CITY of contractor violations as it relates to the City of Livonia Ordinance for construction traffic on roads within the City (i.e., dust control and latent bituminous material).

b. Notifying the CITY of concerns raised by residents and businesses during the construction phase of the project.

8. Attend an informational meeting with residents to explain the proposed construction program and its impacts to the residents/businesses. Attendance shall be by the CONSULTANT project manager and construction engineer.

D. City's Responsibilities

1. Coordination with police and fire departments and Livonia Public Schools.

2. Pay any required permit review fees or reimburse CONSULTANT for permit fees paid to expedite review and approval.

3. Host a public information meeting with residents, businesses and institutions as needed.

4. Attend bi-weekly Progress Meetings.

PROJECT SCHEDULE

CITY OF LIVONIA

2021 COMPREHENSIVE ROAD RECONSTRUCTION AND REHABILITATION PROGRAM (ASPHALT)

PROJECT SCHEDULE

The CONSULTANT will provide construction engineering services for duration of the construction project as outlined under Progress Clause in the project Proposal, which states the project shall start approximately on May 3, 2021 and is to be completed by October 11, 2021. Should the project extend beyond the completion date, a contract Amendment may be required to complete the work.

PAYMENTS TO CONSULTANT

CITY OF LIVONIA

2020 COMPREHENSIVE ROAD RECONSTRUCTION AND REHABILITATION PROGRAM

The following fees are based on the as bid construction cost of $3,841,504.29 utilizing the CITY's fee matrix.

Construction Phase

The CITY agrees to pay the CONSULTANT for construction services on an hourly basis, billed monthly, per the 2021 Rate Schedule (attached Supplement C-1) at the not-to-exceed amount of four hundred sixty-one thousand dollars and zero cents ($461,000.00).

Additional Services

Additional services, if approved by City Council, shall be paid at the current hourly rate schedule or at an agreed upon price between the CITY and CONSULTANT.

City of Livonia

2021 Comprehensive Road Reconstruction and Rehabilitation Program (Asphalt)

OHM ADVISORS
2021 HOURLY RATE SCHEDULE

Professional Engineer IV / Architect IV / Senior Interior Designer IV	$183.00
Professional Engineer III / Architect III / Senior Interior Designer III	$165.00
Professional Engineer II / Architect II / Senior Interior Designer II	$150.00
Professional Engineer I / Architect I / Senior Interior Designer I	$140.00
Project Specialist II	$158.00
Project Specialist I	$130.00
Graduate Engineer IV	$145.00
Graduate Engineer III	$138.00
Graduate Engineer II	$130.00
Graduate Engineer I	$123.00
Graduate Architect III / Landscape Architect III / Interior Designer III	$132.00
Graduate Architect II / Landscape Architect II / Interior Designer II	$112.00
Graduate Architect I / Landscape Architect I / Interior Designer I	$100.00
Technician IV	$140.00
Technician III	$120.00
Technician II	$103.00
Technician I	$83.00
Engineering / Architectural / Interior Design Aide	$65.00
Professional Surveyor III	$162.00
Professional Surveyor II	$150.00
Professional Surveyor I	$135.00
Graduate Surveyor	$115.00
Surveyor III	$117.00
Surveyor II	$110.00
Surveyor I	$90.00
Surveyor Aide	$70.00
Planner IV	$160.00
Planner III	$140.00
Planner II	$118.00
Planner I	$100.00
Planner Aide	$65.00
Graphic Designer	$110.00
Administrative Support	$70.00
Clerical Aide	$60.00
Principal	$210.00
Sr. Associate	$195.00
Associate	$185.00

Rates as reflected subject to review and adjustment on an annual basis.
2021 Public Rates

The Kramer Building
43980 Plymouth Oaks Blvd.
Plymouth, MI 48170-2584

T (734) 454-9900

www.sme-usa.com

March 10, 2021

Mr. Mark Loch, PE
Senior Project Manager
OHM Advisors
34000 Plymouth Road
Livonia, Michigan 48150

Transmitted Via Email: mark.loch@ohm-advisors.com (PDF file)

RE: Proposal for Construction Material Services
21A, 2021 Livonia Streets Asphalt Program
Livonia, Michigan
SME Proposal No. P00816.21

Dear Mr. Loch:

SME is pleased to continue to provide engineering services for the referenced project. This letter presents our scope and fee estimate for the proposed services.

UNDERSTANDING OF THE PROJECT

We understand the City of Livonia plans to continue to perform the hot mixed asphalt streets rehabilitation program for the 2021 construction season. OHM Advisors (OHM) has been retained by the City of Livonia to provide civil engineering design services for this project. OHM would like SME to provide construction material services during the construction phase of the project.

SCOPE OF SERVICES

Based on the project requirements, we estimated our proposed number visits as follows:

- Attend one pre-construction meeting and perform review of mix designs
- Attend three construction progress meetings
- Twelve full day site visits to perform subgrade evaluations and/or field density testing on the pulverized base and/or aggregate base material
- Thirty full day site visits during HMA paving
- Thirty visits to the bituminous supplier's plant for sampling during paving
- Twenty half day site visits for concrete testing during curb/gutter placements
- Thirty-five bituminous one-point mix verifications
- One hundred concrete cylinders compressive strength tests

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PROFESSIONAL SERVICE FEE

Based on the construction cost and our estimated number of visits, we estimate a fee of **$75,000** (approximately 2% of the construction cost) to provide construction material testing services outlined above for the referenced project. These services will be provided in accordance with the attached fee schedules (FS:0, FS:3 and FS:4) based upon the actual amount of time expended, tests performed and materials used. Please note, SME does not charge mileage to/from the program locations. This is determined by your staff's request of our services during construction based on the duration, progress, and scheduling of the above items.

ASSUMPTIONS

The fee estimate is based on the above scope of services and the following assumptions. If these assumptions are in error, please let us know so we may re-evaluate our fee estimate.

1. Rights of entry and access to the streets will be provided to us.
2. Work will be performed during regular business hours on weekdays.
3. SME will subcontract to an independent third party for review of material submittals for construction where SME was involved in developing the submittal for the contractor. The third party will be mutually agreed upon with the City of Livonia and OHM.

CLIENT FEEDBACK

As part of our improvement efforts, SME requests feedback from our clients during and/or at the end of our projects to help us understand their project experience and to show us where we can improve. When you receive an SME feedback request, please take a minute or two to respond. Doing so will help us serve you better on the next project.

AUTHORIZATION

After you have reviewed our proposal, please provide us with a subconsultant agreement/task order for our review and signature as authorization to proceed. We are available to discuss our scope of services with you at your convenience.

Very truly yours,

SME

Eric P. Eckler
Project Engineer

Jason A. Schwartzenberger, PE
Senior Consultant

Attachments: SME Fee Schedules – FS:0, FS:3, and FS:4 (01/18)

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FEE SCHEDULE – PERSONNEL AND EXPENSES

PERSONNEL

Technician I	Per Hour	60.00
Technician II	Per Hour	70.00
Technician III	Per Hour	80.00
Technician IV	Per Hour	90.00
Laboratory Technician	Per Hour	95.00
Certified Welding Inspector (CWI)	Per Hour	100.00
Field Engineer/Geologist/Specialist, Survey Technician	Per Hour	95.00
Staff Engineer/Geologist/Architect/Specialist	Per Hour	100.00
Senior Staff Engineer/Geologist/Architect/Specialist, Surveyor	Per Hour	110.00
Project Engineer/Geologist/Architect/Consultant	Per Hour	135.00
Civil Designer, Licensed Surveyor	Per Hour	135.00
Senior Project Engineer/Geologist/Architect/Consultant	Per Hour	155.00
Project Manager, Senior Civil Designer, Senior Licensed Surveyor	Per Hour	155.00
Senior Consultant, Senior Project Manager	Per Hour	190.00
Certified Professional (Ohio VAP), Certified Industrial Hygienist	Per Hour	195.00
Principal Consultant, Chief Consultant, Project Director	Per Hour	225.00
Drafter	Per Hour	80.00
CADD Operator	Per Hour	90.00
Senior CADD Operator	Per Hour	100.00
Log Processor	Per Hour	80.00
Administrative Assistant	Per Hour	70.00
Senior Administrative Assistant	Per Hour	85.00

Minimum 4 Hours Per Day for field work.

Overtime rate (Applies to all field work in excess of 8 hours per day, before 8:00 am or after 5:00 pm Monday through Friday or anytime Saturday, Sunday, or Holiday) ..... Standard Rate x 1.5

Expert Testimony and Depositions (including preparation time) ..... Rates available upon request

TRANSPORTATION AND EXPENSES

Vehicle Mileage Charge	Per Mile	0.75
Out-of-town Expenses (Airfare, Lodging, Subsistence, etc.)	At Cost + 20%	
Subcontract Expenses, Equipment Rental	At Cost + 20%	
Direct Expenses (Prints, Permits, Maps, etc.)	At Cost + 20%	
Hard Copies of Report	Per Copy	75.00
Plotting 24 x 36 (Black & White)	Each	10.00
Plotting 24 x 36 (Color)	Each	20.00

Other Services including Drilling, Equipment use, and Laboratory Testing ..... See Appropriate Fee Schedule

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FEE SCHEDULE – EQUIPMENT

SEE FS:0 FOR STAFF RATES

COATINGS/FIREPROOFING

Chloride Testing	Each	30.00
Coating Bond Strength – 20mm	Per Dolly	10.00
Coating Bond Strength – 50mm	Per Dolly	35.00
Coating Test Kit	Per Day	75.00
Fireproof Testing Equipment (SFRM)	Per Day	50.00
Intumescent Test Equipment (Hardness and Thickness)	Per Day	100.00
Shore-D (Hardness) Equipment	Per Day	30.00
Soluble Salt Testing (C-S-N)	Each	50.00
Tooke Gage (Destructive Thickness)	Per Day	35.00
Ultrasonic Thickness Gage	Per Day	75.00

CONCRETE/MASONRY/GROUT

Concrete Floor Moisture Emission Kit	Each	50.00
Grout Flow Meter	Per Day	30.00
Hammer Drill	Per Day	100.00
Hydraulic Load Test Equipment	Per Day	300.00
Impact Echo (IE)	Per Day	250.00
Impulse Radar (IPR)	Per Day	600.00
Maturity Meter Reader	Per Day	100.00
Maturity Meter Probe Leads	Rate Available Upon Request	
Maturity Meter Key Tags (if damaged)	Each	150.00
Maturity Meter Wireless Base Station	Per Day	100.00
Maturity Meter Wireless Radio Box	Per Day	100.00
Pin Penetrometer (for Mortar and Grout NDT)	Per Day	110.00
Pin Penetrometer Shot Costs	Each	5.00
Profilometer for Floor Flatness (Computerized)	Per Day	250.00
Portable Concrete Beam Breaker	Per Day	75.00
R-Meter (Pachometer)	Per Day	150.00
Relative Humidity – Rh Meter	Per Day	50.00
Relative Humidity – Rh Probes	Each	50.00
Schmidt Hammer	Per Day	50.00
Spectral Analysis of Surface Waves (SASW)	Per Day	300.00
Ultrasonic Impact Echo	Per Day	250.00
Ultrasonic Pulse Velocity (UPV)	Per Day	400.00
Windsor Probe	Per Day	125.00
Windsor Probe Shot Costs	Each	35.00

GEOTECHNICAL

Charge for all-terrain drill rig	Per Day	400.00
Corps of Engineers DCP	Per Day	110.00
Expendable Drive Point	Each	12.00
Crack Monitor Gauge	Each	25.00
Double Ring Infiltrometer	Per Day	50.00
Field Maximum Density Equipment	Per Day	60.00
Ground Penetrating Radar (GPR)	Rate Available Upon Request	
Inclinometer Monitoring Equipment	Per Day	225.00

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GEOTECHNICAL CONT.

Mobilization of drill rig and two-man crew on and off site	Per Mile (Each Way)	4.50
	Minimum Charge	500.00
Muck Probe	Per Day	50.00
Nuclear Density – Moisture Meter	Per Day	55.00
	Per Week	250.00
Penetrometer/Hand Auger	Per Day	30.00
Pile Dynamics Analyzer	Per Day	1,000.00
Power Hand Auger	Per Day	150.00
Pro-Level Manometer	Per Day	55.00
Saximeter	Per Day	50.00
	Per Week	200.00
Syscal Electrical Resistivity Equipment	Per Day	200.00
Thermal Conductivity/Resistivity Meter	Per Day	250.00
Use of Drill Rig and two-man crew	Per Hour	220.00
Vane Shear Field Test Equipment	Per Day	150.00

INSTRUMENTATION

Field Tension Jack	Per Day	110.00
Flat Jack Prism Equipment	Per Day	400.00
Strain Gages	Rate Available upon Request	
Strain Gauge Monitoring Equipment	Per Day	200.00
Tilt Meter	Rate Available upon Request	

PAVEMENTS

Extractor/Solvent for HMA Tests	Per Test	35.00
FWD (Roads/Parking Lots<27,000 lbf) with Operator	Per Day (8 Hours Max.)	2,000.00
	Per Hour (Min. 4 Hours)	300.00
Mobilization of FWD	Per Mile Each Way	3.25
Minimum Mobilization Charge		400.00

STEEL

Dye Penetrant Testing	Per Day	75.00
Magnetic Particle – Wet	Per Day	75.00
Magnetic Particle – Dry	Per Day	50.00
Phased Array UT	Per Day	200.00
Skidmore Tension Calibrator	Per Day	175.00
Thickness Meter	Per Day	30.00
Torque Wrench.	Per Day	100.00
Ultrasonic Testing – Flaw Detector	Per Day	100.00
Ultrasonic B Scan Equipment	Per Day	160.00

SURVEY

GPS Unit (High Accuracy)	Per Day	500.00
GPS Unit (Sub-Meter Assembly)	Per Day	250.00
Laser Level	Per Day	100.00
Rod and Level	Per Day	30.00
Total Station	Per Day	250.00

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WOOD

IML PD300 Resistograph	Per Day	500.00

MISCELLANEOUS

Borescope	Per Day	110.00
Coring bit wear for concrete (0 – 12" thick)	Per Core	35.00
Coring Machine	Per Day	200.00
Coring Machine and Generator	Per Day	275.00
Drone – DJI Phantom 4	Per Hour	200.00
Explosive Gas/Multi-Gas Meter	Per Day	100.00
Generator	Per Day	125.00
Ground Penetrating Radar	Per Day	600.00
Hammer Drill	Per Day	100.00
HEPA Vacuum	Per Day	40.00
Infrared Thermography	Per Day	600.00
Protimeter MMS2	Per Day	150.00
Resistivity Moisture Meter	Per Day	35.00
Safety Tripod and Winches	Per Day	75.00
Spectral Analysis of Surface Wave (SASW) Equipment	Per Day	300.00
Temperature/Humidity Data Logger	Per Project	50.00

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FEE SCHEDULE – LABORATORY

SEE FS:0 FOR STAFF RATES

BITUMINOUS

Abson Recovery of Bituminous Material	Each	650.00
Bituminous Extraction/Gradation-Vacuum (with crush content)	Each	375.00
Bituminous Extraction/Gradation-Ignition (with crush content)	Each	275.00
Bituminous Content Only	Each	150.00
Bituminous Mix Design - 4 Point Marshall Method	Each	1,200.00
Density of Pavement Core	Per Core	55.00
Marshall Density of Laboratory Compacted Asphalt	Per Set of 3 Samples	110.00
Marshall Stability and Flow Test (molded samples)	Per Set of 3 Samples	110.00
MDOT Submittal	Each	3,000.00
One-Point Mix Verification	Each	425.00
Penetration of Bituminous Material	Each	available upon request
Performance Grading of Binder Sample	Each	available upon request
Softening Point	Each	200.00
Superpave Density – Lab Computed Asphalt	Per 2 Samples	150.00
Theoretical Maximum Density (Rice Method)	Each	135.00

BRICK

Absorption – Basic	5 Brick Set	160.00
Absorption – Basic with Saturation Coefficient	5 Brick Set	325.00
Absorption – Initial Rate (Lab method)	5 Brick Set	160.00
Compressive Strength	5 Brick Set	275.00
Dimensional Review	10 Brick Set	275.00
Efflorescence	5 Brick Set	325.00
Freeze-Thaw Testing (ASTM C 67)	5 Brick Set	850.00
Freeze-Thaw Testing (ASTM C 1642)	5 Brick Set	700.00
Modulus of Rupture	5 Brick Set	275.00

CONCRETE

Concrete Chloride (Titration Method)		Each	Available Upon Request
Concrete Mix Design (normal weight) and Trial Batch w/Cylinders		Each	550.00
Concrete Mix Design and Trial Batch w/Beams		Each	750.00
Compressive Strength of Concrete Cylinders	Made by SME	Each	17.00
	Made by Others	Each	27.00
Compressive Strength of Concrete Cores		Each	75.00
Flexural Beam Shrinkage		Per Set	100.00
Flexural Strength of Concrete Beams		Each	75.00
Indirect Split Tensile Strength of Concrete Cores		Each	80.00
Rebar Tensile Test		Each	500.00
Thermal Resistivity of Concrete Specimen		Each	850.00

CONCRETE MASONRY UNITS

Absorption	3 Block Set	225.00
Compressive Strength of Block – Gross Area/Net	3 Block Set	325.00
Compressive Strength of Prism – Hollow	Each prism	175.00
Compressive Strength of Prism – Solid (Grouted)	Each prism	225.00
Dimensional Review	3 Block Set	160.00
Freeze-Thaw Testing (100 cycles)	5 Block Set	900.00
Freeze-Thaw Testing (additional 50 cycles)	5 Block Set	600.00
Freeze-Thaw Testing (Canadian Method 50 cycles)	5 Block Set	550.00
Linear Shrinkage		Available Upon Request

FIREPROOFING

Density Laboratory Test	Each	90.00

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GROUT/MORTAR

Compressive Strength – 2” x 2” Cubes	Each	40.00
Compressive Strength – 3” x 3” x 6” Specimen	Each	45.00
Mortar Aggregate Ratio	Each	175.00
Quantitative Analysis of Hardened Mortar (Historical/Mix)	Each	3,000.00
Splitting Tensile – 3” x 6” Cylinders	Each	80.00

RETAINING WALL MASONRY UNITS

Absorption	3 Block Set	275.00
Compressive Strength	3 Block Set	475.00
Freeze-Thaw Testing	5 Block Set	850.00

ROOFING

Built-up Roof Test Cut Analysis (ASTM D-2829) with aggregate	Each	325.00
Built-up Roof Test Cut Analysis (ASTM D-3617) without aggregate	Each	250.00
Softening Point of Bitumen – Ring and Ball (ASTM D-36)	Each	225.00
Thermal Insulation Compressive Strength (ASTM D-1621)	Each	110.00
Thermal Insulation Density (ASTM D-1622)	Each	90.00

SOIL/AGGREGATES

Alkali Reactivity of Aggregates (ASTM C-1293)	Each	1,000.00
Alkali Reactivity of Aggregates (ASTM C-1567/ASTM C-1260)	Each	650.00
Angularity Index	Each	30.00
Atterberg Limits (LL + PL)	Each	195.00
California Bearing Ratio (CBR)	Each	275.00
Clay Lumps Friable Particles	Each	50.00
Coarse Aggregate Test (ASTM C-33)	Each	1,200.00
Crushed Content	Each	85.00
Deleterious Pick	Each	85.00
Expansion Index (ASTM D4829)	Each	325.00
Fine Aggregate Angularity	Each	40.00
Fine Aggregate Test (ASTM C-33)	Each	850.00
Flat & Elongated Particles (ASTM D4791)	Each	110.00
Hydrometer/ Gradation Analysis	Each	220.00
L.A. Abrasion	Each	Available Upon Request
Lightweight Particles in Coarse Aggregate (ASTM C123)	Each	175.00
Lightweight Particles in Fine Aggregate (ASTM C123)	Each	90.00
Loss by Wash	Each	85.00
One–Point Proctor	Each	80.00
Organic Content	Each	65.00
Organic Impurities	Each	75.00
Permeability Test of Compacted Sample	Each	375.00
Permeability Test of Liner Sample (Clayey Soil)	Each	325.00
Permeability Test of Liner Sample (Clean Granular Soil)	Each	150.00
Proctor Test (Standard or Modified)	Each	175.00
Proctor (Clay Preparation)	Each	85.00
Sand Equivalency	Each	120.00
Sieve Analysis	Each	85.00
Soundness of Aggregate (5 cycle)	Each	250.00
Specific Gravity of Aggregates, with Absorption	Each	75.00
Specific Gravity of Soils	Each	150.00
Thermal Resistivity of Soil	Each	850.00
Triaxial Strength Testing – Unconsolidated/Undrained	Each Point	175.00
Triaxial Strength Testing – Consolidated/Drained	Each Point	325.00
Triaxial Strength Testing – Consolidated/Undrained w/Pore Pressure	Each Point	350.00
Unit Weight of Fine or Coarse Aggregate	Each	80.00

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A communication from the Department of Engineering, dated August 23, 2016, together with revised approved Attachment A, dated August 18, 2016, was received and placed on file for the information of the Council.

Vice President Kritzman stepped down from the podium to avoid any perceived conflict of interest at 7:12 p.m.

On a motion by Brosnan, supported by Jolly, it was:

ENGINEERING DIV
Acceptance of proposals to extend the Qualification Based-Selection Contracts with OHM Adivsors; Hubbell, Roth and Clark, Inc.; Spalding Dedecker Associates, Inc. and Anderson, Eckstein and Westrick, Inc. for a five year period ending November 30, 2021, to perform professional engineering services on various Federal, State and locally funded roads, bridges, storm sewers, sanitary sewers, water mains, traffic signal modernization and pedestrian signal upgrades and other related projects.
(CR 49-10)

#365-16 RESOLVED, that having considered the report and recommendation of the Infrastructure and Community Transit Committee, dated August 29, 2016, submitted pursuant to Council Resolution No. 49-10, regarding the subject of Quality-Based Selection (QBS) Process for future proposals relating to professional engineering consulting services, the Council does hereby accept the proposal to extend the Qualification Based-Selection Contracts with OHM Advisors, 34000 Plymouth Road, Livonia, MI 48150, Hubbell, Roth and Clark, Inc., 555 Hulet Drive, Bloomfield Hills, MI 48303-0824, Spalding Dedecker Associates, Inc., 905 South Boulevard East, Rochester Hills, MI 48307-5358, and Anderson, Eckstein and Westrick, Inc., 51301 Schoenherr Road, Shelby Township, MI 48315, for a five year period ending November 30, 2021, to perform professional engineering services on various Federal, State and locally funded roads, bridges, storm sewers, sanitary sewers, water mains, traffic signal modernization and pedestrian signal upgrades and other related projects; FURTHER, the Council does hereby determine to substitute the revised approved Attachment A, dated August 18, 2016, for the previous Attachment A with respect to QBS Consultants, OHM Advisors and Anderson, Eckstein and Westrick, Inc. (AEW) for the design of the 2017 Road Program should they be selected prior to November 30, 2016; and FURTHER, the Mayor and City Clerk are hereby authorized to execute contracts for and on behalf of the City of Livonia with the aforesaid companies and to do all other things necessary or incidental to the full performance of this resolution.

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

AYES: Jolly, White, Bahr, Brosnan and McIntyre

NAYS: None

The President declared the resolution adopted.

SEP 19 2016

Meeting was called to order via Zoom remote technology at 9:21 p.m. by President Kathleen McIntyre. Present: Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); Rob Donovic (Deployed); Jim Jolly (Livonia, Michigan); Laura Toy (Livonia, Michigan); Scott Bahr (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: None.

12) REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND APPROVE 2021 CONCRETE ROAD REPAIR PROGRAM BY EXTENDING CONTRACT 20-C UNIT PRICES WITH HARD ROCK CONCRETE: Engineering Division, re: for Contract 21-C in the amount not to exceed $4,900,000 for one year. (CR 103-20)

Todd Zilincik, City Engineer, presented this request to Council. He said Hard Rock Concrete was the bidder last year, they're almost a million dollars cheaper than the second low bidder in 2020 before Covid hit. So obviously we want to save the taxpayers money by going and extending this contract based on the year's prices. The only thing that changed was the mobilization costs because we're making them bounce around the City, but overall they kept the unit prices, looking forward to working with them again and AEW. There is a little hiccup, we do have a couple streets that were left over from last year because of the late start. We have Ladywood, Williams, a portion of Marler, and Roycroft will be done this year as a first priority and then working into the 35 segments that we have left to complete for concrete itself. So, again, 4.9 million dollars, a lot of work to get done before the end of the year. We're in the ninth year of the renewal of the millage, looking forward to completing these streets and appreciate all of your efforts behind the scenes with City Council and your support over the years to make sure that we get these roads done and do a great job for our residents to last twenty, thirty years.

Vice President Bahr stated he's always happy to extend unit prices from a contract that was already low bid, and offered an approving resolution for the Consent Agenda.

DIRECTION: APPROVING CONSENT

REPORT TO THE LIVONIA CITY COUNCIL

Engineering
March 5, 2021

MEETING DATE	PREPARED BY
March 22, 2021	Karen Worley, Secretary IV

AGENDA ITEM

REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND APPROVE 2021 CONCRETE ROAD REPAIR PROGRAM BY EXTENDING CONTRACT 20-C UNIT PRICES WITH HARD ROCK CONCRETE: Engineering Division, re: for Contract 21-C in the amount not to exceed $4,900,000 for one year. (CR 103-20)

BACKGROUND

Based upon the recommendation for scheduled maintenance in the Pavement Management Study, the Department of Public Works established a Concrete Road Program for 2021.

Previously in 2020, Anderson, Eckstein and Westrick, Inc. (AEW) provided plans and specifications for Contract 20-C. The bids for the subject project were taken on February 18, 2020, with six (6) bids being submitted. Hard Rock Concrete, Inc. was the lowest responsive qualified bidder and awarded the contract (CR #103-20) in the amount of $4.4 million.

A total of $9.7 million dollars were budgeted for 2021 Street Repair Program, including both concrete and asphalt repairs. AEW provided quantities based on the $4.9 million budget for the Concrete Repair Program, Contract 21-C

There were 37 concrete road segments inclusive of reconstruction and maintenance anticipated to be repaired for 2021 based on recommendation from the Citizen's Road Advisory Committee meeting held on October 28, 2020. In order to fit the budget for the reconstruction segments, a total of three (3) concrete segments were eliminated. Two of the eliminated street segments are located in Section 28: Graytona Avenue (Surrey Avenue to Farmington Road) and Surrey Avenue (200' South of Graytona Avenue to 200' North of Graytona Avenue), and one in Section 36: West Chicago Boulevard (Deering Avenue to Arcola Avenue).

AEW has checked the references of Hard Rock Concrete, Inc. and is familiar with their prior work. Hard Rock Concrete, Inc. was the contractor for our 2011, 2013 thru 2020 Concrete Pavement Rehabilitation and Reconstruction Programs. AEW is recommending the extension based on 2020 Contract Prices to this contractor (see attached letter dated March 5, 2021).

The Engineering Department will update the City Website (anticipated to be in late March) with the final revised 2021 Road Repair Program Map once both the concrete and the asphalt road programs have been awarded. The information for road segment repairs will also be published in the Summer/Fall 2021 News and Community News.

RECOMMENDATION

In order to proceed with this project, we recommend that the Council take the following actions:

- Waive the formal bidding process under Section 3.04.140.D.3 of the Livonia Code of Ordinances, as amended, since no advantage to the City would result from competitive bidding. Please refer to the Fiscal Consideration section for additional information.

FISCAL CONSIDERATION

- Extend the Contract 20-C unit prices for the 2021 Concrete Road Repair Program, Contract 21-C and award a contract in the amount of $4,900,000 to the Hard Rock Concrete, Inc., 38146 Abruzzi Drive, Westland, Michigan 48185. The award should be on the basis of the bid unit prices from 2020, Contract 20-C with the exception of revised unit price for bid item number 2, mobilization and the agreed upon 250 inspector days based on AEW's recommendation, said amount to be adjusted based upon the quantities of work actually completed.

- Authorize an expenditure in the amount of $4,900,000 for the 2021 Concrete Road Repair Program, Contract 21-C from budgeted road funds in the following accounts:

Account Number 204-463-818-110 (Reconstruction)	$4,315,000.00
Account Number 204-463-818-114 (Maintenance)	$585,000.00

- Authorize the City Engineer to approve minor adjustments in the work, as required.

ATTACHMENTS

1. AEW Recommendation Letter for Hard Rock, Contract 21-C
2. Hard Rock Signed Bid Form for Contract 21-C
3. AEW 2020 Bid Tabrev2.19.20

APPROVED BY

Todd J. Zilincik

Date: March 08, 2021

Todd Zilincik, P.E., City Engineer

Don Rohraff, Director of Public Works

Date: March 11, 2021

Michael Slater, Finance Director

Date: March 11, 2021

Maureen Miller Brosnan, Mayor

Date: March 11, 2021

ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS - SURVEYORS - ARCHITECTS
51301 Schoenherr Road, Shelby Township, MI 48315
586.726.1234 | www.aewinc.com

March 5, 2021

Todd Zilincik, P.E., City Engineer
City of Livonia
33000 Civic Center Drive
Livonia, Michigan 48154

Reference: Extension of 2020 Concrete Road Program (20-C)
2021 Concrete Road Program (21-C)
AEW Project No. 0263-0024

Dear Mr. Zilincik:

We understand Hard Rock Concrete has requested to extend their contract unit prices (originally from 2020) for the proposed 2021 Concrete Road Program.

Our office has bid programs of similar size and Hard Rock's prices from 2020 are below prices for similar projects in nearby communities. Prices in the industry are expected to continue to rise and Hard Rock Concrete's bid from last year was over $1 million below the next low bidder.

We have worked with Hard Rock Concrete for several years in Livonia as well as many neighboring communities and are satisfied with their past performance. We do not believe any benefit will accrue to the City by seeking further competitive bids. Therefore, we recommend the city award a contract extension for the 2021 Concrete Road Program (21-C) to Hard Rock Concrete.

If you have any questions or need additional information, please advise.

Sincerely,

Anderson, Eckstein and Westrick, Inc.

Scott Lockwood, PE

cc: Don Rohraff, Director of Public Services

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BID FORM

CITY OF LIVONIA

2021 CONCRETE ROAD REPAIR PROGRAM

CONTRACT 21-C

RECONSTRUCTION

AEW Project No. 0263-0024

BID SUBMITTED BY: HARD ROCK CONCRETE INC.

Company Name

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TABLE OF CONTENTS

Page

Article 1 – Bid Recipient 1
Article 2 – Bidder's Acknowledgements 1
Article 3 – Bidder's Representations 1
Article 4 – Bidder's Certification 3
Article 5 – Basis of Bid 3
Article 6 – Time of Completion 8
Article 7 – Attachments to this Bid 9
Article 8 – Defined Terms 9
Article 9 – Bid Submittal 10

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ARTICLE 1 – BID RECIPIENT

1.01 This Bid is submitted to:

City Clerk
City of Livonia
33000 Civic Center Drive
Livonia, Michigan 48154

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER'S ACKNOWLEDGEMENTS

2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 120 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER'S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges receipt of the following Addenda:

Addendum No.	Addendum, Date
_____	_____
_____	_____
_____	_____
_____	_____

B. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site, if any, and all drawings of physical conditions relating to existing surface or subsurface structures at the Site, if any, that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if

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any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings.

E. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and any Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder's safety precautions and programs.

F. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.

G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.

H. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and confirms that the written resolution thereof by Engineer is acceptable to Bidder.

I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.

J. The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

K. Bidder is aware that the Owner's decision to proceed with the Project is subject to Owner's determination that all legal, financial and grant approvals, conditions and requirements have been received or met and the funding necessary to complete the project is in hand, and that if all of the foregoing has not been received, the Owner may elect not to proceed with the project in which case no bidder shall have a claim of any kind in contract, tort, equity or otherwise, against the Owner.

L. Bidders acknowledge that Owner retains the unrestricted right not to proceed with the project and to reject all Bids received. In either case, Owner shall not be liable to any Bidder under any theory including contract, tort, equity or otherwise.

M. Bidder acknowledges that the unexpected presence and location of existing underground utilities and resulting conflicts with such utilities are ordinarily encountered and generally recognized as inherent in subsurface sewer and appurtenant work in areas that have been previously developed.

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ARTICLE 4 – BIDDER'S CERTIFICATION

4.01 Bidder certifies that:

A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;

B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;

C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and

D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process;

2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;

3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and

4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the e execution of the Contract.

ARTICLE 5 – BASIS OF BID

5.01 Bidder will complete the Work in accordance with the Contract Documents for the following price(s): **See Next Page**

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CITY OF LIVONIA

2021 CONCRETE ROAD REPAIR PROGRAM

CONTRACT 21-C

RECONSTRUCTION

AEW PROJECT NO. 0263-0024

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
GENERAL					
1.	_ Reimbursed Permit Fees	5,000	Dlr	$ 1.00	$ 5,000.00
2.	Mobilization, Max 3%	1	LS	52,500.00	52,500.00
3.	_ Tree, Rem, 19 inch to 36 inch, Modified	32	Ea	1,000.00	32,000.00
4.	_ Tree, Rem, 37 inch or Larger, Modified	16	Ea	1,700.00	27,200.00
5.	_ Tree, Rem, 6 inch to 18 inch, Modified	1	Ea	250.00	250.00
6.	Sewer, Rem, Less than 24 inch	50	Ft	10.00	500.00
7.	_ Geogrid	500	Syd	3.75	1,875.00
8.	_ Tree Root, Grind	5	Ea	250.00	1,250.00
9.	_ Surface Restoration, Seeding	500	Syd	6.00	3,000.00
10.	_ Surface Restoration, Sodding	500	Syd	4.50	2,250.00
11.	_ Audio Visual Record of Construction Area	1	LS	5,500.00	5,500.00
MAINTENANCE					
12.	Sidewalk, Rem	22	Syd	6.00	132.00
13.	_ Driveway, Rem	615	Syd	6.00	3,690.00
14.	_ Subgrade Undercutting, Type II, Modified	13	Cyd	30.00	390.00
15.	_ Subgrade Undercutting, Type II, Special	13	Cyd	30.00	390.00
16.	_ Erosion Control, Inlet Protection, Siltsack	27	Ea	125.00	3,375.00
17.	_ Aggregate Base, 6 inch, Modified	5,606	Syd	9.00	50,454.00
18.	_ Maintenance Gravel, Modified	13	Ton	25.00	325.00
19.	Dr Structure Cover, Adj, Case 2	35	Ea	350.00	12,250.00
20.	Dr Structure, Adj, Add Depth	19	Ft	250.00	4,750.00

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CITY OF LIVONIA

2021 CONCRETE ROAD REPAIR PROGRAM

CONTRACT 21-C

RECONSTRUCTION

AEW PROJECT NO. 0263-0024

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
21.	Dr Structure, Tap, 6 inch	57	Ea	100.00	5,700.00
22.	_ Dr Structure Cover, Catch Basin	31	Ea	350.00	10,850.00
23.	_ Dr Structure Cover, Sanitary Manhole	13	Ea	475.00	6,175.00
24.	_ Dr Structure Cover, Storm Manhole	14	Ea	475.00	6,650.00
25.	_ External Structure Wrap, 18 inch	13	Ea	800.00	10,400.00
26.	_ Underdrain, Subgrade, 6 inch, Modified	3,045	Ft	12.00	36,540.00
27.	HMA Surface, Rem	13	Syd	12.00	156.00
28.	HMA, 13A	13	Ton	350.00	4,550.00
29.	Joint, Expansion, E2	53	Ft	20.00	1,060.00
30.	Joint, Expansion, E3	57	Ft	20.00	1,140.00
31.	_ Joint, Expansion, Erg, Modified	13	Ft	20.00	260.00
32.	Lane Tie, Epoxy Anchored	4,410	Ea	5.00	22,050.00
33.	Non-Chloride Accelerator	13	Gal	1.00	13.00
34.	Pavt Repr, Nonreinf Conc, 7 inch	10,759	Syd	42.00	451,878.00
35.	Pavt Repr, Rem	10,759	Syd	6.00	64,554.00
36.	Driveway, Nonreinf Conc, 6 inch	650	Syd	42.00	27,300.00
37.	Sidewalk Ramp, Conc, 4 inch	13	Sft	5.25	68.25
38.	Sidewalk Ramp, Conc, 6 inch	87	Sft	6.00	522.00
39.	_ Detectable Warning Surface, Modified	22	Ft	40.00	880.00
40.	Sign, Type B, Temp, Prismatic, Furn	975	Sft	5.25	5,118.75
41.	Sign, Type B, Temp, Prismatic, Oper	975	Sft	0.01	9.75
42.	_ Sign, Type B, Temp, Prismatic, Special, Furn, Modified	975	Sft	9.50	9,262.50
43.	_ Sign, Type B, Temp, Prismatic, Special, Oper, Modified	975	Sft	0.01	9.75

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CITY OF LIVONIA

2021 CONCRETE ROAD REPAIR PROGRAM

CONTRACT 21-C

RECONSTRUCTION

AEW PROJECT NO. 0263-0024

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
44.	_ Traffic Control, Minor Street	13	Ea	1,500.00	19,500.00
45.	Water, Sodding/Seeding	108	Unit	80.00	8,640.00
46.	_ Surface Restoration, Hydroseeding	2,000	Syd	4.75	9,500.00
47.	Monument Preservation	13	Ea	50.00	650.00
48.	_ Irrigation Pipe, Furn and Install	329	Ft	1.50	493.50
49.	_ Sprinkler Head, Adj	22	Ea	6.75	148.50
50.	_ Sprinkler Head, Furn and Install	32	Ea	37.00	1,184.00
RECONSTRUCTION					
51.	Pavt, Rem	47,236	Syd	5.00	236,180.00
52.	Sidewalk, Rem	1,111	Syd	6.00	6,666.00
53.	_ Driveway, Rem	5,071	Syd	6.00	30,426.00
54.	_ Station Grading	146	Sta	850.00	124,100.00
55.	_ Subgrade Undercutting, Type II, Modified	5,066	Cyd	30.00	151,980.00
56.	_ Subgrade Undercutting, Type II, Special	2,534	Cyd	30.00	76,020.00
57.	_ Erosion Control, Inlet Protection, Siltsack	91	Ea	95.00	8,645.00
58.	_ Aggregate Base, 8 inch, Modified	50,501	Syd	7.50	378,757.50
59.	_ Maintenance Gravel, Modified	2,534	Ton	20.00	50,680.00
60.	Dr Structure Cover, Adj, Case 2	112	Ea	350.00	39,200.00
61.	Dr Structure, Adj, Add Depth	45	Ft	225.00	10,125.00
62.	Dr Structure, Tap, 6 inch	180	Ea	150.00	27,000.00
63.	_ Dr Structure Cover, Catch Basin	92	Ea	350.00	32,200.00
64.	_ Dr Structure Cover, Sanitary Manhole	22	Ea	450.00	9,900.00
65.	_ Dr Structure Cover, Storm Manhole	26	Ea	450.00	11,700.00

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CITY OF LIVONIA

2021 CONCRETE ROAD REPAIR PROGRAM

CONTRACT 21-C

RECONSTRUCTION

AEW PROJECT NO. 0263-0024

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
66.	_ External Structure Wrap, 18 inch	22	Ea	800.00	17,600.00
67.	_ Underdrain, Subgrade, 6 inch, Modified	27,428	Ft	11.00	301,708.00
68.	HMA Surface, Rem	598	Syd	10.00	5,980.00
69.	HMA, 13A	21	Ton	100.00	2,100.00
70.	Conc Pavt with Integral Curb, Nonreinf, 7 inch	43,411	Syd	41.00	1,779,851.00
71.	Conc Pavt with Integral Curb, Nonreinf, 9 inch	3,825	Syd	46.00	175,950.00
72.	Joint, Contraction, Cp	2,225	Ft	15.00	33,375.00
73.	Joint, Expansion, E2	1,464	Ft	20.00	29,280.00
74.	Joint, Expansion, E3	385	Ft	20.00	7,700.00
75.	_ Joint, Expansion, Erg, Modified	48	Ft	20.00	960.00
76.	Lane Tie, Epoxy Anchored	626	Ea	5.00	3,130.00
77.	Non-Chloride Accelerator	21	Gal	1.00	21.00
78.	Driveway, Nonreinf Conc, 6 inch	5,481	Syd	41.00	224,721.00
79.	Sidewalk Ramp, Conc, 4 inch	5,476	Sft	5.00	27,380.00
80.	Sidewalk Ramp, Conc, 6 inch	3,301	Sft	5.50	18,155.50
81.	_ Detectable Warning Surface, Modified	346	Ft	40.00	13,840.00
82.	Sign, Type B, Temp, Prismatic, Furn	1,501	Sft	6.00	9,006.00
83.	Sign, Type B, Temp, Prismatic, Oper	1,501	Sft	0.01	15.01
84.	_ Sign, Type B, Temp, Prismatic, Special, Furn, Modified	1,501	Sft	10.00	15,010.00
85.	_ Sign, Type B, Temp, Prismatic, Special, Oper, Modified	1,501	Sft	0.01	15.01
86.	_ Traffic Control, Minor Street	21	Ea	1,500.00	31,500.00
87.	Water, Sodding/Seeding	507	Unit	80.00	40,560.00

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CITY OF LIVONIA

2021 CONCRETE ROAD REPAIR PROGRAM

CONTRACT 21-C

RECONSTRUCTION

AEW PROJECT NO. 0263-0024

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
88.	_ Surface Restoration, Hydroseeding	9,371	Syd	4.50	42,169.50
89.	Monument Preservation	21	Ea	50.00	1,050.00
90.	_ Irrigation Pipe, Furn and Install	3,521	Ft	1.50	5,281.50
91.	_ Sprinkler Head, Adj	175	Ea	6.75	1,181.25
92.	_ Sprinkler Head, Furn and Install	175	Ea	37.00	6,475.00
				Total of all Bid Prices	**$ 4,899,938.27**
	Crew Days (200 Min)	**250**	**Days**	**750**	187,500.00
				Total of All Bid Prices, Including Crew Days	$5,087,438.27

Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and Final Payment for all Unit Price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

ARTICLE 6 – TIME OF COMPLETION

6.01 Bidder agrees that the Work will be substantially complete on or before October 30, 2021 and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General conditions on or before November 15, 2021.

6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

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ARTICLE 7 – ATTACHMENTS TO THIS BID

7.01 The following documents are submitted with and made a condition of this Bid:

A. Required Bid security;

B. List of Proposed Subcontractors;

C. List of Proposed Suppliers;

D. List of Project References;

E. Preliminary Progress Schedule; and

F. Required Bidder Qualification Statement with supporting data.

ARTICLE 8 – DEFINED TERMS

8.01 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

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ARTICLE 9 – BID SUBMITTAL

BIDDER: *[Indicate correct name of bidding entity]*

Hard Rock Concrete Inc.

By: *[Signature]*

[Printed name] Tony Grimaldi

(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Title: President

Attest: *[Signature]*

[Printed name] Gina Sullivan

Submittal Date: March 2, 2021

Address for giving notice:

31846 Abruzzi Drive

Westland, Michigan 48185

Telephone Number: (734) 641-3333

Fax Number: (734) 641-7270

Contact Name and e-mail address: Tony Grimaldi

office@hardrockconcretemi.com

Bidder's License No.: 2102100846
(where applicable)

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TABULATION OF BIDS
CITY OF LIVONIA
2020 CONCRETE ROAD REPAIR PROGRAM
CONTRACT 20-C - RECONSTRUCTION
AEW PROJECT NO. 0263-0022

DATE: 2/18/2020
TIME: 2:00 PM

Prepared by: Anderson, Eckstein and Westrick, Inc.
51301 Schoenherr Road
Shelby Township, MI 48315

VENDOR RANKING

RANK	*VENDOR NAME*		*TOTAL BID*
1	Hard Rock Concrete Inc.	$	4,045,019.25
2	Zuniga Cement Construction, Inc.	$	5,093,988.50
3	Mark Anthony Contracting, Inc.	$	5,098,667.24
4	Florence Cement Company	$	5,563,276.40
5	Great Lakes Contracting Solutions, LLC	$	5,811,673.40
6	G.V. Cement Contracting Co.	$	6,209,490.00

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2020 CONCRETE ROAD REPAIR PROGRAM
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Item No.	Description	Estimated Quantity	Units	Hard Rock Concrete Inc. 38146 Abruzzi Dr Westland, MI 48185 Unit Price	Amount	Zuniga Cement Construction, Inc. 22500 Ryan Rd Warren, Mi 48091 Unit Price	Amount	Mark Anthony Contracting, Inc. 4844 Old Plank Road Milford, MI 48381 Unit Price	Amount
GENERAL									
1.	Reimbursed Permit Fees	2,500	Dlr	1.00	2,500.00	1.00	2,500.00	1.00	2,500.00
2.	Mobilization, Max 3%	1	LS	2,500.00	2,500.00	150,000.00	150,000.00	145,775.20	145,775.20
3.	_Tree, Rem, 19 inch to 36 inch, Modified	39	Ea	1,000.00	39,000.00	1,500.00	58,500.00	2,117.22	82,571.58
4.	_Tree, Rem, 37 inch or Larger, Modified	12	Ea	1,700.00	20,400.00	2,200.00	26,400.00	3,399.48	40,793.76
5.	_Tree, Rem, 6 inch to 18 inch, Modified	8	Ea	250.00	2,000.00	1,200.00	9,600.00	626.22	5,009.76
6.	Sewer, Rem, Less than 24 inch	120	Ft	10.00	1,200.00	30.00	3,600.00	29.78	3,573.60
7.	_Geogrid	2,000	Syd	3.75	7,500.00	4.50	9,000.00	2.90	5,800.00
8.	Sewer, Cl IV, 12 inch, Tr Det B	120	Ft	50.00	6,000.00	65.00	7,800.00	57.46	6,895.20
9.	Dr Structure, Tap, 12 inch	8	Ea	250.00	2,000.00	150.00	1,200.00	141.02	1,128.16
10.	Conc Pavt with Integral Curb, Nonreinf, 8 inch	50	Syd	55.00	2,750.00	61.00	3,050.00	55.47	2,773.50
11.	Pavt Repr, Nonreinf Conc, 8 inch	50	Syd	55.00	2,750.00	60.00	3,000.00	55.00	2,750.00
12.	Pavt Repr, Nonreinf Conc, 9 inch	50	Syd	60.00	3,000.00	63.00	3,150.00	57.00	2,850.00
13.	_Tree Root, Grind	5	Ea	250.00	1,250.00	450.00	2,250.00	232.60	1,163.00
14.	_Surface Restoration, Seeding	500	Syd	4.50	2,250.00	7.00	3,500.00	6.74	3,370.00
15.	_Surface Restoration, Sodding	500	Syd	6.00	3,000.00	20.00	10,000.00	9.48	4,740.00
16.	_Audio Visual Record of Construction Area	1	LS	5,500.00	5,500.00	19,000.00	19,000.00	5,964.00	5,964.00
	GENERAL: TOTAL AMOUNT BID			**$**	**103,600.00**	**$**	**312,550.00**	**$**	**317,657.76**
MAINTENANCE									
17.	Sidewalk, Rem	250	Syd	6.00	1,500.00	8.00	2,000.00	12.50	3,125.00
18.	_Driveway, Rem	65	Syd	6.00	390.00	10.00	650.00	16.50	1,072.50
19.	_Subgrade Undercutting, Type II, Modified	4	Cyd	30.00	120.00	50.00	200.00	65.00	260.00
20.	_Subgrade Undercutting, Type II, Special	4	Cyd	30.00	120.00	55.00	220.00	70.00	280.00
21.	_Erosion Control, Inlet Protection, Siltsack	4	Ea	125.00	500.00	100.00	400.00	78.95	315.80
22.	_Aggregate Base, 6 inch, Modified	1,700	Syd	9.00	15,300.00	9.00	15,300.00	12.50	21,250.00
23.	_Maintenance Gravel, Modified	4	Ton	25.00	100.00	30.00	120.00	50.00	200.00
24.	Dr Structure Cover, Adj, Case 2	11.5	Ea	350.00	4,025.00	250.00	2,875.00	350.00	4,025.00
25.	Dr Structure, Adj, Add Depth	6.5	Ft	250.00	1,625.00	180.00	1,170.00	285.00	1,852.50

TABULATION OF BIDS
CITY OF LIVONIA
2020 CONCRETE ROAD REPAIR PROGRAM
CONTRACT 20-C - RECONSTRUCTION
AEW PROJECT NO. 0263-0022

Item No.	Description	Estimated Quantity	Units	Hard Rock Concrete Inc. 38146 Abruzzi Dr Westland, MI 48185 Unit Price	Amount	Zuniga Cement Construction, Inc. 22500 Ryan Rd Warren, Mi 48091 Unit Price	Amount	Mark Anthony Contracting, Inc. 4844 Old Plank Road Milford, MI 48381 Unit Price	Amount
26.	Dr Structure, Tap, 6 inch	16	Ea	100.00	1,600.00	120.00	1,920.00	165.00	2,640.00
27.	_Dr Structure Cover, Catch Basin	9	Ea	350.00	3,150.00	300.00	2,700.00	375.00	3,375.00
28.	_Dr Structure Cover, Sanitary Manhole	4	Ea	475.00	1,900.00	325.00	1,300.00	385.00	1,540.00
29.	_Dr Structure Cover, Storm Manhole	4	Ea	475.00	1,900.00	325.00	1,300.00	385.00	1,540.00
30.	_External Structure Wrap, 18 inch	4	Ea	800.00	3,200.00	380.00	1,520.00	350.00	1,400.00
31.	_Underdrain, Subgrade, 6 inch, Modified	1,075	Ft	12.00	12,900.00	14.00	15,050.00	15.50	16,662.50
32.	HMA Surface, Rem	4	Syd	12.00	48.00	12.00	48.00	45.00	180.00
33.	HMA, 13A	4	Ton	350.00	1,400.00	285.00	1,140.00	225.00	900.00
34.	Joint, Expansion, E2	160	Ft	20.00	3,200.00	5.00	800.00	19.50	3,120.00
35.	Joint, Expansion, E3	4	Ft	20.00	80.00	7.00	28.00	6.00	24.00
36.	_Joint, Expansion, Erg, Modified	150	Ft	20.00	3,000.00	5.00	750.00	12.50	1,875.00
37.	Lane Tie, Epoxy Anchored	1,600	Ea	5.00	8,000.00	3.50	5,600.00	5.25	8,400.00
38.	Non-Chloride Accelerator	4	Gal	1.00	4.00	25.00	100.00	10.00	40.00
39.	Pavt Repr, Nonreinf Conc, 7 inch	3,660	Syd	42.00	153,720.00	52.00	190,320.00	48.00	175,680.00
40.	Pavt Repr, Rem	3,660	Syd	6.00	21,960.00	7.00	25,620.00	15.00	54,900.00
41.	_Pavt Joints and Cracks, Resealing	2,000	Ft	0.75	1,500.00	1.75	3,500.00	0.91	1,820.00
42.	Driveway, Nonreinf Conc, 6 inch	80	Syd	42.00	3,360.00	54.00	4,320.00	41.50	3,320.00
43.	Sidewalk Ramp, Conc, 4 inch	1,455	Sft	5.25	7,638.75	5.85	8,511.75	8.50	12,367.50
44.	Sidewalk Ramp, Conc, 6 inch	680	Sft	6.00	4,080.00	7.00	4,760.00	10.50	7,140.00
45.	_Detectable Warning Surface, Modified	72	Ft	40.00	2,880.00	40.00	2,880.00	35.00	2,520.00
46.	Sign, Type B, Temp, Prismatic, Furn	300	Sft	5.25	1,575.00	5.00	1,500.00	5.96	1,788.00
47.	Sign, Type B, Temp, Prismatic, Oper	300	Sft	0.01	3.00	0.01	3.00	0.01	3.00
48.	_Sign, Type B, Temp, Prismatic, Special, Furn, Modified	300	Sft	9.50	2,850.00	10.00	3,000.00	11.93	3,579.00
49.	_Sign, Type B, Temp, Prismatic, Special, Oper, Modified	300	Sft	0.01	3.00	0.01	3.00	0.01	3.00
50.	_Traffic Control, Minor Street	4	Ea	1,500.00	6,000.00	500.00	2,000.00	6,210.00	24,840.00
51.	Water, Sodding/Seeding	16	Unit	80.00	1,280.00	40.00	640.00	77.53	1,240.48
52.	_Surface Restoration, Hydroseeding	650	Syd	4.75	3,087.50	5.00	3,250.00	6.62	4,303.00
53.	Monument Preservation	4	Ea	50.00	200.00	250.00	1,000.00	1,789.20	7,156.80

TABULATION OF BIDS
CITY OF LIVONIA
2020 CONCRETE ROAD REPAIR PROGRAM
CONTRACT 20-C - RECONSTRUCTION
AEW PROJECT NO. 0263-0022

Item No.	Description	Estimated Quantity	Units	Hard Rock Concrete Inc. 38146 Abruzzi Dr Westland, MI 48185 Unit Price	Amount	Zuniga Cement Construction, Inc. 22500 Ryan Rd Warren, Mi 48091 Unit Price	Amount	Mark Anthony Contracting, Inc. 4844 Old Plank Road Milford, MI 48381 Unit Price	Amount
54.	_Irrigation Pipe, Furn and Install	275	Ft	1.50	412.50	3.50	962.50	4.17	1,146.75
55.	_Sprinkler Head, Adj	33	Ea	6.75	222.75	10.00	330.00	77.53	2,558.49
56.	_Sprinkler Head, Furn and Install	33	Ea	37.00	1,221.00	35.00	1,155.00	77.53	2,558.49
	MAINTENANCE - TOTAL AMOUNT BID			**$**	**276,055.50**	**$**	**308,946.25**	**$**	**381,001.81**
RECONSTRUCTION									
57.	Pavt, Rem	46,100	Syd	5.00	230,500.00	7.50	345,750.00	6.70	308,870.00
58.	Sidewalk, Rem	775	Syd	6.00	4,650.00	6.00	4,650.00	6.75	5,231.25
59.	_Driveway, Rem	5,655	Syd	6.00	33,930.00	6.50	36,757.50	6.05	34,212.75
60.	_Station Grading	148.55	Sta	850.00	126,267.50	1,900.00	282,245.00	3,092.31	459,362.65
61.	_Subgrade Undercutting, Type II, Modified	1,705	Cyd	30.00	51,150.00	37.00	63,085.00	54.07	92,189.35
62.	_Subgrade Undercutting, Type II, Special	1,180	Cyd	30.00	35,400.00	45.00	53,100.00	54.65	64,487.00
63.	_Erosion Control, Inlet Protection, Siltsack	68	Ea	95.00	6,460.00	150.00	10,200.00	78.95	5,368.60
64.	_Aggregate Base, 8 inch, Modified	48,755	Syd	7.50	365,662.50	9.00	438,795.00	9.21	449,033.55
65.	_Maintenance Gravel, Modified	375	Ton	20.00	7,500.00	25.00	9,375.00	27.50	10,312.50
66.	Dr Structure Cover, Adj, Case 2	79	Ea	350.00	27,650.00	185.00	14,615.00	308.54	24,374.66
67.	Dr Structure, Adj, Add Depth	29	Ft	225.00	6,525.00	150.00	4,350.00	207.11	6,006.19
68.	Dr Structure, Tap, 6 inch	127	Ea	150.00	19,050.00	125.00	15,875.00	141.02	17,909.54
69.	_Dr Structure Cover, Catch Basin	65	Ea	350.00	22,750.00	350.00	22,750.00	460.42	29,927.30
70.	_Dr Structure Cover, Gate Well	3	Ea	350.00	1,050.00	400.00	1,200.00	512.90	1,538.70
71.	_Dr Structure Cover, Sanitary Manhole	18	Ea	450.00	8,100.00	400.00	7,200.00	555.84	10,005.12
72.	_Dr Structure Cover, Storm Manhole	17	Ea	450.00	7,650.00	350.00	5,950.00	530.68	9,021.56
73.	_External Structure Wrap, 18 inch	18	Ea	800.00	14,400.00	400.00	7,200.00	775.13	13,952.34
74.	_Underdrain, Subgrade, 6 inch, Modified	26,510	Ft	11.00	291,610.00	13.00	344,630.00	11.36	301,153.60
75.	HMA Surface, Rem	15	Syd	10.00	150.00	10.00	150.00	26.76	401.40
76.	HMA, 13A	15	Ton	100.00	1,500.00	190.00	2,850.00	175.57	2,633.55
77.	Conc Pavt with Integral Curb, Nonreinf, 7 inch	41,810	Syd	41.00	1,714,210.00	49.50	2,069,595.00	41.85	1,749,748.50
78.	Conc Pavt with Integral Curb, Nonreinf, 9 inch	4,290	Syd	46.00	197,340.00	54.00	231,660.00	45.55	195,409.50
79.	Joint, Contraction, Cp	2,650	Ft	15.00	39,750.00	1.25	3,312.50	9.54	25,281.00

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Item No.	Description	Estimated Quantity	Units	Hard Rock Concrete Inc. 38146 Abruzzi Dr Westland, MI 48185 Unit Price	Amount	Zuniga Cement Construction, Inc. 22500 Ryan Rd Warren, Mi 48091 Unit Price	Amount	Mark Anthony Contracting, Inc. 4844 Old Plank Road Milford, MI 48381 Unit Price	Amount
80.	Joint, Expansion, E2	1,192	Ft	20.00	23,840.00	2.50	2,980.00	17.89	21,324.88
81.	Joint, Expansion, E3	99	Ft	20.00	1,980.00	3.50	346.50	7.16	708.84
82.	_Joint, Expansion, Erg, Modified	477	Ft	20.00	9,540.00	3.75	1,788.75	11.93	5,690.61
83.	Lane Tie, Epoxy Anchored	385	Ea	5.00	1,925.00	3.75	1,443.75	7.16	2,756.60
84.	Non-Chloride Accelerator	15	Gal	1.00	15.00	20.00	300.00	14.31	214.65
85.	Driveway, Nonreinf Conc, 6 inch	6,295	Syd	41.00	258,095.00	48.00	302,160.00	41.75	262,816.25
86.	Driveway, Nonreinf Conc, 8 inch	100	Syd	46.00	4,600.00	58.00	5,800.00	50.10	5,010.00
87.	Driveway Opening, Conc, Det M	100	Ft	3.00	300.00	25.00	2,500.00	17.89	1,789.00
88.	Sidewalk Ramp, Conc, 4 inch	3,650	Sft	5.00	18,250.00	5.85	21,352.50	6.56	23,944.00
89.	Sidewalk Ramp, Conc, 6 inch	1,475	Sft	5.50	8,112.50	6.50	9,587.50	8.35	12,316.25
90.	Sidewalk, Clay Brick Pavers, Rem	15	Sft	1.00	15.00	1.00	15.00	29.82	447.30
91.	_Detectable Warning Surface, Modified	180	Ft	40.00	7,200.00	40.00	7,200.00	35.78	6,440.40
92.	_Sidewalk, Clay Brick Pavers, Salv	15	Sft	10.00	150.00	20.00	300.00	29.82	447.30
93.	Post, Mailbox	40	Ea	20.00	800.00	50.00	2,000.00	178.92	7,156.80
94.	Post, Mailbox, Rem, Special	10	Ea	20.00	200.00	200.00	2,000.00	178.92	1,789.20
95.	Pavt Mrkg, Ovly Cold Plastic, 24 inch, Stop Bar	45	Ft	13.00	585.00	20.00	900.00	14.91	670.95
96.	Pavt Mrkg, Ovly Cold Plastic, Lt Turn Arrow Sym	2	Ea	195.00	390.00	900.00	1,800.00	220.67	441.34
97.	Pavt Mrkg, Ovly Cold Plastic, Only	4	Ea	195.00	780.00	900.00	3,600.00	220.67	882.68
98.	Pavt Mrkg, Ovly Cold Plastic, Rt Turn Arrow Sym	2	Ea	195.00	390.00	900.00	1,800.00	220.67	441.34
99.	Pavt Mrkg, Polyurea, 4 inch, White	125	Ft	1.00	125.00	3.50	437.50	1.13	141.25
100.	Pavt Mrkg, Polyurea, 4 inch, Yellow	525	Ft	1.00	525.00	3.75	1,968.75	1.13	593.25
101.	Rem Curing Compound, for Spec Mrkg	1,680	Sft	3.00	5,040.00	2.65	4,452.00	3.51	5,896.80
102.	Witness, Log, $1,000.00	1,000	Dlr	1.00	1,000.00	1.00	1,000.00	1.00	1,000.00
103.	Recessing Pavt Mrkg, Longit	650	Ft	1.00	650.00	3.75	2,437.50	1.13	734.50
104.	Sign, Type B, Temp, Prismatic, Furn	1,125	Sft	6.00	6,750.00	5.00	5,625.00	5.96	6,705.00
105.	Sign, Type B, Temp, Prismatic, Oper	1,125	Sft	0.01	11.25	0.01	11.25	0.01	11.25
106.	_Sign, Type B, Temp, Prismatic, Special, Furn, Modified	1,125	Sft	10.00	11,250.00	10.00	11,250.00	11.93	13,421.25
107.	_Sign, Type B, Temp, Prismatic, Special, Oper, Modified	1,125	Sft	0.01	11.25	0.01	11.25	0.01	11.25

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108.	_Traffic Control, Major Street	1	Ea	2,000.00	2,000.00	1,500.00	1,500.00	13,675.20	13,675.20
109.	_Traffic Control, Minor Street	14	Ea	1,500.00	21,000.00	500.00	7,000.00	3,435.20	48,092.80
110.	Water, Sodding/Seeding	107	Unit	80.00	8,560.00	200.00	21,400.00	77.53	8,295.71
111.	_Surface Restoration, Hydroseeding	9,745	Syd	4.50	43,852.50	5.25	51,161.25	6.33	61,685.85
112.	Monument Preservation	15	Ea	50.00	750.00	250.00	3,750.00	1,789.20	26,838.00
113.	_Irrigation Pipe, Furn and Install	3,665	Ft	1.50	5,497.50	2.75	10,078.75	3.58	13,120.70
114.	_Sprinkler Head, Adj	181	Ea	6.75	1,221.75	10.00	1,810.00	77.53	14,032.93
115.	_Sprinkler Head, Furn and Install	181	Ea	37.00	6,697.00	30.00	5,430.00	77.53	14,032.93
	RECONSTRUCTION - TOTAL AMOUNT BID			**$**	**3,665,363.75**	**$**	**4,472,492.25**	**$**	**4,400,007.67**

	Total of All Bid Prices			**$**	**4,045,019.25**	**$**	**5,093,988.50**	**$**	**5,098,667.24**

	CREW DAYS (200 Min)	**750.00**	Hr	**200.00**	**$ 150,000.00**	**210.00**	**$ 157,500.00**	**240.00**	**$ 180,000.00**

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CITY OF LIVONIA
2020 CONCRETE ROAD REPAIR PROGRAM
CONTRACT 20-C - RECONSTRUCTION
AEW PROJECT NO. 0263-0022

Item No.	Description	Estimated Quantity	Units	Florence Cement Company 51515 Corridor Shelby Township, MI 48315 Unit Price	Amount	Great Lakes Contracting Solutions, LLC 2300 Edinburgh Waterford, MI 48328 Unit Price	Amount	G.V. Cement Contracting Co. 20000 Dix Toledo Hwy Brownstown, MI 48183 Unit Price	Amount
GENERAL									
1.	Reimbursed Permit Fees	2,500	Dlr	1.00	2,500.00	1.00	2,500.00	1.00	2,500.00
2.	Mobilization, Max 3%	1	LS	152,580.00	152,580.00	160,000.00	160,000.00	10000.00	10,000.00
3.	_Tree, Rem, 19 inch to 36 inch, Modified	39	Ea	2,250.00	87,750.00	2,200.00	85,800.00	2500.00	97,500.00
4.	_Tree, Rem, 37 inch or Larger, Modified	12	Ea	3,325.00	39,900.00	3,300.00	39,600.00	3000.00	36,000.00
5.	_Tree, Rem, 6 inch to 18 inch, Modified	8	Ea	1,000.00	8,000.00	650.00	5,200.00	2000.00	16,000.00
6.	Sewer, Rem, Less than 24 inch	120	Ft	27.00	3,240.00	15.00	1,800.00	25.00	3,000.00
7.	_Geogrid	2,000	Syd	3.20	6,400.00	3.45	6,900.00	6.00	12,000.00
8.	Sewer, Cl IV, 12 inch, Tr Det B	120	Ft	85.50	10,260.00	72.50	8,700.00	75.00	9,000.00
9.	Dr Structure, Tap, 12 inch	8	Ea	392.00	3,136.00	325.00	2,600.00	800.00	6,400.00
10.	Conc Pavt with Integral Curb, Nonreinf, 8 inch	50	Syd	82.00	4,100.00	62.00	3,100.00	62.00	3,100.00
11.	Pavt Repr, Nonreinf Conc, 8 inch	50	Syd	56.00	2,800.00	62.50	3,125.00	61.00	3,050.00
12.	Pavt Repr, Nonreinf Conc, 9 inch	50	Syd	55.00	2,750.00	64.95	3,247.50	68.00	3,400.00
13.	_Tree Root, Grind	5	Ea	195.00	975.00	150.00	750.00	500.00	2,500.00
14.	_Surface Restoration, Seeding	500	Syd	3.52	1,760.00	5.50	2,750.00	6.00	3,000.00
15.	_Surface Restoration, Sodding	500	Syd	5.60	2,800.00	8.00	4,000.00	8.00	4,000.00
16.	_Audio Visual Record of Construction Area	1	LS	5,400.00	5,400.00	5,000.00	5,000.00	4500.00	4,500.00
	GENERAL: TOTAL AMOUNT BID			**$**	**334,351.00**	**$**	**335,072.50**	**$**	**215,950.00**
MAINTENANCE									
17.	Sidewalk, Rem	250	Syd	9.30	2,325.00	9.50	2,375.00	10.00	2,500.00
18.	_Driveway, Rem	65	Syd	10.00	650.00	12.00	780.00	10.00	650.00
19.	_Subgrade Undercutting, Type II, Modified	4	Cyd	254.00	1,016.00	60.00	240.00	30.00	120.00
20.	_Subgrade Undercutting, Type II, Special	4	Cyd	230.00	920.00	65.00	260.00	30.00	120.00
21.	_Erosion Control, Inlet Protection, Siltsack	4	Ea	112.00	448.00	125.00	500.00	150.00	600.00
22.	_Aggregate Base, 6 inch, Modified	1,700	Syd	7.00	11,900.00	13.00	22,100.00	8.00	13,600.00
23.	_Maintenance Gravel, Modified	4	Ton	106.00	424.00	36.00	144.00	16.00	64.00
24.	Dr Structure Cover, Adj, Case 2	11.5	Ea	480.00	5,520.00	375.00	4,312.50	550.00	6,325.00
25.	Dr Structure, Adj, Add Depth	6.5	Ft	300.00	1,950.00	250.00	1,625.00	500.00	3,250.00

TABULATION OF BIDS
CITY OF LIVONIA
2020 CONCRETE ROAD REPAIR PROGRAM
CONTRACT 20-C - RECONSTRUCTION
AEW PROJECT NO. 0263-0022

Item No.	Description	Estimated Quantity	Units	Florence Cement Company, 51515 Corridor, Shelby Township, MI 48315		Great Lakes Contracting Solutions, LLC, 2300 Edinburgh, Waterford, MI 48328		G.V. Cement Contracting Co., 20000 Dix Toledo Hwy, Brownstown, MI 48183	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
26.	Dr Structure, Tap, 6 inch	16	Ea	101.00	1,616.00	200.00	3,200.00	600.00	9,600.00
27.	_Dr Structure Cover, Catch Basin	9	Ea	420.00	3,780.00	425.00	3,825.00	550.00	4,950.00
28.	_Dr Structure Cover, Sanitary Manhole	4	Ea	511.00	2,044.00	675.00	2,700.00	550.00	2,200.00
29.	_Dr Structure Cover, Storm Manhole	4	Ea	394.00	1,576.00	550.00	2,200.00	550.00	2,200.00
30.	_External Structure Wrap, 18 inch	4	Ea	2,690.00	10,760.00	450.00	1,800.00	350.00	1,400.00
31.	_Underdrain, Subgrade, 6 inch, Modified	1,075	Ft	18.00	19,350.00	14.00	15,050.00	18.00	19,350.00
32.	HMA Surface, Rem	4	Syd	76.00	304.00	7.50	30.00	8.00	32.00
33.	HMA, 13A	4	Ton	300.00	1,200.00	375.00	1,500.00	150.00	600.00
34.	Joint, Expansion, E2	160	Ft	19.00	3,040.00	20.00	3,200.00	10.00	1,600.00
35.	Joint, Expansion, E3	4	Ft	153.00	612.00	9.50	38.00	12.00	48.00
36.	_Joint, Expansion, Erg, Modified	150	Ft	12.00	1,800.00	20.00	3,000.00	12.00	1,800.00
37.	Lane Tie, Epoxy Anchored	1,600	Ea	6.00	9,600.00	5.50	8,800.00	4.00	6,400.00
38.	Non-Chloride Accelerator	4	Gal	8.00	32.00	10.00	40.00	200.00	800.00
39.	Pavt Repr, Nonreinf Conc, 7 inch	3,660	Syd	48.10	176,046.00	58.00	212,280.00	60.00	219,600.00
40.	Pavt Repr, Rem	3,660	Syd	23.00	84,180.00	10.00	36,600.00	10.00	36,600.00
41.	_Pavt Joints and Cracks, Resealing	2,000	Ft	0.80	1,600.00	0.80	1,600.00	1.35	2,700.00
42.	Driveway, Nonreinf Conc, 6 inch	80	Syd	52.60	4,208.00	46.00	3,680.00	58.00	4,640.00
43.	Sidewalk Ramp, Conc, 4 inch	1,455	Sft	6.60	9,603.00	6.00	8,730.00	7.00	10,185.00
44.	Sidewalk Ramp, Conc, 6 inch	680	Sft	8.50	5,780.00	10.50	7,140.00	9.00	6,120.00
45.	_Detectable Warning Surface, Modified	72	Ft	30.20	2,174.40	40.00	2,880.00	60.00	4,320.00
46.	Sign, Type B, Temp, Prismatic, Furn	300	Sft	5.00	1,500.00	5.10	1,530.00	28.00	8,400.00
47.	Sign, Type B, Temp, Prismatic, Oper	300	Sft	0.01	3.00	0.01	3.00	28.00	8,400.00
48.	_Sign, Type B, Temp, Prismatic, Special, Furn, Modified	300	Sft	10.00	3,000.00	10.20	3,060.00	28.00	8,400.00
49.	_Sign, Type B, Temp, Prismatic, Special, Oper, Modified	300	Sft	0.01	3.00	0.01	3.00	28.00	8,400.00
50.	_Traffic Control, Minor Street	4	Ea	3,012.00	12,048.00	3,500.00	14,000.00	3,500.00	14,000.00
51.	Water, Sodding/Seeding	16	Unit	45.00	720.00	66.00	1,056.00	1,000.00	16,000.00
52.	_Surface Restoration, Hydroseeding	650	Syd	3.50	2,275.00	5.40	3,510.00	6.00	3,900.00
53.	Monument Preservation	4	Ea	900.00	3,600.00	915.00	3,660.00	4,000.00	16,000.00

TABULATION OF BIDS
CITY OF LIVONIA
2020 CONCRETE ROAD REPAIR PROGRAM
CONTRACT 20-C - RECONSTRUCTION
AEW PROJECT NO. 0263-0022

Item No.	Description	Estimated Quantity	Units	Florence Cement Company, 51515 Corridor, Shelby Township, MI 48315		Great Lakes Contracting Solutions, LLC, 2300 Edinburgh, Waterford, MI 48328		G.V. Cement Contracting Co., 20000 Dix Toledo Hwy, Brownstown, MI 48183	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
54.	_Irrigation Pipe, Furn and Install	275	Ft	2.30	632.50	3.60	990.00	15.00	4,125.00
55.	_Sprinkler Head, Adj	33	Ea	8.00	264.00	66.00	2,178.00	15.00	495.00
56.	_Sprinkler Head, Furn and Install	33	Ea	32.00	1,056.00	66.00	2,178.00	20.00	660.00
	MAINTENANCE - TOTAL AMOUNT BID			**$**	**389,559.90**	**$**	**382,797.50**	**$**	**451,154.00**
RECONSTRUCTION									
57.	Pavt, Rem	46,100	Syd	7.00	322,700.00	9.50	437,950.00	10.00	461,000.00
58.	Sidewalk, Rem	775	Syd	4.00	3,100.00	9.50	7,362.50	10.00	7,750.00
59.	_Driveway, Rem	5,655	Syd	8.00	45,240.00	9.50	53,722.50	10.00	56,550.00
60.	_Station Grading	148.55	Sta	4,000.00	594,200.00	2,700.00	401,085.00	1,200.00	178,260.00
61.	_Subgrade Undercutting, Type II, Modified	1,705	Cyd	48.00	81,840.00	45.00	76,725.00	33.00	56,265.00
62.	_Subgrade Undercutting, Type II, Special	1,180	Cyd	52.00	61,360.00	50.00	59,000.00	33.00	38,940.00
63.	_Erosion Control, Inlet Protection, Siltsack	68	Ea	176.00	11,968.00	125.00	8,500.00	150.00	10,200.00
64.	_Aggregate Base, 8 inch, Modified	48,755	Syd	8.70	424,168.50	12.00	585,060.00	8.00	390,040.00
65.	_Maintenance Gravel, Modified	375	Ton	11.00	4,125.00	32.00	12,000.00	20.00	7,500.00
66.	Dr Structure Cover, Adj, Case 2	79	Ea	475.00	37,525.00	375.00	29,625.00	550.00	43,450.00
67.	Dr Structure, Adj, Add Depth	29	Ft	267.00	7,743.00	250.00	7,250.00	500.00	14,500.00
68.	Dr Structure, Tap, 6 inch	127	Ea	102.00	12,954.00	250.00	31,750.00	600.00	76,200.00
69.	_Dr Structure Cover, Catch Basin	65	Ea	706.00	45,890.00	425.00	27,625.00	550.00	35,750.00
70.	_Dr Structure Cover, Gate Well	3	Ea	495.00	1,485.00	475.00	1,425.00	550.00	1,650.00
71.	_Dr Structure Cover, Sanitary Manhole	18	Ea	570.00	10,260.00	675.00	12,150.00	550.00	9,900.00
72.	_Dr Structure Cover, Storm Manhole	17	Ea	484.00	8,228.00	550.00	9,350.00	550.00	9,350.00
73.	_External Structure Wrap, 18 inch	18	Ea	775.00	13,950.00	450.00	8,100.00	330.00	5,940.00
74.	_Underdrain, Subgrade, 6 inch, Modified	26,510	Ft	10.80	286,308.00	14.50	384,395.00	14.00	371,140.00
75.	HMA Surface, Rem	15	Syd	23.00	345.00	7.50	112.50	10.00	150.00
76.	HMA, 13A	15	Ton	332.00	4,980.00	375.00	5,625.00	150.00	2,250.00
77.	Conc Pavt with Integral Curb, Nonreinf, 7 inch	41,810	Syd	48.30	2,019,423.00	49.50	2,069,595.00	60.00	2,508,600.00
78.	Conc Pavt with Integral Curb, Nonreinf, 9 inch	4,290	Syd	51.30	220,077.00	59.00	253,110.00	64.00	274,560.00
79.	Joint, Contraction, Cp	2,650	Ft	12.30	32,595.00	11.50	30,475.00	10.00	26,500.00

TABULATION OF BIDS
CITY OF LIVONIA
2020 CONCRETE ROAD REPAIR PROGRAM
CONTRACT 20-C - RECONSTRUCTION
AEW PROJECT NO. 0263-0022

Item No.	Description	Estimated Quantity	Units	Florence Cement Company, 51515 Corridor, Shelby Township, MI 48315		Great Lakes Contracting Solutions, LLC, 2300 Edinburgh, Waterford, MI 48328		G.V. Cement Contracting Co., 20000 Dix Toledo Hwy, Brownstown, MI 48183	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
80.	Joint, Expansion, E2	1,192	Ft	21.00	25,032.00	20.00	23,840.00	12.00	14,304.00
81.	Joint, Expansion, E3	99	Ft	8.00	792.00	9.50	940.50	12.00	1,188.00
82.	_Joint, Expansion, Erg, Modified	477	Ft	12.00	5,724.00	20.00	9,540.00	12.00	5,724.00
83.	Lane Tie, Epoxy Anchored	385	Ea	6.00	2,310.00	7.50	2,887.50	4.00	1,540.00
84.	Non-Chloride Accelerator	15	Gal	8.00	120.00	10.00	150.00	200.00	3,000.00
85.	Driveway, Nonreinf Conc, 6 inch	6,295	Syd	52.80	332,376.00	45.00	283,275.00	58.00	365,110.00
86.	Driveway, Nonreinf Conc, 8 inch	100	Syd	58.40	5,840.00	57.50	5,750.00	60.00	6,000.00
87.	Driveway Opening, Conc, Det M	100	Ft	25.90	2,590.00	22.00	2,200.00	12.00	1,200.00
88.	Sidewalk Ramp, Conc, 4 inch	3,650	Sft	6.40	23,360.00	6.50	23,725.00	9.00	32,850.00
89.	Sidewalk Ramp, Conc, 6 inch	1,475	Sft	8.00	11,800.00	7.50	11,062.50	12.00	17,700.00
90.	Sidewalk, Clay Brick Pavers, Rem	15	Sft	43.00	645.00	4.50	67.50	5.00	75.00
91.	_Detectable Warning Surface, Modified	180	Ft	30.20	5,436.00	40.00	7,200.00	60.00	10,800.00
92.	_Sidewalk, Clay Brick Pavers, Salv	15	Sft	150.00	2,250.00	27.50	412.50	10.00	150.00
93.	Post, Mailbox	40	Ea	370.00	14,800.00	400.00	16,000.00	50.00	2,000.00
94.	Post, Mailbox, Rem, Special	10	Ea	407.00	4,070.00	450.00	4,500.00	2,000.00	20,000.00
95.	Pavt Mrkg, Ovly Cold Plastic, 24 inch, Stop Bar	45	Ft	12.50	562.50	12.70	571.50	18.00	810.00
96.	Pavt Mrkg, Ovly Cold Plastic, Lt Turn Arrow Sym	2	Ea	185.00	370.00	187.80	375.60	300.00	600.00
97.	Pavt Mrkg, Ovly Cold Plastic, Only	4	Ea	185.00	740.00	187.80	751.20	300.00	1,200.00
98.	Pavt Mrkg, Ovly Cold Plastic, Rt Turn Arrow Sym	2	Ea	185.00	370.00	187.80	375.60	300.00	600.00
99.	Pavt Mrkg, Polyurea, 4 inch, White	125	Ft	0.95	118.75	0.96	120.00	8.00	1,000.00
100.	Pavt Mrkg, Polyurea, 4 inch, Yellow	525	Ft	0.95	498.75	0.96	504.00	8.00	4,200.00
101.	Rem Curing Compound, for Spec Mrkg	1,680	Sft	2.95	4,956.00	3.00	5,040.00	5.00	8,400.00
102.	Witness, Log, $1,000.00	1,000	Dlr	1.00	1,000.00	1.00	1,000.00	1.00	1,000.00
103.	Recessing Pavt Mrkg, Longit	650	Ft	0.95	617.50	0.96	624.00	5.00	3,250.00
104.	Sign, Type B, Temp, Prismatic, Furn	1,125	Sft	5.00	5,625.00	5.10	5,737.50	28.00	31,500.00
105.	Sign, Type B, Temp, Prismatic, Oper	1,125	Sft	0.01	11.25	0.01	11.25	28.00	31,500.00
106.	_Sign, Type B, Temp, Prismatic, Special, Furn, Modified	1,125	Sft	10.00	11,250.00	10.20	11,475.00	28.00	31,500.00
107.	_Sign, Type B, Temp, Prismatic, Special, Oper, Modified	1,125	Sft	0.01	11.25	0.01	11.25	28.00	31,500.00

TABULATION OF BIDS
CITY OF LIVONIA
2020 CONCRETE ROAD REPAIR PROGRAM
CONTRACT 20-C - RECONSTRUCTION
AEW PROJECT NO. 0263-0022

Item No.	Description	Estimated Quantity	Units	Florence Cement Company 51515 Corridor Shelby Township, MI 48315 Unit Price	Amount	Great Lakes Contracting Solutions, LLC 2300 Edinburgh Waterford, MI 48328 Unit Price	Amount	G.V. Cement Contracting Co. 20000 Dix Toledo Hwy Brownstown, MI 48183 Unit Price	Amount
108.	_Traffic Control, Major Street	1	Ea	2,712.00	2,712.00	6,000.00	6,000.00	5,500.00	5,500.00
109.	_Traffic Control, Minor Street	14	Ea	3,877.00	54,278.00	3,500.00	49,000.00	4,000.00	56,000.00
110.	Water, Sodding/Seeding	107	Unit	45.00	4,815.00	66.00	7,062.00	1,000.00	107,000.00
111.	_Surface Restoration, Hydroseeding	9,745	Syd	3.50	34,107.50	5.40	52,623.00	6.00	58,470.00
112.	Monument Preservation	15	Ea	900.00	13,500.00	915.00	13,725.00	4,000.00	60,000.00
113.	_Irrigation Pipe, Furn and Install	3,665	Ft	2.30	8,429.50	3.10	11,361.50	10.00	36,650.00
114.	_Sprinkler Head, Adj	181	Ea	8.00	1,448.00	66.00	11,946.00	10.00	1,810.00
115.	_Sprinkler Head, Furn and Install	181	Ea	35.00	6,335.00	66.00	11,946.00	10.00	1,810.00
	RECONSTRUCTION - TOTAL AMOUNT BID			**$**	**4,839,365.50**	**$**	**5,093,803.40**	**$**	**5,542,386.00**
	Total of All Bid Prices			**$**	**5,563,276.40**	**$**	**5,811,673.40**	**$**	**6,209,490.00**
	CREW DAYS (200 Min)	**750.00**	Hr	**450.00**	**$ 337,500.00**	**250.00**	**$ 187,500.00**	**200.00**	**$ 150,000.00**

STS-RDS Pavement Progs
(Engineering)
Acceptance of bid from Hard Rock Concrete, Inc., for performing all work required in connection with the 2020 Concrete Road Repair Program (Contract 20-C),

#103-20 RESOLVED, that having considered the report and recommendation of the City Engineer, dated February 25, 2020, approved by the Director of Public Works, which bears the signature of the Director of Finance and is approved for submission by the Mayor, the Council does hereby accept the unit price bid of Hard Rock Concrete, Inc., 38146 Abruzzi Drive, Westland, Michigan 48185 for performing all work required in connection with the 2020 Concrete Road Repair Program (Contract 20-C), for the estimated total cost of $4,400,000.00, based on the Engineering Division's estimate of units of work involved and subject to the final payment based on the actual units of work completed in accordance with the unit prices accepted herein, said estimated cost and unit prices having been in fact the lowest bid received which meets all specifications; FURTHER, the Council does hereby authorize an expenditure in the amount of $4,400,000.00 from funds already budgeted in the Roads, Sidewalk and Tree Fund in the following accounts for this purpose:

Account No. 204-463-818-110 (Reconstruction) $ 4,123,944.50

Account No. 204-463-818-114 (Maintenance) $ 276,055.50

and the City Engineer is hereby authorized to approve minor adjustments in the work as it becomes necessary but this authorization does not entitle the City Engineer to authorize any increase in the not to exceed amount or to contract with other parties; and the Mayor and City Clerk are hereby authorized to execute a contract, approved as to form and substance by the Department of Law, for and on behalf of the City of Livonia with the aforesaid bidder and to do all other things necessary or incidental to the full performance of this resolution.

CONSENT AGENDA ITEMS (Regular Meeting of March 23, 2020)

Motion by: ***Jolly***
Seconded by: ***Donovic***
ROLL CALL:
Ayes: **Jolly, Bahr, Donovic, McCullough, McIntyre**
Nays: ***None***
Absent: ***Toy, White***

Meeting was called to order via Zoom remote technology at 9:21 p.m. by President Kathleen McIntyre. Present: Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); Rob Donovic (Deployed); Jim Jolly (Livonia, Michigan); Laura Toy (Livonia, Michigan); Scott Bahr (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: None.

13) REQUEST TO AMEND THE CONTRACT WITH ANDERSON, ECKSTEIN AND WESTRICK, INC. FOR CONSTRUCTION ENGINEERING SERVICES FOR THE 2021 CONCRETE ROAD PROGRAM (CONTRACT 21-C): Engineering Division, re: for same. (CR 365-16)

Todd Zilincik, City Engineer, presented this request to Council. He stated again, this is based on the construction costs of the project, AEW provides Construction Engineering Services, which includes passing an inspection obviously for quality, we want to make sure we have a long lasting road. Our residential streets are seven-inches thick and so they'll do the testing, do the concrete strength test, working with G-2 on this project itself, they do a great job every year. Scott Lockwood, the Executive Vice President, he must be on Cloud 9 tonight because Michigan won, since he's a Michigan man, so he's in the wings there. Look forward to working with their team, they do an excellent job, and again, it's a year round start with April to November, and I appreciate all the efforts behind the scenes to get this project completed with our concrete streets.

Councilmember Toy offered an approving resolution for the Consent Agenda.

DIRECTION: APPROVING CONSENT

REPORT TO THE LIVONIA CITY COUNCIL

Engineering
March 5, 2021

MEETING DATE	PREPARED BY
March 22, 2021	Karen Worley, Secretary IV

AGENDA ITEM

REQUEST TO AMEND THE CONTRACT WITH ANDERSON, ECKSTEIN AND WESTRICK, INC. FOR CONSTRUCTION ENGINEERING SERVICES FOR THE 2021 CONCRETE ROAD PROGRAM (CONTRACT 21-C): Engineering Division, re: for same. (CR 365-16)

BACKGROUND

The City Council approved Qualification Based Selection (QBS) firms pursuant to Council Resolution No. 365-16, adopted September 19, 2016 to perform all professional engineering services on various federal, state and locally funded projects through fiscal year 2021. Under this procedure, we are recommending that Anderson, Eckstein and Westrick, Inc. (AEW) continue as our consultant for the 2021 Concrete Road Program. See the attached letter dated March 5, 2021 from AEW for the construction engineering services.

The estimated construction costs in the amount of $4.9 million for the concrete program, which forms the basis for the Engineering contract, is shown on the attached sheet.

RECOMMENDATION

Please refer to the Fiscal Consideration section for additional information.

FISCAL CONSIDERATION

In order to proceed with this project, it is respectfully recommended that the Council take the following actions:

- Authorize the Mayor and the City Clerk to execute an amendment to the Engineering contract with Anderson, Eckstein and Westrick, Inc., 51301 Schoenherr Road, Shelby Township, Michigan 48315 in the amount of $588,000 for Construction Engineering for the 2021 Concrete Road Program. These amounts are based on construction cost estimates and may be adjusted based on final quantities constructed.

- Authorize an expenditure in the amount of $588,000 from budgeted funds in the Road, Sidewalk and Tree Fund, Account Number 204-441-818-102.

- Authorize the City Engineer to approve minor adjustments in the work, as required.

ATTACHMENTS

1. AEW CE Proposal for Contract 21-C

APPROVED BY

Todd Zilincik, P.E., City Engineer — Date: March 08, 2021

Don Rohraff, Director of Public Works — Date: March 11, 2021

Michael Slater, Finance Director — Date: March 11, 2021

Paul Bernier, City Attorney — Date: March 12, 2021

Maureen Miller Brosnan, Mayor — Date: March 12, 2021

ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS - SURVEYORS - ARCHITECTS
51301 Schoenherr Road, Shelby Township, MI 48315
586.726.1234 | www.aewinc.com

March 5, 2021

Todd Zilincik, P.E.
City Engineer
City of Livonia
33000 Civic Center Drive
Livonia, Michigan 48154

Reference: **Proposal for Professional Services- Construction Engineering**
2021 Concrete Road Program: 21-C Reconstruction
City of Livonia

Dear Mr. Zilincik:

Thank you for considering our firm to provide engineering services on the project referenced above. The enclosed Exhibit A, "Project Specific Scope of Services, Project Schedule, Payments to Consultant," has been prepared for this project in accordance with the Professional Services Contract between the City of Livonia and Anderson, Eckstein and Westrick, Inc. Please let us know if you have any questions regarding the enclosed exhibit.

We thank you once again for the opportunity to work with the City of Livonia on this outstanding Road Program.

Sincerely,

Anderson, Eckstein and Westrick, Inc.

Scott Lockwood, Exec. Vice President

Enclosure: Exhibit A

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Meeting was called to order via Zoom remote technology at 9:21 p.m. by President Kathleen McIntyre. Present: Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); Rob Donovic (Deployed); Jim Jolly (Livonia, Michigan); Laura Toy (Livonia, Michigan); Scott Bahr (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: None.

14) AWARD OF CONTRACT: Engineering Division, re: for 2021 Concrete Road Maintenance/Selective Slab Program, Contract 21-J, from budgeted funds.

Todd Zilincik, City Engineer, presented this request to Council. He stated they received six bids for this project in which we do selective slab repairs, it culminates from DPW and Engineering, we get a master list together. We try to pick twenty-five locations a year. They are where the trees have heaved up the pavement or caused significant ponding of water damage, prioritize, we get that done along with other sections of road, this year the folks on Blue Skies from Five Mile to Jamison. Looking for your support to have Great Lakes Contracting Solutions, low bidder at $844,815.77 to do this project. Again, there were six bidders and the highest bid went all the way up to $1,365,787.00. We've worked with Great Lakes before, a great contractor, looking forward to another great job to be done by the end of August and appreciate your support in this yearly endeavor to make sure we fix these selective locations to help our residents and improve the quality in front of their house.

Councilmember White offered an approving resolution for the Consent Agenda.

DIRECTION: APPROVING CONSENT

REPORT TO THE LIVONIA CITY COUNCIL

Engineering
March 5, 2021

MEETING DATE	PREPARED BY
March 22, 2021	Karen Worley, Secretary IV

AGENDA ITEM

AWARD OF CONTRACT: Engineering Division, re: for 2021 Concrete Road Maintenance/Selective Slab Program, Contract 21-J, from budgeted funds.

BACKGROUND

The Department of Public Works has established a program to replace isolated sections of damaged concrete roadway. This year the program consists of approximately 23 locations scattered throughout the City.

The Engineering Division finalized the plans and specifications for this project and bids were taken on March 2, 2021. In response to the advertisement on Michigan Inter-Governmental Trade Network (MITN), six (6) bids were submitted. These bids may be summarized as follows:

NAME OF BIDDER	AMOUNT OF BID
Great Lakes Contracting Solutions Waterford, MI	$844,815.77* 60 inspector days
Zuniga Cement Construction, Inc. Warren, MI	$926,709.00 60 inspector days*
Merlo Construction Co., Inc. MIlford, MI	$1,041,863.52 60 inspector days
JB Contractors Inc. Detroit, MI	$1,046,755.45 60 inspector days
Audia Concrete Construction, Inc. Milford., MI	$1,069,888.02 60 inspector days

G.V. Cement Contracting Co. $1,365,787.00
Brownstown, MI

100 inspector days

*amount corrected by AEW

AEW's letter dated March 4, 2021 recommends Great Lakes Contracting Solutions, LLC, the lowest qualified bidder as the construction contractor for the 2021 Concrete Road Maintenance/Selective Slab Program, Contract 21-J. We are recommending that AEW provide the Construction Engineering Services (CE) for this project and we will be submitting that recommendation to Council for your review and approval in a separate letter.

RECOMMENDATION

Please refer to the Fiscal Consideration section, the attached recommendation letter from AEW and the bid tab for additional information.

FISCAL CONSIDERATION

In order to proceed with this project, we respectfully recommend that the Council take the following actions:

- Award a contract in the amount of $844,815.77 to Great Lakes Contracting Solutions, LLC, 2300 Edinburgh, Waterford, MI 48328. The award should be on the basis of the bid unit prices, said amount to be adjusted based upon the quantities of work actually completed.

- Authorize an expenditure from budgeted funds of $844,815.77 from Account No. 204-463-818-114 (Road, Sidewalk, & Tree Fund – Maintenance).

- Authorize the City Engineer to approve minor adjustments in the work, as required

ATTACHMENTS

1. AEW Reccmendation Letter for Great Lakes Contracting - Contract 21-J
2. Bid Tab for Contract 21-J

APPROVED BY

Todd J. Zilincik

Date: March 08, 2021

Todd Zilincik, P.E., City Engineer

Date: March 11, 2021

Don Rohraff, Director of Public Works

Date: March 11, 2021

Michael Slater, Finance Director

Date: March 11, 2021

Maureen Miller Brosnan, Mayor

ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS - SURVEYORS - ARCHITECTS
51301 Schoenherr Road, Shelby Township, MI 48315
586.726.1234 | www.aewinc.com

March 4, 2021

Todd Zilincik, PE, City Engineer
City of Livonia
33000 Civic Center Drive
Livonia, Michigan 48154

Reference: 2021 Concrete Road Repair Program- Maintenance
Livonia Contract No. 21-J
AEW Project No. 0263-0025

Dear Mr. Zilincik:

On Tuesday, March 2, 2021, six (6) bids were received for the above referenced project. We have tabulated the bids and have included a summary herewith for your use.

The lowest qualified bidder is Great Lakes Contracting Solutions, LLC of Waterford with a total bid amount of $889,815.77 (as corrected) which includes 60 inspector days at $45,000. The inspector day costs will be included in the overall construction engineering (CE) proposal based on the awarded contract price amount of $844,815.77.

We have previously worked with Great Lakes Contracting Solutions, LLC on similar projects in nearby communities. We are satisfied with their past performance.

Based upon our past experience and the lowest bid submitted, we recommend the contract for the 2021 Concrete Road Repair Program, Contract 21-J be awarded to Great Lakes Contracting Solutions, LLC 2300 Edinburgh, Waterford, MI 48238 in the amount of $844,815.77.

If you have any questions, please advise.

Sincerely,

ANDERSON, ECKSTEIN AND WESTRICK, INC.

Scott Lockwood, PE

cc: Don Rohraff, Director of Public Services

Enclosure: Bid Tab

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TABULATION OF BIDS
CITY OF LIVONIA
2021 CONCRETE ROAD REPAIR PROGRAM
CONTRACT 21-J - MAINTENANCE
AEW PROJECT NO. 0263-0025

Prepared by: Anderson, Eckstein and Westrick, Inc.
51301 Schoenherr Road
Shelby Township, MI 48315

DATE: 3/2/2021
TIME: 2:00 PM

BIDDER RANKING

RANK	*BIDDER NAME*	*TOTAL BID*	*TOTAL BID WITH CREW DAYS*	
1	Great Lakes Contracting Solutions, LLC	$ 844,815.77	$ 889,815.77	*
2	Zuniga Cement Construction, Inc.	$ 926,709.00	$ 971,709.00	*
3	Merlo Construction Co., Inc.	$ 1,041,863.52	$ 1,086,863.52	
4	JB Contractors Inc.	$ 1,046,755.45	$ 1,091,755.45	
5	Audia Concrete Construction, Inc.	$ 1,069,888.02	$ 1,114,888.02	
6	GV Cement Contracting Co.	$ 1,365,787.00	$ 1,440,787.00	

*CORRECTED BY ENGINEER

TABULATION OF BIDS
CITY OF LIVONIA
2021 CONCRETE ROAD REPAIR PROGRAM
CONTRACT 21-J - MAINTENANCE
AEW PROJECT NO. 0263-0025

Item No.	Description	Estimated Quantity	Units	Great Lakes Contracting Solutions, LLC 2300 Edinburgh Waterford, MI 48328 Unit Price	Amount	Zuniga Cement Construction, Inc. 22500 Ryan Road Warren, MI 48091 Unit Price	Amount
General							
1.	Mobilization, Max 3%	1	LS	10,000.00	10,000.00	26,000.00	26,000.00
2.	Tree, Rem, 6 inch to 18 inch, Modified	2	Ea	255.00	510.00	950.00	1,900.00
3.	Tree Rem, 19 inch to 36 inch, Modified	45	Ea	1,120.00	50,400.00	1,600.00	72,000.00
4.	Tree Rem, 37 inch or larger, Modified	3	Ea	1,980.00	5,940.00	1,800.00	5,400.00
5.	Stump and Root Rem and Regrade, 6 inch to 18 inch	2	Ea	430.00	860.00	350.00	700.00
6.	Stump and Root Rem and Regrade, 19 inch to 36 inch	45	Ea	525.00	23,625.00	350.00	15,750.00
7.	Stump and Root Rem and Regrade, 37 inch or larger	3	Ea	525.00	1,575.00	200.00	600.00
8.	_ Geogrid	500	Syd	8.00	4,000.00	4.00	2,000.00
9.	HMA, 13A	20	Ton	275.00	5,500.00	325.00	6,500.00
10.	_ Surface Restoration, Seeding	500	Syd	6.60	3,300.00	6.00	3,000.00
11.	_ Surface Restoration, Sodding	500	Syd	9.65	4,825.00	18.00	9,000.00
12.	_ Audio Visual Record of Construction Area	1	LS	5,050.00	5,050.00	3,500.00	3,500.00
Maintenance							
13.	Sidewalk, Rem	280	Syd	9.50	2,660.00	9.00	2,520.00
14.	_ Driveway, Rem	545	Syd	9.50	5,177.50 *	9.00	4,905.00
15.	_ Subgrade Undercutting, Type II, Modified	125	Cyd	40.00	5,000.00	25.00	3,125.00
16.	_ Subgrade Undercutting, Type II, Special	125	Cyd	45.00	5,625.00	25.00	3,125.00
17.	_ Erosion Control, Inlet Protection, Siltsack	21	Ea	75.00	1,575.00	90.00	1,890.00
18.	_ Aggregate Base, 6 inch, Modified	2,552	Syd	11.00	28,072.00	7.00	17,864.00
19.	Sewer, Cl IV, 12 inch, Tr Det B	31	Ft	75.00	2,325.00	75.00	2,325.00
20.	Dr Structure Cover, Adj, Case 2	29	Ea	365.50	10,599.50	500.00	14,500.00
21.	Dr Structure, 24 inch dia	1	Ea	1,400.00	1,400.00	2,500.00	2,500.00
22.	Dr Structure, Adj, Add Depth	16	Ft	150.00	2,400.00	250.00	4,000.00
23.	Dr Structure, Tap, 6 inch	29	Ea	100.00	2,900.00	175.00	5,075.00
24.	Dr Structure, Tap, 12 inch	2	Ea	200.00	400.00	250.00	500.00

TABULATION OF BIDS
CITY OF LIVONIA
2021 CONCRETE ROAD REPAIR PROGRAM
CONTRACT 21-J - MAINTENANCE
AEW PROJECT NO. 0263-0025

Item No.	Description	Estimated Quantity	Units	Great Lakes Contracting Solutions, LLC 2300 Edinburgh Waterford, MI 48328 Unit Price	Amount	Zuniga Cement Construction, Inc. 22500 Ryan Road Warren, MI 48091 Unit Price	Amount
25.	_ Dr Structure Cover, Catch Basin	21	Ea	420.00	8,820.00	160.00	3,360.00
26.	_ Dr Structure Cover, Sanitary Manhole	7	Ea	520.00	3,640.00	200.00	1,400.00
27.	_ Dr Structure Cover, Storm Manhole	7	Ea	540.00	3,780.00	200.00	1,400.00
28.	_ External Structure Wrap, 18 inch	7	Ea	425.00	2,975.00	325.00	2,275.00
29.	_ Underdrain, Subgrade, 6 inch, Modified	1,872	Ft	14.00	26,208.00	14.00	26,208.00
30.	Joint, Expansion, E2	180	Ft	15.40	2,772.00	3.00	540.00
31.	Joint, Expansion, E3	7	Ft	12.00	84.00	30.00	210.00
32.	_ Joint, Expansion, Erg, Modified	135	Ft	9.25	1,248.75	4.00	540.00
33.	Lane Tie, Epoxy Anchored	2,650	Ea	5.50	14,575.00	3.50	9,275.00
34.	Pavt Repr, Nonreinf Conc, 7 inch	9,025	Syd	45.25	408,381.25	7.50	67,687.50
35.	Pavt Repr, Rem	9,025	Syd	9.50	85,737.50	55.00	496,375.00
36.	Driveway, Nonreinf Conc, 6 inch	575	Syd	43.50	25,012.50	50.00	28,750.00
37.	Sidewalk Ramp, Conc, 4 inch	1,810	Sft	5.00	9,050.00	7.50	13,575.00
38.	Sidewalk Ramp, Conc, 6 inch	910	Sft	6.00	5,460.00	8.75	7,962.50
39.	_ Detectable Warning Surface, Modified	35	Ft	35.00	1,225.00	40.00	1,400.00
40.	Sign, Type B, Temp, Prismatic, Furn	451	Sft	5.00	2,255.00	8.00	3,608.00
41.	Sign, Type B, Temp, Prismatic, Oper	451	Sft	0.01	4.51	8.00	3,608.00
42.	_ Sign, Type B, Temp, Prismatic, Special, Furn, Modified	451	Sft	10.15	4,577.65	5.00	2,255.00
43.	_ Sign, Type B, Temp, Prismatic, Special, Oper, Modified	451	Sft	0.01	4.51	5.00	2,255.00
44.	_ Traffic Control, Minor Street	7	Ea	800.00	5,600.00	1,800.00	12,600.00
45.	Water, Sodding/Seeding	64	Unit	66.00	4,224.00	50.00	3,200.00
46.	_ Surface Restoration, Hydroseeding	3,000	Syd	6.55	19,650.00	5.00	15,000.00
47.	Monument Preservation	7	Ea	913.50	6,394.50	200.00	1,400.00
48.	_ Irrigation Pipe, Furn and Install	432	Ft	3.55	1,533.60	3.00	1,296.00
49.	_ Sprinkler Head, Adj	37	Ea	66.00	2,442.00	15.00	555.00

TABULATION OF BIDS
CITY OF LIVONIA
2021 CONCRETE ROAD REPAIR PROGRAM
CONTRACT 21-J - MAINTENANCE
AEW PROJECT NO. 0263-0025

Item No.	Description	Estimated Quantity	Units	Great Lakes Contracting Solutions, LLC 2300 Edinburgh Waterford, MI 48328 Unit Price	Amount	Zuniga Cement Construction, Inc. 22500 Ryan Road Warren, MI 48091 Unit Price	Amount
50.	_ Sprinkler Head, Furn and Install	37	Ea	66.00	2,442.00	35.00	1,295.00
51.	Traffic Control, Misc. Location	20	Ea	650.00	13,000.00	500.00	10,000.00
			TOTAL AMOUNT BID	**$**	**844,815.77 ***	**$**	**926,709.00**
	Crew Days	750.00	$/Day	60.00	45,000.00 *	60.00	45,000.00 *
			TOTAL AMOUNT BID WITH CREW DAYS	**$**	**889,815.77 ***	**$**	**971,709.00 ***

* CORRECTED BY ENGINEER

TABULATION OF BIDS
CITY OF LIVONIA
2021 CONCRETE ROAD REPAIR PROGRAM
CONTRACT 21-J - MAINTENANCE
AEW PROJECT NO. 0263-0025

Item No.	Description	Estimated Quantity	Units	Merlo Construction Co., Inc. 4964 Technical Drive Milford, MI 48381 Unit Price	Amount	JB Contractors Inc. 2933 Military Detroit, MI 48209 Unit Price	Amount
General							
1.	Mobilization, Max 3%	1	LS	30,000.00	30,000.00	30,000.00	30,000.00
2.	Tree, Rem, 6 inch to 18 inch, Modified	2	Ea	250.00	500.00	230.00	460.00
3.	Tree Rem, 19 inch to 36 inch, Modified	45	Ea	1,100.00	49,500.00	1,725.00	77,625.00
4.	Tree Rem, 37 inch or larger, Modified	3	Ea	1,950.00	5,850.00	2,300.00	6,900.00
5.	Stump and Root Rem and Regrade, 6 inch to 18 inch	2	Ea	75.00	150.00	175.00	350.00
6.	Stump and Root Rem and Regrade, 19 inch to 36 inch	45	Ea	150.00	6,750.00	175.00	7,875.00
7.	Stump and Root Rem and Regrade, 37 inch or larger	3	Ea	250.00	750.00	175.00	525.00
8.	_ Geogrid	500	Syd	4.25	2,125.00	5.25	2,625.00
9.	HMA, 13A	20	Ton	175.00	3,500.00	330.00	6,600.00
10.	_ Surface Restoration, Seeding	500	Syd	8.00	4,000.00	4.50	2,250.00
11.	_ Surface Restoration, Sodding	500	Syd	12.00	6,000.00	6.00	3,000.00
12.	_ Audio Visual Record of Construction Area	1	LS	4,975.00	4,975.00	3,200.00	3,200.00
Maintenance							
13.	Sidewalk, Rem	280	Syd	12.00	3,360.00	21.40	5,992.00
14.	_ Driveway, Rem	545	Syd	16.00	8,720.00	9.00	4,905.00
15.	_ Subgrade Undercutting, Type II, Modified	125	Cyd	35.00	4,375.00	25.00	3,125.00
16.	_ Subgrade Undercutting, Type II, Special	125	Cyd	38.00	4,750.00	25.00	3,125.00
17.	_ Erosion Control, Inlet Protection, Siltsack	21	Ea	165.00	3,465.00	100.00	2,100.00
18.	_ Aggregate Base, 6 inch, Modified	2,552	Syd	13.00	33,176.00	12.00	30,624.00
19.	Sewer, Cl IV, 12 inch, Tr Det B	31	Ft	165.00	5,115.00	75.00	2,325.00
20.	Dr Structure Cover, Adj, Case 2	29	Ea	425.00	12,325.00	200.00	5,800.00
21.	Dr Structure, 24 inch dia	1	Ea	1,800.00	1,800.00	2,000.00	2,000.00
22.	Dr Structure, Adj, Add Depth	16	Ft	150.00	2,400.00	150.00	2,400.00
23.	Dr Structure, Tap, 6 inch	29	Ea	250.00	7,250.00	250.00	7,250.00
24.	Dr Structure, Tap, 12 inch	2	Ea	275.00	550.00	300.00	600.00

TABULATION OF BIDS
CITY OF LIVONIA
2021 CONCRETE ROAD REPAIR PROGRAM
CONTRACT 21-J - MAINTENANCE
AEW PROJECT NO. 0263-0025

Item No.	Description	Estimated Quantity	Units	Merlo Construction Co., Inc. 4964 Technical Drive Milford, MI 48381 Unit Price	Amount	JB Contractors Inc. 2933 Military Detroit, MI 48209 Unit Price	Amount
25.	_ Dr Structure Cover, Catch Basin	21	Ea	325.00	6,825.00	817.00	17,157.00
26.	_ Dr Structure Cover, Sanitary Manhole	7	Ea	465.00	3,255.00	837.50	5,862.50
27.	_ Dr Structure Cover, Storm Manhole	7	Ea	525.00	3,675.00	895.00	6,265.00
28.	_ External Structure Wrap, 18 inch	7	Ea	750.00	5,250.00	400.00	2,800.00
29.	_ Underdrain, Subgrade, 6 inch, Modified	1,872	Ft	16.00	29,952.00	14.75	27,612.00
30.	Joint, Expansion, E2	180	Ft	23.00	4,140.00	23.00	4,140.00
31.	Joint, Expansion, E3	7	Ft	20.00	140.00	7.60	53.20
32.	_ Joint, Expansion, Erg, Modified	135	Ft	14.00	1,890.00	10.25	1,383.75
33.	Lane Tie, Epoxy Anchored	2,650	Ea	11.00	29,150.00	7.00	18,550.00
34.	Pavt Repr, Nonreinf Conc, 7 inch	9,025	Syd	48.00	433,200.00	57.45	518,486.25
35.	Pavt Repr, Rem	9,025	Syd	22.00	198,550.00	12.80	115,520.00
36.	Driveway, Nonreinf Conc, 6 inch	575	Syd	45.00	25,875.00	54.00	31,050.00
37.	Sidewalk Ramp, Conc, 4 inch	1,810	Sft	4.75	8,597.50	7.00	12,670.00
38.	Sidewalk Ramp, Conc, 6 inch	910	Sft	7.00	6,370.00	8.20	7,462.00
39.	_ Detectable Warning Surface, Modified	35	Ft	40.00	1,400.00	37.00	1,295.00
40.	Sign, Type B, Temp, Prismatic, Furn	451	Sft	5.00	2,255.00	5.75	2,593.25
41.	Sign, Type B, Temp, Prismatic, Oper	451	Sft	0.01	4.51	1.00	451.00
42.	_ Sign, Type B, Temp, Prismatic, Special, Furn, Modified	451	Sft	10.00	4,510.00	11.50	5,186.50
43.	_ Sign, Type B, Temp, Prismatic, Special, Oper, Modified	451	Sft	0.01	4.51	1.00	451.00
44.	_ Traffic Control, Minor Street	7	Ea	4,400.00	30,800.00	575.00	4,025.00
45.	Water, Sodding/Seeding	64	Unit	200.00	12,800.00	10.00	640.00
46.	_ Surface Restoration, Hydroseeding	3,000	Syd	4.50	13,500.00	5.00	15,000.00
47.	Monument Preservation	7	Ea	750.00	5,250.00	75.00	525.00
48.	_ Irrigation Pipe, Furn and Install	432	Ft	2.00	864.00	3.00	1,296.00
49.	_ Sprinkler Head, Adj	37	Ea	10.00	370.00	50.00	1,850.00

TABULATION OF BIDS
CITY OF LIVONIA
2021 CONCRETE ROAD REPAIR PROGRAM
CONTRACT 21-J - MAINTENANCE
AEW PROJECT NO. 0263-0025

Item No.	Description	Estimated Quantity	Units	Merlo Construction Co., Inc. 4964 Technical Drive Milford, MI 48381 Unit Price	Amount	JB Contractors Inc. 2933 Military Detroit, MI 48209 Unit Price	Amount
50.	_ Sprinkler Head, Furn and Install	37	Ea	50.00	1,850.00	75.00	2,775.00
51.	Traffic Control, Misc. Location	20	Ea	500.00	10,000.00	1,500.00	30,000.00
			TOTAL AMOUNT BID	**$**	**1,041,863.52**	**$**	**1,046,755.45**
	Crew Days	750.00	$/Day	60.00	45,000.00	60.00	45,000.00
			TOTAL AMOUNT BID WITH CREW DAYS	**$**	**1,086,863.52**	**$**	**1,091,755.45**

* CORRECTED BY ENGINEER

TABULATION OF BIDS
CITY OF LIVONIA
2021 CONCRETE ROAD REPAIR PROGRAM
CONTRACT 21-J - MAINTENANCE
AEW PROJECT NO. 0263-0025

Item No.	Description	Estimated Quantity	Units	Audia Concrete Construction, Inc. PO Box 72 Milford, MI 48381 Unit Price	Amount	GV Cement Contracting Co. 20000 Dix-Toledo Brownstown, MI 48183 Unit Price	Amount
General							
1.	Mobilization, Max 3%	1	LS	31,000.00	31,000.00	10,000.00	10,000.00
2.	Tree, Rem, 6 inch to 18 inch, Modified	2	Ea	990.00	1,980.00	2,000.00	4,000.00
3.	Tree Rem, 19 inch to 36 inch, Modified	45	Ea	1,350.00	60,750.00	3,500.00	157,500.00
4.	Tree Rem, 37 inch or larger, Modified	3	Ea	2,200.00	6,600.00	3,500.00	10,500.00
5.	Stump and Root Rem and Regrade, 6 inch to 18 inch	2	Ea	300.00	600.00	1,000.00	2,000.00
6.	Stump and Root Rem and Regrade, 19 inch to 36 inch	45	Ea	350.00	15,750.00	1,000.00	45,000.00
7.	Stump and Root Rem and Regrade, 37 inch or larger	3	Ea	350.00	1,050.00	1,000.00	3,000.00
8.	_ Geogrid	500	Syd	2.00	1,000.00	4.00	2,000.00
9.	HMA, 13A	20	Ton	350.00	7,000.00	150.00	3,000.00
10.	_ Surface Restoration, Seeding	500	Syd	5.00	2,500.00	9.00	4,500.00
11.	_ Surface Restoration, Sodding	500	Syd	8.00	4,000.00	12.00	6,000.00
12.	_ Audio Visual Record of Construction Area	1	LS	2,800.00	2,800.00	6,000.00	6,000.00
Maintenance							
13.	Sidewalk, Rem	280	Syd	12.00	3,360.00	6.00	1,680.00
14.	_ Driveway, Rem	545	Syd	12.00	6,540.00	6.00	3,270.00
15.	_ Subgrade Undercutting, Type II, Modified	125	Cyd	39.00	4,875.00	25.00	3,125.00
16.	_ Subgrade Undercutting, Type II, Special	125	Cyd	40.00	5,000.00	25.00	3,125.00
17.	_ Erosion Control, Inlet Protection, Siltsack	21	Ea	148.00	3,108.00	150.00	3,150.00
18.	_ Aggregate Base, 6 inch, Modified	2,552	Syd	13.00	33,176.00	8.00	20,416.00
19.	Sewer, Cl IV, 12 inch, Tr Det B	31	Ft	120.00	3,720.00	75.00	2,325.00
20.	Dr Structure Cover, Adj, Case 2	29	Ea	590.00	17,110.00	500.00	14,500.00
21.	Dr Structure, 24 inch dia	1	Ea	2,800.00	2,800.00	1,800.00	1,800.00
22.	Dr Structure, Adj, Add Depth	16	Ft	190.00	3,040.00	500.00	8,000.00
23.	Dr Structure, Tap, 6 inch	29	Ea	170.00	4,930.00	600.00	17,400.00
24.	Dr Structure, Tap, 12 inch	2	Ea	225.00	450.00	800.00	1,600.00

TABULATION OF BIDS
CITY OF LIVONIA
2021 CONCRETE ROAD REPAIR PROGRAM
CONTRACT 21-J - MAINTENANCE
AEW PROJECT NO. 0263-0025

Item No.	Description	Estimated Quantity	Units	Audia Concrete Construction, Inc. PO Box 72 Milford, MI 48381 Unit Price	Amount	GV Cement Contracting Co. 20000 Dix-Toledo Brownstown, MI 48183 Unit Price	Amount
25.	_ Dr Structure Cover, Catch Basin	21	Ea	700.00	14,700.00	550.00	11,550.00
26.	_ Dr Structure Cover, Sanitary Manhole	7	Ea	700.00	4,900.00	550.00	3,850.00
27.	_ Dr Structure Cover, Storm Manhole	7	Ea	700.00	4,900.00	550.00	3,850.00
28.	_ External Structure Wrap, 18 inch	7	Ea	550.00	3,850.00	350.00	2,450.00
29.	_ Underdrain, Subgrade, 6 inch, Modified	1,872	Ft	14.00	26,208.00	14.00	26,208.00
30.	Joint, Expansion, E2	180	Ft	20.00	3,600.00	10.00	1,800.00
31.	Joint, Expansion, E3	7	Ft	20.00	140.00	14.00	98.00
32.	_ Joint, Expansion, Erg, Modified	135	Ft	20.00	2,700.00	12.00	1,620.00
33.	Lane Tie, Epoxy Anchored	2,650	Ea	7.00	18,550.00	2.00	5,300.00
34.	Pavt Repr, Nonreinf Conc, 7 inch	9,025	Syd	64.00	577,600.00	65.00	586,625.00
35.	Pavt Repr, Rem	9,025	Syd	9.00	81,225.00	8.00	72,200.00
36.	Driveway, Nonreinf Conc, 6 inch	575	Syd	60.00	34,500.00	63.00	36,225.00
37.	Sidewalk Ramp, Conc, 4 inch	1,810	Sft	9.00	16,290.00	12.00	21,720.00
38.	Sidewalk Ramp, Conc, 6 inch	910	Sft	10.00	9,100.00	14.00	12,740.00
39.	_ Detectable Warning Surface, Modified	35	Ft	120.00	4,200.00	80.00	2,800.00
40.	Sign, Type B, Temp, Prismatic, Furn	451	Sft	5.00	2,255.00	20.00	9,020.00
41.	Sign, Type B, Temp, Prismatic, Oper	451	Sft	0.01	4.51	20.00	9,020.00
42.	_ Sign, Type B, Temp, Prismatic, Special, Furn, Modified	451	Sft	10.00	4,510.00	20.00	9,020.00
43.	_ Sign, Type B, Temp, Prismatic, Special, Oper, Modified	451	Sft	0.01	4.51	20.00	9,020.00
44.	_ Traffic Control, Minor Street	7	Ea	500.00	3,500.00	5,000.00	35,000.00
45.	Water, Sodding/Seeding	64	Unit	50.00	3,200.00	1,500.00	96,000.00
46.	_ Surface Restoration, Hydroseeding	3,000	Syd	4.00	12,000.00	10.00	30,000.00
47.	Monument Preservation	7	Ea	300.00	2,100.00	500.00	3,500.00
48.	_ Irrigation Pipe, Furn and Install	432	Ft	11.00	4,752.00	25.00	10,800.00
49.	_ Sprinkler Head, Adj	37	Ea	30.00	1,110.00	10.00	370.00

TABULATION OF BIDS
CITY OF LIVONIA
2021 CONCRETE ROAD REPAIR PROGRAM
CONTRACT 21-J - MAINTENANCE
AEW PROJECT NO. 0263-0025

Item No.	Description	Estimated Quantity	Units	Audia Concrete Construction, Inc. PO Box 72 Milford, MI 48381 Unit Price	Amount	GV Cement Contracting Co. 20000 Dix-Toledo Brownstown, MI 48183 Unit Price	Amount
50.	_ Sprinkler Head, Furn and Install	37	Ea	50.00	1,850.00	30.00	1,110.00
51.	Traffic Control, Misc. Location	20	Ea	450.00	9,000.00	1,500.00	30,000.00
			TOTAL AMOUNT BID	**$**	**1,069,888.02**	**$**	**1,365,787.00**
	Crew Days	750.00	$/Day	60.00	45,000.00	100.00	75,000.00
			TOTAL AMOUNT BID WITH CREW DAYS	**$**	**1,114,888.02**	**$**	**1,440,787.00**

* CORRECTED BY ENGINEER

Meeting was called to order via Zoom remote technology at 9:21 p.m. by President Kathleen McIntyre. Present: Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); Rob Donovic (Deployed); Jim Jolly (Livonia, Michigan); Laura Toy (Livonia, Michigan); Scott Bahr (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: None.

15) REQUEST TO AMEND THE CONTRACT WITH ANDERSON, ECKSTEIN AND WESTRICK, INC. FOR THE CONSTRUCTION ENGINEERING SERVICES FOR THE 2021 CONCRETE ROAD MAINTENANCE/SELECTIVE SLAB PROGRAM (CONTRACT 21-J): Engineering Division, re: for same. (CR 365-16)

Todd Zilincik, City Engineer, presented this request to Council. He stated AEW will be providing the Construction Engineering Services for this, looking to work with their team to go out and get these areas completed by the end of August. We've done this before, this is our fourth or fifth year now, breaking it out to get it completed early, the reconstruction portion has been successful and it's obviously with the support of DPW, Trisha Gabriel and Dave Lear, they get their department to help solidify these locations and get these things completed.

Councilmember White offered an approving resolution for the Consent Agenda.

DIRECTION: APPROVING CONSENT

REPORT TO THE LIVONIA CITY COUNCIL

Engineering
March 8, 2021

MEETING DATE	PREPARED BY
March 22, 2021	Karen Worley, Secretary IV

AGENDA ITEM

REQUEST TO AMEND THE CONTRACT WITH ANDERSON, ECKSTEIN AND WESTRICK, INC. FOR THE CONSTRUCTION ENGINEERING SERVICES FOR THE 2021 CONCRETE ROAD MAINTENANCE/SELECTIVE SLAB PROGRAM (CONTRACT 21-J): Engineering Division, re: for same. (CR 365-16)

BACKGROUND

The City Council approved Qualification Based Selection (QBS) firms pursuant to Council Resolution No. 365-16, adopted September 19, 2016 to perform all professional engineering services on various federal, state and locally funded projects through fiscal year 2021. Under this procedure, we are recommending that Anderson, Eckstein and Westrick, Inc. (AEW) continue as our consultant for the 2020 Concrete Road Program. See the attached letter dated March 5, 2021 from AEW for the construction engineering services.

The estimated construction costs for the concrete program, which forms the basis for the Engineering contract, is shown on the attached sheet.

RECOMMENDATION

Please refer to the Fiscal Consideration section for additional information.

FISCAL CONSIDERATION

In order to proceed with these projects, it is respectfully recommended that the Council take the following actions:

- Authorize the Mayor and the City Clerk to execute an amendment to the Engineering contract with Anderson, Eckstein and Westrick, Inc., 51301 Schoenherr Road, Shelby Township, Michigan 48315 in the amount of $105,602 for Construction Engineering for the 2021 Concrete Road Maintenance/Selective Slab Program. These amounts are based on the preliminary construction cost estimates and may be adjusted based on the actual bids.

- Authorize an expenditure in the amount of $105,602 from budgeted funds in the Road,

Sidewalk and Tree Fund, Account Number 204-441-818-102.

- Authorize the City Engineer to approve minor adjustments in the work, as required.

ATTACHMENTS

1. AEW CE Proposal for Contract 21-J
2. Exhibit A for QBS AEW CE for Contract 21-J

APPROVED BY

Todd Zilincik, P.E., City Engineer — Date: March 08, 2021

Don Rohraff, Director of Public Works — Date: March 11, 2021

Michael Slater, Finance Director — Date: March 11, 2021

Paul Bernier, City Attorney — Date: March 12, 2021

Maureen Miller Brosnan, Mayor — Date: March 12, 2021

ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS - SURVEYORS - ARCHITECTS
51301 Schoenherr Road, Shelby Township, MI 48315
586.726.1234 | www.aewinc.com

March 5, 2021

Todd Zilincik, P.E.
City Engineer
City of Livonia
33000 Civic Center Drive
Livonia, Michigan 48154

Reference: **Proposal for Professional Services- Construction Engineering**
2021 Concrete Road Program: 21-J Maintenance
City of Livonia

Dear Mr. Zilincik:

Thank you for considering our firm to provide engineering services on the project referenced above. The enclosed Exhibit A, "Project Specific Scope of Services, Project Schedule, Payments to Consultant," has been prepared for this project in accordance with the Professional Services Contract between the City of Livonia and Anderson, Eckstein and Westrick, Inc. Please let us know if you have any questions regarding the enclosed exhibit.

We thank you once again for the opportunity to work with the City of Livonia on this outstanding Road Program.

Sincerely,

Anderson, Eckstein and Westrick, Inc.

Scott Lockwood, Exec. Vice President

Enclosure: Exhibit A

M:\0263\0263-0000\Contracts\Livonia 2021 Concrete Program\Livonia 2021 Concrete Program 21-J Maintenance Construction Engineering CvrLtr.docx

EXHIBIT A

PROJECT SPECIFIC SCOPE OF SERVICES, PROJECT SCHEDULE, PAYMENTS TO CONSULTANT

The information contained in this Exhibit applies only to the following project:

Project Title: **2021 Concrete Road Repair Program, Construction Engineering Services for Contract 21-J**

This is an exhibit to the contract dated December 1, 2016 and extended for 5 years per Council Resolution No. 365-16, September 19, 2016 between the City of Livonia, and Anderson, Eckstein, and Westrick, Inc. (AEW), whose address is 51301 Schoenherr, Shelby Twp., Michigan 48315.

This Exhibit acts as a duly executed written instrument that amends, supplements, modifies, or cancels certain portions of the contract, as provided in Article 8.01 of the contract.

A. SCOPE OF SERVICES, INCLUDING MATERIAL QUALITY CONTROL PROGRAM

The CONSULTANT is requested to provide construction engineering services for the 2021 Concrete Road Program for maintenance and selective slab work. The roads to be included in the program are as follows:

Planned Preventative Maintenance:

Street	From	To
Blue Skies	Jamison Avenue	Five Mile Road
Elsie Avenue	Heyer Avenue	Norman Avenue
Gay Avenue	Knolson Avenue	Norman Avenue
Marie Avenue	Summers Avenue	Mason Avenue
Norman Avenue	Elsie Avenue	Gay Avenue
Allen Avenue	West End	Westbrook Drive
DPW- 27 Miscellaneous Locations	Sect 3,7,8,11,14,19,20,22,24,31,	32,35&36

SCOPE OF CONSTRUCTION ENGINEERING SERVICES:

The Construction Engineering Services to be provided for this project shall include the following:

1. **Contract Administration Services** includes the preparation of monthly progress pay estimates, to be submitted to the CITY in accordance with an agreed upon pay estimate schedule. Pay estimates will be prepared by the CONSULTANT, based on the CONSULTANT's estimated and measured field quantities as recorded in the Construction Observer's Daily Reports. This service will also include assisting the CITY to resolve contractor project claims for extra compensation and contract document interpretation. The CONSULTANT will also review the Contractor's proposed project schedule, to monitor compliance with the approved contract documents. The CONSULTANT will prepare the final pay estimate and balancing change order and submit to the contractor along with a request closeout documents

as outlined in the Contract Documents. The CONSULTANT will review the partially executed final pay estimate and balancing change order as well as all final closeout documents prior to forwarding to the CITY for execution. Complaint resolution services are included as part of this task, and will include the preparation of a complaint log with the issue followed to disposition in the best interest of the CITY.

2. **Construction Staking Services** provided during the construction phase shall consist of the required staking for line and elevation of specific contract items such as pavement replacement for long areas (over 400 feet) or total reconstruction, and curb and gutter replacement when over 400 feet in length or the entire pavement section on reconstruction projects. The existing pavement will be surveyed prior to total removal so that the high points and low points can be re-established and necessary corrections made to specific problem areas that were not properly draining. Staking will be at a minimum of 50-foot intervals and includes the top of curb grade only. Offsets will be discussed with the contractor.

3. **Construction Observation Services** shall consist of documenting the Contractor's work and progress. Construction Observer's Daily Reports will be prepared documenting pay item quantities and the general work progress of the day. The Construction Observer will also perform Quality Assurance checks of line and grade for compliance with the survey stakes. The on-site Construction Observer will compel the contractor to resolve citizen complaints on a daily basis, which may arise during the course of construction. The Construction Observer will also interact with the Contractor's on-site supervisory personnel. The CONSULTANT's Construction Observer will notify the Contractor and document when work is in non-compliance.

4. **Project Oversight** shall consist of supervision by the CONSULTANT's Project Manager or Construction Observation personnel. This service will include processing the review of shop drawings as required in the contract documents, and providing assistance for the resolution of construction issues, which may arise during the project construction phase of the project. These services also include providing recommendations to the CITY regarding construction claims for extra compensation from the Contractor. The CONSULTANT will negotiate and prepare change orders as required. The CONSULTANT will encourage the Contractor to provide prompt citizen complaint resolution, review of project progress for compliance with approved schedule and provide recommendations to the CITY for penalties and/or changes to the Contract.

   The CONSULTANT will coordinate the efforts of the material testing sub-consultant and review materials testing reports to assure compliance with the contract documents and will provide appropriate recommendations to the CITY. The CONSULTANT will lead the preconstruction meeting and progress meetings. The CONSULTANT will review and draft resident notices to be hand delivered by the Contractor. The CONSULTANT will participate in other CITY initiated resident communication.

   The CONSULTANT will attend up to four Public Informational Meetings with CITY Staff, to meet with residents to review the approved construction program and the approved traffic control program, and discuss the anticipated impacts.

B. PROJECT SCHEDULE:

Construction is anticipated to begin in April and completed by November 2021.

C. PAYMENTS TO CONSULTANTS

The CONSULTANT will be paid at the attached hourly rates with a not to exceed amount based on Attachment A, Engineering Fees by Construction Value and Type of Project. Fees are based on a construction amount of $844,815.77. Fees shall not exceed $105,602 without prior approval from City Council for Construction Engineering (CE).

In Witness Whereof, the City and Consultant, by an through their duly authorized officers and representatives, have executed this Contract.

In the Presence of:

_____

_____

_____

_____

CITY OF LIVONIA, a Michigan Municipal Corporation

By:_____
Maureen Miller Brosnan, Mayor

By:_____
Susan M. Nash, City Clerk

In the Presence of:

_____

Ross T. Wilberding

_____

Anderson, Eckstein and Westrick

By:_____
Scott P. Lockwood, P.E.

Its: Executive Vice President

Approved:

_____
Donald R. Rohraff
Director of Public Works

Approved:

_____
Todd J. Zilincik, P.E.
City Engineer

Approved:

_____
Michael Slater
Director of Finance

Approved as to form:

_____
Paul A. Bernier
Department of Law

Pursuant to Council Resolution:

No.:_____

Adopted on:_____

CITY OF LIVONIA 2021 CONCRETE PROGRAM

HOURLY CHARGE RATES

EMPLOYEE CLASSIFICATION	HOURLY CHARGE RATE
PRINCIPAL ENGINEER / SURVEYOR / ARCHITECT	$ 158.80
SENIOR PROJECT ENGINEER / SURVEYOR / ARCHITECT	145.90
LICENSED ENGINEER / SURVEYOR / ARCHITECT	132.10
GRADUATE ENGINEER / SURVEYOR / ARCHITECT	109.10
TEAM LEADER	109.10
ENGINEERING AIDE III	90.40
ENGINEERING AIDE II	84.90
ENGINEERING AIDE I	79.10
ENGINEERING AIDE TRAINEE	67.80
SECRETARIAL (Special Projects)	42.90
SURVEY FIELD (3 PERSON CREW)	220.40
SURVEY FIELD (2 PERSON CREW)	192.10
SURVEY FIELD (1 PERSON CREW)	147.00
CONFINED SPACE ENTRY CREW (2 PERSON)	237.30
DATA COLLECTOR (SURVEY CREW)	29.40
GPS SURVEY EQUIPMENT	72.30

A communication from the Department of Engineering, dated August 23, 2016, together with revised approved Attachment A, dated August 18, 2016, was received and placed on file for the information of the Council.

Vice President Kritzman stepped down from the podium to avoid any perceived conflict of interest at 7:12 p.m.

On a motion by Brosnan, supported by Jolly, it was:

ENGINEERING DIV
Acceptance of proposals to extend the Qualification Based-Selection Contracts with OHM Adivsors; Hubbell, Roth and Clark, Inc.; Spalding Dedecker Associates, Inc. and Anderson, Eckstein and Westrick, Inc. for a five year period ending November 30, 2021, to perform professional engineering services on various Federal, State and locally funded roads, bridges, storm sewers, sanitary sewers, water mains, traffic signal modernization and pedestrian signal upgrades and other related projects.
(CR 49-10)

#365-16 RESOLVED, that having considered the report and recommendation of the Infrastructure and Community Transit Committee, dated August 29, 2016, submitted pursuant to Council Resolution No. 49-10, regarding the subject of Quality-Based Selection (QBS) Process for future proposals relating to professional engineering consulting services, the Council does hereby accept the proposal to extend the Qualification Based-Selection Contracts with OHM Advisors, 34000 Plymouth Road, Livonia, MI 48150, Hubbell, Roth and Clark, Inc., 555 Hulet Drive, Bloomfield Hills, MI 48303-0824, Spalding Dedecker Associates, Inc., 905 South Boulevard East, Rochester Hills, MI 48307-5358, and Anderson, Eckstein and Westrick, Inc., 51301 Schoenherr Road, Shelby Township, MI 48315, for a five year period ending November 30, 2021, to perform professional engineering services on various Federal, State and locally funded roads, bridges, storm sewers, sanitary sewers, water mains, traffic signal modernization and pedestrian signal upgrades and other related projects; FURTHER, the Council does hereby determine to substitute the revised approved Attachment A, dated August 18, 2016, for the previous Attachment A with respect to QBS Consultants, OHM Advisors and Anderson, Eckstein and Westrick, Inc. (AEW) for the design of the 2017 Road Program should they be selected prior to November 30, 2016; and FURTHER, the Mayor and City Clerk are hereby authorized to execute contracts for and on behalf of the City of Livonia with the aforesaid companies and to do all other things necessary or incidental to the full performance of this resolution.

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

AYES: Jolly, White, Bahr, Brosnan and McIntyre

NAYS: None

The President declared the resolution adopted.

SEP 19 2016

Meeting was called to order via Zoom remote technology at 9:21 p.m. by President Kathleen McIntyre. Present: Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); Rob Donovic (Deployed); Jim Jolly (Livonia, Michigan); Laura Toy (Livonia, Michigan); Scott Bahr (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: None.

16) AWARD OF CONTRACT: Engineering Division, re: for 2021 Pavement Crack and Joint Sealing Program, Contract 21-D, from budgeted funds.

Todd Zilincik, City Engineer, presented this request to Council. He stated that Michigan Joint Sealing was the low bidder, there were twelve bids taken back on March 9th on MITN, in the amount of $165,230.50. The second low bidder was $208,598.00. Michigan Joint Sealing is one of the most predominant joint sealing companies out there, and asking for your approval to get our local major roads completed this year to help prolong the pavement life. As you know, we try to do get the roads after three years of being asphalted, sealed back up, and some of the concrete, get them routed after they've shrunk and avoid getting that water down in the concrete to make the pavement last longer. Again, looking forward to working with Michigan Joint who has been our contractor from 2004 to 2006, and again in 2018 to 2020.

Vice President Bahr offered an approving resolution for the Consent Agenda.

DIRECTION: APPROVING CONSENT

REPORT TO THE LIVONIA CITY COUNCIL

Engineering
March 10, 2021

MEETING DATE	PREPARED BY
March 22, 2021	Karen Worley, Secretary IV

AGENDA ITEM

AWARD OF CONTRACT: Engineering Division, re: for 2021 Pavement Crack and Joint Sealing Program, Contract 21-D, from budgeted funds.

BACKGROUND

In connection with the above referenced project, the Engineering Division completed plans and specifications and arranged for bids to be taken on March 9, 2021. In response to the advertisement on MITN of the bidding documents, four (4) bids were submitted. These bids are summarized as follows:

NAME OF BIDDER	AMOUNT BID
Michigan Joint Sealing, Inc. Farmington Hills, MI	$165,230.50
Scodeller Construction, Inc. Wixom, MI	$208,598.00
Carr's Outdoor Services, Inc. Canton, MI	$210,076.50
Hutch Paving, Inc. Warren, MI	$259,835.00

This bid is good until July 7, 2021.

Michigan Joint Sealing, Inc. has done numerous projects for other municipalities and the Michigan Department of Transportation (MDOT). Michigan Joint Sealing, Inc. has completed the City of Livonia's Pavement Crack and Joint Sealing Program from 2004 – 2006 and from 2008 - 2020 in a satisfactory manner.

Please note that the Contract 21-D, Form of Proposal, Note D, states that that City Council may authorize a two (2) year extension of this contract for years 2022 and 2023 based on satisfactory performance and will be based on unit prices for 21-D.

RECOMMENDATION

Please refer to the Fiscal Consideration section and the attachments for additional information.

FISCAL CONSIDERATION

We respectfully recommend that the Council proceed as follows:

- Award a contract in the amount of $165,230.50 to Michigan Joint Sealing, Inc., 28830 W. Eight Mile Road, Suite 103, Farmington Hills, MI 48336 on the basis of the bid unit prices, said amount to be adjusted based upon quantities of work actually completed. Please note that the contract requires the work to be completed by September 30, 2021.

- Authorize an expenditure of $165,230.50 as follows: $105,230.50 from funds currently budgeted in Account No. 203-463-818-117 (Local Roads) and $60,000 from funds currently budgeted in Account No. 202-463-818-117 (Major Roads).

- Authorize a budget transfer of $10,000 from account no. 202-463-818-118 (Lane Line Marking) to account no. 203-463-181-117 (Joint and Crack Sealing).

- Authorize extension of contract for years 2022 and 2023 at the same unit prices upon satisfactory completion of 2021 award.

- Authorize the City Engineer to approve minor adjustments in the work as required.

ATTACHMENTS

1. Bid Tab 21-D

APPROVED BY

Todd Zilincik, P.E., City Engineer — Date: March 10, 2021

Don Rohraff, Director of Public Works — Date: March 11, 2021

Michael Slater, Finance Director — Date: March 11, 2021

Maureen Miller Brosnan, Mayor — Date: March 11, 2021

CITY OF LIVONIA
2021 PAVEMENT JOINT AND CRACK SEALING PROGRAM
CONTRACT 21-D
BID TABULATION

March 10, 2021			Michigan Joint Sealing, Inc. 28830 W. Eight Mile Suite 103 Farmington Hills, MI 48336 Phone: 248.476.4120 Contact: Kimberly Sinischo		Scodeller Construction, Inc. 51722 Grand River Ave. Wixom, MI 48393 Phone: 248.374.1102 Contact: Adam Hartley		Carr's Outdoor Services, Inc. 48910 Ford Road Canton, MI 48187 Phone: 734.459.8880 Contact: Timothy A. Carr		
Item	**Description**	**Quantity L.F.**	**Unit Price**	**Total**	**Unit Price**	**Total**	**Unit Price**	**Total**	
1	Cleaning and Sealing Joints and Cracks (Hot Poured Rubber)	147,300.00	$0.71	$104,583.00	$0.81	$119,313.00	$0.88	$129,624.00	
2	Cleaning and Sealing Joints and Cracks (Overband)	136,000	$0.31	$42,160.00	$0.41	$55,760.00	$0.48	$65,280.00	*
3	Cleaning and Sealing Joints and Cracks (Mastic One)	1,750	$6.85	$11,987.50	$12.30	$21,525.00	$2.07	$3,622.50	*
4	Cleaning and Sealing Joints and Cracks (SL1 or equivalent)	500	$3.00	$1,500.00	$4.00	$2,000.00	$3.10	$1,550.00	
5	Inspector Days @ $500 each (Based on 8 hour day)	10	10 Days $500.00	$5,000.00	20 Days $500.00	$10,000.00	20 Days $500.00	$10,000.00	*
	Total Proposal			**$165,230.50**		**$208,598.00**		**$210,076.50**	*

Bids Advertised: **Livonia Observer; MITN**

Bids Opened - March 9, 2021

*Corrected by Engineering

Additional Bidders:

Hutch Paving, Inc.
3000 E. Ten Mile Road
Warren, MI 48091
586-427-7283
Colton Oedy
35 days inspection
$259,835.00

Meeting was called to order via Zoom remote technology at 9:21 p.m. by President Kathleen McIntyre. Present: Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); Rob Donovic (Deployed); Jim Jolly (Livonia, Michigan); Laura Toy (Livonia, Michigan); Scott Bahr (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: None.

18) REQUEST FOR THREE-YEAR EXTENSION OF SITE PLAN APPROVAL: Planning Commission, re: Petition 2014-02-08-02 submitted by Victor East, L.L.C., previously approved by the City Council on May 8, 2017, in connection with a proposal to construct a one-story office-research building (Victor East) on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road) in the Southeast Y. of Section 6. (CR 138-18, 166-17, CR 228-16, CR 125-15 and CR 104-14)

Mark Taormina, Director of Planning and Economic Development, presented this request to Council.

Councilmember Jolly asked does this continue to be a placeholder here in hopes of development and Taormina replied that is correct. He then asked if it is typical to renew it for three years and Taormina replied it's not typical but that Council did approve it for a three-year period. We have done two years in the past, that's probably more common than three years, of course one year extensions are very common.

Jolly then stated he'll just say for our newer colleagues here who haven't dealt with this before, this is an interesting site, it has some history with it, so I'm okay with the three years and I'll offer an approving for the Consent.

Councilmember Toy asked how many times we have done this on this site and Taormina replied this is the fifth extension, the original approval dates back to 2014. Toy went on to state that she's had several people say they tried to negotiate on that property and the prices are real extravagant on it, it's just, as Councilman Jolly tried to point out, I guess I don't have a big problem with it but I would hope by the next three years at least, the bias is over and all good things happen, and the economy coming and we can finally develop that or do something with that piece. I mean it's nice as open land, but even so I think as Jim said, it almost appears as a placeholder every time it comes before us. I appreciate it but I'm a little troubled by it as well but I'll be supporting it.

DIRECTION: APPROVING CONSENT

REPORT TO THE LIVONIA CITY COUNCIL

Planning
March 25, 2021

MEETING DATE	PREPARED BY
April 12, 2021	Lori Miller, Deputy City Clerk

AGENDA ITEM

REQUEST FOR THREE-YEAR EXTENSION OF SITE PLAN APPROVAL: Planning Commission, re: Petition 2014-02-08-02 submitted by Victor East, L.L.C., previously approved by the City Council on May 8, 2017, in connection with a proposal to construct a one-story office-research building (Victor East) on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road) in the Southeast 1/4 of Section 6. (CR 138-18, 166-17, CR 228-16, CR 125-15 and CR 104-14)

BACKGROUND

RECOMMENDATION

#02-06-2021 RESOLVED, That the City Planning Commission does hereby recommend to the City Council that Petition 2014-02-08-02 which previously received approval by the City Council on April 21, 2014 (Council Resolution #104-14), to construct a one-story office-research building (Victor East) on property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway in the Southeast ¼ of Section 6, be approved subject to the following conditions:

1. That the request for an extension of waiver use approval by Etkin Management, L.L.C, in a letter dated January 14, 2021, is hereby approved for a three-year period; and

2. That all conditions imposed by Council Resolution #104-14 in connection with Petition 2014-02-08-02, which permitted the construction of a one-story office-research building, shall remain in effect to the extent that they are not in conflict with the foregoing condition.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

FISCAL CONSIDERATION

ATTACHMENTS

1. 2014-02-08-02_Victor East_5th Extension_E-COUNCIL Pkt
2. S040714 Pet 2014-02-08-02 (Victor East LLC) 37640 Seven Mile (CR 138-18)

APPROVED BY

Date: February 26, 2021

Mark Taormina, Planning and Economic Development Director

Date: March 04, 2021

Maureen Miller Brosnan, Mayor

Request for an Extension of Petition 2014-02-08-02, which previously received approval by the City Council on April 21, 2014 (CR 104-14), to construct a one-story office-research building (Victor East) on property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway in the Southeast ¼ of Section 6.

ETKIN
REAL ESTATE / SOLUTIONS

January 14, 2021

VIA CERTIFIED MAIL

Attn: City Council
CITY OF LIVONIA
33000 Civic Center Drive
Livonia, Michigan 48154-3097

Re: **Site Plan Approval Extension**
Site Plan marked Drawing Number P-3 dated February 25, 2014
Petition 2014-02-08-02; CR#104-14

Dear Council Members:

We respectfully request that the above noted Site Plan approval given at a Regular Meeting held on April 21, 2014 (and as previously extended) be extended for an additional thirty-six (36) months from April 9, 2021 to April 9, 2024.

Upon Approval, kindly send written verification to my attention at:

Etkin
150 W. 2nd Street, Suite 200
Royal Oak, Michigan 48067

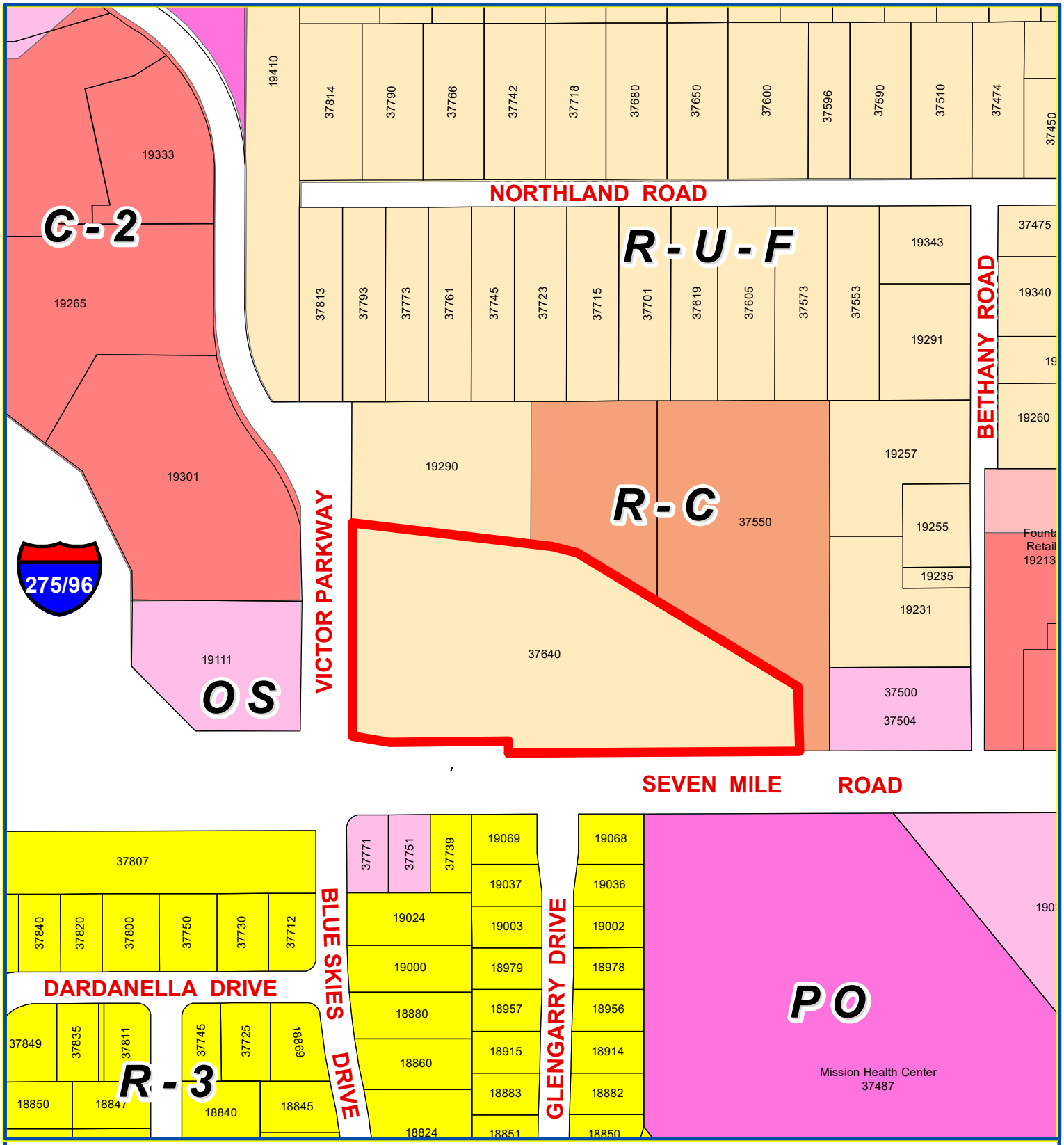
Should you need any additional information please contact me at (248) 358-0800.

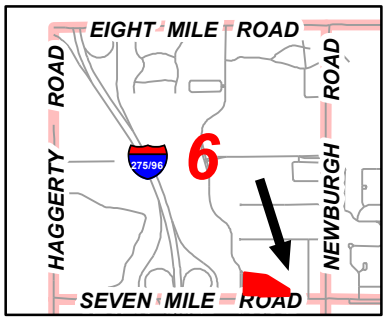
Very truly yours,

ETKIN MANAGEMENT, L.L.C.,
as managing agent for Victor East, L.L.C.

Josh A. Suardini
Vice President

cc: Mark Taormina - City of Livonia, Planning Department Head
Steve Sorensen – ssorensen@peainc.com





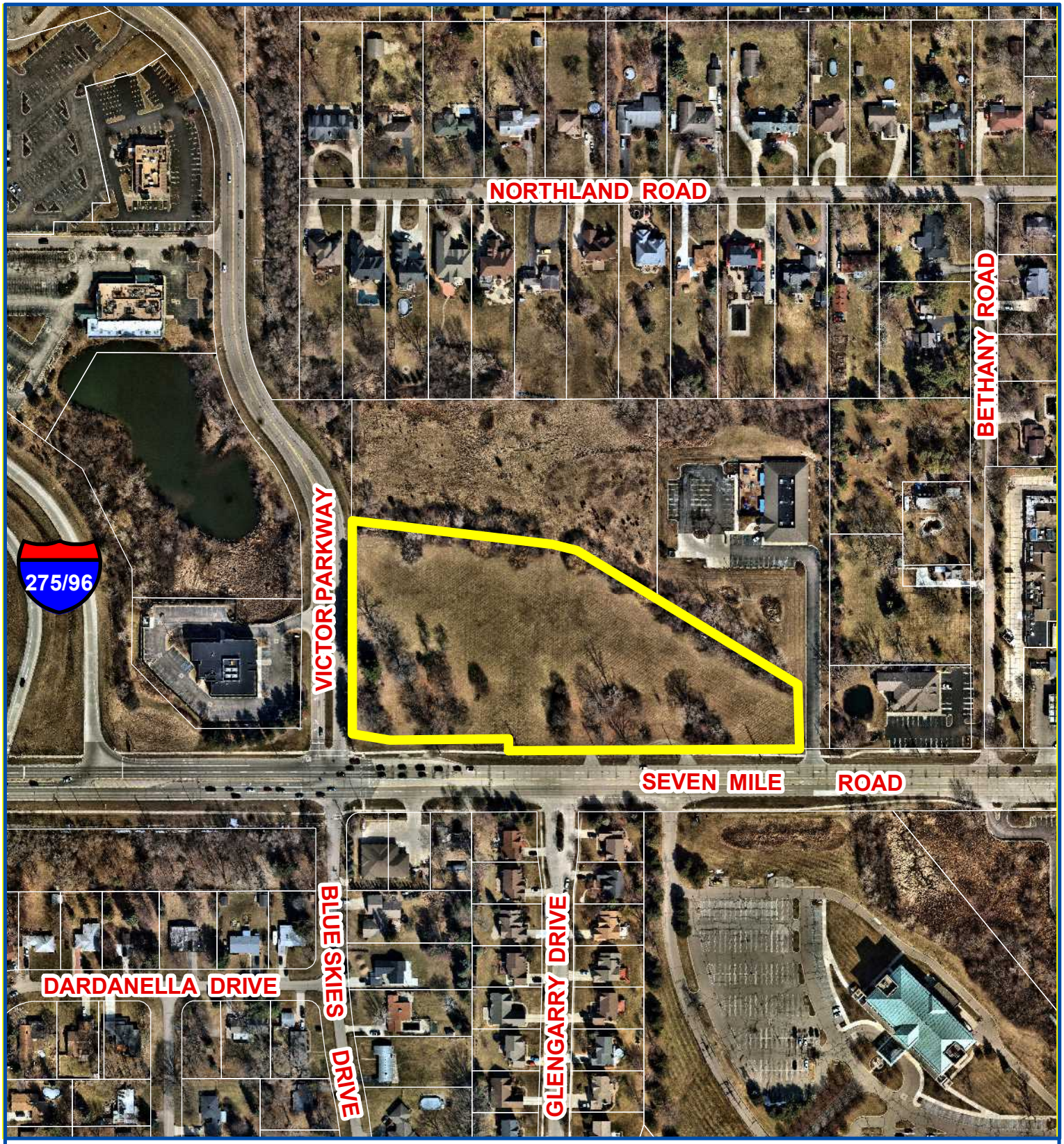
Address & Zoning Map

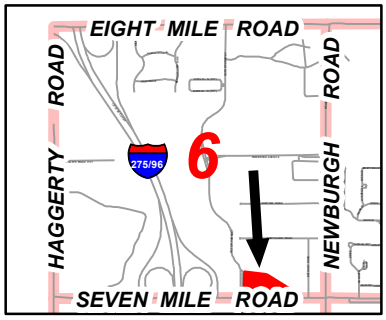
Petition 2014-02-08-02
Victor East
Construct Office-Research Building

N

Not to Scale

City of Livonia
Planning Department





Aerial Map

Petition 2014-02-08-02
Victor East
Construct Office-Research Building

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 4

Request for an Extension of Petition 2014-02-08-02 which previously received approval by the City Council on April 21, 2014 (Council Resolution #104-14), to construct a one-story office-research building (Victor East) on property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway in the Southeast ¼ of Section 6.

February 16, 2021 Study Meeting:

The petitioner is requesting a fifth (5th) extension of site plan approval granted in connection with the construction of a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway. The City of Livonia originally granted approval of all plans on April 21, 2014 (CR #104-14). A one-year extension of that approval was granted by City Council on May 6, 2015 (CR #125-15). A second (2nd) one-year extension of approval was granted by City Council on June 6, 2016 (CR #228-16). A third (3rd) one-year extension of approval was granted by City Council on May 8, 2017 (CR #166-17). A fourth (4th) extension for three (3) years was granted by City Council on April 9, 2018 (CR #138-18).

In a letter dated January 14, 2021 from Josh Suardini, Vice President of Etkin Management, L.L.C., which is the managing agent for the Petitioner, Victor East, L.L.C., it is requested that site plan approval be extended for an additional thirty-six (36) months.

In May of 1998, approval was granted in connection with a proposal by Oakwood Health Systems to construct a three-story medical office building on the same parcel of land. The project was never built, and Oakwood sold the parcel to S&N Development Company. Five years later in April 2003, a site plan was approved (CR#183-03) in connection with a proposal by the S&N Development Company to construct a three-story, 100,000 square foot office building, but again, that project never came to fruition, and the property remains undeveloped. Approval of both the Oakwood and S&N site plans was based on a Consent Judgment between the City of Livonia and the previous owners of the property. The Consent Judgment divided the property into three (3) parts: 1) Parcel A (the property that is the subject of this petition), consisting of approximately 6.4 acres located south of a drainage course that runs in an E-W direction across the property; 2) Parcel B, approximately two acres located north of the drainage creek at the western end of the property (to remain undeveloped); and 3) Parcel C, approximately 5.6 acres located north of the creek at the eastern end of the property (currently developed with a child care center). The review and development of the subject office-research building was based on a third amended version of the original Consent Judgment that was approved by City Council in December 2013. Regardless of the R-U-F-C zoning classification, the Consent Judgment treats the property as if it is zoned office.

The approved building will be one-story in height and 54,000 square feet in size. The structure sits slightly off-center of the property with parking and access available on all four sides. To handle the storm water runoff, a large detention pond will be located at the southeast corner of the site. The building will be constructed out of a combination brick and aluminum composite metal panels.

February 23, 2021 Regular Meeting:

Approving Resolution: That the request for an extension of Council Resolution #104-14 which permitted the construction of a one-story office-research building on property at 37640 Seven Mile Road is hereby approved, subject to the following conditions:

1. That the request for an extension of waiver use approval by Etkin Management, L.L.C, in a letter dated January 14, 2021, is hereby approved **for a three-year period**; and

2. That all conditions imposed by Council Resolution #104-14 in connection with Petition 2014-02-08-02, which permitted the construction of a one-story office-research building, shall remain in effect to the extent that they are not in conflict with the foregoing condition.

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PROPOSED VICTOR EAST

LIVONIA, MICHIGAN 48152

FAI JOB # 13060

DEVELOPER :

ETKIN

FRANKLIN CENTER SUITE 200
29100 NORTHWESTERN HWY., SOUTHFIELD, MI 48034
PHONE: 248-358-0800, FAX: 248-358-2180, WEB: www.etkinllc.com
CONTACT: JOSH SUARDINI - jsuardini@etkinllc.com

ARCHITECT:

FAUDIE ARCHITECTURE, INC.

2430 ROCHESTER COURT, SUITE 101, TROY, MI 48083
PHONE: 248-619-2354, WEB: www.faudiearchitecture.com
CONTACT: BRIAN LIMING -bliming@faudiearchitecture.com

CIVIL ENGINEER:

PROFESSIONAL ENGINEERING ASSOCIATES, INC.

2430 ROCHESTER COURT, SUITE 101, TROY, MICHIGAN 48083
PHONE: 248-689-9090, FAX: 248-689-1044, WEB: www.peainc.com
CONTACT: STEVE SORENSEN -SSORENSEN@peainc.com

DRAWING INDEX

COVER	PROJECT TITLE SHEET
P-2	TOPOGRAPHIC SURVEY
P-3	PRELIMINARY SITE PLAN
P-4	NOTES & DETAILS
L-1	PRELIMINARY LANDSCAPE PLAN
L-2	PRELIMINARY LANDSCAPE DETAILS
L-3	PRELIMINARY LANDSCAPE DETAILS
PFP-3	PRELIMINARY FLOOR PLAN
PE-4	PRELIMINARY ELEVATIONS
E-402	SITE PHOTOMETRIC PLAN

FAUDIE ARCHITECTURE
2430 Rochester Court
Suite 101, Troy, Michigan 48083
248.619.2354
faudiearchitecture.com

PROPOSED VICTOR EAST
LIVONIA, MI

ISSUED FOR: PRELIMINARY SITE PLAN APPROVAL
DATE: 2-25-14

DRAWING DATE: 2-25-14

PROJECT NUMBER: **13060**

SHEET NUMBER: **COVER**

GRAPHIC SCALE

−40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

N

LEGAL DESCRIPTION:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.: 647053 DATED OCTOBER 10, 2013)

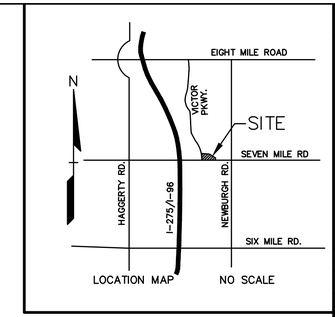
PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT SOUTH 89 DEGREES 38 MINUTES 20 SECONDS WEST, 630.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 6, AND NORTH 00 DEGREES AND 07 MINUTES 51 SECONDS WEST, 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SEVEN MILE ROAD, AND SOUTH 89 DEGREES 38 MINUTES 20 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 60.00 FEET FROM THE SOUTHEAST COMER OF SAID SECTION 6, PROCEEDING THENCE SOUTH 89 DEGREES 38 MINUTES 20 SECONDS WEST 557.29 FEET, THENCE NORTH 00 DEGREES 06 MINUTES 30 SECONDS WEST 20.00 FEET, THENCE SOUTH 89 DEGREES 38 MINUTES 20 SECONDS WEST 230.00 FEET, THENCE NORTH 83 DEGREES 38 MINUTES 39 SECONDS WEST 70.45 FEET (69.07 FEET MEASURED) THE LAST FOUR COURSES BEING ALONG SAID NORTH RIGHT-OF-WAY LINE OF SEVEN MILE ROAD, THENCE NORTH 00 DEGREES 06 MINUTES 30 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY LINE OF VICTOR PARKWAY 410.00 FEET (409.99 FEET MEASURED), THENCE SOUTH 83 DEGREES 16 MINUTES 00 SECONDS EAST 402.72 FEET (401.34 FEET MEASURED), THENCE SOUTH 69 DEGREES 46 MINUTES 41 SECONDS EAST 42.66 FEET, THENCE SOUTH 59 DEGREES 32 MINUTES 18 SECONDS EAST 484.76 FEET, THENCE SOUTH 00 DEGREES 07 MINUTES 51 SECONDS EAST 125.12 FEET TO THE POINT OF BEGINNING.

TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:

TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WAS PROVIDED BY ORCHARD, HILTZ AND McCLIMENT, INC., PRELIMINARY SITE PLAN, SHAMIE DEVELOPMENT II, DATED 6-4-04. OHM PROJECT NO. 806-01-0012.

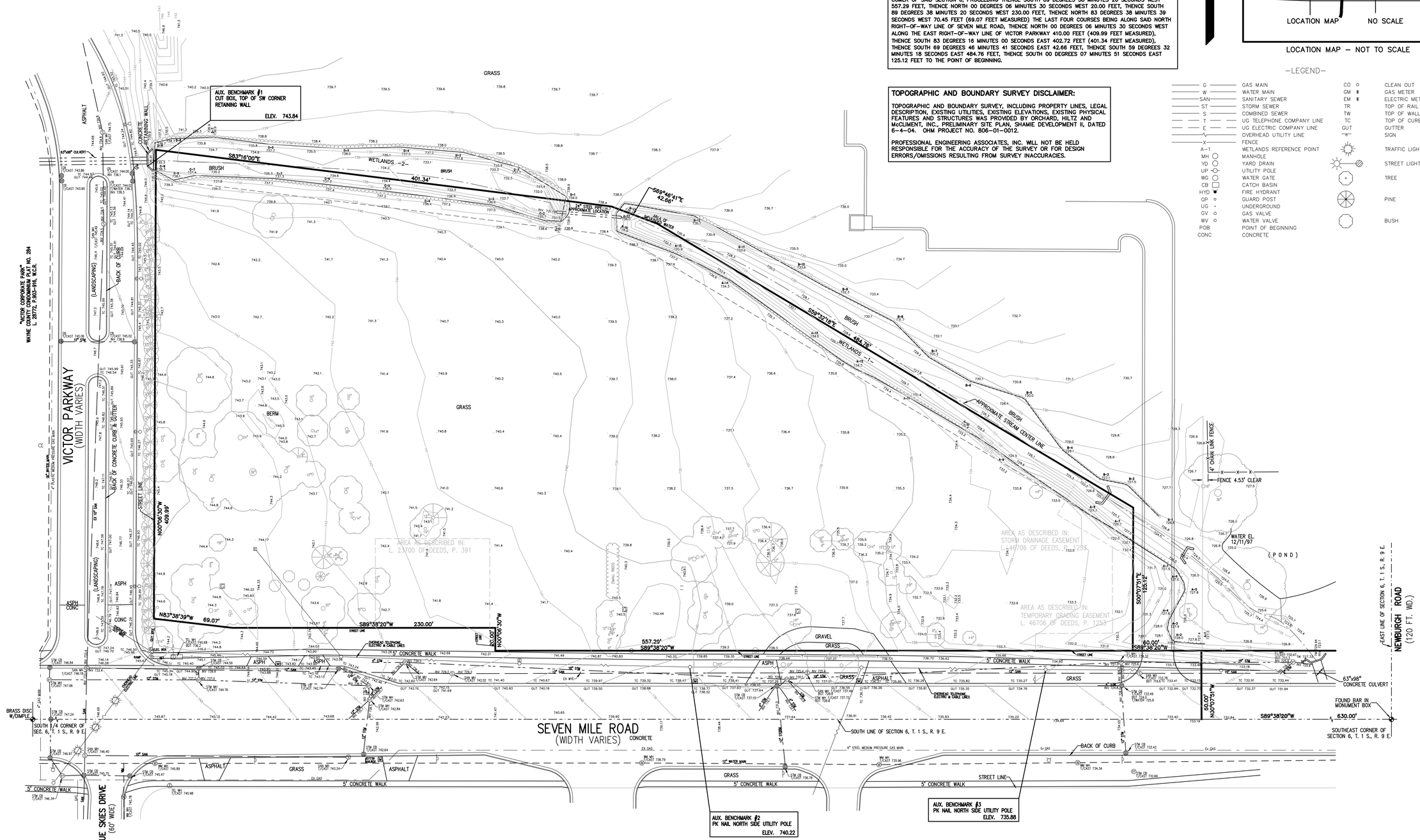
PROFESSIONAL ENGINEERING ASSOCIATES, INC. WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.



LOCATION MAP – NOT TO SCALE

−LEGEND−

G	GAS MAIN	CO	CLEAN OUT
W	WATER MAIN	GM	GAS METER
SAN	SANITARY SEWER	EM	ELECTRIC METER
ST	STORM SEWER	TR	TOP OF RAIL
S	COMBINED SEWER	TW	TOP OF WALL
T	UG TELEPHONE COMPANY LINE	TC	TOP OF CURB
E	UG ELECTRIC COMPANY LINE	GUT	GUTTER
	OVERHEAD UTILITY LINE		SIGN
X	FENCE		TRAFFIC LIGHT
A-1	WETLANDS REFERENCE POINT		STREET LIGHT
MH	MANHOLE		TREE
YD	YARD DRAIN		PINE
UP	UTILITY POLE		BUSH
WG	WATER GATE		
CB	CATCH BASIN		
HYD	FIRE HYDRANT		
GP	GUARD POST		
UG	UNDERGROUND		
GV	GAS VALVE		
WV	WATER VALVE		
POB	POINT OF BEGINNING		
CONC	CONCRETE		



PRELIMINARY - NOT FOR CONSTRUCTION

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XREF: L:\2014010\DWG\SITE PLAN\CBASE-14010.DWG
XREF: L:\2014010\DWG\SITE PLAN\TBLK-14010.DWG

No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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Fax: (248) 689-1044
website: www.peainc.com

ETKIN

29100 NORTHWESTERN HIGHWAY, SUITE 200
SOUTHFIELD, MICHIGAN 48034

TOPOGRAPHIC SURVEY
VICTOR EAST

PART OF THE SE 1/4 OF SEC. 6, T.1S., R.9E.
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

DRAWN: DN, GB
CHECKED:
DATE:
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ORIGINAL ISSUE DATE: FEB. 25, 2014

PEA JOB NO. 2014-010

SCALE: 1" = 40'

DRAWING NUMBER:
P-2

GRAPHIC SCALE

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(IN FEET)
1 inch = 40 ft.

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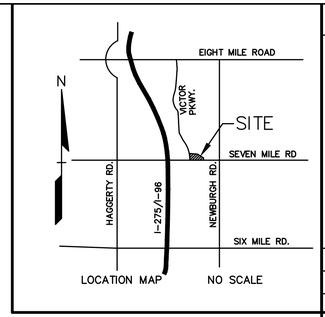


LOCATION MAP – NOT TO SCALE

SITE DATA TABLE:

SITE ACREAGE: 6.376 ACRES

GROUND COVERAGE: PROPOSED: 19.2%

SIDWELL NUMBER: 46-024-99-0016-007

SITE ADDRESS: 37640 SEVEN MILE ROAD

PROPERTY ZONING: EXISTING = R-U-F (RURAL URBAN FARM)

PROPOSED = PER THIRD AMENDMENT TO CONSENT JUDGEMENT, CASE NO 97-704696-NZ FILED IN THE OFFICE OF THE WAYNE COUNTY CLERK FEBRUARY 6, 2014

PROPERTY USE: THE PROPERTY WILL BE USED FOR THE PURPOSES OF GENERAL OFFICE, ENGINEERING, RESEARCH, DEVELOPMENT AND DESIGN, LABORATORY, TESTING AND STORAGE.

BUILDING AREA: PROPOSED:
GROSS AREA = 54,000 S.F.

PARKING CALCULATION:

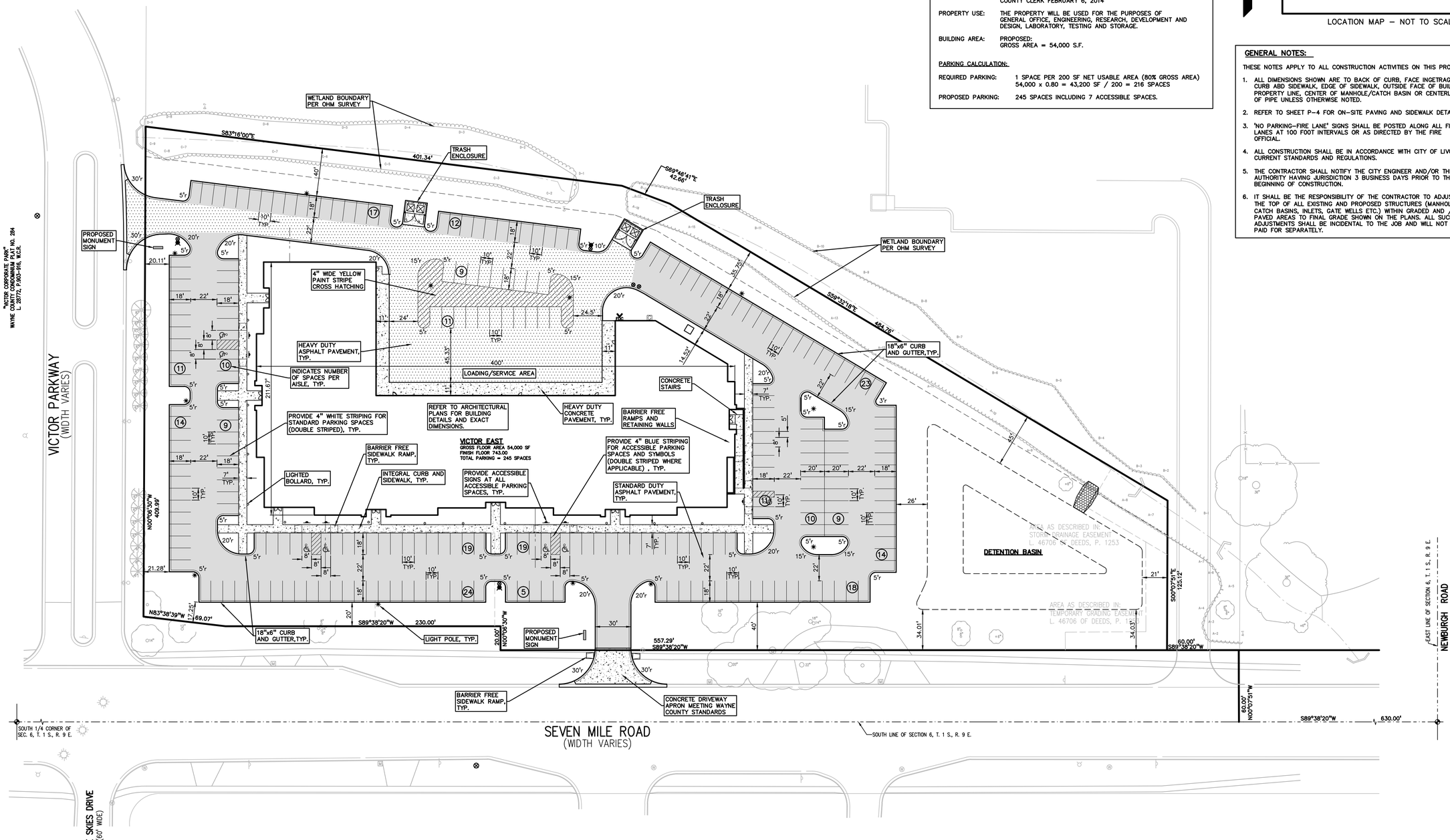
REQUIRED PARKING: 1 SPACE PER 200 SF NET USABLE AREA (80% GROSS AREA)
54,000 x 0.80 = 43,200 SF / 200 = 216 SPACES

PROPOSED PARKING: 245 SPACES INCLUDING 7 ACCESSIBLE SPACES.

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE INGETRAGL CURB ABD SIDEWALK, EDGE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. REFER TO SHEET P-4 FOR ON-SITE PAVING AND SIDEWALK DETAILS.
3. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF LIVONIA CURRENT STANDARDS AND REGULATIONS.
5. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.



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No.	BY	CHK	DESCRIPTION	DATE

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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SOUTHFIELD, MICHIGAN 48034

PRELIMINARY SITE PLAN
VICTOR EAST I
PART OF THE SE. 1/4 OF SECTION 6, T.1S., R.9E.
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

S:\PROJECTS\20140101 ETKIN - VICTOR PARKWAY - SAS\Dwg\Site Plans\SP-3399a-140101.DWG

DRAWN: GB
CHECKED:
SCALE:

ORIGINAL
ISSUE DATE: FEB. 25, 2014

PEA JOB NO. 2014-010

SCALE: 1" = 40'

DRAWING NUMBER:
P-3

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF LIVONIA.
2. ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL CITY INSPECTION FEES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE PERIODS OF CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
4. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT MISS DIG (1-800-482-7171) TO VERIFY THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES AND SHALL NOTIFY OTHER REPRESENTATIVES OF OTHER UTILITIES IN THE VICINITY OF THE WORK.
5. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
6. MANHOLE, CATCH BASIN, GATE VALVES AND HYDRANT FINISH GRADES MUST BE CLOSELY CHECKED AND APPROVED BY THE ENGINEER BEFORE THE CONTRACTOR'S WORK IS CONSIDERED COMPLETE.
7. CONTRACTOR SHALL REMOVE AND DISPOSE OF OFF-SITE ANY TREES, BRUSH, STUMPS, TRASH OR OTHER UNWANTED DEBRIS AT THE OWNER'S DIRECTION, INCLUDING OLD BUILDING FOUNDATIONS AND FLOORS. BURNING OF TRASH, STUMPS OR OTHER DEBRIS SHALL NOT BE PERMITTED.
8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY CONTAIN TRAFFIC IN ACCORDANCE WITH "MMUTCD".
9. ALL EXCAVATIONS SHALL BE SLOPED, SHORED OR BRACED IN ACCORDANCE WITH MI-OSHA REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AN ADEQUATELY CONSTRUCTED AND BRACED SHORING SYSTEM FOR EMPLOYEES WORKING IN AN EXCAVATION THAT MAY EXPOSE EMPLOYEES TO THE DANGER OF MOVING GROUND.
10. ALL REFERENCES TO M.D.O.T. SPECIFICATIONS ARE TO BE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

PAVING NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF LIVONIA AND M.D.O.T.
2. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
3. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
4. SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR APPROVED MATERIAL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT (PER ASTM D-1557) UNLESS OTHERWISE SPECIFIED.
5. BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
6. ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.

GENERAL UTILITY NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF LIVONIA AND M.D.O.T.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES, WHICH MIGHT AFFECT THIS JOB.
3. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
4. WHENEVER EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES 4" CENTER TO CENTER, AROUND PERIPHERY OF OPENING TO CREATE A PLANE OF WEAKNESS JOINT BEFORE BREAKING SECTION OUT.
5. EXACT GRADES AND DEPTHS OF UTILITIES ARE TO BE CHECKED CLOSELY WITH THE FIELD ENGINEER PRIOR TO INSTALLATION.
6. REFER TO CITY OF LIVONIA STANDARD DETAIL SHEETS FOR ADDITIONAL INFORMATION.

STORM SEWER NOTES:

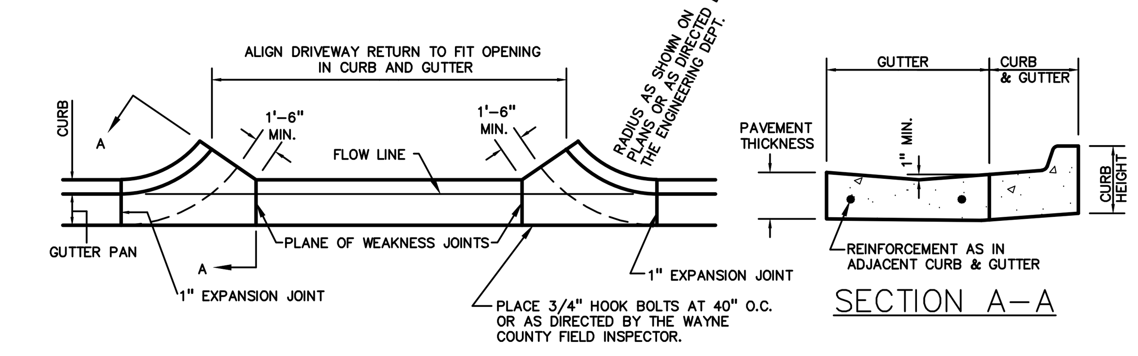
1. ALL RCP CL-IV STORM SEWER SHALL BE INSTALLED ON CLASS 'B' BEDDING OR BETTER.
2. JOINTS FOR ALL STORM SEWER 12" AND LARGER SHALL BE MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C-443)
3. ALL STORM SEWER 12" AND LARGER SHALL BE RCP CLASS IV UNLESS OTHERWISE NOTED.
4. REFER TO CITY OF LIVONIA STORM SEWER DETAIL SHEETS FOR ADDITIONAL INFORMATION.

WATER MAIN NOTES:

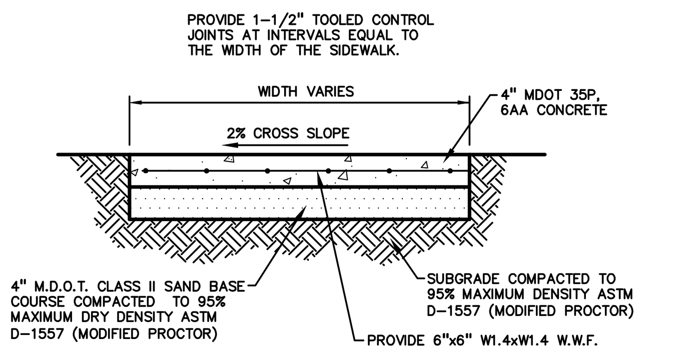
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF LIVONIA.
2. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
3. ALL TEE'S, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
4. PHYSICAL CONNECTIONS SHALL NOT BE MADE BETWEEN EXISTING AND NEW WATER MAINS UNTIL TESTING IS SATISFACTORILY COMPLETED.
5. MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATERMAIN AND ANY SANITARY SEWER OR STRUCTURE.
6. ALL WATER MAIN SHALL BE DUCTILE IRON CLASS 54 WITH POLYETHYLENE WRAP.
7. REFER TO CITY OF LIVONIA WATER MAIN DETAIL SHEETS FOR ADDITIONAL INFORMATION.

SANITARY SEWER NOTES:

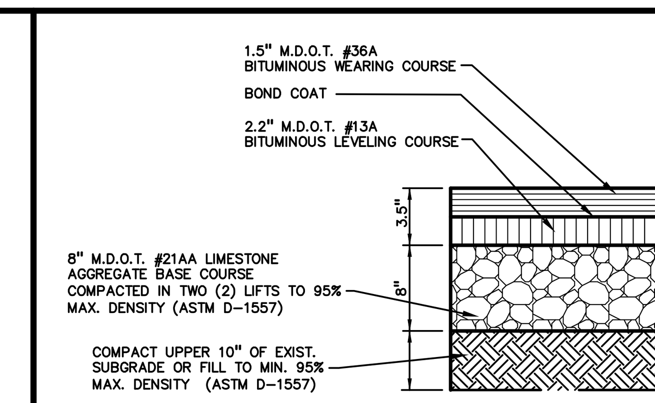
1. DOWNSPOUTS, WEEP TILE, FOOTING DRAINS OR ANY CONDUIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO A SANITARY SEWER.
2. ALL SANITARY LEADS SHALL BE CONSTRUCTED OF PVC SDR 26 AT 1.00% MINIMUM SLOPE.
3. ALL SANITARY SEWER SHALL BE CONSTRUCTED OF PVC TRUSS PIPE WITH A MINIMUM DIAMETER OF 10" PER CITY REQUIREMENTS.
4. JOINTS FOR P.V.C. SOLID WALL PIPE SHALL BE ELASTOMERIC (RUBBER GASKET) AS SPECIFIED IN A.S.T.M. DESIGNATION D-3212.
5. INSTALL ALL SEWER AND LEADS ON 'CLASS B' BEDDING. REFER TO CITY OF LIVONIA STANDARD DETAIL SHEETS.
6. REFER TO CITY OF LIVONIA SANITARY SEWER DETAIL SHEETS FOR ADDITIONAL INFORMATION.



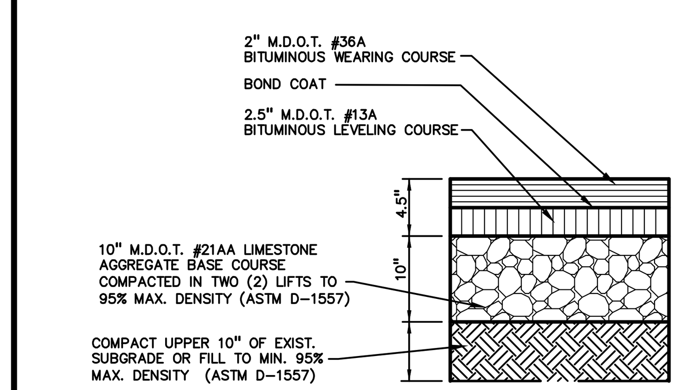
M.D.O.T. DRIVEWAY OPENING-DETAIL 'M'
NOT TO SCALE



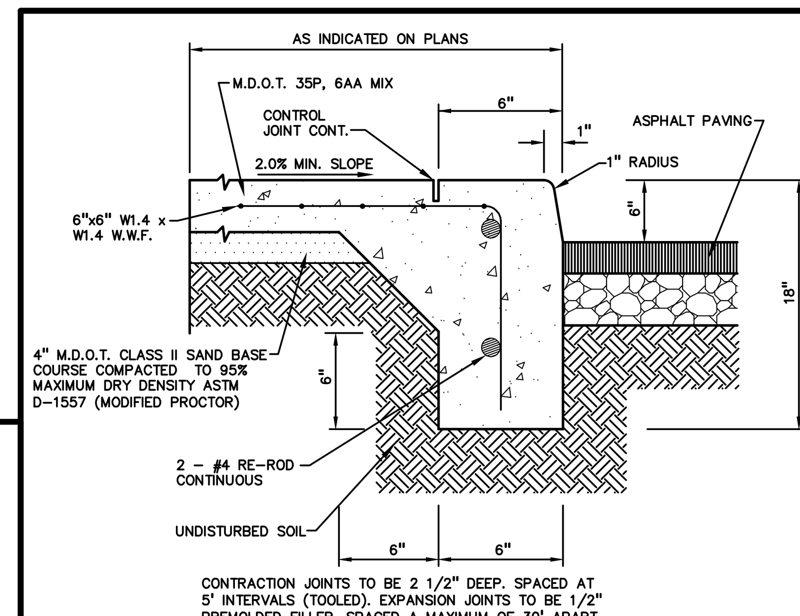
CONCRETE SIDEWALK
NOT TO SCALE



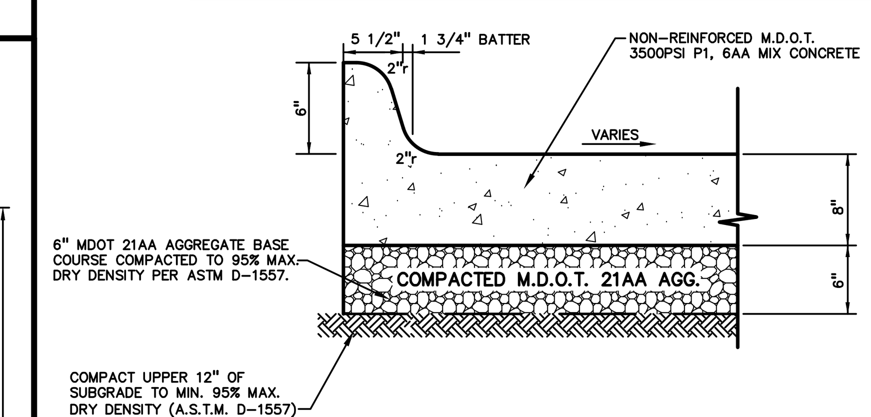
STANDARD DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY) NOT TO SCALE



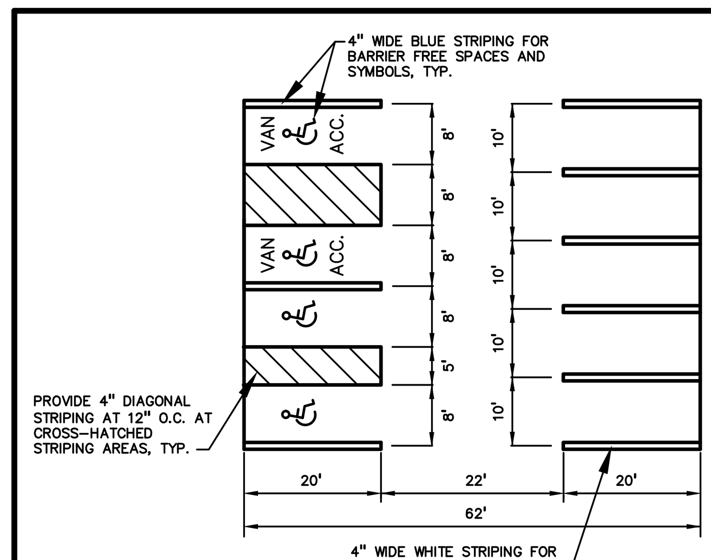
HEAVY DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY) NOT TO SCALE



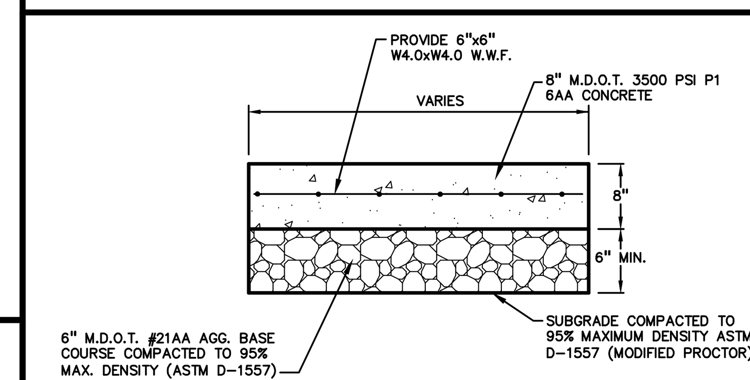
INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



WAYNE COUNTY CONCRETE PAVEMENT
(TO BE USED FOR WAYNE Co. RIGHT-OF-WAY PAVEMENT) NOT TO SCALE



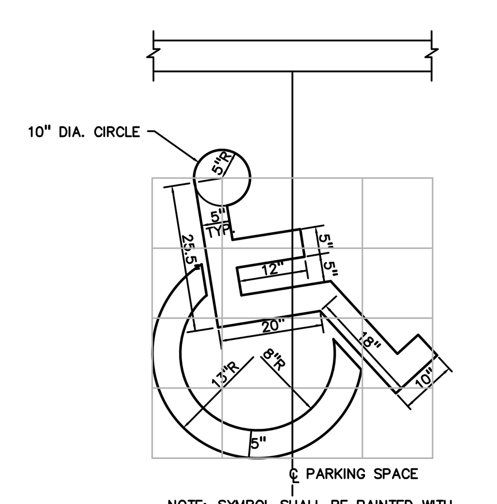
TYPICAL PARKING BAY DETAIL
NOT TO SCALE



HEAVY DUTY CONCRETE DETAIL
NOT TO SCALE

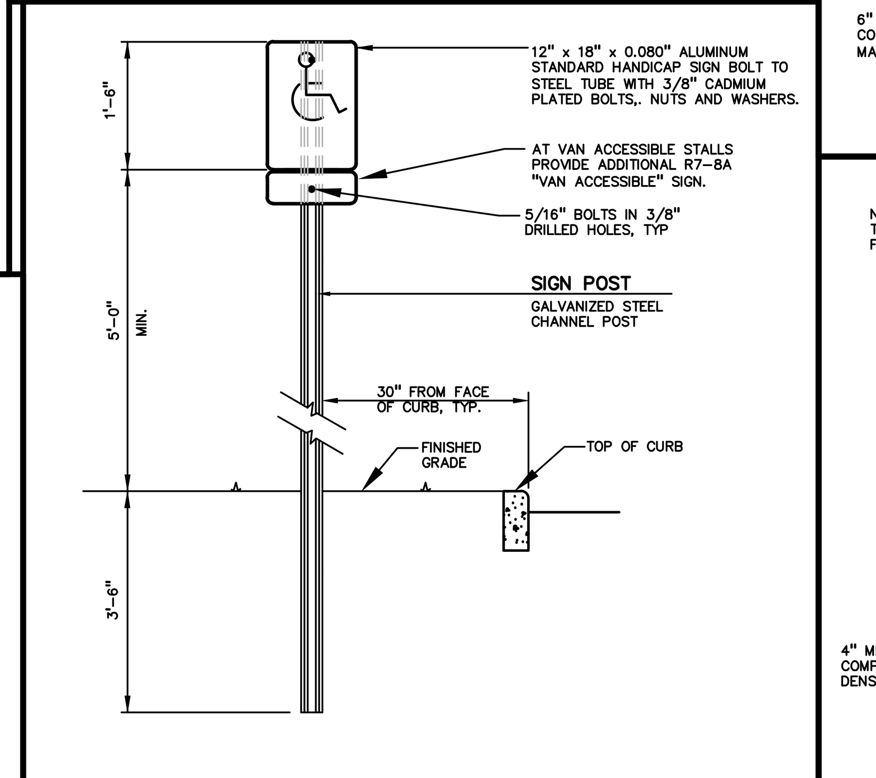
12" x 18"
GREEN BORDER AND LEGEND
WHITE SYMBOL, BLUE BACKGROUND.
REFLECTORIZED
7'-0" MOUNTING HEIGHT
(R7-8)

BARRIER FREE
PARKING SIGN DETAIL
NOT TO SCALE

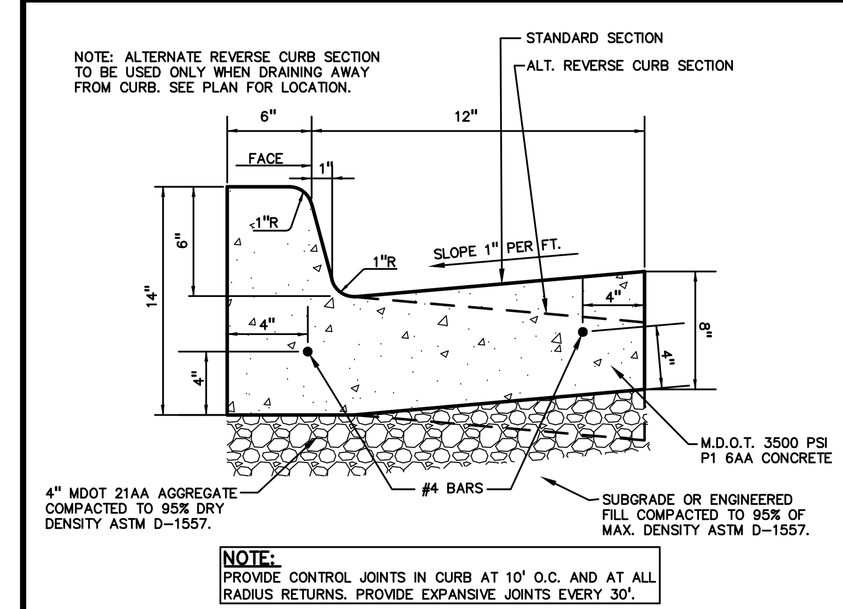


NOTE: SYMBOL SHALL BE PAINTED WITH BLUE TRAFFIC PAINT. WITHIN OUTLINE SHOWN.

STANDARD "BARRIER FREE"
SYMBOL FOR PARKING SPACE
NOT TO SCALE



BARRIER FREE SIGN INSTALLATION
IN LANDSCAPED AREAS
NOT TO SCALE



NOTE:
PROVIDE CONTROL JOINTS IN CURB AT 10' O.C. AND AT ALL RADIUS RETURNS. PROVIDE EXPANSIVE JOINTS EVERY 30'.

18"x6" STANDARD CONCRETE CURB AND GUTTER
NOT TO SCALE

REVISIONS

No.	BY	CHK	DESCRIPTION	DATE

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ETKIN
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SOUTHFIELD, MICHIGAN 48034

NOTES AN□ □ETAILS
VICTOR EAST
PART OF THE SE 1/4 OF SECTION 6, T.1S., R.9E.,
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

DN. GB
S:\PROJECTS\2014\2014010 ETKIN – VICTOR PARKWAY – SAS\Dwg\Site Plans\(P-4)DETAILS-14010.DWG

ORIGINAL
ISSUE DATE: FEB. 25, 2014

PEA JOB NO. 2014-010

SCALE: 1" = 40'

DRAWING NUMBER:
P-4

PRELIMINARY - NOT FOR CONSTRUCTION

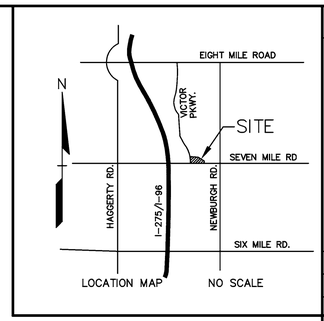
XREF: L:\2014010\DWG\TOPOBASE-14010.DWG
XREF: L:\2014010\DWG\SITE PLAN\CBASE-14010.DWG
XREF: L:\2014010\DWG\SITE PLAN\TBLK-14010.DWG

GRAPHIC SCALE

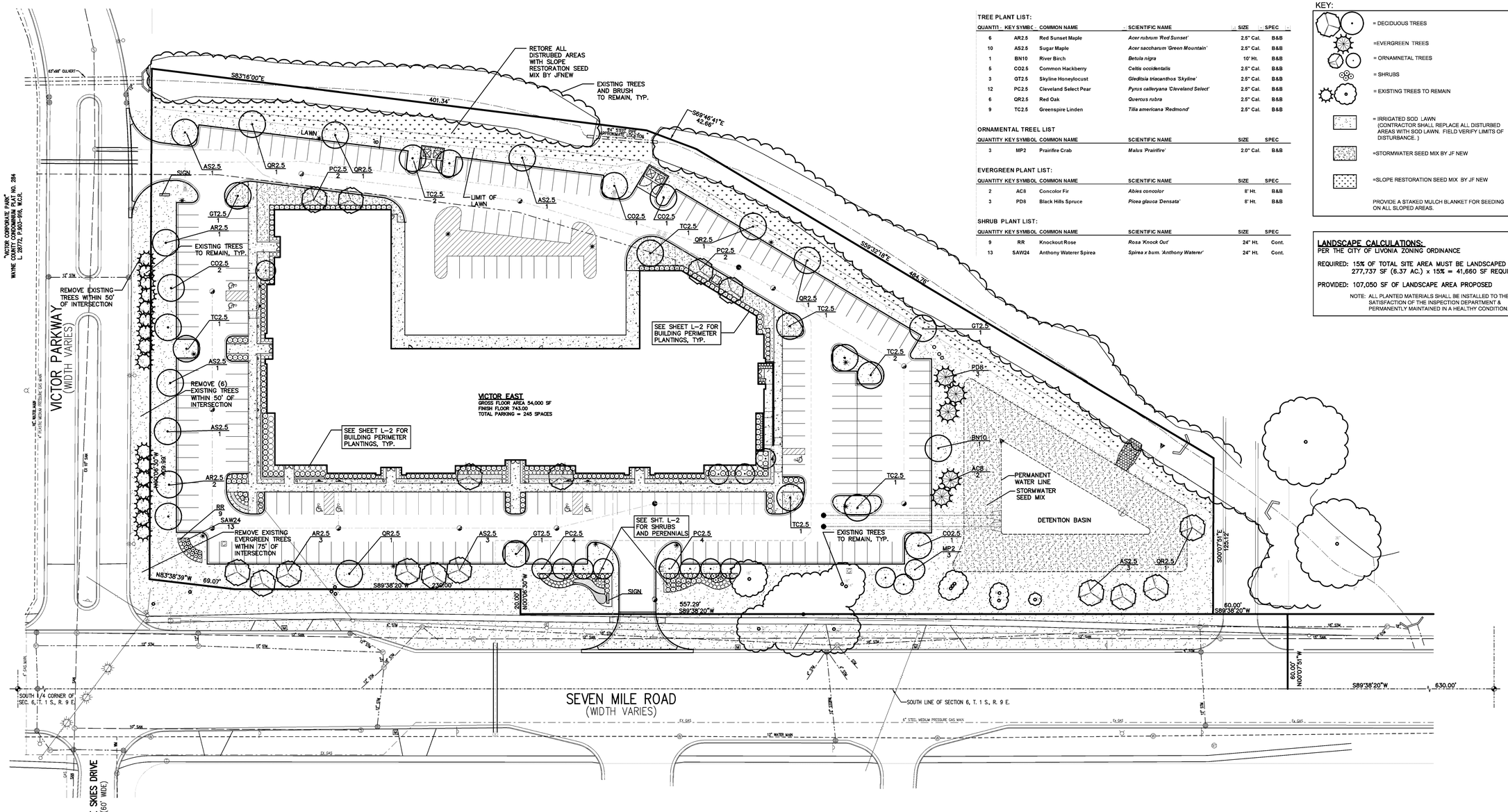
−40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

N



LOCATION MAP – NOT TO SCALE



TREE PLANT LIST:

QUANTITY	KEY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
6	AR2.5		Red Sunset Maple	*Acer rubrum 'Red Sunset'*	2.5" Cal.	B&B
10	AS2.5		Sugar Maple	*Acer saccharum 'Green Mountain'*	2.5" Cal.	B&B
1	BN10		River Birch	*Betula nigra*	10' Ht.	B&B
5	CO2.5		Common Hackberry	*Celtis occidentalis*	2.5" Cal.	B&B
3	GT2.5		Skyline Honeylocust	*Gleditsia triacanthos 'Skyline'*	2.5" Cal.	B&B
12	PC2.5		Cleveland Select Pear	*Pyrus calleryana 'Cleveland Select'*	2.5" Cal.	B&B
6	QR2.5		Red Oak	*Quercus rubra*	2.5" Cal.	B&B
9	TC2.5		Greenspire Linden	*Tilia americana 'Redmond'*	2.5" Cal.	B&B

ORNAMENTAL TREEL LIST

QUANTITY	KEY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
3	MP2		Prairifire Crab	*Malus 'Prairifire'*	2.0" Cal.	B&B

EVERGREEN PLANT LIST:

QUANTITY	KEY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
2	AC8		Concolor Fir	*Abies concolor*	8' Ht.	B&B
3	PD8		Black Hills Spruce	*Picea glauca 'Densata'*	8' Ht.	B&B

SHRUB PLANT LIST:

QUANTITY	KEY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
9	RR		Knockout Rose	*Rosa 'Knock Out'*	24" Ht.	Cont.
13	SAW24		Anthony Waterer Spirea	*Spirea x bum. 'Anthony Waterer'*	24" Ht.	Cont.

KEY:

= DECIDUOUS TREES

=EVERGREEN TREES

= ORNAMNETAL TREES

= SHRUBS

= EXISTING TREES TO REMAIN

= IRRIGATED SOD LAWN (CONTRACTOR SHALL REPLACE ALL DISTURBED AREAS WITH SOD LAWN. FIELD VERIFY LIMITS OF DISTURBANCE.)

=STORMWATER SEED MIX BY JF NEW

=SLOPE RESTORATION SEED MIX BY JF NEW

PROVIDE A STAKED MULCH BLANKET FOR SEEDING ON ALL SLOPED AREAS.

LANDSCAPE CALCULATIONS:
PER THE CITY OF LIVONIA ZONING ORDINANCE

REQUIRED: 15% OF TOTAL SITE AREA MUST BE LANDSCAPED
277,737 SF (6.37 AC.) x 15% = 41,660 SF REQUIRED

PROVIDED: 107,050 SF OF LANDSCAPE AREA PROPOSED

NOTE: ALL PLANTED MATERIALS SHALL BE INSTALLED TO THE SATISFACTION OF THE INSPECTION DEPARTMENT & PERMANENTLY MAINTAINED IN A HEALTHY CONDITION.

No.	BY	CHK	DESCRIPTION	DATE
			REVISIONS	

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PRELIMINARY LANDSCAPE PLAN
VICTOR EAST
PART OF THE SE 1/4 OF SECTION 6, T.1S., R.9E.,
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

DES. GB | DN. GB | SUR. OHM | P.M. SAS

S:\PROJECTS\2014\2014010 ETKIN - VICTOR PARKWAY - SAS\2014-010-L1(J)-1(A)ASSUPE-14010.DWG

ORIGINAL
ISSUE DATE: FEB. 25, 2014

PEA JOB NO. 2014-010

SCALE: 1" = 40'

DRAWING NUMBER:
L-1

PRELIMINARY - NOT FOR CONSTRUCTION

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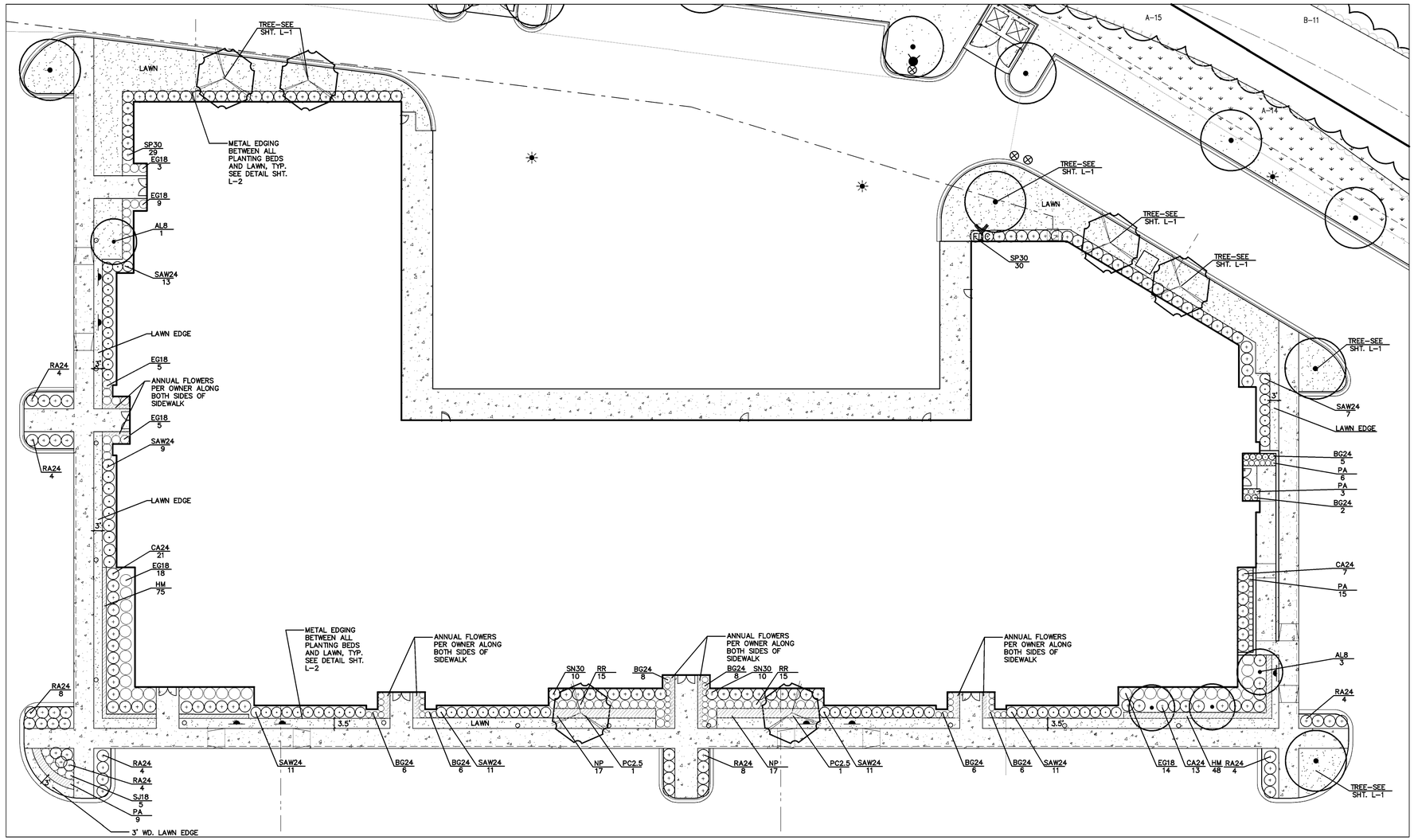
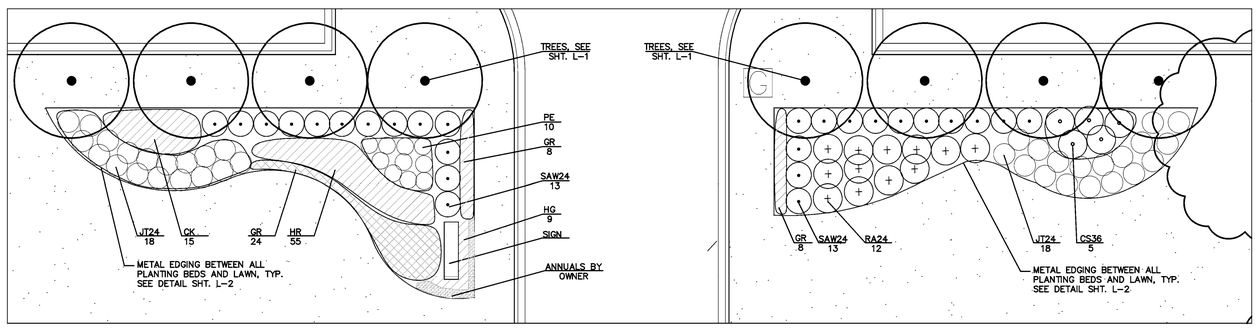
XREF: L:\2014010\DWG\SITE PLAN\BASE-14010.DWG
XREF: L:\2014010\DWG\SITE PLAN\TBLK-14010.DWG



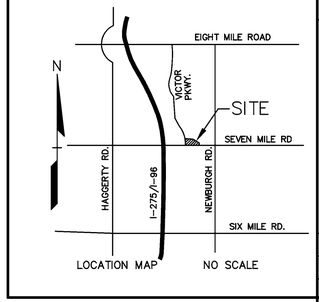
BUILDING PERMITER PLANTINGS

SCALE: 1"=20'



ENTRANCE PLANTINGS

SCALE: 1"=10'



LOCATION MAP – NOT TO SCALE

TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
2	PC2.5	Cleveland Select Pear	*Pyrus calleryana 'Cleveland Select'*	2.5" Cal.	B&B

ORNAMENTAL TREEL LIST

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
4	AL8	Serviceberry	*Amelanchier laevis*	8' Ht.	B&B

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
47	BG24	Green Gem Boxwood	*Buxus x 'Green Gem'*	24" Ht.	Cont.
41	CA24	Tom Thumb Cotoneaster	*Cotoneaster adpressus 'Tom Thumb'*	24" wd.	Cont.
5	CS36	Red Twig Dogwood	*Cornus sericea*	36" Ht.	Cont.
54	EG18	Green Lane Euonymus	*Euonymus fortunei 'Green Lane'*	18" Ht.	Cont.
36	JT24	Tam Juniper	*Juniperus sabina 'Tamariscifolia'*	24" Sprd	Cont.
52	RA24	Gro Low Sumac	*Rhus armoatica 'Gro-Low'*	24" Sprd	Cont.
30	RR	Knockout Rose	*Rosa 'Knock Out'*	24" Ht.	Cont.
99	SAW24	Anthony Waterer Spirea	*Spirea x bum. 'Anthony Waterer'*	24" Ht.	Cont.
5	SJ18	Little Princess Japanese Spirea	*Spiraea japonica 'Little Princess'*	18" Ht.	Cont.
20	SN30	Snowmound Spirea	*Spirea nipponica' Snowmound'*	30" Ht.	Cont.
59	SP30	Miss Kim Lilac	*Syringa patula 'Miss Kim'*	30" Ht.	Cont.

PERENNIAL PLANT LIST

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
15	CK	Feather Reed Grass	*Calamagrostis x acutiflora 'Karl Foerster'*	1 gal	Cont.
9	HG	Little Grapette Daylily	*Hemerocallis 'Little Grapette'*	1 gal	Cont.
123	HM	Stella D' Oro Daylily	*Hemerocallis 'Stella D' Oro'*	1 gal	Cont.
55	HR	Happy Returns Daylily	*Hemerocallis 'Happy Returns'*	1 gal	Cont.
40	GR	Rozanne Geranium	*Geranium maculatum 'Rozanne'*	1 gal	Cont.
34	NP	Six Hills Giant Catmint	*Nepeta x faassenii 'Six Hills Giant'*	1 gal	Cont.
33	PA	Dwarf Fountain Grass	*Pennisetum alopecuroides 'Hameln'*	1 gal	Cont.
10	PE	Russian Sage	*Perovskia atriplicifolia*	1 gal	Cont.

PRELIMINARY - NOT FOR CONSTRUCTION

XREF: L:\2014010\DWG\TOPOBASE-14010.DWG
XREF: L:\2014010\DWG\SITE PLAN\CBASE-14010.DWG
XREF: L:\2014010\DWG\SITE PLAN\TBLK-14010.DWG

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PRELIMINARY LANDSCAPE DETAILS
VICTOR EAST
PART OF THE SE 1/4 OF SECTION 6, T.1S., R.9E.,
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
GB	GB	OHM	SAS

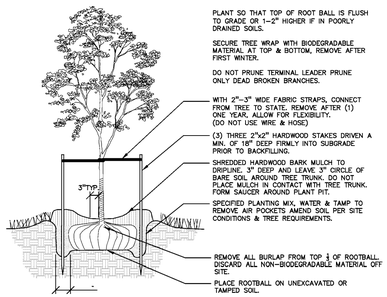
S:\PROJECTS\2014\2014010 ETKIN - VICTOR PARKWAY - SAS\2014-010-LS(-25)MODSAPE DETAILS-140502.DWG

ORIGINAL
ISSUE DATE: FEB. 25, 2014

PEA JOB NO. 2014-010

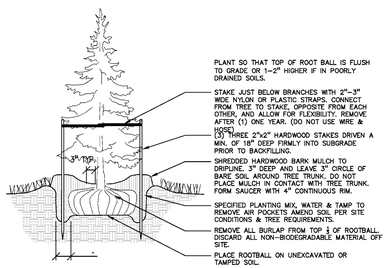
SCALE: VARIES

DRAWING NUMBER:
L-2



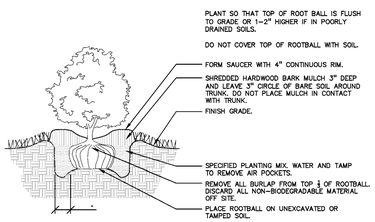
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



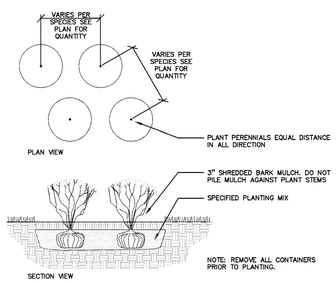
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



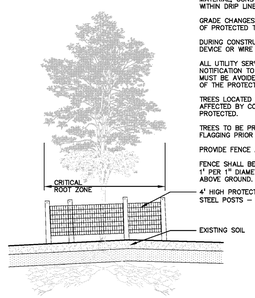
SHRUB PLANTING DETAIL

NOT TO SCALE



PERENNIAL PLANTING DETAIL

NOT TO SCALE



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

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

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

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

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

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

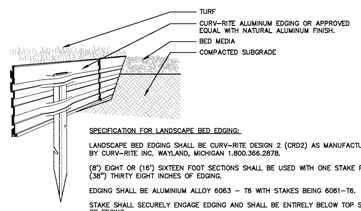
TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS.

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE.

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

TREE PROTECTION DETAIL

NOT TO SCALE



SPECIFICATION FOR LANDSCAPE BED EDGING:

LANDSCAPE BED EDGING SHALL BE CURV–RITE DESIGN 2 (CRD2) AS MANUFACTURED BY CURV–RITE INC. WAYLAND, MICHIGAN 1.800.366.2878.

(6') EIGHT OR (18') SIXTEEN FOOT SECTIONS SHALL BE USED WITH ONE STAKE PER (36") THIRTY EIGHT INCHES OF EDGING.

EDGING SHALL BE ALUMINIUM ALLOY 6063 – T6 WITH STAKES BEING 6061–T6.

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

EDGING SHALL HAVE A MINIMUM OF (2") TWO INCHES OF INTERLOCKING OVERLAP BETWEEN SECTIONS.

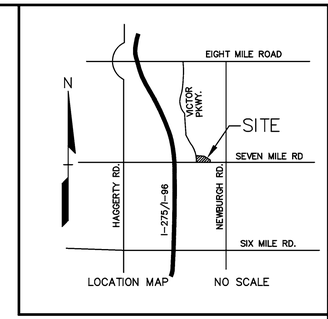
INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING ¾"–1" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON EITHER SIDE OF EDGING TO MAINTAIN STABILITY.

ALUMINUM EDGE DETAIL

NOT TO SCALE

GENERAL PLANTING NOTES:

1. Landscape contractor shall visit site, inspect existing site conditions and review proposed planting and related work. In case of discrepancy between plan and plant list, plan shall govern quantities. Contact Landscape Architect with any concerns.
2. Contractor shall verify locations of all on site utilities prior to beginning construction on his/her phase of work. Electric, gas, telephone, cable television may be located by calling MISS DIG 1–800–482–7171. Any damage or interruption of services shall be the responsibility of Contractor. Contractor shall coordinate all related activities with other trades on the job and shall report any unacceptable job conditions to Owner's Representative prior to commencing.
3. All plant material to be premium grade nursery stock and shall satisfy American Association of Nurserymen standard for Nursery Stock. All landscape material shall be Northern Grown, No. 1. Grade.
4. Contractor is responsible for verifying all quantities shown on landscape plan prior to pricing the work.
5. The owner's representative reserves the right to reject any plant material not meeting specifications.
6. All single stem shade trees to have straight trunks and symmetrical crowns.
7. All single trunk shade trees to have a central leader; trees with forked or irregular trunks will not be accepted.
8. All multi stem trees shall be heavily branched and have symmetrical crowns. One sided trees or those with thin or open crowns shall not be accepted.
9. All evergreen trees shall be heavily branched and full to the ground, symmetrical in shape and not sheared for the last five growing seasons.
10. All trees to have clay or clay loam balls, trees with sand balls Will Be Rejected.
11. No machinery is to be used within the drip line of existing trees; Hand grade all lawn areas within the drip line of existing trees.
12. All tree locations shall be staked by Landscape Contractor and are subject to the approval of the landscape Architect prior to installation of the plant material.
13. It is mandatory that positive drainage is provided away from all buildings.
14. All planting beds shall receive 4" shredded hardwood bark mulch, see specifications. Shredded palette and died mulch will not be accepted.
15. All landscaped areas shall receive 3" compacted topsoil.
16. See specifics for additional comments, requirements, planting procedures and warranty standards.



LOCATION MAP – NOT TO SCALE

No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE NOT WARRANTED TO BE ACCURATE OR EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CLEAN CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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Fax: (248) 689-1044
website: www.peainc.com

ETKIN
29100 NORTHWESTERN HIGHWAY, SUITE 200
SOUTHFIELD, MICHIGAN 48034

PRELIMINARY LANDSCAPE DETAILS
VICTOR EAST
PART OF THE SE 1/4 OF SECTION 6, T.1S., R.9E.,
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
GB	GB	OHM	SAS

S:\PROJECTS\2014\2014010 ETKIN – VICTOR PARKWAY – SAS\2014-010-L\L-2\LANDSCAPE DETAILS-14010.DWG

ORIGINAL
ISSUE DATE: FEB. 25, 2014

PEA JOB NO. 2014-010

SCALE: N/A

DRAWING NUMBER:
L-3

PRELIMINARY - NOT FOR CONSTRUCTION

XREF: L:\2014010\DWG\TOPOBASE-14010.DWG
XREF: L:\2014010\DWG\SITE PLAN\SBASE-14010.DWG
XREF: L:\2014010\DWG\SITE PLAN\TBLK-14010.DWG

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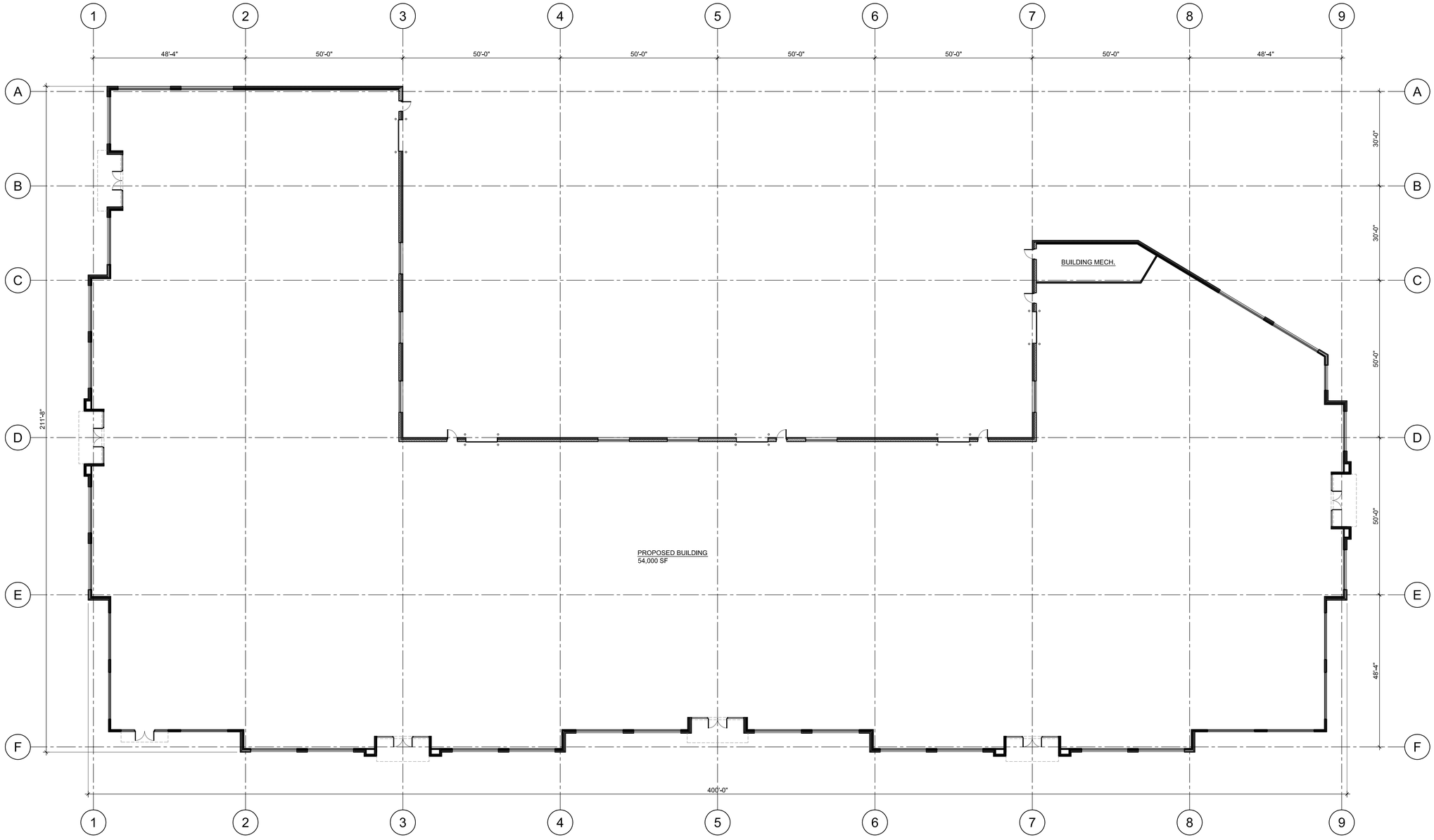

PRELIMINARY FLOOR PLAN

SCALE: 1/16"=1'-0"

NORTH

1

FAUDIE
ARCHITECTURE
2430 Rochester Court
Suite 101, Troy,
Michigan 48083
248.619.2354
faudiearchitecture.com

ETKiN
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PROPOSED VICTOR EAST

LIVONIA, MI

ISSUED FOR:
PRELIMINARY SITE PLAN APPROVAL

DATE:
2-25-14

DRAWING DATE:
2-25-14

PROJECT NUMBER:
13060

SHEET NUMBER:
PFP-3

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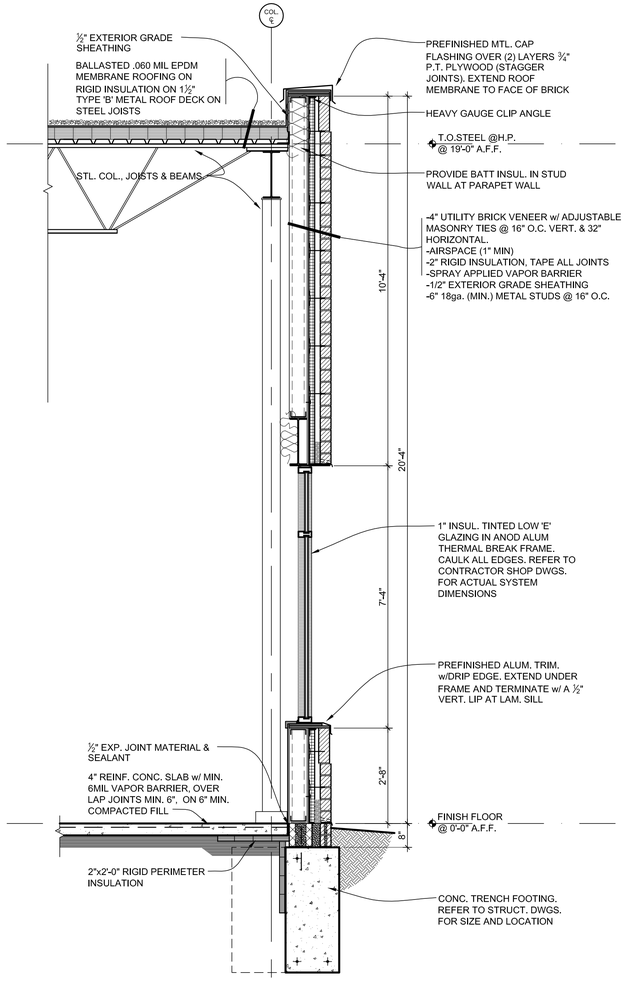
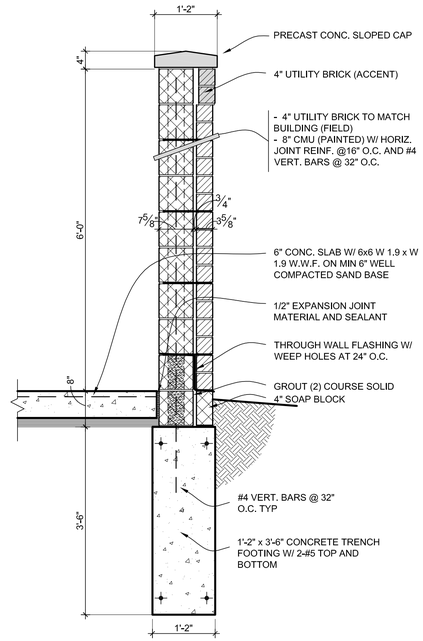


TYP. WALL SECTION 5

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

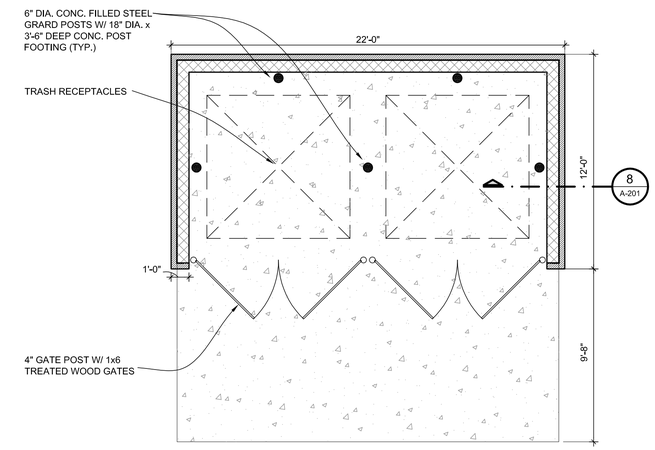


DUMPSTER ENCLOSURE SECTION 8

SCALE: 3/4" = 1'-0"

DUMPSTER ENCLOSURE ELEVATION 7

SCALE: 1/4" = 1'-0"

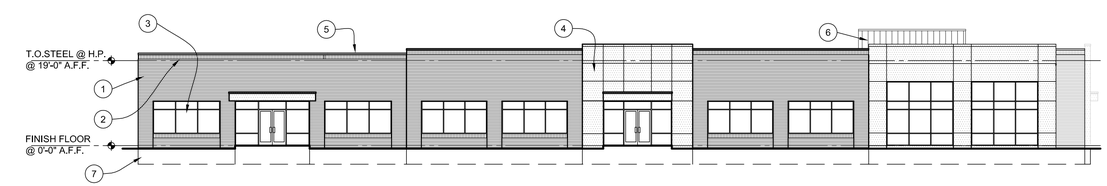


DUMPSTER ENCLOSURE PLAN 6

SCALE: 1/4" = 1'-0"

PRELIMINARY EAST ELEVATION 4

SCALE: 1/16" = 1'-0"



PRELIMINARY WEST ELEVATION 3

SCALE: 1/16" = 1'-0"

PRELIMINARY NORTH ELEVATION 2

SCALE: 1/16" = 1'-0"

PRELIMINARY SOUTH ELEVATION 1

SCALE: 1/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

1	UTILITY BRICK
2	UTILITY BRICK SOLDIER COURSE ACCENT
3	1" TINTED LOW 'E' INSUL. GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES.
4	ALUMINUM COMPOSITE METAL PANEL SYSTEM (ACM)
5	PREFINISHED METAL COPING
6	PREFINISHED METAL PANEL R.T.U. SCREEN
7	CONC. TRENCH FOOTING BELOW

FAUDIE ARCHITECTURE
2430 Rochester Court
Suite 101, Troy, Michigan 48083
248.619.2354
faudiearchitecture.com
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PROPOSED VICTOR EAST
LIVONIA, MI

ISSUED FOR: PRELIMINARY SITE PLAN APPROVAL
DATE: 2-25-14

DRAWING DATE: 2-25-14

PROJECT NUMBER: 13060

SHEET NUMBER: PE-4

STATISTICS

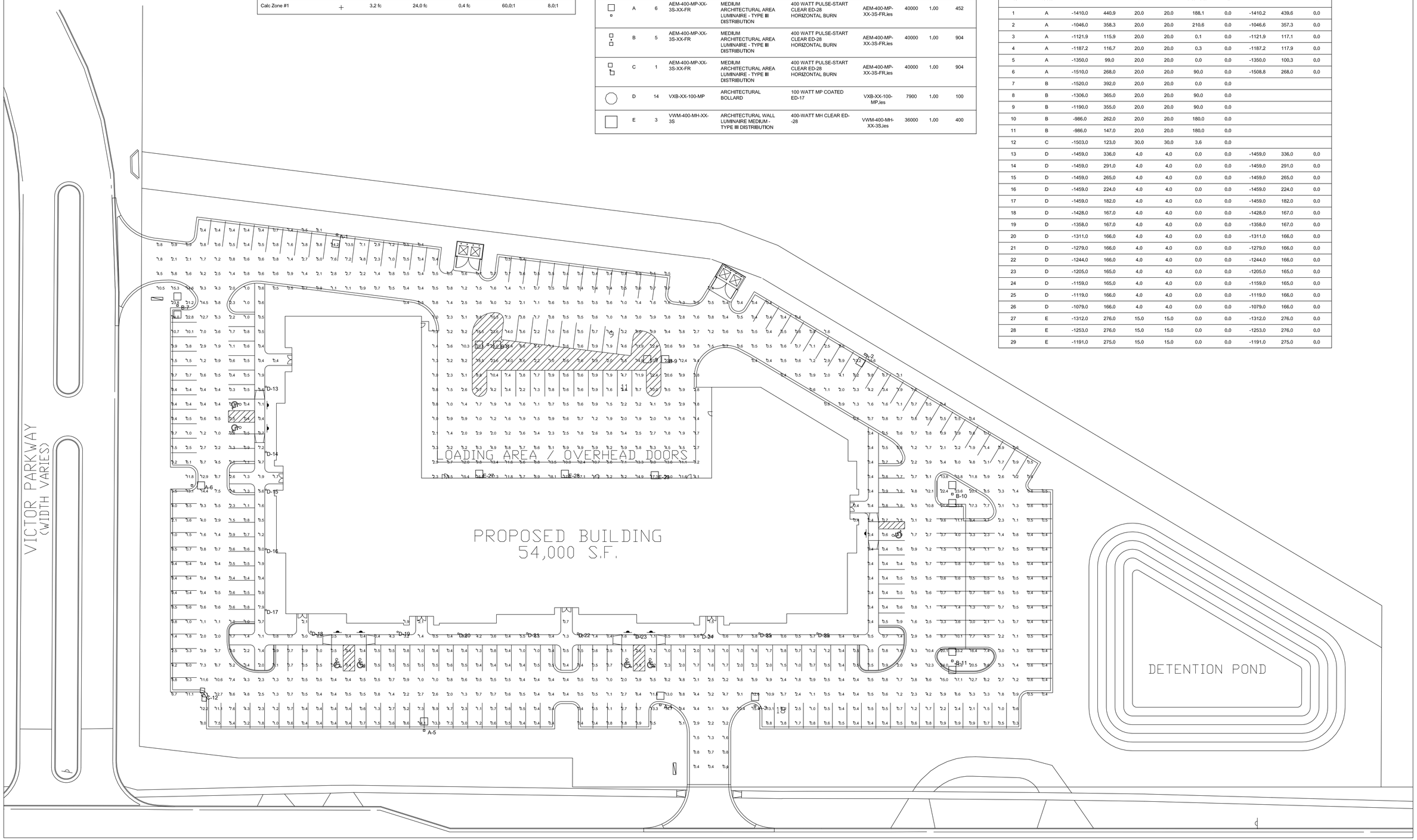
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	3.2 fc	24.0 fc	0.4 fc	60.0:1	8.0:1

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	6	AEM-400-MP-XX-3S-XX-FR	MEDIUM ARCHITECTURAL AREA LUMINAIRE - TYPE III DISTRIBUTION	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	AEM-400-MP-XX-3S-FR.les	40000	1.00	452
	B	5	AEM-400-MP-XX-3S-XX-FR	MEDIUM ARCHITECTURAL AREA LUMINAIRE - TYPE III DISTRIBUTION	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	AEM-400-MP-XX-3S-FR.les	40000	1.00	904
	C	1	AEM-400-MP-XX-3S-XX-FR	MEDIUM ARCHITECTURAL AREA LUMINAIRE - TYPE III DISTRIBUTION	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	AEM-400-MP-XX-3S-FR.les	40000	1.00	904
	D	14	VXB-XX-100-MP	ARCHITECTURAL BOLLARD	100 WATT MP COATED ED-17	VXB-XX-100-MP.les	7900	1.00	100
	E	3	VWM-400-MH-XX-3S	ARCHITECTURAL WALL LUMINAIRE MEDIUM - TYPE III DISTRIBUTION	400-WATT MH CLEAR ED--28	VWM-400-MH-XX-3S.les	36000	1.00	400

LUMINAIRE LOCATIONS

No.	Label	Location X	Location Y	Location Z	MH	Orientation	Tilt	Aim X	Aim Y	Aim Z
1	A	-1410.0	440.9	20.0	20.0	188.1	0.0	-1410.2	439.6	0.0
2	A	-1046.0	358.3	20.0	20.0	210.6	0.0	-1046.6	357.3	0.0
3	A	-1121.9	115.9	20.0	20.0	0.1	0.0	-1121.9	117.1	0.0
4	A	-1187.2	116.7	20.0	20.0	0.3	0.0	-1187.2	117.9	0.0
5	A	-1350.0	99.0	20.0	20.0	0.0	0.0	-1350.0	100.3	0.0
6	A	-1510.0	268.0	20.0	20.0	90.0	0.0	-1508.8	268.0	0.0
7	B	-1520.0	392.0	20.0	20.0	0.0	0.0			
8	B	-1306.0	365.0	20.0	20.0	90.0	0.0			
9	B	-1190.0	355.0	20.0	20.0	90.0	0.0			
10	B	-986.0	262.0	20.0	20.0	180.0	0.0			
11	B	-986.0	147.0	20.0	20.0	180.0	0.0			
12	C	-1503.0	123.0	30.0	30.0	3.6	0.0			
13	D	-1459.0	336.0	4.0	4.0	0.0	0.0	-1459.0	336.0	0.0
14	D	-1459.0	291.0	4.0	4.0	0.0	0.0	-1459.0	291.0	0.0
15	D	-1459.0	265.0	4.0	4.0	0.0	0.0	-1459.0	265.0	0.0
16	D	-1459.0	224.0	4.0	4.0	0.0	0.0	-1459.0	224.0	0.0
17	D	-1459.0	182.0	4.0	4.0	0.0	0.0	-1459.0	182.0	0.0
18	D	-1428.0	167.0	4.0	4.0	0.0	0.0	-1428.0	167.0	0.0
19	D	-1358.0	167.0	4.0	4.0	0.0	0.0	-1358.0	167.0	0.0
20	D	-1311.0	166.0	4.0	4.0	0.0	0.0	-1311.0	166.0	0.0
21	D	-1279.0	166.0	4.0	4.0	0.0	0.0	-1279.0	166.0	0.0
22	D	-1244.0	166.0	4.0	4.0	0.0	0.0	-1244.0	166.0	0.0
23	D	-1205.0	165.0	4.0	4.0	0.0	0.0	-1205.0	165.0	0.0
24	D	-1159.0	165.0	4.0	4.0	0.0	0.0	-1159.0	165.0	0.0
25	D	-1119.0	166.0	4.0	4.0	0.0	0.0	-1119.0	166.0	0.0
26	D	-1079.0	166.0	4.0	4.0	0.0	0.0	-1079.0	166.0	0.0
27	E	-1312.0	276.0	15.0	15.0	0.0	0.0	-1312.0	276.0	0.0
28	E	-1253.0	276.0	15.0	15.0	0.0	0.0	-1253.0	276.0	0.0
29	E	-1191.0	275.0	15.0	15.0	0.0	0.0	-1191.0	275.0	0.0



VICTOR EAST PHOTOMETRICS
SCALE: 1"= 30'-0"

NORTH

FAUDIE ARCHITECTURE
2430 Rochester Court
Suite 101, Troy, Michigan 48083
248.619.2354
faudiearchitecture.com

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EPD
ELECTRICAL POWER & DESIGN, INC.
18840 WOODWORTH
REDFORD, MICHIGAN 48240
PH 313-531-3080
FX 313-531-6826

VICTOR_EAST
LIVONIA_MICHIGAN

ISSUED FOR:
DATE: 2/25/14 PRELIMINARY SITE PLAN APPROVAL

DRAWING DATE: 2/25/14

PROJECT NUMBER: 13060

SHEET NUMBER: E402

Proposed Victor East

Livonia, Michigan

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FAUDIE ARCHITECTURE

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

February 12, 2021
~~March 16, 2017~~

Mr. Scott Miller – Planner IV
Planning Commission
City of Livonia

Re: Petition 2014-02-08-02 Victor East
Extension of Approval for 37640 Seven Mile Road

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the addresses connected with the above noted petition. At this time there are no outstanding amounts receivable for taxes, therefore I have no objections to the proposal.

Sincerely,

Lynda L. Scheel

Lynda L. Scheel
Treasurer, City of Livonia

OTHER ITEMS RELATED TO THE PETITION

ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR MEETING OF APRIL 21, 2014

#104-14 RESOLVED, that having considered a communication from the City Planning Commission, dated March 21, 2014, which transmits its resolution 03-15-2014 adopted on March 18, 2014 with regard to **Petition 2014-02-08-02 submitted by Victor East, L.L.C.,** requesting site plan approval in connection with a proposal to construct a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road), in the Southeast 1/4 of Section 6, pursuant to the provisions set forth in Section 18.47 of Ordinance No. 543, as amended, the Council does hereby concur in the recommendation made by the Planning Commission and Petition 2014-02-08-02 is hereby approved and granted, subject to the following conditions:

1. That the Site Plan marked Drawing Number P-3 dated February 25, 2014, prepared by Professional Engineering Associates, is hereby approved and shall be adhered to;

2. That the Landscape Plans marked Drawing Number L-1 and L-2 both dated February 25, 2014, prepared by Professional Engineering Associates, is hereby approved and shall be adhered to;

3. That all disturbed lawn areas shall be sodded in lieu of hydroseeding;

4. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;

5. That the Exterior Building Elevation Plan marked Sheet Number PE-4 dated February 25, 2014, prepared by Faudie Architecture, is hereby approved and shall be adhered to;

6. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building;

7. That the three walls of the trash dumpster areas shall be constructed out of the same brick used in the construction of the building or in the event a poured wall is substituted, the wall's design, texture and color shall match that of the building and the enclosure gates shall be maintained and when not in use closed at all times;

8. That all light fixtures shall not exceed 20 feet in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadway;

9. That this site shall meet either the City of Livonia or the Wayne County Storm Water Management Ordinance, whichever applies, and shall secure any required permits, including storm water management permits, wetlands permits and soil erosion and sedimentation control permits, from Wayne County, the City of Livonia, and/or the State of Michigan Department of Natural Resources and Environment (DNRE);

10. That the Petitioner shall work with the City Engineering Division to make the necessary modifications to the median in Victor Parkway in order to facilitate proper turning movements for vehicles entering and exiting the site;

11. That 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;

12. 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; and

13. 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.

ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR MEETING OF MAY 6, 2015

#125-15 RESOLVED, that having considered a communication from the City Planning Commission, dated April 7, 2015, approved for submission by the Mayor, which sets forth its Council Resolution #03-15-2015, adopted on March 31, 2015, with regard to a request from Josh A. Suardini, Vice President, Etkin Management, L.L.C., as managing agent for **Victor East,** L.L.C., dated February 20, 2015, for a **one-year extension** of the approval of Petition 2014-02-08-02, previously granted in Council Resolution #104-14, adopted on April 21, 2014, in connection with a proposal to construct a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road) in the Southeast 1/4 of Section 6, the Council does hereby concur in the recommendation of the Planning Commission and does hereby grant the requested extension for a one-year period, subject to compliance with all of the conditions set forth in the original site plan approval. (CR#104-14)

ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR MEETING OF JUNE 6, 2016

#228-16 RESOLVED, that having considered a communication from the City Planning Commission, dated April 25, 2016, approved for submission by the Mayor, which sets forth its resolution #04-33-2016, adopted on April 19, 2016, with regard to a request from Josh A. Suardini, Vice President, Etkin Management, L.L.C., as managing agent for **Victor East, L.L.C**., dated March 17, 2016, for a **one-year extension of the approval of Petition 2014-02-08-02**, previously approved in Council Resolution #125-15, adopted on May 6, 2015, and Council Resolution #104-14, adopted on April 21, 2014, in connection with a proposal to construct a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road) in the Southeast 1/4 of Section 6, the Council does hereby concur in the recommendation of the Planning Commission and does hereby grant the requested extension for a one-year period, subject to compliance with all of the conditions set forth in the original site plan approval.

ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR MEETING OF MAY 8, 2017

#166-17 RESOLVED, that having considered a communication from the City Planning Commission, dated March 29, 2017, approved for submission by the Mayor, which sets forth its Council Resolution #03-18-2016, adopted on March 28, 2017, with regard to a request from Josh A. Suardini, Vice President, Etkin Management, L.L.C., as managing agent for **Victor East**, L.L.C., dated February 27, 2017, for a one-year extension of the approval of **Petition 2014-02-08-02**, previously granted in Council Resolution #104-14, adopted on April 21, 2014, in connection with a proposal to construct a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road) in the Southeast 1/4 of Section 6, the Council does hereby concur in the recommendation of the Planning Commission and does hereby grant the requested extension for a one-year period, subject to compliance with all of the conditions set forth in the original site plan approval.

ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR MEETING OF APRIL 9, 2018

#138-18 RESOLVED, that having considered a communication from the City Planning Commission, dated March 15, 2018, approved for submission by the Mayor, which sets forth its Council Resolution #03-18-2018, adopted on March 13, 2018, with regard to a request from Josh A. Suardini, Vice President, Etkin Management, L.L.C., as managing agent for **Victor East, L.L.C.,** dated February 15, 2018, for an additional one-year extension of the approval of **Petition 2014-02-08-02,** originally granted in Council Resolution #104-14, adopted on April 21, 2014, in connection with a proposal to construct a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road) in the Southeast 1/4 of Section 6, the Council does hereby concur in the recommendation of the Planning Commission and does hereby grant the requested extension for a **three-year period** subject to compliance with all of the conditions set forth in the original site plan approval.

UNAPPROVED MINUTES

MINUTES OF THE 1,165th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, February 23, 2021, the City Planning Commission of the City of Livonia held its 1,165th Public Hearings and Regular Meeting via Zoom Meeting Software.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7:00 p.m.

Members present:	David Bongero	Sam Caramagno	Glen Long
	Betsy McCue	Carol Smiley	Peter Ventura
	Ian Wilshaw		

Members absent: None

Mr. Mark Taormina, Planning Director, Scott Miller, Planner IV, 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 2014-02-08-02 Victor East

Mr. Caramagno, Secretary, announced the next item on the agenda, request for an Extension of Petition 2014-02-08-02 which previously received approval by the City Council on April 21, 2014 (Council Resolution #104-14), to construct a one-story office-research building (Victor East) on property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway in the Southeast ¼ of Section 6.

Mr. Taormina: This is a request to extend site plan approval for the development of an office building located at the corner of Seven Mile Road and Victor Parkway. The property in question is 6.4 acres in size, and the name given to the project is Victor East. The original site plan for Victor East was approved in 2014. Victor East involved the development of a single-story 54,000 square foot office building. Prior to 2014, the site has a long history connected with this project that began in the mid-1990's with Oakwood Hospital. The Oakwood proposal eventually led to a lawsuit and then a consent judgement that was entered in 1998. Neither Oakwood nor the subsequent approval of a 100,000 square foot office building were ever built. This led to the 2014 approval of Victor East.made possible by a third amendment to the consent judgement. Since then, Victor East has been extended four times. The most recent occurred on April 9, 2018, at which time Council granted a three-year extension. This marks the fifth request to extend the site plan. In a letter dated January 14, 2021, from Josh Suardini, Vice-President of Etkin Management, Victor East L.L.C. is requesting that the site plan be approved for an additional 36 months. I believe Josh is on the call this evening and can provide additional information. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Taormina: The first item is from the Treasurer's Department, dated February 12, 2021, and it reads as follows: "*In accordance with your request, the Treasurer's Office has reviewed the addresses connected with the above noted petition. At this time there are no outstanding amounts receivable for taxes, therefore I have no objections to the proposal."* The letter is signed by Lynda Scheel, Treasurer. The next item is from the Finance Department, dated February 19, 2021, and it reads as follows: "*I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.*" The letter is signed by Connie Kumpula, Chief Accountant. That is the extent of the correspondence.

Mr. Wilshaw: Thank you. Any questions for our planning staff? If there are no questions of our planning staff, Mr. Suardini is on the call this evening. Good evening.

Josh Suardini, Etkin Management, 150 West 2nd Street, Royal Oak, MI. Yes, coming in front of you guys again for a simple approval of an extension of the site plan approval as Mark indicated for this 54,000 square foot single-story office building.

Mr. Wilshaw: Okay. Is there any questions for the petitioner? I don't think so. We have seen this a number of times and Mr. Suardini, we appreciate you coming and continuing to represent Etkin on this property.

Mr. Suardini: Thank you. I appreciate it.

Mr. Wilshaw: Is there anyone in the audience wishing to speak for or against this item? I want to make sure I give the opportunity. I don't see anyone else raising their hand. I will go to the commissioners and ask for a motion.

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

#02-06-2021 ***RESOLVED***, That the City Planning Commission does hereby recommend to the City Council that Petition 2014-02-08-02 which previously received approval by the City Council on April 21, 2014 (Council Resolution #104-14), to construct a one-story office-research building (Victor East) on property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway in the Southeast ¼ of Section 6, be approved subject to the following conditions:

1. That the request for an extension of waiver use approval by Etkin Management, L.L.C, in a letter dated January 14, 2021, is hereby approved **for a three-year period**; and

2. That all conditions imposed by Council Resolution #104-14 in connection with Petition 2014-02-08-02, which permitted the construction of a one-story office-research building, shall remain in effect to the extent that they are not in conflict with the foregoing condition.

SITE PLANS
Pet 2014-02-08-02
(Josh A. Suardini, Etkin Management, L.L.C., as managing agent for Victor East, Inc.)
Approval of a three-year extension in connection with a proposal to construct a one-story office-research building on property located on the north side of Seven Mile Road, between Newburgh Road and Victor Parkway (37640 Seven Mile Road) Section 6.

#138-18 RESOLVED, that having considered a communication from the City Planning Commission, dated March 15, 2018, approved for submission by the Mayor, which sets forth its Council Resolution #03-18-2018, adopted on March 13, 2018, with regard to a request from Josh A. Suardini, Vice President, Etkin Management, L.L.C., as managing agent for Victor East, L.L.C., dated February 15, 2018, for an additional one-year extension of the approval of Petition 2014-02-08-02, originally granted in Council Resolution #104-14, adopted on April 21, 2014, in connection with a proposal to construct a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road) in the Southeast 1/4 of Section 6, the Council does hereby concur in the recommendation of the Planning Commission and does hereby grant the requested extension for a three-year period subject to compliance with all of the conditions set forth in the original site plan approval.

CONSENT AGENDA ITEMS (Regular Meeting of April 9, 2018)

Motion by: ***Kritzman***
Seconded by: ***Bahr***

ROLL CALL:
Ayes: ***Bahr, McIntyre, Meakin, Kritzman, and Toy***
Nays: ***None***
Absent: ***White and Jolly***

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 26, 2018

Meeting was called to order at 8:00 p.m. by President Toy. Present: Scott Bahr, Cathy White, Kathleen McIntyre, Brian Meakin, Jim Jolly, Brandon Kritzman, and Laura Toy. Absent: None.

Elected and appointed officials present: Don Knapp, City Attorney; Susan Nash, City Clerk; Mark Taormina, Director of Planning and Economic Development; Todd Zilincik, City Engineer; Linda McCann, Director of Community Resources; Don Rohraff, Director of Public Works; Lynda Scheel, City Treasurer; Toni LaPorte, Director of Library Services; Jerome Hanna, Director of Inspection; Ted Davis, Superintendent, Parks and Recreation; Dan Putman, Director of Information Systems; Tom Goralski, Police Captain; and Dennis Wright, Mayor.

25. REQUEST FOR ONE-YEAR EXTENSION OF SITE PLAN APPROVAL: Planning Commission, re: Petition 2014-02-08-02 submitted by Victor East, L.L.C., previously approved by the City Council on May 8, 2017, in connection with a proposal to construct a one-story office-research building (Victor East) on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road) in the Southeast ¼ of Section 6. (CR 166-17, CR 228-16, CR 125-15 and CR 104-14)

Mark Taormina, Director of Planning and Economic Development presented the request to Council. He said that this is an item that Council has seen the past several years as the petitioner has sought and received extensions to a site plan that was first approved in 2014. This is a project called Victor East. It is the vacant parcel located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway. He said this is a site that is under a consent judgment. It does have to go under this frequent approval extension of the site plan. He said Mr. Suardini is here this evening to explain where the company is at relative to marketing the site and also looking at alternatives. The Planning Commission after looking at some of the issues has decided to extend it for another year.

Meakin asked Taormina if they could make it a three-year extension. Taormina said he believes that is at the discretion of the Council.

Meakin offered the approving resolution for a three-year extension for the Consent Agenda.

Josh Suardini, ETKIN, 29100 Northwestern Highway, Suite 200, Southfield, addressed Council. He said they continue to market the property for an office building, for the site plan that Council approved and extended for them. He said in the recent past 6 months they have had some discussions on some alternate uses just to keep options open. He said he greatly appreciates Councilmember

Meakin's offer for a 3-year extension and would be most grateful for support from the rest of Council.

Bahr asked if the general trend of people working remotely has created less of a market for this type of property to be developed. Suardini said no. He said there certainly is somewhat of a trend, but they don't really see that. He said they own a lot of office product around this City and southeast Michigan. They don't see that as being a driving force to prohibit them from marketing this development. What continues to happen around southeast Michigan is that it is very difficult to produce new development and have users be comfortable with jumping on board with something that's not already there. The belief is still there that a lot of existing offices are out there and there are deals to be had. Those things are starting to shorten up. The quality of things that are left may not be what the people are looking for. So, it's going to happen, it's just that they're running into increased construction costs and lease rates may be growing at the same rate as the costs are but there are several key projects each year that do kicked off from more of a built to super spec versus speculative, so that's what they are looking to do.

Bahr said it seems like that would be an excellent location for the types of things mentioned. Suardini said the vision is very hard to sell. He said some groups can latch on to that and others can't. They believe that if it were built it would lease very quickly. There is a lot of risk involved with that too. Bahr said with nothing happening at least it is a good-looking site. It's nice greenspace. At least it's not an old abandoned site or an eyesore to the community.

DIRECTION: APPROVING - 3-YEAR EXTENSION CONSENT

PLANNING COMMISSION

IAN WILSHAW, Chairman
GLEN W. LONG, JR., Vice Chairman
SAM CARAMAGNO, Secretary
ELIZABETH McCUE
KEVIN M. PRIDDY
CAROL A. SMILEY
PETER H. VENTURA

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2290 Fax (734) 466-2108

DENNIS K. WRIGHT
MAYOR

MARK TAORMINA
PLANNING & ECONOMIC DEVELOPMENT DIRECTOR

BARBARA C. GAMBER
ECONOMIC DEVELOPMENT COORDINATOR

SCOTT O. MILLER
PLANNER IV

March 15, 2018

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2014-02-08-02 – Victor East, L.L.C. – Request for Fourth Extension

Dear Council Members:

At the 1,119th Public Hearings and Regular Meeting held by the City Planning Commission on March 13, 2017, in the Livonia City Hall, the following resolution was unanimously adopted:

#03-18-2018 **RESOLVED**, that the City Planning Commission does hereby recommend to the City Council that the request for a One-Year Extension of Petition 2014-02-08-02 which previously received approval by the City Council on April 21, 2014 (Council Resolution #104-14), to construct a one-story office-research building (Victor East) on property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway in the Southeast 1/4 of Section 6, be approved subject to the following conditions:

1. That the request for an extension of waiver use approval by Etkin Management, L.L.C, in a letter dated February 15, 2018, is hereby approved for a one-year period; and

2. That all conditions imposed by Council Resolution #104-14 in connection with Petition 2014-02-08-02, which permitted the construction of a one-story office-research building, shall remain in effect to the extent that they are not in conflict with the foregoing condition.

Very truly yours,

APPROVED FOR SUBMISSION

Dennis K. Wright, Mayor

CITY PLANNING COMMISSION

Sam Caramagno, Secretary

cc: Mayor, Clerk, Law
Josh Suardini, Etkin, 29100 Northwestern Highway, Suite 200, Southfield, MI 48034

ETKIN
REAL ESTATE / SOLUTIONS

COPY

February 15, 2018

VIA CERTIFIED MAIL

RECEIVED
FEB 22 2018
CITY OF LIVONIA
PLANNING COMMISSION

Attn: City Counsel
CITY OF LIVONIA
33000 Civic Center Drive
Livonia, Michigan 48154-3097

Re: **Site Plan Approval Extension**
Site Plan marked Drawing Number P-3 dated February 25, 2014
Petition 2014-02-08-02; CR#104-14

Dear Counsel Members:

We respectfully request that the above noted Site Plan approval given at a Regular Meeting held on April 21, 2014 (and as previously extended) be extended for an additional twelve (12) months from April 21, 2018 to April 21, 2019.

Upon Approval, kindly send written verification to my attention at:

Etkin
29100 Northwestern Highway, Suite 200
Southfield, Michigan 48034

Should you need any additional information please contact me at (248) 358-0800.

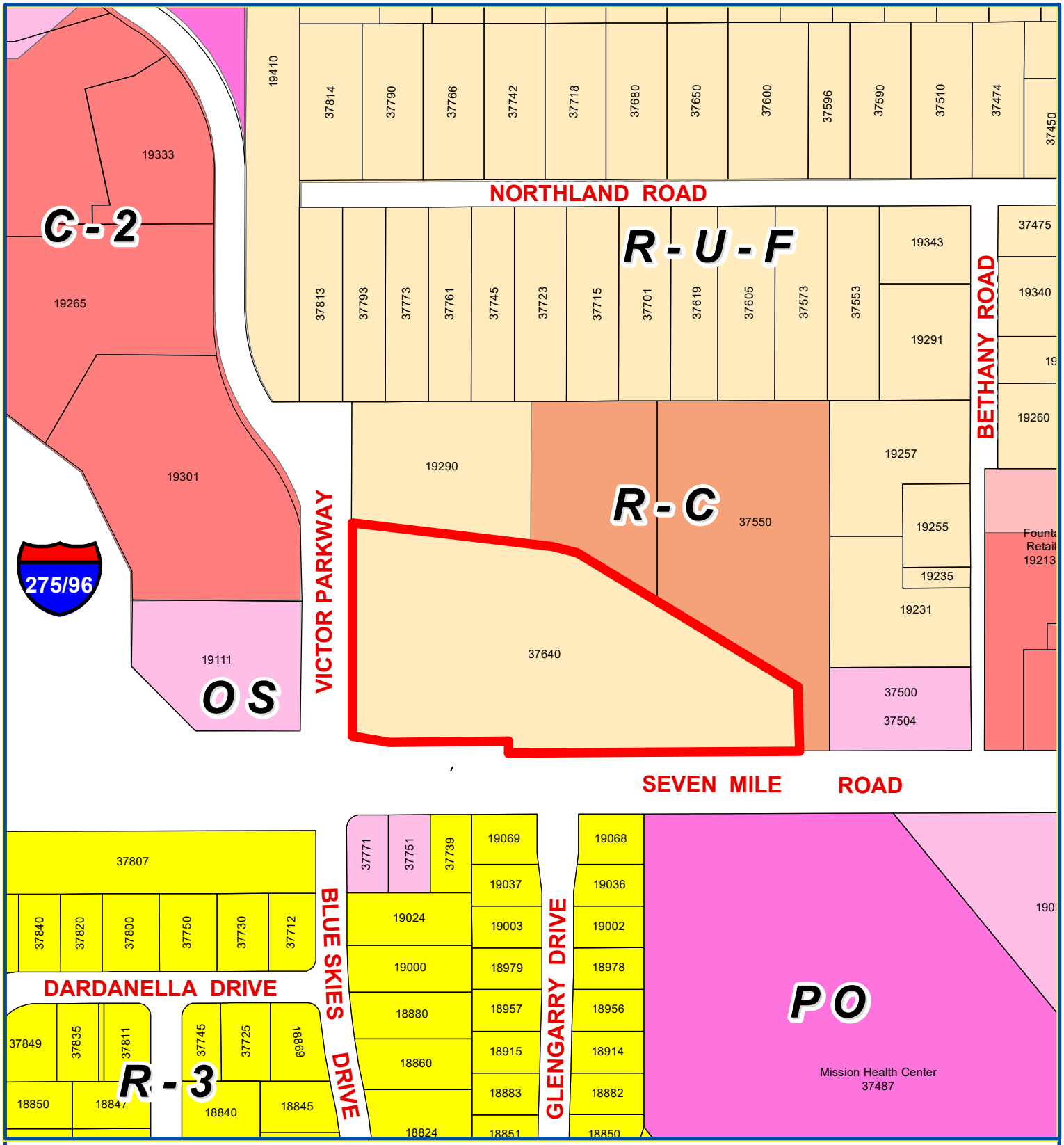
Very truly yours,

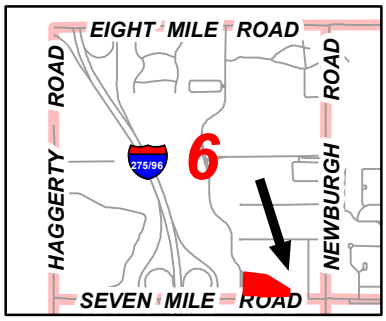
ETKIN MANAGEMENT, L.L.C.,
as managing agent for Victor East, L.L.C.

Josh A. Suardini
Vice President

cc: Mark Taormina - City of Livonia, Planning Department Head
Steve Sorensen – ssorensen@peainc.com

200 Franklin Center
29100 Northwestern Highway Southfield Michigan 48034
Telephone 248 358 0800 Facsimile 248 358 2180
www.etkinllc.com





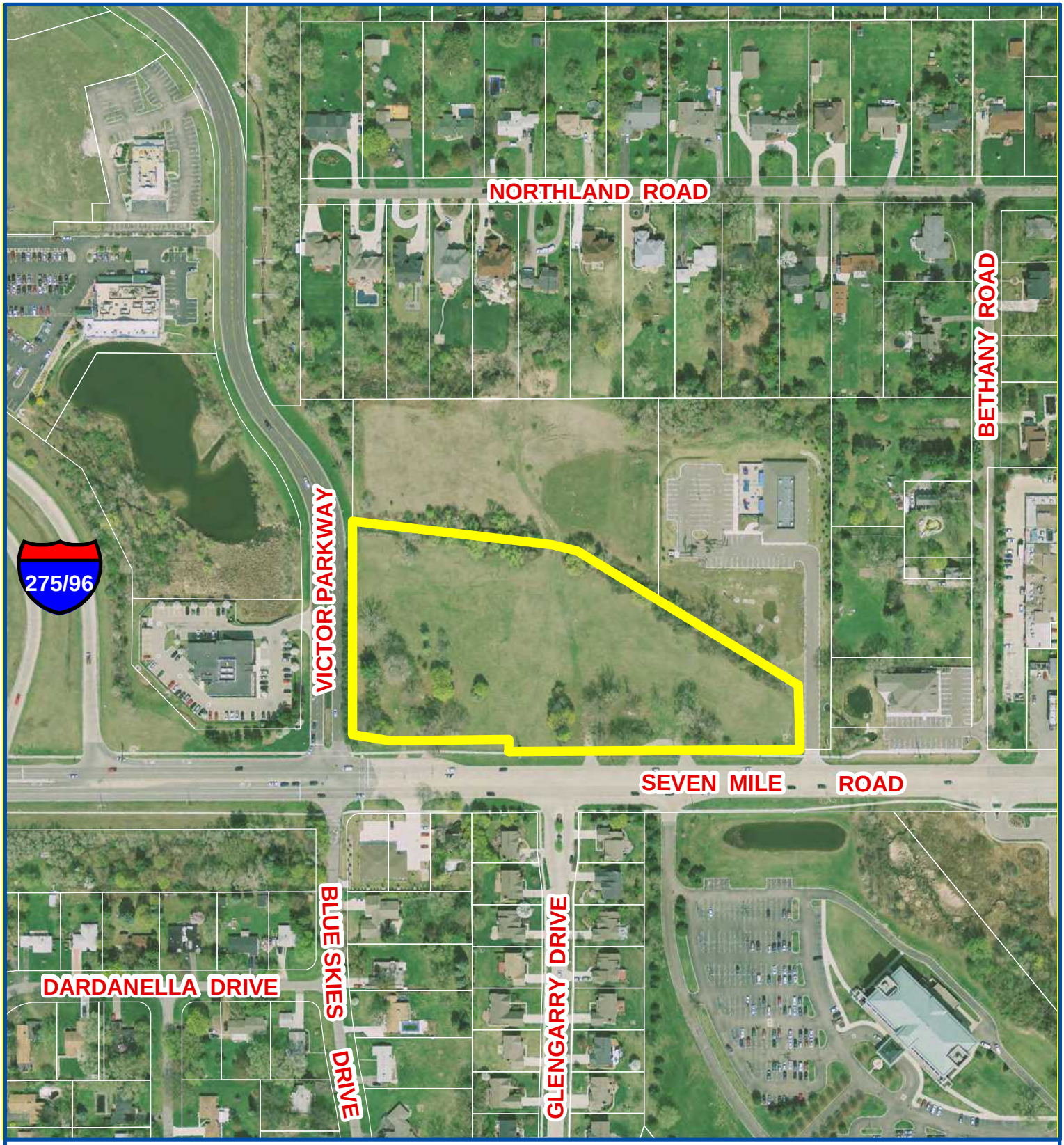
Address & Zoning Map

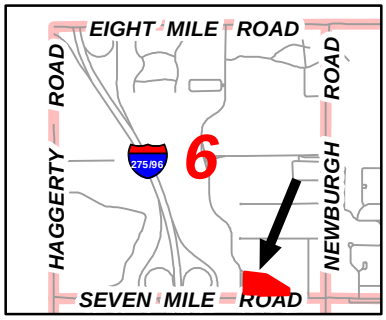
Petition 2014-02-08-02
Victor East
Construct Office-Research Building

N

Not to Scale

City of Livonia
Planning Department





Aerial Map

Petition 2014-02-08-02
Victor East
Construct Office-Research Building

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 4

Request for a One-Year Extension of Petition 2014-02-08-02 which previously received approval by the City Council on April 21, 2014 (Council Resolution #104-14), to construct a one-story office-research building (Victor East) on property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway in the Southeast ¼ of Section 6.

March 6, 2018 Study Meeting:

The petitioner is requesting a forth (4th) one-year extension of site plan approval granted in connection with the construction of a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway. The City of Livonia originally granted approval of all plans on April 21, 2014 (CR #104-14). A one-year extension of that approval was granted by City Council on May 6, 2015 (CR #125-15). A second (2nd) one-year extension of approval was granted by City Council on June 6, 2016 (CR #228-16). A third (3rd) one-year extension of approval was granted by City Council on May 8, 2017 (CR #166-17).

In a letter dated February 15, 2018 from Josh Suardini, Vice President of Etkin Management, L.L.C., which is the managing agent for the Petitioner, Victor East, L.L.C., it is requested that site plan approval be extended for an additional twelve (12) months.

In May of 1998, approval was granted in connection with a proposal by Oakwood Health Systems to construct a three-story medical office building on the same parcel of land. The project was never built, and Oakwood sold the parcel to S&N Development Company. Five years later in April 2003, a site plan was approved (CR#183-03) in connection with a proposal by the S&N Development Company to construct a three-story, 100,000 square foot office building, but again, that project never came to fruition, and the property remains undeveloped. Approval of both the Oakwood and S&N site plans was based on a Consent Judgment between the City of Livonia and the previous owners of the property. The Consent Judgment divided the property into three (3) parts: 1) Parcel A (the property that is the subject of this petition), consisting of approximately 6.4 acres located south of a drainage course that runs in an E-W direction across the property; 2) Parcel B, approximately two acres located north of the drainage creek at the western end of the property (to remain undeveloped); and 3) Parcel C, approximately 5.6 acres located north of the creek at the eastern end of the property (currently developed with a child care center). The review and development of the subject office-research building was based on a third amended version of the original Consent Judgment that was approved by City Council in December 2013. Regardless of the R-U-F-C zoning classification, the Consent Judgment treats the property as if it is zoned office.

The approved building will be one-story in height and 54,000 square feet in size. The structure sits slightly off-center of the property with parking and access available on all

four sides. To handle the storm water runoff, a large detention pond will be located at the southeast corner of the site. The building will be constructed out of a combination brick and aluminum composite metal panels.

March 13, 2018 Regular Meeting:

Approving Resolution: That the request for a one-year extension of Council Resolution #104-14 which permitted the construction of a one-story office-research building on property at 37640 Seven Mile Road is hereby approved, subject to the following conditions:

1. That the request for an extension of waiver use approval by Etkin Management, L.L.C, in a letter dated February 15, 2018, is hereby approved **for a one-year period**; and

2. That all conditions imposed by Council Resolution #104-14 in connection with Petition 2014-02-08-02, which permitted the construction of a one-story office-research building, shall remain in effect to the extent that they are not in conflict with the foregoing condition.

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PROPOSED VICTOR EAST

LIVONIA, MICHIGAN 48152

FAI JOB # 13060

DEVELOPER :

ETKIN

FRANKLIN CENTER SUITE 200
29100 NORTHWESTERN HWY., SOUTHFIELD, MI 48034
PHONE: 248-358-0800, FAX: 248-358-2180, WEB: www.etkinllc.com
CONTACT: JOSH SUARDINI - jsuardini@etkinllc.com

ARCHITECT:

FAUDIE ARCHITECTURE, INC.

2430 ROCHESTER COURT, SUITE 101, TROY, MI 48083
PHONE: 248-619-2354, WEB: www.faudiearchitecture.com
CONTACT: BRIAN LIMING -bliming@faudiearchitecture.com

CIVIL ENGINEER:

PROFESSIONAL ENGINEERING ASSOCIATES, INC.

2430 ROCHESTER COURT, SUITE 101, TROY, MICHIGAN 48083
PHONE: 248-689-9090, FAX: 248-689-1044, WEB: www.peainc.com
CONTACT: STEVE SORENSEN -SSORENSEN@peainc.com

DRAWING INDEX

COVER	PROJECT TITLE SHEET
P-2	TOPOGRAPHIC SURVEY
P-3	PRELIMINARY SITE PLAN
P-4	NOTES & DETAILS
L-1	PRELIMINARY LANDSCAPE PLAN
L-2	PRELIMINARY LANDSCAPE DETAILS
L-3	PRELIMINARY LANDSCAPE DETAILS
PFP-3	PRELIMINARY FLOOR PLAN
PE-4	PRELIMINARY ELEVATIONS
E-402	SITE PHOTOMETRIC PLAN

FAUDIE ARCHITECTURE
2430 Rochester Court
Suite 101, Troy, Michigan 48083
248.619.2354
faudiearchitecture.com

PROPOSED VICTOR EAST
LIVONIA, MI

ISSUED FOR: PRELIMINARY SITE PLAN APPROVAL
DATE: 2-25-14

DRAWING DATE: 2-25-14

PROJECT NUMBER: **13060**

SHEET NUMBER: **COVER**

GRAPHIC SCALE

−40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

N

LEGAL DESCRIPTION:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.: 647053 DATED OCTOBER 10, 2013)

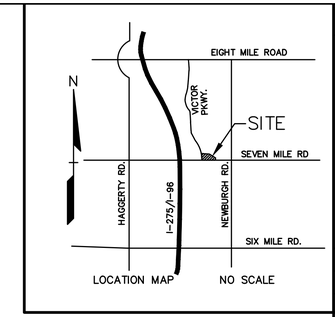
PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT SOUTH 89 DEGREES 38 MINUTES 20 SECONDS WEST, 630.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 6, AND NORTH 00 DEGREES AND 07 MINUTES 51 SECONDS WEST, 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SEVEN MILE ROAD, AND SOUTH 89 DEGREES 38 MINUTES 20 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 60.00 FEET FROM THE SOUTHEAST COMER OF SAID SECTION 6, PROCEEDING THENCE SOUTH 89 DEGREES 38 MINUTES 20 SECONDS WEST 557.29 FEET, THENCE NORTH 00 DEGREES 06 MINUTES 30 SECONDS WEST 20.00 FEET, THENCE SOUTH 89 DEGREES 38 MINUTES 20 SECONDS WEST 230.00 FEET, THENCE NORTH 83 DEGREES 38 MINUTES 39 SECONDS WEST 70.45 FEET (69.07 FEET MEASURED) THE LAST FOUR COURSES BEING ALONG SAID NORTH RIGHT-OF-WAY LINE OF SEVEN MILE ROAD, THENCE NORTH 00 DEGREES 06 MINUTES 30 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY LINE OF VICTOR PARKWAY 410.00 FEET (409.99 FEET MEASURED), THENCE SOUTH 83 DEGREES 16 MINUTES 00 SECONDS EAST 402.72 FEET (401.34 FEET MEASURED), THENCE SOUTH 69 DEGREES 46 MINUTES 41 SECONDS EAST 42.66 FEET, THENCE SOUTH 59 DEGREES 32 MINUTES 18 SECONDS EAST 484.76 FEET, THENCE SOUTH 00 DEGREES 07 MINUTES 51 SECONDS EAST 125.12 FEET TO THE POINT OF BEGINNING.

TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:

TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WAS PROVIDED BY ORCHARD, HILTZ AND McCLIMENT, INC., PRELIMINARY SITE PLAN, SHAMIE DEVELOPMENT II, DATED 6-4-04. OHM PROJECT NO. 806-01-0012.

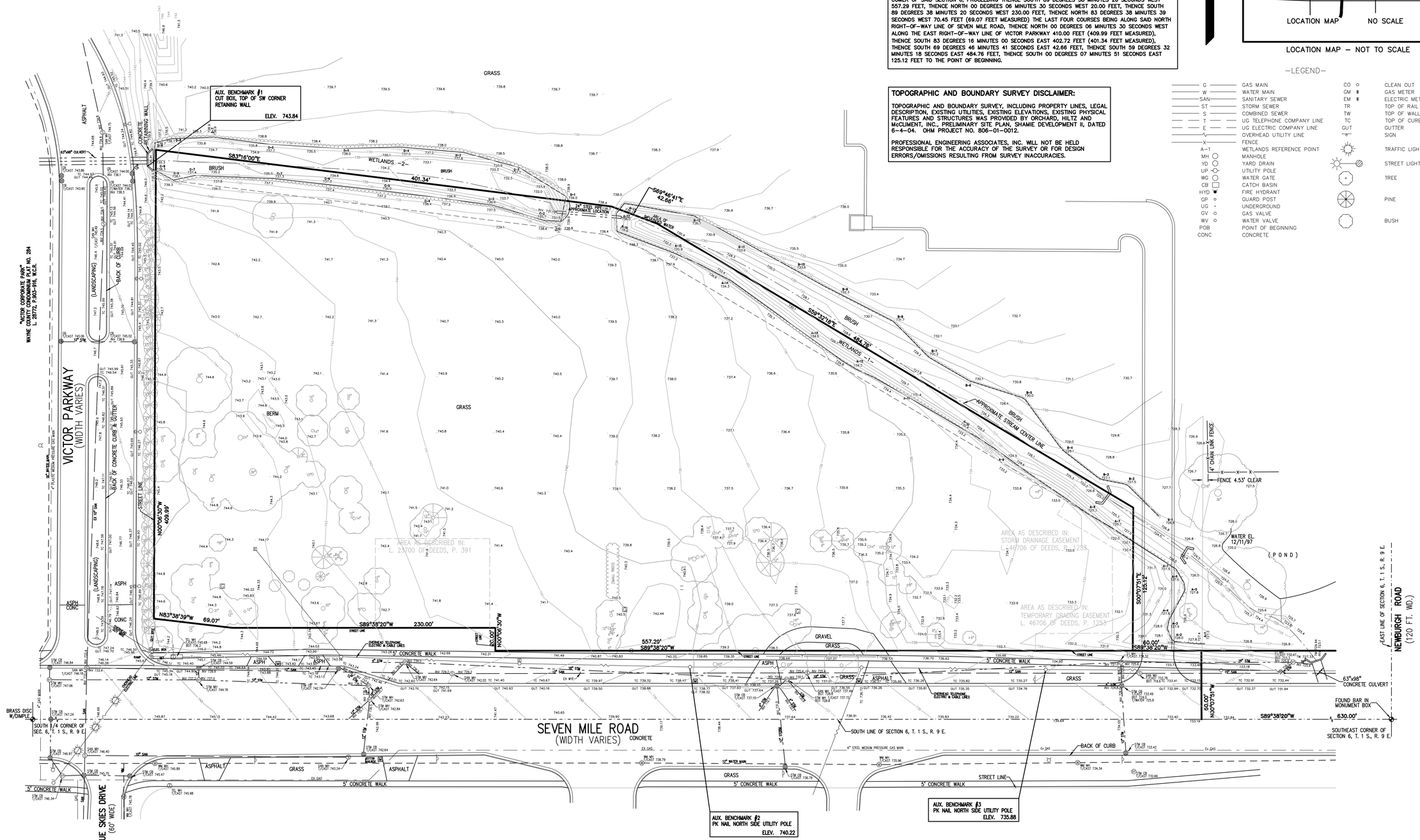
PROFESSIONAL ENGINEERING ASSOCIATES, INC. WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.



LOCATION MAP – NOT TO SCALE

−LEGEND−

G	GAS MAIN	CO	CLEAN OUT
W	WATER MAIN	GM	GAS METER
SAN	SANITARY SEWER	EM	ELECTRIC METER
ST	STORM SEWER	TR	TOP OF RAIL
S	COMBINED SEWER	TW	TOP OF WALL
T	UG TELEPHONE COMPANY LINE	TC	TOP OF CURB
E	UG ELECTRIC COMPANY LINE	GUT	GUTTER
	OVERHEAD UTILITY LINE		SIGN
X	FENCE		TRAFFIC LIGHT
A-1	WETLANDS REFERENCE POINT		STREET LIGHT
MH	MANHOLE		TREE
YD	YARD DRAIN		PINE
UP	UTILITY POLE		BUSH
WG	WATER GATE		
CB	CATCH BASIN		
HYD	FIRE HYDRANT		
GP	GUARD POST		
UG	UNDERGROUND		
GV	GAS VALVE		
WV	WATER VALVE		
POB	POINT OF BEGINNING		
CONC	CONCRETE		



PRELIMINARY - NOT FOR CONSTRUCTION

XREF: L:\2014010\DWG\TOPOBASE-14010.DWG
XREF: L:\2014010\DWG\SITE PLAN\CBASE-14010.DWG
XREF: L:\2014010\DWG\SITE PLAN\TBLK-14010.DWG

No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

3 FULL WORKING DAYS BEFORE YOU DIG CALL 811

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2430 Rochester Ct. Suite 100
Troy, MI 48083-1872
Phone: (248) 689-9090
Fax: (248) 689-1044
website: www.peainc.com

ETKIN

29100 NORTHWESTERN HIGHWAY, SUITE 200
SOUTHFIELD, MICHIGAN 48034

TOPOGRAPHIC SURVEY
VICTOR EAST

PART OF THE SE 1/4 OF SEC. 6, T.1S., R.9E.
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

DRAWN: DN, GB
CHECKED:
DATE:
S:\PROJECTS\2014 ETKIN - VICTOR PARKWAY - SAT\Dwg\Site Plan\P-2(TOPO-14010).DWG

ORIGINAL ISSUE DATE: FEB. 25, 2014

PEA JOB NO. 2014-010

SCALE: 1" = 40'

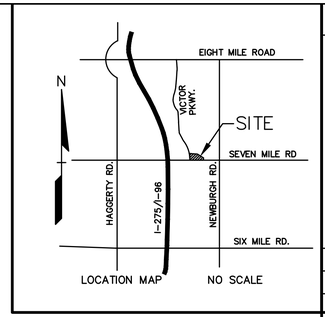
DRAWING NUMBER:
P-2

GRAPHIC SCALE

−40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

N



LOCATION MAP – NOT TO SCALE

SITE DATA TABLE:

SITE ACREAGE: 6.376 ACRES

GROUND COVERAGE: PROPOSED: 19.2%

SIDWELL NUMBER: 46-024-99-0016-007

SITE ADDRESS: 37640 SEVEN MILE ROAD

PROPERTY ZONING: EXISTING = R-U-F (RURAL URBAN FARM)

PROPOSED = PER THIRD AMENDMENT TO CONSENT JUDGEMENT, CASE NO 97-704696-NZ FILED IN THE OFFICE OF THE WAYNE COUNTY CLERK FEBRUARY 6, 2014

PROPERTY USE: THE PROPERTY WILL BE USED FOR THE PURPOSES OF GENERAL OFFICE, ENGINEERING, RESEARCH, DEVELOPMENT AND DESIGN, LABORATORY, TESTING AND STORAGE.

BUILDING AREA: PROPOSED:
GROSS AREA = 54,000 S.F.

PARKING CALCULATION:

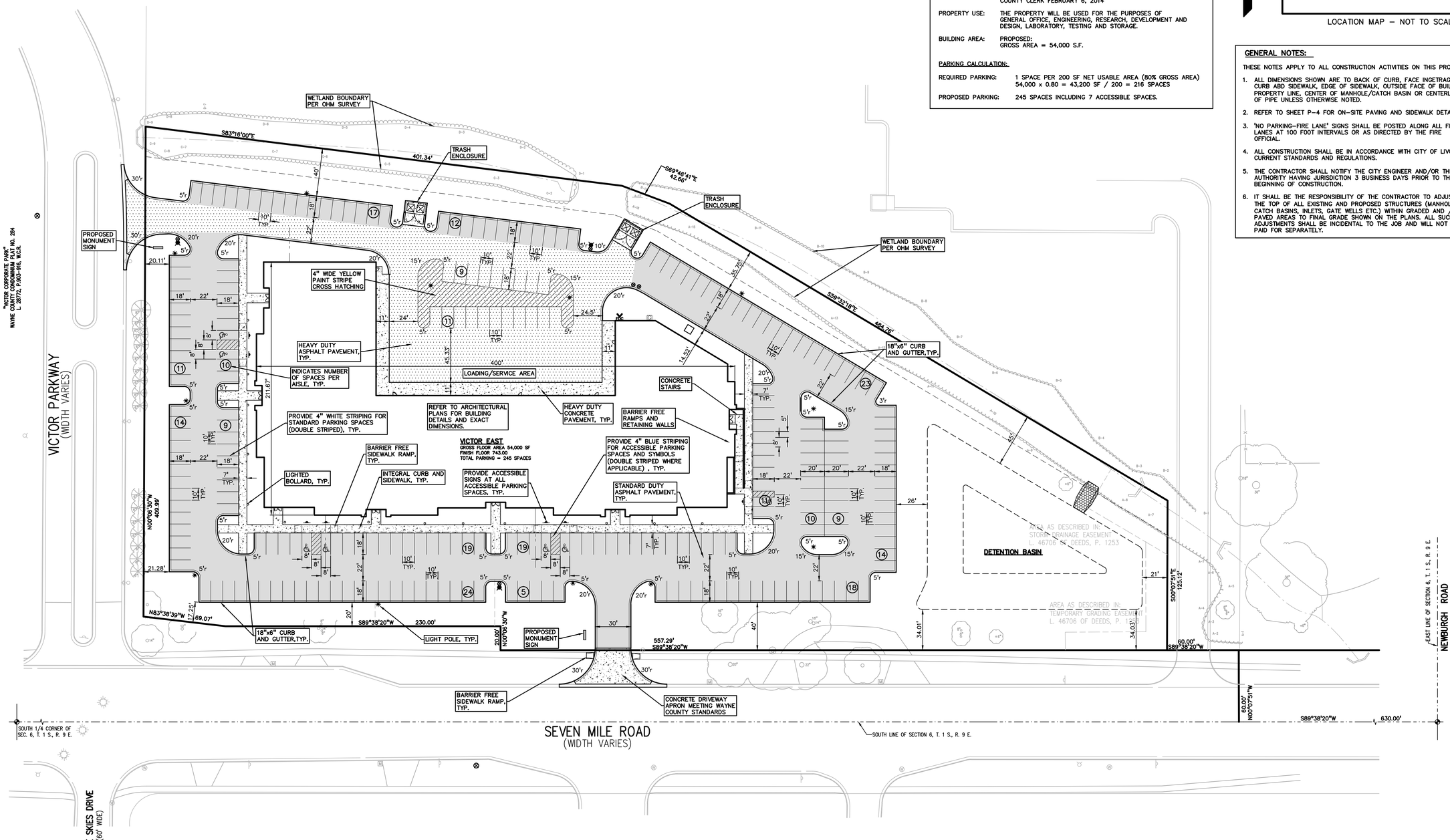
REQUIRED PARKING: 1 SPACE PER 200 SF NET USABLE AREA (80% GROSS AREA)
54,000 x 0.80 = 43,200 SF / 200 = 216 SPACES

PROPOSED PARKING: 245 SPACES INCLUDING 7 ACCESSIBLE SPACES.

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE INGETRAGL CURB ABD SIDEWALK, EDGE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. REFER TO SHEET P-4 FOR ON-SITE PAVING AND SIDEWALK DETAILS.
3. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF LIVONIA CURRENT STANDARDS AND REGULATIONS.
5. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.



PRELIMINARY - NOT FOR CONSTRUCTION

XREF: L:\20140101\DWG\TOPOBASE-14010.DWG
XREF: L:\20140101\DWG\SITE PLAN\CBASE-14010.DWG
XREF: L:\20140101\DWG\SITE PLAN\TBLK-14010.DWG

No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

CAUTION!!
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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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Phone: (248) 689-9090
Fax: (248) 689-1044
website: www.peainc.com

ETKIN
29100 NORTHWESTERN HIGHWAY, SUITE 200
SOUTHFIELD, MICHIGAN 48034

PRELIMINARY SITE PLAN
VICTOR EAST I
PART OF THE W. 1/2 OF SECTION 6, T.1S., R.9E.
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

S:\PROJECTS\20140101 ETKIN - VICTOR PARKWAY - SAS\Dwg\Site Plans\SP-3399a1-140101.dwg

SURVEYED:
DRAWN: GB
CHECKED:

ORIGINAL
ISSUE DATE: FEB. 25, 2014

PEA JOB NO. 2014-010

SCALE: 1" = 40'

DRAWING NUMBER:
P-3

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF LIVONIA.
2. ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL CITY INSPECTION FEES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE PERIODS OF CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
4. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT MISS DIG (1–800–482–7171) TO VERIFY THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES AND SHALL NOTIFY OTHER REPRESENTATIVES OF OTHER UTILITIES IN THE VICINITY OF THE WORK.
5. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
6. MANHOLE, CATCH BASIN, GATE VALVES AND HYDRANT FINISH GRADES MUST BE CLOSELY CHECKED AND APPROVED BY THE ENGINEER BEFORE THE CONTRACTOR'S WORK IS CONSIDERED COMPLETE.
7. CONTRACTOR SHALL REMOVE AND DISPOSE OF OFF–SITE ANY TREES, BRUSH, STUMPS, TRASH OR OTHER UNWANTED DEBRIS AT THE OWNER'S DIRECTION, INCLUDING OLD BUILDING FOUNDATIONS AND FLOORS. BURNING OF TRASH, STUMPS OR OTHER DEBRIS SHALL NOT BE PERMITTED.
8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY CONTAIN TRAFFIC IN ACCORDANCE WITH "MMUTCD".
9. ALL EXCAVATIONS SHALL BE SLOPED, SHORED OR BRACED IN ACCORDANCE WITH MI–OSHA REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AN ADEQUATELY CONSTRUCTED AND BRACED SHORING SYSTEM FOR EMPLOYEES WORKING IN AN EXCAVATION THAT MAY EXPOSE EMPLOYEES TO THE DANGER OF MOVING GROUND.
10. ALL REFERENCES TO M.D.O.T. SPECIFICATIONS ARE TO BE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

PAVING NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF LIVONIA AND M.D.O.T.
2. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
3. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
4. SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR APPROVED MATERIAL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT (PER ASTM D–1557) UNLESS OTHERWISE SPECIFIED.
5. BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
6. ANY SUB–GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.

GENERAL UTILITY NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF LIVONIA AND M.D.O.T.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES, WHICH MIGHT AFFECT THIS JOB.
3. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY–FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY–FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D–1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
4. WHENEVER EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES 4" CENTER TO CENTER, AROUND PERIPHERY OF OPENING TO CREATE A PLANE OF WEAKNESS JOINT BEFORE BREAKING SECTION OUT.
5. EXACT GRADES AND DEPTHS OF UTILITIES ARE TO BE CHECKED CLOSELY WITH THE FIELD ENGINEER PRIOR TO INSTALLATION.
6. REFER TO CITY OF LIVONIA STANDARD DETAIL SHEETS FOR ADDITIONAL INFORMATION.

STORM SEWER NOTES:

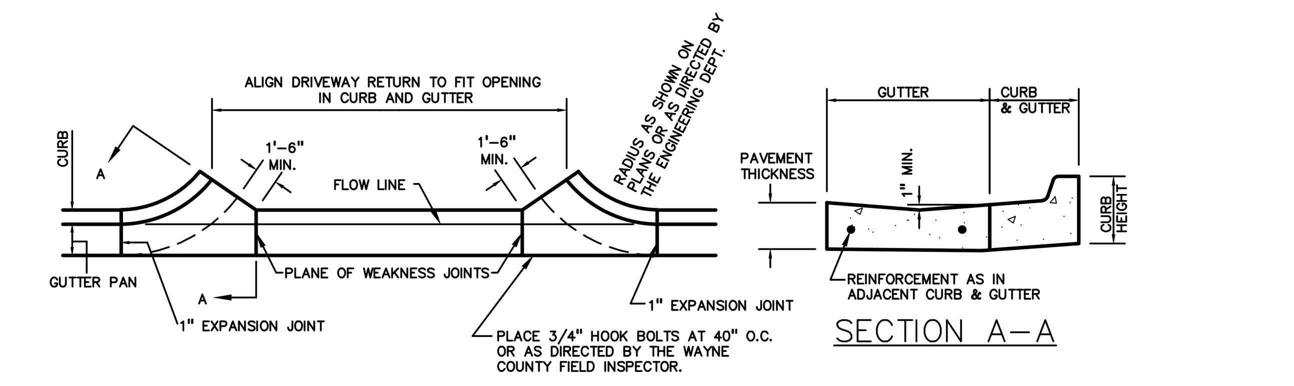
1. ALL RCP CL–IV STORM SEWER SHALL BE INSTALLED ON CLASS 'B' BEDDING OR BETTER.
2. JOINTS FOR ALL STORM SEWER 12" AND LARGER SHALL BE MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C–443)
3. ALL STORM SEWER 12" AND LARGER SHALL BE RCP CLASS IV UNLESS OTHERWISE NOTED.
4. REFER TO CITY OF LIVONIA STORM SEWER DETAIL SHEETS FOR ADDITIONAL INFORMATION.

WATER MAIN NOTES:

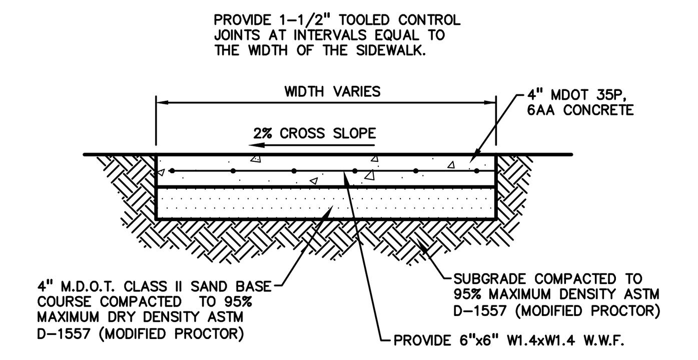
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF LIVONIA.
2. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY–FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY–FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D–1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
3. ALL TEE'S, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
4. PHYSICAL CONNECTIONS SHALL NOT BE MADE BETWEEN EXISTING AND NEW WATER MAINS UNTIL TESTING IS SATISFACTORILY COMPLETED.
5. MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATERMAIN AND ANY SANITARY SEWER OR STRUCTURE.
6. ALL WATER MAIN SHALL BE DUCTILE IRON CLASS 54 WITH POLYETHYLENE WRAP.
7. REFER TO CITY OF LIVONIA WATER MAIN DETAIL SHEETS FOR ADDITIONAL INFORMATION.

SANITARY SEWER NOTES:

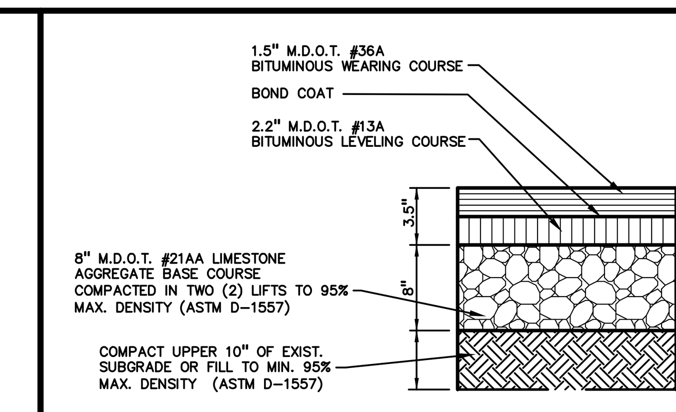
1. DOWNSPOUTS, WEEP TILE, FOOTING DRAINS OR ANY CONDUIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO A SANITARY SEWER.
2. ALL SANITARY LEADS SHALL BE CONSTRUCTED OF PVC SDR 26 AT 1.00% MINIMUM SLOPE.
3. ALL SANITARY SEWER SHALL BE CONSTRUCTED OF PVC TRUSS PIPE WITH A MINIMUM DIAMETER OF 10" PER CITY REQUIREMENTS.
4. JOINTS FOR P.V.C. SOLID WALL PIPE SHALL BE ELASTOMERIC (RUBBER GASKET) AS SPECIFIED IN A.S.T.M. DESIGNATION D–3212.
5. INSTALL ALL SEWER AND LEADS ON 'CLASS B' BEDDING. REFER TO CITY OF LIVONIA STANDARD DETAIL SHEETS.
6. REFER TO CITY OF LIVONIA SANITARY SEWER DETAIL SHEETS FOR ADDITIONAL INFORMATION.



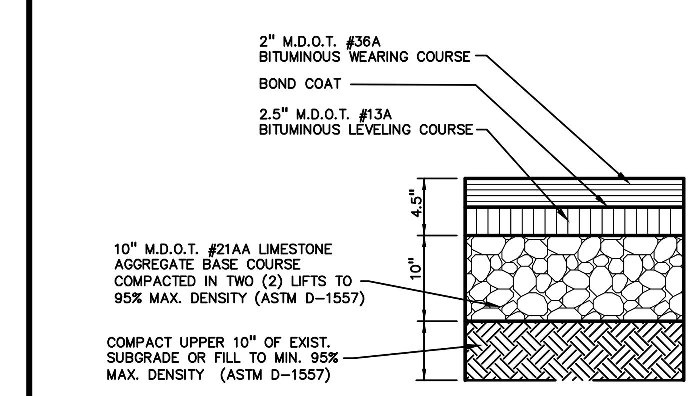
M.D.O.T. DRIVEWAY OPENING–DETAIL 'M'
NOT TO SCALE



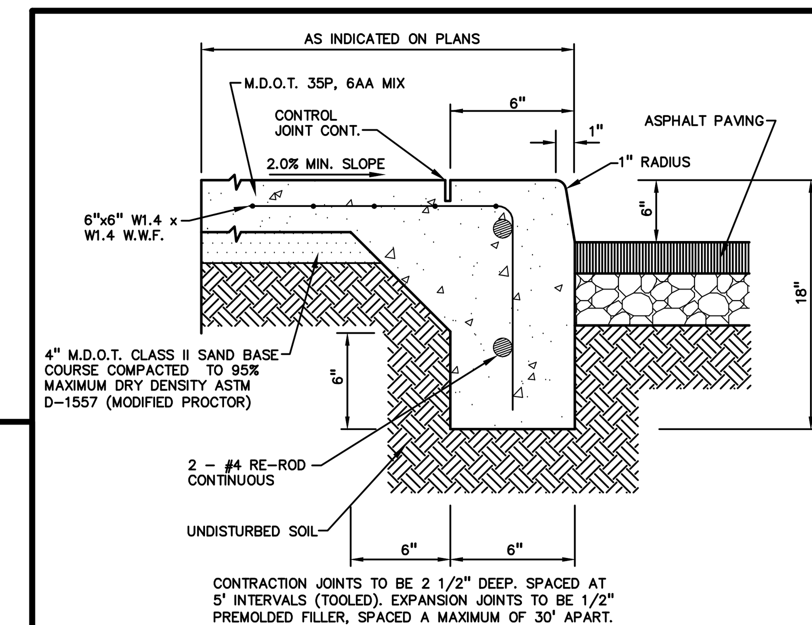
CONCRETE SIDEWALK
NOT TO SCALE



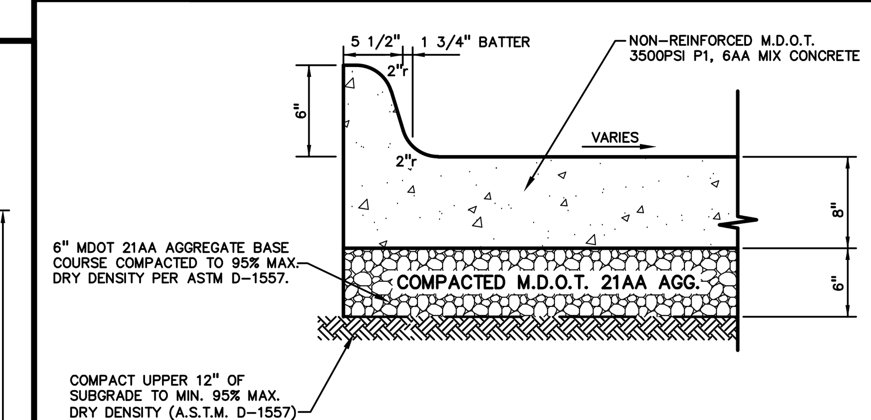
STANDARD DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT–OF–WAY) NOT TO SCALE



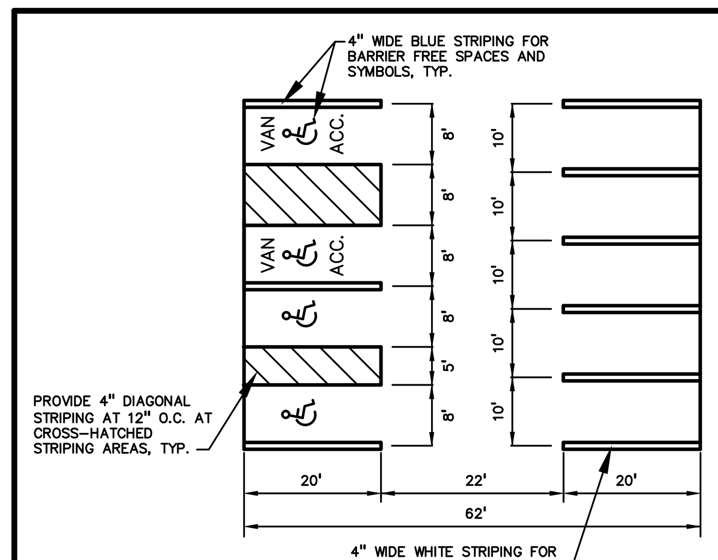
HEAVY DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT–OF–WAY) NOT TO SCALE



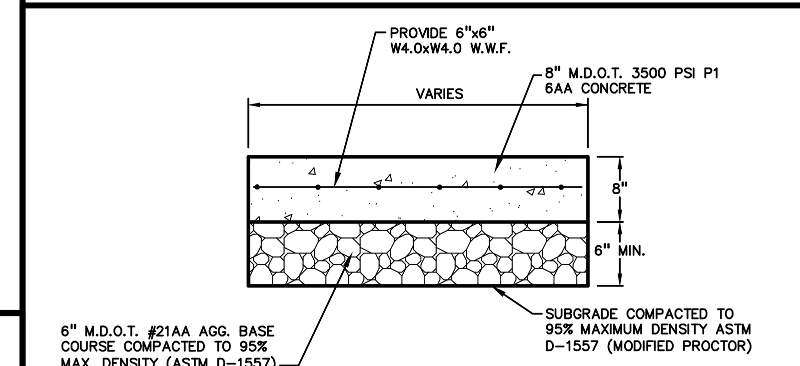
INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



WAYNE COUNTY CONCRETE PAVEMENT
(TO BE USED FOR WAYNE Co. RIGHT–OF–WAY PAVEMENT) NOT TO SCALE



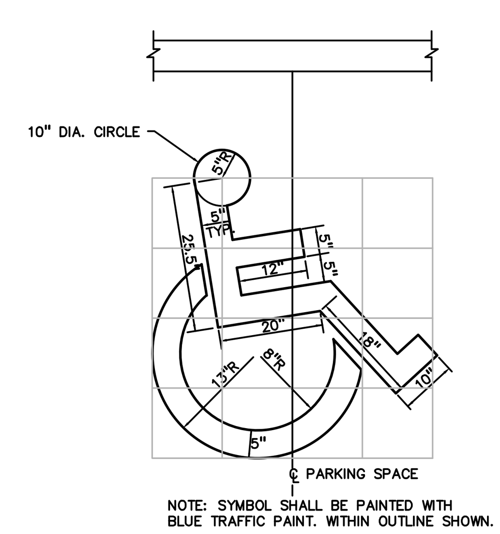
TYPICAL PARKING BAY DETAIL
NOT TO SCALE



HEAVY DUTY CONCRETE DETAIL
NOT TO SCALE

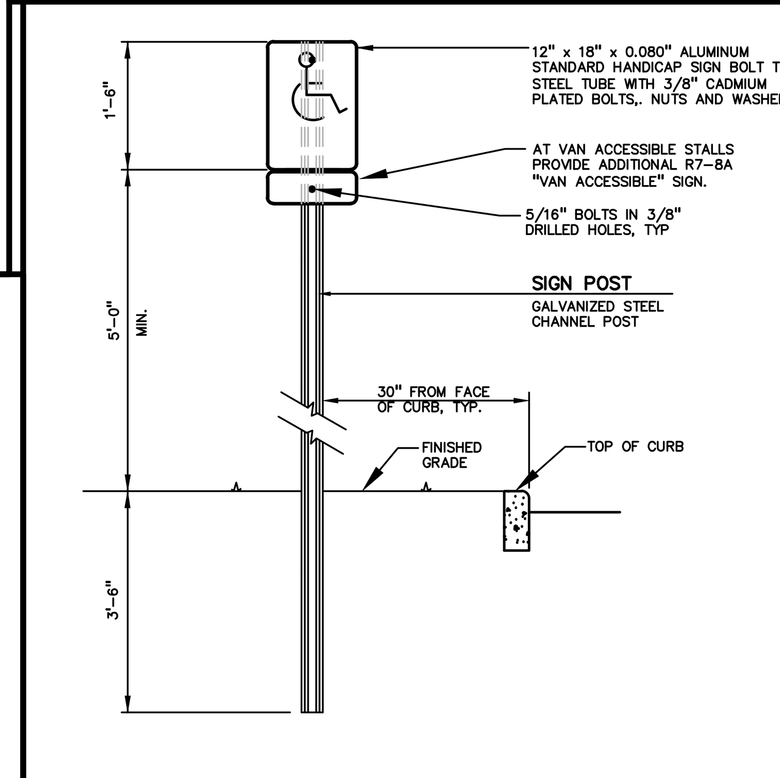
12" x 18"
GREEN BORDER AND LEGEND
WHITE SYMBOL, BLUE BACKGROUND.
REFLECTORIZED
7'–0" MOUNTING HEIGHT
(R7–8)

BARRIER FREE PARKING SIGN DETAIL
NOT TO SCALE

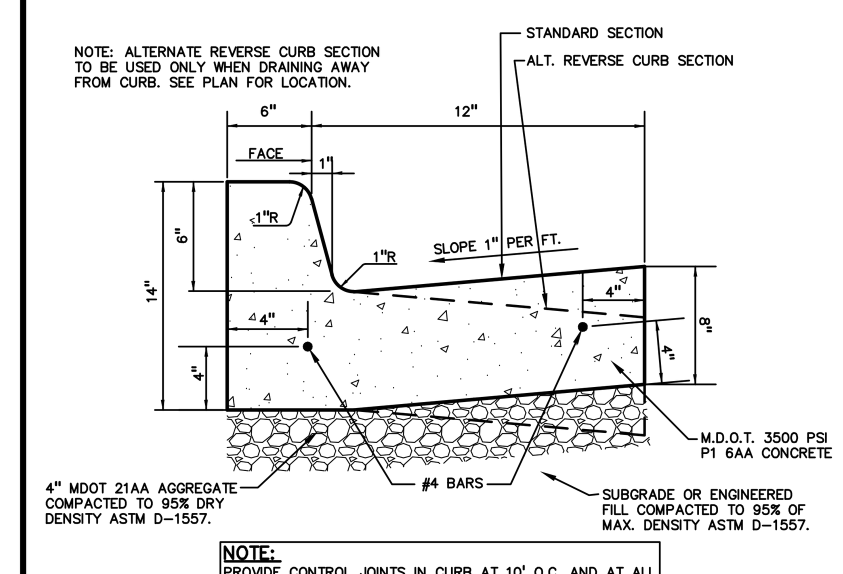


NOTE: SYMBOL SHALL BE PAINTED WITH BLUE TRAFFIC PAINT. WITHIN OUTLINE SHOWN.

STANDARD "BARRIER FREE" SYMBOL FOR PARKING SPACE
NOT TO SCALE



BARRIER FREE SIGN INSTALLATION IN LANDSCAPED AREAS
NOT TO SCALE



NOTE:
PROVIDE CONTROL JOINTS IN CURB AT 10' O.C. AND AT ALL RADIUS RETURNS. PROVIDE EXPANSIVE JOINTS EVERY 30'.

18"x6" STANDARD CONCRETE CURB AND GUTTER
NOT TO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION

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REVISIONS

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SOUTHFIELD, MICHIGAN 48034

NOTES AND DETAILS
VICTOR EAST
PART OF THE SE 1/4 OF SECTION 6, T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

DN. GB

S:\PROJECTS\2014\2014010 ETKIN – VICTOR PARKWAY – SAS\Dwg\Site Plans\(P–4)DETAILS–14010.DWG

ORIGINAL ISSUE DATE: FEB. 25, 2014
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P-4

GRAPHIC SCALE

−40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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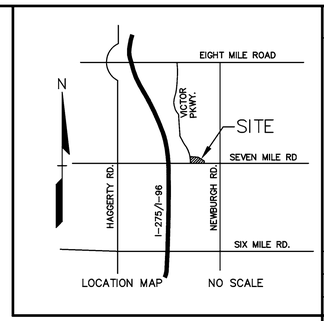
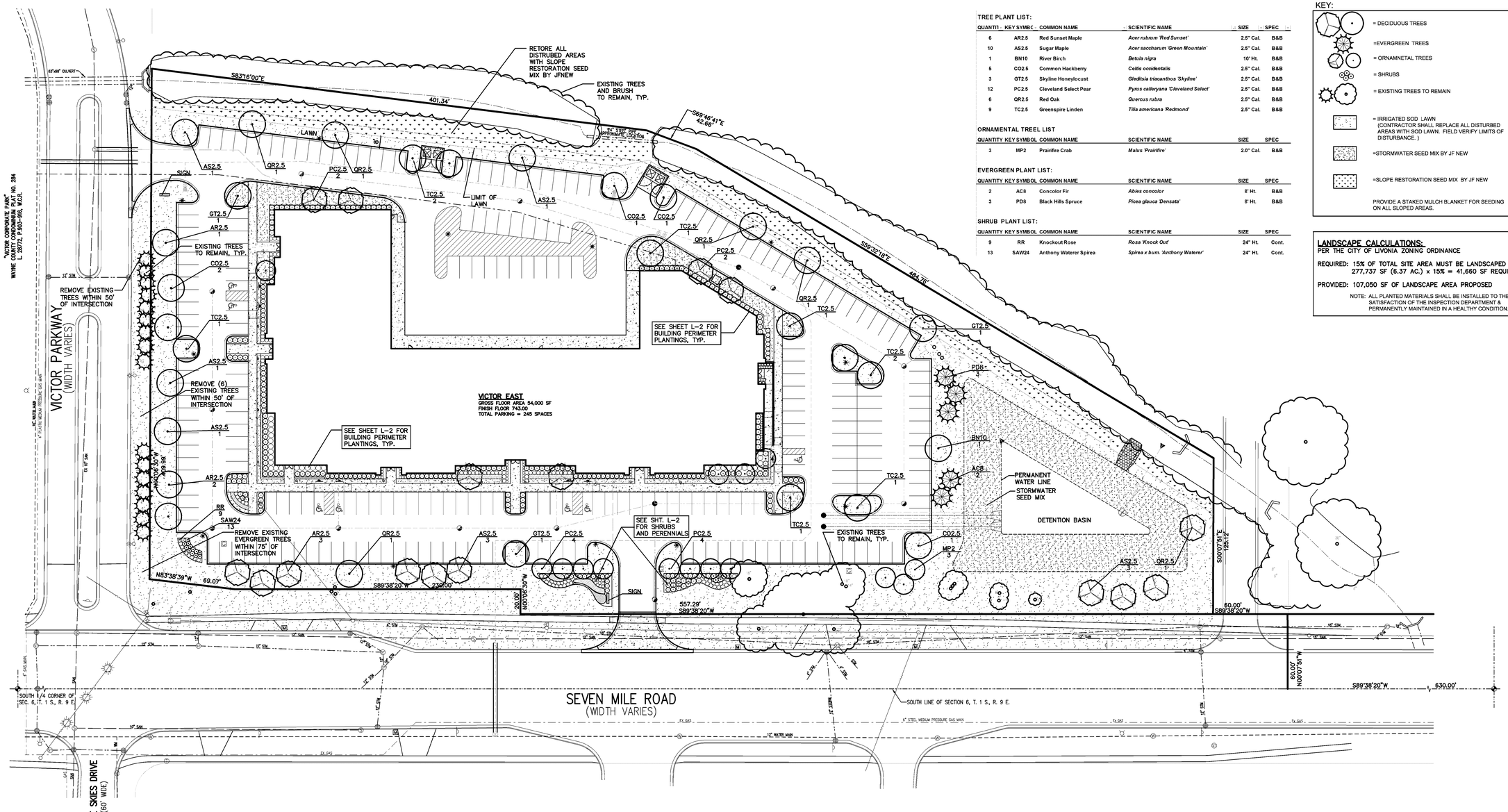


LOCATION MAP – NOT TO SCALE



TREE PLANT LIST:

QUANTITY	KEY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
6	AR2.5		Red Sunset Maple	*Acer rubrum 'Red Sunset'*	2.5" Cal.	B&B
10	AS2.5		Sugar Maple	*Acer saccharum 'Green Mountain'*	2.5" Cal.	B&B
1	BN10		River Birch	*Betula nigra*	10' Ht.	B&B
5	CO2.5		Common Hackberry	*Celtis occidentalis*	2.5" Cal.	B&B
3	GT2.5		Skyline Honeylocust	*Gleditsia triacanthos 'Skyline'*	2.5" Cal.	B&B
12	PC2.5		Cleveland Select Pear	*Pyrus calleryana 'Cleveland Select'*	2.5" Cal.	B&B
6	QR2.5		Red Oak	*Quercus rubra*	2.5" Cal.	B&B
9	TC2.5		Greenspire Linden	*Tilia americana 'Redmond'*	2.5" Cal.	B&B

ORNAMENTAL TREEL LIST

QUANTITY	KEY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
3	MP2		Prairifire Crab	*Malus 'Prairifire'*	2.0" Cal.	B&B

EVERGREEN PLANT LIST:

QUANTITY	KEY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
2	AC8		Concolor Fir	*Abies concolor*	8' Ht.	B&B
3	PD8		Black Hills Spruce	*Picea glauca 'Densata'*	8' Ht.	B&B

SHRUB PLANT LIST:

QUANTITY	KEY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
9	RR		Knockout Rose	*Rosa 'Knock Out'*	24" Ht.	Cont.
13	SAW24		Anthony Waterer Spirea	*Spirea x bum. 'Anthony Waterer'*	24" Ht.	Cont.

KEY:

= DECIDUOUS TREES

=EVERGREEN TREES

= ORNAMNETAL TREES

= SHRUBS

= EXISTING TREES TO REMAIN

= IRRIGATED SOD LAWN (CONTRACTOR SHALL REPLACE ALL DISTURBED AREAS WITH SOD LAWN. FIELD VERIFY LIMITS OF DISTURBANCE.)

=STORMWATER SEED MIX BY JF NEW

=SLOPE RESTORATION SEED MIX BY JF NEW

PROVIDE A STAKED MULCH BLANKET FOR SEEDING ON ALL SLOPED AREAS.

LANDSCAPE CALCULATIONS:
PER THE CITY OF LIVONIA ZONING ORDINANCE

REQUIRED: 15% OF TOTAL SITE AREA MUST BE LANDSCAPED
277,737 SF (6.37 AC.) x 15% = 41,660 SF REQUIRED

PROVIDED: 107,050 SF OF LANDSCAPE AREA PROPOSED

NOTE: ALL PLANTED MATERIALS SHALL BE INSTALLED TO THE SATISFACTION OF THE INSPECTION DEPARTMENT & PERMANENTLY MAINTAINED IN A HEALTHY CONDITION.

No.	BY	CHK	DESCRIPTION	DATE
			REVISIONS	

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Fax: (248) 689-1044
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ETKIN
29100 NORTHWESTERN HIGHWAY, SUITE 200
SOUTHFIELD, MICHIGAN 48034

PRELIMINARY LANDSCAPE PLAN
VICTOR EAST
PART OF THE SE 1/4 OF SECTION 6, T.1S., R.9E.,
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

DES. GB | DN. GB | SUR. OHM | P.M. SAS

S:\PROJECTS\2014\2014010 ETKIN - VICTOR PARKWAY - SAS\2014-010-L1(J)-1(A)ASSUPE-14010.DWG

ORIGINAL
ISSUE DATE: FEB. 25, 2014

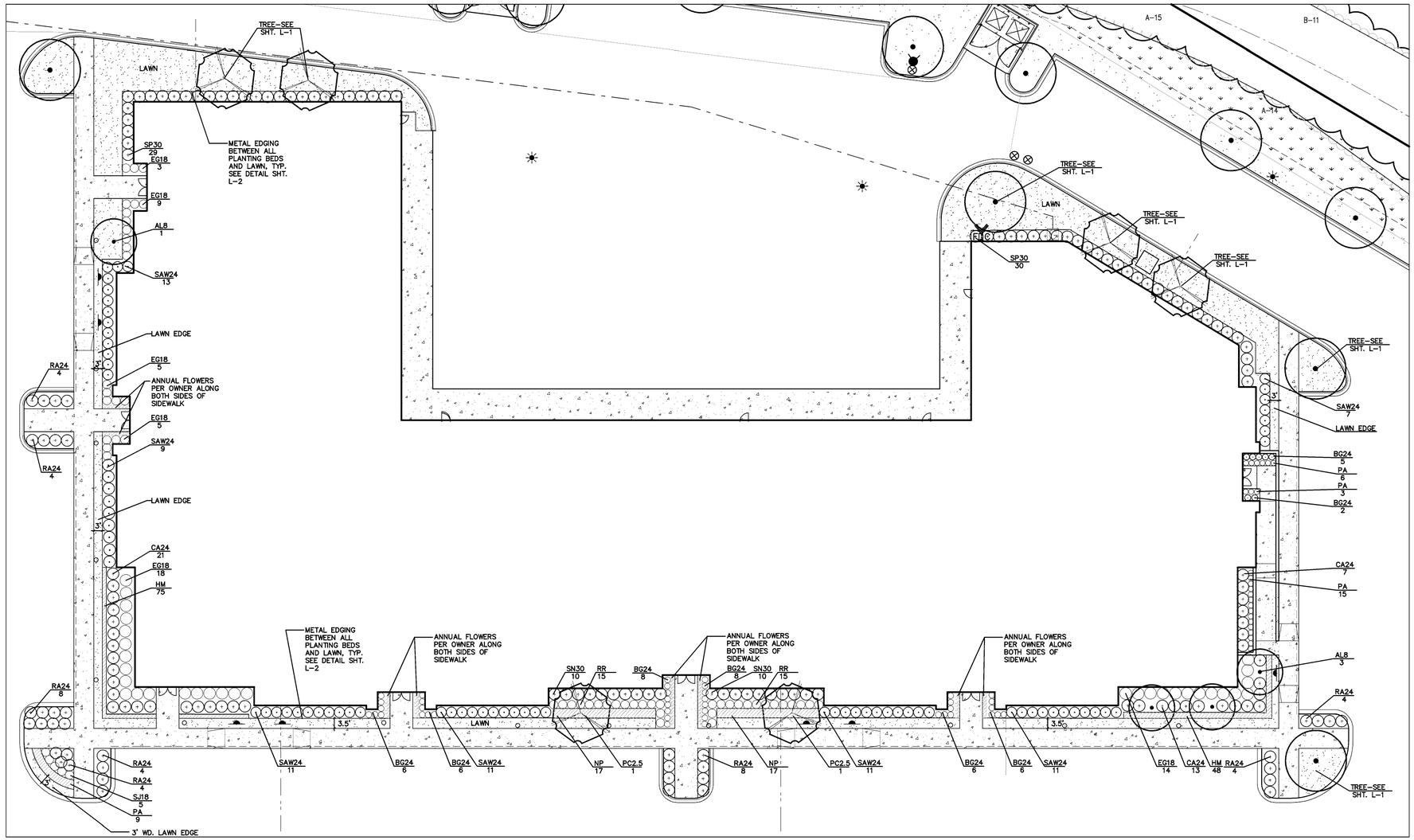
PEA JOB NO. 2014-010

SCALE: 1" = 40'

DRAWING NUMBER:
L-1

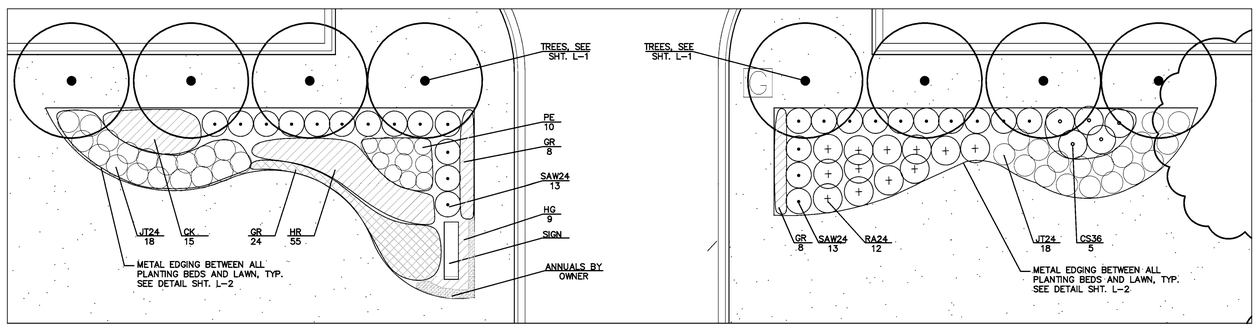
PRELIMINARY - NOT FOR CONSTRUCTION

XREF: L:\2014010\DWG\TOPOBASE-14010.DWG
XREF: L:\2014010\DWG\SITE PLAN\BASE-14010.DWG
XREF: L:\2014010\DWG\SITE PLAN\TBLK-14010.DWG



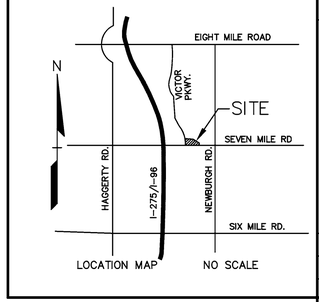
BUILDING PERMITER PLANTINGS

SCALE: 1"=20'



ENTRANCE PLANTINGS

SCALE: 1"=10'



LOCATION MAP – NOT TO SCALE

TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
2	PC2.5	Cleveland Select Pear	*Pyrus calleryana 'Cleveland Select'*	2.5" Cal.	B&B

ORNAMENTAL TREEL LIST

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
4	AL8	Serviceberry	*Amelanchier laevis*	8' Ht.	B&B

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
47	BG24	Green Gem Boxwood	*Buxus x 'Green Gem'*	24" Ht.	Cont.
41	CA24	Tom Thumb Cotoneaster	*Cotoneaster adpressus 'Tom Thumb'*	24" wd.	Cont.
5	CS36	Red Twig Dogwood	*Cornus sericea*	36" Ht.	Cont.
54	EG18	Green Lane Euonymus	*Euonymus fortunei 'Green Lane'*	18" Ht.	Cont.
36	JT24	Tam Juniper	*Juniperus sabina 'Tamariscifolia'*	24" Sprd	Cont.
52	RA24	Gro Low Sumac	*Rhus armoatica 'Gro-Low'*	24" Sprd	Cont.
30	RR	Knockout Rose	*Rosa 'Knock Out'*	24" Ht.	Cont.
99	SAW24	Anthony Waterer Spirea	*Spirea x bum. 'Anthony Waterer'*	24" Ht.	Cont.
5	SJ18	Little Princess Japanese Spirea	*Spiraea japonica 'Little Princess'*	18" Ht.	Cont.
20	SN30	Snowmound Spirea	*Spirea nipponica' Snowmound'*	30" Ht.	Cont.
59	SP30	Miss Kim Lilac	*Syringa patula 'Miss Kim'*	30" Ht.	Cont.

PERENNIAL PLANT LIST

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
15	CK	Feather Reed Grass	*Calamagrostis x acutiflora 'Karl Foerster'*	1 gal	Cont.
9	HG	Little Grapette Daylily	*Hemerocallis 'Little Grapette'*	1 gal	Cont.
123	HM	Stella D' Oro Daylily	*Hemerocallis 'Stella D' Oro'*	1 gal	Cont.
55	HR	Happy Returns Daylily	*Hemerocallis 'Happy Returns'*	1 gal	Cont.
40	GR	Rozanne Geranium	*Geranium maculatum 'Rozanne'*	1 gal	Cont.
34	NP	Six Hills Giant Catmint	*Nepeta x faassenii 'Six Hills Giant'*	1 gal	Cont.
33	PA	Dwarf Fountain Grass	*Pennisetum alopecuroides 'Hameln'*	1 gal	Cont.
10	PE	Russian Sage	*Perovskia atriplicifolia*	1 gal	Cont.

PRELIMINARY - NOT FOR CONSTRUCTION

XREF: L:\2014010\DWG\TOPOBASE-14010.DWG
XREF: L:\2014010\DWG\SITE PLAN\CBASE-14010.DWG
XREF: L:\2014010\DWG\SITE PLAN\TBLK-14010.DWG

No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

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PRELIMINARY LANDSCAPE DETAILS
VICTOR EAST
PART OF THE SE 1/4 OF SECTION 6, T.1S., R.9E.,
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
GB	GB	OHM	SAS

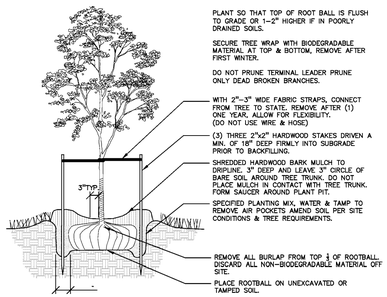
S:\PROJECTS\2014\2014010 ETKIN - VICTOR PARKWAY - SAS\2014-010-LS(-25)MODSAPE DETAILS-140502.DWG

ORIGINAL
ISSUE DATE: FEB. 25, 2014

PEA JOB NO. 2014-010

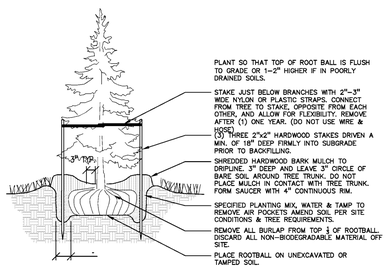
SCALE: VARIES

DRAWING NUMBER:
L-2



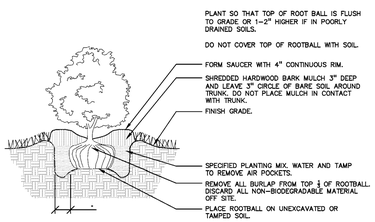
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



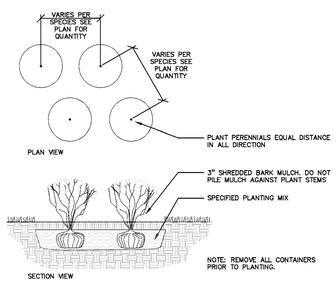
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



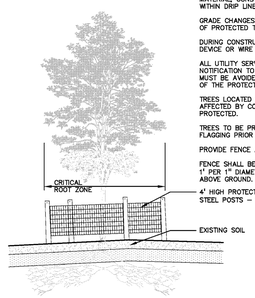
SHRUB PLANTING DETAIL

NOT TO SCALE



PERENNIAL PLANTING DETAIL

NOT TO SCALE



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

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

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

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

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

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

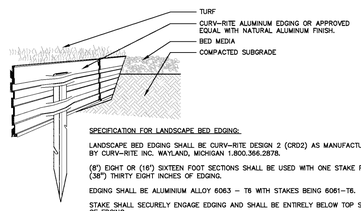
TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS.

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE.

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

TREE PROTECTION DETAIL

NOT TO SCALE



SPECIFICATION FOR LANDSCAPE BED EDGING:

LANDSCAPE BED EDGING SHALL BE CURV–RITE DESIGN 2 (CRD2) AS MANUFACTURED BY CURV–RITE INC. WAYLAND, MICHIGAN 1.800.366.2878.

(6') EIGHT OR (18') SIXTEEN FOOT SECTIONS SHALL BE USED WITH ONE STAKE PER (36") THIRTY EIGHT INCHES OF EDGING.

EDGING SHALL BE ALUMINIUM ALLOY 6063 – T6 WITH STAKES BEING 6061–T6.

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

EDGING SHALL HAVE A MINIMUM OF (2") TWO INCHES OF INTERLOCKING OVERLAP BETWEEN SECTIONS.

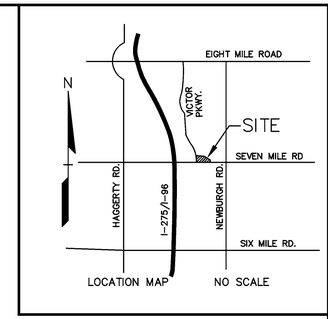
INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING ¾"–1" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON EITHER SIDE OF EDGING TO MAINTAIN STABILITY.

ALUMINUM EDGE DETAIL

NOT TO SCALE

GENERAL PLANTING NOTES:

1. Landscape contractor shall visit site, inspect existing site conditions and review proposed planting and related work. In case of discrepancy between plan and plant list, plan shall govern quantities. Contact Landscape Architect with any concerns.
2. Contractor shall verify locations of all on site utilities prior to beginning construction on his/her phase of work. Electric, gas, telephone, cable television may be located by calling MISS DIG 1–800–482–7171. Any damage or interruption of services shall be the responsibility of Contractor. Contractor shall coordinate all related activities with other trades on the job and shall report any unacceptable job conditions to Owner's Representative prior to commencing.
3. All plant material to be premium grade nursery stock and shall satisfy American Association of Nurserymen standard for Nursery Stock. All landscape material shall be Northern Grown, No. 1. Grade.
4. Contractor is responsible for verifying all quantities shown on landscape plan prior to pricing the work.
5. The owner's representative reserves the right to reject any plant material not meeting specifications.
6. All single stem shade trees to have straight trunks and symmetrical crowns.
7. All single trunk shade trees to have a central leader; trees with forked or irregular trunks will not be accepted.
8. All multi stem trees shall be heavily branched and have symmetrical crowns. One sided trees or those with thin or open crowns shall not be accepted.
9. All evergreen trees shall be heavily branched and full to the ground, symmetrical in shape and not sheared for the last five growing seasons.
10. All trees to have clay or clay loam balls, trees with sand balls Will Be Rejected.
11. No machinery is to be used within the drip line of existing trees; Hand grade all lawn areas within the drip line of existing trees.
12. All tree locations shall be staked by Landscape Contractor and are subject to the approval of the landscape Architect prior to installation of the plant material.
13. It is mandatory that positive drainage is provided away from all buildings.
14. All planting beds shall receive 4" shredded hardwood bark mulch, see specifications. Shredded palette and died mulch will not be accepted.
15. All landscaped areas shall receive 3" compacted topsoil.
16. See specifics for additional comments, requirements, planting procedures and warranty standards.



LOCATION MAP – NOT TO SCALE

No.	BY	CHK	DESCRIPTION	DATE

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VICTOR EAST
PART OF THE SE 1/4 OF SECTION 6, T.1S., R.9E.,
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
GB	GB	OHM	SAS

S:\PROJECTS\2014\2014010 ETKIN – VICTOR PARKWAY – SAS\2014-010-L\L-2\LANDSCAPE DETAILS-14010.DWG

ORIGINAL
ISSUE DATE: FEB. 25, 2014

PEA JOB NO. 2014-010

SCALE: N/A

DRAWING NUMBER:
L-3

PRELIMINARY - NOT FOR CONSTRUCTION

XREF: L:\2014010\DWG\TOPOBASE-14010.DWG
XREF: L:\2014010\DWG\SITE PLAN\SBASE-14010.DWG
XREF: L:\2014010\DWG\SITE PLAN\TBLK-14010.DWG

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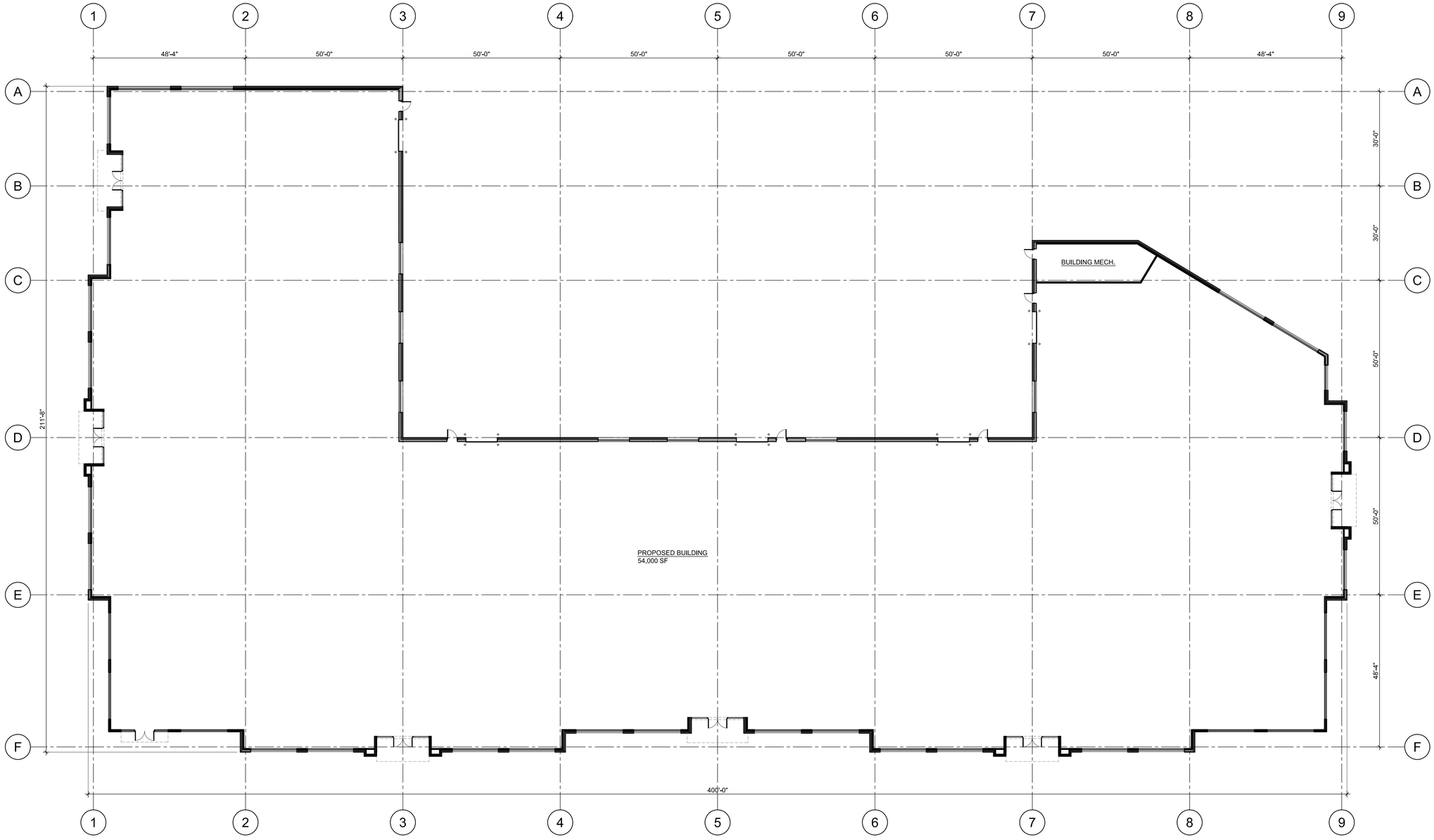

PRELIMINARY FLOOR PLAN

SCALE: 1/16"=1'-0"

NORTH

1

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ARCHITECTURE
2430 Rochester Court
Suite 101, Troy,
Michigan 48083
248.619.2354
faudiearchitecture.com

ETKiN
REAL ESTATE SOLUTIONS

PROPOSED VICTOR EAST

LIVONIA, MI

ISSUED FOR:
PRELIMINARY SITE PLAN APPROVAL

DATE:
2-25-14

DRAWING DATE:
2-25-14

PROJECT NUMBER:
13060

SHEET NUMBER:
PFP-3

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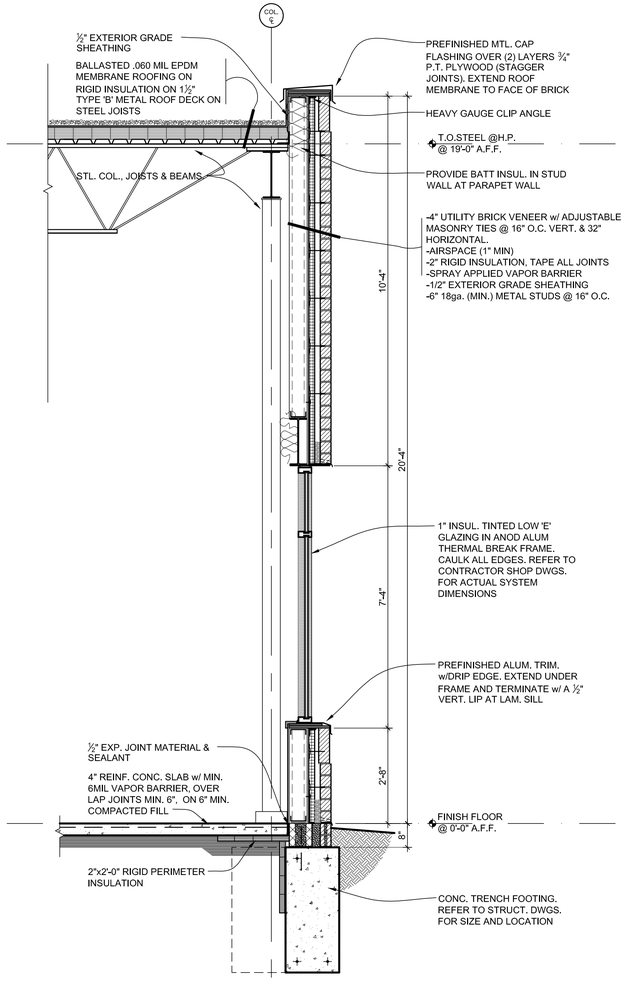
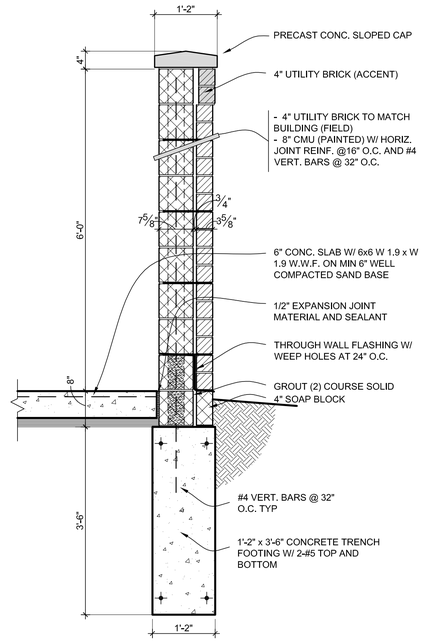


TYP. WALL SECTION 5

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

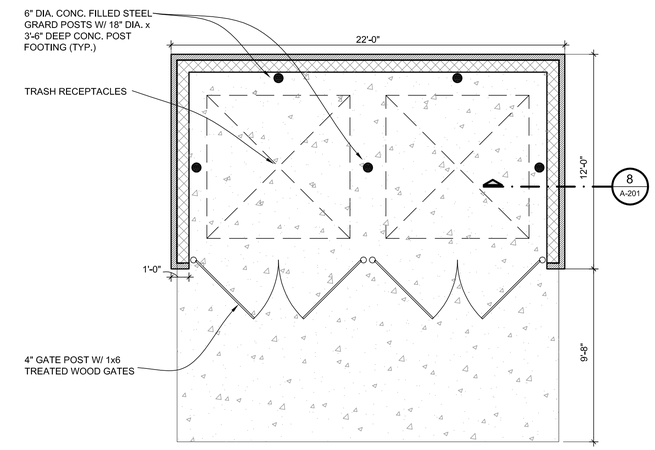


DUMPSTER ENCLOSURE SECTION 8

SCALE: 3/4" = 1'-0"

DUMPSTER ENCLOSURE ELEVATION 7

SCALE: 1/4" = 1'-0"

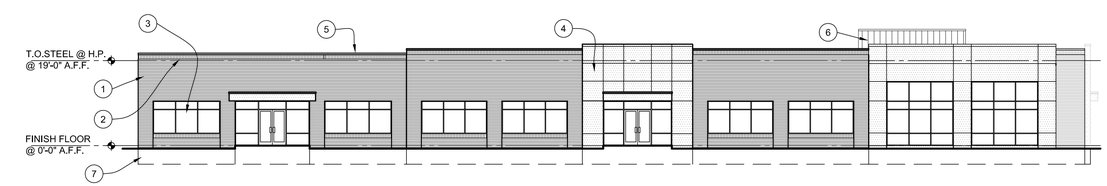


DUMPSTER ENCLOSURE PLAN 6

SCALE: 1/4" = 1'-0"

PRELIMINARY EAST ELEVATION 4

SCALE: 1/16" = 1'-0"



PRELIMINARY WEST ELEVATION 3

SCALE: 1/16" = 1'-0"

PRELIMINARY NORTH ELEVATION 2

SCALE: 1/16" = 1'-0"

PRELIMINARY SOUTH ELEVATION 1

SCALE: 1/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

1	UTILITY BRICK
2	UTILITY BRICK SOLDIER COURSE ACCENT
3	1" TINTED LOW 'E' INSUL. GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES.
4	ALUMINUM COMPOSITE METAL PANEL SYSTEM (ACM)
5	PREFINISHED METAL COPING
6	PREFINISHED METAL PANEL R.T.U. SCREEN
7	CONC. TRENCH FOOTING BELOW

FAUDIE ARCHITECTURE
2430 Rochester Court
Suite 101, Troy, Michigan 48083
248.619.2354
faudiearchitecture.com
ETKiN REAL ESTATE SOLUTIONS

PROPOSED VICTOR EAST
LIVONIA, MI

ISSUED FOR: PRELIMINARY SITE PLAN APPROVAL
DATE: 2-25-14

DRAWING DATE: 2-25-14

PROJECT NUMBER: 13060

SHEET NUMBER: PE-4

STATISTICS

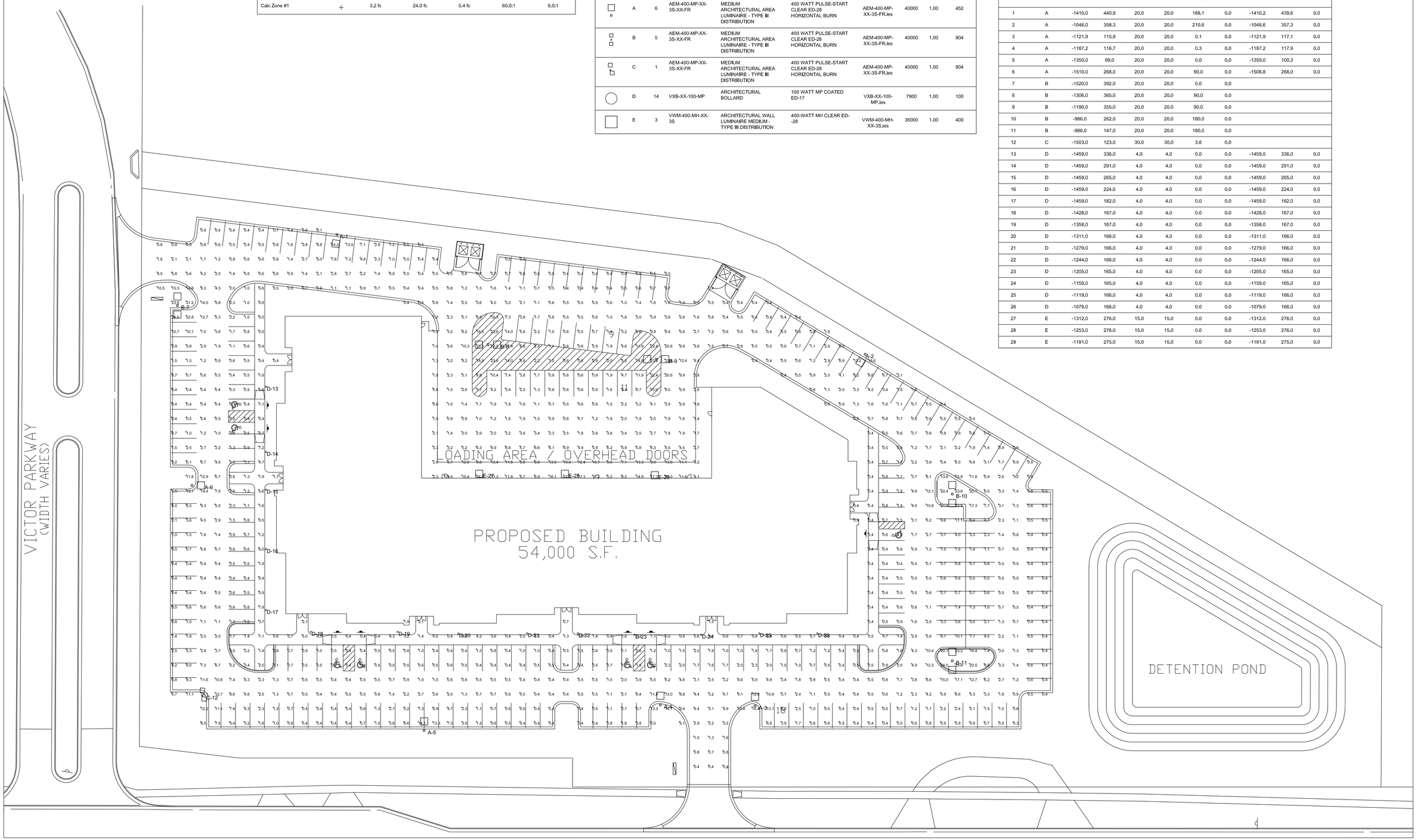
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	3.2 fc	24.0 fc	0.4 fc	60.0:1	8.0:1

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	6	AEM-400-MP-XX-3S-XX-FR	MEDIUM ARCHITECTURAL AREA LUMINAIRE - TYPE III DISTRIBUTION	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	AEM-400-MP-XX-3S-FR.les	40000	1.00	452
	B	5	AEM-400-MP-XX-3S-XX-FR	MEDIUM ARCHITECTURAL AREA LUMINAIRE - TYPE III DISTRIBUTION	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	AEM-400-MP-XX-3S-FR.les	40000	1.00	904
	C	1	AEM-400-MP-XX-3S-XX-FR	MEDIUM ARCHITECTURAL AREA LUMINAIRE - TYPE III DISTRIBUTION	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	AEM-400-MP-XX-3S-FR.les	40000	1.00	904
	D	14	VXB-XX-100-MP	ARCHITECTURAL BOLLARD	100 WATT MP COATED ED-17	VXB-XX-100-MP.les	7900	1.00	100
	E	3	VWM-400-MH-XX-3S	ARCHITECTURAL WALL LUMINAIRE MEDIUM - TYPE III DISTRIBUTION	400-WATT MH CLEAR ED--28	VWM-400-MH-XX-3S.les	36000	1.00	400

LUMINAIRE LOCATIONS

No.	Label	Location X	Location Y	Location Z	MH	Orientation	Tilt	Aim X	Aim Y	Aim Z
1	A	-1410.0	440.9	20.0	20.0	188.1	0.0	-1410.2	439.6	0.0
2	A	-1046.0	358.3	20.0	20.0	210.6	0.0	-1046.6	357.3	0.0
3	A	-1121.9	115.9	20.0	20.0	0.1	0.0	-1121.9	117.1	0.0
4	A	-1187.2	116.7	20.0	20.0	0.3	0.0	-1187.2	117.9	0.0
5	A	-1350.0	99.0	20.0	20.0	0.0	0.0	-1350.0	100.3	0.0
6	A	-1510.0	268.0	20.0	20.0	90.0	0.0	-1508.8	268.0	0.0
7	B	-1520.0	392.0	20.0	20.0	0.0	0.0			
8	B	-1306.0	365.0	20.0	20.0	90.0	0.0			
9	B	-1190.0	355.0	20.0	20.0	90.0	0.0			
10	B	-986.0	262.0	20.0	20.0	180.0	0.0			
11	B	-986.0	147.0	20.0	20.0	180.0	0.0			
12	C	-1503.0	123.0	30.0	30.0	3.6	0.0			
13	D	-1459.0	336.0	4.0	4.0	0.0	0.0	-1459.0	336.0	0.0
14	D	-1459.0	291.0	4.0	4.0	0.0	0.0	-1459.0	291.0	0.0
15	D	-1459.0	265.0	4.0	4.0	0.0	0.0	-1459.0	265.0	0.0
16	D	-1459.0	224.0	4.0	4.0	0.0	0.0	-1459.0	224.0	0.0
17	D	-1459.0	182.0	4.0	4.0	0.0	0.0	-1459.0	182.0	0.0
18	D	-1428.0	167.0	4.0	4.0	0.0	0.0	-1428.0	167.0	0.0
19	D	-1358.0	167.0	4.0	4.0	0.0	0.0	-1358.0	167.0	0.0
20	D	-1311.0	166.0	4.0	4.0	0.0	0.0	-1311.0	166.0	0.0
21	D	-1279.0	166.0	4.0	4.0	0.0	0.0	-1279.0	166.0	0.0
22	D	-1244.0	166.0	4.0	4.0	0.0	0.0	-1244.0	166.0	0.0
23	D	-1205.0	165.0	4.0	4.0	0.0	0.0	-1205.0	165.0	0.0
24	D	-1159.0	165.0	4.0	4.0	0.0	0.0	-1159.0	165.0	0.0
25	D	-1119.0	166.0	4.0	4.0	0.0	0.0	-1119.0	166.0	0.0
26	D	-1079.0	166.0	4.0	4.0	0.0	0.0	-1079.0	166.0	0.0
27	E	-1312.0	276.0	15.0	15.0	0.0	0.0	-1312.0	276.0	0.0
28	E	-1253.0	276.0	15.0	15.0	0.0	0.0	-1253.0	276.0	0.0
29	E	-1191.0	275.0	15.0	15.0	0.0	0.0	-1191.0	275.0	0.0



VICTOR EAST PHOTOMETRICS
SCALE: 1"= 30'-0"

NORTH

FAUDIE ARCHITECTURE
2430 Rochester Court
Suite 101, Troy, Michigan 48083
248.619.2354
faudiearchitecture.com

ETKiN REAL ESTATE SOLUTIONS

EPD
ELECTRICAL POWER & DESIGN, INC.
18840 WOODWORTH
REDFORD, MICHIGAN 48240
PH 313-531-3080
FX 313-531-6826

VICTOR_EAST
LIVONIA_MICHIGAN

ISSUED FOR:
DATE: 2/25/14 PRELIMINARY SITE PLAN APPROVAL

DRAWING DATE: 2/25/14

PROJECT NUMBER: 13060

SHEET NUMBER: E402

Proposed Victor East

Livonia, Michigan

ETKiN REAL ESTATE SOLUTIONS

FAUDIE ARCHITECTURE

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Coline R. Coleman
CHIEF ACCOUNTANT

DENNIS K. WRIGHT
MAYOR

RECEIVED
FEB 28 2018
CITY OF LIVONIA
PLANNING COMMISSION

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

February 27, 2018

Mr. Scott O. Miller
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2014-02-08-02 Extension of Approval

Dear Mr. Miller,

I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer. I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,

Coline R. Coleman
Chief Accountant

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

February 26, 2018

Mr. Scott Miller – Planner IV
Planning Commission
City of Livonia

Re: Petition 2014-02-08-02
Victor East 37640 Seven Mile Road

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the address connected with the above noted petition. At this time there are no outstanding amounts receivable for taxes, therefore I have no objections to the proposal.

Sincerely,

_____
Lynda L. Scheel
Treasurer, City of Livonia

ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR MEETING OF APRIL 21, 2014

#104-14 RESOLVED, that having considered a communication from the City Planning Commission, dated March 21, 2014, which transmits its resolution 03-15-2014 adopted on March 18, 2014 with regard to **Petition 2014-02-08-02 submitted by Victor East, L.L.C.,** requesting site plan approval in connection with a proposal to construct a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road), in the Southeast 1/4 of Section 6, pursuant to the provisions set forth in Section 18.47 of Ordinance No. 543, as amended, the Council does hereby concur in the recommendation made by the Planning Commission and Petition 2014-02-08-02 is hereby approved and granted, subject to the following conditions:

1. That the Site Plan marked Drawing Number P-3 dated February 25, 2014, prepared by Professional Engineering Associates, is hereby approved and shall be adhered to;

2. That the Landscape Plans marked Drawing Number L-1 and L-2 both dated February 25, 2014, prepared by Professional Engineering Associates, is hereby approved and shall be adhered to;

3. That all disturbed lawn areas shall be sodded in lieu of hydroseeding;

4. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;

5. That the Exterior Building Elevation Plan marked Sheet Number PE-4 dated February 25, 2014, prepared by Faudie Architecture, is hereby approved and shall be adhered to;

6. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building;

7. That the three walls of the trash dumpster areas shall be constructed out of the same brick used in the construction of the building or in the event a poured wall is substituted, the wall's design, texture and color shall match that of the building and the enclosure gates shall be maintained and when not in use closed at all times;

8. That all light fixtures shall not exceed 20 feet in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadway;

9. That this site shall meet either the City of Livonia or the Wayne County Storm Water Management Ordinance, whichever applies, and shall secure any required permits, including storm water management permits, wetlands permits and soil erosion and sedimentation control permits, from Wayne County, the City of Livonia, and/or the State of Michigan Department of Natural Resources and Environment (DNRE);

10. That the Petitioner shall work with the City Engineering Division to make the necessary modifications to the median in Victor Parkway in order to facilitate proper turning movements for vehicles entering and exiting the site;

11. That 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;

12. 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; and

13. 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.

ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR MEETING OF MAY 6, 2015

#125-15 RESOLVED, that having considered a communication from the City Planning Commission, dated April 7, 2015, approved for submission by the Mayor, which sets forth its Council Resolution #03-15-2015, adopted on March 31, 2015, with regard to a request from Josh A. Suardini, Vice President, Etkin Management, L.L.C., as managing agent for **Victor East,** L.L.C., dated February 20, 2015, for a **one-year extension** of the approval of Petition 2014-02-08-02, previously granted in Council Resolution #104-14, adopted on April 21, 2014, in connection with a proposal to construct a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road) in the Southeast 1/4 of Section 6, the Council does hereby concur in the recommendation of the Planning Commission and does hereby grant the requested extension for a one-year period, subject to compliance with all of the conditions set forth in the original site plan approval. (CR#104-14)

ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR MEETING OF JUNE 6, 2016

#228-16 RESOLVED, that having considered a communication from the City Planning Commission, dated April 25, 2016, approved for submission by the Mayor, which sets forth its resolution #04-33-2016, adopted on April 19, 2016, with regard to a request from Josh A. Suardini, Vice President, Etkin Management, L.L.C., as managing agent for **Victor East, L.L.C**., dated March 17, 2016, for a **one-year extension of the approval of Petition 2014-02-08-02**, previously approved in Council Resolution #125-15, adopted on May 6, 2015, and Council Resolution #104-14, adopted on April 21, 2014, in connection with a proposal to construct a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road) in the Southeast 1/4 of Section 6, the Council does hereby concur in the recommendation of the Planning Commission and does hereby grant the requested extension for a one-year period, subject to compliance with all of the conditions set forth in the original site plan approval.

ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR MEETING OF MAY 8, 2017

#166-17 RESOLVED, that having considered a communication from the City Planning Commission, dated March 29, 2017, approved for submission by the Mayor, which sets forth its Council Resolution #03-18-2016, adopted on March 28, 2017, with regard to a request from Josh A. Suardini, Vice President, Etkin Management, L.L.C., as managing agent for **Victor East**, L.L.C., dated February 27, 2017, for a one-year extension of the approval of **Petition 2014-02-08-02**, previously granted in Council Resolution #104-14, adopted on April 21, 2014, in connection with a proposal to construct a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road) in the Southeast 1/4 of Section 6, the Council does hereby concur in the recommendation of the Planning Commission and does hereby grant the requested extension for a one-year period, subject to compliance with all of the conditions set forth in the original site plan approval.

UNAPPROVED MINUTES

MINUTES OF THE 1,119th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, February 27, 2018, the City Planning Commission of the City of Livonia held its 1,119th Public Hearings and Regular Meeting in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7:00 p.m.

Members present:	Sam Caramago	Glen Long	Betsy McCue
	Kevin Priddy	Peter Ventura	Ian Wilshaw

Members absent: Carol Smiley

Mark Taormina, Planning Director, and Marge Watson, 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 2014-02-08-02 VICTOR EAST

Mr. Caramagno, Secretary, announced the next item on the agenda, request for a one-year extension of Petition 2014-02-08-02, which previously received approval by the City Council on April 21, 2014 (Council Resolution #104-14), to construct a one-story office-research building (Victor East) on property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway in the Southeast ¼ of Section 6.

Mr. Taormina: This is a site plan petition that was originally filed in 2014 and was approved for a one-story, 54,000 square foot office research building. As part of that 2014 petition, we've since approved three one-year extensions. The petitioner is here this evening seeking a fourth one-year extension, and he can give us an update on the status of the property. Thank you.

Mr. Wilshaw: And there is no correspondence on this item?

Mr. Taormina: No, nothing any recent.

Mr. Wilshaw: Are there any questions for Mr. Taormina? Seeing none, the petitioner is here. Would you like to add anything to what's already been said?

Josh Suardini, Etkin, 29100 Northwestern Highway, Suite 200, Southfield, Michigan 48034. Good evening. Not a lot to add, but we continue to market the building with the hope that we either find an office tenant or we try to find some other use. I know I'"ve talked to you guys before about reaching outside the bounds a little, and we're starting to do that. I'll answer any other questions that you have.

Mr. Wilshaw: Are there any questions for the petitioner? Seeing none, thank you for coming tonight. Is there anybody in the audience that wishes to speak for or against this item? Seeing no one coming forward, a motion would be in order.

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

#03-18-2018 **RESOLVED**, that the City Planning Commission does hereby recommend to the City Council that the request for a One-Year Extension of Petition 2014-02-08-02 which previously received approval by the City Council on April 21, 2014 (Council Resolution #104-14), to construct a one-story office-research building (Victor East) on property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway in the Southeast 1/4 of Section 6, be approved subject to the following conditions:

1. That the request for an extension of waiver use approval by Etkin Management, L.L.C, in a letter dated February 15, 2018, is hereby approved for a one-year period; and

2. That all conditions imposed by Council Resolution #104-14 in connection with Petition 2014-02-08-02, which permitted the construction of a one-story office-research building, shall remain in effect to the extent that they are not in conflict with the foregoing condition.

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

SITE PLANS
Pet. 2014-02-08-02 (Josh A. Suardini, Vice President, Etkin Management, L.L.C., as managing agent for Victor East, L.L.C.) Approval of a one-year extension in connection with a proposal to construct a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road), Section 6. (CR 228-16 , CR 125-15 and CR 104-14)

#166-17 RESOLVED, that having considered a communication from the City Planning Commission, dated March 29, 2017, approved for submission by the Mayor, which sets forth its Council Resolution #03-18-2016, adopted on March 28, 2017, with regard to a request from Josh A. Suardini, Vice President, Etkin Management, L.L.C., as managing agent for Victor East, L.L.C., dated February 27, 2017, for a one-year extension of the approval of Petition 2014-02-08-02, previously granted in Council Resolution #104-14, adopted on April 21, 2014, in connection with a proposal to construct a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road) in the Southeast 1/4 of Section 6, the Council does hereby concur in the recommendation of the Planning Commission and does hereby grant the requested extension for a one-year period, subject to compliance with all of the conditions set forth in the original site plan approval.

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

AYES: Bahr, Meakin, Kritzman, Brosnan, Jolly and McIntyre

NAYS: None

The President declared the resolutions adopted.

CONSENT AGENDA ITEMS (Regular Meeting of May 8, 2017)

Motion by: ***Jolly***
Seconded by: ***Bahr***

ROLL CALL:
Ayes: ***Bahr, Meakin, Kritzman, Brosnan, Jolly, and McIntyre***

Nays: ***None***
Absent: ***White***

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD APRIL 24, 2017

Meeting was called to order at 8:09 p.m. by President McIntyre. Present: Scott Bahr, Brian Meakin, Brandon Kritzman, Jim Jolly, and Kathleen McIntyre. Absent: Maureen Miller Brosnan and Cathy White.

Elected and appointed officials present: Mark Taormina, Director of Economic Development and Planning; Todd Zilincik, City Engineer; Ed Davis, Superintendent, Parks and Recreation; Brian Wilson, Assistant Director, Public Works; and Don Knapp, City Attorney.

15. REQUEST FOR ONE-YEAR EXTENSION OF SITE PLAN APPROVAL: Planning Commission, re: Petition 2014-02-08-02 submitted by Victor East, L.L.C., previously approved by the City Council on May 6, 2015, in connection with a proposal to construct a one-story office-research building (Victor East) on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road) in the Southeast ¼ of Section 6. (CR 228-16, CR 125-15 and CR 104-14)

Mark Taormina, Director of Planning and Economic Development presented the request to Council. This is the second request to extend the site plan for the development of property that is located at the northeast corner of Seven Mile and Victor Parkway. This petition dates back to 2014 when it was originally approved by the City Council under Council Resolution #104-14. It involves the development of 6.4 acres of vacant property. This has quite a long history in terms of its development. It was originally approved as an Oakwood Health Systems outpatient facility pursuant to a Consent Agreement between the City and the developer. It then was modified to include an office building that was never developed. Then there was a third amendment to the Consent Judgment allowing for the development of the site as a one-story building about 54,000 square feet in size for general office, engineering, research and development and design as well as laboratory testing and storage. It's a high tech or flex building that was desired to be built on this property. It's still being marketed as such. There was a lengthy review of the site plan a couple of years ago. It's kind of U-shaped building. Again, one story in height, about 54,000 square feet. It had all the required parking, storm water management access, landscaping, and retention of the drainage creek that runs along the north side of the property. It is still hoped that the site will be developed in this manner. The petitioner was unable to be here tonight but he was, as you recall, at our study meeting to give us a little more information about the site and what their intentions are.

Josh Suardini, 29100 Northwestern Highway, Southfield, Michigan, representing Etkin, addressed Council. He gave an update of the recent efforts to market the

property. He said they come before Council this evening to ask for a one-year extension.

Meakin asked through the Chair to the Law Department to please address the consent judgment on this property. He said it has been 20 years now with no redevelopment on this property.

Don Knapp, City Attorney, said the initial consent judgment resulted out of a lawsuit which started as a request for rezoning of the property which was denied. He said since then there have been several developments that have been proposed in keeping with that consent judgment. He said City Council must comply with the conditions of the consent judgment. Over the years the ownership has changed. He said the development before Council tonight is the result of the third amended consent judgment.

Meakin asked Suardini in his efforts to market the property if they are getting any interest in any kind of development of the property. Suardini replied yes, indicating they have responded several requests for proposal in the past couple years. He said for various reasons they didn't work out. He said one they came in second place; another the company chose to go a little further west toward Ann Arbor. Some companies with interest were too small and financially it wouldn't have worked out. Meakin asked him if it would work out better if they had a blank canvas. Suardini said it is difficult here in Michigan to convince companies that a building can be built and up and running within a one-year time frame. Meakin suggested they talk to Mr. Taormina in the Planning Department. He said Amazon is a prime example that it can be done in less than one year's time. He said it is something to consider.

Meakin offered the approving resolution for the Consent Agenda.

DIRECTION: APPROVING CONSENT

PLANNING COMMISSION

IAN WILSHAW, Chairman
GLEN W. LONG, JR., Vice Chairman
SAM CARAMAGNO, Secretary
ELIZABETH McCUE
KEVIN M. PRIDDY
CAROL A. SMILEY
PETER H. VENTURA

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2290 Fax (734) 466-2108

DENNIS K. WRIGHT
MAYOR

MARK TAORMINA
PLANNING & ECONOMIC DEVELOPMENT DIRECTOR

BARBARA C. GAMBER
ECONOMIC DEVELOPMENT COORDINATOR

SCOTT O. MILLER
PLANNER IV

March 29, 2017

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2014-02-08-02 – Victor East, L.L.C. – Request for Third Extension

Dear Council Members:

At the 1,103rd Public Hearings and Regular Meeting held by the City Planning Commission on March 28, 2017, in the Livonia City Hall, the following resolution was unanimously adopted:

#03-18-2017 **RESOLVED**, that the City Planning Commission does hereby recommend to the City Council that the request for a One-Year Extension of Petition 2014-02-08-02 which previously received approval by the City Council on April 21, 2014 (Council Resolution #104-14), to construct a one-story office-research building (Victor East) on property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway in the Southeast 1/4 of Section 6, be approved subject to the following conditions:

1. That the request for an extension of waiver use approval by Etkin Management, L.L.C, in a letter dated February 27, 2017, is hereby approved for a one-year period; and

2. That all conditions imposed by Council Resolution #104-14 in connection with Petition 2014-02-08-02, which permitted the construction of a one-story office-research building, shall remain in effect to the extent that they are not in conflict with the foregoing condition.

Very truly yours,

APPROVED FOR SUBMISSION

Dennis K. Wright, Mayor

CITY PLANNING COMMISSION

Sam Caramagno, Secretary

cc: Mayor, Clerk, Law, Inspection, Zoning Board of Appeals
Josh Suardini, Etkin, 29100 Northwestern Highway, Suite 200, Southfield, MI 48034

ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR MEETING OF APRIL 21, 2014

#104-14 RESOLVED, that having considered a communication from the City Planning Commission, dated March 21, 2014, which transmits its resolution 03-15-2014 adopted on March 18, 2014 with regard to **Petition 2014-02-08-02 submitted by Victor East, L.L.C.,** requesting site plan approval in connection with a proposal to construct a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road), in the Southeast 1/4 of Section 6, pursuant to the provisions set forth in Section 18.47 of Ordinance No. 543, as amended, the Council does hereby concur in the recommendation made by the Planning Commission and Petition 2014-02-08-02 is hereby approved and granted, subject to the following conditions:

1. That the Site Plan marked Drawing Number P-3 dated February 25, 2014, prepared by Professional Engineering Associates, is hereby approved and shall be adhered to;

2. That the Landscape Plans marked Drawing Number L-1 and L-2 both dated February 25, 2014, prepared by Professional Engineering Associates, is hereby approved and shall be adhered to;

3. That all disturbed lawn areas shall be sodded in lieu of hydroseeding;

4. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;

5. That the Exterior Building Elevation Plan marked Sheet Number PE-4 dated February 25, 2014, prepared by Faudie Architecture, is hereby approved and shall be adhered to;

6. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building;

7. That the three walls of the trash dumpster areas shall be constructed out of the same brick used in the construction of the building or in the event a poured wall is substituted, the wall's design, texture and color shall match that of the building and the enclosure gates shall be maintained and when not in use closed at all times;

8. That all light fixtures shall not exceed 20 feet in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadway;

9. That this site shall meet either the City of Livonia or the Wayne County Storm Water Management Ordinance, whichever applies, and shall secure any required permits, including storm water management permits, wetlands permits and soil erosion and sedimentation control permits, from Wayne County, the City of Livonia, and/or the State of Michigan Department of Natural Resources and Environment (DNRE);

10. That the Petitioner shall work with the City Engineering Division to make the necessary modifications to the median in Victor Parkway in order to facilitate proper turning movements for vehicles entering and exiting the site;

11. That 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;

12. 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; and

13. 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.

ETKIN
REAL ESTATE / SOLUTIONS

February 27, 2017

VIA CERTIFIED MAIL

Attn: City Counsel
CITY OF LIVONIA
33000 Civic Center Drive
Livonia, Michigan 48154-3097

Re: **Site Plan Approval Extension**
Site Plan marked Drawing Number P-3 dated February 25, 2014
Petition 2014-02-08-02
CR#104-14

Dear Counsel Members:

We respectfully request that the above noted Site Plan approval given at a Regular Meeting held on April 21, 2014 (by written follow up on May 8, 2014, extended on March 31, 2015, and as extended on April 25, 2016) be extended for an additional twelve (12) months from April 25, 2017 to April 25, 2018.

Upon Approval, kindly send written verification to my attention at:

Etkin
29100 Northwestern Highway
Suite 200
Southfield, Michigan 48034

Should you need any additional information please contact me at (248) 358-0800.

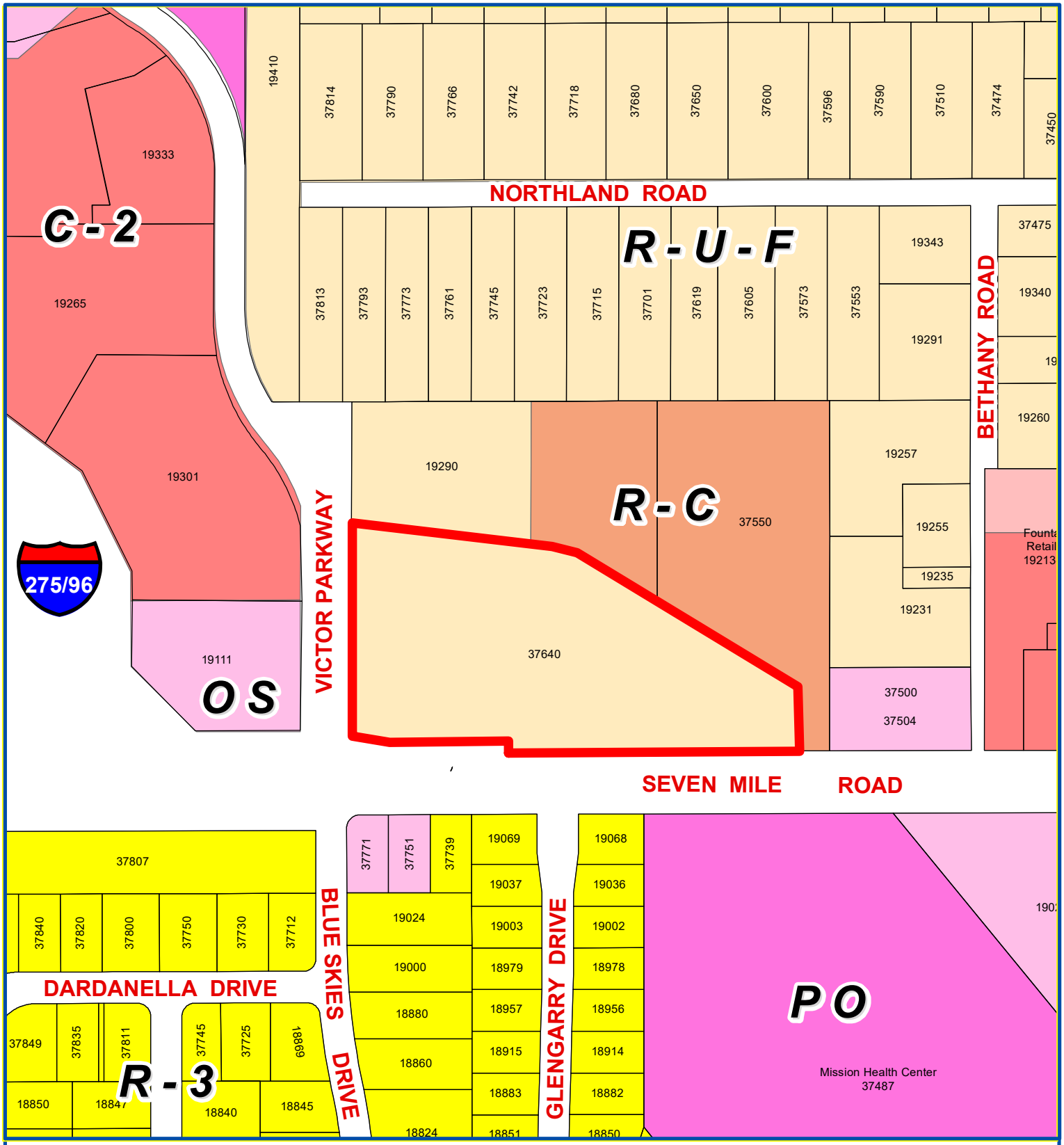
Very truly yours,

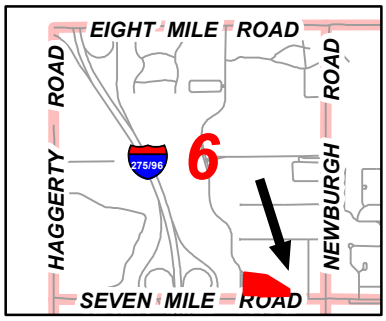
ETKIN MANAGEMENT, L.L.C.,
as managing agent for Victor East, L.L.C.

Josh A. Suardini
Vice President

cc: Mark Taormina - City of Livonia, Planning Department Head
Steve Sorensen – ssorensen@peainc.com

200 Franklin Center
29100 Northwestern Highway Southfield Michigan 48034
Telephone 248 358 0800 Facsimile 248 358 2180
www.etkinllc.com





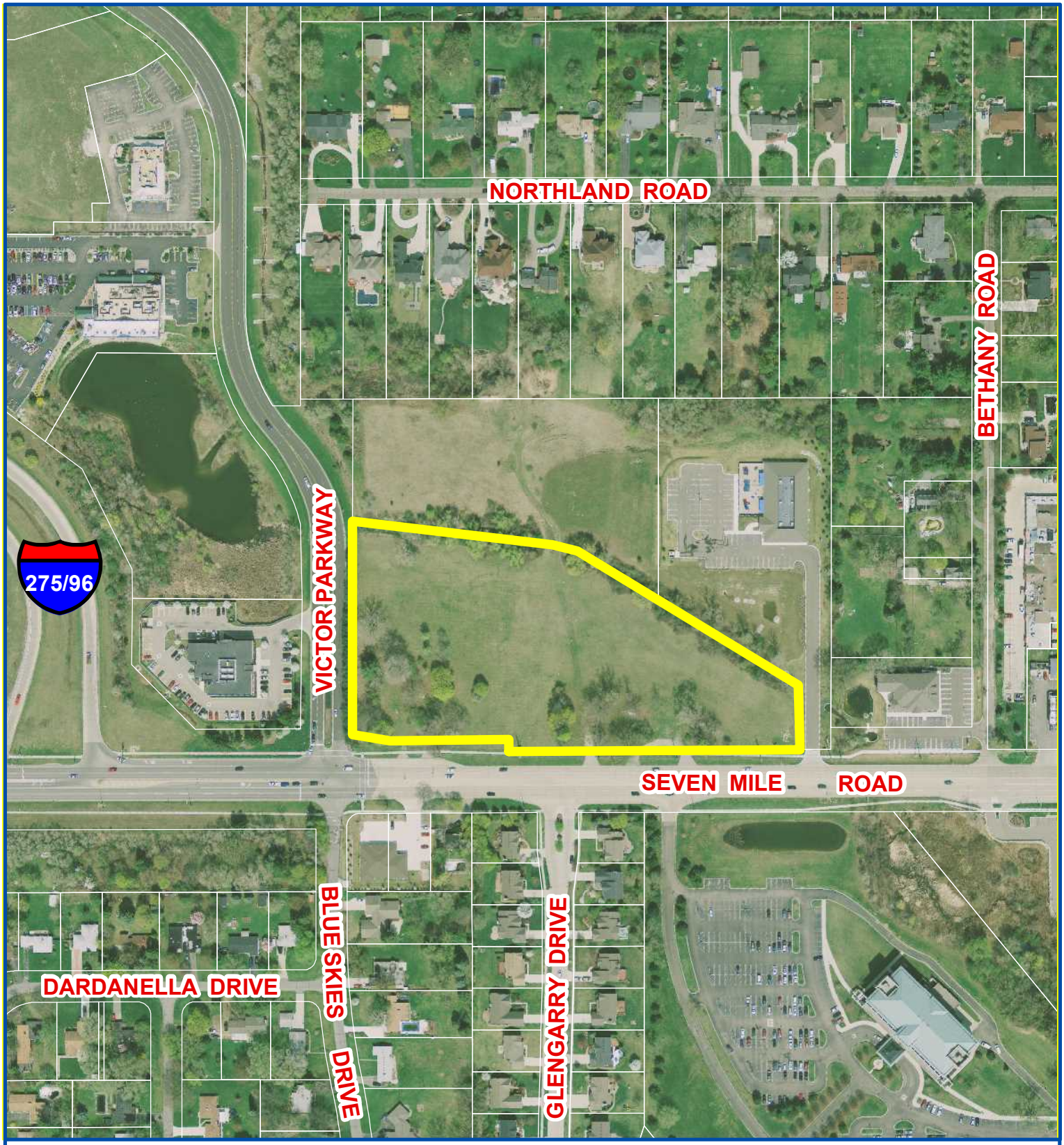
Address & Zoning Map

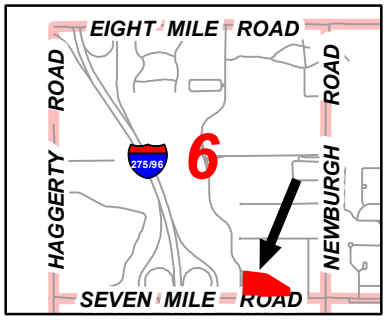
Petition 2014-02-08-02
Victor East
Construct Office-Research Building

N

Not to Scale

City of Livonia
Planning Department





Aerial Map

Petition 2014-02-08-02
Victor East
Construct Office-Research Building

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 2

Request for a One-Year Extension of Petition 2014-02-08-02 which previously received approval by the City Council on April 21, 2014 (Council Resolution 104-14), to construct a one-story office-research building (Victor East) on property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway in the Southeast ¼ of Section 6.

March 21, 2017 Study Meeting:

The petitioner is requesting a third (3rd) one-year extension of site plan approval granted in connection with the construction of a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway. The City of Livonia originally granted approval of all plans on April 21, 2014 (CR #104-14). A one-year extension of that approval was granted by City Council on May 6, 2015 (CR #125-15). A second (2nd) one-year extension of approval was granted by City Council on June 6, 2016 (CR #228-16).

In a letter dated February 27, 2017 from Josh Suardini, Vice President of Etkin Management, L.L.C., which is the managing agent for the Petitioner, Victor East, L.L.C., it is requested that site plan approval be extended for an additional twelve (12) months.

In May of 1998, approval was granted in connection with a proposal by Oakwood Health Systems to construct a three-story medical office building on the same parcel of land. The project was never built, and Oakwood sold the parcel to S&N Development Company. Five years later in April 2003, a site plan was approved (CR#183-03) in connection with a proposal by the S&N Development Company to construct a three-story, 100,000 square foot office building, but again, that project never came to fruition, and the property remains undeveloped. Approval of both the Oakwood and S&N site plans was based on a Consent Judgment between the City of Livonia and the previous owners of the property. The Consent Judgment divided the property into three (3) parts: 1) Parcel A (the property that is the subject of this petition), consisting of approximately 6.4 acres located south of a drainage course that runs in an E-W direction across the property; 2) Parcel B, approximately 2 acres located north of the drainage creek at the western end of the property (to remain undeveloped); and 3) Parcel C, approximately 5.6 acres located north of the creek at the eastern end of the property (currently developed with a child care center). The review and development of the subject office-research building was based on a third amended version of the original Consent Judgment that was approved by City Council in December 2013. Regardless of the R-U-F-C zoning classification, the Consent Judgment treats the property as if it is zoned office.

The approved building will be one-story in height and 54,000 square feet in size. The structure sits slightly off-center of the property with parking and access available on all four sides. To handle the storm water runoff, a large detention pond will be located at

the southeast corner of the site. The building will be constructed out of a combination brick and aluminum composite metal panels.

March 28, 2017 Regular Meeting:

Approving Resolution: That the request for a one-year extension of Council Resolution 104-14 which permitted the construction of a one-story office-research building on property at 37640 Seven Mile Road is hereby approved, subject to the following conditions:

1. That the request for an extension of waiver use approval by Etkin Management, L.L.C, in a letter dated February 27, 2017, is hereby approved **for a one-year period**; and

2. That all conditions imposed by Council Resolution 104-14 in connection with Petition 2014-02-08-02, which permitted the construction of a one-story office-research building, shall remain in effect to the extent that they are not in conflict with the foregoing condition.

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PROPOSED VICTOR EAST

LIVONIA, MICHIGAN 48152

FAI JOB # 13060

DEVELOPER :

ETKIN

FRANKLIN CENTER SUITE 200
29100 NORTHWESTERN HWY., SOUTHFIELD, MI 48034
PHONE: 248-358-0800, FAX: 248-358-2180, WEB: www.etkinllc.com
CONTACT: JOSH SUARDINI - jsuardini@etkinllc.com

ARCHITECT:

FAUDIE ARCHITECTURE, INC.

2430 ROCHESTER COURT, SUITE 101, TROY, MI 48083
PHONE: 248-619-2354, WEB: www.faudiearchitecture.com
CONTACT: BRIAN LIMING -bliming@faudiearchitecture.com

CIVIL ENGINEER:

PROFESSIONAL ENGINEERING ASSOCIATES, INC.

2430 ROCHESTER COURT, SUITE 101, TROY, MICHIGAN 48083
PHONE: 248-689-9090, FAX: 248-689-1044, WEB: www.peainc.com
CONTACT: STEVE SORENSEN -SSORENSEN@peainc.com

DRAWING INDEX

COVER	PROJECT TITLE SHEET
P-2	TOPOGRAPHIC SURVEY
P-3	PRELIMINARY SITE PLAN
P-4	NOTES & DETAILS
L-1	PRELIMINARY LANDSCAPE PLAN
L-2	PRELIMINARY LANDSCAPE DETAILS
L-3	PRELIMINARY LANDSCAPE DETAILS
PFP-3	PRELIMINARY FLOOR PLAN
PE-4	PRELIMINARY ELEVATIONS
E-402	SITE PHOTOMETRIC PLAN

FAUDIE ARCHITECTURE
2430 Rochester Court
Suite 101, Troy, Michigan 48083
248.619.2354
faudiearchitecture.com

PROPOSED VICTOR EAST
LIVONIA, MI

ISSUED FOR: PRELIMINARY SITE PLAN APPROVAL
DATE: 2-25-14

DRAWING DATE: 2-25-14

PROJECT NUMBER: **13060**

SHEET NUMBER: **COVER**

GRAPHIC SCALE

−40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

N

LEGAL DESCRIPTION:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.: 647053 DATED OCTOBER 10, 2013)

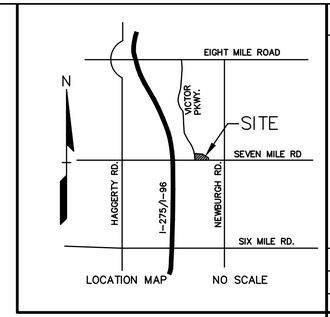
PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT SOUTH 89 DEGREES 38 MINUTES 20 SECONDS WEST, 630.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 6, AND NORTH 00 DEGREES AND 07 MINUTES 51 SECONDS WEST, 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SEVEN MILE ROAD, AND SOUTH 89 DEGREES 38 MINUTES 20 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 60.00 FEET FROM THE SOUTHEAST COMER OF SAID SECTION 6, PROCEEDING THENCE SOUTH 89 DEGREES 38 MINUTES 20 SECONDS WEST 557.29 FEET, THENCE NORTH 00 DEGREES 06 MINUTES 30 SECONDS WEST 20.00 FEET, THENCE SOUTH 89 DEGREES 38 MINUTES 20 SECONDS WEST 230.00 FEET, THENCE NORTH 83 DEGREES 38 MINUTES 39 SECONDS WEST 70.45 FEET (69.07 FEET MEASURED) THE LAST FOUR COURSES BEING ALONG SAID NORTH RIGHT-OF-WAY LINE OF SEVEN MILE ROAD, THENCE NORTH 00 DEGREES 06 MINUTES 30 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY LINE OF VICTOR PARKWAY 410.00 FEET (409.99 FEET MEASURED), THENCE SOUTH 83 DEGREES 16 MINUTES 00 SECONDS EAST 402.72 FEET (401.34 FEET MEASURED), THENCE SOUTH 69 DEGREES 46 MINUTES 41 SECONDS EAST 42.66 FEET, THENCE SOUTH 59 DEGREES 32 MINUTES 18 SECONDS EAST 484.76 FEET, THENCE SOUTH 00 DEGREES 07 MINUTES 51 SECONDS EAST 125.12 FEET TO THE POINT OF BEGINNING.

TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:

TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WAS PROVIDED BY ORCHARD, HILTZ AND McCLIMENT, INC., PRELIMINARY SITE PLAN, SHAMIE DEVELOPMENT II, DATED 6-4-04. OHM PROJECT NO. 806-01-0012.

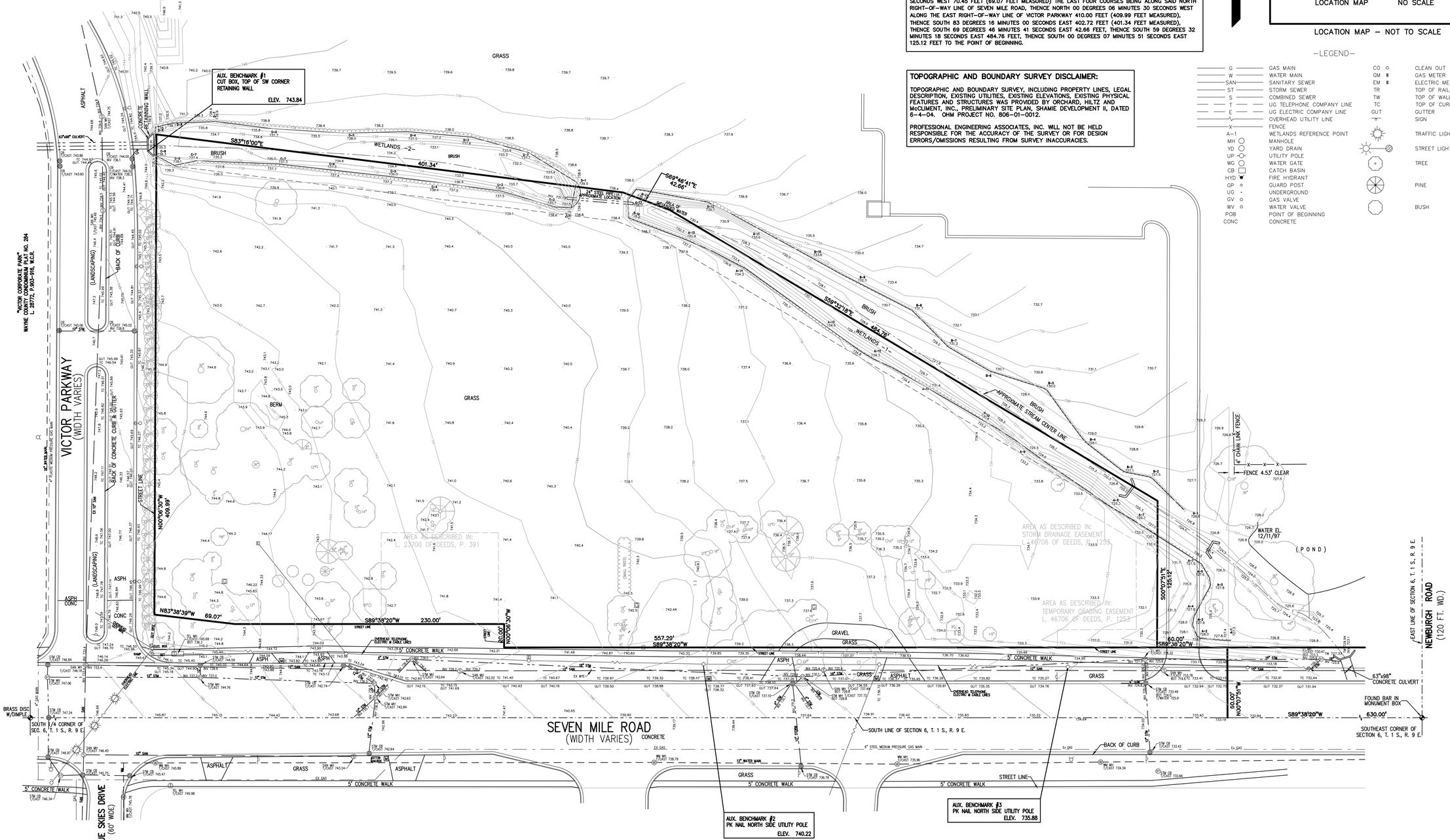
PROFESSIONAL ENGINEERING ASSOCIATES, INC. WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.



LOCATION MAP – NOT TO SCALE

−LEGEND−

G	GAS MAIN	CO	CLEAN OUT
W	WATER MAIN	GM	GAS METER
SAN	SANITARY SEWER	EM	ELECTRIC METER
ST	STORM SEWER	TR	TOP OF RAIL
S	COMBINED SEWER	TW	TOP OF WALL
T	UG TELEPHONE COMPANY LINE	TC	TOP OF CURB
E	UG ELECTRIC COMPANY LINE	GUT	GUTTER
	OVERHEAD UTILITY LINE		SIGN
X	FENCE		TRAFFIC LIGHT
A-1	WETLANDS REFERENCE POINT		STREET LIGHT
MH	MANHOLE		TREE
YD	YARD DRAIN		PINE
UP	UTILITY POLE		BUSH
WG	WATER GATE		
CB	CATCH BASIN		
HYD	FIRE HYDRANT		
GP	GUARD POST		
UG	UNDERGROUND		
GV	GAS VALVE		
WV	WATER VALVE		
POB	POINT OF BEGINNING		
CONC	CONCRETE		



PRELIMINARY - NOT FOR CONSTRUCTION

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XREF: L:\20140101\DWG\SITE PLAN\CBASE-14010.DWG
XREF: L:\20140101\DWG\SITE PLAN\TBLK-14010.DWG

No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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Phone: (248) 689-9090
Fax: (248) 689-1044
website: www.peainc.com

29100 NORTHWESTERN HIGHWAY, SUITE 200
SOUTHFIELD, MICHIGAN 48034

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PART OF THE SE 1/4 OF SECTION 6, T.1S., R.9E.,
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN.

TOPOGR

DES.	DWN.	CHK.	SUR.	P.M.
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ORIGINAL
ISSUE DATE: FEB. 25, 2014

PEA JOB NO. 2014-010

SCALE: 1" = 40'

DRAWING NUMBER:
P-2

GRAPHIC SCALE

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(IN FEET)
1 inch = 40 ft.

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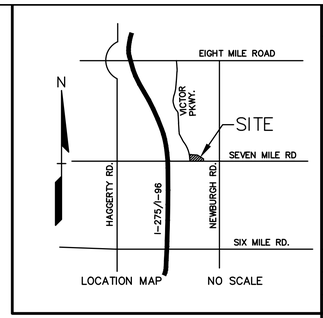


LOCATION MAP – NOT TO SCALE

SITE DATA TABLE:

SITE ACREAGE: 6.376 ACRES

GROUND COVERAGE: PROPOSED: 19.2%

SIDWELL NUMBER: 46-024-99-0016-007

SITE ADDRESS: 37640 SEVEN MILE ROAD

PROPERTY ZONING: EXISTING = R-U-F (RURAL URBAN FARM)

PROPOSED = PER THIRD AMENDMENT TO CONSENT JUDGEMENT, CASE NO 97-704696-NZ FILED IN THE OFFICE OF THE WAYNE COUNTY CLERK FEBRUARY 6, 2014

PROPERTY USE: THE PROPERTY WILL BE USED FOR THE PURPOSES OF GENERAL OFFICE, ENGINEERING, RESEARCH, DEVELOPMENT AND DESIGN, LABORATORY, TESTING AND STORAGE.

BUILDING AREA: PROPOSED:
GROSS AREA = 54,000 S.F.

PARKING CALCULATION:

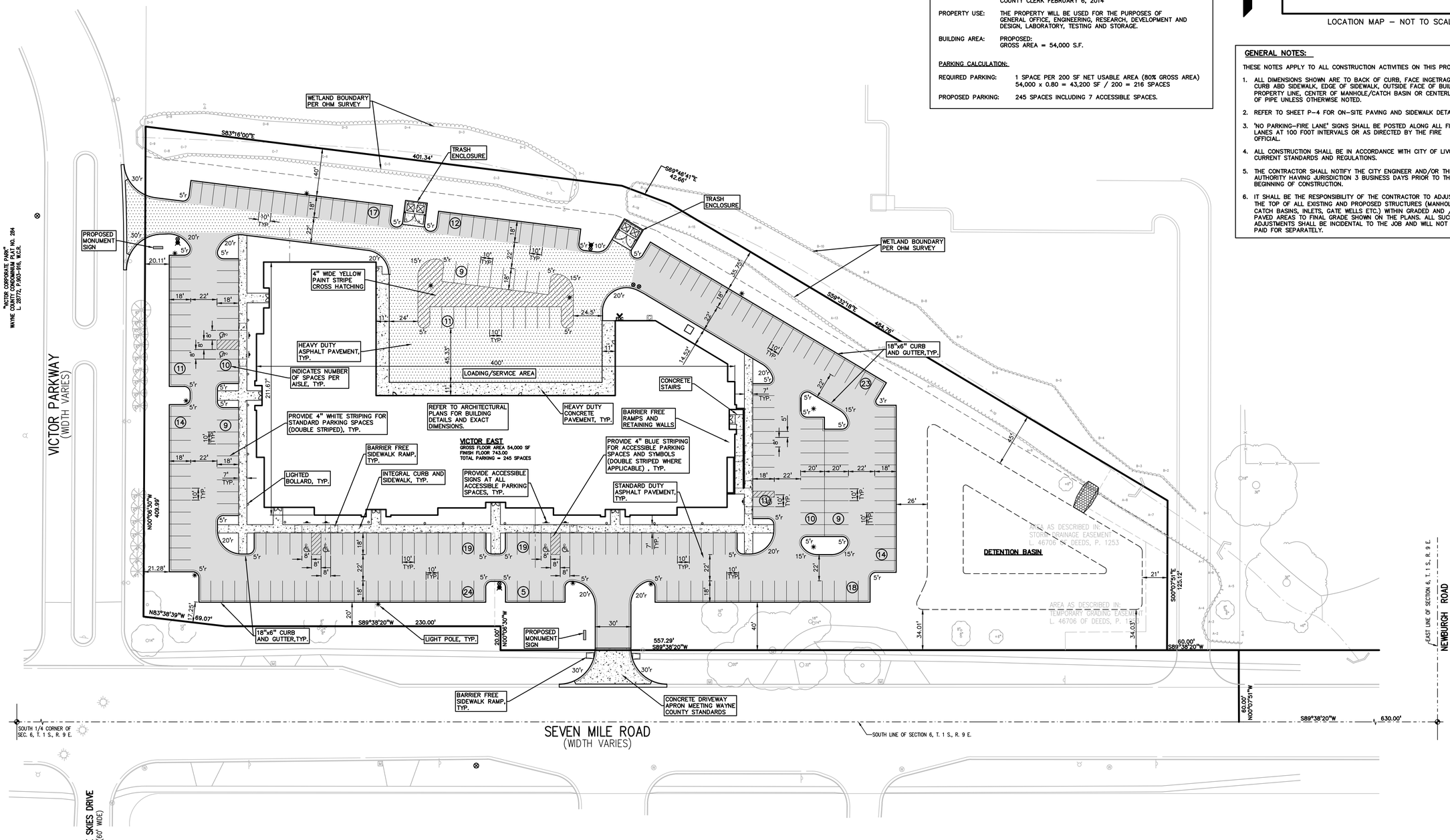
REQUIRED PARKING: 1 SPACE PER 200 SF NET USABLE AREA (80% GROSS AREA)
54,000 x 0.80 = 43,200 SF / 200 = 216 SPACES

PROPOSED PARKING: 245 SPACES INCLUDING 7 ACCESSIBLE SPACES.

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE INGETRAGL CURB ABD SIDEWALK, EDGE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. REFER TO SHEET P-4 FOR ON-SITE PAVING AND SIDEWALK DETAILS.
3. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF LIVONIA CURRENT STANDARDS AND REGULATIONS.
5. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.



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XREF: L:\20140I0\DWG\SITE PLAN\CBASE-14010.DWG
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No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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PRELIM

PART OF THE SE 1/4 OF SECTION 6, T.1S., R.9E.
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN.

DES.	DN.	CK.	SUR.	OHM	P.M.	SAS
	GB					

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ORIGINAL
ISSUE DATE: FEB. 25, 2014

PEA JOB NO. 2014-010

SCALE: 1" = 40'

DRAWING NUMBER:
P-3

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF LIVONIA.
2. ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL CITY INSPECTION FEES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE PERIODS OF CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
4. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT MISS DIG (1–800–482–7171) TO VERIFY THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES AND SHALL NOTIFY OTHER REPRESENTATIVES OF OTHER UTILITIES IN THE VICINITY OF THE WORK.
5. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
6. MANHOLE, CATCH BASIN, GATE VALVES AND HYDRANT FINISH GRADES MUST BE CLOSELY CHECKED AND APPROVED BY THE ENGINEER BEFORE THE CONTRACTOR'S WORK IS CONSIDERED COMPLETE.
7. CONTRACTOR SHALL REMOVE AND DISPOSE OF OFF–SITE ANY TREES, BRUSH, STUMPS, TRASH OR OTHER UNWANTED DEBRIS AT THE OWNER'S DIRECTION, INCLUDING OLD BUILDING FOUNDATIONS AND FLOORS. BURNING OF TRASH, STUMPS OR OTHER DEBRIS SHALL NOT BE PERMITTED.
8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY CONTAIN TRAFFIC IN ACCORDANCE WITH "MMUTCD".
9. ALL EXCAVATIONS SHALL BE SLOPED, SHORED OR BRACED IN ACCORDANCE WITH MI–OSHA REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AN ADEQUATELY CONSTRUCTED AND BRACED SHORING SYSTEM FOR EMPLOYEES WORKING IN AN EXCAVATION THAT MAY EXPOSE EMPLOYEES TO THE DANGER OF MOVING GROUND.
10. ALL REFERENCES TO M.D.O.T. SPECIFICATIONS ARE TO BE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

PAVING NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF LIVONIA AND M.D.O.T.
2. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
3. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
4. SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR APPROVED MATERIAL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT (PER ASTM D–1557) UNLESS OTHERWISE SPECIFIED.
5. BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
6. ANY SUB–GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.

GENERAL UTILITY NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF LIVONIA AND M.D.O.T.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES, WHICH MIGHT AFFECT THIS JOB.
3. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY–FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY–FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D–1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
4. WHENEVER EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES 4" CENTER TO CENTER, AROUND PERIPHERY OF OPENING TO CREATE A PLANE OF WEAKNESS JOINT BEFORE BREAKING SECTION OUT.
5. EXACT GRADES AND DEPTHS OF UTILITIES ARE TO BE CHECKED CLOSELY WITH THE FIELD ENGINEER PRIOR TO INSTALLATION.
6. REFER TO CITY OF LIVONIA STANDARD DETAIL SHEETS FOR ADDITIONAL INFORMATION.

STORM SEWER NOTES:

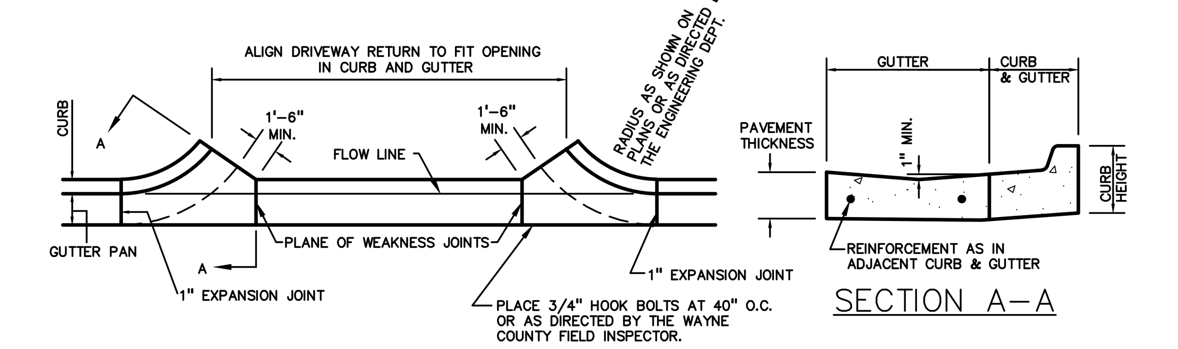
1. ALL RCP CL–IV STORM SEWER SHALL BE INSTALLED ON CLASS 'B' BEDDING OR BETTER.
2. JOINTS FOR ALL STORM SEWER 12" AND LARGER SHALL BE MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C–443)
3. ALL STORM SEWER 12" AND LARGER SHALL BE RCP CLASS IV UNLESS OTHERWISE NOTED.
4. REFER TO CITY OF LIVONIA STORM SEWER DETAIL SHEETS FOR ADDITIONAL INFORMATION.

WATER MAIN NOTES:

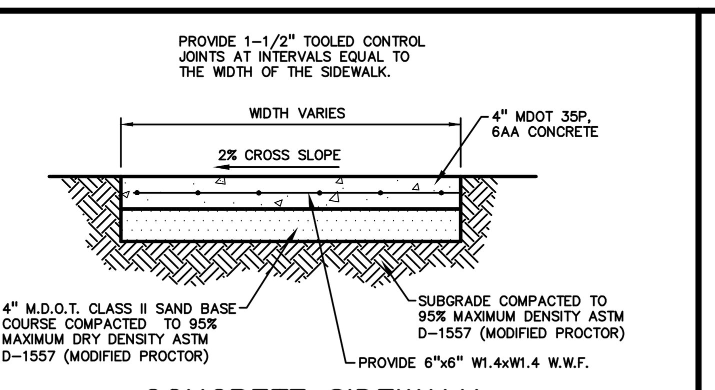
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF LIVONIA.
2. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY–FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY–FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D–1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
3. ALL TEE'S, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
4. PHYSICAL CONNECTIONS SHALL NOT BE MADE BETWEEN EXISTING AND NEW WATER MAINS UNTIL TESTING IS SATISFACTORILY COMPLETED.
5. MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATERMAIN AND ANY SANITARY SEWER OR STRUCTURE.
6. ALL WATER MAIN SHALL BE DUCTILE IRON CLASS 54 WITH POLYETHYLENE WRAP.
7. REFER TO CITY OF LIVONIA WATER MAIN DETAIL SHEETS FOR ADDITIONAL INFORMATION.

SANITARY SEWER NOTES:

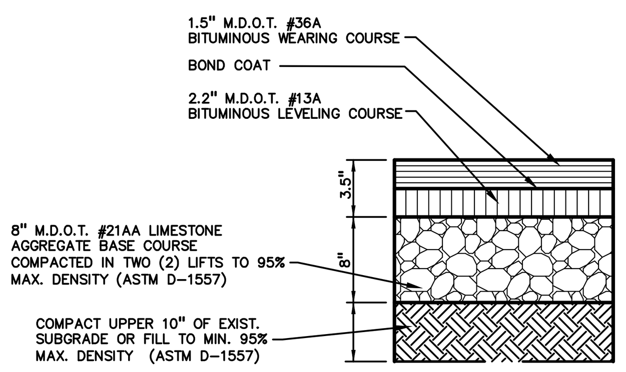
1. DOWNSPOUTS, WEEP TILE, FOOTING DRAINS OR ANY CONDUIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO A SANITARY SEWER.
2. ALL SANITARY LEADS SHALL BE CONSTRUCTED OF PVC SDR 26 AT 1.00% MINIMUM SLOPE.
3. ALL SANITARY SEWER SHALL BE CONSTRUCTED OF PVC TRUSS PIPE WITH A MINIMUM DIAMETER OF 10" PER CITY REQUIREMENTS.
4. JOINTS FOR P.V.C. SOLID WALL PIPE SHALL BE ELASTOMERIC (RUBBER GASKET) AS SPECIFIED IN A.S.T.M. DESIGNATION D–3212.
5. INSTALL ALL SEWER AND LEADS ON 'CLASS B' BEDDING. REFER TO CITY OF LIVONIA STANDARD DETAIL SHEETS.
6. REFER TO CITY OF LIVONIA SANITARY SEWER DETAIL SHEETS FOR ADDITIONAL INFORMATION.



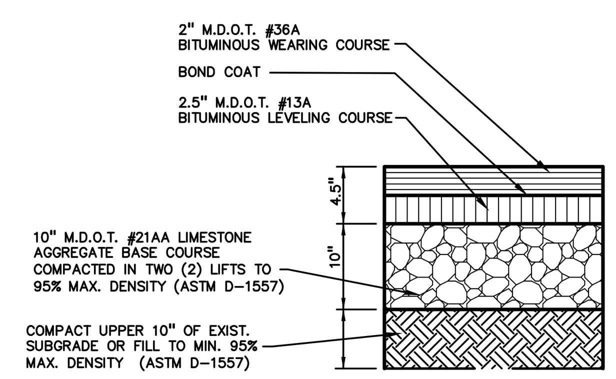
M.D.O.T. DRIVEWAY OPENING–DETAIL 'M'
NOT TO SCALE



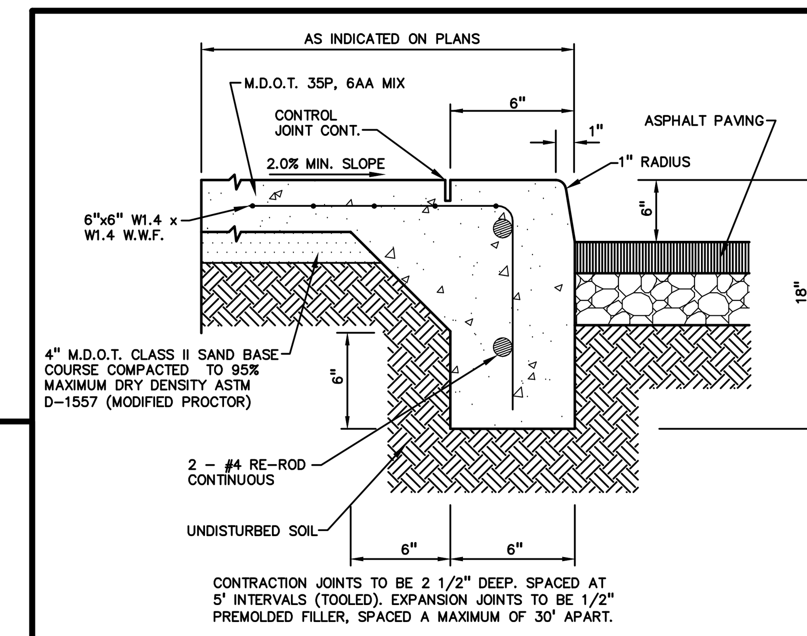
CONCRETE SIDEWALK
NOT TO SCALE



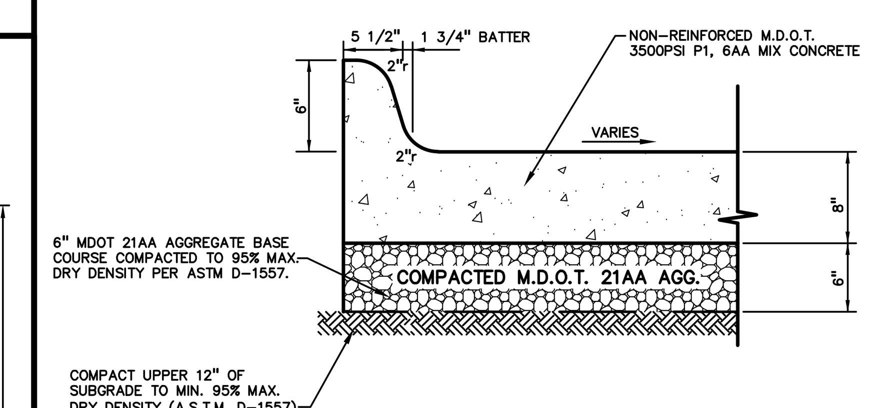
STANDARD DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT–OF–WAY) NOT TO SCALE



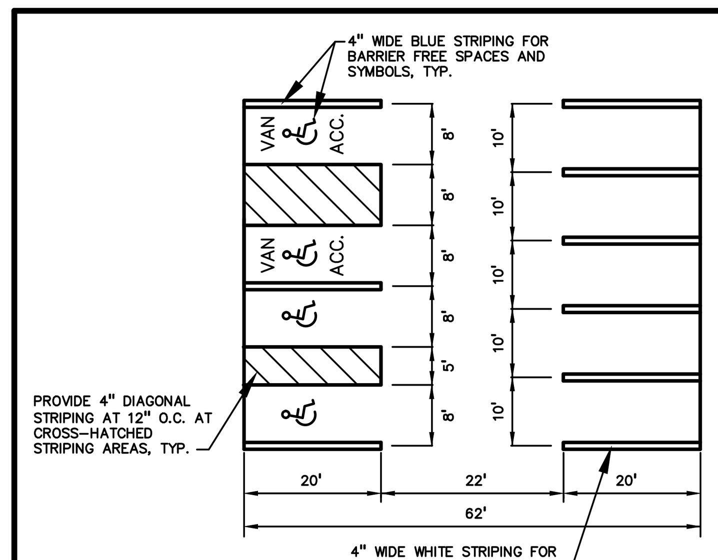
HEAVY DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT–OF–WAY) NOT TO SCALE



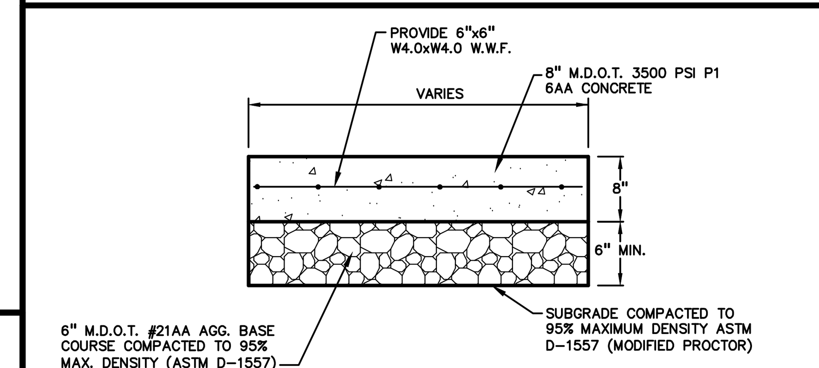
INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



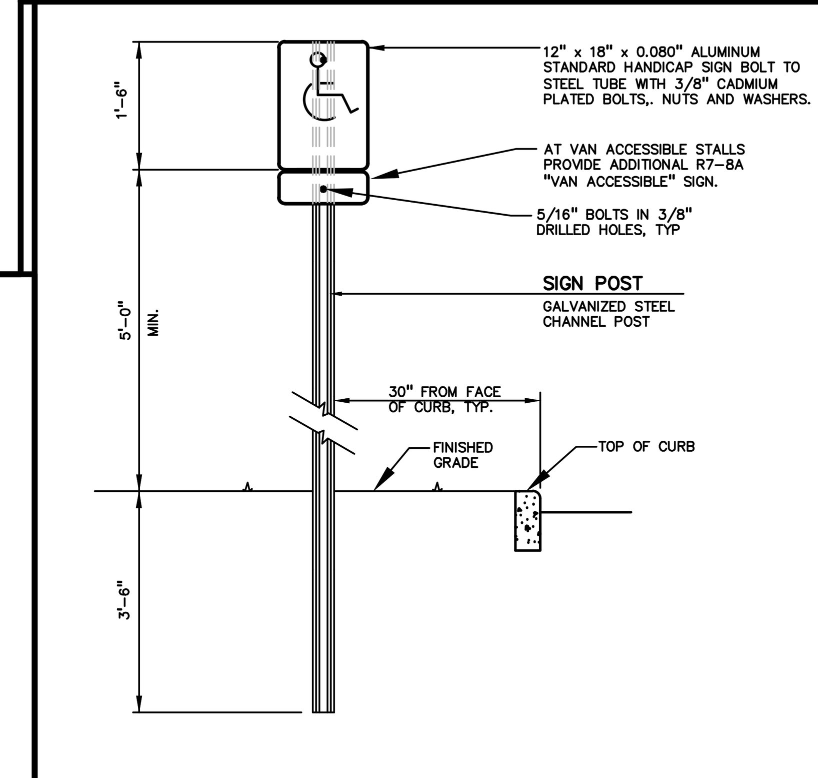
WAYNE COUNTY CONCRETE PAVEMENT
(TO BE USED FOR WAYNE Co. RIGHT–OF–WAY PAVEMENT) NOT TO SCALE



TYPICAL PARKING BAY DETAIL
NOT TO SCALE



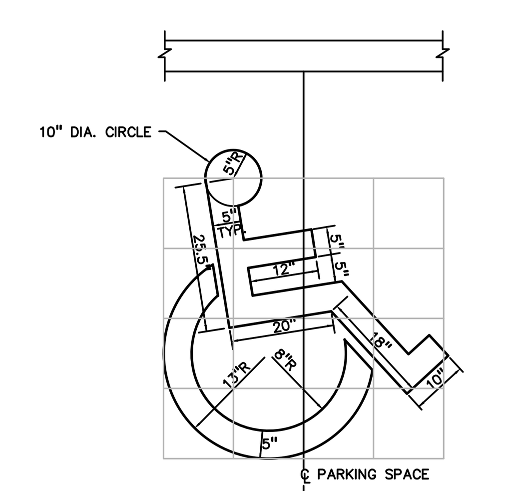
HEAVY DUTY CONCRETE DETAIL
NOT TO SCALE



BARRIER FREE SIGN INSTALLATION IN LANDSCAPED AREAS
NOT TO SCALE

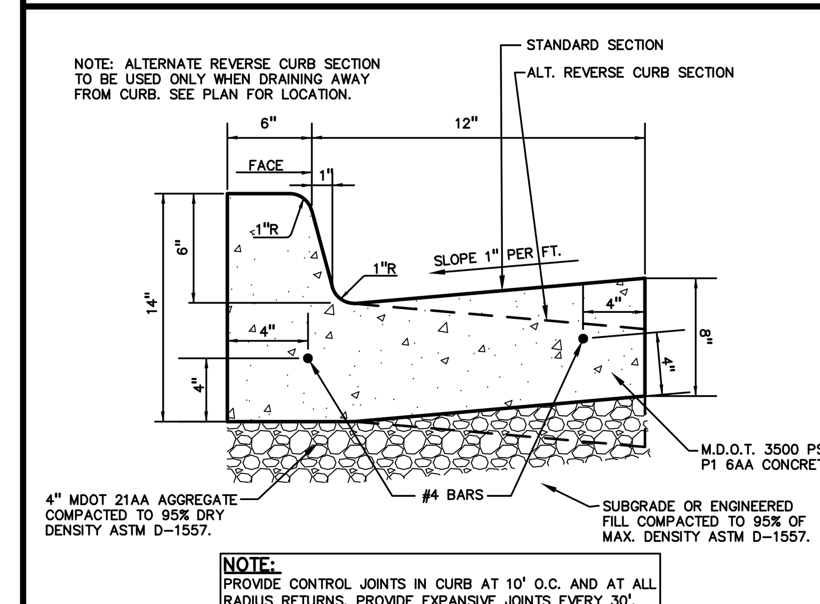
12" x 18"
GREEN BORDER AND LEGEND
WHITE SYMBOL, BLUE BACKGROUND.
REFLECTORIZED
7'–0" MOUNTING HEIGHT
(R7–8)

BARRIER FREE PARKING SIGN DETAIL
NOT TO SCALE



NOTE: SYMBOL SHALL BE PAINTED WITH BLUE TRAFFIC PAINT. WITHIN OUTLINE SHOWN.

STANDARD "BARRIER FREE" SYMBOL FOR PARKING SPACE
NOT TO SCALE



NOTE:
PROVIDE CONTROL JOINTS IN CURB AT 10' O.C. AND AT ALL RADIUS RETURNS. PROVIDE EXPANSIVE JOINTS EVERY 30'.

18"x6" STANDARD CONCRETE CURB AND GUTTER
NOT TO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION

XREF: L:\2014010\DWG\TOPOBASE–14010.DWG
XREF: L:\2014010\DWG\SITE PLAN\CBASE–14010.DWG
XREF: L:\2014010\DWG\SITE PLAN\TBLK–14010.DWG

No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

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SOUTHFIELD, MICHIGAN 48034

VICTO[...]
NOTES [...]
PART OF THE SE 1/4 OF SECTION 6, T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

DES.	GB	DN.	GB	SUR.	OHM	P.M.	SAS

S:\PROJECTS\2014\2014010 ETKIN – VICTOR PARKWAY – SAS\Dwg\Site Plans\(P–4)DETAILS–14010.DWG

ORIGINAL
ISSUE DATE: FEB. 25, 2014

PEA JOB NO. 2014-010

SCALE: 1" = 40'

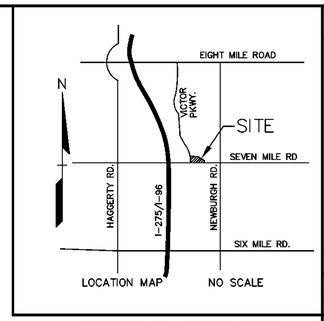
DRAWING NUMBER:
P-4

GRAPHIC SCALE

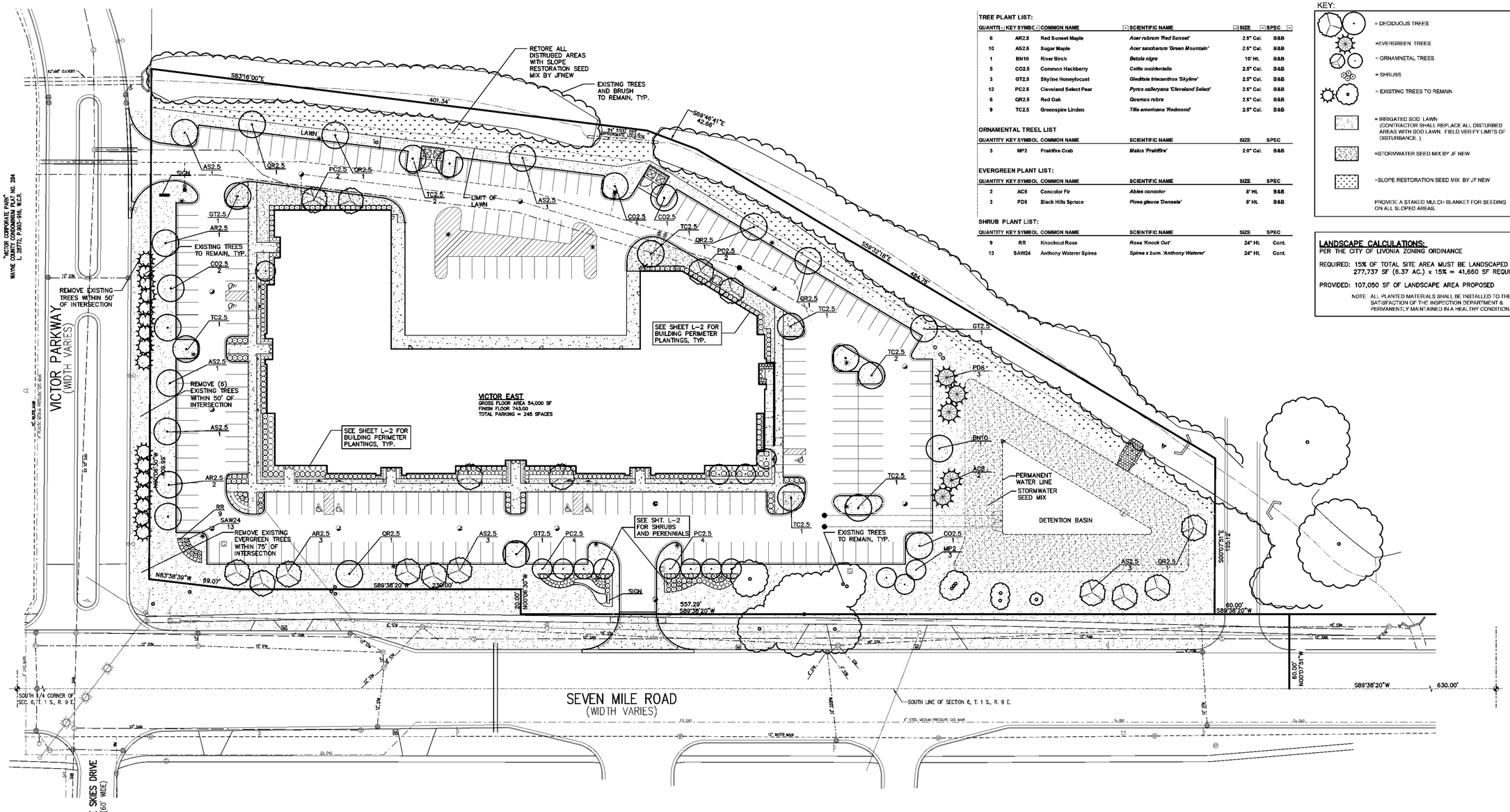
-40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

N



LOCATION MAP – NOT TO SCALE



TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
6	AR2.5	Red Sunset Maple	*Acer rubrum 'Red Sunset'*	2.5" Cal.	B&B
10	AS2.5	Sugar Maple	*Acer saccharum 'Green Mountain'*	2.5" Cal.	B&B
1	BN10	River Birch	*Betula nigra*	10' Ht.	B&B
5	CO2.5	Common Hackberry	*Celtis occidentalis*	2.5" Cal.	B&B
3	GT2.5	Skyline Honeylocust	*Gleditsia triacanthos 'Skyline'*	2.5" Cal.	B&B
12	PC2.5	Cleveland Select Pear	*Pyrus calleryana 'Cleveland Select'*	2.5" Cal.	B&B
6	QR2.5	Red Oak	*Quercus rubra*	2.5" Cal.	B&B
9	TC2.5	Greenspire Linden	*Tilia americana 'Redmond'*	2.5" Cal.	B&B

ORNAMENTAL TREEL LIST

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
3	MP2	Prairifire Crab	*Malus 'Prairifire'*	2.0" Cal.	B&B

EVERGREEN PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
2	AC6	Concolor Fir	*Abies concolor*	8' Ht.	B&B
3	PD8	Black Hills Spruce	*Picea glauca 'Densata'*	8' Ht.	B&B

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
9	RR	Knockout Rose	*Rosa 'Knock Out'*	24" Ht.	Cont.
13	SAW24	Anthony Waterer Spirea	*Spirea x bum. 'Anthony Waterer'*	24" Ht.	Cont.

KEY:

= DECIDUOUS TREES

= EVERGREEN TREES

= ORNAMNETAL TREES

= SHRUBS

= EXISTING TREES TO REMAIN

= IRRIGATED SOID LAWN (CONTRACTOR SHALL REPLACE ALL DISTURBED AREAS WITH SOD LAWN. FIELD VERIFY LIMITS OF DISTURBANCE.)

= STORMWATER SEED MIX BY JF NEW

= SLOPE RESTORATION SEED MIX BY JF NEW

PROVIDE A STAKED MULCH BLANKET FOR SEEDING ON ALL SLOPED AREAS.

LANDSCAPE CALCULATIONS:
PER THE CITY OF LIVONIA ZONING ORDINANCE

REQUIRED: 15% OF TOTAL SITE AREA MUST BE LANDSCAPED
277,737 SF (6.37 AC.) x 15% = 41,660 SF REQUIRED

PROVIDED: 107,050 SF OF LANDSCAPE AREA PROPOSED

NOTE: ALL PLANTED MATERIALS SHALL BE INSTALLED TO THE SATISFACTION OF THE INSPECTION DEPARTMENT & PERMANENTLY MAINTAINED IN A HEALTHY CONDITION.

PRELIMINARY - NOT FOR CONSTRUCTION

XREF: L:\2014010\DWG\TOPOBASE-14010.DWG
XREF: L:\2014010\DWG\SITE PLAN\CBASE-14010.DWG
XREF: L:\2014010\DWG\SITE PLAN\TBLK-14010.DWG

No.	BY	CHK	DESCRIPTION	DATE

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SOUTHFIELD, MICHIGAN 48034

PRELIMINARY LANDSCAPE PLAN
VICTOR EAST
PART OF THE SE 1/4 OF SECTION 6, T.1S., R.9E.,
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

DES.	GB	DN.	GB	SUR.	OHM	P.M.	SAS

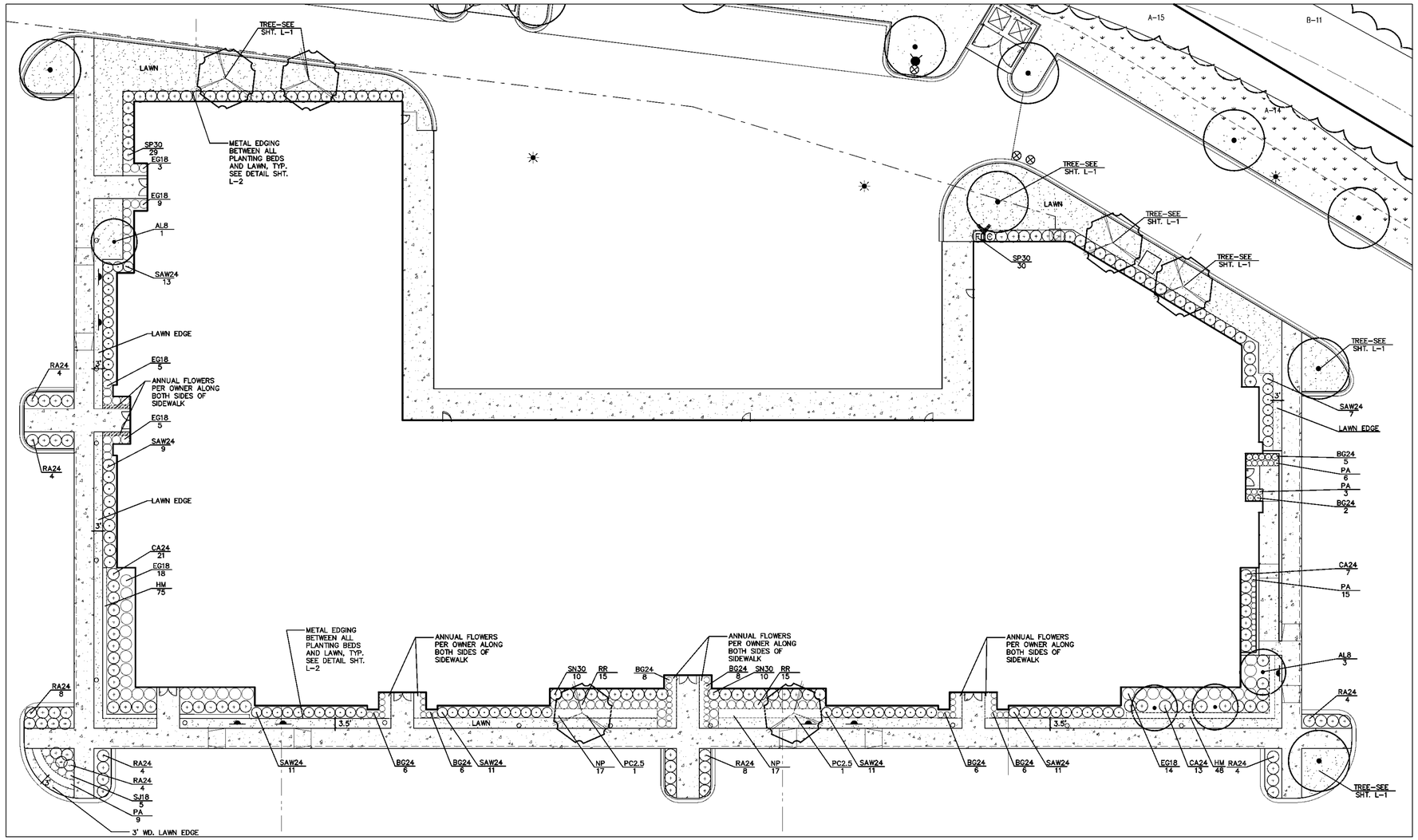
S:\PROJECTS\2014\2014010 ETKIN - VICTOR PARKWAY - SAS\2014-09-11\L-1\LANDSCAPE-14010.DWG

ORIGINAL
ISSUE DATE: FEB. 25, 2014

PEA JOB NO. 2014-010

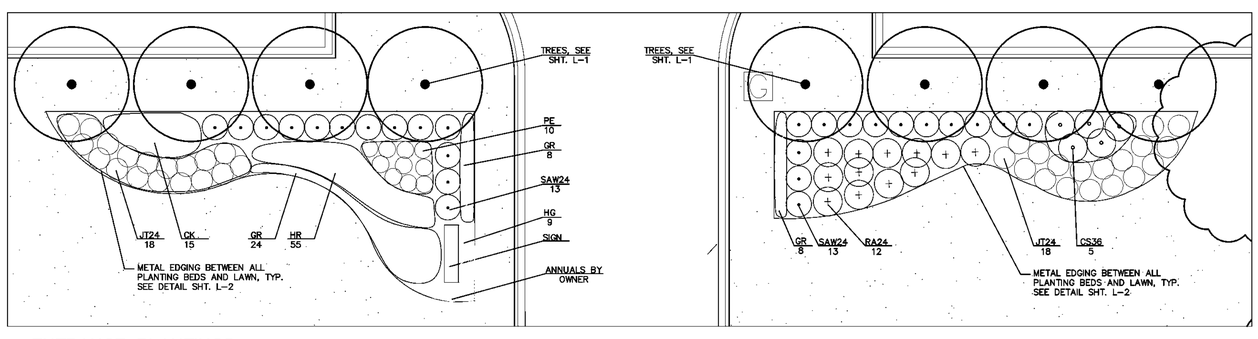
SCALE: 1" = 40'

DRAWING NUMBER:
L-1



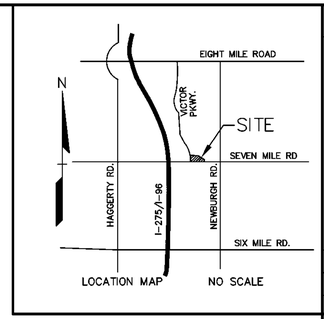
BUILDING PERMITER PLANTINGS

SCALE: 1"=20'



ENTRANCE PLANTINGS

SCALE: 1"=10'



LOCATION MAP – NOT TO SCALE

No.	BY	CHK	DESCRIPTION	DATE

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PRELIMINARY LANDSCAPE DETAILS
VICTOR EAST
PART OF THE SE 1/4 OF SECTION 6, T.1S., R.9E.,
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
GB	GB	OHM	SAS

G:\PROJECTS\2014\2010 ETKIN - VICTOR PARKWAY - SAS\2014-010-L1\L-2\LANDSCAPE DETAILS-142012.DWG

ORIGINAL
ISSUE DATE: FEB. 25, 2014

PEA JOB NO. 2014-010

SCALE: VARIES

DRAWING NUMBER:
L-2

TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
2	PC2.5	Cleveland Select Pear	*Pyrus calleryana 'Cleveland Select'*	2.5" Cal.	B&B

ORNAMENTAL TREEL LIST

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
4	AL8	Serviceberry	*Amelanchier laevis*	8' Ht.	B&B

SHRUB PLANT LIST:

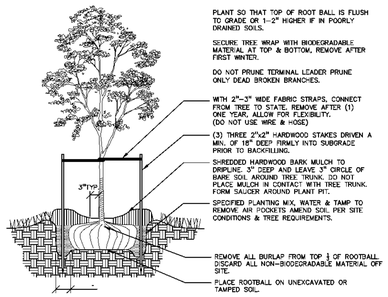
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
47	BG24	Green Gem Boxwood	*Buxus x 'Green Gem'*	24" Ht.	Cont.
41	CA24	Tom Thumb Cotoneaster	*Cotoneaster adpressus 'Tom Thumb'*	24" wd.	Cont.
5	CS36	Red Twig Dogwood	*Cornus sericea*	36" Ht.	Cont.
54	EG18	Green Lane Euonymus	*Euonymus fortunei 'Green Lane'*	18" Ht.	Cont.
36	JT24	Tam Juniper	*Juniperus sabina 'Tamariscifolia'*	24" Sprd	Cont.
52	RA24	Gro Low Sumac	*Rhus armoatica 'Gro-Low'*	24" Sprd	Cont.
30	RR	Knockout Rose	*Rosa 'Knock Out'*	24" Ht.	Cont.
99	SAW24	Anthony Waterer Spirea	*Spirea x bum. 'Anthony Waterer'*	24" Ht.	Cont.
5	SJ18	Little Princess Japanese Spirea	*Spiraea japonica 'Little Princess'*	18" Ht.	Cont.
20	SN30	Snowmound Spirea	*Spirea nipponica' Snowmound'*	30" Ht.	Cont.
59	SP30	Miss Kim Lilac	*Syringa patula 'Miss Kim'*	30" Ht.	Cont.

PERENNIAL PLANT LIST

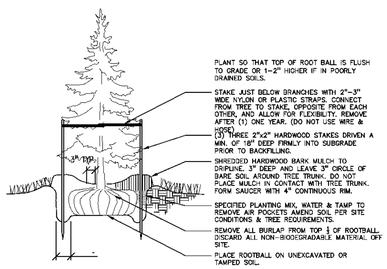
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
15	CK	Feather Reed Grass	*Calamagrostis x acutiflora 'Karl Foerster'*	1 gal	Cont.
9	HG	Little Grapette Daylily	*Hemerocallis 'Little Grapette'*	1 gal	Cont.
123	HM	Stella D' Oro Daylily	*Hemerocallis 'Stella D' Oro'*	1 gal	Cont.
55	HR	Happy Returns Daylily	*Hemerocallis 'Happy Returns'*	1 gal	Cont.
40	GR	Rozanne Geranium	*Geranium maculatum 'Rozanne'*	1 gal	Cont.
34	NP	Six Hills Giant Catmint	*Nepeta x faassenii 'Six Hills Giant'*	1 gal	Cont.
33	PA	Dwarf Fountain Grass	*Pennisetum alopecuroides 'Hamelin'*	1 gal	Cont.
10	PE	Russian Sage	*Perovskia atriplicifolia*	1 gal	Cont.

PRELIMINARY - NOT FOR CONSTRUCTION

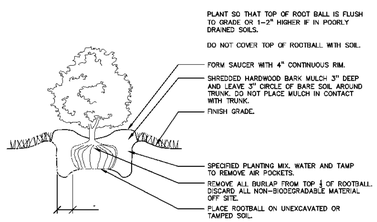
XREF: L:\2014010\DWG\TOPOBASE-14010.DWG
XREF: L:\2014010\DWG\SITE PLAN\CBASE-14010.DWG
XREF: L:\2014010\DWG\SITE PLAN\TBLK-14010.DWG



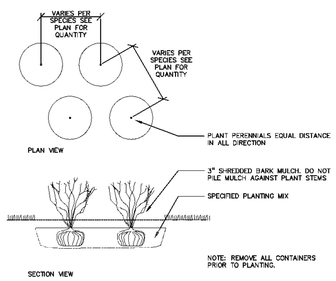
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



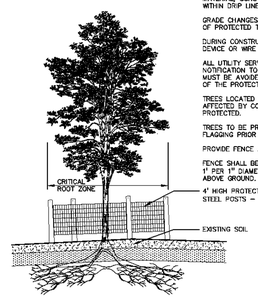
EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



PERENNIAL PLANTING DETAIL
NOT TO SCALE



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

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

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

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

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

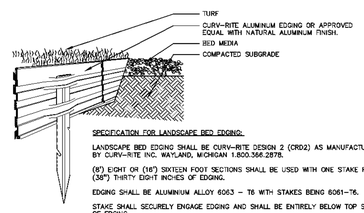
TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.

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

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE.

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

TREE PROTECTION DETAIL
NOT TO SCALE



SPECIFICATION FOR LANDSCAPE BED EDGING:

LANDSCAPE BED EDGING SHALL BE CURV-RITE DESIGN 2 (CRD2) AS MANUFACTURED BY CURV-RITE INC. WAYLAND, MICHIGAN 1.800.566.2878.

(8') EIGHT OR (16') SIXTEEN FOOT SECTIONS SHALL BE USED WITH ONE STAKE PER (36") THIRTY EIGHT INCHES OF EDGING.

EDGING SHALL BE ALUMINUM ALLOY 6063 – T6 WITH STAKES BEING 6061–T6.

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

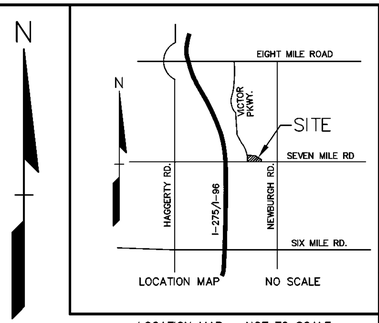
EDGING SHALL HAVE A MINIMUM OF (2") TWO INCHES OF INTERLOCKING OVERLAP BETWEEN SECTIONS.

INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING ¾"–1" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON EITHER SIDE OF EDGING TO MAINTAIN STABILITY.

ALUMINUM EDGE DETAIL
NOT TO SCALE

GENERAL PLANTING NOTES:

1. Landscape contractor shall visit site, inspect existing site conditions and review proposed planting and related work. In case of discrepancy between plan and plant list, plan shall govern quantities. Contact Landscape Architect with any concerns.
2. Contractor shall verify locations of all on site utilities prior to beginning construction on his/her phase of work. Electric, gas, telephone, cable television may be located by calling MISS DIG 1–800–482–7171. Any damage or interruption of services shall be the responsibility of Contractor. Contractor shall coordinate all related activities with other trades on the job and shall report any unacceptable job conditions to Owner's Representative prior to commencing.
3. All plant material to be premium grade nursery stock and shall satisfy American Association of Nurserymen standard for Nursery Stock. All landscape material shall be Northern Grown, No. 1. Grade.
4. Contractor is responsible for verifying all quantities shown on landscape plan prior to pricing the work.
5. The owner's representative reserves the right to reject any plant material not meeting specifications.
6. All single stem shade trees to have straight trunks and symmetrical crowns.
7. All single trunk shade trees to have a central leader; trees with forked or irregular trunks will not be accepted.
8. All multi stem trees shall be heavily branched and have symmetrical crowns. One sided trees or those with thin or open crowns shall not be accepted.
9. All evergreen trees shall be heavily branched and full to the ground, symmetrical in shape and not sheared for the last five growing seasons.
10. All trees to have clay or clay loam balls, trees with sand balls Will Be Rejected.
11. No machinery is to be used within the drip line of existing trees; Hand grade all lawn areas within the drip line of existing trees.
12. All tree locations shall be staked by Landscape Contractor and are subject to the approval of the landscape Architect prior to installation of the plant material.
13. It is mandatory that positive drainage is provided away from all buildings.
14. All planting beds shall receive 4" shredded hardwood bark mulch, see specifications. Shredded palette and died mulch will not be accepted.
15. All landscaped areas shall receive 3" compacted topsoil.
16. See specifics for additional comments, requirements, planting procedures and warranty standards.



LOCATION MAP – NOT TO SCALE

NO.	BY	CHK	DESCRIPTION	DATE

REVISIONS

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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Phone: (248) 689-9090
Fax: (248) 689-1044
website: www.peainc.com

ETKIN
29100 NORTHWESTERN HIGHWAY, SUITE 200
SOUTHFIELD, MICHIGAN 48034

PRELIMINARY LANDSCAPE DETAILS
VICTOR EAST
PART OF THE SE 1/4 OF SECTION 6, T.1S., R.9E.,
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
GB	GB	OHM	SAS

S:\PROJECTS\2014\2014010 ETKIN - VICTOR PARKWAY - SAS\2014-010-1\L-2\LANDSCAPE DETAILS-14010.DWG

ORIGINAL
ISSUE DATE: FEB. 25, 2014

PEA JOB NO. 2014-010

SCALE: N/A

DRAWING NUMBER:
L-3

PRELIMINARY - NOT FOR CONSTRUCTION

XREF: L:\2014010\DWG\TOPOBASE-14010.DWG
XREF: L:\2014010\DWG\SITE PLAN\LBASE-14010.DWG
XREF: L:\2014010\DWG\SITE PLAN\TBLK-14010.DWG

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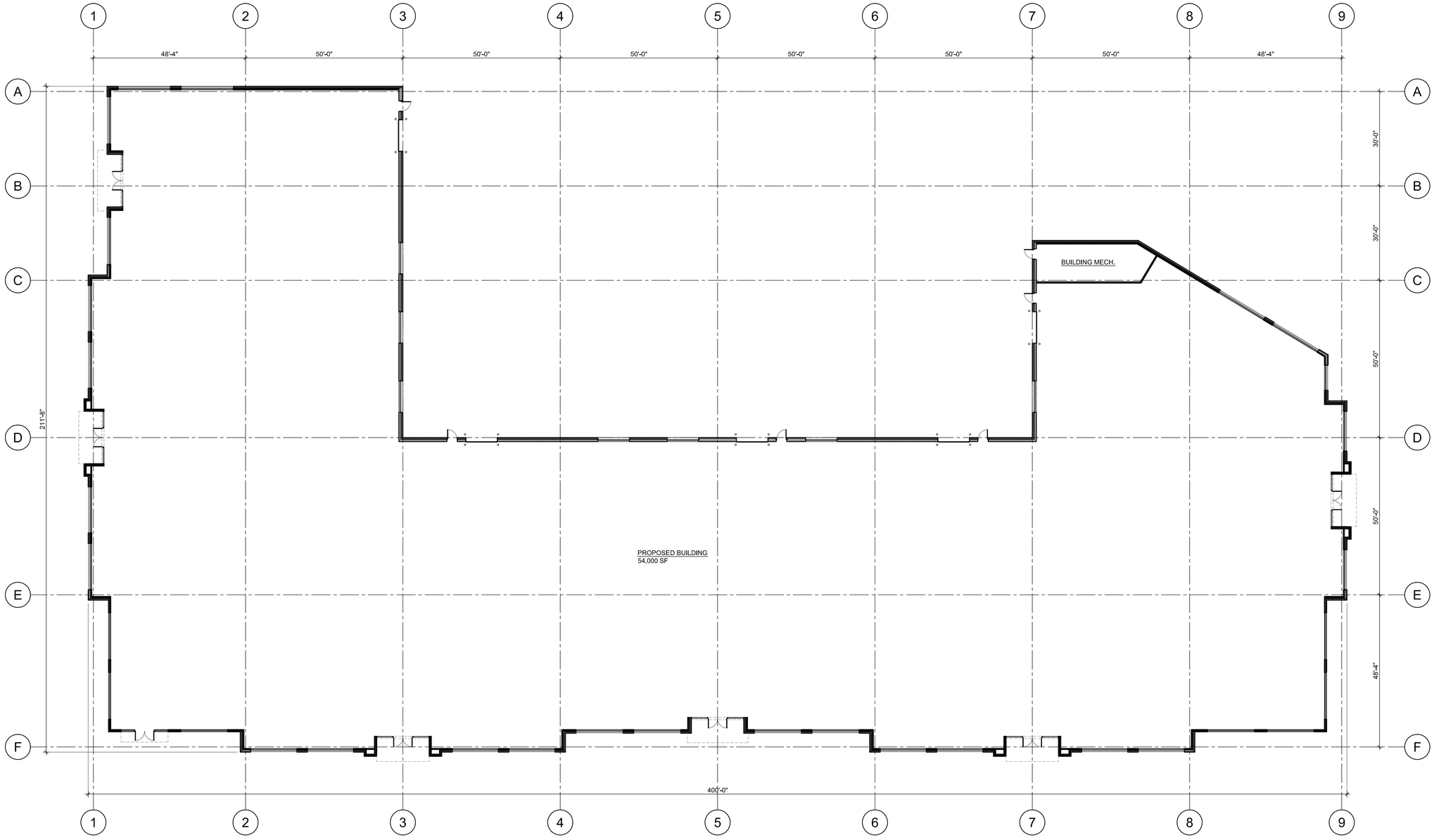

PRELIMINARY FLOOR PLAN

SCALE: 1/16"=1'-0"

NORTH

1

FAUDIE
ARCHITECTURE
2430 Rochester Court
Suite 101, Troy,
Michigan 48083
248.619.2354
faudiearchitecture.com

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PROPOSED VICTOR EAST

LIVONIA, MI

ISSUED FOR:
PRELIMINARY SITE PLAN APPROVAL

DATE:
2-25-14

DRAWING DATE:
2-25-14

PROJECT NUMBER:
13060

SHEET NUMBER:
PFP-3

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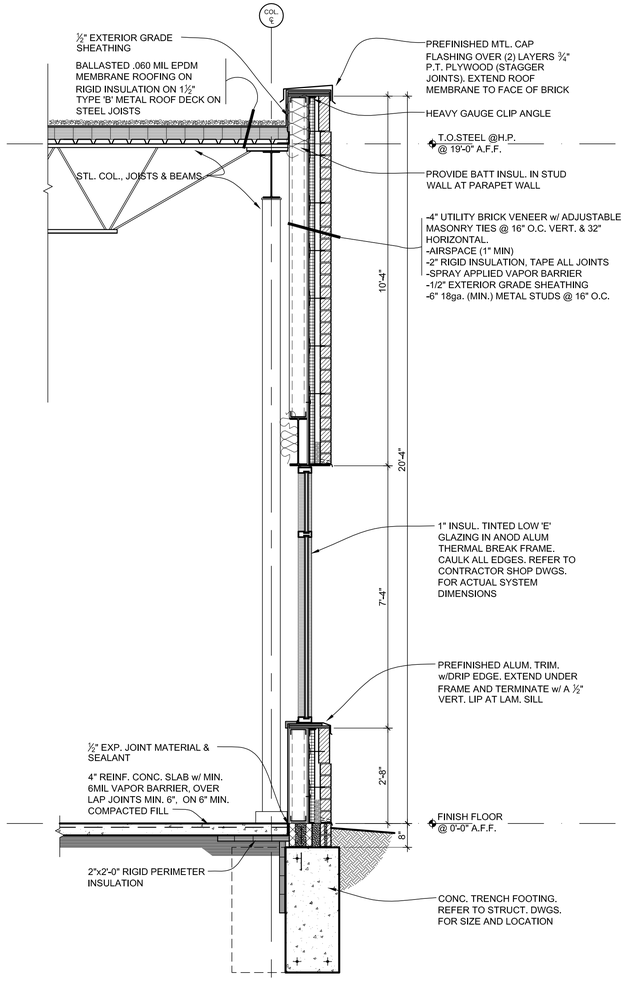
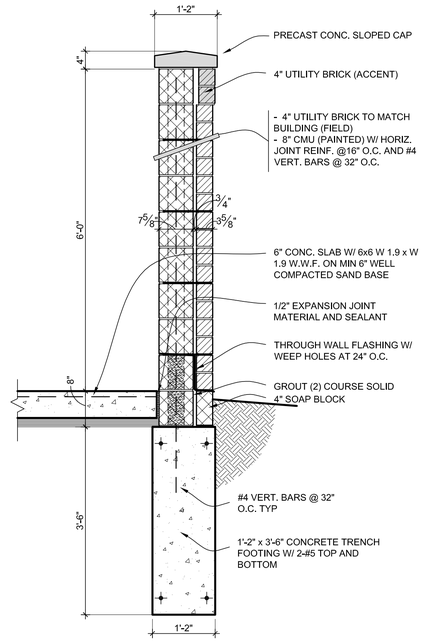


TYP. WALL SECTION 5

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

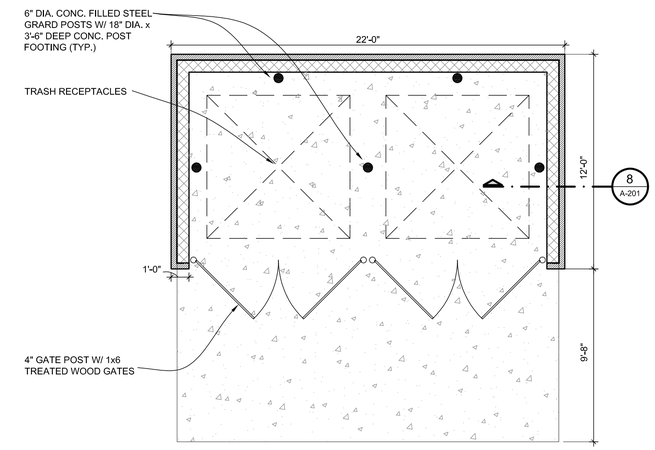


DUMPSTER ENCLOSURE SECTION 8

SCALE: 3/4" = 1'-0"

DUMPSTER ENCLOSURE ELEVATION 7

SCALE: 1/4" = 1'-0"

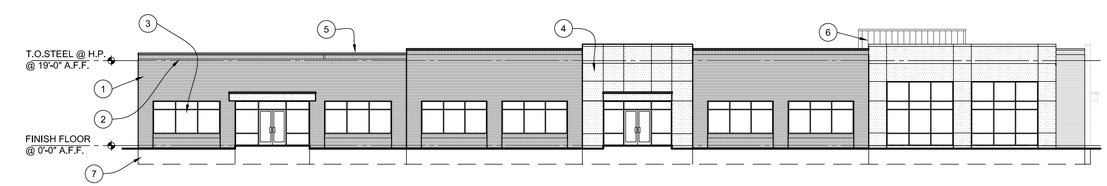


DUMPSTER ENCLOSURE PLAN 6

SCALE: 1/4" = 1'-0"

PRELIMINARY EAST ELEVATION 4

SCALE: 1/16" = 1'-0"



PRELIMINARY WEST ELEVATION 3

SCALE: 1/16" = 1'-0"

PRELIMINARY NORTH ELEVATION 2

SCALE: 1/16" = 1'-0"

PRELIMINARY SOUTH ELEVATION 1

SCALE: 1/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

1	UTILITY BRICK
2	UTILITY BRICK SOLDIER COURSE ACCENT
3	1" TINTED LOW 'E' INSUL. GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES.
4	ALUMINUM COMPOSITE METAL PANEL SYSTEM (ACM)
5	PREFINISHED METAL COPING
6	PREFINISHED METAL PANEL R.T.U. SCREEN
7	CONC. TRENCH FOOTING BELOW

FAUDIE ARCHITECTURE
2430 Rochester Court
Suite 101, Troy, Michigan 48083
248.619.2354
faudiearchitecture.com
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PROPOSED VICTOR EAST
LIVONIA, MI

ISSUED FOR: PRELIMINARY SITE PLAN APPROVAL
DATE: 2-25-14

DRAWING DATE: 2-25-14

PROJECT NUMBER: 13060

SHEET NUMBER: PE-4

STATISTICS

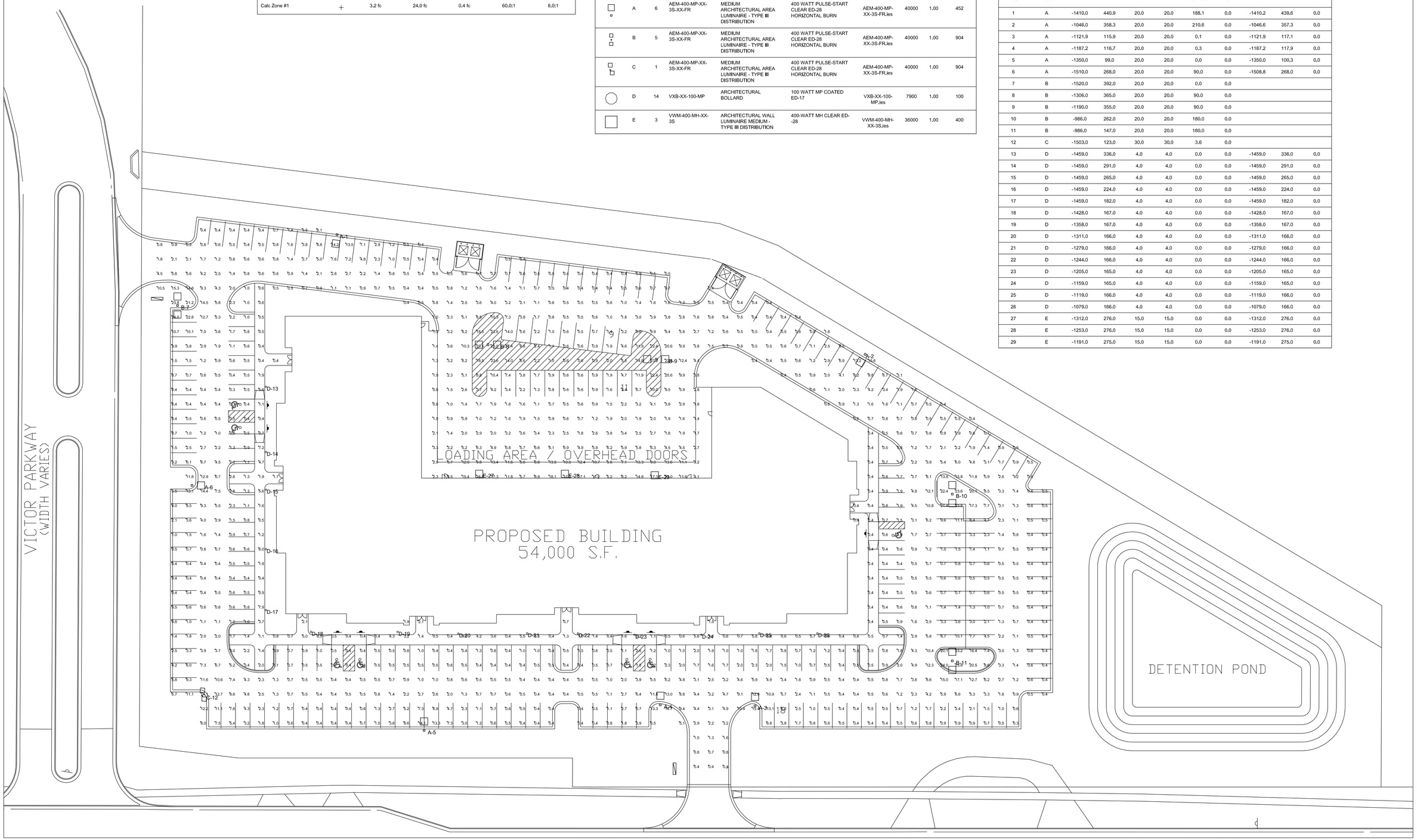
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	3.2 fc	24.0 fc	0.4 fc	60.0:1	8.0:1

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	6	AEM-400-MP-XX-3S-XX-FR	MEDIUM ARCHITECTURAL AREA LUMINAIRE - TYPE III DISTRIBUTION	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	AEM-400-MP-XX-3S-FR.les	40000	1.00	452
	B	5	AEM-400-MP-XX-3S-XX-FR	MEDIUM ARCHITECTURAL AREA LUMINAIRE - TYPE III DISTRIBUTION	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	AEM-400-MP-XX-3S-FR.les	40000	1.00	904
	C	1	AEM-400-MP-XX-3S-XX-FR	MEDIUM ARCHITECTURAL AREA LUMINAIRE - TYPE III DISTRIBUTION	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	AEM-400-MP-XX-3S-FR.les	40000	1.00	904
	D	14	VXB-XX-100-MP	ARCHITECTURAL BOLLARD	100 WATT MP COATED ED-17	VXB-XX-100-MP.les	7900	1.00	100
	E	3	VWM-400-MH-XX-3S	ARCHITECTURAL WALL LUMINAIRE MEDIUM - TYPE III DISTRIBUTION	400-WATT MH CLEAR ED--28	VWM-400-MH-XX-3S.les	36000	1.00	400

LUMINAIRE LOCATIONS

No.	Label	Location X	Location Y	Location Z	MH	Orientation	Tilt	Aim X	Aim Y	Aim Z
1	A	-1410.0	440.9	20.0	20.0	188.1	0.0	-1410.2	439.6	0.0
2	A	-1046.0	358.3	20.0	20.0	210.6	0.0	-1046.6	357.3	0.0
3	A	-1121.9	115.9	20.0	20.0	0.1	0.0	-1121.9	117.1	0.0
4	A	-1187.2	116.7	20.0	20.0	0.3	0.0	-1187.2	117.9	0.0
5	A	-1350.0	99.0	20.0	20.0	0.0	0.0	-1350.0	100.3	0.0
6	A	-1510.0	268.0	20.0	20.0	90.0	0.0	-1508.8	268.0	0.0
7	B	-1520.0	392.0	20.0	20.0	0.0	0.0			
8	B	-1306.0	365.0	20.0	20.0	90.0	0.0			
9	B	-1190.0	355.0	20.0	20.0	90.0	0.0			
10	B	-986.0	262.0	20.0	20.0	180.0	0.0			
11	B	-986.0	147.0	20.0	20.0	180.0	0.0			
12	C	-1503.0	123.0	30.0	30.0	3.6	0.0			
13	D	-1459.0	336.0	4.0	4.0	0.0	0.0	-1459.0	336.0	0.0
14	D	-1459.0	291.0	4.0	4.0	0.0	0.0	-1459.0	291.0	0.0
15	D	-1459.0	265.0	4.0	4.0	0.0	0.0	-1459.0	265.0	0.0
16	D	-1459.0	224.0	4.0	4.0	0.0	0.0	-1459.0	224.0	0.0
17	D	-1459.0	182.0	4.0	4.0	0.0	0.0	-1459.0	182.0	0.0
18	D	-1428.0	167.0	4.0	4.0	0.0	0.0	-1428.0	167.0	0.0
19	D	-1358.0	167.0	4.0	4.0	0.0	0.0	-1358.0	167.0	0.0
20	D	-1311.0	166.0	4.0	4.0	0.0	0.0	-1311.0	166.0	0.0
21	D	-1279.0	166.0	4.0	4.0	0.0	0.0	-1279.0	166.0	0.0
22	D	-1244.0	166.0	4.0	4.0	0.0	0.0	-1244.0	166.0	0.0
23	D	-1205.0	165.0	4.0	4.0	0.0	0.0	-1205.0	165.0	0.0
24	D	-1159.0	165.0	4.0	4.0	0.0	0.0	-1159.0	165.0	0.0
25	D	-1119.0	166.0	4.0	4.0	0.0	0.0	-1119.0	166.0	0.0
26	D	-1079.0	166.0	4.0	4.0	0.0	0.0	-1079.0	166.0	0.0
27	E	-1312.0	276.0	15.0	15.0	0.0	0.0	-1312.0	276.0	0.0
28	E	-1253.0	276.0	15.0	15.0	0.0	0.0	-1253.0	276.0	0.0
29	E	-1191.0	275.0	15.0	15.0	0.0	0.0	-1191.0	275.0	0.0



VICTOR EAST PHOTOMETRICS
SCALE: 1"= 30'-0"

NORTH

FAUDIE ARCHITECTURE
2430 Rochester Court
Suite 101, Troy, Michigan 48083
248.619.2354
faudiearchitecture.com

ETKiN REAL ESTATE SOLUTIONS

EPD
ELECTRICAL POWER & DESIGN, INC.
18840 WOODWORTH
REDFORD, MICHIGAN 48240
PH 313-531-3080
FX 313-531-6826

VICTOR_EAST
LIVONIA_MICHIGAN

ISSUED FOR:
DATE: 2/25/14 PRELIMINARY SITE PLAN APPROVAL

DRAWING DATE: 2/25/14

PROJECT NUMBER: 13060

SHEET NUMBER: E402

2-12-14

Proposed Victor East

Livonia, Michigan

ETKiN REAL ESTATE SOLUTIONS

FAUDIE ARCHITECTURE

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Coline R. Coleman
CHIEF ACCOUNTANT

DENNIS K. WRIGHT
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

March 17, 2017

Mr. Scott O. Miller
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2014-02-08-02 – Extension of Approval

Dear Mr. Miller,

I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer. I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,

Coline R. Coleman
Chief Accountant

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

March 16, 2017

Mr. Scott Miller – Planner IV
Planning Commission
City of Livonia

Re: Petition 2014-02-08-02 Victor East
Extension of Approval for 37640 Seven Mile Road

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the addresses connected with the above noted petition. At this time there are no outstanding amounts receivable for taxes, therefore I have no objections to the proposal.

Sincerely,

_____
Lynda L. Scheel
Treasurer, City of Livonia

UNAPPROVED MINUTES

MINUTES OF THE 1,103rd PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, March 28, 2017, the City Planning Commission of the City of Livonia held its 1,103rd Public Hearings and Regular Meeting in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7:00 p.m.

Members present:	Sam Caramagno	Glen Long	Betsy McCue
	Carol Smiley	Kevin Priddy	Peter Ventura
	Ian Wilshaw		

Members absent: None

Mr. Scott Miller, Planner IV, and Ms. Margie Watson, 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 2014-02-08-02 VICTOR EAST

Mr. Caramagno, Secretary, announced the next item on the agenda, request for a one-year extension of Petition 2014-02-08-02, which previously received approval by the City Council on April 21, 2014 (Council Resolution #104-14), to construct a one-story office-research building (Victor East) on property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway in the Southeast ¼ of Section 6.

Mr. Miller: I don't have anything to add other than we have two items of correspondence since we now send these to the Finance and Treasurer Departments. The first item is from the Treasurer's Department, dated March 16, 2017, which reads as follows: *"In accordance with your request, the Treasurer's Office has reviewed the address connected with the above noted petition. At this time, there are no outstanding amounts receivable for taxes. Therefore, I have no objections to the proposal."* The letter is signed by Lynda Scheel, Treasurer. The second letter is from the Finance Department, dated March 17, 2017, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal."* The letter is signed by Coline Coleman, Chief Accountant. That is the extent of the new correspondence.

Mr. Wilshaw: Thank you, Mr. Miller. And just to make it clear. This is an extension of the existing plan that's been before us. There are no changes to the plan as proposed. Is that correct?

Mr. Miller: That's correct.

Mr. Wilshaw: Is the petitioner here this evening? We will need your name and address for the record please and is there anything you would like to what you've heard so far?

Josh Suardini, Etkin, 29100 Northwestern Highway, Suite 200, Southfield, Michigan 48034. No.

Mr. Wilshaw: Are there any questions for the petitioner? Seeing none, thank you for coming tonight. Is there anybody in the audience that wishes to speak for or against this item? Seeing no one coming forward, a motion would be in order.

On a motion by Long, seconded by McCue, and unanimously adopted, it was

#03-18-2017 **RESOLVED**, that the City Planning Commission does hereby recommend to the City Council that the request for a One-Year Extension of Petition 2014-02-08-02 which previously received approval by the City Council on April 21, 2014 (Council Resolution #104-14), to construct a one-story office-research building (Victor East) on property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between

Newburgh Road and Victor Parkway in the Southeast 1/4 of Section 6, be approved subject to the following conditions:

1. That the request for an extension of waiver use approval by Etkin Management, L.L.C, in a letter dated February 27, 2017, is hereby approved for a one-year period; and

2. That all conditions imposed by Council Resolution #104-14 in connection with Petition 2014-02-08-02, which permitted the construction of a one-story office-research building, shall remain in effect to the extent that they are not in conflict with the foregoing condition.

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

SITE PLANS
Pet 2014-02-08-02
(Josh A. Suardini, Vice President, Etkin Management, L.L.C., as managing agent for Victor East, LLC)
Approval of a one-year extension in connection with a proposal to construct a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road), Section 6.
(CR 125-15 and CR 104-14)

#228-16 RESOLVED, that having considered a communication from the City Planning Commission, dated April 25, 2016, approved for submission by the Mayor, which sets forth its resolution #04-33-2016, adopted on April 19, 2016, with regard to a request from Josh A. Suardini, Vice President, Etkin Management, L.L.C., as managing agent for Victor East, L.L.C., dated March 17, 2016, for a one-year extension of the approval of Petition 2014-02-08-02, previously approved in Council Resolution #125-15, adopted on May 6, 2015, and Council Resolution #104-14, adopted on April 21, 2014, in connection with a proposal to construct a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road) in the Southeast 1/4 of Section 6, the Council does hereby concur in the recommendation of the Planning Commission and does hereby grant the requested extension for a one-year period, subject to compliance with all of the conditions set forth in the original site plan approval.

JUN 6 2016

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

AYES: Meakin, Kritzman, Jolly, Bahr and McIntyre

NAYS: None

The President declared the resolutions adopted.

CONSENT AGENDA ITEMS (Regular Meeting of June 6, 2016)

Motion by: ***Meakin***
Seconded by: ***Kritzman***

ROLL CALL:
Ayes: ***Meakin, Kritzman, Jolly, Bahr, and McIntyre***

Nays: ***None***
Absent: ***Brosnan and White***

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MAY 16, 2016

Meeting was called to order at 8:02 p.m. by President McIntyre. Present: Brian Meakin, Brandon Kritzman, Maureen Miller Brosnan, Jim Jolly, Cathy White, Scott Bahr, and Kathleen McIntyre. Absent: None.

Elected and appointed officials present: Susan Nash, City Clerk; Mark Taormina, Director of Economic Development and Planning; Todd Zilincik, City Engineer; and Don Knapp, City Attorney.

12. REQUEST FOR ONE-YEAR EXTENSION OF SITE PLAN APPROVAL: Planning Commission, re: Petition 2014-02-08-02 submitted by Victor East, L.L.C., previously approved by the City Council on May 6, 2015, in connection with a proposal to construct a one-story office-research building (Victor East) on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road) in the Southeast ¼ of Section 6. (CR 125-15 and CR 104-14)

    Mark Taormina, Director of Planning Development, presented the request to Council. This is the second request to extend the site plan for the development of property that is located at the northeast corner of Seven Mile and Victor Parkway. This petition dates back to 2014 when it was originally approved by the City Council under Council Resolution #104-14. It involves the development of 6.4 acres of vacant property. This has quite a long history in terms of its development. It was originally approved as an Oakwood Health Systems outpatient facility pursuant to a Consent Agreement between the City and the developer. It then was modified to include an office building that was never developed. Then there was a third amendment to the Consent Judgment allowing for the development of the site as a one story building about 54,000 square feet in size for general office, engineering, research and development and design as well as laboratory testing and storage. It's really a high tech or flex building that was desired to be built on this property. It's still being marketed as such. There was a lengthy review of the site plan a couple of years ago. It's kind of U-shaped building. Again, one story in height, about 54,000 square feet. It had all the required parking, storm water management access, landscaping, and retention of the drainage creek that runs along the north side of the property. It is still hoped that the site will be developed in this manner. The representative for the petitioner is here tonight to answer any questions Council may have.

    Meakin asked Taormina why Council should grant an extension versus a denying resolution. Meakin said the previous extensions didn't help. He said there is plenty of construction going on in Livonia, it seems the proposed plan just isn't working. He said maybe it would be better to revisit the proposed use of the property and figure out what else may work. Taormina said the proposed

structure does meet the ordinance requirements and is tied to a consent judgment. He said it wouldn't serve any real purpose to deny the request just to look at other proposals of the property. He said they can entertain inquiries of other proposals now. He said it was a complicated consent judgment that involved several parcels and it has been amended over time to reflect approved changes for development;

Vice-President Kritzman asked the petitioner for an update on their marketing efforts and whether or not there is anyone interested in the property.

Josh Suardini, Etkin, 29100 Northwestern Highway, Suite 200, Southfield, Michigan 48034, was present on behalf of the petitioner. He said as the economy changed they immediately put it on the market. He said they felt and still feel this product, a single story flex building in this area, was and is still the correct product. He said they have looked at other uses and designs but they still come back to this plan. They are still highly committed and continue to market the site.

Brosnan asked the petitioner if he was limited by the site plan for what has already been preapproved. Suardini said he didn't think they were limited.

Meakin disagreed and said, in his opinion, the proposed site plan does limit their marketing audience. He said this may not be the best approach to marketing the site. However, he does wish the best of success to them and he will support the request.

Brosnan offered the approving resolution for the Consent Agenda.

DIRECTION: APPROVING CONSENT

PLANNING COMMISSION

IAN WILSHAW, Acting Chairman
CAROL A. SMILEY, Secretary
GERALD TAYLOR
GLEN W. LONG, JR.
PETER H. VENTURA
ELIZABETH H. McCUE

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2290 Fax (734) 466-2108

DENNIS K. WRIGHT
MAYOR

MARK TAORMINA
PLANNING & ECONOMIC DEVELOPMENT DIRECTOR

BARBARA C. GAMBER
ECONOMIC DEVELOPMENT COORDINATOR

SCOTT O. MILLER
PLANNER IV

April 25, 2016

Honorable Members of the City Council
City of Livonia, Michigan

Residential-: Petition 2014-02-08-02 – Victor East, L.L.C.
-
Dear Council Members:

At the 1,086th Public Hearings and Regular Meeting held by the City Planning Commission on April 19, 2016, in the Livonia City Hall, the following resolution was unanimously adopted:

#04-33-2016 **RESOLVED**, that the City Planning Commission does hereby recommend to the City Council that the request for a One-Year Extension of Petition 2014-02-08-02 which previously received approval by the City Council on April 21, 2014 (Council Resolution #104-14), to construct a one-story office-research building (Victor East) on property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway in the Southeast 1/4 of Section 6, be approved subject to the following conditions:

1. That the request for an extension of waiver use approval by Etkin Management, L.L.C, in a letter dated March 17, 2016, is hereby approved for a one-year period; and

2. That all conditions imposed by Council Resolution #104-14 in connection with Petition 2014-02-08-02, which permitted the construction of a one-story office-research building, shall remain in effect to the extent that they are not in conflict with the foregoing condition.

Very truly yours,

APPROVED FOR SUBMISSION

Dennis K. Wright, Mayor

CITY PLANNING COMMISSION

Carol A. Smiley, Secretary

cc: Mayor, Clerk, Law, Inspection, Zoning Board of Appeals
Josh Suardini, Etkin, 29100 Northwestern Highway, Suite 200, Southfield, Michigan 48034.

ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR MEETING OF MAY 6, 2015

#125-15 RESOLVED, that having considered a communication from the City Planning Commission, dated April 7, 2015, approved for submission by the Mayor, which sets forth its Council Resolution #03-15-2015, adopted on March 31, 2015, with regard to a request from Josh A. Suardini, Vice President, Etkin Management, L.L.C., as managing agent for **Victor East,** L.L.C., dated February 20, 2015, for a **one-year extension** of the approval of Petition 2014-02-08-02, previously granted in Council Resolution #104-14, adopted on April 21, 2014, in connection with a proposal to construct a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road) in the Southeast 1/4 of Section 6, the Council does hereby concur in the recommendation of the Planning Commission and does hereby grant the requested extension for a one-year period, subject to compliance with all of the conditions set forth in the original site plan approval. (CR#104-14)

ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR MEETING OF APRIL 21, 2014

#104-14 RESOLVED, that having considered a communication from the City Planning Commission, dated March 21, 2014, which transmits its resolution 03-15-2014 adopted on March 18, 2014 with regard to **Petition 2014-02-08-02 submitted by Victor East, L.L.C.**, requesting site plan approval in connection with a proposal to construct a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road), in the Southeast 1/4 of Section 6, pursuant to the provisions set forth in Section 18.47 of Ordinance No. 543, as amended, the Council does hereby concur in the recommendation made by the Planning Commission and Petition 2014-02-08-02 is hereby approved and granted, subject to the following conditions:

1. That the Site Plan marked Drawing Number P-3 dated February 25, 2014, prepared by Professional Engineering Associates, is hereby approved and shall be adhered to;

2. That the Landscape Plans marked Drawing Number L-1 and L-2 both dated February 25, 2014, prepared by Professional Engineering Associates, is hereby approved and shall be adhered to;

3. That all disturbed lawn areas shall be sodded in lieu of hydroseeding;

4. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;

5. That the Exterior Building Elevation Plan marked Sheet Number PE-4 dated February 25, 2014, prepared by Faudie Architecture, is hereby approved and shall be adhered to;

6. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building;

7. That the three walls of the trash dumpster areas shall be constructed out of the same brick used in the construction of the building or in the event a poured wall is substituted, the wall's design, texture and color shall match that of the building and the enclosure gates shall be maintained and when not in use closed at all times;

8. That all light fixtures shall not exceed 20 feet in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadway;

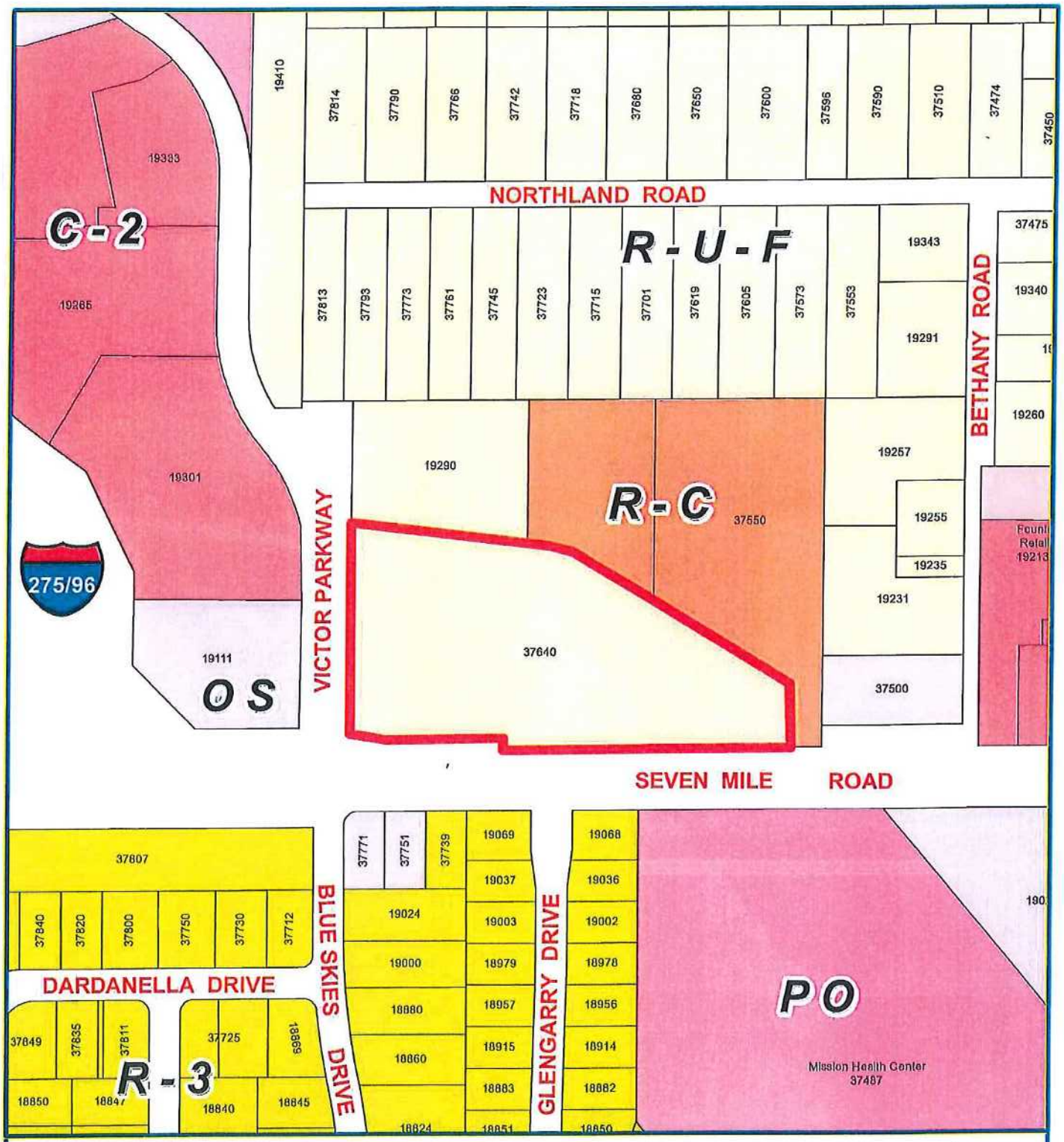
9. That this site shall meet either the City of Livonia or the Wayne County Storm Water Management Ordinance, whichever applies, and shall secure any required permits, including storm water management permits, wetlands permits and soil erosion and sedimentation control permits, from Wayne County, the City of Livonia, and/or the State of Michigan Department of Natural Resources and Environment (DNRE);

10. That the Petitioner shall work with the City Engineering Division to make the necessary modifications to the median in Victor Parkway in order to facilitate proper turning movements for vehicles entering and exiting the site;

11. That 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;

12. 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; and

13. 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.



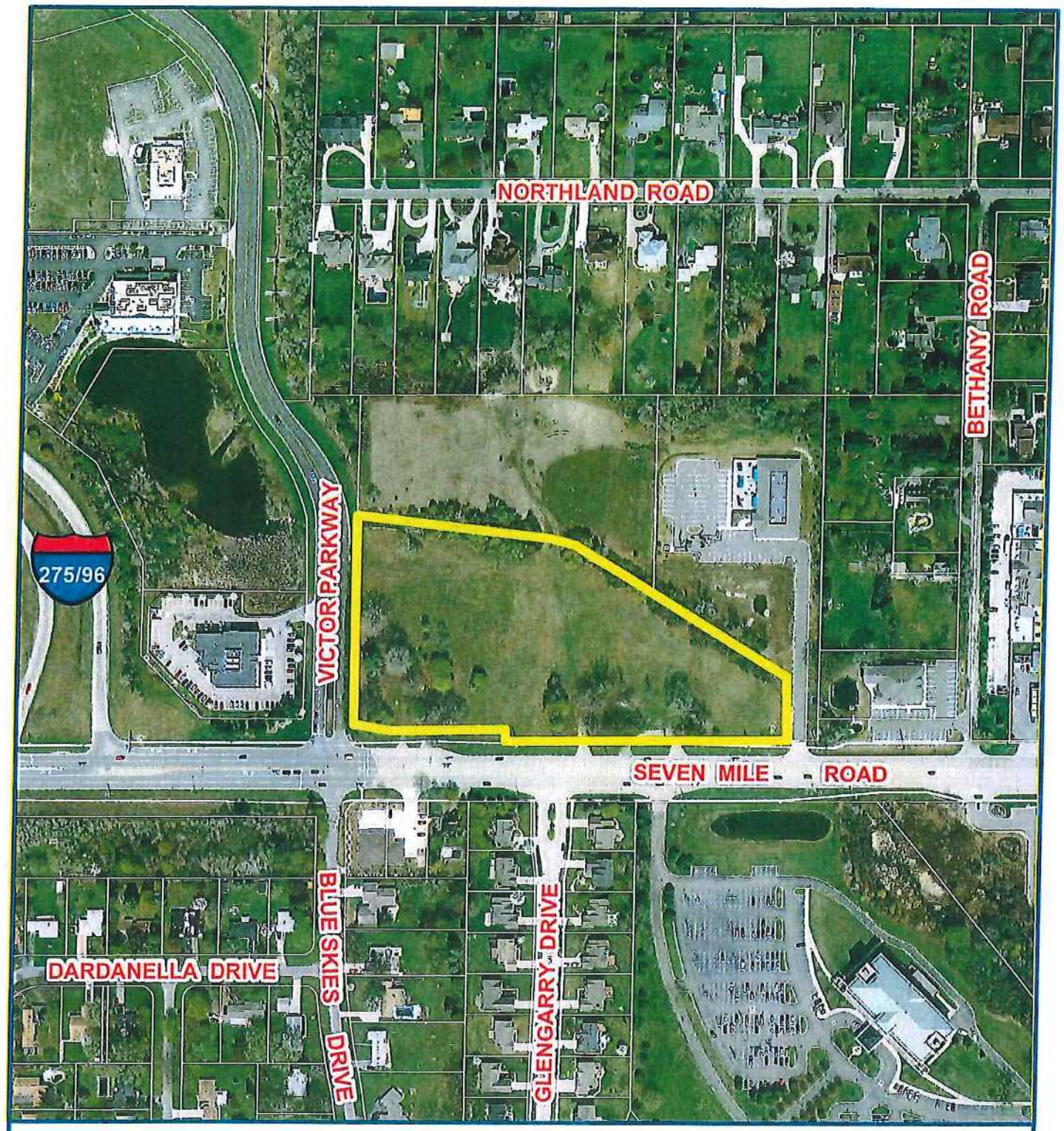
Address & Zoning Map

Petition 2014-02-08-02
Victor East
Construct Office-Research Building

N

Not to Scale

City of Livonia
Planning Department



Aerial Map

Petition 2014-02-08-02
Victor East
Construct Office-Research Building

N

Not to Scale

City of Livonia
Planning Department

ETKIN
REAL ESTATE / SOLUTIONS

March 17, 2016

VIA CERTIFIED MAIL

Attn: City Counsel
CITY OF LIVONIA
33000 Civic Center Drive
Livonia, Michigan 48154-3097

Re: **Site Plan Approval Extension**
Site Plan marked Drawing Number P-3 dated February 25, 2014
Petition 2014-02-08-02
CR#104-14

Dear Counsel Members:

We respectfully request that the above noted Site Plan approval given at a Regular Meeting held on April 21, 2014 (by written follow up on May 8, 2014 and as extended on March 31, 2015) be extended for an additional twelve (12) months from April 21, 2016 to April 21, 2017.

Upon Approval, kindly send written verification to my attention at:

Etkin
29100 Northwestern Highway
Suite 200
Southfield, Michigan 48034

Should you need any additional information please contact me at (248) 358-0800.

Very truly yours,

ETKIN MANAGEMENT, L.L.C.,
as managing agent for Victor East, L.L.C.

Josh A. Suardini
Vice President

cc: Mark Taormina - City of Livonia, Planning Department Head
Steve Sorensen – ssorensen@peainc.com

200 Franklin Center
29100 Northwestern Highway Southfield Michigan 48034
Telephone 248 358 0800 Facsimile 248 358 2180
www.etkinllc.com

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 3

Request for a One-Year Extension of Petition 2014-02-08-02 which previously received approval by the City Council on April 21, 2014 (Council Resolution 104-14), to construct a one-story office-research building (Victor East) on property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway in the Southeast ¼ of Section 6.

April 12, 2016 Study Meeting:

The petitioner is requesting a second one-year extension of site plan approval granted in connection with the construction of a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway. The City of Livonia originally granted approval of all plans on April 21, 2014 (CR #104-14). A one-year extension of that approval was granted by City Council on May 6, 2015 (CR #125-15). In a letter dated March 17, 2016 from Josh Suardini, Vice President of Etkin Management, L.L.C., which is the managing agent for the Petitioner, Victor East, L.L.C., it is requested that site plan approval be extended for an additional twelve (12) months.

In May of 1998, approval was granted in connection with a proposal by Oakwood Health Systems to construct a three-story medical office building on the same parcel of land. The project was never built, and Oakwood sold the parcel to S&N Development Company. Five years later in April 2003, a site plan was approved (CR#183-03) in connection with a proposal by the S&N Development Company to construct a three-story, 100,000 square foot office building, but again, that project never came to fruition, and the property remains undeveloped. Approval of both the Oakwood and S&N site plans was based on a Consent Judgment between the City of Livonia and the previous owners of the property. The Consent Judgment divided the property into three (3) parts: 1) Parcel A (the property that is the subject of this petition), consisting of approximately 6.4 acres located south of a drainage course that runs in an E-W direction across the property; 2) Parcel B, approximately 2 acres located north of the drainage creek at the western end of the property (to remain undeveloped); and 3) Parcel C, approximately 5.6 acres located north of the creek at the eastern end of the property (currently developed with a child care center). The review and development of the subject office-research building was based on a third amended version of the original Consent Judgment that was approved by City Council in December 2013. Regardless of the R-U-F-C zoning classification, the Consent Judgment treats the property as if it is zoned office.

The approved building will be one-story in height and 54,000 square feet in size. The structure sits slightly off-center of the property with parking and access available on all four sides. To handle the storm water runoff, a large detention pond will be located at the southeast corner of the site. The building will be constructed out of a combination brick and aluminum composite metal panels.

April 19, 2016 Regular Meeting

Approving Resolution: That the request for a one-year extension of Council Resolution 104-14 which permitted the construction of a one-story office-research building on property at 37640 Seven Mile Road is hereby approved, subject to the following conditions:

1. That the request for an extension of waiver use approval by Etkin Management, L.L.C, in a letter dated March 17, 2016, is hereby approved **for a one-year period**; and

2. That all conditions imposed by Council Resolution 104-14 in connection with Petition 2014-02-08-02, which permitted the construction of a one-story office-research building, shall remain in effect to the extent that they are not in conflict with the foregoing condition.

UNAPPROVED MINUTES

MINUTES OF THE 1,086TH PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, April 19, 2016, the City Planning Commission of the City of Livonia held its 1,086th Public Hearings and Regular Meeting in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Peter Ventura, Chairman Pro Tem, called the meeting to order at 7:00 p.m.

Members present:	Glen Long	Betsy McCue	Carol A. Smiley
	Gerald Taylor	Peter Ventura	

Members absent: Ian Wilshaw

Mr. Mark Taormina, Planning Director, and Ms. Margie Watson, Program Supervisor, were also present.

Acting Chairman Ventura 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 #3 PETITION 2014-02-08-02 VICTOR EAST

Ms. Smiley, Secretary, announced the next item on the agenda, Request for a One-Year Extension of Petition 2014-02-08-02 which previously received approval by the City Council on April 21, 2014 (Council Resolution #104-14), to construct a one-story office-research building (Victor East) on property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway in the Southeast 1/4 of Section 6.

Mr. Taormina: This is the second request to extend the site plan for the development of property that is located at the northeast corner of Seven Mile and Victor Parkway. This petition dates back to 2014 when it was originally approved by the City Council under Council Resolution #104-14. It involves the development of 6.4 acres of vacant property. This has quite a long history in terms of its development. It was originally approved as an Oakwood Health Systems outpatient facility pursuant to a Consent Agreement between the City and the developer. It then was modified to include an office building that was never developed. Then there was a third amendment to the Consent Judgment allowing for the development of the site as a one story building about 54,000 square feet in size for general office, engineering, research and development and design as well as laboratory testing and storage. It's really a high tech or flex building that was desired to be built on this property. It's still being marketed as such. There was a lengthy review of the site plan a couple of years ago. It's kind of U-shaped building. Again, one story in height, about 54,000 square feet. It had all the required parking, storm water management access, landscaping, and retention of the drainage creek that runs along the north side of the property. It is still hoped that the site will be developed in this manner. The petitioner was unable to be here tonight but he was, as you recall, at our study meeting to give us a little more information about the site and what their intentions are. With that, I'll answer any questions you may have, but this would basically extend the approval period of the site plan for another one year time frame.

Mr. Ventura: Are there any questions? And the petitioner is not here this evening?

Mr. Taormina: He is not here.

Mr. Ventura: Is there anybody in the audience that wishes to speak for or against the granting of this petition? Seeing no one coming forward, a motion would be in order.

On a motion by Long, seconded by Taylor, and unanimously adopted, it was

#04-33-2016 **RESOLVED**, that the City Planning Commission does hereby recommend to the City Council that the request for a One-Year Extension of Petition 2014-02-08-02 which previously received approval by the City Council on April 21, 2014 (Council Resolution #104-14), to construct a one-story office-research

building (Victor East) on property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway in the Southeast 1/4 of Section 6, be approved subject to the following conditions:

1. That the request for an extension of waiver use approval by Etkin Management, L.L.C, in a letter dated March 17, 2016, is hereby approved for a one-year period; and

2. That all conditions imposed by Council Resolution #104-14 in connection with Petition 2014-02-08-02, which permitted the construction of a one-story office-research building, shall remain in effect to the extent that they are not in conflict with the foregoing condition.

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

SITE PLANS
Pet 2014-02-08-02
(Etkin Management, L.L.C., as managing agent for Victor East, L.L.C.)
Approval of request for a one-year extension of the approval previously granted in CR 104-14 in connection with a proposal to construct a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road), Section 6.
(CR 104-14)

#125-15 RESOLVED, that having considered a communication from the City Planning Commission, dated April 7, 2015, approved for submission by the Mayor, which sets forth its Council Resolution #03-15-2015, adopted on March 31, 2015, with regard to a request from Josh A. Suardini, Vice President, Etkin Management, L.L.C., as managing agent for Victor East, L.L.C., dated February 20, 2015, for a one-year extension of the approval of Petition 2014-02-08-02, previously granted in Council Resolution #104-14, adopted on April 21, 2014, in connection with a proposal to construct a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road) in the Southeast 1/4 of Section 6, the Council does hereby concur in the recommendation of the Planning Commission and does hereby grant the requested extension for a one-year period, subject to compliance with all of the conditions set forth in the original site plan approval. (CR#104-14)

CONSENT AGENDA ITEMS (Regular Meeting of May 6, 2015)

Motion by: ***Toy***
Seconded by: ***Scheel***

ROLL CALL:
Ayes: ***Nash, Kritzman, Pastor, Toy, Scheel, and Meakin***

Nays: ***None***
Absent: ***Brosnan***

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD APRIL 20, 2015

Meeting was called to order at 8:00 p.m. by President Brosnan. Present: Susan Nash, Brandon Kritzman, Brian Meakin, John Pastor, Laura Toy, Lynda Scheel, and Maureen Miller Brosnan. Absent: None.

Elected and appointed officials present: Todd Zilincik, City Engineer; Mark Taormina, Director of Planning and Economic Development; Don Knapp, City Attorney; Susan Hoff, City Clerk; and Mayor Jack Kirksey.

11. REQUEST FOR A ONE YEAR EXTENSION OF SITE PLAN PETITION: Planning Commission, re: Petition 2014-02-08-02, previously approved by the City Council on April 21, 2014, in connection with a proposal to construct a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road) in the Southeast 1/4 of Section 6. (CR 104-14)

    Mark Taormina, Director of Planning and Economic Development presented the request to Council. The petitioner is requesting a one-year extension of waiver use approval granted in connection with the construction of a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway. On March 31, 2015, the City Planning Commission adopted a resolution recommending the City Council grant a one-year extension of Petition 2014-02-08-02 which previously received approval by the City Council on April 21, 2014 (Council Resolution #104-14), to construct a one-story office-research building on property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway in the Southeast 1/4 of Section 6, be approved subject to conditions.

    Josh Suardini, Etkin, 29100 Northwestern Highway, Suite 200, Southfield, Michigan 48034, was present on behalf of the petitioner. He said they are seeking an extension of the waiver use approval granted in April 2014. They have heavily marketing this site for tenants to move forward and begin construction on this site. They have had a lot more interest this spring and are confident that will be coming back before Council with a tenant in the near future.

    Vice-President Meakin asked Suardini with regard to those who have shown an interest, what industry are they in. Suardini said those who have contacted him are seeking office space and others are research and development.

    Vice-President Meakin offered the approving resolution for the Consent Agenda.

    DIRECTION: APPROVING CONSENT

PLANNING COMMISSION

R. LEE MORROW, Chairman
IAN WILSHAW, Vice Chairman
CAROL A. SMILEY, Secretary

SCOTT BAHR
KATHLEEN E. McINTYRE
GERALD TAYLOR

JACK KIRKSEY
MAYOR

MARK TAORMINA
PLANNING & ECONOMIC
DEVELOPMENT DIRECTOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2290 Fax (734) 466-2108

April 7, 2015

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2014-02-08-02 – Victor East, L.L.C.

Dear Council Members:

At the 1,069th Public Hearings and Regular Meeting held by the City Planning Commission on March 31, 2015, in the Livonia City Hall, the following resolution was unanimously adopted:

#03-15-2015 **RESOLVED**, that the City Planning Commission does hereby recommend to the City Council that the request for a one-year extension of Petition 2014-02-08-02 which previously received approval by the City Council on April 21, 2014 (Council Resolution #104-14), to construct a one-story office-research building on property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway in the Southeast 1/4 of Section 6, be approved subject to the following conditions:

1. That the request for an extension of waiver use approval by Etkin Management, L.L.C, in a letter dated February 20, 2015, is hereby approved for a one-year period; and

2. That all conditions imposed by Council Resolution #104-14 in connection with Petition 2014-02-08-02, which permitted the construction of a one-story office-research building, shall remain in effect to the extent that they are not in conflict with the foregoing condition.

Very truly yours,

APPROVED FOR SUBMISSION

Jack E. Kirksey

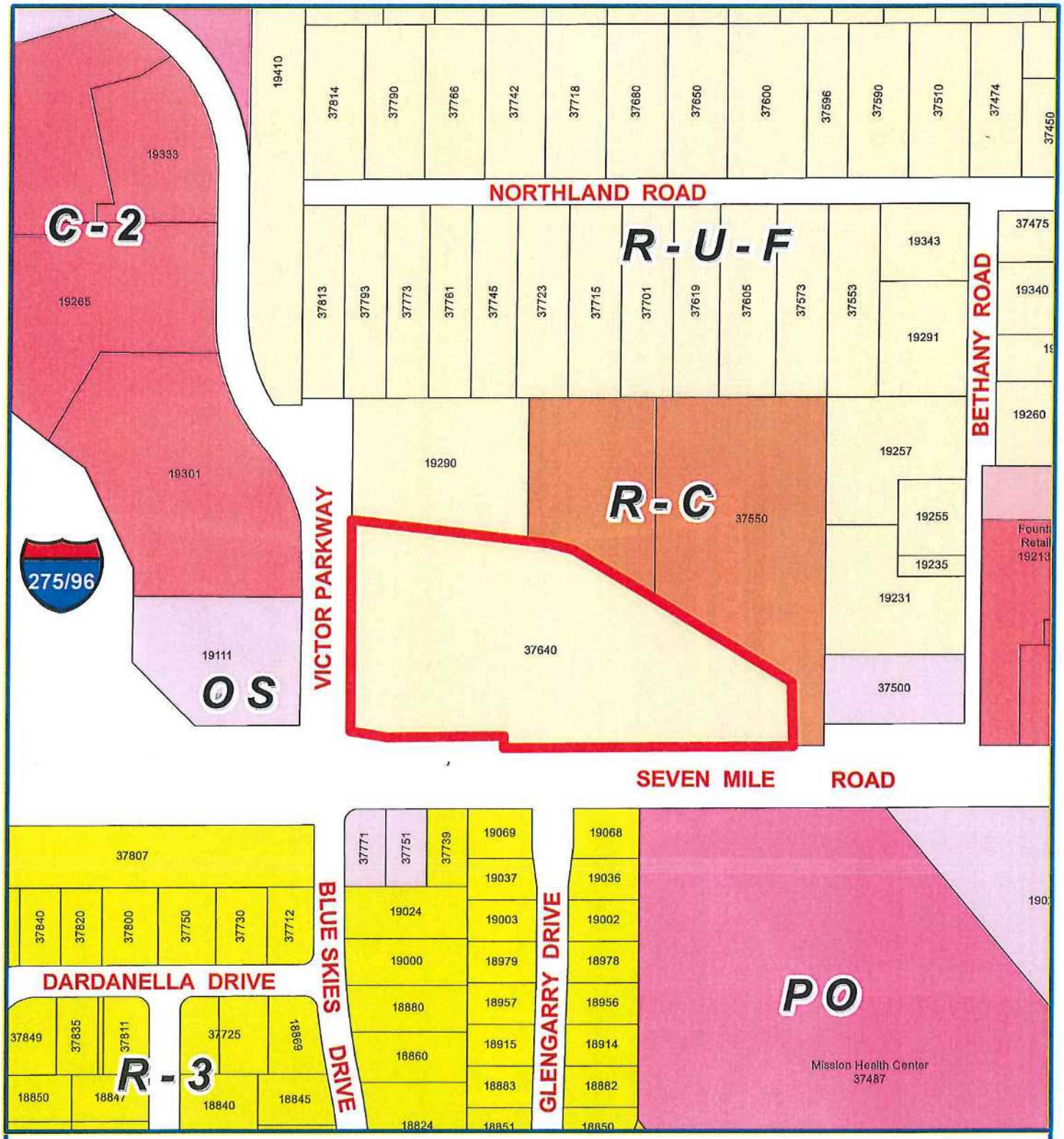
Jack Kirksey, Mayor

CITY PLANNING COMMISSION

Carol A. Smiley /NOA

Carol A. Smiley, Secretary

cc: Mayor, Clerk, Law, Inspection
Josh Suardini, Etkin, 29100 Northwestern Highway, Suite 200, Southfield, Michigan 48034.



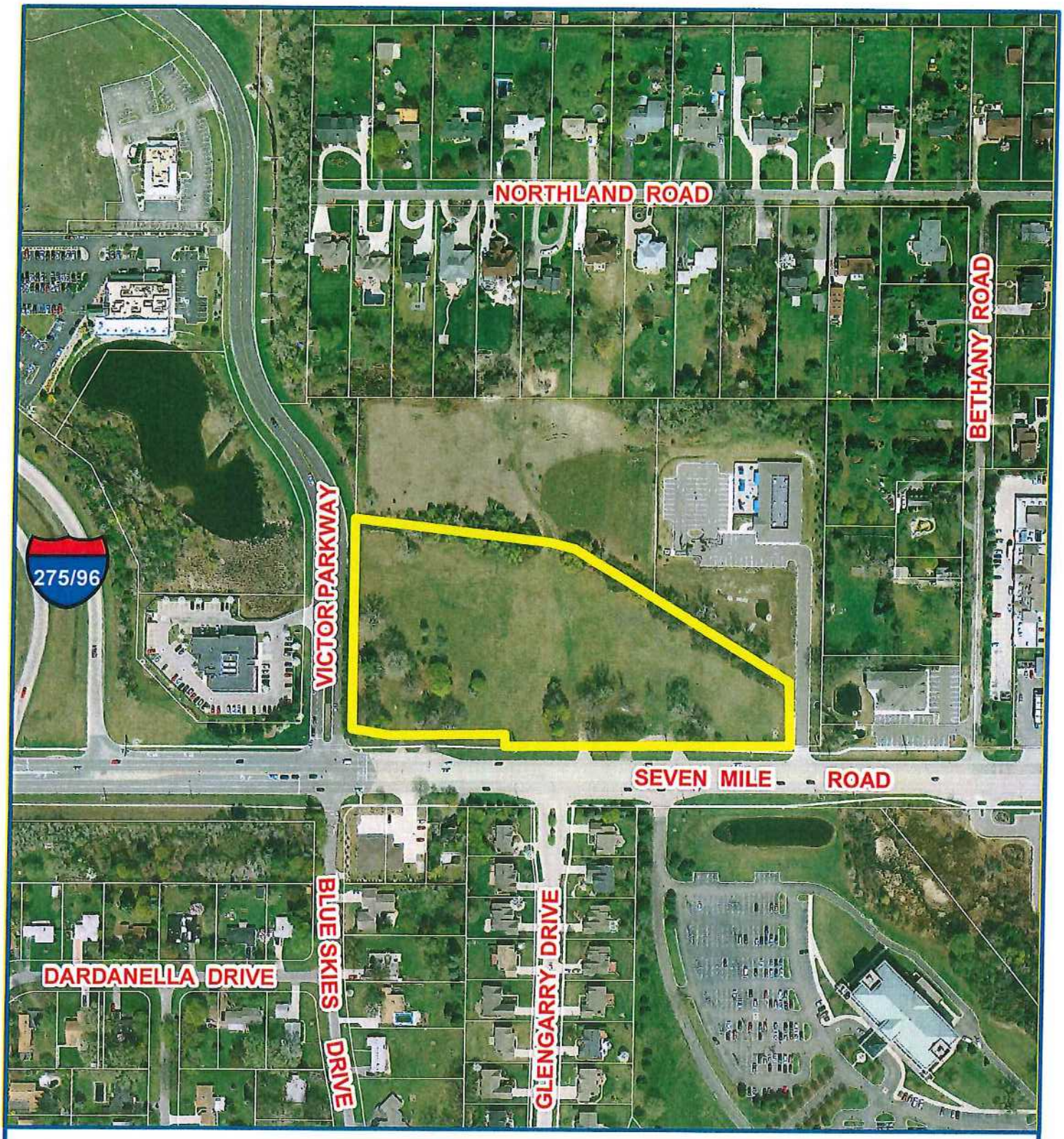
Address & Zoning Map

Petition 2014-02-08-02
Victor East
Construct Office-Research Building

N

Not to Scale

City of Livonia
Planning Department



Aerial Map

Petition 2014-02-08-02
Victor East
Construct Office-Research Building

N

Not to Scale

City of Livonia
Planning Department

Margie
place on Agenda

ETKIN
REAL ESTATE SOLUTIONS

February 20, 2015

RECEIVED
FEB 23 2015
CITY OF LIVONIA
PLANNING COMMISSION

VIA FIRST CLASS MAIL

Attn: City Counsel
CITY OF LIVONIA
33000 Civic Center Drive
Livonia, Michigan 48154-3097

PAID
MAR 11 2015
TREASURER'S OFFICE
CITY OF LIVONIA

Re: **Site Plan Approval Extension**
Site Plan marked Drawing Number P-3 dated February 25, 2014
Petition 2014-02-08-02
CR#104-14

Dear Counsel Members:

We respectfully request that the above noted Site Plan approval given at a Regular Meeting held on April 21, 2014 (and by written follow up on May 8, 2014) be extended for an additional twelve (12) months.

Upon Approval, kindly send written verification to my attention at:

Etkin
29100 Northwestern Highway
Suite 200
Southfield, Michigan 48034

Should you need any additional information please contact me at (248) 358-0800.

Very truly yours,

ETKIN MANAGEMENT, L.L.C.,
as managing agent for Victor East, L.L.C.

Josh A. Suardini
Vice President

cc: Mark Taormina - City of Livonia, Planning Department Head
Steve Sorensen – ssorensen@peainc.com

LMT 2-24-15 Need $200.00 PW

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 3

Request for a One-Year Extension of Petition 2014-02-08-02 which previously received approval by the City Council on April 21, 2014 (Council Resolution 104-14), to construct a one-story office-research building on property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway in the Southeast ¼ of Section 6.

March 24, 2015 Study Meeting:

The petitioner is requesting a one-year extension of waiver use approval granted in connection with the construction of a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway. The City of Livonia originally granted approval of all plans on April 21, 2014 (CR #104-14). In a letter dated February 20, 2015 from Josh Suardini, Vice President of Etkin Management, L.L.C., which is the managing agent for the Petitioner, Victor East, L.L.C., it is requested that site plan approval be extended for an additional twelve (12) months.

In May of 1998, approval was granted in connection with a proposal by Oakwood Health Systems to construct a three-story medical office building on the same parcel of land. The project was never built, and Oakwood sold the parcel to S&N Development Company. Five years later in April 2003, a site plan was approved (CR#183-03) in connection with a proposal by the S&N Development Company to construct a three-story, 100,000 square foot office building, but again, that project never came to fruition, and the property remains undeveloped. Approval of both the Oakwood and S&N site plans was based on a Consent Judgment between the City of Livonia and the previous owners of the property. The Consent Judgment divided the property into three (3) parts: Parcel A (the property that is the subject of this petition), consisting of approximately 6.4 acres located south of a drainage course that runs in an E-W direction across the property; 2) Parcel B, approximately two (2) acres located north of the drainage creek, at the western end of the property (to remain undeveloped); and 3) Parcel C, approximately 5.6 acres located north of the creek at the eastern end of the property (currently developed with a child care center). The review and development of the subject office-research building was based on a third amended version of the original Consent Judgment that was approved by City Council in December 2013. Regardless of the R-U-F-C zoning classification, the Consent Judgment treats the property as if it is zoned office.

The approved building was one-story in height and 54,000 square feet in size. The structure sat slightly off-center of the property with parking and access available on all four sides. To handle the storm water runoff, a large detention pond was to be located at the southeast corner of the site. The building would be constructed out of a combination brick and aluminum composite metal panels.

March 31, 2015 Regular Meeting

Approving Resolution: That the request for a one-year extension of Council Resolution 104-14 which permitted the construction of a one-story office-research building on property at 37640 Seven Mile Road is hereby approved, subject to the following conditions:

1. That the request for an extension of waiver use approval by Etkin Management, L.L.C, in a letter dated February 20, 2015, is hereby approved **for a one-year period**; and

2. That all conditions imposed by Council Resolution 104-14 in connection with Petition 2014-02-08-02, which permitted the construction of a one-story office-research building, shall remain in effect to the extent that they are not in conflict with the foregoing condition.

UNAPPROVED MINUTES

•MINUTES OF THE 1,069TH PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, March 31, 2015, the City Planning Commission of the City of Livonia held its 1,069th Public Hearings and Regular Meeting in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Lee Morrow, Chairman, called the meeting to order at 7:00 p.m.

Members present:	Scott P. Bahr	Kathleen McIntyre	R. Lee Morrow
	Carol A. Smiley	Gerald Taylor	Ian Wilshaw

Members absent: None

Mr. Mark Taormina, Planning Director, and Ms. Margie Watson, Program Supervisor, were also present.

Chairman Morrow 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 #3 PETITION 2014-02-08-02 VICTOR EAST

Ms. Smiley, Secretary, announced the next item on the agenda, a request for a one-year extension of Petition 2014-02-08-02 which previously received approval by the City Council on April 21, 2014 (Council Resolution #104-14), to construct a one-story office-research building on property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway in the Southeast 1/4 of Section 6.

Mr. Taormina: I have nothing more to add to this. I think everyone is familiar with the site plan. It was for a building that was to be one-story in height and 54,000 square feet in size. It was approved a little less than a year ago. In speaking with the Petitioner, they are still pursuing possible occupants for this building and hope to be under construction sometime this year.

Mr. Morrow: Is the Petitioner here tonight?

Mr. Taormina: No, he is not here.

Mr. Morrow: That's fine. It's fairly routine. We're all familiar with the site and we wish him well on getting something going over there. Is there anyone in the audience wishing to speak for or against the granting of this petition? I see no one coming forward. Without further ado, could we have a motion please?

On a motion by Taylor by Smiley, and unanimously adopted, it was

#03-15-2015 **RESOLVED**, that the City Planning Commission does hereby recommend to the City Council that the request for a one-year extension of Petition 2014-02-08-02 which previously received approval by the City Council on April 21, 2014 (Council Resolution #104-14), to construct a one-story office-research building on property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway in the Southeast 1/4 of Section 6, be approved subject to the following conditions:

1. That the request for an extension of waiver use approval by Etkin Management, L.L.C, in a letter dated February 20, 2015, is hereby approved for a one-year period; and

2. That all conditions imposed by Council Resolution #104-14 in connection with Petition 2014-02-08-02, which permitted the construction of a one-story office-research building, shall remain in effect to the extent that they are not in conflict with the foregoing condition.

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

WAIVERS
Pet 2014-02-08-02
(Victor East, LLC)
Approval of proposal to construct a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road), Section 6.

#104-14 RESOLVED, that having considered a communication from the City Planning Commission, dated March 21, 2014, which transmits its resolution 03-15-2014 adopted on March 18, 2014 with regard to Petition 2014-02-08-02 submitted by Victor East, L.L.C., requesting site plan approval in connection with a proposal to construct a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road), in the Southeast 1/4 of Section 6, pursuant to the provisions set forth in Section 18.47 of Ordinance No. 543, as amended, the Council does hereby concur in the recommendation made by the Planning Commission and Petition 2014-02-08-02 is hereby approved and granted, subject to the following conditions:

1. That the Site Plan marked Drawing Number P-3 dated February 25, 2014, prepared by Professional Engineering Associates, is hereby approved and shall be adhered to;

2. That the Landscape Plans marked Drawing Number L-1 and L-2 both dated February 25, 2014, prepared by Professional Engineering Associates, is hereby approved and shall be adhered to;

3. That all disturbed lawn areas shall be sodded in lieu of hydroseeding;

4. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;

5. That the Exterior Building Elevation Plan marked Sheet Number PE-4 dated February 25, 2014, prepared by Faudie Architecture, is hereby approved and shall be adhered to;

6. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building;

7. That the three walls of the trash dumpster areas shall be constructed out of the same brick used in the construction of the building or in the event a poured wall is substituted, the wall's design, texture and color shall match that of the building and the enclosure gates shall be maintained and when not in use closed at all times;

8. That all light fixtures shall not exceed 20 feet in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadway;

9. That this site shall meet either the City of Livonia or the Wayne County Storm Water Management Ordinance, whichever applies, and shall secure any required permits, including storm water management permits, wetlands permits and soil erosion and sedimentation control permits, from Wayne County, the City of Livonia, and/or the State of Michigan Department of Natural Resources and Environment (DNRE);

10. That the Petitioner shall work with the City Engineering Division to make the necessary modifications to the median in Victor Parkway in order to facilitate proper turning movements for vehicles entering and exiting the site;

11. That 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;

12. 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; and

13. 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.

APR 21 2014

CONSENT AGENDA ITEMS (Regular Meeting of April 21, 2014)

Motion by: ***Pastor***
Seconded by: ***Toy***

ROLL CALL:
Ayes: ***Toy, Scheel, Nash, Kritzman, Pastor, Meakin, and Brosnan***

Nays: ***None***
Absent: ***None***

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD APRIL 7, 2014

Meeting was called to order at 8:00 p.m. by President Brosnan. Present: Laura Toy, Lynda Scheel, Susan Nash, Brandon Kritzman, John Pastor, Brian Meakin, and Maureen Miller Brosnan. Absent: None.

Elected and appointed officials present: Todd Zilincik, City Engineer; Mark Taormina, Director of Planning and Economic Development; Don Knapp, City Attorney; Terry Marecki, City Clerk; and Mayor Jack E. Kirksey.

17. SITE PLAN PETITION: Planning Commission, re: Petition 2014-02-08-02, submitted by Victor East, L.L.C. in connection with a proposal to construct a one-story office-research building on property located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway (37640 Seven Mile Road) in the Southeast 1/4 of Section 6.

    Mark Taormina, Director of Planning and Economic Development presented the request to Council. This proposal is for site plan approval to construct a one-story office-research building on vacant land located at the northeast corner of Seven Mile Road and Victor Parkway. In May of 1998, approval was granted in connection with a proposal by Oakwood Health Systems to construct a three-story medical office building on the same parcel of land. The project was never built, and Oakwood sold the parcel to S&N Development Company. Five years later in April 2003, a site plan was approved (CR#183-03) in connection with a proposal by the S&N Development Company to construct a three-story, 100,000 square foot office building, but again, that project never came to fruition, and the property remains undeveloped. Approval of both the Oakwood and S&N site plans was based on a Consent Judgment between the City of Livonia and the previous owners of the property. The Consent Judgment (see attached) divided the property into three (3) parts: Parcel A (the property that is the subject of this petition), consisting of approximately 6.4 acres located south of a drainage course that runs in an E-W direction across the property; 2) Parcel B, approximately two (2) acres located north of the drainage creek, at the western end of the property (to remain undeveloped); and 3) Parcel C, approximately 5.6 acres located north of the creek at the eastern end of the property (currently developed with a child care center). The review and development of the new proposed office-research building is based on a third amended version of the original Consent Judgment that was approved by City Council last December. Regardless of the R-U-F-C zoning classification, the Consent Judgment treats the property as if it is zoned office. Pursuant to the agreement, the property may be developed and used for a single story office building or two buildings if constructed in phases. The site may be utilized as general office, engineering, research, development and design, laboratory, testing and storage. Plans and specifications for final site plan approval shall comply with all ordinances and

regulations of the City, all building codes and engineering requirements, and is subject to review and approval by City Council. The proposed building would be one-story in height and 54,000 square feet in size. Unlike the previous proposal by the S&N Development Company, there would not be a lower level or basement in this building. The proposed structure would sit slightly off center of the property with parking and access available on all four sides. To handle the storm water runoff, a large detention pond would be located at the southeast corner of the site, similar in design to the previously approved site plan. Please note that there may be slight changes in the final configuration and design of the detention pond. The petitioner will need to provide drainage and storm water treatment details to the Engineering Department prior to obtaining permits for the proposed redevelopment. Pursuant to the Third Amendment to Consent Judgment, access to the site can be from both Seven Mile Road (subject to approvals by Wayne County) as well as Victor Parkway. The plans approved for the S&N Development Company project in 2003 showed a boulevard entrance from Seven Mile Road; whereas, the current proposal shows a single 30 foot wide approach. Plan revisions will be needed for the driveway off Victor Parkway in order to facilitate safe and proper left turn movements into and out of the site. More than likely, the change will involve either reducing a portion of or eliminating altogether the island boulevard located directly in front of the site's entrance on Victor Parkway. This cost would be borne by the Petitioner. Two enclosed dumpster areas are shown behind the building along the north edge of the parking lot. For exterior site lighting, the photometric plan indicates the type and location of the light fixtures but not the height. The height of the light poles should be consistent with the guidelines of the City of Livonia Outdoor Lighting Policy for the installation of exterior lighting in all non-residential zoning districts, which specifies that pole mounted lights not exceed a height of twenty feet (20') above grade. Required parking for office buildings is computed on a ratio of 1 space for each 200 square foot of usable floor space. Based on the usable square footage of the proposed building (54,000 x 80% ÷ 200), this development would require a total of 216 parking spaces. The site plan shows that there will be a total of 245 parking spaces available. It should be noted that the parking need could increase or decrease depending on the type of use occupying the building. For example, a research and testing laboratory use might require more or less, depending on the number of employees (1 space for each employee). All parking spaces would have to conform to the Zoning Ordinance, which requires spaces to be a minimum ten (10') feet in width by twenty (20') feet in length. The Landscape Plan shows a variety of planted materials throughout the site. The areas to be landscaped constitute approximately 38% of the total site area, which conforms to the minimum required 15%. Greenbelts along Victor Parkway and Seven Mile Road would be between 20 and 40 feet wide. Existing trees and brush along the north property line would be left untouched. Storm water seed mix would be planted in the detention basin area. The parking lot islands and the green space up next to the building would be generously landscaped with a variety of plant materials. The submitted elevation plan shows that the proposed building would be constructed out of a combination brick and aluminum composite metal panels.

Brick would cover the walls of the building and the aluminum composite metal panel material would be used to create dimensional elements. Soldier course brick would accent the building's roofline and window sills. The one-story structure would have a maximum height, as measured from the finished grade to the top edge of the parapet wall, of twenty-four feet (24'). The roof-mounted mechanical equipment would be concealed from public view by five foot (5') high metal screen walls. The Planning Commission is recommending approval.

Josh Suardini, 29100 Northwestern Highway, Suite 200, Southfield, Michigan 48034, was present on behalf of the petitioner. He said they are looking forward to getting the project started.

Toy offered the approving resolution for the Consent Agenda.

Meakin asked Suardini if they have a tenant for the property yet. Suardini said not yet but they are actively marketing it and have had a couple of leads. Meakin asked why the reduced the size of the building from what was proposed in the past. Suardini said they did an extensive study and believe this is more marketable. Meakin wished them the best.

DIRECTION: APPROVING CONSENT

PLANNING COMMISSION

R. LEE MORROW, Chairman
IAN WILSHAW, Vice Chairman
CAROL A. SMILEY, Acting Secretary

SCOTT BAHR
KATHLEEN L. McINTYRE
GERALD TAYLOR

JACK KIRKSEY
MAYOR

MARK TAORMINA
PLANNING & ECONOMIC
DEVELOPMENT DIRECTOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2290 Fax (734) 466-2108

March 21, 2014

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2014-02-08-02 - Victor East, L.L.C.

Dear Council Members:

At the 1,052nd Public Hearings and Regular Meeting held by the City Planning Commission on March 18, 2014, in the Livonia City Hall, the following resolution was unanimously adopted:

#03-15-2014 **RESOLVED**, that the City Planning Commission does hereby recommend to the City Council that Petition 2014-02-08-02 submitted by Victor East, L.L.C. requesting approval of all plans required by Section 18.47 of the City of Livonia Zoning Ordinance #543, as amended, in connection with a proposal to construct a one-story office-research building on property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway in the Southeast 1/4 of Section 6, be approved subject to the following conditions:

1. That the Site Plan marked Drawing Number P-3 dated February 25, 2014, prepared by Professional Engineering Associates, is hereby approved and shall be adhered to;

2. That the Landscape Plans marked Drawing Number L-1 and L-2 both dated February 25, 2014, prepared by Professional Engineering Associates, is hereby approved and shall be adhered to;

3. That all disturbed lawn areas shall be sodded in lieu of hydroseeding;

4. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;

5. That the Exterior Building Elevation Plan marked Sheet Number PE-4 dated February 25, 2014, prepared by Faudie Architecture, is hereby approved and shall be adhered to;

6. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building;

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8. That all light fixtures shall not exceed 20 feet in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadway;

9. That this site shall meet either the City of Livonia or the Wayne County Storm Water Management Ordinance, whichever applies, and shall secure any required permits, including storm water management permits, wetlands permits and soil erosion and sedimentation control permits, from Wayne County, the City of Livonia, and/or the State of Michigan Department of Natural Resources and Environment (DNRE);

10. That the Petitioner shall work with the City Engineering Division to make the necessary modifications to the median in Victor Parkway in order to facilitate proper turning movements for vehicles entering and exiting the site;

11. That 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;

12. 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; and

13. 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.

Very truly yours,

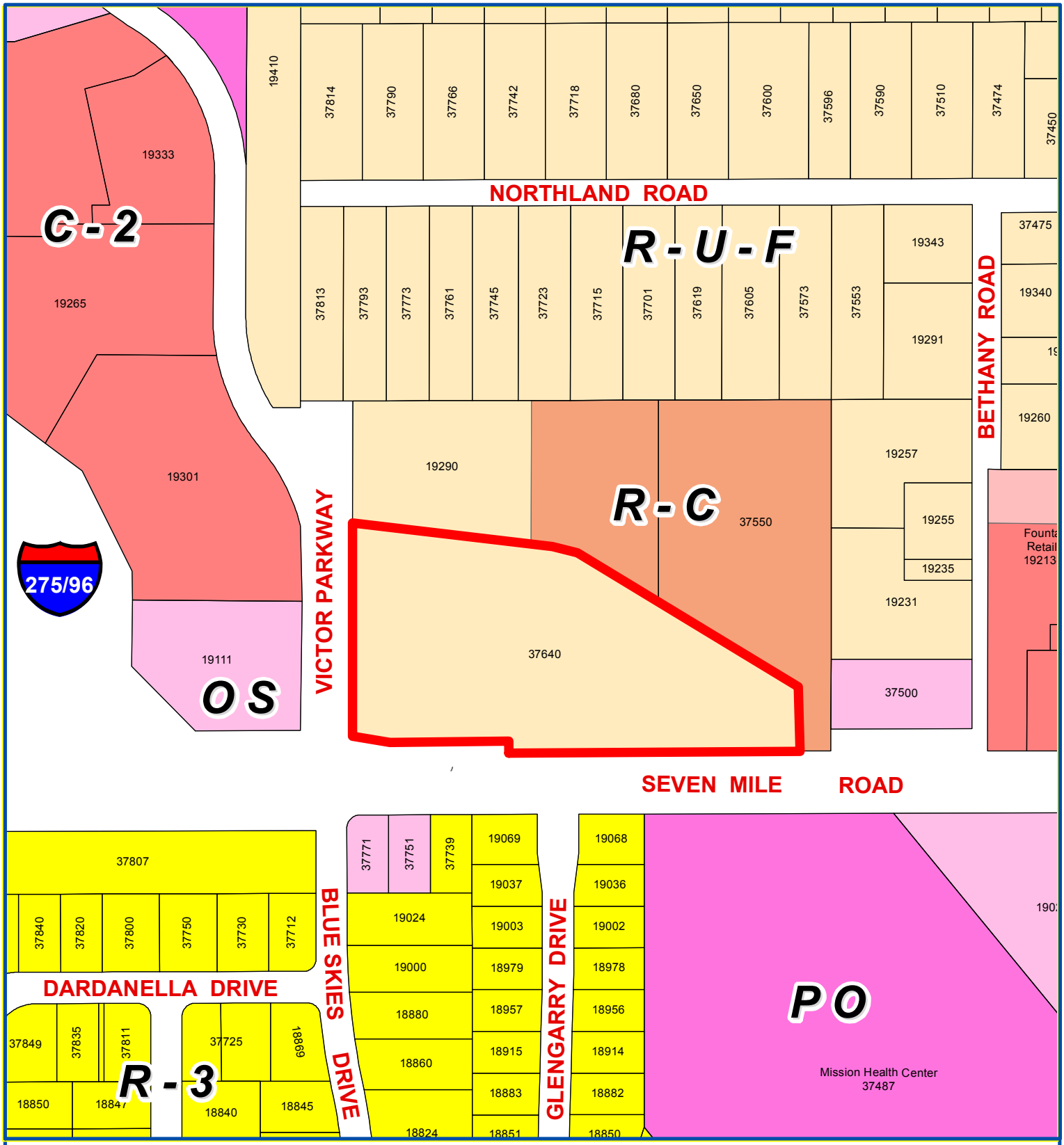
APPROVED FOR SUBMISSION

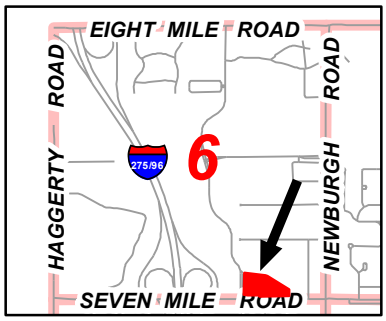
CITY PLANNING COMMISSION

_____
Jack Kirksey, Mayor

_____
Carol A. Smiley, Acting Secretary

cc: Mayor, Clerk, Law, Inspection, Zoning Board of Appeals
Josh Suardini, Victor East, L.L.C., 29100 Northwestern Highway, Suite 200, Southfield, MI 48034





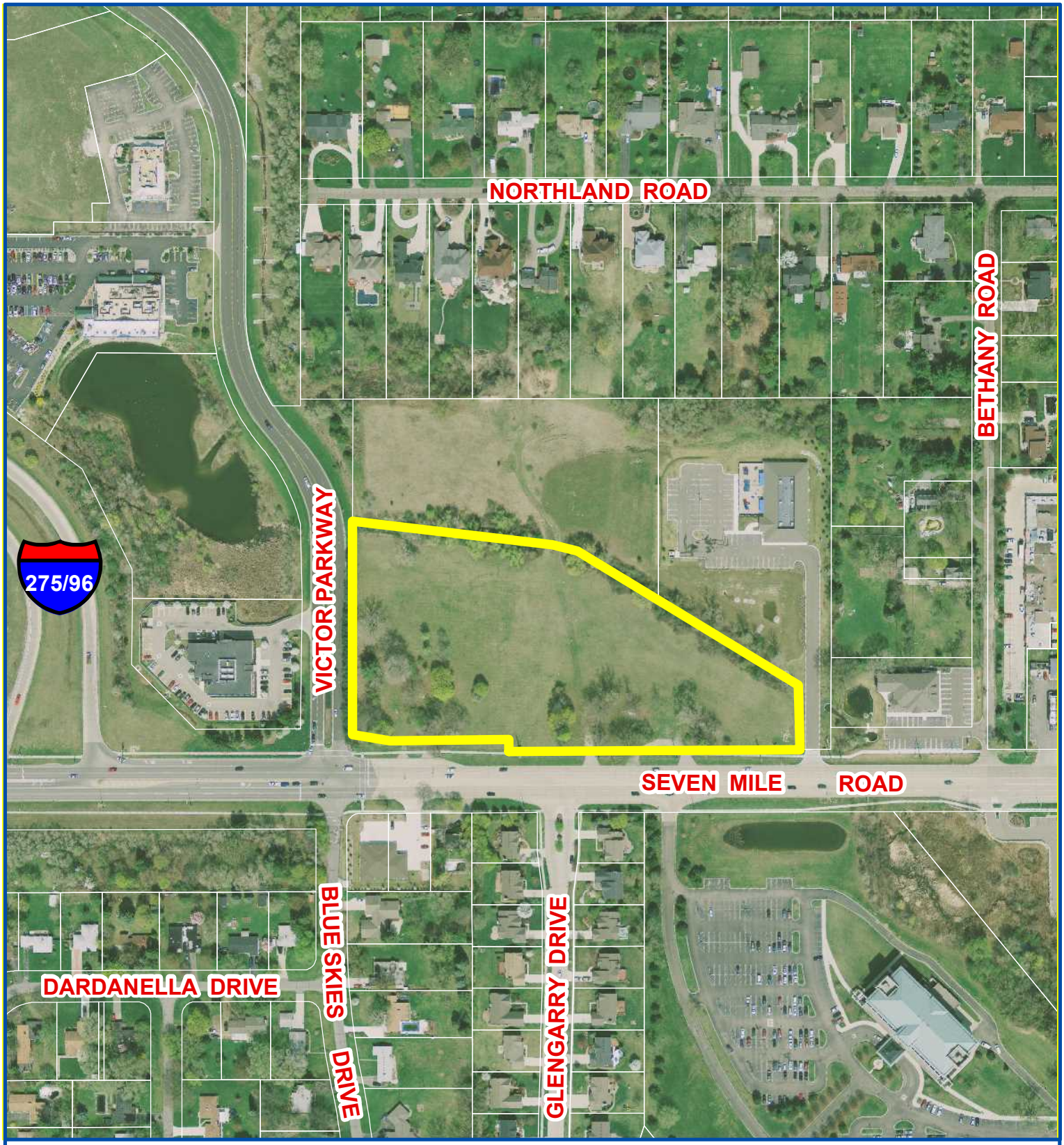
Address & Zoning Map

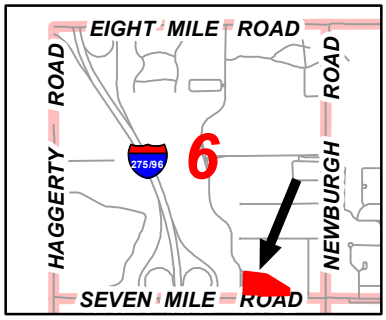
Petition 2014-02-08-02
Victor East
Construct Office-Research Building

N

Not to Scale

City of Livonia
Planning Department





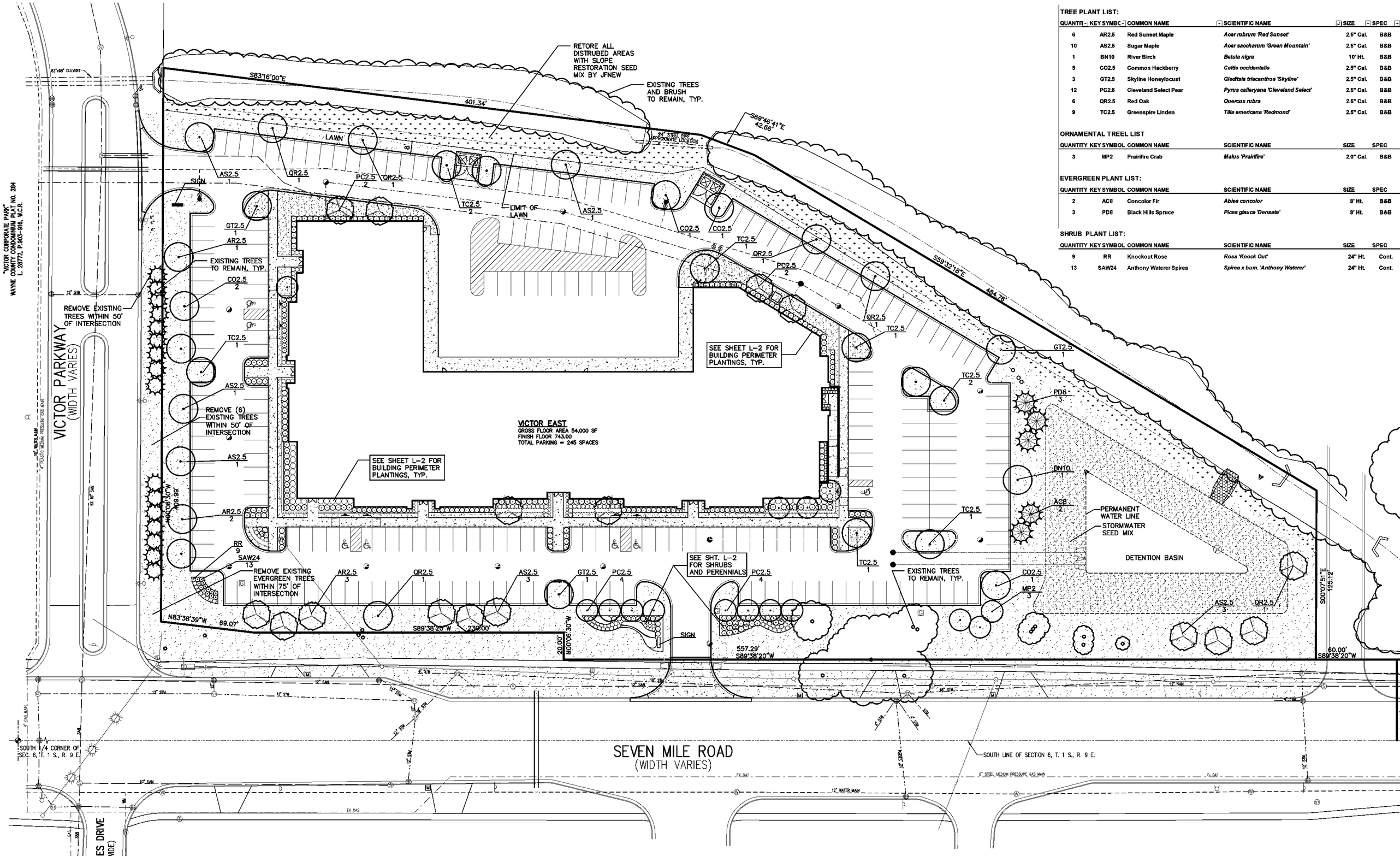
Aerial Map

Petition 2014-02-08-02
Victor East
Construct Office-Research Building

N

Not to Scale

City of Livonia
Planning Department



TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
6	AR2.5	Red Sunset Maple	*Acer rubrum 'Red Sunset'*	2.5" Cal.	B&B
10	AS2.5	Sugar Maple	*Acer saccharum 'Green Mountain'*	2.5" Cal.	B&B
1	BN10	River Birch	*Betula nigra*	10' Ht.	B&B
5	CO2.5	Common Hackberry	*Celtis occidentalis*	2.5" Cal.	B&B
3	GT2.5	Skyline Honeylocust	*Gleditsia triacanthos 'Skyline'*	2.5" Cal.	B&B
12	PC2.5	Cleveland Select Pear	*Pyrus calleryana 'Cleveland Select'*	2.5" Cal.	B&B
6	QR2.5	Red Oak	*Quercus rubra*	2.5" Cal.	B&B
9	TC2.5	Greenspire Linden	*Tilia americana 'Redmond'*	2.5" Cal.	B&B

ORNAMENTAL TREEL LIST

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
3	MP2	Prairifire Crab	*Malus 'Prairifire'*	2.0" Cal.	B&B

EVERGREEN PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
2	AC8	Concolor Fir	*Abies concolor*	8' Ht.	B&B
3	PD8	Black Hills Spruce	*Picea glauca 'Densata'*	8' Ht.	B&B

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
9	RR	Knockout Rose	*Rosa 'Knock Out'*	24" Ht.	Cont.
13	SAW24	Anthony Waterer Spirea	*Spiree x bum. 'Anthony Waterer'*	24" Ht.	Cont.

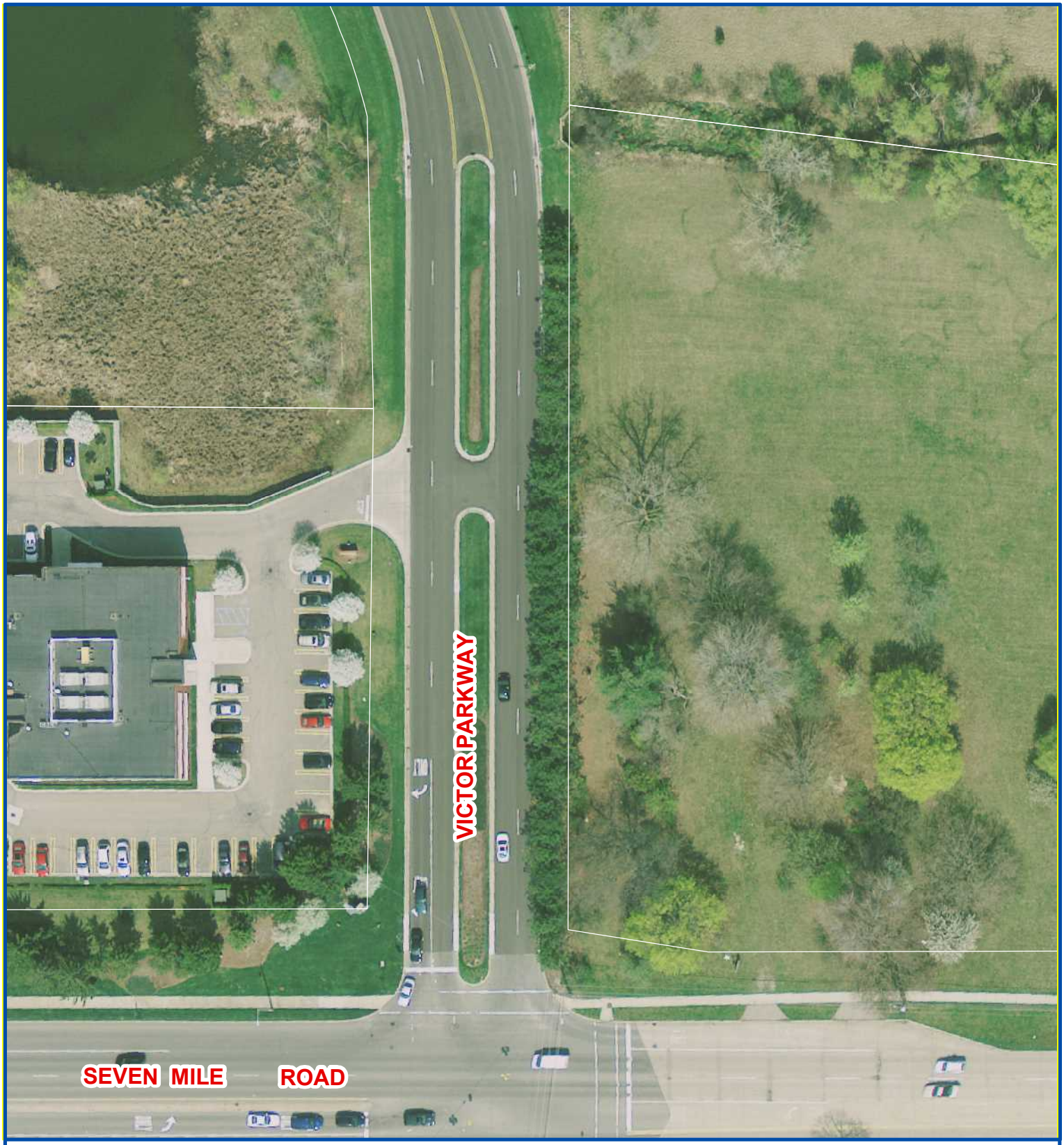
2-12-14

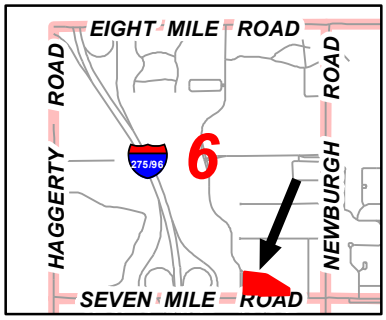
Proposed Victor East

Livonia, Michigan

ETKiN REAL ESTATE SOLUTIONS

FAUDIE ARCHITECTURE





Aerial Map

Petition 2014-02-08-02
Victor East
Construct Office-Research Building

N

Not to Scale

City of Livonia
Planning Department

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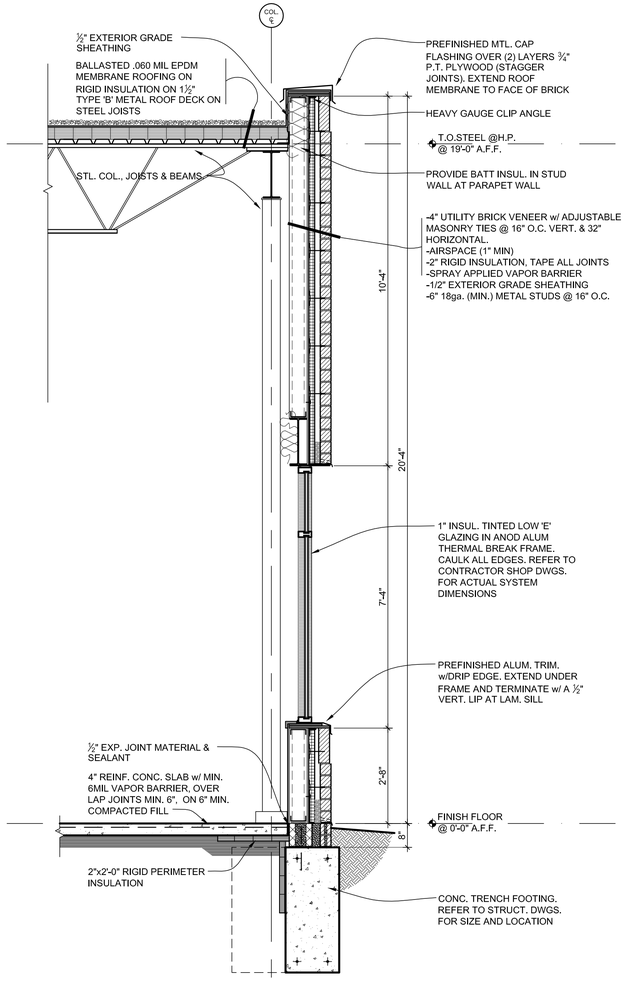
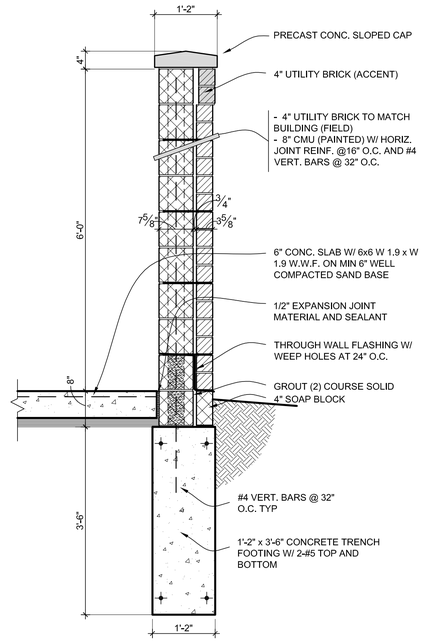


TYP. WALL SECTION 5

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

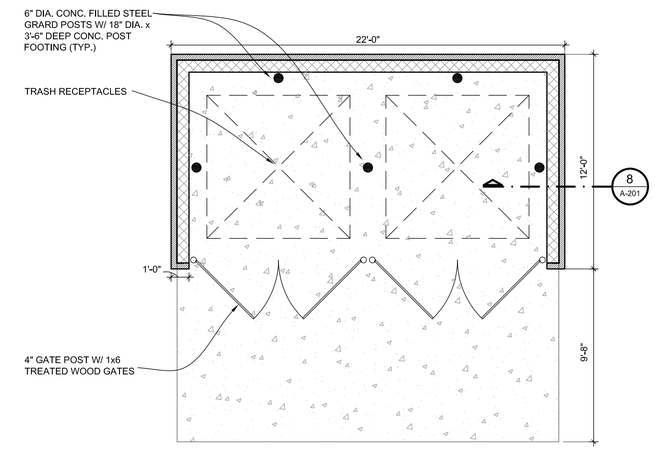


DUMPSTER ENCLOSURE SECTION 8

SCALE: 3/4" = 1'-0"

DUMPSTER ENCLOSURE ELEVATION 7

SCALE: 1/4" = 1'-0"

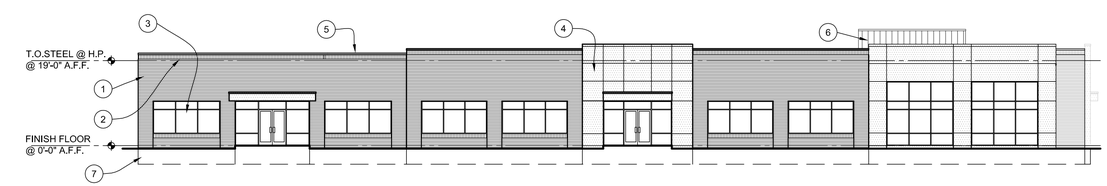


DUMPSTER ENCLOSURE PLAN 6

SCALE: 1/4" = 1'-0"

PRELIMINARY EAST ELEVATION 4

SCALE: 1/16" = 1'-0"



PRELIMINARY WEST ELEVATION 3

SCALE: 1/16" = 1'-0"

PRELIMINARY NORTH ELEVATION 2

SCALE: 1/16" = 1'-0"

PRELIMINARY SOUTH ELEVATION 1

SCALE: 1/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

1	UTILITY BRICK
2	UTILITY BRICK SOLDIER COURSE ACCENT
3	1" TINTED LOW 'E' INSUL. GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES.
4	ALUMINUM COMPOSITE METAL PANEL SYSTEM (ACM)
5	PREFINISHED METAL COPING
6	PREFINISHED METAL PANEL R.T.U. SCREEN
7	CONC. TRENCH FOOTING BELOW

FAUDIE ARCHITECTURE
2430 Rochester Court
Suite 101, Troy, Michigan 48083
248.619.2354
faudiearchitecture.com
ETKiN REAL ESTATE SOLUTIONS

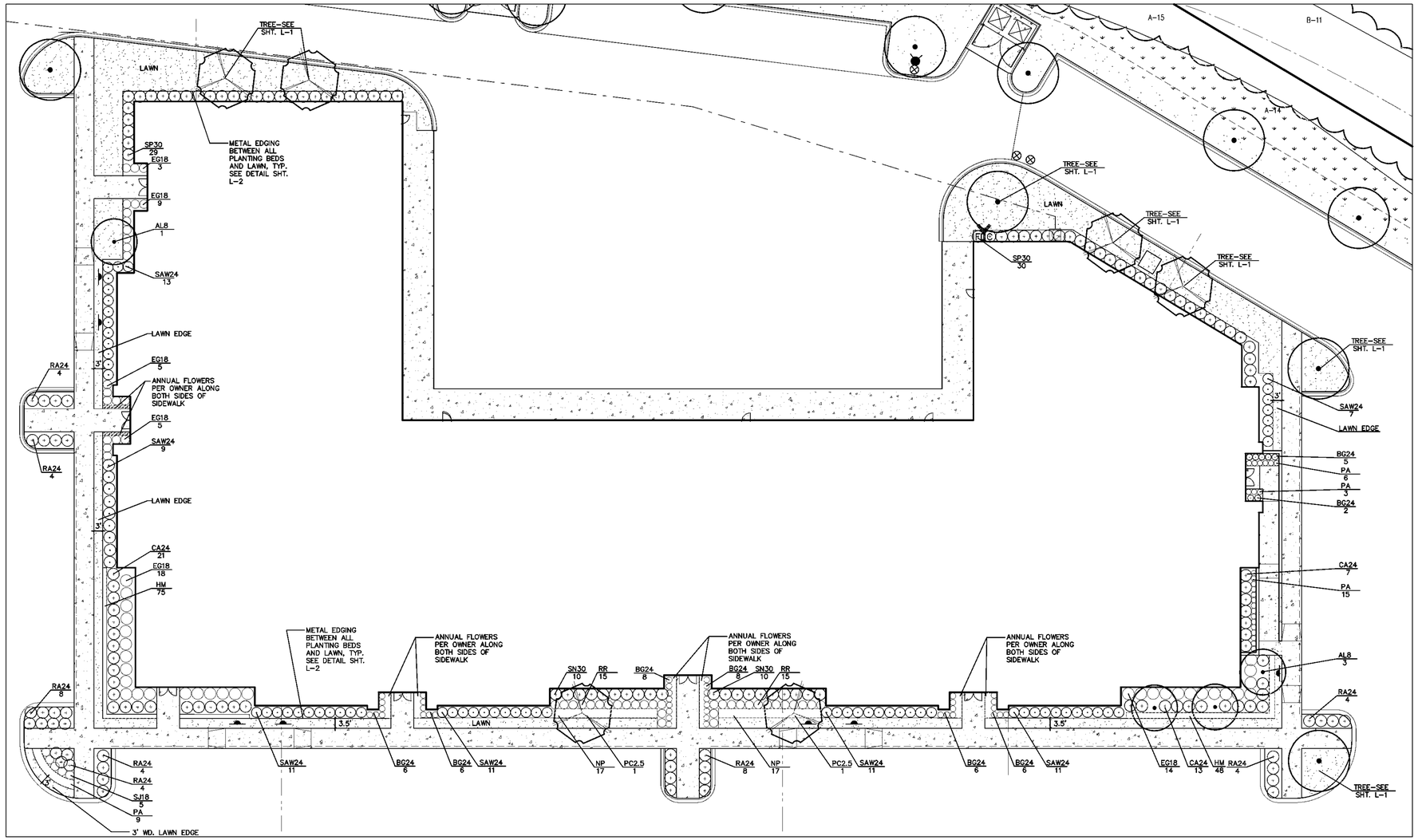
PROPOSED VICTOR EAST
LIVONIA, MI

ISSUED FOR: PRELIMINARY SITE PLAN APPROVAL
DATE: 2-25-14

DRAWING DATE: 2-25-14

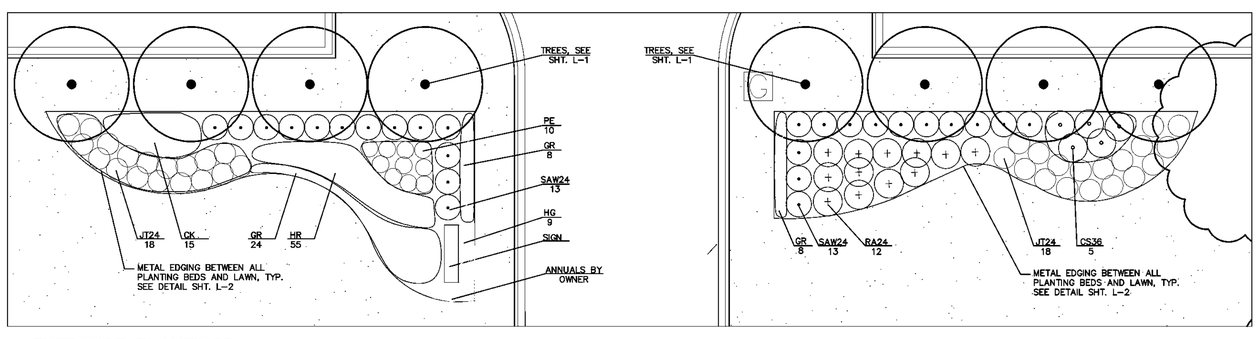
PROJECT NUMBER: 13060

SHEET NUMBER: PE-4



BUILDING PERMITER PLANTINGS

SCALE: 1"=20'



ENTRANCE PLANTINGS

SCALE: 1"=10'

TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
2	PC2.5	Cleveland Select Pear	*Pyrus calleryana 'Cleveland Select'*	2.5" Cal.	B&B

ORNAMENTAL TREEL LIST

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
4	AL8	Serviceberry	*Amelanchier laevis*	8' Ht.	B&B

SHRUB PLANT LIST:

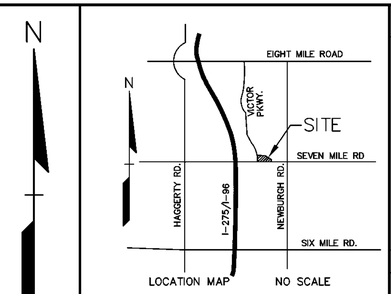
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
47	BG24	Green Gem Boxwood	*Buxus x 'Green Gem'*	24" Ht.	Cont.
41	CA24	Tom Thumb Cotoneaster	*Cotoneaster adpressus 'Tom Thumb'*	24" wd.	Cont.
5	CS36	Red Twig Dogwood	*Cornus sericea*	36" Ht.	Cont.
54	EG18	Green Lane Euonymus	*Euonymus fortunei 'Green Lane'*	18" Ht.	Cont.
36	JT24	Tam Juniper	*Juniperus sabina 'Tamariscifolia'*	24" Sprd	Cont.
52	RA24	Gro Low Sumac	*Rhus armoatica 'Gro-Low'*	24" Sprd	Cont.
30	RR	Knockout Rose	*Rosa 'Knock Out'*	24" Ht.	Cont.
99	SAW24	Anthony Waterer Spirea	*Spirea x bum. 'Anthony Waterer'*	24" Ht.	Cont.
5	SJ18	Little Princess Japanese Spirea	*Spiraea japonica 'Little Princess'*	18" Ht.	Cont.
20	SN30	Snowmound Spirea	*Spirea nipponica' Snowmound'*	30" Ht.	Cont.
59	SP30	Miss Kim Lilac	*Syringa patula 'Miss Kim'*	30" Ht.	Cont.

PERENNIAL PLANT LIST

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
15	CK	Feather Reed Grass	*Calamagrostis x acutiflora 'Karl Foerster'*	1 gal	Cont.
9	HG	Little Grapette Daylily	*Hemerocallis 'Little Grapette'*	1 gal	Cont.
123	HM	Stella D' Oro Daylily	*Hemerocallis 'Stella D'Oro'*	1 gal	Cont.
55	HR	Happy Returns Daylily	*Hemerocallis 'Happy Returns'*	1 gal	Cont.
40	GR	Rozanne Geranium	*Geranium maculatum 'Rozanne'*	1 gal	Cont.
34	NP	Six Hills Giant Catmint	*Nepeta x faassenii 'Six Hills Giant'*	1 gal	Cont.
33	PA	Dwarf Fountain Grass	*Pennisetum alopecuroides 'Hamelin'*	1 gal	Cont.
10	PE	Russian Sage	*Perovskia atriplicifolia*	1 gal	Cont.

PRELIMINARY - NOT FOR CONSTRUCTION

XREF: L:\2014010\DWG\TOPOBASE-14010.DWG
XREF: L:\2014010\DWG\SITE PLAN\CBASE-14010.DWG
XREF: L:\2014010\DWG\SITE PLAN\TBLK-14010.DWG



LOCATION MAP - NOT TO SCALE

No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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Phone: (248) 689-9090
Fax: (248) 689-1044
website: www.peainc.com

CLIENT/DEVELOPER NAME
STREET ADDRESS
CITY, STATE - ZIP CODE

PRELIMINARY LANDSCAPE DETAILS
VICTOR EAST
PART OF THE SE 1/4 OF SECTION 6, T 1S., R 9E.,
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

DES.	GB	DN.	GB	SUR.	OHM	P.M.	SAS

S:\PROJECTS\2014\2010 EVOS - VICTOR Parkway - SAS\2014-010-LV(L-2)LANDSCAPE DETAILS-142012.DWG

ORIGINAL
ISSUE DATE: FEB. 25, 2013

PEA JOB NO. 2014-010

SCALE: VARIES

DRAWING NUMBER:
L-2

SITE DATA TABLE:

SITE ACREAGE: 6.376 ACRES

GROUND COVERAGE: PROPOSED: 19.2%

SIDWELL NUMBER: 46-024-99-0016-007

SITE ADDRESS: 37640 SEVEN MILE ROAD

PROPERTY ZONING: EXISTING = R-U-F (RURAL URBAN FARM)

PROPOSED = PER THIRD AMENDMENT TO CONSENT JUDGEMENT, CASE NO 97-704696-NZ FILED IN THE OFFICE OF THE WAYNE COUNTY CLERK FEBRUARY 6, 2014

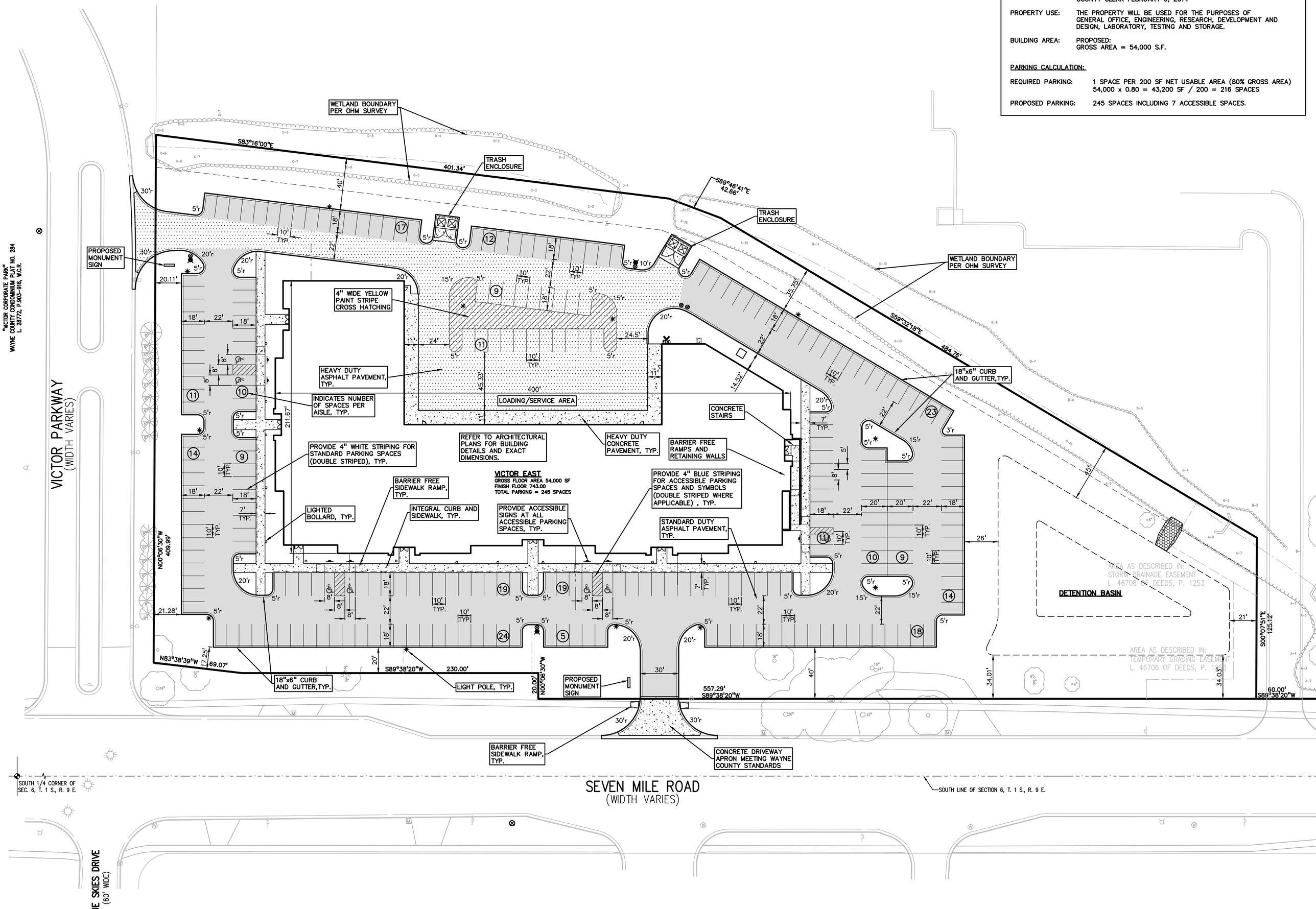
PROPERTY USE: THE PROPERTY WILL BE USED FOR THE PURPOSES OF GENERAL OFFICE, ENGINEERING, RESEARCH, DEVELOPMENT AND DESIGN, LABORATORY, TESTING AND STORAGE.

BUILDING AREA: PROPOSED:
GROSS AREA = 54,000 S.F.

PARKING CALCULATION:

REQUIRED PARKING: 1 SPACE PER 200 SF NET USABLE AREA (80% GROSS AREA)
54,000 x 0.80 = 43,200 SF / 200 = 216 SPACES

PROPOSED PARKING: 245 SPACES INCLUDING 7 ACCESSIBLE SPACES.



STATISTICS

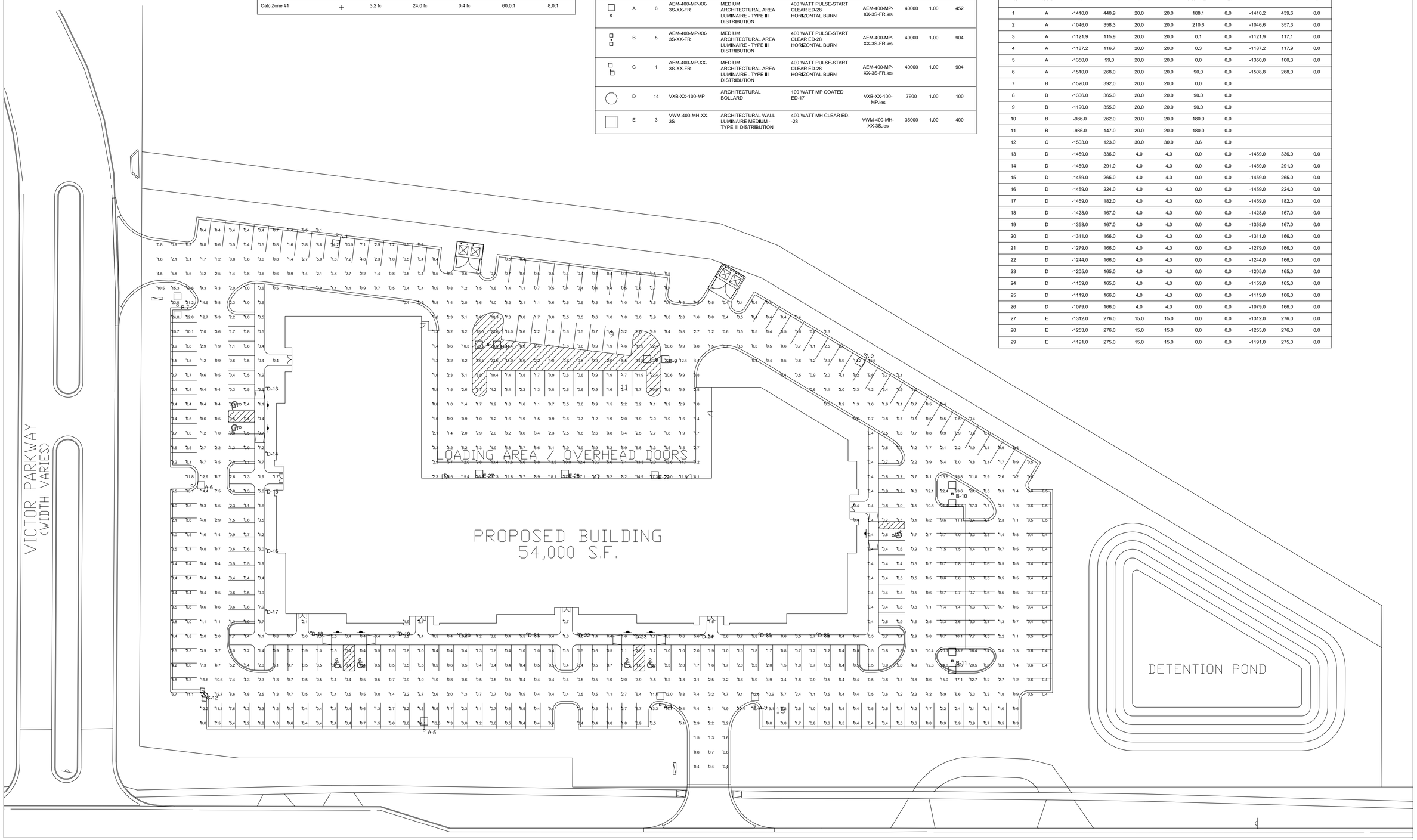
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	3.2 fc	24.0 fc	0.4 fc	60.0:1	8.0:1

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	6	AEM-400-MP-XX-3S-XX-FR	MEDIUM ARCHITECTURAL AREA LUMINAIRE - TYPE III DISTRIBUTION	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	AEM-400-MP-XX-3S-FR.les	40000	1.00	452
	B	5	AEM-400-MP-XX-3S-XX-FR	MEDIUM ARCHITECTURAL AREA LUMINAIRE - TYPE III DISTRIBUTION	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	AEM-400-MP-XX-3S-FR.les	40000	1.00	904
	C	1	AEM-400-MP-XX-3S-XX-FR	MEDIUM ARCHITECTURAL AREA LUMINAIRE - TYPE III DISTRIBUTION	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	AEM-400-MP-XX-3S-FR.les	40000	1.00	904
	D	14	VXB-XX-100-MP	ARCHITECTURAL BOLLARD	100 WATT MP COATED ED-17	VXB-XX-100-MP.les	7900	1.00	100
	E	3	VWM-400-MH-XX-3S	ARCHITECTURAL WALL LUMINAIRE MEDIUM - TYPE III DISTRIBUTION	400-WATT MH CLEAR ED--28	VWM-400-MH-XX-3S.les	36000	1.00	400

LUMINAIRE LOCATIONS

No.	Label	Location X	Location Y	Location Z	MH	Orientation	Tilt	Aim X	Aim Y	Aim Z
1	A	-1410.0	440.9	20.0	20.0	188.1	0.0	-1410.2	439.6	0.0
2	A	-1046.0	358.3	20.0	20.0	210.6	0.0	-1046.6	357.3	0.0
3	A	-1121.9	115.9	20.0	20.0	0.1	0.0	-1121.9	117.1	0.0
4	A	-1187.2	116.7	20.0	20.0	0.3	0.0	-1187.2	117.9	0.0
5	A	-1350.0	99.0	20.0	20.0	0.0	0.0	-1350.0	100.3	0.0
6	A	-1510.0	268.0	20.0	20.0	90.0	0.0	-1508.8	268.0	0.0
7	B	-1520.0	392.0	20.0	20.0	0.0	0.0			
8	B	-1306.0	365.0	20.0	20.0	90.0	0.0			
9	B	-1190.0	355.0	20.0	20.0	90.0	0.0			
10	B	-986.0	262.0	20.0	20.0	180.0	0.0			
11	B	-986.0	147.0	20.0	20.0	180.0	0.0			
12	C	-1503.0	123.0	30.0	30.0	3.6	0.0			
13	D	-1459.0	336.0	4.0	4.0	0.0	0.0	-1459.0	336.0	0.0
14	D	-1459.0	291.0	4.0	4.0	0.0	0.0	-1459.0	291.0	0.0
15	D	-1459.0	265.0	4.0	4.0	0.0	0.0	-1459.0	265.0	0.0
16	D	-1459.0	224.0	4.0	4.0	0.0	0.0	-1459.0	224.0	0.0
17	D	-1459.0	182.0	4.0	4.0	0.0	0.0	-1459.0	182.0	0.0
18	D	-1428.0	167.0	4.0	4.0	0.0	0.0	-1428.0	167.0	0.0
19	D	-1358.0	167.0	4.0	4.0	0.0	0.0	-1358.0	167.0	0.0
20	D	-1311.0	166.0	4.0	4.0	0.0	0.0	-1311.0	166.0	0.0
21	D	-1279.0	166.0	4.0	4.0	0.0	0.0	-1279.0	166.0	0.0
22	D	-1244.0	166.0	4.0	4.0	0.0	0.0	-1244.0	166.0	0.0
23	D	-1205.0	165.0	4.0	4.0	0.0	0.0	-1205.0	165.0	0.0
24	D	-1159.0	165.0	4.0	4.0	0.0	0.0	-1159.0	165.0	0.0
25	D	-1119.0	166.0	4.0	4.0	0.0	0.0	-1119.0	166.0	0.0
26	D	-1079.0	166.0	4.0	4.0	0.0	0.0	-1079.0	166.0	0.0
27	E	-1312.0	276.0	15.0	15.0	0.0	0.0	-1312.0	276.0	0.0
28	E	-1253.0	276.0	15.0	15.0	0.0	0.0	-1253.0	276.0	0.0
29	E	-1191.0	275.0	15.0	15.0	0.0	0.0	-1191.0	275.0	0.0



VICTOR EAST PHOTOMETRICS
SCALE: 1"= 30'-0"

NORTH

FAUDIE ARCHITECTURE
2430 Rochester Court
Suite 101, Troy, Michigan 48083
248.619.2354
faudiearchitecture.com

ETKiN REAL ESTATE SOLUTIONS

EPD
ELECTRICAL POWER & DESIGN, INC.
18840 WOODWORTH
REDFORD, MICHIGAN 48240
PH 313-531-3080
FX 313-531-6826

VICTOR_EAST
LIVONIA_MICHIGAN

ISSUED FOR:
DATE: 2/25/14 PRELIMINARY SITE PLAN APPROVAL

DRAWING DATE: 2/25/14

PROJECT NUMBER: 13060

SHEET NUMBER: E402

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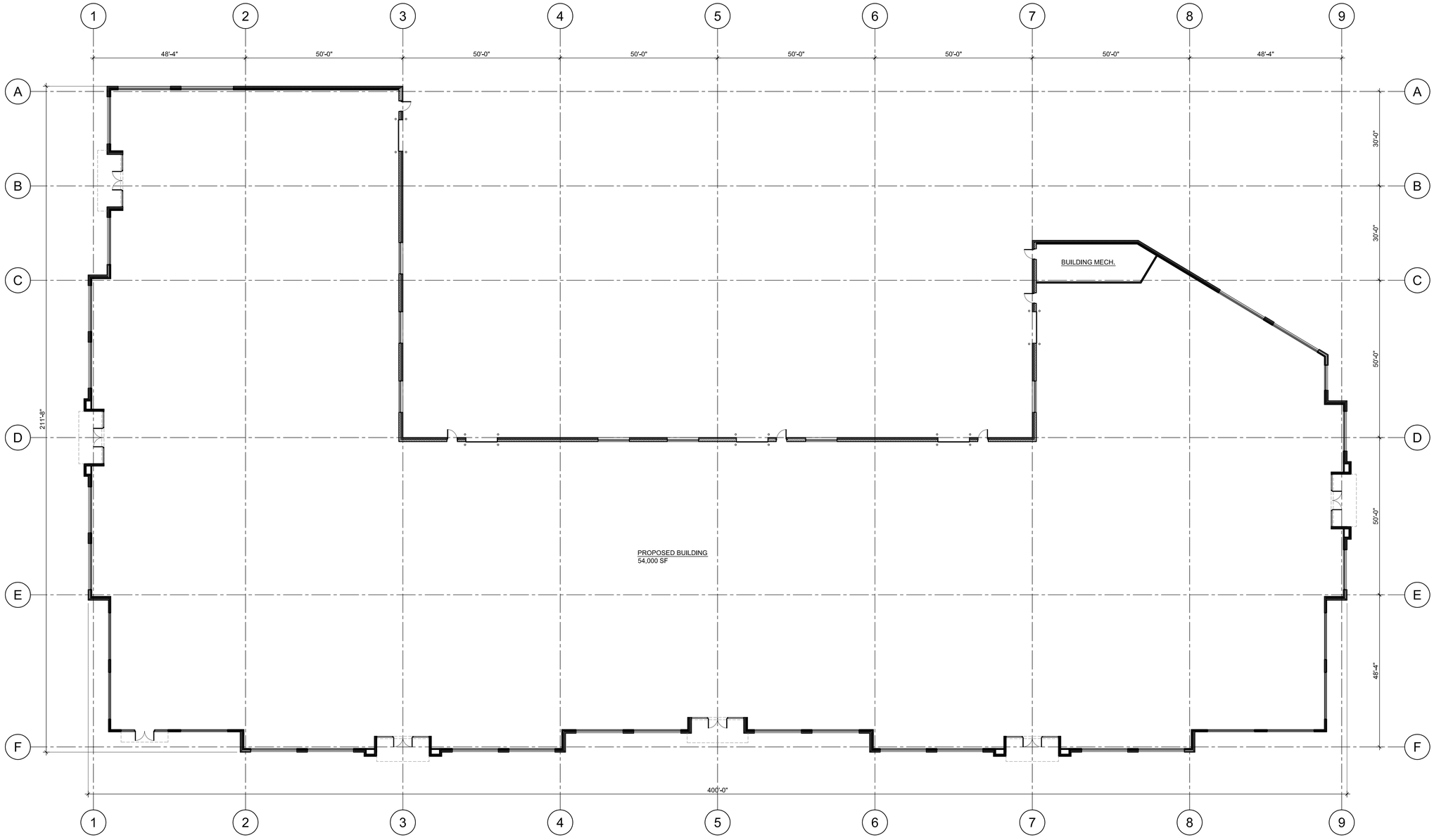

PRELIMINARY FLOOR PLAN

SCALE: 1/16"=1'-0"

NORTH

1

FAUDIE
ARCHITECTURE
2430 Rochester Court
Suite 101, Troy,
Michigan 48083
248.619.2354
faudiearchitecture.com

ETKiN
REAL ESTATE SOLUTIONS

PROPOSED VICTOR EAST

LIVONIA, MI

ISSUED FOR:
PRELIMINARY SITE PLAN APPROVAL

DATE:
2-25-14

DRAWING DATE:
2-25-14

PROJECT NUMBER:
13060

SHEET NUMBER:
PFP-3

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
SANITATION
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT

JACK E. KIRKSEY
MAYOR

A. ALEXANDER BISHOP, CBO
DIRECTOR

JEROME A. HANNA
ASSISTANT DIRECTOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2580
FAX: (734) 466-2095

Date: March 11, 2014

To: Scott O. Miller

From: Jerome Hanna

RE: Petition 2014-02-08-02 – 37640 Seven Mile Road – Victor East

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

The following is noted:

1. The terms of the Consent Judgment on this property must be adhered to.

2. The parking spaces located along the walkway of the building need to be 20' in length. Parking bumpers will need to be installed to prevent the vehicles from encroaching on the walkway.

3. All parking spaces shall be double striped.

This Department has no further objections to this Petition. I trust this provides the requested information.

Jerome Hanna
Assistant Director of Inspection

Jh/kdt

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

SHADD A. WHITEHEAD
FIRE CHIEF

JACK E. KIRKSEY
MAYOR

14910 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5419
(734) 466-2444
FAX: (734) 466-2082

March 6, 2014

Scott O. Miller, Planner IV
Planning Commission
City of Livonia

RE: Petition 2014-02-08-02, Victor East, 37640 Seven Mile Rd.

This office has reviewed the site plan submitted in connection with a request to construct a one-story office research building on property located at the above referenced address.

We have no objections to this proposal with the following stipulations:

1. If subject building(s) are to be provided with an automatic sprinkler system, an on site hydrant shall be located between 50 feet and 100 feet from the Fire Department connection.
2. Fire lanes shall be marked with freestanding signs that have the words FIRE LANE – NO PARKING painted in contrasting colors (on both sides) at a size and spacing approved by the authority having jurisdiction.

Sincerely,

Daniel Lee

Daniel Lee
Fire Marshal

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

JACK E. KIRKSEY
MAYOR

KEVIN L. MAILLARD, P.E.
DIRECTOR OF PUBLIC WORKS

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2571
FAX: (734) 466-2195

March 4, 2014

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2014-02-08-02 – Victor East

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. The address of **#37640 Seven Mile Road** is appropriate for the proposed development and should be used for all future matters regarding this petition.

The legal description contained within the submitted drawings appears to be correct and should be used in conjunction with the proposed project.

We do not have any objections to the proposed petition, although the following items should be noted:

1. The site is serviced by public sanitary sewer and water main located within both the Seven Mile and Victor Parkway right-of-ways. The submitted drawings indicate service leads for both utilities to service the proposed building, although details have not been provided.

2. Storm sewer is also available in both road right-of-ways, as well as a natural drainage course along the north side of the parcel for site drainage. The submitted drawings indicate the site will drain through private on-site drainage system to a detention pond, and eventually outletting to the existing drainage course at the northeast corner of the site.

   We have no objections to the schematic storm drainage plan at this time, but will need to see detailed calculations before we can approve the design.

3. The location of the proposed drive approach off of Victor Parkway appears to limit the directional abilities of vehicles exiting the site. We would ask that the petitioner look at adjusting the location of the proposed drive to match up with the existing median crossover.

   Should the drive need to remain in the proposed location, the petitioner will need to provide information on his intention for vehicles that wish to travel south on Victor Parkway. (U-Turn at the north end of the median, removal of parts of the median to create a new cross-over, signage prohibiting left turns and U-turns, etc.) The petitioner will also need to provide vehicle turning templates to demonstrate that truck traffic will be able to complete all proposed turning movements.

4. The proposed drive approach off of Seven Mile Road is acceptable to this department, but will need to be approved by Wayne County as Seven Mile Road is under their jurisdiction.

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 could e-mail either of us at dlear@ci.livonia.mi.us or tzilincik@ci.livonia.mi.us.

Sincerely,

_____

David W. Lear, P.E.
Civil Engineer II

cc: Josh Suardini, Etkin, 29100 Northwestern Highway, Ste. 200, Southfield, MI 48034
2014 Petition File

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

CURTIS CAID
CHIEF OF POLICE

JACK E. KIRKSEY
MAYOR

15050 Farmington Road
LIVONIA, MICHIGAN 48154-5499
(734) 466-2470
FAX: (734) 261-2265

March 3, 2014

Scott O. Miller
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Re: Petition 2014-02-08-02 Victor East

Dear Mr. Miller,

After reviewing the plans, I have some concern with respect to vehicles exiting the northwest driveway onto Victor Parkway wanting to turn left to get to 7 Mile. With the proposed location of this driveway, vehicles must turn right due to the existing boulevard on Victor Parkway. I believe this will cause many vehicles to make unnecessary and dangerous U-turns to head southbound to get back to 7 Mile.

My recommendation for this plan would be to shorten the existing boulevard on the northern end, make a pass through on the same boulevard directly across from the proposed drive, or to move the proposed driveway farther south to coincide with the existing opening in the boulevard.

Yours very truly,
FOR THE CHIEF OF POLICE

Joseph Boitos, Sergeant
Traffic Bureau

2014-28-2

All petitions for Site Plan Approval shall be filed with the City Planning Commission, 33000 Civic Center Drive, Livonia, MI 48154-3097. **Filing fee = $600.00 plus $20.00 for each 1,000 sq. ft. of gross floor area of new construction, not to exceed a total of $1,500.00.**

Date Filed: _____ Petition # 2014-02-08-02

Site Address: 37640 Seven Mile Rd Sidwell # 46-024-99-0016-007

Applicant: Victor East, LLC Business/Company: Etkin

Applicant's Address: 29100 Northwestern Hwy Ste 200 City: Southfield State: MI Zip Code: 48034

Applicant's Phone # (248) 358-0800 Applicant's Fax # (248) 358-2180

Contact Person: Josh Suardini Business/Company: Etkin

Contact's Address: 29100 Northwestern Hwy Ste 200 City: Southfield State: MI Zip Code: 48034

Contact's Phone # (248) 358-0800 Contact's Fax # (248) 358-2180

PAID FEB 26 2014 TREASURER'S OFFICE CITY OF LIVONIA

State whether you have previously received or applied for any determination from the Planning Commission, Zoning Board of Appeals and/or the City Council pursuant to the provisions of the Zoning Ordinance #543 with respect to this property. No ☐ Yes ☑ **IF YES**, state the date of such determination(s) or application(s) and attach a copy of the previous application(s) and resolution(s).

Please provide the following information:

1) **Site Plan showing:**
   - property dimensions, including road right-of-way & building setback lines
   - foot print of building, including dimensions & square footage
   - walls, sidewalks & existing trees
   - features (existing or proposed)
   - ype of surface material, sizes of spaces & aisles
   - parking requirement
   - servicing parking lot & cutout showing type & height
   - , including description of screening
   - ed must submit separate sign application)
   - luding:
   - ted materials as to type and size
   - provided (15% of total site required)
   - icting:
   - exterior building materials must be labeled (i.e. brick, thin brick, dryvit)
   - al equipment and how they will be screened

Josh A. Suardini, LEED AP®
VICE PRESIDENT

200 Franklin Center
29100 Northwestern Hwy.
Southfield, MI 48034

T 248 358 0800
F 248 358 2180
E jsuardini@etkinllc.com

etkinllc.com

ETKIN REAL ESTATE/SOLUTIONS

   - floor layout
   - entrances & exits
   - if applicable, seating arrangement & capacity
5) One (1) completed application form, twenty three (23) full size drawings
6) **One (1) set of reduced color renderings, a maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to** planning@ci.livonia.mi.us

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

FEE COMPUTATION

		$600.00
54,000 sq. ft. of new construction x $20.00 per 1,000 sq. ft. (**NOTE**: Round off to nearest 1,000)	+	1,080.00
Total Amount Due	$	1,680.00

Print Name of Property Owner: Victor East, LLC

Property Owner's Address: 29100 Northwestern Hwy Ste 200 City: Southfield State: MI Zip Code: 48034

Signature of Property Owner Josh Suardini

cc: eng

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 4

Petition 2014-02-08-02 submitted by Victor East, L.L.C. requesting approval of all plans required by Section 18.47 of the City of Livonia Zoning Ordinance #543, as amended, in connection with a proposal to construct a one-story office-research building on property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway in the Southeast ¼ of Section 6.

March 11, 2014 Study Meeting:

This proposal is for site plan approval to construct a one-story office-research building on vacant land located at the northeast corner of Seven Mile Road and Victor Parkway. In May of 1998, approval was granted in connection with a proposal by Oakwood Health Systems to construct a three-story medical office building on the same parcel of land. The project was never built, and Oakwood sold the parcel to S&N Development Company. Five years later in April 2003, a site plan was approved (CR#183-03) in connection with a proposal by the S&N Development Company to construct a three-story, 100,000 square foot office building, but again, that project never came to fruition, and the property remains undeveloped. Approval of both the Oakwood and S&N site plans was based on a Consent Judgment between the City of Livonia and the previous owners of the property. The Consent Judgment (see attached) divided the property into three (3) parts: Parcel A (the property that is the subject of this petition), consisting of approximately 6.4 acres located south of a drainage course that runs in an E-W direction across the property; 2) Parcel B, approximately two (2) acres located north of the drainage creek, at the western end of the property (to remain undeveloped); and 3) Parcel C, approximately 5.6 acres located north of the creek at the eastern end of the property (currently developed with a child care center).

The review and development of the new proposed office-research building is based on a third amended version of the original Consent Judgment that was approved by City Council last December. Regardless of the R-U-F-C zoning classification, the Consent Judgment treats the property as if it is zoned office. Pursuant to the agreement, the property may be developed and used for a single story office building or two buildings if constructed in phases. The site may be utilized as general office, engineering, research, development and design, laboratory, testing and storage. Plans and specifications for final site plan approval shall comply with all ordinances and regulations of the City, all building codes and engineering requirements, and is subject to review and approval by City Council.

The proposed building would be one-story in height and 54,000 square feet in size. Unlike the previous proposal by the S&N Development Company, there would not be a lower level or basement in this building. The proposed structure would sit slightly off-center of the property with parking and access available on all four sides. To handle the storm water runoff, a large detention pond would be located at the southeast corner of the site, similar in design to the previously approved site plan. Please note that there may be slight changes in the final configuration and design of the detention pond. The

petitioner will need to provide drainage and storm water treatment details to the Engineering Department prior to obtaining permits for the proposed redevelopment.

Pursuant to the Third Amendment to Consent Judgment, access to the site can be from both Seven Mile Road (subject to approvals by Wayne County) as well as Victor Parkway. The plans approved for the S&N Development Company project in 2003 showed a boulevard entrance from Seven Mile Road; whereas, the current proposal shows a single 30 foot wide approach. Plan revisions will be needed for the driveway off Victor Parkway in order to facilitate safe and proper left turn movements into and out of the site. More than likely, the change will involve either reducing a portion of or eliminating altogether the island boulevard located directly in front of the site's entrance on Victor Parkway. This cost would be borne by the Petitioner.

Two enclosed dumpster areas are shown behind the building along the north edge of the parking lot. For exterior site lighting, the photometric plan indicates the type and location of the light fixtures but not the height. The height of the light poles should be consistent with the guidelines of the City of Livonia Outdoor Lighting Policy for the installation of exterior lighting in all non-residential zoning districts, which specifies that pole mounted lights not exceed a height of twenty feet (20') above grade.

Required parking for office buildings is computed on a ratio of 1 space for each 200 square foot of usable floor space. Based on the usable square footage of the proposed building (54,000 x 80% ÷ 200), this development would require a total of 216 parking spaces. The site plan shows that there will be a total of 245 parking spaces available. It should be noted that the parking need could increase or decrease depending on the type of use occupying the building. For example, a research and testing laboratory use might require more or less, depending on the number of employees (1 space for each employee). All parking spaces would have to conform to the Zoning Ordinance, which requires spaces to be a minimum ten (10') feet in width by twenty (20') feet in length.

The Landscape Plan shows a variety of planted materials throughout the site. The areas to be landscaped constitute approximately 38% of the total site area, which conforms to the minimum required 15%. Greenbelts along Victor Parkway and Seven Mile Road would be between 20 and 40 feet wide. Existing trees and brush along the north property line would be left untouched. Storm water seed mix would be planted in the detention basin area. The parking lot islands and the green space up next to the building would be generously landscaped with a variety of plant materials.

The submitted elevation plan shows that the proposed building would be constructed out of a combination brick and aluminum composite metal panels. Brick would cover the walls of the building and the aluminum composite metal panel material would be used to create dimensional elements. Soldier course brick would accent the building's roofline and window sills. The one-story structure would have a maximum height, as measured from the finished grade to the top edge of the parapet wall, of twenty-four feet (24'). The roof-mounted mechanical equipment would be concealed from public view by five foot (5') high metal screen walls.

March 18, 2014 Regular Meeting:

Approving Resolution: That this request to construct a one-story office-research building on property at 37640 Seven Mile Road is hereby approved, subject to City Council approval and the following conditions:

1. That the **Site Plan** marked Drawing Number P-3 dated February 25, 2014 prepared by Professional Engineering Associates, is hereby approved and shall be adhered to;

2. That the **Landscape Plans** marked Drawing Number L-1 and L-2 both dated February 25, 2013 prepared by Professional Engineering Associates, is hereby approved and shall be adhered to;

3. That all disturbed lawn areas shall be sodded in lieu of hydroseeding;

4. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;

5. That the **Exterior Building Elevation Plan** marked Sheet Number PE-4 dated February 25, 2014 prepared by Faudie Architecture, is hereby approved and shall be adhered to;

6. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building;

7. That the three walls of the trash dumpster areas shall be constructed out of the same brick used in the construction of the building or in the event a poured wall is substituted, the wall's design, texture and color shall match that of the building and the enclosure gates shall be maintained and when not in use closed at all times;

8. That all light fixtures shall not exceed 20 ft. in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadway;

9. That this site shall meet either the City of Livonia or the Wayne County Storm Water Management Ordinance, whichever applies, and shall secure any required permits, including storm water management permits, wetlands permits and soil erosion and sedimentation control permits, from Wayne County, the City of Livonia, and/or the State of Michigan Department of Natural Resources and Environment (DNRE);

10. That the Petitioner shall work with the City Engineering Division to make the necessary modifications to the median in Victor Parkway in order to facilitate proper turning movements for vehicles entering and exiting the site;

11. That 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;

12. 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; and

13. 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.

MINUTES OF THE 1,052ND PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, March 18, 2014, the City Planning Commission of the City of Livonia held its 1,052nd Public Hearings and Regular Meeting in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Lee Morrow, Chairman, called the meeting to order at 7:00 p.m.

Members present:	Scott P. Bahr	Kathleen E. McIntyre	R. Lee Morrow
	Carol A. Smiley	Gerald Taylor	Ian Wilshaw

Members absent: None

Mr. Mark Taormina, Planning Director, and Ms. Margie Watson, Program Supervisor, were also present.

Chairman Morrow 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 2014-02-08-02 VICTOR EAST

Ms. Smiley, Acting Secretary, announced the next item on the agenda, Petition 2014-02-08-02 submitted by Victor East, L.L.C. requesting approval of all plans required by Section 18.47 of the City of Livonia Zoning Ordinance #543, as amended, in connection with a proposal to construct a one-story office-research building on property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway in the Southeast 1/4 of Section 6.

Mr. Taormina: This is a request to construct a one-story office and flex building on 6.4 acres of vacant land at the northeast corner of Seven Mile and Victor Parkway. It was in May, 1998, when the City approved a proposal by Oakwood Health Systems to construct a three-story medical office building on the site. However, the project was never built and Oakwood eventually sold the parcel to S&N Development Company, who in 2003 obtained site plan approval to construct a three-story, 100,000 square foot general office building. Again, that project was never constructed. Approval of both the Oakwood and S&N site plans was based on a Consent Judgment between the City of Livonia and the previous owners of the property. The Consent Judgment basically divided the property into three parts. The area that we're looking at this evening is Parcel A. Again, it is just under 6.5 acres in total area, and it's located south of a drainage course that runs in an east-west direction across the property. To the north, is Parcel B, which is about two acres and located on the other side of the drainage creek at the west end of the property with frontage along Victor Parkway. That parcel is to remain undeveloped under the terms of the Consent Judgment. Parcel C, which is about 5.6 acres, is also located north of the creek but at the east end of the property, and is currently developed with a childcare center. The latest proposal is based on a third amended version of the original Consent Judgment which was approved by City Council last December. Regardless of the R-U-F-C zoning of the property, the Consent Judgment allows for the development of the property with a single story office building. The uses allowed would include general office, engineering, research, development and design, laboratory, testing and storage. The proposal is to construct a one-story building that would total 54,000 square feet in size. As you can see, the building sits slightly off-center of the property with parking and access available on all four sides. There is a stormwater detention pond located in the southeast corner of the site, very similar to the previous plans that we saw for the development of this property. Access would be available from both Seven Mile Road and Victor Parkway. There are two enclosed dumpster areas shown behind the building along the north edge of the parking lot. In terms of parking, the ordinance requires that the site be parked at the ratio of one space for each 200 square feet of usable floor space. That would require 216 parking spaces; the site plan shows a total of 245 parking spaces so that complies fully with the Zoning Ordinance and all spaces would be 10 feet by 20 feet. The landscaped areas constitute about 38 percent of the total site area, substantially in

excess of our minimum requirement of 15 percent. There are greenbelts shown along Victor Parkway and Seven Mile. Those greenbelts range in width from 20 feet to 40 feet so they are very generously landscaped. The shrub line that exists along the drain would be left untouched. The reason for that primarily is on the top of that bank is a wetland boundary. They have identified some wetlands that run along both the north and south sides of that drainage course. Those areas would have to be protected from the construction. This is a color rendering of the building. The materials on the exterior would include a combination brick and aluminum composite metal panels. The portion of the building right at the corner, that grayer color, would actually be the aluminum composite metal panels. The brick is a lighter shade on either side of that corner portion of the building. There is a dark band running along the top of the building. The lighter brick is actually a soldier course brick. That would also help frame the windows. It's a one-story building. The overall height is about 24 feet. All roof-mounted mechanical equipment would be screened using a composite metal material that would be complementary to the building. With that, Mr. Chairman, I'd be happy to read the correspondence.

Mr. Morrow: Yes, that would be fine.

Mr. Taormina: There are four items of correspondence. The first item is from the Engineering Division, dated March 4, 2014, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above-referenced petition. The address of 37640 Seven Mile Road is appropriate for the proposed development and should be used for all future matters regarding this petition. The legal description contained within the submitted drawings appears to be correct and should be used in conjunction with the proposed project. We do not have any objections to the proposed petition, although the following items should be noted: (1) The site is serviced by public sanitary sewer and water main located within both the Seven Mile and Victor Parkway rights-of-way. The submitted drawings indicate service leads for both utilities to service the proposed building, although details have not been provided. (2) Storm sewer is also available in both road rights-of-way, as well as a natural drainage course along the north side of the parcel for site drainage. The submitted drawings indicate the site will drain through private on-site drainage system to a detention pond, and eventually outletting to the existing drainage course at the northeast corner of the site. We have no objections to the*

schematic storm drainage plan at this time, but will need to see detailed calculations before we can approve the design. (3) The location of the proposed drive approach off of Victor Parkway appears to limit the directional abilities of vehicles exiting the site. We would ask that the petitioner look at adjusting the location of the proposed drive to match up with the existing median crossover. Should the drive need to remain in the proposed location, the petitioner will need to provide information on his intention for vehicles that wish to travel south on Victor Parkway. (U-Turn at the north end of the median, removal of parts of the median to create a new cross-over, signage prohibiting left turns and U-turns, etc.) The petitioner will also need to provide vehicle turning templates to demonstrate that truck traffic will be able to complete all proposed turning movements. (4) The proposed drive approach off of Seven Mile Road is acceptable to this department, but will need to be approved by Wayne County as Seven Mile Road is under their jurisdiction." The letter is signed by David Lear, P.E., Civil Engineer. The second letter is from the Livonia Fire & Rescue Division, dated March 6, 2014, which reads as follows: *"This office has reviewed the site plan submitted in connection with a request to construct a one-story office research building on property located at the above referenced address. We have no objections to this proposal with the following stipulations: (1) If subject building(s) are to be provided with an automatic sprinkler system, an on-site hydrant shall be located between 50 feet and 100 feet from the Fire Department connection. (2) Fire lanes shall be marked with freestanding signs that have the words FIRE LANE – NO PARKING painted in contrasting colors (on both sides) at a size and spacing approved by the authority having jurisdiction."* The letter is signed by Daniel Lee, Fire Marshal. The third letter is from the Division of Police, dated March 3, 2014, which reads as follows: *"After reviewing the plans, I have some concern with respect to vehicles exiting the northwest driveway onto Victor Parkway wanting to turn left to get to 7 Mile. With the proposed location of this driveway, vehicles must turn right due to the existing boulevard on Victor Parkway. I believe this will cause many vehicles to make unnecessary and dangerous U-turns to head southbound to get back to 7 Mile. My recommendation for this plan would be to shorten the existing boulevard on the northern end, make a pass through on the same boulevard directly across from the proposed drive, or to move the proposed driveway farther south to coincide with the existing opening in the boulevard."* The letter is signed by Joseph Boitos, Sergeant, Traffic Bureau. The fourth letter is from the Inspection Department, dated March 11,

2014, which reads as follows: *"Pursuant to your request, the above-referenced petition has been reviewed. The following is noted: (1) The terms of the Consent Judgment on this property must be adhered to. (2) The parking spaces located along the walkway of the building need to be 20' in length. Parking bumpers will need to be installed to prevent the vehicles from encroaching on the walkway. (3) All parking spaces shall be double striped. This Department has no further objections to this petition."* The letter is signed by Jerome Hanna, Assistant Director of Inspection. That is the extent of the correspondence.

Mr. Morrow: Are there any questions from the Commissioners?

Ms. McIntyre: I was just going to ask if we could cut back to that slide for a minute.

Mr. Taormina: The rendering or this one?

Ms. McIntyre: The one that shows the driveways. This is consistent with our concerns that we discussed at the study meeting and how we thought that the drive and the median should be adjusted.

Mr. Morrow: I'm sure that the departments and the petitioner will work that out to everybody's pleasure.

Ms. McIntyre: Thank you, Mark.

Mr. Morrow: Is the petitioner here this evening? We will need your name and address for the record please.

Josh Suardini, Victor East, L.L.C., 29100 Northwestern Highway, Suite 200, Southfield, Michigan 48034. I'm representing Victory East, the applicant.

Mr. Morrow: Is there anything you'd like to add?

Mr. Suardini: I just want to respond to one thing, but the comments are exactly what we're proposing here to develop. I think we can get into some commentary, but with the discussion on the curbed boulevard there on Victor Parkway, what we'd like to do is work with the appropriate departments to shorten that boulevard to line up with our northern entry. We probably will have to address moving the water main a little bit further south. If we need to do that, we will, but that would be our preference, the reason being, the northern entry is the point at which we foresee truck traffic accessing the site. That being said, the only

other thing I'd like to address is the comment from Inspection referring to the parking space length and the walk. It was my understanding that if we provided walks, we'd probably have a seven foot walk, that we were able to do an 18 foot parking space along that perimeter because of the walk being two feet wider than typical. Is that something that is allowed or do I still need to address that?

Mr. Morrow: Mark?

Mr. Taormina: I did not get clear direction at this stage from the Inspection Department as to whether or not they will allow the extra-wide sidewalk to make up the difference as far as the need to provide a 20 foot deep space. So that is something we will have to verify with them prior to final permitting. There is a chance that maybe some hybrid to this design would work, maybe either with bumper blocks as part of the design. So it partly depends on the grade difference in the plan. It could mean pushing the sidewalk back a couple feet and going with the 18 foot spaces. We'll work out those details with the Inspection Department and the Engineering Department at the time of permitting. I would expect to have a firm answer before the Council takes a look at this in a few weeks, but whether or not it will actually result in modified plans by then I don't know, but we'll try to get that answer for sure.

Mr. Morrow: I appreciate your answering that. It's nothing that can't be overcome. It's just that the plans are a little bit incomplete at this juncture.

Mr. Taormina: That is correct. And what's nice about this, as you can see from this plan, he has the flexibility to modify the design to comply one way or the other. So he's really not constrained from that standpoint. It won't cause any other changes to the site plan.

Mr. Morrow: Thank you. Any other comments, sir?

Mr. Suardini: No. I did bring a material board that I can pass around.

Mr. Morrow: Can you hold it up there? Oh, the tripod is already to go and there's a microphone over there also.

Mr. Suardini: As Mark mentioned, the façade is comprised of a couple different colors of brick with some accent banding along the top and composite metal panels at the corner. We've got standing seam and metal panel-type canopies, and then we've got metal

as a cornice piece along the top as well. But what's represented here with the leader lines is, we have a mix of lighter and darker color brick in a wire cut fashion. I misspoke. It's not a cornice. It's a coping. The metal coping along the top would be what we consider a clear anodized color or a silver color to match up with the clean anodized aluminum framing for the glass system. The glass would be green tinted, very good glass. The canopies would be similar is range with the clear anodized color with the darker gray representing the composite panels here at the main entry and at the other entries. As you can see, it's a mix a several different materials but I think it flows quite nicely. The only thing I will comment on is, these are what we are showing today. We think this is it, but we want to see some live samples. We'll probably do a mockup out there. So if anything changes drastically, obviously we'd be back in front of you. I don't think it will, but just a note that when you see it as a small brick sample, sometimes you have to do a mockup to really tell how it looks. We're going to go through that process here shortly.

Mr. Morrow: Okay, make sure you point that out at the Council level.

Mr. Suardini: Yes, I will. Thank you.

Mr. Morrow: Any questions relative to the building materials?

Mr. Wilshaw: Just a comment more than a question. It appears that Etkin has used a nice sampling of materials that is fairly modern in appearance. Now, we were talking at the study meeting about the use of this building being sort of multi-tenant, multi-use, more in the R&D alliance. I assume you're choosing this appearance and these types of materials to sort of go along with that high tech, R&D type theme, right?

Mr. Suardini: Yes. We did take that into account. Certainly if we had one tenant come along and we could build this with one group, we would do that, but we think we have enough flexibility with the materials that we've shown here to not only give that high tech feel, a modern feel if you will, for a wide range of different types of users.

Mr. Wilshaw: And in the back of the building you're going to have the ability to have rollup doors so that if someone needs to bring in large objects into their space, they would have potentially a vehicle bay or even some sort of a lift-type system as well.

Mr. Suardini: Yes. A lot of these flex-type users, whether it be for research and development, benchmarking - there's a lot of engineering companies out there that do a lot of benchmarking for automotive. We provide a 14 foot garage type door. The look of the door would be similar to what you're very used to and the color most likely will be the silver color as well to match up with everything else that we've got going on there.

Mr. Wilshaw: And all those bays would be located in the rear, sort of central part of the building where they're not visible either from Seven Mile or even from Victor Parkway, right?

Mr. Suardini: Correct. It would be in the backside of the U-shape or on either leg of the U, but interior. No visibility from either roadway.

Mr. Wilshaw: Okay. I think it's a very smart design of the building. Is there any mechanical equipment that would be located on the roof? As we talk about benchmarking, for some reason I think of buildings like McLaren that have all sorts of ventilation and machinery that can run all night long as they're doing dynamometers as so on. Is there going to be any kind of that use of this building that you can think of or is going to be a little bit more low key?

Mr. Suardini: It's hard to say right now, but any mechanical equipment needed for that process would be screened. I don't foresee something that we couldn't screen with what we've got proposed. Most of the other buildings of this nature that we have, if they need a specific roof-top unit, it's more of an air handling situation and maybe some makeup air because you have to exhaust an area per se, but it wouldn't be, in my judgment, anything that we couldn't screen with what we've got proposed and shown.

Mr. Wilshaw: Okay. Etkin is obviously a very experienced property manager in the area. Based on your company's experience, this is the best use of that property that you're seeing right now, and you're seeing interest in a demand for this type of use in this area. Is that correct?

Mr. Suardini: Yes. That is correct. We did a study up and down the 275 corridor down to M14 and up to M5. This type of space is in demand. We did a search and we're right in the center of the map as far as where we are in relation to a lot of the major OEM technical centers in relation to the engineering base that we have, Ann Arbor, Livonia, so on and so forth. So we feel very

confident that this type of building is something you will see more of in the future. A lot of the people that we talked to really liked the idea to have the flexible type of space, the location close to 275, being in Livonia with all the amenities around it, and having the chance to potentially have their name on a building is a very, very nice thing for them.

Mr. Wilshaw: Excellent. Thank you very much.

Mr. Taylor: I don't know whether it's buildable or not, but the property to the north, do you own that property also? Did you buy it all at one time?

Mr. Suardini: No. That's a separate parcel. If I might, Mark can probably opine. That's part of the first consent judgment and that parcel has some restrictions on it, but we did not buy that parcel.

Mr. Taylor: I don't know if the property is even buildable or not. Is it, Mark?

Mr. Taormina: The property that you're referring to is just to the north of this site and west to the childcare center. It's actually a little smaller than what appears on this map. Under the terms of the consent judgment, it has to remain as open space. It can be used for stormwater detention in connection with the development of either of the other two parcels, but the likelihood of that happening is pretty slim given the topography. Unless the consent judgment is amended once again to allow for some limited development on that property, it will remain undeveloped.

Mr. Taylor: Does Sam Shamie still own that?

Mr. Taormina: I think it was retained by the developer of the childcare center. When both parcels B and C were sold together to one entity, I believe that entity retained this vacant parcel and maybe sold off the childcare center parcel. I can't recite exactly who the owner of that property is right now.

Mr. Taylor: Thank you. The materials you have up here, is it regular four inch brick? Is that what we're talking about?

Mr. Suardini: No. We proposed a utility brick so it's larger. I just didn't have a sample of that, but it's utility brick on the drawings that you have.

Mr. Taylor: We have an architect on the Council now that is very meticulous about seeing what it's going to look like. With this, I really can't tell what it's going to look like.

Mr. Suardini: We will take that into consideration for sure. It's noted on the drawings and as rendered, it's utility brick, but I'll talk to him about that and we'll go over it with Mark if we need to.

Mr. Taylor: Thank you.

Mr. Bahr: A comment and a question. The comment being, I think it's a beautiful looking building and your comments as to why this makes sense for this site just really speaks to the central location of Livonia which is very strategic and really one of the great marketing assets of our city. It's great to see you recognizing that and see that bearing fruit with buildings like this. My question is, again, having said how beautiful this building is, I must admit that I'm a little bit disappointed that it's only one story. So I'm wondering if you ever considered doing multiple stories or if there's a reason why you couldn't?

Mr. Suardini: Yes. We looked at multiple different scenarios here from mutli-story to multi-building to a smaller one-story building. To be frank, in today's market, multi-story buildings are very difficult to make work from a financial perspective because the lease rates that you need to obtain to make the financial piece of the construction cost, overall development cost with a multi-story building is very difficult right now because the rents in Michigan, Livonia no different from anywhere else in Michigan, the rents in Michigan just do not support that type of development unless it's a development where it's potentially a single occupant who is really wanting a certain type of building, a certain type of layout, similar to what happened to the north of this site. But if you go across the city, I mean Detroit in general, you really don't see that multi-story or multi-tenant type building being developed right now, and it's for lack of the rent production to garner the type of costs that it would take to build that type of product.

Mr. Bahr: This is just for my own education. Is there just not interest in a second story? Is that what you're saying, or you're just saying the rates for a second story are that much lower? I'm trying to understand.

Mr. Suardini: What I'm saying is the development costs to do a multi-story building are much higher than the development costs to do a building of this nature. When the costs are higher, the rents that

you need to garner to support that development are much higher and it knocks you out of the box of what the market rent is in the area.

Mr. Bahr: Okay. Thanks for that education.

Mr. Wilshaw: Thanks for that information on the multi-story. That was really interesting and educational. When you think about it, things like elevators and so on all add a tremendous amount of cost. The retention pond that's going to be on the site, are you planning on making that a feature as far as fountains and nice landscaping around it or anything? We have a variety of different retention ponds in the city. Some look like swamps and some look like really beautiful features. I'm just curious what your plan is for that.

Mr. Suardini: Right now, our idea for that retention pond is to make it very well landscaped. We don't have plans for a fountain at this point. We do have a pond across 275 that does have a fountain. It is very nice, but at this point, we don't plan on putting a fountain in this pond. It's much smaller, but we will landscape it nicely. We looked at the potential of putting some benches and stuff out there, and we will continue to do that, but right now, I'm about 50 percent through the grading of the site. The grading that I'm going through might limit what we can do from that perspective, but if we can, we will take that into consideration, but surely the landscaping will be upgraded around the pond.

Mr. Wilshaw: Thank you.

Mr. Morrow: Is there anybody in the audience that wishes to speak for or against the granting of this petition? Seeing no one coming forward, a motion would be in order.

On a motion by Wilshaw, seconded by Taylor, and unanimously adopted, it was

#03-15-2014 **RESOLVED**, that the City Planning Commission does hereby recommend to the City Council that Petition 2014-02-08-02 submitted by Victor East, L.L.C. requesting approval of all plans required by Section 18.47 of the City of Livonia Zoning Ordinance #543, as amended, in connection with a proposal to construct a one-story office-research building on property at 37640 Seven Mile Road, located on the north side of Seven Mile Road between Newburgh Road and Victor Parkway in the Southeast 1/4 of Section 6, be approved subject to the following conditions:

1. That the Site Plan marked Drawing Number P-3 dated February 25, 2014, prepared by Professional Engineering Associates, is hereby approved and shall be adhered to;

2. That the Landscape Plans marked Drawing Number L-1 and L-2 both dated February 25, 2014, prepared by Professional Engineering Associates, is hereby approved and shall be adhered to;

3. That all disturbed lawn areas shall be sodded in lieu of hydroseeding;

4. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;

5. That the Exterior Building Elevation Plan marked Sheet Number PE-4 dated February 25, 2014, prepared by Faudie Architecture, is hereby approved and shall be adhered to;

6. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building;

7. That the three walls of the trash dumpster areas shall be constructed out of the same brick used in the construction of the building or in the event a poured wall is substituted, the wall's design, texture and color shall match that of the building and the enclosure gates shall be maintained and when not in use closed at all times;

8. That all light fixtures shall not exceed 20 feet in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadway;

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

from Wayne County, the City of Livonia, and/or the State of Michigan Department of Natural Resources and Environment (DNRE);

10. That the Petitioner shall work with the City Engineering Division to make the necessary modifications to the median in Victor Parkway in order to facilitate proper turning movements for vehicles entering and exiting the site;

11. That 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;

12. 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; and

13. 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.

Mr. Morrow: Is there any discussion?

Mr. Wilshaw: On item two, the Landscape Plans, the date was February 25, 2013. I believe that should be 2014. A minor edit.

Mr. Morrow, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with an approving resolution. Thanks very much for coming in this evening. We think you have a nice looking building in a strategic location. Good luck on finding an occupant and occupants.

2014-02-08-02

STATE OF MICHIGAN
IN THE CIRCUIT COURT FOR THE COUNTY OF WAYNE

OAKWOOD HEALTHCARE SYSTEM, a Michigan non-profit corporation, KENNETH STONE, ROBERT J. BAZZETT, NORMA E. BASSETT, CLARENCE ULLSTROM and PATRICIA ULLSTROM,

Plaintiffs,

vs.

CITY OF LIVONIA, a Michigan Municipal Corporation,

Defendant.

Case No. 97-704696-NZ
Hon: John A. Murphy

Donald L. Knapp, Jr., City Attorney (P55637)
Michael E. Fisher, Asst. City Attorney (P37037)
Attorneys for Defendant
33000 Civic Center Drive
Livonia, MI 48154
(734) 466-2520
dknapp@ci.livonia.mi.us
mfisher@ci.livonia.mi.us

LAW OFFICES OF ROBERT B. NATHAN, P.C.
By: Robert B. Nathan (P37790)
Attorneys for Victor East, LLC
29100 Northwestern Hwy., Suite 310
Southfield, Michigan 48034
(248) 351-0099
rnathan@nlawpc.com

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THIRD AMENDMENT TO CONSENT JUDGMENT

As a session said Court, held in the City of Detroit, County of Wayne, State of Michigan

On_____

PRESENT: HONORABLE JOHN A. MURPHY
CIRCUIT COURT JUDGE

UPON STIPULATION AND CONSENT OF THE PARTIES, by and through their

respective attorneys, this Court finds:

1. Defendant, City of Livonia (hereinafter "City"), is a municipal corporation, organized and existing under Act 279, Public Act 1909, as amended, MCL 117.1, et seq., located in Wayne County, Michigan.

2. Oakwood Healthcare System ("Oakwood") was the owner of certain land ("Property") that comprised approximately fourteen (14) acres located adjacent to Seven Mile Road and Victor Parkway in the City of Livonia. The legal description of the Property is attached as Exhibit A.

3. The portion of the Property which is approximately 6.376 acres located south of the drainage creek, which traverses the Property, shall be referred to as Parcel A. The legal description of Parcel A is attached as Exhibit B.

4. The portion of the Property which is comprised of approximately two (2) acres and is located north of the drainage creek at the western end of the Property shall be referred to as Parcel B. The legal description of Parcel B is attached as Exhibit C.

5. The portion of the Property that is comprised of approximately five and six tenths (5.6) acres located north of the drainage creek on the eastern side of the Property shall be referred to as Parcel C. The legal description of Parcel C is attached as Exhibit D.

6. Kenneth Stone, Robert J. Bazzett, Norma E. Bazzett, Clarence Ullstrom and Patricia Ullstrom, the prior owners of the Property, together with Oakwood, the then purchaser of the Property, filed an application with the City seeking to rezone the Property (along with an approximate 6.76 acres of adjoining property hereafter referred to as Parcel A) from RUFC, Rural Urban Farm District, to PO, High Rise Office, which was denied by the City Council on August 26, 1996. Thereafter, a Petition was filed with the

City of Livonia Zoning Board of Appeals requesting a use variance which was denied. Ultimately, the then landowners and Oakwood filed a complaint against the City seeking a proposed use of the Property and seeking other relief. Ultimately, all of the parties resolved their disputes by virtue of the entry of a Consent Judgment on the 22nd day of September, 1997.

7. Kenneth Stone, Robert J. Bazzett, Norma E. Bazzett, Clarence Ullstrom and Patricia Ullstrom previously conveyed the Property to Oakwood and, accordingly, have no further interest in the subject of the litigation and are therefore not a party to this Third Amended Consent Agreement.

8. On May 22, 2003, this Court entered an Amended Consent Judgment upon the stipulation of, Oakwood, S & N Development Company, LLC ("S & N"), who was then the purchaser of Parcel A of the Property from Oakwood, and the City to permit a proposed development on Parcel A.

9. On April 21, 2006, this Court entered the Second Amended Consent Judgment upon the stipulation of Oakwood, Talon-Livonia TLE, LLC ("Talon"), who was then the purchaser of Parcels B and C of the Property, and the City to permit a proposed child care facility to be constructed on Parcels B and C.

10. In that Parcels B and C have been developed, because Talon is bound by the terms of the Second Amendment to Consent Judgment, and in that Talon and Parcels B and C are not affected by the development of Parcel A, Talon is not a party to this Third Amendment to Consent Judgment. Therefore, this Third Amendment to Consent Judgment is not intended to supersede the Second Amendment to Consent Judgment; but rather, its purpose is to only address the development of Parcel A.

11. Oakwood sold Parcel A to S&N. Oakwood has no further interest in the subject of the litigation and is therefore not a party to the Third Amended Consent Judgment.

12. Bank of America (hereinafter "B of A") acquired title to Parcel A by foreclosure of its mortgage on Parcel A. B of A sold Parcel A to Victor East, LLC or its assignee (hereinafter "Etkin") who is the current owner of Parcel A. S&N has no further interest in the subject of the litigation and is therefore not a party to the Third Amended Consent Judgment.

NOW THEREFORE, this Third Amended Consent Judgment being presented to the Court pursuant to stipulation of the parties and the Court having determined that this proposed Third Amended Consent Judgment is reasonable and just, and being otherwise fully advised in the premises;

IT IS HEREBY ORDERED:

Section 1 – Zoning and Development of the Property

1.1 Zoning of Parcels A

The zoning of Parcel A shall remain as set forth in the Amended Consent Judgment.

1.2 Development of Parcel A

From and after the date of this Third Amended Consent Judgment, the use and development of the subject property shall be as follows:

Development of Parcel A shall be as follows:

A. Parcel A

Regardless of the RUFC zoning classification, Parcel A may be developed and used for the uses set forth in the Amended Consent Judgment.

In addition to the uses set forth in the Amended Consent Judgment, Parcel A may be developed and used for a single story office building or two buildings if constructed in phases (the "Single Story Building") for use as general office, engineering, research, development and design, laboratory, testing and storage, with overhead access to be constructed on the sides of the building not facing 7 Mile Road or Victor Parkway as shown on the rendering which is attached as Exhibit E, in accordance with the terms of this Third Amended Consent Judgment and the proposed Site Plan, which is attached as Exhibit F (the "Single Story Conceptual Plan").

1. Plan Approval

   (a) The Single Story Conceptual Plan, a copy of which appended as Exhibit F, is granted conceptual approval.

   (b) Within one (1) year of the date of this Third Amended Consent Judgment, Etkin shall submit for review and approval by the Livonia Planning Commission and the Livonia City Council plans and specifications for the final site plan, which shall include, without limitation, building elevations, engineering plans, site lighting plans, landscaping plans, sign plans, etc that are substantially consistent with attached Exhibits E and F. The City, as part of its review and approval of the site plan, shall be permitted to impose restrictions and conditions, including but not limited to site lighting, and refuse storage and disposal.

(c) The City shall issue on a timely basis and without unreasonable delay, all such final site plan approval, and thereafter building and other permits as shall be necessary or appropriate for the development and construction of the Single Story Building and subject to the conditions of this Third Amended Consent Judgment.

(d) The design of the Single Story Building, including the materials used in construction, shall comply with applicable ordinance standards.

(e) Ektin shall commence construction of the Single Story Building within one (1) year of receiving final site plan approval.

2. Additional Conditions

(a) The development of Parcel A shall be subject to the following conditions:

(i) The building and development shown in the Single Story Conceptual Plan, and the final site plan, shall comply with all ordinances and regulations of the City, and all building code and engineering requirements.

(ii) Etkin shall provide such number of parking spaces required by the City of Livonia Zoning Ordinance No. 543, as amended. In the event that Etkin's proposed site plan does not comply with a restriction set forth in the City of Livonia

Zoning Ordinance No. 543, as amended, Etkin shall be obligated to petition the Zoning Board of Appeals for relief from any such condition or requirement and abide by the decision of the Zoning Board of Appeals.

(iii) In the event Parcel A is not developed for, or ceases to be actively used for the Single Story Building for a period in excess of three (3) years, then any other proposed use of Parcel A for purposes other than expressly permitted under the RUFC zoning classification shall be subject to approval of the Livonia City Council, which approval shall not be unreasonably withheld, so long as the proposed use of Parcel A is for an office use of similar or lesser intensity than the uses permitted under the PO zoning classification. Any subsequent approval given by the Livonia City Council, under this subparagraph shall be embodied into an amendment to this Third Amended Consent Judgment, and entered with this Court. If the Livonia City Council approved a use under this subparagraph, Etkin or its successor in interest shall be required to obtain site plan approval for

any approved use through the procedures in place.

(iv) The development, construction and use of Parcel A as described above shall not be considered to be non-conforming; however, Livonia's Zoning Ordinance, Section 18.18(b), shall control the continuation of the uses as though it were non-conforming in the event paragraph (iii) above becomes operative.

(b) Building and Other Permits for Parcel A

Pursuant to the other provisions of this Third Consent Agreement, the City will issue building permits and all other permits necessary to enable the construction of the Single Story Building, in accordance with the Single Story Conceptual Plan. Etkin shall be required to pay all necessary fees and otherwise comply with the City's bonding requirements and ordinances.

(c) The City agrees to work with Wayne County and the State of Michigan to approve a separate curb cut along 7 Mile Road (as indicated on the Single Story Conceptual Plan) for a main boulevard entrance to serve the Single Story Building to be erected on Parcel A. Additionally, the City agrees to approve a separate curb cut along Victor Parkway (as indicated on the Single Story Conceptual Plan) for a

secondary entrance to serve the Single Story Building to be erected on Parcel A. Etkin recognizes that 7 Mile Road is not under the jurisdiction of the City, and that approval from other governmental units or agencies such as the State of Michigan, Michigan Department of Transportation and/or the County of Wayne will be required but cannot be guaranteed.

(d) The City agrees to approve the installation of a ground sign on Parcel A at the curb cut along 7 Mile Road and the curb cut along Victor Parkway.

(e) The City agrees to allow 0.25 square feet of signage per one (1) lineal foot of façade along 7 Mile Road and along Victor Parkway. Signage may be divisible with no more than four (4) signs per façade.

Section 2 – Enforcement of Third Amended Consent Judgment

2.1 Enforcement of Third Amended Consent Judgment

In the event of a proceeding to enforce this Third Amended Consent Judgment, any party may seek to recover costs and attorney fees in addition to any other applicable and available relief.

Section 3 - Additional Provisions

3.1 The terms and provisions of this Third Amendment to Consent Judgment shall be binding upon and inure to the benefit of the respective successors and assigns of the parties hereto. The parties and their respective successors and assigns shall treat and

cooperate with one another in good faith and shall neither take any action which is contrary to or interferes with the spirit of this Third Amendment to Consent Judgment, nor omit any action which is necessary or convenient to or consistent with the spirit and intent of this Third Amendment to Consent Judgment.

3.2 The parties shall execute any and all documents and/or enter into such agreements as are necessary or convenient to carry out the intent of this Third Amendment to Consent Judgment.

3.3 This Third Amendment to Consent Judgment is declared to be in recordable form, and the covenants contained herein are declared to be covenants running with the land and all portions or divisions thereof, and the Wayne County Register of Deeds be, and hereby is, ordered to record a true copy of this Third Amendment to Consent Judgment in the land records of Wayne County.

3.4 The terms of this Third Amendment to Consent Judgment may be amended to, changed or modified but only by written agreement executed by the parties hereto and approved and ordered by this Court.

3.5 To the extent that this Third Amendment to Consent Judgment conflicts with any City Ordinance requirements, the terms of this Third Amendment to Consent Judgment shall control. To the extent that this Third Amendment to Consent Judgment is silent on issues regulated by City Ordinances, then the City Ordinance shall control, provided that the application of any such Ordinance to this development shall not prevent or impede the construction or furtherance of the development as approved herein.

3.6 Notwithstanding anything herein to the contrary, the terms, conditions, restrictions, and covenants of this Third Amendment to Consent Judgment

are expressly subject to and shall be superseded by any future change in the zoning classification applicable to Parcel A which is approved by the City and the owner of the Parcel A which is subject to a change in zoning classification (in which case, the requirements of the zoning classification and any other agreement between the affected parties would control).

3.7 This Court retains jurisdiction to assure compliance with the terms of the Third Amendment to Consent Judgment.

_____
Circuit Court Judge

VICTOR EAST, LLC,
A Michigan Limited Liability Company

By: _____
Douglas M. Etkin
Its: Manager

_____
Robert B. Nathan (P37790)
Attorney for Etkin

CITY OF LIVONIA

By: Jack E. Kirksey
Jack E. Kirksey
Its: Mayor

By: Terry A. Marecki
Terry Marecki
Its: City Clerk

Donald L. Knapp, Jr.
Donald L. Knapp, Jr. (P55637)
City Attorney
Attorney for Defendant

Pursuant to Council Resolution #412-13
Adopted by City Council on December
16, 2013

P:\Brenda\Mary\litigation\closed\Oakwood\Third Amendment to Consent Judgment January 20 2014.docx

PARCEL DESCRIPTION (EXCEPT THE OUTLOT):

Part of the SE 1/4 of Section 6, T.1 S.,R.9 E., City of Livonia, Wayne County, Michigan, described as:

Beginning at a point distant S 89°38'20" W 630.00 feet along the South line of said Section 6, and N 00°07'51" W 60.00 feet to the North right-of-way line of Seven Mile Road from the SE corner of said Section 6; proceeding thence S 89°38'20" W 218.00 feet (217.29 feet measured) along the North right-of-way line of Seven Mile Road; thence N 00°07'51" W 98.50 feet; thence S 89°38'20" W 50.00 feet; thence S 00°07'51" E 98.50 feet; thence S 89°38'20" W 350.00 feet; thence N 00°07'51" W (N 00°06'30" W measured) 20.00 feet; thence S 89°38'20" W 230.00 feet; thence N 83°38'39" W 70.45 feet (69.07 feet measured), the last four courses being along said North right-of-way line of Seven Mile Road; thence N 00°06'30" W 543.76 feet along the East right-of-way line of Victor Parkway; thence N 89°38'20" E 917.75 feet; thence S 00°07'51" E 672.00 feet to the Point of Beginning. Containing 13.90 acres. Subject to all easements and restrictions of record.

EXHIBIT A

PART OF THE SE 1/4 OF SECTION 6, T.1 S.,R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:

BEGINNING AT A POINT DISTANT S 89 DEGREES 38 MINUTES 20 SECONDS W 630.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 6, AND N 00 DEGREES 07 MINUTES 51 SECONDS W 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SEVEN MILE ROAD, AND S 89 DEGREES 38 MINUTES 20 SECONDS W ALONG SAID NORTH RIGHT-OF-WAY LINE 60.00 FEET FROM THE SE CORNER OF SAID SECTION 6; PROCEEDING THENCE S 89 DEGREES 38'20" W 557.29 FEET; THENCE N 00 DEGREES 07 MINUTES 51 SECONDS W (N 00 DEGREES 06 MINUTES 30 SECONDS W MEASURED) 20.0 FEET; THENCE S 89 DEGREES 38 MINUTES 20 SECONDS W 230.00 FEET; THENCE N 83 DEGREES 36 MINUTES 39 SECONDS W 70.45 FEET (69.07 FEET MEASURED), THE LAST FOUR COURSES BEING ALONG SAID NORTH RIGHT-OF-WAY LINE OF SEVEN MILE ROAD; THENCE N 00 DEGREES 06 MINUTES 30 SECONDS W ALONG THE EAST RIGHT OF WAY LINE OF VICTOR PARKWAY 410.00 FEET (409.99 FEET MEASURED); THENCE S 83 DEGREES 16 MINUTES 00 SECONDS E 402.72 FEET (401.34 FEET MEASURED); THENCE S 69 DEGREES 46 MINUTES 41 SECONDS E 42.66 FEET; THENCE S 59 DEGREES 32 MINUTES 16 SECONDS E 484.76 FEET; THENCE S 00 DEGREES 07 MINUTES 51 SECONDS E 125.12 FEET TO THE POINT OF BEGINNING. CONTAINING 6.376 ACRES. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

EXHIBIT B

PART OF THE SE 1/4 OF SECTION 6, T.1 S., R.9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:

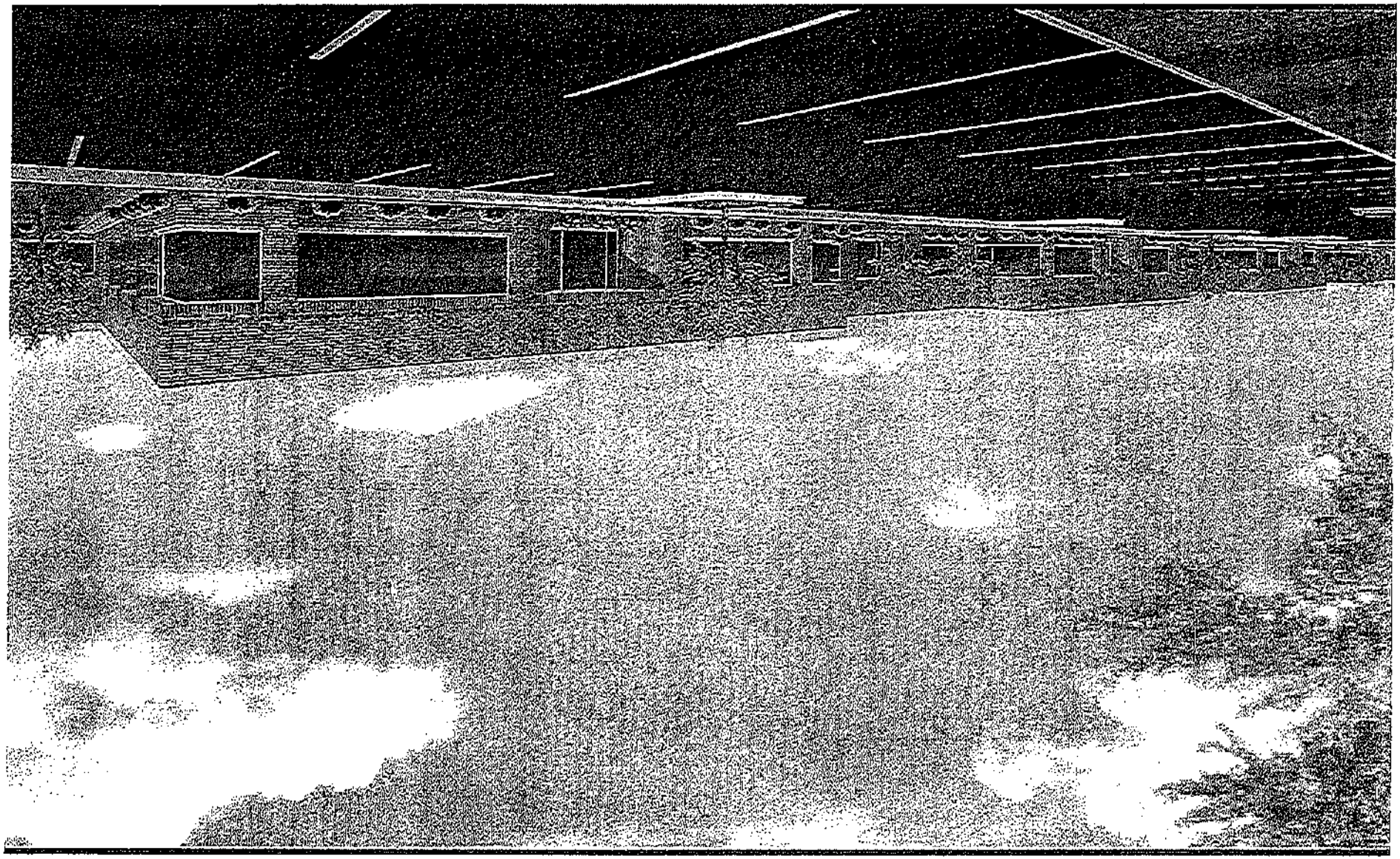
BEGINNING AT A POINT DISTANT S 89 DEGREES 38 MINUTES 20 SECONDS W 630.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 6 AND N 00 DEGREES 07 MINUTES 51 SECONDS W 60.00 FEET AND S 89 DEGREES 38 MINUTES 20 SECONDS W 268.00 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SEVEN MILE ROAD AND NORTH 00 DEGREES 07 MINUTES 51 SECONDS W 248.50 FEET AND NORTH 59 DEGREES 32 MINUTES 18 SECONDS W 243.96 FEET AND NORTH 69 DEGREES 46 MINUTES 41 SECONDS W 42.66 FEET AND N 83 DEGREES 16 MINUTES 00 SECONDS W 56.03 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 6. PROCEEDING THENCE N 83 DEGREE 16 MINUTES 00 SECONDS W 345.69 FEET; THENCE N 00 DEGREES 06 MINUTES 30 SECONDS W 233.76 FEET ALONG THE RIGHT-OF-WAY LINE OF VICTOR PARKWAY; THENCE N 89 DEGREES 38 MINUTES 20 SECONDS E 343.00 FEET; THENCE S 00 DEGREES 21 MINUTES 40 SECONDS E 276.58 FEET TO THE POINT OF BEGINNING. CONTAINING 2.01 ACRES. SUBJECT TO EASEMENTS OF RECORD.

EXHIBIT C

PART OF THE SE 1/4 OF SECTION 6, T.1 S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:

BEGINNING AT A POINT DISTANT S 89 DEGREES 38 MINUTES 20 SECONDS W 630.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 6, AND N 00 DEGREES 07 MINUTES 51 SECONDS W 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SEVEN MILE ROAD FROM THE SE CORNER OF SAID SECTION 6; PROCEEDING THENCE S 89 DEGREES 38 MINUTES 20 SECONDS W ALONG SAID NORTH RIGHT-OF-WAY LINE 60.00 FEET; THENCE N 00 DEGREES 07 MINUTES 51 SECONDS W 125.12 FEET; THENCE N 59 DEGREES 32 MINUTES 16 SECONDS W 484.76 FEET; THENCE N 69 DEGREES 46 MINUTES 41 SECONDS W 42.66 FEET; THENCE N 83 DEGREES 16 MINUTES 00 SECONDS W 56.03 FEET; THENCE N 00 DEGREES 21 MINUTES 40 SECONDS W 276.58 FEET; THENCE N 89 DEGREES 38 MINUTES 20 SECONDS E 574.03 FEET; THENCE S 00 DEGREES 07 MINUTES 51 SECONDS E 672.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5.603 ACRES. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

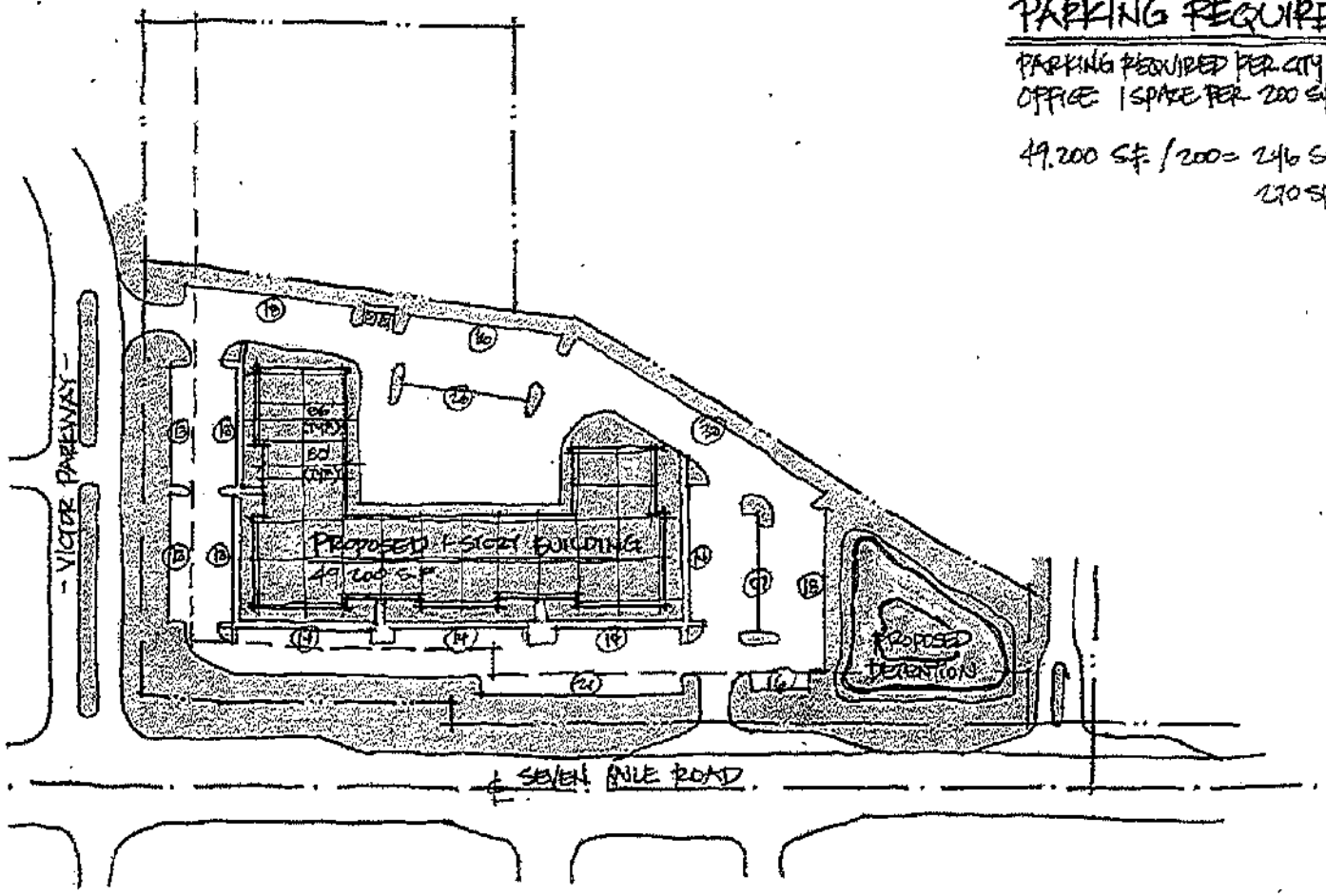
EXHIBIT D



PARKING REQUIREMENTS

PARKING REQUIRED PER CITY OF LIVONIA ZONING ORD.
OFFICE 1 SPACE PER 200 S.F. GROSS FLOOR AREA

49,200 S.F. / 200 = 246 SPACES REQUIRED
270 SPACES PROVIDED



PRELIMINARY SITE PLAN - OPTION '7'

SCALE: 1" = 100'-0"

NORTH

PSP-7

10/22/13

Ⓔ **INVUE®** energy

DESCRIPTION

ASCENT enhances the rectilinear form with a housing that blends effortlessly to traditional or ambitious architectural environments. ASCENT brings two housing sizes and a fluid form to match the culture in which it resides.

Catalog #		Type
Project	VICTOR EAST	A, B, C
Comments		Date
Prepared by		2-25-14

20' round tapered pole

SPECIFICATION FEATURES

Construction
HOUSING: Two-piece heavy-wall, die-cast aluminum housing maintains a nominal .125 wall thickness and utilizes continuous silicone gasketing between castings for a forbidding seal. DOOR: Heavy-wall, die-cast aluminum door maintains a nominal .125 thickness. Continuous silicone gasketing provides IP66 compliant optical cavity. Toolless entry to housing is provided via two (2) flush mounted quick release latches. Concealed hinging allows door to be removed from housing without tools.

Electrical
ELECTRICAL TRAY: Ballast and related electrical components are mounted to a reinforced one-piece die-cast aluminum power tray. Quick disconnects allow tray to be completely removed from housing providing ample hand and tool room for attachment of luminaire during installation.

Optical
LENS: Impact resistant 1/8" thick tempered clear or optional frosted flat glass for concealment of lamp image. OPTICAL SYSTEMS: Choice of five(5) high efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs, or other means of attachment which may cause streaking in the light distribution. All reflector modules feature toolless removal, quick disconnect wiring plugs, and are toolless field rotatable in 90° increments. Medium housing(AEM) optics feature mogul-base lampholders for HID lamp sources.

Finish
Housing and arm finished in a 5 stage premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult your INVUE Lighting Systems Representative for more information.

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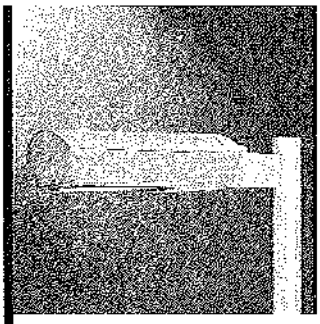


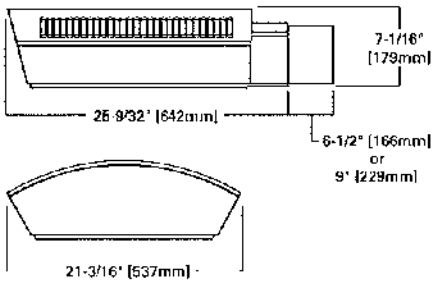
AEM
ASCENT SITE MEDIUM

84 - 400W
Pulse Start Metal Halide
Metal Halide
High Pressure Sodium
Compact Fluorescent

ARCHITECTURAL AREA LUMINAIRE

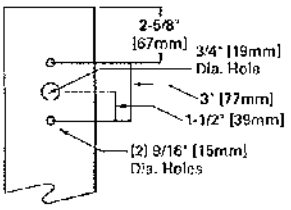
DARK SKY COMPLIANT FCO Full Cutoff

DIMENSIONS



ARM DRILLING

TYPE "C"



WATTAGE TABLE

Lamp Type	Wattage
Pulse Start Metal Halide (MPI)Ⓔ	150, 175, 250, 320, 350, 400W
High Pressure Sodium (HPS)	150, 250, 400W
Metal Halide (MH)	175, 250, 400W
Compact Fluorescent (CF)	(2) 42, (2) 57W

NOTE: Ⓔ EISA Compliant 175-400W.

CERTIFICATION DATA
IP66 Rated
U.L. 1598 Listed
3G Vibration Tested
CSA Listed
40°C Ambient Temperature Rating
ISO 9001
Full Cutoff

EPA
Effective Projected Area: (Sq. Ft.)
1.35

SHIPPING DATA
(Approximate)
Net Weight (lbs.): 51
Volume (cu. ft): 3.18

2014-02-08-02

COOPER Lighting
www.cooperlighting.com

AVU082442 pc
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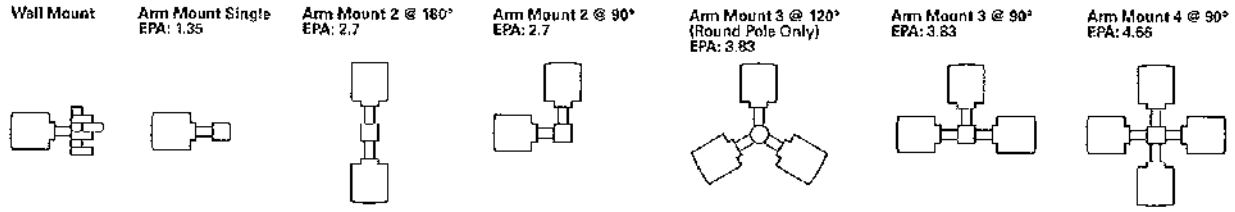
MOUNTING VARIATIONS



ORDERING INFORMATION

Sample Number: AEM-400-MH-MT-3S-BK-L

Product Family [1]
AEM=ASCENT Site Medium

Lamp Wattage [2]
MP
150=150W
175=175W
250=250W
320=320W
350=350W
400=400W[3]
MH [4]
175=175W
250=250W
400=400W[3]
HPS
150=150W
250=250W
400=400W
Compact Fluorescent
84=(2) 42W[5]
114=(2) 57W[5]

Lamp Type
MP=Pulse Start Metal Halide
MH=Metal Halide
HPS=High Pressure Sodium
CF=Compact Fluorescent [6]

Voltage [7]
120=120V
208=208V
240=240V
277=277V
347=347V
480=480V
DT=Dual-Tap [8] wired 277V
MT=Multi-Tap [9] wired 277V
TT=Triple-Tap [10] wired 347V
UNV=120-277V Universal Electronic Ballast

Optical System
2S=Type II
3S=Type III
4S=Type IV
5S=Type V
SL=Forward Throw w/ Spill Light Eliminator

Color [11]
BK=Black
AP=Grey
BZ=Bronze
WH=White
DP=Dark Platinum
GM=Graphite Metallic

Options
CEC=California Title 20 Compliant Ballast (Applies to 175-320W and 400W MP only)
F=Single Fuse (120, 277 or 347V) Specify Voltage
FF=Double Fuse (208, 240 or 480V) Specify Voltage
Q=Quartz Restrike[12]
EM=Quartz Restrike w/ Time Delay[12] (Also Strikes at Cold Start)
EM/SC=Quartz Emergency Separate[12] Circuit
R=NEMA Twistlock Photocell Receptacle
PC=Button Type Photocontrol (Specify Voltage)
DS=Dual Fluorescent Switching[13] Control
HS=House Side Shield[14]
FR=Frosted Flat Glass Lens
L=Lamp Included

Accessories [15]
VA1049-XX=Direct Wall Mount Kit[16]
VA1050-XX=Wall Mount Kit w/ 6-1/2' Arm[16]
VA1055-XX=6-1/2' Arm for Square Pole
VA1056-XX=9' Arm for Square Pole[17]
VA1057-XX=6-1/2' Arm for Round Pole
VA1059-XX=9' Arm for Round Pole[17]
VA1018-XX=Mast Arm Adapter Kit
VA1033-XX=Single-arm Tenon Adapter for 2 3/8" O.D. Tenon
VA1034-XX=2@180 Degree Tenon Adapter for 2 3/8" O.D. Tenon
VA1035-XX=3@120 Degree Tenon Adapter for 2 3/8" O.D. Tenon
VA1036-XX=4@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon
VA1037-XX=2@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon
VA1038-XX=3@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon
VA1039-XX=2@120 DegreeTenon Adapter for 2 3/8" O.D. Tenon
VA1040-XX=Single-arm Tenon Adapter for 3 1/2" O.D. Tenon
VA1041-XX=2@180 Degree Tenon Adapter for 3 1/2" O.D. Tenon
VA1042-XX=3@120 Degree Tenon Adapter for 3 1/2" O.D. Tenon
VA1043-XX=4@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon
VA1044-XX=2@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon
VA1045-XX=3@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon
VA1046-XX=2@120 Degree Tenon Adapter for 3 1/2" O.D. Tenon
DA/RA1018=NEMA Photocontrol - Multi-Tap
DA/RA1027=NEMA Photocontrol - 480V
DA/RA1201=NEMA Photocontrol - 347V

Notes:
1. Arm not included. See accessories.
2. Standard with mogul base socket for HPS, MH and 175-400W MP. Standard with medium-base socket for MP lamps 150W and below.
3. 400W MP and MH requires reduced envelope ED28 lamp.
4. MH products available for non-U.S. markets only.
5. Dual Compact Fluorescent lamp options available in Type 2S with 84 and 114W. Type 3S available in 84W only.
6. CF ballasts are 120 through 277V. Specify with UNV voltage designation.
7. Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
8. Dual-tap is 120/277V wired 277V.
9. Multi tap is 120/208/240/277V wired 277V.
10. Triple-tap is 120/277/347V wired 347V.
11. Custom and RAL color matching available upon request. Consult your INVUE Lighting Systems Representative for further information
12. Quartz options not available with SL optic.
13. Dual switching requires dual 42W or dual 57W Compact Fluorescent lamps. Allows independent switching control of each lamp through use of two (2) electronic ballasts. Allows 50% power reduction when dual ballasts are independently wired and controlled.
14. House side shield not available on 5S and SL optics.
15. Order separately, replace XX with color suffix.
16. For use in down lighting applications only.
17. Use when mounting fixture heads at 90° increments.

INVUE®

DESCRIPTION

The Vision Bollard from INVUE brings architectural style to the pedestrian level. The Vision Bollard can be used along with Vision Series' Area, Flood, and Wall luminaires to provide a coordinated look sure to enhance any architectural setting. Concealed lamp and reflector system eliminates all visible glare while providing high levels of pavement illumination. U.L. listed and CSA certified for wet locations.

Catalog #		Type
Project	VICTOR EAST	D
Comments		Date
Prepared by		2-25-14

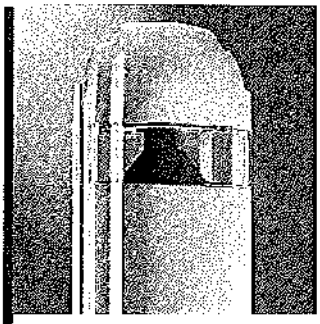
SPECIFICATION FEATURES

Construction
TOP: Low copper, die-cast aluminum top maintains a nominal .125" thickness providing for vandal resistance, rapid heat dissipation and precise tolerance control. Top cap assembles to housing via two (2) 1/4" diameter, 6" long concealed stainless steel rods. HOUSING: Heavy wall seamless extruded aluminum shaft attaches to base via six (6) 1/4" stainless steel fasteners. Optional button photocontrol mounts on extrusion 18" above grade. BASE: Rugged cast aluminum base mounts to foundation with four (4) 3/8" diameter anchor bolts. Base features two (2) factory installed level vials to insure proper fixture alignment. Pliable 1/4" thick neoprene leveling pad attached to bottom of base allows for proper base leveling regardless of minor deviations in grade of concrete pad.

Electrical
BALLAST: Quick-disconnect ballast assembly located at base of housing for cooler operation and ease of maintenance. Electrical components are mounted on a bracket and secured to the cast base with four (4) screws.

Optical
LIGHT WINDOW: Standard impact and UV resistant injection molded acrylic lens. Optional polycarbonate lens with UV inhibitive coating available. Continuous silicone gasketing provided between extruded housing and lens to forbid entry of contaminants. OPTICS: Glare-free, fully concealed reflector system features a high efficiency fluted hydroformed reflector for superior light output and uniform pavement illumination. Wattages up to 100W High Pressure Sodium or Pulse Start Metal Halide. Coated lamp recommended.

Finish
Housing and top finished in a 5 stage premium TGIC polyester powder coat paint, 2.6 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult your INVUE Lighting Systems Representative for more information.



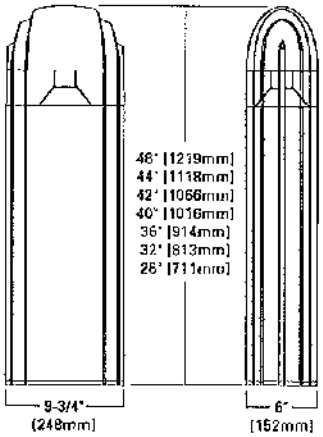
VXB
VISION BOLLARD

26 - 100W
Pulse Start Metal Halide
High Pressure Sodium
Compact Fluorescent

LOW LEVEL LUMINAIRE

DARK SKY COMPLIANT CO Cutoff

DIMENSIONS



WATTAGE TABLE

Lamp Type	Wattage
Pulse Start Metal Halide (MP)	50, 70, 100W
High Pressure Sodium (HPS)	35, 50, 70, 100W
Compact Fluorescent (CF)	26, 32, 42W

CERTIFICATION DATA

IP44 Rated
U.L. 1598 Listed
CSA Listed
25°C Ambient Temperature Rating
ISO 9001
Cutoff

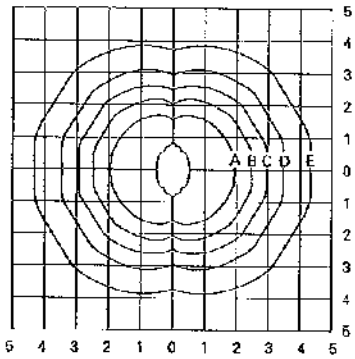
SHIPPING DATA

(Approximate)
Net Weight (lbs.): 32
Volume (cu. ft): 2.16

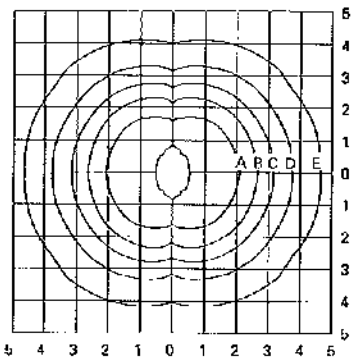
COOPER Lighting
www.cooperlighting.com

AVU092419
2010 06 29 15:21:55

PHOTOMETRICS



VXB-36-70-MH
70-Watt MH
5,900-Lumen Coated Lamp
36" Fixture Height



VXB-36-100-HPS
100-Watt HPS
8,800-Lumen Coated Lamp
36" Fixture Height

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
28"	8.27	3.31	1.65	0.83	0.33
32"	6.32	2.53	1.27	0.63	0.25
36"	5.00	2.00	1.00	0.50	0.20
40"	4.05	1.62	0.81	0.41	0.16
44"	3.35	1.34	0.67	0.34	0.13
48"	2.81	1.13	0.56	0.28	0.11

ORDERING INFORMATION

Sample Number: VXB-48-35-HPS-120-BK-L

Product Family
VXB=Vision Bollard

Fixture Height
28=28"
32=32"
36=36"
40=40"
42=42"
44=44"
48=48"

Lamp Wattage [1]
MP
50=50W
70=70W
100=100W
HPS
35=35W[2]
50=50W
70=70W
100=100W
Compact Fluorescent
26=26W
32=32W
42=42W

Lamp Type
MP=Pulse Start Metal Halide
HPS=High Pressure Sodium
CF=Compact Fluorescent

Voltage [3]
120=120V
208=208V
240=240V
277=277V
DT=Dual-Tap wired 277V[4]
MT=Multi-Tap wired 277V[5]
TT=Triple-Tap wired 347V[6]
UNV=120-277V Universal Electronic Ballast

Color [7]
BK=Black
AP=Grey
BZ=Bronze
WH=White
DP=Dark Platinum
GM=Graphite Metallic

Options [8]
F=Single Fuse (120, 277 or 347V) Specify Voltage
FF=Double Fuse (208, 240 or 480V) Specify Voltage
PL=Polycarbonate Lens
PC=Button Type Photocontrol (Specify Voltage)
L=Lamp Included[9]

Accessories [10]
VXBABKIT=Anchor Bolt Kit

Notes:
1. All HID lamps are medium-base.
2. 35W HPS available in 120V only.
3. Products also available in non US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
4. Dual-tap is 120/277V wired 277V.
5. Multi-tap is 120/208/240/277V wired 277V.
6. Triple-tap is 120/277/347V wired 347V.
7. Custom and RAL color matching available upon request. Consult your INVUE Lighting Systems Representative for further information.
8. Add as suffix in the order shown.
9. Coated lamp recommended.
10. Order separately.

Ⓔ INVUE®

DESCRIPTION

The classic lines and sophisticated construction of the Vision Wall luminaire make it an ideal complement to architectural site design. IP65 ingress Rating standard. U.L. listed and CSA Certified for wet locations in up or down mounting applications with no necessary modifications to the door or housing.

Catalog #		Type: E
Project	VICTOR EAST	
Comments		Date: 2-25-14
Prepared by		

Mount at 15' above grade

SPECIFICATION FEATURES

Construction

HOUSING: One piece die-cast aluminum construction for precise tolerance control and repeatability in manufacturing. DOOR: One piece die-cast aluminum with continuous silicone gasket accommodates either up or down mounting configurations. Door frame is hinged and secured to the housing via four (4) captive stainless steel Allen head fasteners. Lens is impact-resistant 1/8" thick tempered clear or optional frosted flat glass, sealed to the door with a one-piece silicone gasket.

Optical

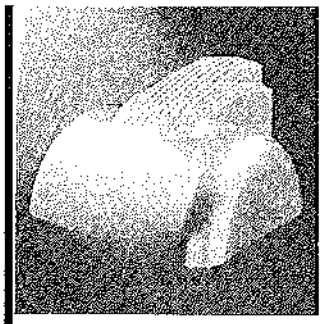
OPTICAL SYSTEM: Choice of five (5) high efficiency optical systems. Type II, III, IV, and FX optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a heavy-wall aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs, or other means of attachment which may cause streaking in the light distribution. TS optic constructed of spun and polished specular anodized aluminum. All reflector modules feature toolless removal, quick disconnect wiring plugs, and are field rotatable in 90 degree increments. HID lamp sources in VWM medium housing optics feature mogul-base lampholders. OPTICAL ASSEMBLY: Optical systems are secured to an internal rotating assembly that allows up to 10 degrees of outward adjustment. A concealed stainless steel adjustment screw is provided on the exterior surface of the housing to allow for tilt adjustment of the optical module while under full power without accessing internals of the fixture or affecting the outward appearance of the luminaire.

Mounting

Standard zinc plated attachment plate fits directly to 4" J-Box. Two (2) threaded studs with locking nuts allow for fixture mounting via keyhole slots on backside of housing. Mounting plate features one-piece EPDM gasket on either side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates. Optional mounting arrangements include an embedded mount bracket, or cast aluminum surface conduit adapter, each available as accessories.

Finish

Housing and door finished in a 5 stage premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult your INVUE Lighting Systems Representative for more information.



VWM
VISION
WALL
MEDIUM

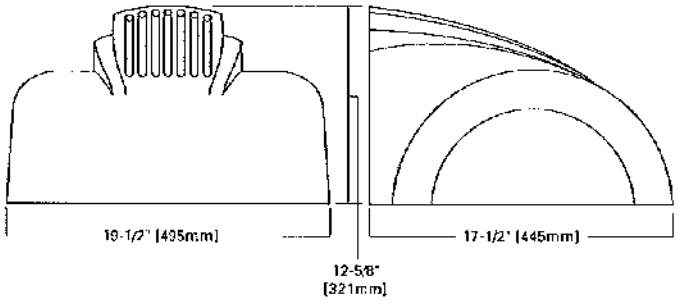
84 - 400W
Pulse Start Metal Halide
Metal Halide
High Pressure Sodium
Compact Fluorescent

ARCHITECTURAL WALL LUMINAIRE

DARK SKY COMPLIANT FCO Full Cutoff

NOTE: Implementation dependent on lamp.

DIMENSIONS



CERTIFICATION DATA

IP65 Rated
U.L. 1598 Listed
CSA Listed
25°C Ambient Temperature Rating
ISO 9001
Full Cutoff

WATTAGE TABLE

Lamp Type	Wattage
Pulse Start Metal Halide (MP)Ⓔ	150, 175, 250, 320, 350, 400W
High Pressure Sodium (HPS)	150, 250, 400W
Metal Halide (MH)	175, 250, 400W
Compact Fluorescent (CF)	(2) 42, (2) 57, (2) 70W

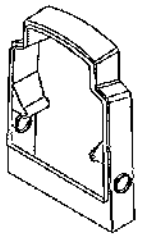
NOTE: Ⓔ EISA Compliant: 175-400W.

SHIPPING DATA

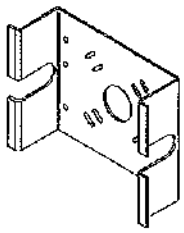
(Approximate)
Net Weight (lbs.): 45
Volume (cu. ft): 13

ACCESSORIES (ORDER SEPARATELY)

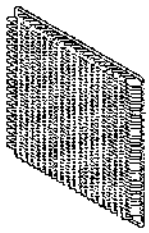
Thru-way Mounting Box



Embedded Mount

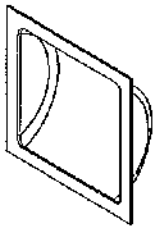


Wire Guard



OPTIONS (ADD AS SUFFIX)

Polycarbonate Vandal Shield



ORDERING INFORMATION

Sample Number: VWM-400-MH MT-3S-BK-L

Product Family
VWM: Vision Wall Medium

Lamp Wattage [1]
MP
150: 150W
178: 175W
250=250W
320=320W
350=350W
400=400W[2]
MH [3]
178=175W
250=250W
400=400W[2]
HPS
150=150W
250=250W
400=400W
Compact Fluorescent
84=(2) 42W[4]
114=(2) 57W[4]
140=(2) 70W[4]

Lamp Type
MP=Pulse Start Metal Halide
MH=Metal Halide
HPS=High Pressure Sodium
CF=Compact Fluorescent[5]

Voltage [6]
120: 120V
208: 208V
240: 240V
277: 277V
347=347V
480=480V
DT=Dual-Tap [7] wired 277V
MT=Multi-Tap [8] wired 277V
TT=Triple-Tap [9] wired 347V
UNV=120-277V Universal Electronic Ballast

Optical System
2S: Type II
3S: Type III
4S: Type IV
FX=Wall Grazing Optic
TS=Tight Spot

Color [10]
BK: Black
AP: Grey
BZ: Bronze
WH: White
DP=Dark Platinum
GM=Graphite Metallic

Options
CEC: California Title 20 Compliant Ballast (Applies to 175-320W and 400W MP only)
F: Single Fuse (120, 277 or 347V) Specify Voltage
FF=Double Fuse (208, 240 or 480V) Specify Voltage
Q=Quartz Restrike[11]
EM=Quartz Restrike w/ Time Delay[11] (Also Strikes at Cold Start)
EM/SC=Quartz Emergency Separate[11] Circuit
PC=Button Type Photocontrol (Specify Voltage)
DS=Dual Fluorescent Switching Control[12]
HS=House Side Shield[13]
VS=Polycarbonate Vandal Shield
FR=Frosted Flat Glass Lens
L=Lamp Included

Accessories [14]
VWM/EM: Embedded Mount
VWM/TB-XX: Thru-way Box[15]
VWM/WG-XX: Wire Guard

Notes:
1. Standard with mogul-base socket for HPS, MH and 175-400W MP. Standard with medium-base socket for MP lamps 150W and below.
2. 400W MP and MH requires reduced envelope ED28 lamp.
3. MH products available for non-U.S. markets only.
4. Dual Compact Fluorescent lamp options available in Type 2S with 84, 114, and 140W. Type 3S available in 84W only.
5. Compact Fluorescent ballasts contain internal fusing. No supplemental fusing is necessary. CF ballasts are 120 through 277V. Specify with UNV voltage designation
6. Products also available in non US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
7. Dual-tap is 120/277V wired 277V.
8. Multi-tap is 120/208/240/277V wired 277V.
9. Triple-tap is 120/277/347V wired 347V.
10. Custom and RAL color matching available upon request. Consult your RIVUL Lighting Systems Representative for further information.
11. Quartz options not available with FX or TS distributions.
12. Dual switching requires dual 42W or 57W or dual 70W Compact Fluorescent lamps. Allows independent switching control of each lamp through use of two (2) electronic ballasts. Allows 50% power reduction when dual ballasts are independently wired and controlled.
13. House side shield not available with FX and TS optics.
14. Order separately, replace XX with color suffix
15. For use in down lighting applications only.

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 22, 2021

Meeting was called to order via Zoom remote technology at 9:21 p.m. by President Kathleen McIntyre. Present: Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); Rob Donovic (Deployed); Jim Jolly (Livonia, Michigan); Laura Toy (Livonia, Michigan); Scott Bahr (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: None.

17) PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Planning Department, re: to amend the Historic Preservation Commission Ordinance Chapter 2.56, Section 020 (Definitions), Section 050 (Historic Preservation Commission--Creation and Membership), and Section 060 (Commission--Powers and Duties).

Mark Taormina, Director of Planning and Economic Development, presented this request to Council. He said these changes to Chapter 2.56, the Historic Preservation Commission, ordinances are required by the State Historic Preservation Office, in order for the City to qualify under the Certified Local Government Program, as previously authorized by the Council back in 2020.

Councilmember Jolly offered an approving resolution for the Consent Agenda.

President McIntyre stated this item would have to be placed on the Regular Agenda.

DIRECTION: FIRST READ REGULAR

REPORT TO THE LIVONIA CITY COUNCIL

Planning
March 3, 2021

MEETING DATE	PREPARED BY
March 22, 2021	Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Planning Department, re: to amend the Historic Preservation Commission Ordinance Chapter 2.56, Section 020 (Definitions), Section 050 (Historic Preservation Commission--Creation and Membership), and Section 060 (Commission--Powers and Duties).

BACKGROUND

These proposed amendments to the Livonia Code of Ordinances, Chapter 2.56, Historic Preservation Commission, are required by the State Historic Preservation Office (SHPO) for the City of Livonia to qualify under the Certified Local Government (CLG) Program as previously authorized by City Council (CR #300-20). The changes include three (3) new definitions, qualification for appointment to serve on the Historic Preservation Commission, and a requirement to install property fire and smoke alarms systems as a condition precedent to the granting of a permit for work involving changes to an historic resource.

RECOMMENDATION

Refer to Law Department for preparation of an ordinance amending Chapter 2.56 as proposed, and for First Reading.

FISCAL CONSIDERATION

None

ATTACHMENTS

1. 2.52.020 050 060 - Historical Commission

APPROVED BY

Date: March 03, 2021

Mark Taormina, Planning and Economic Development Director

Date: March 03, 2021

Paul Bernier, City Attorney

Date: March 04, 2021

Maureen Miller Brosnan, Mayor

AN ORDINANCE AMENDING SECTIONS 020, 050 AND 060 OF TITLE 2, CHAPTER 56 (HISTORIC PRESERVATION COMMISSION) OF THE LIVONIA CODE OF ORDINANCES, AS AMENDED.

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 020 of Title 2, Chapter 5 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

2.56.020 – Definitions. The following words and phrases, when used in this chapter shall, for the purpose of this chapter, have the following meanings:

1. "Addition" means any construction that increases the volume of an existing historic resource or adds to it (such as a porch, deck or attached garage).

2. "Alteration" means work that changes the detail of a resource but does not change its basic size or shape.

3. "Building" means a residential, commercial, industrial or institutional structure created to support or shelter any human activity or occupancy and includes accessory buildings such as garages or sheds.

4. "Building inspection department" means the department responsible for the enforcement of the building codes of the city.

5. "Certificate of appropriateness" means the written approval of a permit application for work that is appropriate and that does not adversely affect a resource.

6. "City" means the City of Livonia, Wayne County, Michigan.

7. "City Council" means the legislative body of the city.

8. "Commission" means the historic preservation commission of the city.

9. "Demolition" means the razing or destruction, whether entirely or in part, of a resource and includes, but is not limited to, demolition by neglect.

10. "Demolition by neglect" means neglect in ~~the maintenance, repair~~maintaining, repairing, or securing ~~of~~ a ~~historic~~ resource~~,~~ that results~~ing~~ in deterioration of

an exterior feature of the resource of the loss of structural integrity of the resource. ~~any of the following conditions:~~

~~A. The deterioration of exterior walls or other vertical supports;~~

~~B. The deterioration of roofs or other horizontal members;~~

~~C. The deterioration of exterior chimneys;~~

~~D. The deterioration of exterior plaster or mortar;~~

~~E. The ineffective weatherproofing of exterior walls, roofs and foundations, including broken windows and doors; or~~

~~F. The serious deterioration of any documented exterior architectural feature or significant landscape feature that in the judgment of the commission produces a detrimental effect upon the character of the district.~~

11. "Denial" means the written rejection of a permit application for work that is inappropriate and that adversely affects a resource.

12. "Feature" means a prominent or distinctive aspect, quality or characteristic. Examples are landscaped boulevards, brick paving and tree-lined streets.

13. "Fire Alarm System" means a system designed to detect and annunciate the presence of fire or by-products of fire.

~~13.~~ 14. "Historic" means a resource that is at least fifty (50) years old, unless exceptionally significant. In addition, the resource must retain its integrity and be significant in the history, architecture, archeology, engineering or culture of the city, the state or the nation.

~~14.~~15. "Historic district" means an area or group of areas, not necessarily having contiguous boundaries, that contains one resource or a group of resources that are related by history, architecture, archaeology, engineering or culture.

~~15.~~16. "Historic preservation commission" ("commission") means the seven-member body created by the city for the purpose of administering this chapter.

~~16.~~17. "Historic preservation" means the rehabilitation, restoration, identification, evaluation, establishment, and protection of resources significant in history, architecture, archaeology, engineering or culture.

~~17.~~18. "Historic resource" means a publicly or privately owned building, structure, site, object, feature or open space that is significant in the history, architecture, archeology, engineering or culture of the city, the state, or the nation. It includes any site, building, structure or object previously designated as a district resource.

~~18.~~19. "Nonhistoric resource" means a site, building, structure, object, open space or feature within a historic district that is not designated as historic. All exterior work on nonhistoric resources located within a historic district is also reviewed by the commission.

~~19.~~20. "Notice to proceed" means the written permission to issue a permit for work that is inappropriate and that adversely affects a resource, but the commission finds that the work is necessary to correct one of four conditions listed in section 5(6) of 1992 PA 96 (MCL 399.205(6)): (1) the resource is a hazard to the safety of the public or to the structure's occupants; (2) the resource is a deterrent to a major improvement project; (3) the resource is a true financial hardship beyond the owner's control; or (4) it is not in the best interests of the community to retain the resource.

~~20.~~21. "Object" means a structure of functional, esthetic, cultural, historical, architectural, archaeological or scientific value that may be, by nature or design, movable yet related to a specific setting or environment. Examples are statues, monuments, fountains, lighting fixtures, signs and sundials.

~~21.~~22. "Open space" means undeveloped land, a naturally landscaped area, a formal or man-made landscaped area that provides a connective link or buffer between resources.

~~22.~~23. "Ordinary maintenance" means keeping a resource unimpaired and in good condition through ongoing minor intervention, undertaken from time to time, in its exterior condition. Ordinary maintenance does not change the external appearance of the resource except through the elimination of the usual and expected effects of weathering. Ordinary maintenance does not constitute work for the purposes of this ordinance.

~~23.~~24. "Proposed historic district" means an area or group of areas, not necessarily having contiguous boundaries, that has delineated boundaries and that is under review by a committee or standing committee for the purpose of making a recommendation as to whether it should be established as a historic district or added to an established historic district.

~~24.~~25. "Reconstruction" means the act or process of reproducing by new construction the exact form and detail of a vanished historic resource, or a part thereof, as it appeared at a specific period of time.

~~25.~~26. "Rehabilitation" means the act or process of returning a historic resource to a state of utility through repair or alteration that makes possible an efficient contemporary use while preserving those portions or features of the property that are significant to its historical, architectural and cultural values.

~~26.~~27. "Repair" means to restore a decayed or damaged resource to a good or sound condition by any process. A repair that changes the external appearance of a resource constitutes work for the purposes of this ordinance.

~~27.~~28. "Restoration" means the act or process of accurately recovering the form and details of a historic resource as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

~~28.~~29. "Site" means a location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure. Some examples are: cemeteries, battlefields, petroglyphs, designed landscapes, and archaeological sites.

~~29.~~30. "Smoke Alarm" means a single-station of multiple-station alarm responsive to smoke and not connected to a system. As used in this subdivision, "single-station alarm" means an assembly incorporating a detector, the control equipment, and the alarm sounding device into a single unit, operated from a power supply either in the unit of obtained at the point of installation. "Multiple-station alarm" means 2 or more single-station alarm that are capable of interconnection such that actuation of 1 alarm causes all integrated separate audible alarms to operate.

~~30.~~31. "Streetscape" means the distinguishing and pictorial character of a particular street as created by its width, degree or curvature and paving materials, design of the street furniture, significant vegetation, retaining walls, etc.

~~31.~~32. "Structure" is use to distinguish from buildings whose functional construction was usually for purposes other than creating human shelter. Some examples are: bridges, canals, dams, silos, windmills, power plants, boats and ships, and gazebos.

~~32.~~33. "Work" means construction, addition, alteration, repair, moving, excavation or demolition.

Section 2. Section 050 of Title 2, Chapter 5 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

2.56.050 – Historic preservation commission—Creation and membership. Whenever the first historic district is established, a historic preservation commission shall be established. Such commission may consist of up to seven (7) members who reside in the city. Members shall be appointed by the mayor. Members shall

be appointed for three-year terms. Members shall serve with compensation as recommended by the mayor and approved by the city council and shall be eligible for reappointment. In the event of a vacancy on the commission, interim appointments shall be made by the mayor to complete the unexpired term of such position. A commissioner may be terminated at the discretion of the mayor. A majority of the members shall have a clearly demonstrated interest in or knowledge of historic preservation. Two (2) members shall be appointed from a list submitted by duly organized local historic preservation organizations. The commission may include one (1) architectural historian, and/or a graduate of a certified historic preservation program, a certified architectural historian, and/or a graduate of an accredited school or architecture who has two (2) years of architectural experience or who is an architect registered in Michigan.

Section 3. Section 060 of Title 2, Chapter 56 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

2.56.060—Commission—Powers and duties.

A. The commission shall review all permits for work on the exterior of historic resources and nonhistoric resources in a historic district. ~~The owner of the resource, or any person, individual, firm or corporation authorized to act on behalf of the owner,~~ The person, individual, partnership, firm, corporation, organization, institution, or agency of government proposing to do the work shall make a complete application for a permit which shall contain pertinent plans, samples of materials, photographs, site plans, etc. No permit or other authorization shall be granted until the commission issues a certificate of appropriateness or a notice to proceed. A commission shall not issue a Certificate of Appropriateness unless the applicant certifies in the application that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1532.

B. The commission shall review and act only upon the exterior features of a resource and shall not review and act upon interior arrangements unless specifically authorized to do so by the city council or unless such interior work will cause visible change to the exterior of the resource. The commission shall not disapprove an application due to considerations not prescribed in subsections D. and E.

C. If an application is for work that will adversely affect the exterior of a historic resource or nonhistoric resource in a historic district the commission considers valuable to the city, state, or nation, and the

commission determines that the alteration or loss of that resource will adversely affect the public purpose of the city, state, or nation, the commission shall attempt to establish with the owner of the resource an economically feasible plan for preservation of the resource.

D. In reviewing plans, the commission shall follow the U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as set forth in 36 C.F.R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the commission may be followed if they are equivalent in guidance to the Secretary of the Interior's standards and guidelines and are established or approved by the State Historic Preservation Office of the Michigan Historical Center.

E. In reviewing plans, the commission shall also give consideration to the following:

1. The historic or architectural value and significance of the historic resource and its relationship to the historic value of the surrounding area;
2. The relationship of any architectural features of such historic resource to the rest of the resource and to the surrounding area;
3. The general compatibility of the design, arrangement, texture and materials proposed to be used;
4. Any other factor, such as esthetic value, that the commission finds relevant~~.~~;
5. Whether the applicant has certified in the application that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

F. After review of a permit using the criteria set forth in subsections D. and E. above, the commission will either issue: a certificate of appropriateness, a notice to proceed, or a denial of the permit. The commission will notify the building inspection department and the property owner or his/her representative in writing of its decision. All decisions will be kept on file by the commission.

1. A certificate of appropriateness is issued when the proposed work is appropriate and does not adversely affect a resource.

2. (a) A notice to proceed is issued when the proposed work is inappropriate and adversely affects a resource, but the commission finds that the proposed work is necessary to substantially improve or correct one of four conditions listed in section 5(6) of 1992 PA 96 (MCL 399.205(6)):
   (i) The resource is a hazard to public safety or the building's occupants.
   (ii) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
   (iii) Retaining the resource will cause undue financial hardship to the owner when governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site, have been attempted and exhausted by the owner.
   (iv) Retaining the resource is not in the best interest of the majority of the community.
   (b)(i)If the proposed work involves demolition of a historic resource, the commission shall have sixty (60) days after receipt of the application for a permit from the building inspection department to publicize the proposed demolition of the historic resource, and may make an effort to find a private or corporate purchaser interested in preserving the historic resource. Failing to find such a purchaser, the commission may then recommend that the city purchase the historic resource. At the discretion of the commission, the sixty-day waiting period may be waived.
   (ii) Upon issuance of a notice to proceed, the commission shall notify the Livonia Historical Commission so that that body may consult with the owner about salvaging objects of historic significance from the historic resource.

3. A denial is issued when the proposed work is inappropriate. If a denial is issued, the specific reasons for the denial shall be given in writing to the director of building inspection and the applicant. Such denial is binding on the director of building inspection.

G. Upon the failure of the commission to act on the application within sixty (60) days from the date of receipt of a complete application from the building inspection department, unless otherwise mutually agreed upon by the applicant and the commission, the building inspection department shall

proceed to process the application without regard to a certificate of appropriateness from the commission.

H. The commission may delegate the issuance of certificates of appropriateness for specific minor classes of work to its staff, to the building inspection department or to another delegated authority. The commission shall provide to the delegated authority specific written standards for issuing certificates of appropriateness under this subsection. On at least a quarterly basis, the commission shall review the certificates of appropriateness, if issued for work by its staff, the inspector, or another authority, to determine whether or not delegated responsibilities should be continued.

I. Upon a finding by the commission that a historic resource within a historic district or a proposed historic district subject to its review and approval is threatened with demolition by neglect, the commission may do either of the following:

(1) Require the owner of the resource to repair all conditions contributing to demolition by neglect.
(2) If the owner does not make repairs within a reasonable time, the commission or its agents may enter the property and make such repairs as are necessary to prevent demolition by neglect. The costs of the work shall be charged to the owner, and may be levied by the city as a special assessment against the property. The commission or its agents may enter the property for purposes of this section upon obtaining an order from the circuit court.

J. When work has been done upon a resource without a permit, and the commission finds that the work does not qualify for a certificate of appropriateness, the commission may require an owner to restore the resource to the condition the resource was in before the inappropriate work or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply with the restoration or modification requirement within a reasonable time, the commission may seek an order from the circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply or cannot comply with the order of the court, the commission or its agents may enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for a certificate of appropriateness in accordance with the court's order. The costs of the work shall be charged to the owner, and may be levied by the city as a special assessment against the property. When acting pursuant to an

order of the circuit court, the commission or its agents may enter a property for purposes of this section.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 5. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

REPORT TO THE LIVONIA CITY COUNCIL

Mayor's Office
April 9, 2021

MEETING DATE	PREPARED BY
April 12, 2021	Janice Centers, Executive Assistant to the Mayor - Program Supervisor,

AGENDA ITEM

New Data Item 18: Intent to Veto CR 67-20

BACKGROUND

RECOMMENDATION

Receive and file

FISCAL CONSIDERATION

ATTACHMENTS

1. Memo - Mayor's Intent to Veto CR 67-20

APPROVED BY

Maureen Miller Brosnan, Mayor

Date: April 09, 2021

NEW DATA FOR REGULAR MEETING OF 04/12/21 ITEM 18

OFFICE OF THE MAYOR

MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
mayor@livonia.gov
(734) 466-2201

April 9, 2021

TO: HONORABLE MEMBERS OF THE CITY COUNCIL

SUBJECT: **NOTICE OF INTENT TO VETO** PROPOSED AMENDMENTS TO SECTIONS 2.10 OF ARTICLE II of ORDINANCE 543, OF THE LIVONIA CODE ZONING ORDINANCE, AS AMENDED, SECTION 4.02 OF ARTICLE IV OF ORDINANCE 543, AS AMENDED, AND SECTIONS 010, 011 AND 020 OF TITLE 5, CHAPTER 42, AS AMENDED

REF: COUNCIL RESOLUTION NO. 67-20

Dear Council Members:

At the Regular Meeting held on March 22, 2021, Councilmember Donovic gave first reading to the above-entitled ordinances, as amended, in resolution #67-20, regarding the subject of short-term rental properties. Please be advised that, should Council vote to adopt the above-entitled resolutions, I intend to veto all three amendments.

While I agree that our Zoning and Code of Ordinances need updating to reflect the current rental markets in the Internet age, these amendments will not have the desired effect. Instead of tightening current regulations in effort to safeguard the peace, quiet and safety of our neighborhoods, these amendments would create an unregulated and unenforceable system of micro hotels within our neighborhoods. This is unacceptable. Our neighborhoods need to reflect our slogan of "Families First."

In particular, my reasons for the intended veto are:

- All rentals in the City of Livonia must be licensed, and not merely those with rental use of over 12 days. This seems like an arbitrary number that only serves to complicate and preclude enforcement.
- Allowing unlicensed short-term rentals that are used for 12 days or less during a calendar year creates an unenforceable system. It is impossible to know how many days the premises are being used. This creates a nearly impossible situation for prosecutors who would be required to prove that this site has been used for 13 or more days in a calendar year. If there are problems with an unlicensed rental property, the City would have to wait until the 13th rental day for enforcement.
- It is imperative that all short rentals be licensed only to persons who both own **and** occupy the premises as their residence. A person who lives at the residence is far less likely to allow the problems that we have witnessed that are associated with absentee owners. Also, the owners are far more likely to not allow the premises to turn into party houses while they are on the premises.
- Short-term rentals should not be allowed on nonconforming lot sizes for the residential district in which they are proposed.
- Short-term rentals should be a permitted use.

I look forward to signing ordinance amendments that strengthen our existing rental ordinances and do not create a situation that allows unfettered use of our neighborhoods for short-term, unregulated rentals, with the problems that are associated with them.

Sincerely,

Maureen Miller Brosnan

Maureen Miller Brosnan
Mayor

REPORT TO THE LIVONIA CITY COUNCIL

Law
March 26, 2021

MEETING DATE	PREPARED BY
April 12, 2021	Lori Miller, Deputy City Clerk

AGENDA ITEM

ROLL CALL: Proposed Amendment to the Livonia Code of Ordinances, as amended: Department of Law, re: to Sections 010, 011 and 020 of Title 5 of Chapter 42 (Hotels, Motor Courts, Lodginghouses, Rooming-houses, One-Family Rental Dwellings, Two-Family Rental Dwellings and Multiple-Family Rental Dwellings), to add subsections definitions of short and long-term rentals. (CR-67-20)
First Reading given by Councilmember Rob Donovic on Monday, March 22, 2021.

BACKGROUND

PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Department of Law, re: to Sections 010, 011 and 020 of Title 5 of Chapter 42 (Hotels, Motor Courts, Lodginghouses, Rooming-houses, One-Family Rental Dwellings, Two-Family Rental Dwellings and Multiple-Family Rental Dwellings), to add subsections definitions of short and long-term rentals. (CR-67-20)

RECOMMENDATION

Submitted for your consideration is the proposed ordinance amendment prepared by the Department of Law.

FISCAL CONSIDERATION

None

ATTACHMENTS

1. R021119 Short term housing rentals airbnb Pet 2019-06-06-01 (ZONING ORD NO. 543 and ORDS-Livonia Code of)

APPROVED BY

DEPARTMENT OF LAW

PAUL A. BERNIER
City Attorney

MICHAEL E. FISHER
Chief Assistant City Attorney

ERIC S. GOLDSTEIN
Assistant City Attorney

LEO D. NEVILLE
Assistant City Attorney

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2520
FAX: (734) 466-2072

MAUREEN MILLER BROSNAN
MAYOR

March 10, 2020

TO: HONORABLE MEMBERS OF THE CITY COUNCIL

FROM: DEPARTMENT OF LAW

SUBJECT: PROPOSED AMENDMENT TO SECTIONS 010, 011 AND 020 OF TITLE 5, CHAPTER 42 (HOTELS, MOTOR COURTS, LODGINGHOUSES, ROOMING-HOUSES, ONE-FAMILY RENTAL DWELLINGS, TWO-FAMILY RENTAL DWELLINGS AND MULTIPLE-FAMILY RENTAL DWELLINGS) OF THE LIVONIA CODE OF ORDINANCES, AS AMENDED.

REF: COUNCIL RESOLUTION NO. 67-20

Dear Council Members:

At the Regular Meeting held on February 24, 2020, resolution #67-20 was adopted referring to the Law Department the subject of drafting an amendment to Chapter 42 of Title 5 of the Code of Ordinances to include provisions pertaining to "short term rentals." Also to be considered, was an exemption allowing property owners the opportunity to rent out their residences, or bedrooms within the residence, a maximum of up to 12 days per calendar year without having to obtain a license, and along with it, an inspection of the residence by the Inspection, Fire and/or Police Departments.

As Council is aware, this matter began back in April 2019 with a proposed amendment to the Zoning Ordinances to include "short term rentals" under the definition of a "bed and breakfast" (Section 2.10) and to further require short term rentals to be treated as a possible waiver use in R-1 through R-5 zoning districts. This would have included the potential establishment meeting all of the same lot size, dwelling size and other requirements of section 4.03(g) applicable to "bed and breakfast" establishments.

Following a Public Hearing on August 27, 2019, the Planning Commission voted to adopt the Law Department's proposed definition changes in section 2.10 of the zoning ordinance. The Planning Commission also recommended changes to section 4.03, specifically eliminating the requirements of 4.03(g)(1)-(4) and (11). The Planning Commission then submitted its proposed modifications to Council via resolution #08-75-2019.

A second Public Hearing was held by Council on October 2, 2019. Following the hearing this matter was referred to the Committee of the Whole (C.O.W.). The petition was then voted out of the C.O.W and placed on the agenda for the regular meeting of December 2, 2019, voted back into the C.O.W, which in turn placed the matter on the agenda for the February 5, 2020 meeting.

Accompanying this letter are three (3) proposed ordinance amendments. The first is a proposal to amend Section 2.10 of Article II of the Zoning Ordinances to add subsections definitions for the terms "limited short term rental", "long term rental" and "short term rental." A "limited short term rental" covers the scenario of a homeowner renting his or her residential dwelling for **12 days or less** in a calendar year. The term "long term rental" pertains to the traditional landlord-tenant relationship where a residence is rented for **more than 30 days**. The term "short term rental" addresses the commonly understood business model of an airbnb, VRBO and the like. The **maximum** rental period under this definition is 30 days.

The second proposed ordinance amendment is to section 4.02 of Article IV of the Zoning Ordinance. This amendment would make "limited short term rentals", traditional "long term rentals", and "short term rentals" permitted uses in R-1 through R-5 zoning districts subject to the stated requirements.

The third proposed amendment is to sections 010, 011 and 020 of Chapter 42 of Title 5 of the Code of Ordinances. Section 010 adds definitions for "limited short term rentals" and "short term rentals" to Chapter 42. Section 011 grants a licensing and inspection exemption to "limited short term rentals." However, the homeowner is still required to maintain a verified register containing the name, address and telephone number of all guests or tenants. This register must be available for inspection upon request by the Livonia police and fire departments. Section 020 is amended to simply include and subject "short term rentals" to all of the same requirements of Chapter 42 that are applicable to other rental establishments within the City.

Provided that you concur with these changes, the proposed Code amendment is ready to be offered for first reading. If you have any questions, please do not hesitate to contact the Law Department.

Approved for submission:

Maureen Miller Brosnan, Mayor

Very truly yours,

Paul A. Bernier, City Attorney

Leo D. Neville, Assistant City Attorney

LDN/bks

Enclosure(s)

cc: Mayor, Clerk, Council, Finance, Inspection, Ordinance, LPD

P:\Council\2020\Ordinances\5.42 - Rental Dwellings 2020.docx

Dear, Council President, Kathleen McIntyre

March 9th, 2021

I, and the whole neighborhood had another sleepless night due to my neighbors next door. There are NO adults that live there, and their house party always spills out into our lawns in the middle of the night. Young girls go in-and-out of the house every 30 minutes, and drug deals are being made in middle of the street.

My whole neighborhood is fed up with them. I, and countless of others have tried calling the police, but nothing is ever done. The Police don't bother getting out of their vehicles any time we call. We don't know what to do, and it's getting worse. I work in Healthcare, and the sleepless nights and stress is putting me at the end of my rope. The residents in my neighborhood are coming together to figure out what we can do, but we are running out of answers. We seriously cannot take it anymore.

The address of this nuisance is...
33956 Sleepy Hollow
Livonia MI 48150

My contact information is...
Daniel Wiita Livingston
33964 Sleepy Hollow
Livonia, MI 48150
(734)751-7115
Daniel.W.Livingston@gmail.com

Daniel Wiita Livingston

From: Simmons, Jennifer
To: law; Mayor Staff
Cc: CityCouncil; Hanna, Jerome; Banko, Steven
Subject: FW: Online Form Submittal: City Council Inquiries
Date: Tuesday, March 9, 2021 10:34:47 AM

Good morning,

We received the following message yesterday evening via the website.

Thank you,

Jennifer Simmons
Clerk Typist II
City of Livonia | Mayor's Office
(734) 466-2204
jsimmons@livonia.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, March 8, 2021 6:42 PM
To: support <support@livonia.gov>
Subject: Online Form Submittal: City Council Inquiries

City Council Inquiries

This form is for any questions, comments, or concerns you may have for the City in regards to city council meetings or other city council inquiries. If you leave contact information, the City will reply within 2 business days. If this is an emergency, please dial 9-1-1.

First Name	Brian
Last Name	Masters
Email Address	Bmasters222@gmail.com
Phone Number	2489390942
Topic	Other City Council Inquiry
Date of Issue	3/8/2021
Attachment (Optional)	*Field not completed.*

Comments	The property at 20029 antago st should not be able to operate as a hotel/motel. It is on pretty much every travel site, usually as the livonia inn guest house. This is a residential neighborhood. I dont think it should be able to rent 4 rooms to 4 different customers. This house has been a nuisance for a while and on 3/1/21 there was a shooting.

Email not displaying correctly? View it in your browser.

AN ORDINANCE AMENDING SECTIONS 010, 011 AND 020 OF TITLE 5, CHAPTER 42 (HOTELS, MOTOR COURTS, LODGINGHOUSES, ROOMING-HOUSES, ONE-FAMILY RENTAL DWELLINGS, TWO-FAMILY RENTAL DWELLINGS AND MULTIPLE-FAMILY RENTAL DWELLINGS) OF THE LIVONIA CODE OF ORDINANCES, AS AMENDED.

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 010 of Title 5, Chapter 42, of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

5.42.010 - Definitions. The following words and phrases, when used in this chapter shall, for the purpose of this chapter, have the meanings respectively ascribed to them in this section, as follows:

A. *"Agent"* means any person authorized by the owner who has charge, care or control of a rental dwelling or rental unit which is let or offered for occupancy. The owner must officially notify the city of any agent authorized to act on his behalf. The owner may authorize a tenant to act as agent for a rental dwelling or rental unit.

B. *"Applicable codes"* mean the current fire prevention, building and property maintenance codes adopted by the city, including definitions and applicable terms, and other city ordinances.

C. *"Dwelling unit"* means a single unit providing complete independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. This shall include any area within the building that contains mechanical equipment for the rental unit, hallways or other spaces that serve the rental unit, and the premises of the rental dwelling.

D. *"Family"* means any number of persons living together in a single dwelling unit comprising a single housekeeping unit and related by blood, marriage, adoption, or any unrelated person who resides therein as though a member of the family and including the domestic employees thereof, or a group of not more than five (5) unrelated individuals living together as a single housekeeping unit.

E. *"Hotel"* means a building or part thereof occupied as the more or less temporary abiding place of individuals, in which the rooms are rented or leased singly for

hire, and in which rooms no provision for cooking is made, and in which building there is a general kitchen and dining room for the accommodation of the occupants.

F. *"Limited short term rental"* means a lodging use in which a residence or dwelling unit, or any portion thereof, is rented or offered for rent by the owner or operator for a period not to exceed 12 days in any calendar year.

~~F~~G. *"Lodginghouse"* means a building or part thereof, other than a hotel, where lodgings are provided for hire more or less transiently without provisions for meals.

H~~G~~. *"Motor court"* means any establishment in which individual cabins, courts or similar structures or units are let or rented to transients for periods of less than one (1) month. The term "motor court" includes tourist cabins and motels.

I~~H~~. *"Multiple-family rental dwelling"* means a building containing three (3) or more dwelling units arranged either side by side and/or one (1) above the other, each unit occupied as a single housekeeping unit by a single-family or functional family.

J~~I~~. *"One-family rental dwelling"* means a building containing one (1) dwelling unit promised and/or leased to a single family not occupied by the owner.

K~~J~~. *"Rental unit"* means a single housekeeping unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

L~~K~~. *"Roominghouse"* means any building occupied as a home or family unit where a certain room or rooms, in excess of those used by members of the immediate family, are leased or rented to one (1) or more persons and occupied by four (4) or more persons not members of the family. The term "roominghouse" also includes tourist homes, bed and breakfast establishments, and tourist accommodations other than motor courts.

M. *"Short-term rental"* means a lodging use, other than a hotel or motel, in which a dwelling unit, or any portion thereof, is offered for rent by the owner to a non-family member on a transient basis for a period not to exceed 30 days in any calendar year. A dwelling unit, or any portion thereof, that is used by the same guest or tenant for more than 30 days in a calendar year is not a short-term rental.

~~L~~N. *"Two-family rental dwelling"* means a building containing two (2) dwelling units promised and/or leased to two (2) separate families, respectively, with at least one (1) unit not occupied by the owner.

Section 2. Title 5, Chapter 42, of the Livonia Code of Ordinances, as amended, is hereby amended to add the following provision:

5.42.011 – "Limited short term rentals" – exemption. A limited short term rental shall not be subject to the licensing and inspection provisions of this chapter. However, the owner or operator of the limited short time rental shall maintain a verified register containing the name, address and telephone number of all guests or tenants which shall be available for inspection upon request by the Livonia police and fire departments.

Section 3. Section 020 of Title 5, Chapter 42, of the Livonia Code of Ordinances, as amended, is hereby amended as follows.

5.42.020 - License—Required. No person shall lease, rent, use, operate or occupy or cause to be leased, rented, used, operated or occupied, any building, structure, premises, or part thereof within the city as a one-family rental dwelling, two-family rental dwelling, multiple-family rental dwelling, hotel, lodginghouse, roominghouse or motor court, short-term rental, or any combination thereof, unless there is in his or her possession and posted on such building, structure or premises, in a conspicuous place, an unrevoked license of current issue as provided in this chapter.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 5. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

AN ORDINANCE AMENDING SUBSECTIONS (16) THROUGH (34) OF SECTION 2.10 OF ARTICLE II OF ORDINANCE NO. 543, AS AMENDED, KNOWN AND CITED AS "THE CITY OF LIVONIA ZONING ORDINANCE"

THE CITY OF LIVONIA ORDAINS:

Section 1. Subsections 16 through 34 of Section 2.10 of Article II of Ordinance No. 543, as amended, are hereby amended as follows:

Section 2.10 Definition of Miscellaneous Terms.

(16) Limited Short Term Rentals. A lodging use in which a residence or dwelling unit, or any portion thereof, is rented or offered for rent by the owner or operator for a period not to exceed 12 days in any calendar year.

(17) Long Term Rentals. A lodging use in which a residence or dwelling unit, or any portion thereof, is offered for rent by the owner to the same person or persons for more than 30 days.

(1~~6~~8) Mechanical Amusement Devices. For purposes of this ordinance, "Mechanical Amusement Device" shall have the definition set forth in Section 5.30.030 of Title 5 of the Livonia Code of Ordinances.

(1~~7~~9) Name Plate. A sign indicating the name and/or address of a building or the name of an occupant thereof and the nature of a permitted occupation therein.

(~~18~~20) Nursing Home. (Convalescent Home-Sheltered Care Home). An establishment for the care of children or the aged or infirm. Such an establishment shall not contain equipment for or provide care in maternity cases or for psychotics or other unruly, mentally deranged persons nor for surgical or medical cases commonly treated in hospitals, and shall be licensed as a nursing home by the State of Michigan.

(~~19~~21) Orphanage. An institution for the care of orphans under sixteen (16) years of age.

(2~~0~~2) Personal-use Heliport. Any heliport used exclusively by the owner and/or operator.

(2~~1~~3) Private-use Heliport. Any heliport that restricts usage to the owner and/or operator or to persons authorized by the owner and/or operator.

(2~~2~~4) Professional. Having to do with a vocation, calling, occupation, or employment involving labor, skill and education, requiring knowledge of an advanced type in a field of science or learning customarily acquired by a prolonged course of specialized intellectual instruction and study.

(2~~3~~5) Psychiatric Hospital. A licensed publicly or privately-owned facility for in-patient care and treatment of mental disorders or the treatment of substance abusers such as alcoholics and drug addicts.

(2~~4~~6) Public-use Heliport. Any heliport open to the general public and not requiring prior permission of the owner and/or operator to land.

(2~~5~~7) Publicly or privately-owned facility. Any facility in which a service is provided by any person, firm, corporation, municipal, county, state or federal department or board, duly authorized and licensed to furnish such services to the public, under federal, state, county or municipal regulations.

(2~~6~~8) Recreational Equipment. Recreational equipment is defined and shall include the following:

(a) A "travel trailer" is a vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation uses; not to exceed eight (8) feet in width.

(b) A "pickup camper" is a structure designed primarily to be mounted on a pickup or truck chassis and with sufficient equipment to render it suitable for use as a temporary dwelling for travel, recreational, and vacation uses.

(c) A "motorized home" is a portable dwelling designed and constructed as an integral part of a self-propelled vehicle.

(d) A "folding tent trailer" is a folding structure, mounted on wheels and designed for travel and vacation uses.

(e) "Boats" and "boat trailer" shall include boats, floats and rafts, plus the normal equipment to transport the same on the highway.

(f) "Snowmobile" and "snowmobile trailer" shall include all motorized tracked recreational vehicles for use on snow and ice and normal equipment to transport the same on the highway.

(2~~7~~9) Residential Homes for Mentally or Physically Handicapped Persons. A state licensed residential facility constructed for the purpose of providing resident services with twenty-four (24) hour supervision or care for more than six (6) mentally or physically handicapped persons.

(~~28~~30) School. A building used for the purpose of elementary or secondary education, which meets all requirements of the compulsory education laws of the State of Michigan, and not providing residential accommodations.

(~~29~~31) School, Nursery. A public or private school or kindergarten wherein day care or day care and education are provided for five (5) or more children aged five (5) years and under.

(3~~0~~2) School, Private. A building used for the purpose of elementary or secondary education and having a curriculum essentially the same as ordinarily given in a public school.

(33) Short Term Rentals. A lodging use, other than a hotel or motel, in which a residence or a dwelling unit, or any portion thereof, is offered for rent by the owner or operator to a non-family member on a transient basis for a period not to exceed 30 days in any calendar year. This definition does not include the use of a residence or dwelling as transitional housing operated by a non-profit entity, group homes such as nursing homes and adult foster care homes, or housing provided by a substance-abuse rehabilitation clinic, mental-health facility, or other health-care related clinic.

(3~~1~~4) Sign. See Definitions set forth in Section 18.50A of this ordinance.

(3~~2~~5) Site Plan. An accurate plan prepared by the applicant for evaluation by the Planning Commission and/or the City Council. The site plan shall be drawn to scale and shall contain the following:

(a) Site dimensions including road right-of-way and building setback lines.

(b) Public or private easements, protective walls (existing and/or proposed) and existing trees.

(c) Any significant topographic features (existing and proposed).

(d) Relationship of ingress and egress to thoroughfares, showing traffic patterns into the site from the same including ultimate pavement width, deceleration lanes and the like.

(e) On-site traffic circulation, parking areas (including size of parking bays, aisles, lighting materials, surface materials, and striping of parking lots surface to delineate parking bays).

(f) All landscape treatment of the site, including the labeling of all materials as to type and size, when installed.

(g) Spatial relationship of buildings on the site including any covered pedestrian walkways.

(h) The location of signs (existing and/or proposed), and an indication of their size, height and design pursuant to Sections 18.50D and 18.50F of this ordinance.

(i) Any other information the applicant, Planning Commission and/or City Council deems necessary to properly evaluate the proposed development.

(33~~6~~) Sound Level. Sound level, in decibels, is defined as the reading of a sound level meter which conforms to the latest Standards of the American Standards Association for Sound Level Meters. The decibel reading shall be based on 70 DB weighing network and shall be the average of five (5) readings taken at intervals approximately five (5) feet apart, at a height of five (5) feet above the established grade.

(34~~7~~) Temporary Heliport. Any heliport used on a one-time or temporary basis which is limited to a maximum of ten (10) operations per day for not longer than thirty (30) consecutive days.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

AN ORDINANCE AMENDING SECTION 4.02 OF ARTICLE IV OF ORDINANCE NO. 543, AS AMENDED, KNOWN AND CITED AS "THE CITY OF LIVONIA ZONING ORDINANCE"

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 4.02 of Article IV of Ordinance No. 543, as amended, is hereby amended to add Subsection (i) to state as follows:

Section 4.02 Permitted Uses. In all R-1 through R-5 Districts, no building or land, except as otherwise provided for in this ordinance, shall be erected or used except for one or more of the following specified uses:

(i) Limited short term rental dwelling use. A limited short term rental does not need to be licensed or inspected in accordance with Chapter 5.42 of the Livonia Code of Ordinances. However, the owner or operator shall maintain a verified register containing the name, address and telephone number of all guests or tenants which shall be available for inspection upon request by the Livonia police and fire departments.

(j) Long term rental dwelling use. Long term rentals shall comply with the rental registry, licensing, inspection and other requirements under Chapter 5.42 of the Livonia Code of Ordinances and shall not conduct operations until such license has been obtained pursuant to that chapter. The rental establishment shall submit to annual inspections by the Building and Fire Departments. Renewal of a business license shall be contingent upon compliance with applicable codes, as verified by such inspectors.

(k) Short term rental dwelling use provided that:

(1) Such establishments shall be run by persons who own and occupy the premises for residential purposes.

(2) No garage shall be used for short term rental sleeping rooms.

(3) The dwelling to be used as a short term rental establishment shall have at least two (2) usable exits.

(4) No accessory buildings shall be used for short term rental sleeping rooms unless they were originally constructed to accommodate housing use.

(5) Such establishments shall comply with all applicable local, county, state and federal ordinances, laws, rules, regulations and codes.

(6) No guest shall occupy the residence for more than thirty (30) calendar days in any calendar year.

(7) No more than two (2) occupants per bedroom shall be allowed.

(8) There shall be no cooking by any guest in any room of the short term rental property other than in the kitchen.

(9) Lavatory and bathing facilities shall be available for all guests utilizing the short term rental establishment.

(10) A fire escape plan shall be developed and graphically displayed in each guest room. A smoke detector in proper working order shall be placed in every sleeping room and a fire extinguisher in proper working order shall be placed on every floor. The site shall be reviewed by the Fire Marshall pursuant to the standards contained in the Fire Prevention Code as to the necessity for fire lanes.

(11) The short-term rental establishment shall comply with the rental registry, licensing, inspection and other requirements under Chapter 5.42 of the Livonia Code of Ordinances and shall not conduct operations until such license has been obtained pursuant to that chapter. The rental establishment shall submit to annual inspections by the Building and Fire Departments. Renewal of a business license shall be contingent upon compliance with applicable codes, as verified by such inspectors.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

ZONING ORD NO. 543
Petition 2019-06-06-01 (Planning) Communication from Travis Greer was received and placed on file.

A communication received from Travis Greer, GMAR Director of REALTOR and Community Affairs regarding GMAR's Recommendation on Short-Term Rental Regulation, was received and placed on file for the information of the Council.

February 24, 2020

President McIntyre, as Chair of the Committee of the Whole, reported out on the meeting of Monday, February 5, 2020.

a. Petition 2019-06-06-01 submitted by the City Planning Commission pursuant to Council Resolution 163-19 and Section 23.01(a) of Zoning Ordinance No. 543, as amended, proposing to amend Subsection 2 of Section 2.10, (definition of Bed and Breakfast Establishment") of Article II, to include residences marketed and offered for rent online by platforms such as "Airbnb", "VRBO", "HomeAway" or other similar websites. (CR 345-19 and CR 30-19)

On a motion by Bahr, supported by Jolly, and unanimously adopted, it was:

ZONING ORD NO. 543
Petition 2019-06-06-01 (Planning Commission) Request to amend subsection 2 of Section 2.10, (definition of "Bed and Breakfast Establishment") of Article II, to include residences marketed and offered for rent online by platforms such as "Airbnb", "VRBO", "HomeAway" or other similar websites. (CR 346-19, CR 163-19 and CR 30-29.
(To remain in Committee)

#67-20 RESOLVED, that having considered the report and recommendation of the Committee of the Whole, dated February 5, 2020, submitted pursuant to Council Resolution Nos. 345-19 and 30-19, and further having considered a communication from Travis Greer, GMAR Director of REALTOR® and Community Affairs regarding GMAR's Recommendation on Short-Term Rental Regulation, with regard to Petition 2019-06-06-01, submitted by the City Planning Commission, pursuant to Council Resolution 163-19 and Section 23.01(a) of Zoning Ordinance No. 543, as amended, proposing to amend Subsection 2 of Section 2.10, (definition of "Bed and Breakfast Establishment") of Article II, to include residences marketed and offered for rent online by platforms such as "Airbnb", "VRBO", "HomeAway" or other similar websites, the Council does hereby refer this matter to the Department of Law to 1) prepare an amendment to the Livonia Code of Ordinances to include short term rentals aggregating more than twelve (12) days per calendar year in the existing provisions of Chapter 42 of Title 5, pertaining to rental dwellings, and to require a verified log of guests occupying each short term rental; 2) prepare an amendment to the Zoning Ordinance excluding short term rentals from regulations pertaining to bed and breakfast establishments in the existing provisions of Article IV, Section 4.03(G) of Ordinance #543, as amended, and referring the reader to the regulations in Chapter 42 of Title 5 described above, and 3) recommend possible

February 24, 2020

Ordinance Amendments dealing with nuisance claims regarding short term rentals.

This Item will remain in Committee.

UNFINISHED BUSINESS AGENDA ITEMS (Regular Meeting of February 24, 2020)

Motion by:	***White***
Seconded by:	***McCullough***
ROLL CALL:	
Ayes:	**Jolly, Toy, Bahr, White, McCullough, Donovic, McIntyre**
Nays:	***None***
Absent:	***None***

COMMITTEE OF THE WHOLE

February 5, 2020

A Committee of the Whole meeting was held on Wednesday, February 5, 2020 in the Second-Floor City Council Chambers, Livonia City Hall, 33000 Civic Center Drive, Livonia, MI 48154.

Committee Members Present:

Council President Kathleen McIntyre
Council Vice President Scott Bahr
Councilmember Rob Donovic
Councilmember Jim Jolly
Councilmember Brandon McCullough

Committee Members Absent:

Councilmember Laura Toy
Councilmember Cathy White

City Officials and Others Present:

City Attorney Paul Bernier
Assistant City Attorney Leo Neville
Planning & Econ. Dev. Director Mark Taormina
Michael Conroy, Resident
Elaine Yates, Resident
Chester "Skip" & Susan E. Nairne, Resident
Dolores D. & Lawrence W. Gorman, Resident
Travis Greet, GMAR
James Cristbrook, GMAR
Valerie Winiesdorffer, Resident
Michael Somerville, Resident
Keith Lussenden, Redford Twp. Resident
Craig Baldwin, Resident

See attached Sign-in Sheet.

The meeting convened at 7:01 p.m.

1. **CR 346-19** RESOLVED, that having considered a communication from the City Planning Commission, dated August 28, 2019, which transmits its resolution #08-75-2019, adopted on August 27, 2019, with regard to Petition 2019-06-06-01, submitted by the City Planning Commission, pursuant to Council Resolution 163-19 and Section 23.01(a) of Zoning Ordinance No. 543, as amended, proposing to amend Subsection 2 of Section 2.10, (definition of "Bed and Breakfast Establishment") of Article II, to include residences marketed and offered for rent online by platforms such as "Airbnb", "VRBO", "HomeAway" or other similar websites, and the Council having conducted a public hearing with regard to this matter on Wednesday, October 2, 2019, the Council does hereby refer this item to the committee for its report and recommendation. **ALONG WITH CR 30-19** The subject matter of appropriate regulations and ordinances in connection with short term housing rentals to the committee for its report and recommendation (Airbnb)

The Law Departments gave a summary of the issue, neighbors' concerns, and what resolutions are before the council, Law also reviewed the Zoning Ordinances and Code of Ordinances that apply. Law had previously taken the position that any Airbnbs, VRBO, etc. were regulated under Livonia's current Bed & Breakfast Code of Ordinances, including all of the requirements that apply to Bed & Breakfasts. Bed & Breakfasts are a waiver use under Livonia's Code of Ordinances.

Under any of the three (3) resolutions before council, anyone who wished to offer his/her property as an Airbnb, VRBO, etc., rental would be required to obtain approval by Planning Commission and City Council, obtain a license from the city and be subject to annual inspections.

Discussion took place on the following items:

- Differences between ordinances for short term . long-term rentals
- What conditions could the city require of Airbnbs, VRBO, etc. under Livonia's short-term rental regulations

Greater Metropolitan Association of Realtors (GMAR) indicated that there are < 12 Airbnb, VRBO properties in Livonia and provided suggestions relating to :

- Code of Ordinances for Airbnb, VRBO regulation
- Short-term rentals being regulated the same as any rental (long-term or short-term).

Residents spoke with council, and among council and city administration on the following issues:

- Nuisances
- Cited changes other Michigan communities have made regarding short-term rentals and issues of micro-hotels in neighborhoods
- Benefits of treating short-term rentals under Livonia's existing rental ordinances
- Whether existing Bed & Breakfast ordinances should be abolished
- Whether the issue should go back to Planning Commission

- Benefits of treating short-term rentals under Livonia's existing rental ordinances
- Whether existing Bed & Breakfast ordinances should be abolished
- Whether the issue should go back to Planning Commission

One councilmember suggested a resolution that would apply to any homeowner who rented his/her house or any portion thereof for

  - > 12 days a year would be subject to existing rental ordinances, but exclude Bed and Breakfast establishments (keep them under same zoning ordinances as they are presently).
  - Councilmember also that the city Review its nuisance ordinance to ensure that it covers issues that some neighbors have experienced with adjacent Airbnbs.

- Addition discussion about pros and cons of treating short-term and long-term rentals
- Question was asked why commercial businesses related to short-term rentals are allowed but other commercial businesses are not allowed in residential areas
- Additional concerns were raised regarding the need to know who is staying at Airbnbs and check-in times. Residents expressed confidence that council and the administration will find the appropriate way to regulate these types of lodging.

The Committee recommends:

- Adoption of a resolution referring item to the Law Department to draft changes to Zoning and Code of Ordinances regarding:
  - Rentals
  - Zoning
  - Nuisance

AND

- Council recommends this item to remain in committee

This item is to be placed on the **Regular Meeting Agenda of February 24, 2020**

The meeting adjourned at 9:05 p.m.

Respectfully submitted,

Kathleen E. McIntyre

Kathleen E. McIntyre
Council President

cc: City Attorney, City Clerk

Attachment - Sign-In Sheets

PLEASE RECORD YOUR ATTENDANCE AT THIS MEETING

BY PRINTING YOUR NAME BELOW

MEETING: COMMITTEE OF THE WHOLE

DATE: WEDNESDAY, FEBRUARY 5, 2020

TIME: 7:00 PM

PLEASE PRINT NAME	ADDRESS
Michael D Conroy	18956 Flamingo - Livonia
Paul Berner	Law
Leo Neville	Law
Elaine Yates	18956 Flamingo Livonia
Chester 'Skip' Naisne	18873 Flamingo Blvd
Susan E. Naisne	18873 Flamingo Blvd
Dolores D. Gorman	19026 Flamingo Blvd
Lawrence W. Gorman	19026 Flamingo Blvd
Travis Greer	GMAR
James Cristbrick	GMAR
Valerie Winiesdorffer	37782 Myrna St.
Michael Somerville	18890 Flamingo Blvd
Keith Lussenden	Redford Twp.
Mark Taormina	
Craig Baldwin	Livonia 37933 Five mile

NEW DATA RECEIVED AT CofW MEETING OF 2/5/2020

Michigan Association of Planning
A Chapter of the American Planning Association

April 29, 2019

Representative Jason Sheppard
Anderson House Office Bldg.
N-990 House Office Building
Lansing, MI 48933

Honorable Representative Sheppard,

I am writing to oppose HB 4046, which seeks to eliminate local government's ability to regulate short-term rentals (STRs). The Michigan Association of Planning, is a 501 c 3 nonprofit that serves professional planners and local elected and appointed officials. Communities across Michigan have been experiencing the impacts of short-term rentals (usually Airbnb and VRBO's) for several years. Short Term Rentals can have a huge and detrimental impact on the quality of life in a neighborhood, and local government should be able to address the issues locally.

Many municipalities, either in response to or in anticipation of the advent of STR's, have enacted regulations to address the impacts of STR's on their communities, in various ways. These attempts should not be undermined; this is a local control issue.

Airbnb's and VRBO's are appealing as a less expensive alternative to hotels, and can provide additional commercial accommodations in a community that may not have an adequate supply of commercial lodging opportunities. STR's can also supplement a homeowners income who can rent out a room in their owner occupied home.

However, if allowed to locate unchecked in residential neighborhoods, SRT's can have a deleterious effect on neighbors already living in the area. Residents have purchased homes in residential areas with an expectation of "quiet enjoyment" of their property. **Quiet enjoyment** is a legal term, and refers to the right to the undisturbed use and **enjoyment** of real property by a tenant or landowner. Single Family and low density zoning requirements have always prohibited commercial uses that diminish quiet enjoyment. Airbnb's ARE a commercial use (see legal defense in attached MAP Analysis).

Negative impacts and unanticipated consequences to consider with completely opening up the short-term rental industry include:

1. Eliminating local government's ability to regulate short term rentals undermines local control. Local control has been foundational to governance in Michigan.

2. Quality of life for neighbors near STR's can be deleteriously affected, especially if STR's are concentrated. Increased light, noise, trash, public safety, reduced water pressure and other impacts on residential properties must be considered and prevented.

3. STR's can remove housing units from the market when many communities are facing big challenges with providing enough housing, particularly affordable housing. STR's can drive up the cost of housing for existing residents, and prevent new year round residents from moving in due to property value increases.

4. In addition, concentrations of airbnb's on single blocks in desirable tourist areas can completely change the environment of a residential neighborhood and replace tax paying, locally employed residents who contribute socially and economically to THEIR community with transient tourists. STR's can destroy the social and physical fabric of a neighborhood, and detract from the overall desirability of a communities stable neighborhoods.

5. Where rooms are individually rented, or worse 2 to 3 to a room, neighborhood on-street parking is impacted, and this is particularly relevant in denser cities and towns, but impacts our smaller towns too. The noise of slamming car doors late at night, and jovial tourists returning to STR's at all hours also adversely affects quality of life.

6. Property owners should be able to rent out rooms in their homes to supplement income, but when a neighborhood home or apartment complex shifts completely to STR, it becomes a commercial enterprise, which if located in a residential area, should be regulated.

7. Building code requirements that apply to multi-family or rental housing are sidestepped, creating health and safety issues.

8. Regulations should be made at the local level, and every municipality is different. Detroit would need a different set of standards than Traverse City or Adrien or Ann Arbor.

9. There is a risk of units effectively being used as illegal hotels. We have State fire, building and safety codes for hotels for good reason, and to at least some degree, they should be applied to STR's as well.

Certainly, a homeowner renting out a room in their owner occupied home would be within the spirit of a single family zoning use regulation. Renting a second home for seasonal tourism purposes, so long as the owner also spent personal recreational time at the home would also be within the spirit of what is traditionally allowable in a single-family district. But when a commercial interest purchases multiple homes with the explicit purpose of renting them on a short term basis, with an owner occupant never occupying the structure, it becomes a commercial use and should be regulated as such. We are eager to work and recommend the establishment of a work group to bring together stakeholders to identify solutions that allow for tourism and economic development while protecting our local communities, schools, and businesses.

Please add my comments and concerns into the official committee record.

Sincerely,

Andrea Brown, AICP
Executive Director, Michigan Association of Planning

CC: Angie Lake, Committee Clerk

Attachment: MAP Analysis of HB 4046

Michigan Association of Planning
A Chapter of the American Planning Association

HB 4046, Substitute H-1, April 26, 2019
Analysis by the Michigan Association of Planning

HB 4046 appears to be an attempt to establish two new property guarantees that would be applicable to dwellings in the Michigan Zoning Enabling Act (MZEA) in section 206B. First, that all dwellings may be rented, and second, that a sub-category of dwelling rental is recognized in state law for the first time as a short-term rental. Short-term rentals would be defined in HB 4046 as dwellings rented for terms of 28 days or less at a time.

Rental of a dwelling is proposed to be a residential use of property permitted in all residential zones, but the term *"dwelling"* is not defined in HB 4046, or elsewhere in the MZEA. In contrast, most local zoning ordinances define *"dwelling"* and the definitions are not at all consistent between jurisdictions, as the term is a fundamental one linked to many other local zoning regulations – especially those related to lot and building characteristics which vary dramatically between communities, because existing lot sizes and shapes, as well as dwelling and nonresidential building types, vary significantly. These differences may be for historical, or cultural, or other reasons. Plus, many local governments place short-term rentals into commercial zones, because of the commercial use of the property, and some local governments prohibit short-term rentals in traditional single-family zoning districts in order to protect the integrity of those zones. The language in this bill would upset these locally established regulatory schemes in many local governments, especially those in tourist areas.

The rental of a dwelling would not be permitted under HB 4046 to be *"subject to a special use or conditional use permit or procedure different from those required for other dwellings in the same zone."* It is unclear whether this means that local governments could regulate rental of a dwelling for more than 28 days one way, and short-term dwellings a different way, as long as the regulations were consistent across each type (long- and short-term rental of dwellings). Presently many local governments regulate short-term rental of dwellings differently than long-term rental of dwellings (for more than 28 days), because while the building and land may look the same, the actual land uses are often very different, as is the degree of impacts on abutting residents and property owners, as explained further below.

HB 4046 declares that rental of a dwelling is *"not a commercial use of property."* Most, if not all local governments in Michigan would agree with that statement when applied to long-term rentals because these rentals most commonly occur when homeowners are unable to sell a

home (e.g. in a *"down market,"* or a *"glutted market,"* or at a price necessary to protect their equity in it and they want to sit on it for a while in hopes the market price rises over time).

But that statement is patently false when applied to the short-term rental of a dwelling. Most local regulation of short-term rentals recognizes that short-term rentals are commercial uses of property, as has all the Michigan Court of Appeals decisions where that issue has been adjudicated. [11 appellate cases have looked at short-term rentals from a deed restriction, commercial use or single-family zoning perspective. The only decisions allowing short-term rentals in violation of local ordinances, are those where the rental began before local zoning was in place, and then because it was a prior nonconforming use. See summary of cases in August 2018 ***Planning & Zoning News***, pages 7 & 8.] The Court of Appeals has consistently ruled that the short-term rental of property is a commercial use, because of the income it provides to the owner and the commercial characteristics of the use. The more often the property is rented for a short-term, the more commercial characteristics the use exhibits—particularly in places (like waterfront and scenic areas) where single family residences are rented back-to-back to groups much larger than the size of most single-family residences, and often in violation of local single-family definitions. In such situations, excessive parking, trash, noise and activity late into the night have become common occurrences, and problems for abutting property owners, which led to the use of local zoning to curb those excesses in the first place.

Sections 203-206 of the MZEA deal with land uses that have characteristics that may create nuisances depending on where they are located and how they are used, and for which the legislature has placed specific restrictions on local regulations of those land uses. Most of these land uses however, are subject to local special land use regulations under MCL 125.3504 also known as special use or conditional use regulations.

Section 2 of HB 4046 appears to allow local regulation of rental and owner-occupied regulations in five areas, but also suggests that such regulation of short-term rentals could not be different in each of these areas from regulations on long-term rentals or owner-occupied residences. As stated above, the short-term rental of property is a commercial use that often has different characteristics from long-term rental or owner-occupied dwellings, which is why short-term rentals are regulated differently locally. If the intent is to prohibit such local restrictions on short-term rentals, then this language needs to be much clearer, because in its present form it will only stimulate unnecessary litigation. But, the more logical revision is to clarify that such regulation can be differentiated between short- and long-term dwellings in local zoning.

The period of 28 days for a short-term rental is arbitrary, but not substantially different than in many local ordinances. On the other hand, it is the repeated rental to different parties for under 28 days at a time that creates the principal problems with short-term rentals, not the once in a year rental.

The Michigan Association of Planning believes HB 4046 is overreaching:

1. This bill is unnecessary. Local zoning and general police power ordinances already adequately enable local governments to regulate short-term rentals that recognize a need locally to do so (by no means do all local governments already regulate short-term rentals).

2. This bill is duplicative of other existing law. The right to rent residential (and all other) property for the long-term is probably well established in existing common law and property law, outside of zoning and there is no need to address this issue in the MZEA. There is also need to establish a guarantee in the MZEA to rent residential property for the short-term. How land may be used is a privilege that can be, and daily is, subject to local zoning to prevent harm on adjacent land owners from thoughtless and reckless use by owners or renters. This regulation occurs where the citizens of local governments urge their elected officials to enact such regulations. Such regulations are rarely enacted without substantial local debate, and are often modified over time to *"get it right"* by balancing a variety of interests in light of local circumstances. Whether or not to regulate and how, is a decision that should be left up to local regulation because one size does not fit all situations. HB 4046 attempts to create a one size fits all result.

3. This bill is contrary to existing Michigan Court of Appeals decisions. Declaring that short-term rentals are not a commercial use of land flies in the face of common sense, and existing case law. Such a declaration is a dangerous precedent for the Legislature to pursue.

4. This bill fails to protect the property interests of owners nearby short-term rentals. HB 4046 fails to adequately consider the negative impacts on and real property interests of existing nearby landowners, who are effectively being left unprotected if local governments cannot use conditional use or special use permits to regulate short-term rentals.

5. This bill would only prevent local governments from regulating short-term rentals under local zoning, and they would still be permitted to regulate them under general police power ordinances. Thus, to the degree there is inconsistency that is not appropriate under the existing local regulatory scheme – which has not been demonstrated, it would only be made worse by the enactment of HB 4046, as many local governments would quickly shift their regulatory approach to licensing, instead of land use regulation through zoning.

6. HB 4046 would give special rights to short-term rentals that are unfair, compared to other accommodation businesses. Short-term rentals are often not playing by the same rules as other accommodation businesses. They often do not pay state sales/use taxes and local visitor and convention bureau fees/use. They often are not required to abide by stricter building codes related to safe emergency fire access and egress. deck

standards, and waste disposal. They often do not effectively ensure 24/7 access to someone who is onsite or quickly available to handle any issues like noise, parking, garbage, late hours of partying that arise. A regular hotel, motel or other accommodation business has to conform with these regulations and provide these services and are at a price disadvantage to short-term rentals in private dwellings. Yet these businesses have been paying local taxes for years. How fair is it to put them at a further disadvantage, as HB 4046 would do?

There are amendments that could be made to make HB 4046 acceptable, but they would demonstrate why this is an issue that should be left up to local governments. For example:

- First, make it applicable only to short-term rentals.
- Second, indicate that if a local government chooses to regulate short-term rentals, each local government must indicate which districts they are permitted in (and those districts do not have to include all residential districts).
- Third, indicate that short-term rentals may be subject to special land use or conditional use permits, or procedures different from those required for other dwellings in the same or different zones.
- Fourth, state that short-term rentals are a commercial use of property.
- Fifth, state the provisions in Section 2, would be available for application to any short-term rental property.
- Sixth, that the local government must define what constitutes a short-term rental, and that it could not extend beyond terms of 28 or more days at a time.
- And seventh, that short-term rentals must ensure 24/7 access to someone to address issues that arise by short-term renters. This could be by means of a private firm or the owner being on-site or nearby. In short, establish that short-term rentals of land are lawful activities and could not be prohibited by a community, but could be locally regulated in ways that fairly balance the interests of existing residents, lodging businesses and transient renters.

As written the Michigan Association of Planning strongly opposed House Bill 4046, and recommends that the committee vote no.

There are many organizations and industries ready and willing to coalesce in a work group to develop a Short Term Rental approach that allows for this use while protecting residents and communities. We recommend that such a workgroup be convened.

xc: Clerk, Law, Mayor, Planning

NEW DATA - COMMITTEE OF THE WHOLE 020520 (Airbnb))

Greater Metropolitan Association of REALTORS®

Memorandum

Subject: GMAR Recommendation on Short-Term Rental Regulation

From: Travis Greer, GMAR Director of REALTOR® and Community Affairs

OVERVIEW

As the sharing economy grows, governments of all sizes have wrangled with appropriately regulating new economic activity whether it is ride-sharing, talent-sharing, or even couch/home surfing. REALTORS® from across the country have engaged with local, state, and federal governments to advocate for private property rights, home ownership, and residential use issues for over 100 years.

In our experience, how a municipality chooses to regulate short-term rental properties can be as simple or complex as the governing body wishes. Most often, there is not a systemic problem in the region that requires significant regulation. Instead, sometimes the simplest solution makes the most sense.

The following pages review Livonia's existing ordinances and identify an opportunity to address the City's concerns.

A REVIEW OF EXISTING LIVONIA ORDINANCES

Livonia's Code of Ordinances addresses rental uses through an existing rental registration, licensing law, and a very limited treatment in the zoning ordinance. Although the code does have a range of nuisance provisions and a noise control ordinance (Chapter 8.32) that could be used to address problems with either renters or owners, the City does not have the kind of broad nuisance regulations that many others do. Adopting such regulations may help stem broader quite enjoyment issues of all property owners.

There is, however, an existing rental licensing ordinance in the business licensing article of the City's Code of Ordinances that, on its face, already applies to short-term rentals and might be adapted to a reasonable form of regulation directed specifically to short-term rentals.

RECOMMENDATION

Amend provisions within Title V of the Code of Ordinances, Chapter 5.42 governing hotels, motor courts, lodging houses, rooming houses, one-family rental dwellings, two-family rental dwellings, and multiple-family rental dwellings. By clarifying the scope of Chapter 5.42, all short-term rental properties would be subject to the existing rental licensing ordinance.

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On paper at least, the rental licensing requirements are fairly strenuous. Even if they are not applied rigorously to long-term rentals, there is certainly the possibility that they could be applied to short-term rentals.

As it stands, Chapter 5.42 applies to any dwelling, in whole or in part, which is "let for occupancy to persons pursuant to any oral or written lease agreement or other valuable compensation, or to any occupant therein." (5.42.007) The chapter defines "dwelling unit" and "family," as well as definitions of "one-family rental dwelling," "multiple-family rental dwelling," and "rental unit" in terms which would apply to a short-term rental. (5.42.010) None of the definitions distinguish the length of the rental period (except for "motor courts" and hotels, which are defined in a way that they would not reasonably apply to short-term rentals).

Likewise, the rental registry applies regardless of length of the rental term, 5.42.015, as does the requirement for a license, payment of a fee, license term of one year, and requirement of inspections by the health department, Bureau of Inspection, fire department, and police department, and includes the determination "whether or not the applicant is a person of good moral character." (5.42.060)

The City may not already apply these rules to short-term rentals, at least in part because the inspection provisions, 5.42.065, are tied to the time that a dwelling is "converted to a rental dwelling." Vacation rentals or other uses that are not solely short-term rentals may not be considered "converted to a rental dwelling."

GMAR's Legal Counsel has drafted language that would amend Chapter 5.42's Scope to include clarifying language that a dwelling that is not fully converted to a rental unit is subject to the rental ordinance. GMAR's draft provision also includes additional language that would not subject most post-closing occupancy lease agreements in the exchange of real property.

Please see the proposed language below and the enclosed rental ordinance in its entirety.

> CHAPTER 5.42. – Hotels, Motor Courts, Lodging Houses, Rooming Houses, One-Family Rental Dwellings, Two-Family Rental Dwellings and Multiple-Family Rental Dwellings
>
> 5.42.007 - Scope. (a) This chapter shall apply to any dwelling, in whole or in part, which is let for occupancy by persons pursuant to any oral or written rental or lease agreement or other valuable compensation, or to any occupant therein. A DWELLING UNIT THAT IS NOT CONVERTED TO A RENTAL DWELLING BUT IS RENTED FOR MORE THAN X DAYS IN A CALENDAR YEAR SHALL BE SUBJECT TO REGISTRY, LICENSING AND INSPECTION PROVISIONS OF THIS CHAPTER. THIS CHAPTER SHALL NOT APPLY TO THE SALE OF ANY ONE- OR TWO-FAMILY DWELLING INTENDED FOR OCCUPANCY BY THE OWNER WHICH ARE TO BE OCCUPIED BY THE SELLER FOR A PERIOD OF LESS THAN 90 DAYS FOLLOWING CLOSING.

CHAPTER 5.42. - HOTELS, MOTOR COURTS, LODGINGHOUSES, ROOMINGHOUSES, ONE-FAMILY RENTAL DWELLINGS, TWO-FAMILY RENTAL DWELLINGS AND MULTIPLE-FAMILY RENTAL DWELLINGS

5.42.005 - Purpose.

The city finds that there are rental dwellings in the city which have become deteriorated to the extent that they no longer provide safe, secure and sanitary living quarters. The city also finds that the elimination and prevention of the conditions such as those outlined in this chapter are necessary and in the best interest of the city and its citizens. The city recognizes a compelling interest in establishing standards for the maintenance and occupancy of sanitary and safe rental dwellings within the city. Such standards are an important factor supportive of the general health, safety and welfare of all of its citizens. This chapter is designed to promote the continuing maintenance of quality and safe rental dwellings, and to maintain and enhance property values. To accomplish these goals, it is the intention of the city to exercise its full powers to protect the public health, safety and welfare, whether the powers exercised are derived from the constitution, state law or the city Charter.

(Ord. 2847, § 1, 2013)

5.42.007 - Scope.

(a) This chapter shall apply to any dwelling, in whole or in part, which is let for occupancy by persons pursuant to any oral or written rental or lease agreement or other valuable compensation, or to any occupant therein. **A DWELLING UNIT THAT IS NOT CONVERTED TO A RENTAL DWELLING BUT IS RENTED FOR MORE THAN X DAYS IN A CALENDAR YEAR SHALL BE SUBJECT TO REGISTRY, LICENSING AND INSPECTION PROVISIONS OF THIS CHAPTER. THIS CHAPTER SHALL NOT APPLY TO THE SALE OF ANY ONE- OR TWO-FAMILY DWELLING INTENDED FOR OCCUPANCY BY THE OWNER WHICH ARE TO BE OCCUPIED BY THE SELLER FOR A PERIOD OF LESS THAN 90 DAYS FOLLOWING CLOSING.**

(b) This chapter shall be governed by the applicable codes currently adopted by the city, including definitions and applicable terms, and other city ordinances.

(c) This chapter does not apply to jails, hospitals, skilled care facilities, schools, assisted living facilities, retirement homes or foster care homes.

(d) This chapter shall apply to the inspection of hotels and motels as permitted under applicable codes.

(e) Compliance with the requirements imposed by this chapter shall not excuse compliance with other applicable laws, ordinances, rules or regulations and compliance with other applicable laws, ordinances, rules and regulations shall not excuse compliance with this chapter.

(Ord. 2847, § 1, 2013)

5.42.010 - Definitions.

The following words and phrases, when used in this chapter shall, for the purpose of this chapter, have the meanings respectively ascribed to them in this section, as follows:

A. *"Agent"* means any person authorized by the owner who has charge, care or control of a rental dwelling or rental unit which is let or offered for occupancy. The owner must officially notify the city of any agent authorized to act on his behalf. The owner may authorize a tenant to act as agent for a rental dwelling or rental unit.

B. *"Applicable codes"* mean the current fire prevention, building and property maintenance codes adopted by the city, including definitions and applicable terms, and other city ordinances.

C. *"Dwelling unit"* means a single unit providing complete independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. This shall include

any area within the building that contains mechanical equipment for the rental unit, hallways or other spaces that serve the rental unit, and the premises of the rental dwelling.

D. *"Family"* means any number of persons living together in a single dwelling unit comprising a single housekeeping unit and related by blood, marriage, adoption, or any unrelated person who resides therein as though a member of the family and including the domestic employees thereof, or a group of not more than five (5) unrelated individuals living together as a single housekeeping unit.

E. *"Hotel"* means a building or part thereof occupied as the more or less temporary abiding place of individuals, in which the rooms are rented or leased singly for hire, and in which rooms no provision for cooking is made, and in which building there is a general kitchen and dining room for the accommodation of the occupants.

F. *"Lodginghouse"* means a building or part thereof, other than a hotel, where lodgings are provided for hire more or less transiently without provisions for meals.

G. *"Motor court"* means any establishment in which individual cabins, courts or similar structures or units are let or rented to transients for periods of less than one (1) month. The term "motor court" includes tourist cabins and motels.

H. *"Multiple-family rental dwelling"* means a building containing three (3) or more dwelling units arranged either side by side and/or one (1) above the other, each unit occupied as a single housekeeping unit by a single-family or functional family.

I. *"One-family rental dwelling"* means a building containing one (1) dwelling unit promised and/or leased to a single family not occupied by the owner.

J. *"Rental unit"* means a single housekeeping unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

K. *"Roominghouse"* means any building occupied as a home or family unit where a certain room or rooms, in excess of those used by members of the immediate family, are leased or rented to one (1) or more persons and occupied by four (4) or more persons not members of the family. The term "roominghouse" also includes tourist homes, bed and breakfast establishments, and tourist accommodations other than motor courts.

L. *"Two-family rental dwelling"* means a building containing two (2) dwelling units promised and/or leased to two (2) separate families, respectively, with at least one (1) unit not occupied by the owner.

(Ord. 2847, § 1, 2013)

5.42.015 - Rental registry.

(a) A registry of owners and premises shall be maintained by the city of Livonia. Owners shall provide to the city in writing the information described in this section for the purpose of establishing and maintaining a rental registry. The city shall maintain a registry of all rental dwellings and rental units, upon such form as may be prescribed by the building official containing, at a minimum, the following information:

(1) Rental dwelling and rental unit address;

(2) Rental dwelling parcel number;

(3) Number and type of rental units in the rental dwelling;

(4) Name and address of the owner. In a case in which the owner is a corporation, limited liability company, or partnership, or other entity, the owner shall identify the president, chief executive officer, managing member, managing partner, or general manager of the entity.

(5) Name and address of the agent designated by the owner;

(6) Address and telephone number of the owner and/or agent responsible to accept notices and calls from the city. A local agent for every rental unit is required if an owner does not reside in Wayne County or any

adjoining county. The owner is required to notify the city of the identity and contact information of the designated agent.

(b) It is a violation of this chapter for an owner to provide inaccurate information for the rental registry or fail to provide information required by the city for the rental registry.

(c) Upon adoption of this ordinance, owners shall comply with the following rental registry requirements:

(1) All existing rental dwellings, including those currently not registered with the city, shall register within ninety (90) days of this chapter.

(2) All newly constructed rental dwellings shall register and receive a certificate of compliance prior to any use or occupancy as a rental dwelling.

(3) All existing non-rental structures which are converted to rental dwellings shall register and receive a certificate of compliance prior to any use of occupancy as a rental dwelling.

(4) Any change in the information required by this section shall be communicated in writing to the city Inspection Department within 30 days of the change.

(d) Subsequent to the registration of a rental dwelling, the building official shall schedule an initial compliance inspection as outlined in this chapter.

(Ord. 2847, § 1, 2013)

5.42.020 - License—Required.

No person shall lease, rent, use, operate or occupy or cause to be leased, rented, used, operated or occupied, any building, structure, premises, or part thereof within the city as a one-family rental dwelling, two-family rental dwelling, multiple-family rental dwelling, hotel, lodginghouse, roominghouse or motor court, or any combination thereof, unless there is in his or her possession and posted on such building, structure or premises, in a conspicuous place, an unrevoked license of current issue as provided in this chapter.

(Ord. 2847, § 1, 2013)

5.42.030 - License—Application—Contents required.

Application for such license shall be made in writing to the city clerk, upon a form provided for that purpose, and shall be filed with the clerk. Such application shall include:

A. The applicant's name and address;

B. His interests in the building and the location thereof;

C. The name and address of the owner of record of the building and premises;

D. If applicant is a partnership, the names and addresses of the partners;

E. If applicant is a corporation, the names and addresses of the officers thereof;

F. A list of the rooms, suites or beds therein indicating the size of such rooms, number of beds in each room, sanitary facilities, and the maximum number of persons to whom it is desired to rent said premises when rented at full occupancy;

G. The names, ages and relationship of all persons occupying the building as members of the family and description of the accommodations available for such family occupancy; and

H. Such other information as may be required by the regulations authorized in Section 5.42.120 of this chapter.

(Ord. 2847, § 1, 2013)

5.42.040 - License—Fee payment.

Each application for license shall be accompanied by the fee prescribed by Section 5.03.170 of this Code. Such fees shall be paid to the city treasurer and shall become a part of the general fund of the city. A license shall not be issued for rental dwellings with outstanding bills or liabilities to the city, including all fees as required by this chapter.

(Ord. 2847, § 1, 2013)

5.42.050 - License—Expiration date.

All licenses issued under this chapter shall expire one (1) year from the date of issuance, unless sooner revoked or suspended.

(Ord. 2847, § 1, 2013)

5.42.060 - License—Application—Investigation and report requirements.

Upon receipt of an application in proper form, the city clerk shall refer the same to the health department, the bureau of inspection, the fire department and the police department, each of whom shall make an inspection and investigation, together with a written report and recommendation. The object of such investigation and inspection is to determine whether or not the building and premises are properly located, constructed and equipped for the purpose for which it is desired to license the same, whether or not the applicant is a person of good moral character, and any other facts and circumstances which may be required under the provisions of this chapter and the regulations authorized herein.

(Ord. 2847, § 1, 2013)

5.42.065 - License inspection.

(a) Initial license inspections shall be scheduled by the city officials subsequent to the registration of a rental dwelling as follows:

(1) All newly constructed rental dwellings and rental units shall be scheduled for an initial license inspection at the time the building is scheduled for a final inspection to obtain a certificate of occupancy as required under the building code.

(2) All existing non-rental structures which are converted to rental dwellings and rental units shall be scheduled by the owner or manager for an initial license inspection within thirty (30) days of the date that structure is converted to a rental dwelling.

(3) All multiple family rental dwellings and rental units that were not registered with the city prior to the adoption of this chapter shall be scheduled for an initial compliance inspection within sixty (60) days of submitting the rental registry information. The building official may inspect only a portion of the rental units in a multiple family rental dwelling with more than two rental units in order to issue a certificate of compliance, at the discretion of the building official. A fee will be assessed only for those rental units that are inspected.

(4) All single-family rental dwellings that have not been registered with the city shall be scheduled for an initial compliance inspection within thirty (30) days of the date that structure is converted to a rental dwelling.

(b) Periodic compliance inspections shall be scheduled by the building official for registered rental dwellings and rental units prior to the expiration of the existing license as outlined in this chapter. Failure of the building official to conduct a periodic compliance inspection prior to the expiration of a certificate of compliance, which failure is not due to any actions of the owner, agent or tenant, shall result in the owner or agent being permitted to let for occupancy the rental dwellings and rental units until the building official has conducted an inspection.

(c) Non-periodic compliance inspections will be scheduled as soon as practical by the building official:

(1) Upon receipt of a complaint from an owner, agent, occupant or citizen who would have occasion to be aware that the rental dwelling or rental unit is in violation of this chapter.

(2) Upon receipt of a report or a referral from any city department, public or private school or other public agency.

(3) Upon receipt of knowledge that a rental dwelling is not registered with the city as required by this chapter.

(d) No person shall cause a compliance inspection to be made for the sole purpose of harassing any individual, corporation, or governmental agency when a violation is not present.

(e) If the building official is unable to schedule an inspection due to the owners action, failure to act, or refusal to permit an inspection after reasonable notice of the intent to inspect, the owner shall not rent the rental dwelling or rental unit and, if occupants are utilizing the rental dwelling or rental unit, the building official may require vacation of the rental dwelling or rental unit.

(f) Reasonable entry and access to rental dwellings and rental units shall be granted to building officials as follows:

(1) The building official is authorized entry and access to a rental dwelling or rental unit at reasonable times to inspect to ensure compliance with the terms of this chapter.

(i) If entry or access is not made available by the owner, the building official is authorized to revoke the existing license, pursue administrative warrants or pursue other recourse as provided by law.

(ii) If entry or access is not made available by the tenant, the building official is authorized to pursue administrative warrants or pursue other recourse as provided by law. In the case of an emergency, including, but not limited to, fire, flood, or other threat of serious injury or death, the owner may enter at any time.

(2) The owner, agent or tenant, if requested by the Inspection Department, must accompany the building official and allow full entry and access to the rental dwelling and rental unit.

(g) If a rental dwelling or rental unit should fail a compliance inspection, a subsequent re-inspection will be required with an additional fee.

(1) In the event an inspection discloses that a rental dwelling or rental unit is not in compliance with the applicable codes, the building official will establish a record of the requirements that must be undertaken by the owner, and in what timeframe, in order to schedule a re-inspection. A license will be issued or confirmed only when those requirements have been met.

(2) In the event an inspection discloses that a rental dwelling or rental unit is not in compliance with applicable codes and the rental dwelling or rental unit is occupied, the building official will indicate whether the conditions are such that the rental dwelling or rental unit must be vacated, or whether steps to bring the rental dwelling or rental unit into compliance with applicable codes may continue while the rental dwelling or rental unit continues to be occupied.

(3) The city may revoke a license if a rental dwelling or rental unit fails any inspection.

(h) If the owner of the premises shall neglect, fail or refuse to comply with any notice from the city or the city Building Inspection Department to correct a violation relating to maintenance and repair of the premises under any code within the period of time stated in such notice, the city may cause the violation to be corrected. There shall be imposed upon the owner a charge of the actual costs involved, plus ten percent (10%) of said costs for each time the city shall cause a violation to be corrected; and the owner of the premises shall be billed after same has been completed. Any such bill which remains unpaid and outstanding after the time specified therein for payment shall be grounds for the imposition of a lien upon the premises as provided by law. Such a lien may be reduced to judgment and enforced and collected as provided by law, together with interest at the legal rate and court costs. The remedies provided by this paragraph are not exclusive and the city and its Building Inspection Department may invoke such other remedies available under this chapter or other applicable codes, ordinances or statutes, including where appropriate, condemnation proceedings or declaration of premises as unfit for habitation; or suspension, revocation, or non-renewal of the License issued hereunder.

(Ord. 2847, § 1, 2013)

5.42.070 - License—Issuance conditions.

Upon the filing with the city clerk of a proper application together with the required fee, and upon the filing with the clerk of written reports from the health department, bureau of inspection, the fire department and the police department recommending the issuance of such license, the city clerk is authorized to issue to the applicant in the name of the city a license subject to the provisions of this chapter and the regulations authorized herein.

(Ord. 2847, § 1, 2013)

5.42.080 - License—Refusal, suspension or revocation—Grounds—Notice required.

A. Any license requested under this chapter may be refused by the city clerk, and any license issued under the provisions of this chapter may be revoked or suspended by the mayor or city clerk at any time, for any of the following causes:

1. Fraud or misrepresentation in the application for license;
2. Fraud or misrepresentation in the operation of the licensee's business;
3. Any violation of this chapter or of the regulations authorized herein;
4. Any violation of any of the ordinances of the city;
5. Any violation of any of the laws of the United States and this state;
6. Conducting a business in an unlawful manner or in such manner as to constitute a breach of the peace or a menace to the health, morals, safety or welfare of the public; or
7. Any failure or inability on the part of the applicant to meet and satisfy the requirements and provisions of this chapter and the regulations authorized herein.

B. Written notice of refusal, revocation or suspension, stating the cause or causes therefor, shall be delivered to the applicant or licensee personally, or mailed to the address stated in the application.

C. A license, revoked for cause, will render the rental dwelling or rental unit unfit for human habitation. A license will be reinstated when a rental dwelling or rental unit is brought into compliance with applicable codes.

(Ord. 2847, § 1, 2013)

5.42.090 - License—Refusal, suspension or revocation—Appeal procedure.

Any person whose license is revoked or suspended or any person whose request for a license is refused shall have a right to a hearing before the council, provided a written request therefor is filed with the city clerk within ten (10) days following the delivery or mailing of notice of revocation or suspension, or within ten (10) days following such refusal. The council shall have the right to affirm and sustain any refusal to issue a license, or any revocation or suspension of a license, and the council may grant or reinstate any license.

(Ord. 2847, § 1, 2013)

5.42.100 - License—Form and contents.

Each license shall contain the name and address of the licensee and a brief description of the premises for which the license was issued, including the type of accommodation, maximum number of rooms or units which may be rented, maximum number of persons permitted to occupy such premises at any one (1) time, and such other information as may be required by the regulations authorized in this chapter.

(Ord. 2847, § 1, 2013)

5.42.110 - License—Display required.

Each license shall be posted in a conspicuous place on the premises for which issued, in accordance with the regulations of the police department.

(Ord. 2847, § 1, 2013)

5.42.120 - License—Transfer prohibited.

No license issued under this chapter shall be transferred or assigned.

(Ord. 2847, § 1, 2013)

5.42.130 - Rules and regulations generally.

The department of health, bureau of inspection, fire department and police department are authorized to make such rules and regulations as may be necessary to carry out the provisions of this chapter, copies of which shall be available for distribution to all interested persons.

(Ord. 2847, § 1, 2013)

5.42.140 - Health requirements.

Licensed premises shall at all times be occupied, kept and maintained in accordance with the applicable provisions of the building and housing ordinances and regulations of the city, and the state housing law. Where under the terms of any rental agreement it is the duty of any licensee to furnish linens, such licensee shall provide all beds with regulation sheets and pillowcases, the same to be laundered at least once each week; provided, that each new guest or patron shall be furnished with clean sheets and pillowcases. Where towels are provided, the same shall be individual towels furnished clean to each guest or patron and laundered at least once a week, and no common towels shall be permitted. Any licensee, having notice or knowledge that the licensed premises contain any vermin, shall within forty-eight (48) hours report the same to the board of health, and shall cause the same to be exterminated by such means as shall be approved by the board of health within five (5) days from the date upon which licensee first had notice or knowledge of the existence of the same. Where food is served to guests in any premises, the licensee shall be subject to and shall fully comply with all provisions of Ordinance No. 9 set out at Chapter 8.16 of this Code, except that bed and breakfast establishments shall only be subject to the provisions contained in Sections 8.16.010 through 8.16.030 and Sections 8.16.130 through 8.16.360 of this Code.

(Ord. 2847, § 1, 2013)

5.42.150 - Record of occupants required.

Every licensee shall maintain a record in which shall be entered the name, date(s) of occupancy, number or other identification of the portion of the premises occupied, and home address of any occupant, other than occupants listed, pursuant to Section 5.42.030 of this Code, in the application for license. The record shall also show the make and license number of any motor vehicle owned or used by each occupant. The record shall be submitted upon demand to any official or police officer of the city or to any police officer of the state. The same shall constitute a public record. It shall be a violation of this chapter for any person to enter in such record or to give for the purpose of being entered in such record any false information. Knowing or having reasonable cause to believe such information to be false, the licensee or his employee shall notify the police department of such fact, and failure to do so shall be grounds for revocation of his license. This section shall not apply to one-family rental dwellings, two-family rental dwellings, or multiple-family rental dwellings.

(Ord. 2847, § 1, 2013)

5.42.160 - Rental restrictions.

No room or unit of premises licensed under the provisions of this chapter shall be rented or let for a period of less than twenty-four (24) hours, nor shall any such room or unit be rented or let to more than one (1) tenant for each twenty-four-hour period. The right to occupy any such room or unit shall not be assigned, transferred or sublet. No licensee shall approve, suffer or permit the assignment, transfer or subletting of any such room or unit. No such room or unit shall be used for gambling, immoral purposes or any other unlawful act. No person shall occupy or use as a guest or a tenant, or be permitted to occupy or use as a guest or tenant, any motel or the accommodations for a period of more than one (1) month in any calendar year.

(Ord. 2847, § 1, 2013)

5.42.170 - Damaging premises or evading rental payment prohibited.

Occupants of such premises shall not do or perform any act therein which will in any way damage the premises, nor shall they permit the occupancy of any room or portion of the premises let to them by persons other than those registered with the licensee, without the express knowledge and consent of the licensee. No person shall vacate any room or any premises or part thereof without having fully paid all items of rental due for his occupancy thereof.

(Ord. 2847, § 1, 2013)

DECEMBER 2, 2019

President Toy reported out on the Committee of the Whole meeting of October 9, 2019.

a. Petition 2019-06-06-01 submitted by the City Planning Commission pursuant to Council Resolution 163-19 and Section 23.01 (a) of Zoning Ordinance No. 543, as amended, proposing to amend Subsection 2 of Section 2.10, (definition of Bed and Breakfast Establishment") of Article II, to include residences marketed and offered for rent online by platforms such as "Airbnb", "VRBO", "HomeAway" or other similar websites. (CR 346-19 and CR 30-19)

On a motion by Bahr, supported by McIntyre, and unanimously adopted,

it was:

ZONING ORDS NO 543
Petition 2019-06-06-01
(Planning Commission)
Request to amend Subsection 2 of Section 2.10, (definition of "Bed and Breakfast Establishment") of Article II, to include residences marketed and offered for rent online by platforms such as "Airbnb", "VRBO", "HomeAway" or other similar websites.
(CR 346-19, CR 163-19 and CR 30-29.
(Remain in Committee)

#394-19 RESOLVED, that having considered the report and recommendation of the Committee of the Whole, dated October 9, 2019, submitted pursuant to Council Resolution Nos. 346-19 and 30-19, and further having considered a communication from the City Planning Commission, dated August 28, 2019, which transmits its resolution #08-75-2019, adopted on August 27, 2019, with regard to Petition 2019-06-06-01, submitted by the City Planning Commission, pursuant to Council Resolution 163-19 and Section 23.01(a) of Zoning Ordinance No. 543, as amended, proposing to amend Subsection 2 of Section 2.10, (definition of "Bed and Breakfast Establishment") of Article II, to include residences marketed and offered for rent online by platforms such as "Airbnb", "VRBO", "HomeAway" or other similar websites, the Council does hereby determine that this item shall remain in the Committee of the Whole.

UNFINISHED BUSINESS AGENDA ITEMS (Regular Meeting of December 2, 2019)

Motion by:	***Jolly***
Seconded by:	***McIntyre***
ROLL CALL:	
Ayes:	**Jolly, Kritzman, Bahr, McIntyre, Meakin and Toy**
Nays:	***None***
Absent:	***White***

NOVEMBER 18, 2019

President Toy, as Chair of the Committee of the Whole, reported out on the meeting of October 9, 2019.

a. Petition 2019-06-06-01 submitted by the City Planning Commission pursuant to Council Resolution 163-19 and Section 23.01(a) of Zoning Ordinance No. 543, as amended, proposing to amend Subsection 2 of Section 2.10, (definition of "Bed and Breakfast Establishment") of Article II, to include residences marketed and offered for rent online by platforms such as "Airbnb", "VRBO", "HomeAway" or other similar websites. (CR 346-19 and CR 30-19)

On a motion by Bahr, supported by Kritzman, it was:

RESOLVED, that having considered the report and recommendation of the Committee of the Whole, dated October 9, 2019, submitted pursuant to Council Resolution Nos. 346-19 and 30-19, and further having considered a communication from the City Planning Commission, dated August 28, 2019, which transmits its resolution #08-75-2019, adopted on August 27, 2019, with regard to Petition 2019-06-06-01, submitted by the City Planning Commission, pursuant to Council Resolution 163-19 and Section 23.01(a) of Zoning Ordinance No. 543, as amended, proposing to amend Subsection 2 of Section 2.10, (definition of "Bed and Breakfast Establishment") of Article II, to include residences marketed and offered for rent online by platforms such as "Airbnb", "VRBO", "HomeAway" or other similar websites, the Council does hereby direct that this item be placed on the agenda for the next regular meeting of December 2, 2019.

On a motion by McIntyre, supported by Meakin, the following substitute motion was offered:

RESOLVED, that having considered the report and recommendation of the Committee of the Whole, dated October 9, 2019, submitted pursuant to Council Resolution Nos. 346-19 and 30-19, and further having considered a communication from the City Planning Commission, dated August 28, 2019, which transmits its resolution #08-75-2019, adopted on August 27, 2019, with regard to Petition 2019-06-06-01, submitted by the City Planning Commission, pursuant to Council Resolution 163-19 and Section 23.01(a) of Zoning Ordinance No. 543, as amended, proposing to amend Subsection 2 of Section 2.10, (definition of "Bed and Breakfast Establishment") of Article II, to include residences marketed and offered for rent online by platforms such as "Airbnb", "VRBO", "HomeAway" or other similar websites, the Council does hereby determine that this item shall remain in the Committee of the Whole.

NOVEMBER 18, 2019

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

AYES: Kritzman, McIntyre and Toy

NAYS: Jolly, Bahr, White and Meakin

The President declared the proposed resolution failed due to lack of support.

Following discussion by Council, a roll call vote was taken on the original motion by Bahr, supported by Kritzman with the following result:

ZONING ORD NO. 543
Petition 2019-06-06-01 Request to amend Subsection 2 of Section 2.10, (definition of "Bed and Breakfast Establishment") of Article II, to include residences marketed and offered for rent online by platforms such as "Airbnb", "VRBO", "HomeAway" or other similar websites.
(CR 346-19 and CR 30-19)
(Moved to R120219)

#386-19 RESOLVED, that having considered the report and recommendation of the Committee of the Whole, dated October 9, 2019, submitted pursuant to Council Resolution Nos. 346-19 and 30-19, and further having considered a communication from the City Planning Commission, dated August 28, 2019, which transmits its resolution #08-75-2019, adopted on August 27, 2019, with regard to Petition 2019-06-06-01, submitted by the City Planning Commission, pursuant to Council Resolution 163-19 and Section 23.01(a) of Zoning Ordinance No. 543, as amended, proposing to amend Subsection 2 of Section 2.10, (definition of "Bed and Breakfast Establishment") of Article II, to include residences marketed and offered for rent online by platforms such as "Airbnb", "VRBO", "HomeAway" or other similar websites, the Council does hereby direct that this item be placed on the agenda for the next regular meeting of December 2, 2019.

AYES: Jolly, Kritzman, Bahr, White

NAYS: McIntyre, Meakin and Toy

The President declared the resolution adopted.

UNFINISHED BUSINESS AGENDA ITEMS (Regular Meeting of November 18, 2019)

Motion by: ***Bahr***
Seconded by: ***Kritzman***
ROLL CALL:
Ayes: **Jolly, Kritzman, Bahr, White, McIntyre, Meakin and Toy**
Nays: ***None***
Absent: ***None***

X

OCTOBER 7, 2019

On a motion by Bahr, supported by Jolly, and unanimously adopted, it was:

ZONING ORD NO. 543
Petition 2019-06-06-01
Proposal to amend Subsection 2 of Section 2.10, (definition of "Bed and Breakfast Establishment") of Article II, to include residences marketed and offered for rent online by platforms such as "Airbnb", "VRBO", "HomeAway" or other similar websites (CR 163-19)
Refer to Committee of the Whole)

#346-19 RESOLVED, that having considered a communication from the City Planning Commission, dated August 28, 2019, which transmits its resolution #08-75-2019, adopted on August 27, 2019, with regard to Petition 2019-06-06-01, submitted by the City Planning Commission, pursuant to Council Resolution 163-19 and Section 23.01(a) of Zoning Ordinance No. 543, as amended, proposing to amend Subsection 2 of Section 2.10, (definition of "Bed and Breakfast Establishment") of Article II, to include residences marketed and offered for rent online by platforms such as "Airbnb", "VRBO", "HomeAway" or other similar websites, and the Council having conducted a public hearing with regard to this matter on Wednesday, October 2, 2019, the Council does hereby refer this item to the Committee of the Whole for its report and recommendation.

COMMITTEE OF THE WHOLE

OCTOBER 9, 2019

A Committee of the Whole meeting was held on Wednesday, October 9, 2019 in the Second-Floor City Council Chambers, Livonia City Hall, 33000 Civic Center Drive, Livonia, MI 48154.

Committee Members Present:

Council President Laura M. Toy
Council Vice President Jim Jolly
Councilmember Scott Bahr
Councilmember Kathleen McIntyre
Councilmember Brian Meakin
Councilmember Cathy White

Committee Members Absent:

Councilmember Brandon Kritzman

City Officials and Others Present:

City Attorney Paul Bernier
Planning & Econ. Dev. Director Mark Taormina
Jack & Lila VanAssche, Resident
Michael Somerville, Resident
DeAndrea Foisey, Resident
Elaine Yates, Resident
Michael Conroy, Resident
Timothy Smith, Resident
Dolores Gorman, Resident
Susan & Skip Nairne, Resident
Lawrence W. Gorman, Resident

See attached Sign-in Sheet.

The meeting convened at 7:00 p.m.

1. **CR PENDNG** RESOLVED, that having considered a communication from the City Planning Commission, dated August 28, 2019, which transmits its resolution #08-75-2019, adopted on August 27, 2019, with regard to Petition 2019-06-06-01, submitted by the City Planning Commission, pursuant to Council Resolution 163-19 and Section 23.01(a) of Zoning Ordinance No. 543, as amended, proposing to amend Subsection 2 of Section 2.10, (definition of "Bed and Breakfast Establishment") of Article II, to include residences marketed and offered for rent online by platforms such as "Airbnb", "VRBO", "HomeAway" or other similar websites, and the Council having conducted a public hearing with regard to this matter on Wednesday, October 2, 2019, the Council does hereby refer this item to the committee for its report and recommendation. **ALONG WITH CR 30-19** The subject matter of appropriate regulations and ordinances in connection with short term housing rentals to the committee for its report and recommendation (Airbnb)

City Attorney, Paul Bernier, spoke of the Law Departments suggestion to license to operate appropriately and ordinance changes to include other platforms as defined under "Bed and Breakfast Establishment". Director of Planning and Economic Development, Mark Taormina stated the Planning Commission's resolution with different ideas to add clarification.

Key points discussed:

- Lot size – ½ acre
- 2000 sq. ft. house
- Rear and side yard
- As well as many questions brought up during the meeting that were discussed

Residents' concerns:

- Parking
- Lot size
- Log for Airbnb
- Can license be revoked

The Committee recommends:

- Adoption of a resolution rejecting Planning Commission recommendation and adopt Law Department's recommendation adding a condition of the hosts must maintain a verifiable log of guest and require ID upon registration.

OR

- Adoption of a resolution approving Law Department's recommendation with two potential changes:
    1. Revise special requirement #1 of Zoning Section 4.03(g) (Waiver Uses) to require compliance with minimum lot size requirements as established for the zoning district in which located.
    2. Add condition requiring hosts to maintain a verifiable log of guest and require ID upon registration.

AND

- Council recommends this item to remain in committee.

This item is to be placed on the **Regular Meeting Agenda of November 6, 2019**

2.	**CR 81-18** The subject matter of private insurance for sewer lines and water lines on private property to the committee for its report and recommendation.

A discussion took place with the Councilmember and Council Vice President Jim Jolly would like to invite some folks to come into a meeting to discuss this issue further.

The Committee recommends:

- For this item to remain in committee

This item is to be placed on the **Regular Meeting Agenda of November 6, 2019**

The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Laura M. Toy

Laura M. Toy
Council President

cc: City Attorney, City Clerk

Attachment - Sign-In Sheets

PLEASE RECORD YOUR ATTENDANCE AT THIS MEETING

BY PRINTING YOUR NAME BELOW

MEETING: COMMITTEE OF THE WHOLE MEETING

DATE: WEDNESDAY, OCTOBER 9, 2019

TIME: 7:00 PM

PLEASE PRINT NAME	ADDRESS
JACK VAN ASSCHE	18904 FLAMINGO
LILA VAN ASSCHE	18904 Flamingo
Michael Somerville	18890 Flamingo
DeAndrea Foisy	18914 Flamingo
PAUL BERKWIER	LPW
Elaine Yates	18956 Flamingo
MICHAEL CONROY	18956 FLAMINGO
TIMOTHY SMITH	18978 FLAMINGO
Dolores Gorman	19028 Flamingo
SUSAN NAIRNE	18873 Flamingo
SKIP NAIRNE	18873 Flamingo
MARK TAORMINA	PLANNING DIRECTOR
LAWRENCE W. GORMAN	19028 Flamingo

CITY OF LIVONIA
PUBLIC HEARING

Minutes of Meeting Held on Wednesday, October 2, 2019

A Public Hearing of the Council of the City of Livonia was held at the City Hall Auditorium on Wednesday, October 2, 2019.

MEMBERS PRESENT: Laura Toy, President
Jim Jolly, Vice President
Scott Bahr
Brian Meakin
Kathleen McIntyre
Cathy White

MEMBERS ABSENT: Brandon Kritzman

OTHERS PRESENT: Mark Taormina, Director of Economic Development
Todd Zilincik, City Engineer
Leo Neville, Assistant City Attorney
Sara Kasprowicz, Recording Secretary

The Public Hearing was called to order at 7:24 p.m. with President Laura Toy presiding. This is a Public Hearing relative to Petition 2019-06-06-01 submitted by the City Planning Commission, pursuant to Council Resolution 163-19 and Section 23.01(a) of Zoning Ordinance No. 543, as amended, proposing to amend Subsection 2 of Section 2.10, (definition of "Bed and Breakfast Establishment") of Article II, to include residences marketed and offered for rent online by platforms such as "Airbnb", "VRBO", "HomeAway" or other similar websites.

The Public Hearing is now open. There were twenty-seven people in the audience.

Toy: With that, we'll turn to the Law Department, am I correct on that do you want to go first?

Taormina: I can offer some initial comments

Toy: Ok, please, go right ahead.

Taormina: On May 8th, the City Council referred this proposed language amendment to the Planning Commission to conduct a Public Hearing and thereafter, submit a report for recommendation. The proposed amendment was drafted by the City Law Department, mainly for the purpose of clarifying the position that short term rentals, such as Airbnb and VRBO are a form

of a bed and breakfast establishments and as such, should be treated the same. Ordinance No. 543 currently has a definition and regulations pertaining to the operation to the bed and breakfast establishments. The definition would be expanded to include rentals, marketed or offered for rent by way of online platforms, such as Airbnb and VRBO, Home Away or other similar rental websites. In residential districts, bed and breakfast establishments are allowed, subject to waiver use approval. Section 4.03G of the Ordinance 543 lists sixteen special requirements that apply to bed and breakfast establishments in residential zoning districts. These special requirements range from minimum lot size and parking, limitation on length of stay for guests, licensing as well as inspections. In reviewing and deliberating on this item, the Planning Commission recognizes the distinction between traditional bed and breakfast establishments and other forms of short-term rentals such as Airbnb, for which the proposed ordinance is intended to address. As such, the resolution adopted by the Planning Commission approves the amendment but recommends that five of the sixteen special requirements be exempt in connection with the operation of Airbnb and other similar, short-term rental operations. These are conditions number 1, 2, 3, 4 and 11 as enumerated in Section 4.03G of Ordinance No. 543. These requirements are, and I'm going to paraphrase a couple of them, 1, that the site be a minimum of ½ acre and a residential structure be no less than 2,000 square feet in size, 2, off-street parking shall be provided in the rear side yard in an amount of one parking space per bedroom, 3, direct access shall be available to a public street in an existing planned width of at least 86 feet or more, 4, such establishments shall be run by persons who own and occupy the premise for residential purposes and 11, guests occupancy shall be no longer than fourteen (14) consecutive days. So these are the five conditions that currently apply to bed and breakfast establishments that the Planning Commission feels should not apply to these other forms of short-term rentals, but still require short-term rentals such as these, be treated as a waiver use which would have to go through the normal public hearing process. First, in front of our Planning Commission, followed by review and prior approval by the City Council before being approved, so that, Madam President, also I can answer any questions.

Toy: Thank you, um, comments? Yes. Councilman Meakin.

Meakin: Since there's probably a number of these already in establishment, will there be a grandfather clause?

Taormina: I am going to punt this to Mr. Neville.

Neville: Right now we found that the ongoing airbnb's being conducted are in resident R-1 districts, most of them don't meet the size or square footage requirements set forth for bed and breakfasts and none of them are

licensed, etcetera, so our position is that it should be retro-active and should be applicable to anybody who's attempting to conduct a short-term rental like the Airbnb, VRBO, HomeAway, etcetera.

Meakin: Has that been challenged in any other community?

Neville: There is quite a debate going on at the Michigan Legislature, State wide, and they're in many communities, not just resort communities that this has become quite an issue and so the hotel industry has sided with communities such as Livonia, from the stand-point of, well, their restricted as to how long guests may stay there and why should airbnbs or other short term rentals be exempt from the exact same requirements? They should be licensed, inspected, fire department, police department can inspect these facilities before they're let out to customers. Our position is that the other requirements of the bed and breakfasts ordinance are a problem. Honestly, defer to Council to address as they seem fit, but we are very comfortable with our proposed ordinance. This is, like I said, until I had gone to Lansing to participate in the hearing, I didn't realize how many communities are really stepping up to the plate and getting involved. From Detroit, to Jackson, all the way to Traverse City and all the resort communities and non-resort communities. It's becoming a hot topic, I think State-wide.

Meakin: Ok, any others, many people wanting to speak to this issue and with Council's direction, I offer a resolution to send this to Committee of the Whole so they can go over this further, to go over some of those waivers suggested by the Planning Commission.

Toy: Ok. Councilwoman McIntyre?

McIntyre: I support my colleague, Mr. Meakin's recommendation. I am very happy that we are taking the first step, which is running the ordinance under the zoning ordinance. Until this point, they have not been included, which is why we've had the wild west, if you will, of whatever goes and people can do whatever they want to and it people now running Airbnb and VRBO, HomeAway, the owner is free and the person who contracts with those services can do whatever they want and there is really no regulation and I think where we were going and it was clear at the long meeting that we had was, we want the ability to regulate this. I can see where the Planning Commission is coming from with some of the exemptions, but I want more time to understand these exemptions and to think through them and hear from my colleagues and have more opportunity to discuss it so I completely support Mr. Meakin's recommendation. Thank you, Madam President.

Bahr: Madam President?

Toy: Thank you, go right ahead.

Bahr: To the Chair and Mark, I just want to repeat back what I heard to make sure I understood. My understanding, what I am hearing from you is, yes, we're going to call these bed and breakfasts, but we're no putting the ½ acre requirement on them, not putting the 2,000 square foot or higher requirement on them, we're not putting the parking requirement on them, among some other things. So far I had that right, correct?

Taormina: Correct.

Bahr: So on the surface, this sounds actually, to those who came to our Committee meeting a number of months back who are currently bnb owners, this is probably a good thing. I think what we were talking about originally there was much more restrictive. We were talking about is calling it, make sure you were calling it a bed and breakfast, which would include those more restrictive requirements on them. So I actually like this because I think it allows us to be flexible as a city and to allow this new, well, not so new anymore, but it's a new form of business to happen here, which I don't think is a bad thing. One question I have though, is one of the requirements we talked about was, if I understand correctly, we're not requiring that the person running this is the owner of the place? Am I reading that correctly? Is that condition d. in our packet. It says such establishments shall be run by persons who own and occupy the premises for residential purposes. Maybe I should be asking Leo this? Are we saying that for an Airbnb, HomeAway or VRBO, that it would not have to be operated by the owner?

Neville: In some instances, the person that might be attempting to conduct the Airbnb might be a tenant, but there they are the occupier of that dwelling. So there are circumstances where somebody may be use/operating and Airbnb, neither the owner or a permanent occupant of that building is on site. It is our position is similar to what a bed and breakfast is required.

Bahr: You're saying they should be onsite?

Neville: They should be.

Bahr: Ok, I agree. Maybe I am reading this incorrectly. This is what it says, it says that the following show, were similar to the bed and breakfast except for the following conditions. One of the things we are saying except for is that it be run by the persons who have own and occupied the premises. The way I read that says, we're saying you don't have to have the owner/operator there, which I see as a problem.

Neville: I heard that was one of the recommendations from the Planning Committee, Commission that it not be necessarily owner/occupier.

Taormina: That is correct.

Neville: That was their decision or proposal with response to the event.

Bahr: I think the idea to talk about this more in Committee would presume wise. That sitting here right now, I have a problem with and we are going to want to discuss further, so thanks.

Toy: Certainly. Councilwoman McIntyre.

McIntyre: I'd like to say one more thing. This is an illustration why local control on issues is so important as Mr. Neville, one of our City Attorneys has indicated. There's been movement in Legislature to take away municipalities' ability to regulate this and for the State to say, 'We're going to set the rules and communities have to abide by them' so on issues like this, where you feel strongly about, local control in your community should be able to regulate this as it sees fit. It's really important to contact your State Legislators and let them know where you want local control maintained, because there has been proposed legislation, there have been a lot of proposed legislation in the State Legislature regulating this, it is such a big segment now, a growing segment. It's really important that you communicate that there are issues that you feel should be maintained locally and your municipality should have control over the regulations, thank you.

Toy: Thank you. Council Vice President Jolly.

Jolly: Thank you, Madam President. I was going to object to the same item that Mr. Bahr brought up in terms of owner-occupied suggestion from the Planning Commission. I do have a question though, and I know we went over this initially when you spoke about this. The City of Livonia currently requires inspections for rental properties, would the rental properties on a short-term basis, the Airbnb, the VRBO, would they be required to pass the same rental inspection obligations?

Neville: On an annual basis, yes, like any other rental.

Jolly: Ok. Thank you. Additionally, for those in the audience, if this is not clear, each individual who would want to do this, would have to seek a waiver to do so, correct?

Neville: Correct, under the current ordinance. It's a waiver use in the districts where it's appropriate, opposed to being a...

Jolly: We're not trying to change that aspect, are we?

Neville: We are not.

Jolly: So, any circumstance where your neighbor or somebody wanting to operate one of these things, there would be notice provided and there would be a hearing with the Planning Commission, with the City Council as well. There would be an entire process that they would have to go through to have the ability to offer this business in the area. Thank you.

Toy: Thank you, Councilman. Anyone else from the Council? We have one resolution, I'm gonna ask you if you'd like to step up to the podium real quick? We have a young woman and several people here tonight Council that have some concerns over adult foster care, which it doesn't apply but the confusion of some of the ordinance that applies to this type of thing, they wanted to bring up some pictures and I said that would be all right with Council, we're getting through the agenda pretty quickly here so if you can give us a glimpse as to your concern and then we'll pass what you brought along and we'll call it a night, how's that?

Vandervennet: My name is Pamela Vandervennet, my address is 17311 Mayfield Street. I live in Greenbriar Estates, just north of Six Mile. We recently found out through a series of communication among the neighbors that the house directly next door to me at 17251 Mayfield Street has, they want to turn their home into adult foster care facility. Now, as the State of Michigan mandates, and I do have that information in this packet, there has to be a 1500-foot variance between any one of these facilities to another facility. It so happens that we do have an assisted living right at the corner of Mayfield and Six Mile, Mayfield Assisted Living and that is only 200 feet from the proposed site. There is also another facility across Six Mile at Bell Creek that is only 792 feet away from the Mayfield facility. It concerns us that the influx of these facilities going through our neighborhood is at a rapid increase and because we live on ¾, approximately ¾ acres of property, that some how we're being penalized because this is where all of these facilities are being put in. Quickly, the people that purchased this house, Emily Toter is her name, has already discussed the fact that there will be no onsite 24-hour licensed person living in the home with the patients. They intend to hire a management company to come in and run the whole shebang. It is our understanding again that somebody who is licensed or owns the property has to be on site 24-7. There are other issues that we're concerned about, such as, there are no sidewalks or streetlights on our street. There are a number of walkers, children, etcetera that use the street walk because there are no sidewalks. We are also concerned about the increase in traffic the decrease in property values the lack of parking ability and just 24 hours a day ambulance and police here.

Toy: I'm gonna stop you there. Council Vice President Jolly does have a question.

Vandervennet: Sure.

Jolly: So, excuse me for not being up to date with the rules and regulations, as this is not a posted item on the agenda tonight, obviously I can't have time to prepare, I don't think any of us have. From what you just said, these homes are in violation already, correct? Based on the distance?

Vandervennet: Yes

Jolly: What does the law provide in terms of regulation, who would you file a complaint with?

Vandervennet: Well, with this particular instance we would have to file a complaint with the State of Michigan because it is mandated by the State about the 1500-foot variance.

Jolly: Ok, so not to cut you off, but have you done that?

Vandervennet: We're working on it. Our concern is that these people came in and they did a complete demolition of the inside of the home before putting forth any plans, architectural plans without home permits, without doing anything the way any one of us would be expected to do, so...

Jolly: I guess from a timing perspective in terms of them choosing to maybe make a poor bet, on the renovations they are making to their home structure, at this point I would be interested in seeing what the State of Michigan said to your complaint and go from there to be honest with you. It's not to, obviously, clearly there's a lot of people that this bothers, and I'm sure it would bother a lot of people, myself included, to an extent, right? But, there is a remedy that's provided, as you state, by the State of Michigan.

Vandervennet: There should be.

Jolly: That should be the first course of action before we really take up a whole lot of business in regards to this.

Vandervennet: Just really quick, if that's ok, the only, the main thing that we're concerned about was that they came in and done this kind of thing under the radar without going through the proper channels, the building department, the zoning permits, that type of thing. We keep getting different stories from different people in the building department on what

they can and what they can not do. So, we need a little clarification from the City.

Toy: Ok, what I want you to do is leave your information with me like you asked, ok, and then we'll look into it and then as Vice President Jolly has said, we would like you to bring back any information from the State then we can better direct you forward. Ok?

Vandervennet: Absolutely.

Toy: Alright, thanks for coming in, wait one second, Councilwoman McIntyre?

McIntyre: One was that it would be really helpful, I know we don't have anybody from the Administration here to run this formally as the Administration, but to understand, again, back on local control versus the State, right? Which items regarding any kind of adult group home are under the City's jurisdiction because there might be a lot of these issues that only fall under State and maybe County jurisdiction, so I think it would be helpful for us to understand what we do have jurisdiction over.

Taormina: If I may, just respond.

Toy: Please, go ahead.

Taormina: I can say with a great deal of confidence that the State of Michigan does pre-empt local regulation adult foster care facilities that are licensed and have six or few residents. They have to be treated the same as any other single-family residential structure. Anything beyond that in terms of number of occupants can be treated as a special land use, in which case it is in the City of Livonia and would have to go through that process. In fact, we just had a case similar to that on Bainbridge.

McIntyre: Alright, thank you. So yeah, a lot of these issues are beyond our control, by not because we don't want to, but because the State has said you don't have any control, this is our control. I certainly appreciated learning about this tonight.

Toy: Ok, thank you. Thank you very much, we are adjourned.

The Public Hearing was declared closed at 7:46 p.m.

PLANNING COMMISSION

IAN WILSHAW, Chairman
GLEN W. LONG, JR., Vice Chairman
SAM CARAMAGNO, Secretary
DAVID BONGERO
ELIZABETH McCUE
CAROL A. SMILEY
PETER H. VENTURA

DENNIS K. WRIGHT
MAYOR

MARK TAORMINA
PLANNING & ECONOMIC
DEVELOPMENT DIRECTOR

SCOTT O. MILLER
PLANNER IV

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2290 Fax (734) 466-2108

August 28, 2019

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2019-06-06-01 – Short Term Rentals

Dear Council Members:

At the 1,148th Public Hearings and Regular Meeting held by the City Planning Commission on August 27, 2019, in the Livonia City Hall, the following resolution was unanimously adopted:

#08-75-2019 **RESOLVED**, that pursuant to a Public Hearing having been held by the City Planning Commission on August 27, 2019, on Petition 2019-06-06-01 submitted by the City Planning Commission pursuant to Council Resolution #163-19 and Section 23.01(a) of the City of Livonia Zoning Ordinance No. 543, as amended, to determine whether or not to amend Subsection 2 of Section 2.10 (definition of "Bed and Breakfast Establishment") of Article II of the City of Livonia Zoning Ordinance No. 543, as amended, to include residences marketed and offered for rent online by platforms such as "Airbnb", "VRBO", "HomeAway" or other similar websites, the Planning Commission does hereby recommend to the City Council that Petition 2019-06-06-01 be approved for the following reasons and conditions:

1. The proposed language amendment expands the definition of "*Bed and Breakfast Establishment*" to include other forms of short-term rentals in which residences are marketed and offered for rent via web-based platforms such as "Airbnb", "VBRO", and "HomeAway";

2. This amendment will clarify the position that—for purposes of zoning—short term rentals, like Airbnb, are no different than Bed and Breakfast Establishments, and as such, should be treated the same;

3. The Planning Commission recommends that the following special requirements that apply to traditional Bed and Breakfast Establishments NOT apply to internet-based forms of short-term rentals like Airbnb, VRBO and HomeAway:

   a) Such use shall be located on a lot or parcel of no less than one-half (½) acre in area or in a residential structure containing no less than two thousand (2,000) square feet of living space.

   b) Off-street parking shall be provided in the rear or side yard, behind the front building setback line, in an amount equal to one (1) parking space per bedroom. For parcels abutting an exterior side street, parking shall not be closer to the street than the principal structure. Such parking lot shall be improved with a minimum of four (4) inches of concrete or plant mixed asphalt. Natural screening by use of plant material or other screening by use of fencing shall be utilized to screen parking areas from adjoining residential properties.

   c) Such use shall have direct access to a public street having an existing or planned width of at least eighty-six (86) feet or more as designated on the Master Thoroughfare Plan.

   d) Such establishments shall be run by persons who own and occupy the premises for residential purposes.

   e) Guest occupancy shall be no longer than fourteen (14) consecutive days.

4. That the proposed language amendment will provide reasonable regulations in connection with the operation of short-term rentals and is therefore in the best interests of the City and its residents.

Very truly yours,

APPROVED FOR SUBMISSION

Dennis K. Wright, Mayor

CITY PLANNING COMMISSION

Sam Caramagno, Secretary

cc: Mayor, Clerk, Law

PETITION 2019-06-06-01

The undersigned, Ian Wilshaw, Chairman of the City of Livonia Planning Commission, does hereby certify that a Public Hearing will be held on Tuesday, August 13, 2019, on the following petition:

> **Petition 2019-06-06-01 submitted by the City Planning Commission**, pursuant to Council Resolution #163-19, and Section 23.01(a) of the Livonia Zoning Ordinance, as amended, to determine whether or not to amend Subsection 2 of Section 2.10 (definition of "Bed and Breakfast Establishment") of Article II of the City of Livonia Zoning Ordinance No. 543, as amended, to include residences marketed and offered for rent online by platforms such as "Airbnb", "VRBO", "HomeAway" or other similar websites.
>
> (Proposed ordinance amendments attached)
>
> **FURTHER RESOLVED**, that notice of such hearing shall be given in accordance with the provisions of Section 23.05 of Ordinance #543, the Zoning Ordinance of the City of Livonia, as amended, and that thereafter there shall be a report and recommendation submitted to the City Council.

IN WITNESS WHEREOF, the undersigned has hereunto affixed his signature on this 9th day of July 2019.

Ian Wilshaw, Chairman
City Planning Commission

Dated: June 27, 2019

APPROVED AS TO FORM
Department of Law
By: Michael E. Fisher
Date: 6/28/2019

ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR MEETING OF May 8, 2019

Petition 2019-06-06-01

#162-19 RESOLVED, that having considered the report and recommendation of the Committee of the Whole, dated April 15, 2019, submitted pursuant to Council Resolution No. 30-19, regarding the subject matter of appropriate regulations and ordinances in connection with short term housing rentals, the Council does hereby refer this item to the Department of Law to prepare the necessary ordinance change for submission to Council.

#163-19 RESOLVED, that having considered a communication from the Department of Law, dated April 24, 2019, submitted pursuant to Council Resolution No. 30-19, approved for submission by the Mayor, in connection with a proposed amendment to Subsection 2 of Section 2.10 (Bed and Breakfast Establishment) of Article II of the Zoning Ordinance to amend the definition of a “bed and breakfast” to include residences marketed and offered for rent online by platforms such as “Airbnb”, “VBRO”, “HomeAway” or other similar rental websites, which would therefore subject short-term rentals to the same annual licensing and inspection requirements as similar uses located within the City, as well as the same penalties and sanctions for any failure to comply with the requirements, the Council does hereby refer this matter to the City Planning Commission for the holding of a public hearing in accordance with provisions of Law and City Ordinance.

This item will remain in Committee.

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 3

Petition 2019-06-06-01 submitted by the City Planning Commission, pursuant to Council Resolution #163-19, and Section 23.01(a) of the Livonia Zoning Ordinance, as amended, to determine whether or not to amend Subsection 2 of Section 2.10 (definition of "Bed and Breakfast Establishment") of Article II of the City of Livonia Zoning Ordinance No. 543, as amended, to include residences marketed and offered for rent online by platforms such as "Airbnb", "VRBO", "HomeAway" or other similar websites.

August 20, 2019 Study Meeting:

On May 8, 2019, City Council referred the subject text amendment to the Planning Commission (CR #163-19) to hold a public hearing. The proposal is to expand the definition of "*Bed and Breakfast Establishment*" to include other forms of short-term rentals in which residences are marketed and offered for rent via web-based platforms such as "Airbnb", "VBRO", and "HomeAway". These types of short-term rentals would also be subject to the same annual licensing and inspection requirements as other similar uses located within the City, as well as the same penalties and sanctions for any failure to comply with the requirements.

Following is the proposed language change (shown in *red*), as drafted by the City Law Department, that would be incorporated into Subsection (2) of Section 2.10:

(2) Bed and Breakfast Establishment. A private residence that rents sleeping accommodations to transient tenants in six (6) or fewer rooms, in which the innkeeper or operator is the owner and resides at the residence while renting rooms to transient tenants and serves breakfast at no extra cost to such tenants. For purposes of this Code, the term "bed and breakfast" shall include, but is not limited to, rentals marketed or offered for rent by way of online platforms such as "Airbnb", "VBRO", "HomeAway" or other similar rental websites. Such use is distinguished from a boarding house, ~~rooming house~~, tourist home, hotel or motel.

This amendment would clarify the position that—for purposes of zoning and licensing—short term rentals, like Airbnb, are no different than Bed and Breakfast Establishments, and as such, should be treated the same. The City of Livonia Zoning Ordinance No. 543, as amended, currently treats Bed and Breakfast Establishments as a waiver use in the R-U-F, Rural Urban Farm and R-1 thru R-5, One Family Residential zoning districts. Additionally, because of the commercial nature of this type of land use, Bed and Breakfast Establishments are permitted as a use by right in any C-1, Local Business, or C-2 General Business District, subject to the same special requirements as enumerated under the waiver use provisions of Section 4.03(g).

The following is the governing language pertaining to Bed and Breakfast Establishments as set forth in Section 4.03(g) and which would apply to short-term rentals as the term is being defined:

(g) Bed and breakfast establishments provided that:

(1) Such use shall be located on a lot or parcel of no less than one-half (½) acre in area or in a residential structure containing no less than two thousand (2,000) square feet of living space.

(2) Off-street parking shall be provided in the rear or side yard, behind the front building setback line, in an amount equal to one (1) parking space per bedroom. For parcels abutting an exterior side street, parking shall not be closer to the street than the principal structure. Such parking lot shall be improved with a minimum of four (4) inches of concrete or plant mixed asphalt. Natural screening by use of plant material or other screening by use of fencing shall be utilized to screen parking areas from adjoining residential properties.

(3) Such use shall have direct access to a public street having an existing or planned width of at least eighty-six (86) feet or more as designated on the Master Thoroughfare Plan.

(4) Such establishments shall be run by persons who own and occupy the premises for residential purposes.

(5) Not more than six (6) bedrooms in the bed and breakfast establishment shall be used for bed and breakfast sleeping rooms.

(6) No garage shall be used for bed and breakfast sleeping rooms.

(7) The dwelling to be used as a bed and breakfast establishment shall have at least two (2) usable exits.

(8) No accessory buildings shall be used for bed and breakfast sleeping rooms unless they were originally constructed to accommodate housing use.

(9) One (1) sign identifying the bed and breakfast establishment shall be permitted if such sign complies with all the requirements of Section 18.50E of this ordinance.

(10) Such establishments shall comply with all applicable local, county, state and federal ordinances, laws, rules, regulations and codes.

(11) Guest occupancy shall be no longer than fourteen (14) consecutive days.

(12) No more than four (4) occupants per room shall be allowed.

(13) There shall be no cooking facilities for use by the occupants of the bed and breakfast sleeping rooms.

(14) Lavatory and bathing facilities shall be available for all persons utilizing the bed and breakfast establishment.

(15) A fire escape plan shall be developed and graphically displayed in each guest room. A smoke detector in proper working order shall be placed in every sleeping room and a fire extinguisher in proper working order shall be placed on every floor. The site shall be reviewed by the Fire Marshall pursuant to the standards contained in the Fire Prevention Code as to the necessity for fire lanes.

(16) All bed and breakfast establishments shall be required to obtain a business license under Chapter 5.42 of the Livonia Code of Ordinances and shall not conduct operations until such license has been obtained pursuant to that chapter. All bed and breakfast operations shall submit to annual inspections by the Building and Fire Departments. Renewal of a business license shall be contingent upon compliance with applicable codes, as verified by such inspectors.

Searching the internet, the City Law Department identified approximately six (6) short term rental operations in the City of Livonia, most of which are doing business in traditional single-family homes as Airbnb hosts. Cease and desist orders have been sent to all known short-term rental operators.

August 27, 2019 Public Hearing:

Approving Resolution: That the request to amend Subsection 2 of Section 2.10 (definition of "Bed and Breakfast Establishment") of Article II of the City of Livonia Zoning Ordinance No. 543, as amended, is hereby approved for the following reasons:

1. The proposed language amendment expands the definition of "*Bed and Breakfast Establishment*" to include other forms of short-term rentals in which residences are marketed and offered for rent via web-based platforms such as "Airbnb", "VBRO", and "HomeAway";

2. This amendment will clarify the position that—for purposes of zoning—short term rentals, like Airbnb, are no different than Bed and Breakfast Establishments, and as such, should be treated the same;

3. That the proposed language amendment will provide reasonable regulations in connection with the operation of short-term rentals and is therefore in the best interests of the City and its residents.

AN ORDINANCE AMENDING SUBSECTION 2 OF SECTION 2.10 OF ARTICLE II OF ORDINANCE NO. 543, AS AMENDED, KNOWN AND CITED AS "THE CITY OF LIVONIA ZONING ORDINANCE"

THE CITY OF LIVONIA ORDAINS:

Section 1. Subsection (2) of Section 2.10 of Article II of Ordinance No. 543, as amended, is hereby amended to read as follows:

Section 2.10 Definition of Miscellaneous Terms.

(2) Bed and Breakfast Establishment. A private residence that rents sleeping accommodations to transient tenants in six (6) or fewer rooms, in which the innkeeper or operator is the owner and resides at the residence while renting rooms to transient tenants and serves breakfast at no extra cost to such tenants. For purposes of this Code, the term "bed and breakfast" shall include, but is not limited to, rentals marketed or offered for rent by way of online platforms such as "Airbnb", "VBRO", "HomeAway" or other similar rental websites. Such use is distinguished from a boarding house, ~~rooming house,~~ tourist home, hotel or motel.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

_____

From: Donald Kleinknecht
To: Planning
Subject: PENDING ITEMS
Date: Thursday, August 8, 2019 1:53:24 PM

PENDING ITEMS

4. Motion to hold a public hearing, pursuant to Council Resolution #163-19, and Section 23.01(a) of the Livonia Zoning Ordinance, as amended, to determine whether or not to amend Subsection 2 of Section 2.10 (definition of "Bed and Breakfast Establishment") of Article II of the City of Livonia Zoning Ordinance No. 543, as amended, to include residences marketed and offered for rent online by platforms such as "Airbnb", "VRBO", "HomeAway" or other similar websites.

My only concerns would be:

- ✓ The use of private residential property for commercial use.
- ✓ Health regulations
- ✓ How many rooms and number of individuals per room
- ✓ Parking
- ✓ Value of homes surrounding a B&B
- ✓ Local zoning laws
- ✓ Neighborhood consent
- ✓ Proper insurance
- ✓ tax and other legal issues

I was on assignment in the U.K. for Ford Motor Co. back in the late 80's and my wife and I traveled the U.K. a few years later.
I can say most of the B&B's were outstanding.

Don Kleinknecht
Livonia, Mi.

UNAPPROVED MINUTES

MINUTES OF THE 1,148th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, August 27, 2019, the City Planning Commission of the City of Livonia held its 1,148th Public Hearings and Regular Meeting in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7:00 p.m.

Members present:	David Bongero	Sam Caramagno	Glen Long
	Betsy McCue	Carol Smiley	Peter Ventura
	Ian Wilshaw		

Members absent: None

Mr. Mark Taormina, Planning Director, was 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 #3 PETITION 2019-06-06-01 CITY OF LIVONIA

Ms. Smiley, Acting Secretary, announced the next item on the agenda, Petition 2019-06-06-01 submitted by the City Planning Commission, pursuant to Council Resolution #163-19, and Section 23.01(a) of the Livonia Zoning Ordinance, as amended, to determine whether or not to amend Subsection 2 of Section 2.10 (definition of “Bed and Breakfast Establishment”) of Article II of the City of Livonia Zoning Ordinance No. 543, as amended, to include

residences marketed and offered for rent online by platforms such as “Airbnb”, “VRBO”, “HomeAway” or other similar websites.

Mr. Taormina: On May 8, 2019, City Council referred this proposed language amendment to the Planning Commission with direction to hold a public hearing and thereafter submit a report and recommendation. The main purpose of this amendment, as drafted by the City Law Department, is to clarify the position that short-term rentals, such as Airbnb and VRBO, are a form of Bed and Breakfast Establishment and as such, should be treated the same. In residential districts, Bed and Breakfast Establishments are allowed subject to waiver-use approval. There are sixteen special requirements that apply to Bed and Breakfast Establishments. These include, and are not limited to: 1. The site must be a minimum of ½ acre and the residential structure no less than 2,000 square feet in size; 2. Off street parking must be provided in the rear or side yard and in the amount equal to one parking space per bedroom; 3. Direct access must be available to a public street having an existing or planned right-of-way of 86 feet or more; 4. Such establishments shall be run by persons who own and occupy the premises for residential purposes; 5. Guest occupancy shall be no longer than 14 consecutive days; 6. There shall be no cooking facilities for use by the occupants of the Bed and Breakfast sleeping rooms; 7. All Bed and Breakfast Establishments shall be required to obtain a business license under Chapter 5.42 of the Livonia Code of Ordinances; and 8. Bed and Breakfast operations shall submit to annual inspections by the Building and Fire Departments. Any of these special land use requirements can be waived or modified by City Council. In commercial districts, Bed and Breakfast Establishments are permitted by right, but subject to the same regulations and limitations. With that, Mr. Chairman, I would be happy to answer any questions. There is no correspondence related to this item.

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

Mr. Long: Mark, so you said that any of these regulations, should this pass, could be waived by City Council. So would citizens wanting to do this…they would just have to individually bring up permits or are we looking at a different set of rules for these type of things?

Mr. Taormina: Those are the rules that would apply to any applicant who proposes to establish a Bed and Breakfast Establishment or short-term rental. It would require a public hearing before the Planning Commission, followed by review and final approval by City Council. As part of that process, any of these special

requirements that cannot be met may be waived by City Council by separate vote, in which at least five members of Council concur.

Mr. Long: So, if I owned one of these establishments and I wanted to market it for a month rather than the 14 consecutive days, I would approach City Council. I would have a public hearing here in front of the Planning Commission and then I would get a waiver that would allow me to market it for more than 14 days or…I am trying to make sure I understand the mechanics of it.

Mr. Taormina: Yes, that is essentially correct. The Planning Commission would offer its recommendation relevant to those conditions and then it would be considered by City Council. City Council would then formally vote on whether or not to waive the requirement.

Mr. Long: Okay, thank you.

Mr. Wilshaw: Any other questions for our Planning staff?

Ms. Smiley: This is on the same thing. We have never had anybody come up and ask to have a B & B, have we?

Mr. Taormina: I have been here 20+ years and have not been involved in a project involving a Bed and Breakfast Establishment, that is correct.

Ms. Smiley: I don't ever remember doing that. Thank you. They don't have to go to zoning for anything, right?

Mr. Taormina: I can't say they would not have to go for anything else. In the case of a request for a Bed and Breakfast in a residential district, most of these items, as I indicated, can be waived by City Council so it would not require a variance. On the other hand, in a commercial district where the use is permitted and subject to the same restrictions and regulations, if an applicant cannot meet one or more of these requirements they would have to go before the Zoning Board of Appeals. The ordinance views it differently between a waiver use and a permitted use. Where the council has the authority to waive these requirements as part of the waiver use process, but if it is treated as a use by right, failure to comply with those requirements would trigger the need for a variance. I know it is a little bit complex but that is the distinction.

Ms. Smiley: Thank you.

Mr. Wilshaw: Any other questions for our Planning staff?

Mr. Wilshaw: Mr. Taormina, in the packet I did have one letter that we did receive from Mr. Kleinknect.

Mr. Taormina: I don't know if I have that letter to read out.

Mr. Wilshaw: If you don't, I would be happy to.

Mr. Taormina: Let me see if I have it. I think it was an email correspondence. Unfortunately, I do not have it.

Mr. Wilshaw: It is in our packet. It was an email. It was an email from Mr. Kleinknecht saying he was on assignment in the UK for Ford Motor Company back in the 80's. His wife and he traveled in the UK for a few years later and most B & B's were outstanding. It was signed by Donald Kleinknecht, Livonia, MI. That is the email that is in our packet. I just wanted to make sure we have than on record. Is there any other comments for our Planning staff?

Mr. Long: On that email I believe the resident actually listed out some concerns as well.

Mr. Wilshaw: Yes, your right. I missed that. I had to scroll down.

Mr. Long: Perhaps, I will read them out. His concerns were of The use of private residential property for commercial use. Health regulations. How many rooms and number of individuals per room. Parking. Value of homes surrounding a B&B. Local zoning laws. Neighborhood consent. Proper insurance. tax and other legal issues. So, a lot of those things are covered by the existing ordinance and what we discussed earlier. The fourteen regulations.

Mr. Wilshaw: Thank you, Mr. Long, for catching that. If there are no other questions for the Planning staff, I will go to the audience and see if there is anyone in audience wishing to speak. We do have some people. Feel free to come forward and we will hear what you would like to say, either for or against.

John Dzwonkowski, 20025 Mayfield, Livonia, MI, I was an Airbnb host for about a year and a half before the session in May. I've got to tell you I am just very thankful that you are looking at the issue and considering attaching it to something that would be permissible in the city. I am retired and it has been the most wonderful experience for me. I have had people from six continents and

probably over 200 guests in that year and a half that I was there. I had 24 doctors, 46 engineers. People come to this city and I say well you know would anybody come to Livonia, it's not like a resort town or tourist place, but they come here because they go to Detroit, they like to go to Ann Arbor. I've got mostly businesspeople, doctors, engineers from India. You know Showplace has a lot of things. They want a safe environment. What they use my place for is to sleep. I would only caution you if I can from my limited experience, you might be careful on linking it to Bed and Breakfast. I am delighted that you are willing to consider licensing it. I only know of five or six Airbnb hosts in this city. All of whom have abandoned the use of that now. There is a regulation there that says it is a Bed and Breakfast. I think the general definition of that, although it isn't stipulated in your ordinance, I was looking at that, it doesn't say you have to provide breakfast. I know, as a principal, I don't and none of us do. We are kind of concerned about the liability. Airbnb in Seatte, they have 600 employees, I didn't realize that. They offer a million dollar policy for liability and another million dollar policy for any damage that may be done to the home. I just checked a few days ago, they sent a notice, and I asked them for that stat. They said of the millions of visits that we have every day in every B & B across the world, and several thousand hosts in the United States, across the world we have had .003% of incidents of bad behavior. They offer a policy to correct that. It is a whole different atmosphere. A whole different culture of Airbnb. You get people that are respectful of people and that like people, otherwise they would use a hotel. It has been a wonderful experience. To call it a Bed and Breakfast, it might subject us, if we ever get resurrected, some type of liability. Well, you're a Bed and Breakfast and you don't serve breakfast. We don't. I actually keep a list of the local restaurants. People love it because we have so many ethnic restaurants, even outside Livonia on the Haggerty corridor there are so many varieties to eat. People come and eat breakfast at a restaurant. I refer them to the coney dog place on Eight Mile. It is two blocks from my house. Then they come in the evening after work or show or whatever they do and they go to some restaurant in the evening. I make recommendations for that. It has been fairly lucrative for Livonia. I am only one of like five or six. The second thing I would like to caution, if I can, is that there is a stipulation that says as a Bed and Breakfast you should live in and occupy the house. I could see that for a Bed and Breakfast, but I know that there are two other hosts that used to be…one of them had a daughter. They had to use her bedroom, oh but we really enjoyed the experience. We met some really great people. They said what we did was…I

think their mother passed or something and so they inherited her house which was right next door and they said great let's open it up for a Airbnb. I guess the mortgage wasn't paid yet so they were paying the mortgage with Airbnb. It was great. They met those people too. If they have to live there, then they would not be able to do that of course in the future. Another host, I don't remember their names right now, Pete and something, but they bought a house. As it turns out, many Airbnb hosts have done across the country I guess, I don't, but many did. They buy another place, or they will rent out an apartment but not live there and use that as an Airbnb. Some people make substantial income. It helps me with my mortgage, that is for sure. If the requirement is that you have to live there, that would be restrictive also. I would just suggest, I wonder if there is a way to…I think we need to be licensed for sure. I think that is a great requirement and I think we need to follow the fire regulations. A wonderful idea. I think all the regulations for Bed and Breakfast I saw listed on the ordinances, yeah, if we follow those and the rest of us do to except the living in and providing a breakfast, which is not a part of your ordinances. So that is all I would say. I would caution about that okay. Thank you for considering it. It would be so nice to be able to return to that. Thanks much.

Mr. Wilshaw: Let me see if there are any questions for you. Sometimes we get an expert up there like yourself on this type of service and we may have some questions.

Mr. Dzwonkowski: Expert? I think you just elevated me a little bit too high.

Ms. Smiley: I was wondering if you get any feedback from your neighbors?

Mr. Dzwonkowski: Yes. My neighbors are well aware. In fact, I was just talking to my neighbor yesterday, they said there is a City Council meeting tomorrow. He said I hope you resurrect that; you had some great people here. That is very much true. We are working on a fence line together and we were just talking about it. I haven't had any complaints at all. In fact, I had a number of people come over. I had a family once. He was a neurosurgeon from Saudi Arabia and his wife had the hijab and they had two boys. They couldn't speak much English, but the adults could, and a couple neighbors wanted to come over. They asked if they could sit down and talk to them. So, we sat down on the porch and had a discussion. We served a glass of wine. It was really very enjoyable. I have been lucky that way.

Mr. Taormina: I am curious what your opinion is relative to the procedure to gain approval knowing that it would require an application and there would be a fee of $600 to apply for a Bed and Breakfast or short-term rental. It could take up to about three months to complete that process with no guarantees. What are your general thoughts on the process for that?

Mr. Dzwonkowski: Thank you for the question. I didn't realize the fee is $600. On my fixed income, that would be prohibitive, but I would do whatever I could to find that, because I could probably get that back after about six months' time. I am pretty close to becoming an empty nester now and it has just been delightful for me. I have a daughter in Arizona and a son in New York and I can't always afford to go see them so to have people come in is just wonderful. I have one son left and he is ready to move on, so….it would be prohibitive, but I would subscribe to that. Just to be able to do that. I just enjoyed it so much okay.

Mr. Wilshaw: Any other questions for Mr. Dzwonkowski? Thank you for coming up. Anyone else in the audience wishing to speak on this item?

Debbie Sotzen, I came a couple weeks ago about this. I had heard that there was an issue about this. I didn't know what the stated law was. As I read what was in the newspaper the people that were involved that were for and against this, and I am just speaking as a resident that has lived in that subdivision for 31 years. I raised four children and I was the fourth family in the home that I presently live in. The three other homeowners had five to six children. I am a baby boomer at the highest peak of the mount of people of the baby boomers, which are about 63 years of age. As baby boomers we have seen many many changes over the years. When I first got married, interest rates were 21%. We couldn't afford a home. Everybody was renting and they were hard to find. Over time we have seen good times and bad times. We have seen in the subdivision where things were great. We saw our house valued at a great fast rate, but if anyone had any common sense knew that the balloon was going to pop. We saw a change of many renters coming in. Different changes. Some good. Some not so good. As a homeowner stating to see of neighbors and renters over 31 years, when you have a neighbor that moves in and owns a home, you have nothing to say. It can be a great neighbor, or it could be a nightmare. I have seen both. I have seen renters come in…great and also a nightmare, but nothing to be said unless they were breaking laws or whatever. I also have seen changes over 31 years of seeing the whole society changing. We used to see our children go to school,

move just a few miles away. Things have become very global. We see our families move across the world. We see friends move across the world. We see people from other parts of the world move here. We need to change along with that. Livonia needs to be positive. They have an opportunity to be very positive. To be a template of how we should be adapting in the future. As a baby boomer I am…my husband and I are one of the few that have a pension. Many people our age do not. They are going to worry about how they are going to live in the near future. We will not be able to afford assisted living as many of our parents and grandparents have. I know that Livonia has built and invested in a lot of assisted living. I worry about what is going to happen in the future and to see all the assisted living, thinking that there is going to be filling of places by us baby boomers when they may not be able to afford it. I worry about it being projects because people can't afford to have it. Learning to adapt to different ways of dealing with the future. If you're an empty nester, you're a widow, you may have the opportunity to have a home that you can bring people in. As Mr. D said, he has met many people. They are company. They are income. They bring in many different cultures that expands our point of view. Also, as an example, I have a neighbor directly across the street. A widow. She was dying. She had no income to go to a nursing home. I was the only one that could assist her. I had talked to the state and the county. They begged for me to help her and keep her in the home because they didn't have the facilities to house her. They said they could help her better if she could stay in the home. Also, if I could find someone to stay with her. Now, if I could find someone like a student or some companion. Another widow would have been great, but by your rules I wouldn't be able to do that. She had passed before I had a chance to investigate that further, but I wondered what would happen if all these rules were taking place that she wouldn't be taken care of the proper way. I worry about myself and other people of my age. What could happen if all my children are gone and I need someone to assist, I could easily have someone come in and stay with me for a short period of time or long period of time. Also, I want to make a point that when I was a nursing student, I also did an Airbnb or B & B when I went to different hospitals. I stayed with different families. I was a student at Madonna. When I nursed at Oakwood or Beaumont or Providence, I stayed with families so I could study, and I could go to the hospitals. With them I helped them out. I could easily afford it, but it helped them out as income, and it helped me out. I had a place to study, but a fast way to get to the hospital. When I moved in Livonia there were three residents that went to Botsford hospital. Some had families, some were single.

They lived in these starter homes temporarily. If you look at Beaumont, Providence, Oakwood, and then you look at those subdivisions, small bungalows, they are highly wanted because residents and interns and nurses want to live there because they are going to be at hospitals for a short time. Also, for myself, I have had students stay at my home after my children were grown. I didn't charge them, but I had two students from Madonna and two students from Schoolcraft College. They used my home as an easier way to go to school, to afford school, and then also expose Livonia to them. One was from Howell, one was from Farmington, one was from Novi, and Waterford. So that gave an opportunity to expose Livonia in a very positive way. Same thing with hospitals. Also, I want you to, if you can, if you check two years ago 60 Minutes did a documentary on Airbnb and explained about certain people, widows, that were going to lose very expensive homes and they used the Airbnb as a way to bring in income. It was all very positive. People talked about different cultures coming in, having companionship, and also saving their homes, but also expose Livonia so that the people that came to stay with them, they continually came back to that area to visit, to bring their families in. This would be a great great way to expose Livonia. Also, when Detroit was having issues with bankruptcy, one of the best things we ever did or whatever happened to Detroit was the advertisement of actors when we had movie productions. There were people like Hugh Jackman, Mark Wahlberg, Matt Damon, and Ben Afleck that went on national TV when questioned about doing movies in Detroit and saying how terrible it was. They, with no qualms whatsoever, stated how wonderful the Detroit area was. They stayed in Franklin. They stayed in Bloomfield. They stayed Farmington. They touched all different suburbs. Livonia, everything. They talked about it in national TV and also magazines. We have an opportunity to be open minded of this issue. I would ask you to look at it as a template for our city and for future cities of how to adjust for the future. I ask you for you to look forthright as we have done in the past of other issues, of seeing what the city will be like, what the people's needs are. When things change, how do we adjust? I ask for you to be open minded and to have Airbnb's and to adjust to what is needed. It can change easily on a dime when we see that life is different. This could be a very vey positive issue. The one last thing that I wanted to say was the issue of the negativity that was in the Observer. I disagree wholeheartedly. To worry about someone stating that people are going to look through the windows. You can have them with the owners that own the home, or they rent, or some complete stranger. It is ludicrous to worry about such issues. I feel that nothing is positively gained when

you look at the negative or hypothetical negative, violent ideas. There is no reason for that. Also, knowing how clicks get started and rumors get started and to state that in that subdivision that they were against this plan, is wrong. As I stated two weeks ago, I will personally go house to house in that subdivision and I will put a petition that you agree on and to get an idea of how they feel. Also, the issues of it being 1,200 square feet and I read the letter to Mr. Jim Kennedy stating that he was rejected because they could use the living room, they could use the kitchen. You didn't even entail into the basement. When you do square footage, you don't count the basement. All those homes have basements. When I had students living with me, they used the bedroom and sometimes they used the kitchen, but most of the time they stayed in the basement so that they could have more peace. You should entail that when you think about this document. So, I just wish you would be open minded and not be so restrictive. If you do make changes, and it has to go to City Council for any minor adjustments, it should be just like you do for the block party. Just do a simple waiver not to go through the whole rigamarole of Committee of the Whole and nothing against you but the Planning Commission and the City. I just want you to be creative and to be open minded and to understand that there are a lot of positive people that want to get along and to be open to the rest of the world. That is how our world is now. Thanks.

Mr. Wilshaw: Thank you, Ms. Sotzen. Anyone else in the audience?

Jim Kennedy, 18938 Flamingo, Livonia, MI, I just had some questions about the…for one I was kind of wondering why you wanted to include Airbnb short-term rentals with commercial Bed and Breakfast?

Mr. Wilshaw: Mr. Taormina, do you understand how the Law Department came up with that?

Mr. Taormina: That was an analysis performed by the Law Department and so I would direct Mr. Kennedy to talk to them.

Mr. Kennedy: I am just trying to rent out a spare room in our house and it's…the Bed and Breakfast is kind of like a commercial…sounds like a commercial enterprise. Like you're a business. It's just renting out a room in your house. That is what I was just wondering. Then I was wondering if someone wanted to set up an Airbnb, what would be the process they would need to follow with the city. I know you kind of went over a little bit…who would they approach first? That kind of thing.

Mr. Wilshaw: The would need to…That would become a permitted use and they would start with, I guess it would be the Inspection Department or who would initially go to?

Mr. Taormina: If it is located in a residential district, they would be required to file a waiver use application with the Planning Department. The process would start with Planning and the Clerks office and then find its way to the Planning Commission to hold a public hearing and then it advances to Council as long as the project is approved by Planning Commission. Otherwise, an appeal would have to be filed.

Mr. Wilshaw: As a waiver use it would end up starting with us just like any other business that would request a waiver use for their property.

Mr. Kennedy: They would have to get a business license as well?

Mr. Taormina: Yes, that would be correct.

Mr. Kennedy. Is that just going through a commission or committee or something?

Mr. Taormina: That part is handled admisitratively through the Clerk's office and Inspection.

Mr. Kennedy: Is the $600 part of the business license?

Mr. Taormina: No. That is the waiver use application fee. I am not aware of what, if any, fees are required for the licensing part.

Mr. Kennedy: Then there would be a fee for the inspection from the Building Department?

Mr. Taormina: I am sure there would be, but I am not sure what the amounts are.

Mr. Kennedy: If this wasn't included in Bed and Breakfast, do you have any idea of how it would be handled? Did you have any plans on how you would handle short-term rentals for residential?

Mr. Wilshaw: What happened was, the request came from City Council to us to consider the use of these short-term rental type properties. We started the process as directed by City Council. The first step is to go to the Law Department and have them draft what they feel is appropriate language. They came up with this expansion of the existing Bed and Breakfast ordinance to use as a starting

point. If this is rejected, or if the city chooses to create a new ordinance they could also do that. It would have all new language specific to that process. This is the process or the steps that they came up with that have been presented to us tonight that we are considering. It is going to be for us and council to decide if that is how we want to proceed.

Mr. Kennedy: Do you know the status of the bill that is pending in the State Legislature on short-term rentals?

Mr. Wilshaw:: I do not know the status on that.

Mr. Kennedy: Do you know what the status is on short-term rentals in the city currently?

Mr. Wilshaw: Currently, I believe, they are not permitted. Mr. Taormina, is that correct?

Mr. Taormina: It is the position of the Law Department that these forms of short-term rentals already constitute Bed and Breakfast, so they would have to go through this process. If any are currently operating, I would suspect those would be in violation of the ordinance, to the extent that they are located in a residential district. Once this ordinance is adopted, clearly that is something that would have to be followed. I am not aware of how many are currently active in the City of Livonia.

Mr. Kennedy: In terms of the 14 days, because with Airbnb you can have someone stay for two nights and another person stay for a night and two nights and three nights, that kind of thing. The thing about the 14 days, is that considered one person staying consecutively for 14 days or is it like different people staying for different…like I said, two days here, one person, three days, one person, up to 14 days. I was just curious if that was the case.

Mr. Wilshaw: The ordinance states that guest occupancy shall be no longer than 14 consecutive days.

Mr. Kennedy: So, it's one person.

Mr. Wilshaw: That would be my interpretation of it. I am not a lawyer though.

Mr. Kennedy: So, if you have one person staying a week or even up to 14 days and then you could have someone come and stay for the balance of the month type thing. Okay, I just wanted to make sure. In regard to the Bed and Breakfast, I mean it said that if you serve

food…like I ran an Airbnb, I didn't serve food but the city threw me in and said that you are a Bed and Breakfast anyways, even though the state law says that by a number of points that define Bed and Breakfast including serving food. I didn't serve food but they said it didn't matter, you are still a Bed and Breakfast. If someone, in the case of serving food, the report that the city did was…they were wondering if I served food or not and if I did that would entail inspections by the food department, you know what mean as far as serving food. I am just curious if it's a part of Bed and Breakfast if then you were going to like search someone's property for their kitchen or whatever. If your expecting them to serve food.

Mr. Wilshaw: The Bed and Breakfast ordinance has provisions that talk about kitchen facilities and so on, but there is nowhere in the ordinance does it state that, to be a Bed and Breakfast, food must be served.

Mr. Kennedy: I was just curious. I didn't want someone to get hung up that they didn't serve anything. I just wanted to note that Airbnb made an agreement with the State of Michigan for state income tax. I'm sorry. State Tax. So, when a guest books a room, they would pay a fee that would go to the State of Michigan. As far as the…some of the…the $600 fee, I guess…the thing about it is all we are trying to do is just rent a room in our house. The income is obviously helpful. There is a bit of work involved. Cleaning the house and so on. It is just nice to have…and as far as the people that I had…I only did it for three months and they are all pretty good people. I didn't have any problems. There is a procedure for…um, initially like when a complaint was lodged against me by my neighbor was you don't know who is coming and going. That's not true at all. I definitely know who is coming. I don't know if any of you have ever used the short-term rental or Airbnb or anything, but basically you find a place you are going to…personal or business reasons. You find the property. You communicate with the host. You go to book and there is communication back and forth as far as messaging through the service. Maybe why you are coming, that type of thing. Then…you can kind of vet them a little bit through that way, but because of Airbnb and that case, they have a page on their website as far as the kind of background checking that they do. Granted, we aren't talking about running down to the police department and fingerprinting them here, but we are doing some type of checking. It is better than getting someone off of some classified ads website and getting someone in your home that has never been checked by anybody. You just don't know who you are getting. It is a nice system. When you get them in, Airbnb

does allow hosts to kick someone out if it doesn't feel right and vice versa. The guest could leave too. It does have controls. They have the insurance that we have talked about. It is a nice setup. As I told the Committee of the Whole, we don't want to see it banned because it is a nice set up as opposed to getting someone off some other way. I guess that is probably all I have at this point. Thank you.

Mr. Wilshaw: Thank you, Mr. Kennedy. Does anyone have any questions for him? I don't see anything. Thank you for coming. Is there anyone else wishing to speak on this item? Feel free.

Mr. Dzwonkowski: I will try to be concise, but I think this might be relevant to our discussion. I would like to sort of offer what I found to be a very clear distinction between long-term rentals and short-term rentals. I rented my room out of my house for three years. Two long-term rentals. I had five different people and I had to evict three of them. The other two were okay. I didn't know anything about Airbnb until my sons and my daughter suggested why don't you try Airbnb Dad in order to make my mortgage. So I did with some trepidation. I was amazed at the difference. It struck me that the City Council perhaps they probably have the same misunderstanding or lack of understanding that I had about what Airbnb was. I think it is quite a distinct entity from say Bed and Breakfast or long-term rentals. The distinction comes from the culture of the Airbnb. I think is somebody rents a room in a house and you can afford a house, great. Most of us can. Wonderful. I have had mine for 30 years, built it in fact. If you can't you maybe rent…maybe you can't own a house, so you rent a house. That works pretty well. Maybe you get a rent to own or whatever. If you can't then maybe you would rent an apartment. If that is too high for you then you might rent a room in somebody's house. Those are the kind of clients I had. Those five that I had at my house. They just didn't…a lot of them were out of work repeatedly, were not very responsible, and I needed the money, so I rented it and they were friends of my ex-wife, so I said fine come on in. It just didn't work out that well. I was blown away when I had the short-term guests come in. I said…like I mentioned to you, I have had more than 200. My gosh, I have had people from six different continents. I have had them from 27 different countries. I have had a lot of engineers. I have never had anybody who wasn't a career…owned a business…I know I have had three millionaires there. One of them was an angel investor. Fabulous people. They come in to use anything but my bed and they might make some food for themselves in my kitchen. That is all they do. Or they come in for their funerals or

for their weddings. They are not there to do anything but eat in Livonia in our restaurants and that type of stuff, so it is a whole different clientele. I have a nephew who is in mergers and acquisitions in Ann Arbor. He was in Wall Street for five years. He makes $300,000 per year. He said Uncle John, our company, we've got about 100 people that travel. We encourage them if you can to use an Airbnb. We can't force you to do that, but if you can get along with people, use an Airbnb. If you've have 100 people out there and your paying $50 a night rather than $150, great savings for our company. I have had at least a dozen of my engineers or doctors tell me the same thing. They were told by their companies. I think that is the kind of clientele you get. So, I think there is a critical distinction between…if we are going to outlaw something in the city, my experience says outlaw the long-term guests and keep the short-term. But that is just my opinion. Okay.

Mr. Wilshaw: Thank you. I think that is why we are looking at this as a different part of the ordinance than the long-term rentals. That is a whole different animal when you are dealing with long-term rentals vs. short-term. Is there anyone else wishing to speak on this item. I think everyone has had their chance. I will then close the public hearing and look for a motion.

Mr. Long: Mr. Chairman, I have a clarification question.

Mr. Wilshaw: Certainly.

Mr. Long: Mr. Taormina, are we…is this an all or nothing resolution? In other words, we are adding this, we are changing…we are adding these establishments to the city ordinance that covers Bed and Breakfast. Can we…personally, I find some of these restrictions to be counterproductive against the Airbnb, such as the size of the road and the 14-day limitation. Would I be able to offer an approving resolution exempting these establishments from certain…

Mr. Taormina: Absolutely. So, the Planning Commission is doing just that, making a recommendation to City Council. The same language amendment that was presented to you will be presented to City Council at a public hearing, but with any additional recommendation from Planning Commission. For example, maybe Bed and Breakfast is a form of short-term rental and we should creating a definition of short-term rental and include Bed and Breakfast as one form of short-term rental. Additionally, your suggestions that some of these special requirements may be

onerous, like the half acre requirement, the size of the road, and maybe even the parking, the Planning Commission can recommend that they not apply to Airbnb's. All of these are conditions that you can make recommendations on that would be forwarded to City Council.

Mr. Long: If there is no further discussion, I would be willing to offer an approving resolution with some amendments.

On a motion by Long, seconded by Smiley, and adopted, it was

#08-75-2019 **RESOLVED**, that pursuant to a Public Hearing having been held by the City Planning Commission on August 27, 2019, on Petition 2019-06-06-01 submitted by the City Planning Commission pursuant to Council Resolution #163-19 and Section 23.01(a) of the City of Livonia Zoning Ordinance No. 543, as amended, to determine whether or not to amend Subsection 2 of Section 2.10 (definition of "Bed and Breakfast Establishment") of Article II of the City of Livonia Zoning Ordinance No. 543, as amended, to include residences marketed and offered for rent online by platforms such as "Airbnb", "VRBO", "HomeAway" or other similar websites, the Planning Commission does hereby recommend to the City Council that Petition 2019-06-06-01 be approved for the following reasons and conditions:

1. The proposed language amendment expands the definition of "*Bed and Breakfast Establishment*" to include other forms of short-term rentals in which residences are marketed and offered for rent via web-based platforms such as "Airbnb", "VBRO", and "HomeAway";

2. This amendment will clarify the position that—for purposes of zoning—short term rentals, like Airbnb, are no different than Bed and Breakfast Establishments, and as such, should be treated the same;

3. The Planning Commission recommends that the following special requirements that apply to traditional Bed and Breakfast Establishments <u>NOT</u> apply to internet-based forms of short-term rentals like Airbnb, VRBO and HomeAway:

   1. Such use shall be located on a lot or parcel of no less than one-half (½) acre in area or in a residential structure containing no less than two thousand (2,000) square feet of living space.

2. Off-street parking shall be provided in the rear or side yard, behind the front building setback line, in an amount equal to one (1) parking space per bedroom. For parcels abutting an exterior side street, parking shall not be closer to the street than the principal structure. Such parking lot shall be improved with a minimum of four (4) inches of concrete or plant mixed asphalt. Natural screening by use of plant material or other screening by use of fencing shall be utilized to screen parking areas from adjoining residential properties.

3. Such use shall have direct access to a public street having an existing or planned width of at least eighty-six (86) feet or more as designated on the Master Thoroughfare Plan.

4. Such establishments shall be run by persons who own and occupy the premises for residential purposes.

5. Guest occupancy shall be no longer than fourteen (14) consecutive days.

4. That the proposed language amendment will provide reasonable regulations in connection with the operation of short-term rentals and is therefore in the best interests of the City and its residents.

A roll call vote on the foregoing resolution resulted in the following:

AYES: Long, McCue, Smiley, Bongero, Wilshaw
NAYS: Ventura
ABSENT: Caramagno
ABSTAIN: None

Mr. Wilshaw: Is there any discussion?

Mr. Ventura: If Mr. Long's motion is accepted by the Planning Commission, it is forwarded to Council in this form, if the Council were to accept this recommendation and enact the ordinance in allowing with Mr. Long's amended resolution, then the folks that are renting out rooms in their homes would not have to comply with the excluded items that Mr. Long enumerated. Is that correct?

Mr. Taormina: That is correct.

Mr. Ventura: If Mr. Long's motion were to fail and all of the requirements that are enumerated in the Law Departments draft of this proposed ordinance were enacted by the City Council, City Council would then have the opportunity to waive any or all of these requirements. Is that correct?

Mr. Taormina: On a case by case basis.

Mr. Ventura: Right. Every applicant would have to conform and enter their application and make their case.

Mr. Taormina: That is correct.

Mr. Ventura: Thank you.

Mr. Wilshaw: And to that extent I would say that even with the amendments offered by Mr. Long to the existing Bed and Breakfast ordinance, the Council would still have the opportunity to waive any of the other conditions if they needed to. Any other discussion?

Ms. Smiley: Only that they could probably put them back in if they didn't like them. Our exclusions. If they didn't care for our exclusions, they are certainly free to put them back in.

Mr. Wilshaw: That is very true. This is just a recommendation to Council. They can choose to add or delete as much as they wish. Any other discussion on this?

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

ORDS – Liv Code of
Subject matter of appropriate regulations and ordinances in connection with short term housings rentals. Communication from Department of Law in response to CR 30-19 was received and placed on file.

President Toy, as Chair of the Committee of the Whole, reported out on the meeting of Monday, April 15, 2019.

a. Subject matter of appropriate regulations and ordinances in connection with short term housings rentals. (CR 30-19)

A communication from the Department of Law, dated April 24, 2019, re: Administrative response to Council Resolution No. 30-19, was received and placed on file for the information of the Council.

MAY 08 2019

REGULAR MEETING OF May 8, 2019

Councilmembers Present: McIntyre, Meakin, Jolly, Kritzman, Bahr, White and Toy.
Councilmember(s) Absent: None

10a

ORDS – Liv Code of Communication from Leo Nevelle, Assistant City Attorney proposed HB 4046 (short term rentals) was received and placed on file.

A communication from Leo Neville, Assistant City Attorney, dated May 2, 2019, re: House Local Government & Municipal Finance Committee Meeting on proposed HB 4046 (short term rentals), was received and placed on file for the information of the Council.

MAY 08 2019

REGULAR MEETING OF May 8, 2019

Councilmembers Present: McIntyre, Meakin, Jolly, Kritzman, Bahr, White and Toy.
Councilmember(s) Absent: None

On a motion by Meakin, supported by Bahr, and unanimously adopted, it was:

ORDS – Liv Code of (Dept of Law) Request to amend Subsection 2 of Section 2.10 (Bed and Breakfast Establishment) of Article II of the Zoning Ordinance to amend the definition of a "bed and breakfast", be referred to Planning Commission to conduct Public Hearing. **(Refer to Planning)**

#163-19 RESOLVED, that having considered a communication from the Department of Law, dated April 24, 2019, submitted pursuant to Council Resolution No. 30-19, approved for submission by the Mayor, in connection with a proposed amendment to Subsection 2 of Section 2.10 (Bed and Breakfast Establishment) of Article II of the Zoning Ordinance to amend the definition of a "bed and breakfast" to include residences marketed and offered for rent online by platforms such as "Airbnb", "VBRO", "HomeAway" or other similar rental websites, which would therefore subject short-term rentals to the same annual licensing and inspection requirements as similar uses located within the City, as well as the same penalties and sanctions for any failure to comply with the requirements, the Council does hereby refer this matter to the City Planning Commission for the holding of a public hearing in accordance with provisions of Law and City Ordinance.

MAY 08 2019

This item will remain in Committee.

UNFINISHED BUSINESS AGENDA ITEMS (Regular Meeting of May 8, 2019)

Motion by: ***Meakin***
Seconded by: ***Bahr***

ROLL CALL:
Ayes: ***Jolly, Kritzman, Bahr, White, McIntyre, Meakin and Toy***

Nays: None
Absent: ***None***

On a motion by Meakin, supported by Bahr, and unanimously adopted, it was:

ORDS – Liv Code of
Subject matter of appropriate regulations and ordinances in connection with short term housings rentals. (CR 30-19)
(Refer to Law Dept)

#162-19 RESOLVED, that having considered the report and recommendation of the Committee of the Whole, dated April 15, 2019, submitted pursuant to Council Resolution No. 30-19, regarding the subject matter of appropriate regulations and ordinances in connection with short term housing rentals, the Council does hereby refer this item to the Department of Law to prepare the necessary ordinance change for submission to Council.

MAY 08 2019

UNFINISHED BUSINESS AGENDA ITEMS (Regular Meeting of May 8, 2019)

Motion by: ***Meakin***
Seconded by: ***Bahr***

ROLL CALL:
Ayes: ***Jolly, Kritzman, Bahr, White, McIntyre, Meakin and Toy***

Nays: ***None***
Absent: ***None***

NEW DATA FOR REGULAR MEETING OF 05/08/2019 ITEM 10a

REPORT

To: Mayor Dennis Wright, Ms. Laura Toy, City Council President
Honorable City Council Members; City Attorney Paul A. Bernier

From: Leo D. Neville, Asst. City Attorney

RE: House Local Government & Municipal Finance Committee
Meeting on proposed HB 4046 (Short-term rentals)

Date: May 2, 2019

I had the opportunity to attend the House Local Government & Municipal Finance Committee meeting on proposed HB 4046 (Short-term rentals) that was held on May 1, 2019. In short, if passed, the proposed bill would provide that the use of a residence as a "short-term rental" (a rental for 28 days or less) **shall** be an absolute permitted use in **all** residential zoning districts including R-1 (single family dwelling) districts. Furthermore, under this bill, a city would not be able subject the residence "to a special use or conditional use permit or procedure different from those required for other dwellings in the same zone."

The meeting was heavily attended by groups supporting and opposing the proposed House Bill. A large contingent of municipal representatives and the Michigan Municipal League attended in opposition to the bill, while representatives from Airbnb, the Michigan Realtors Association, and others appeared in support of the bill. So many people attended that some had to sit in the waiting room across the hall from the hearing room.

Given the large group of people attending, the committee wasn't able to hear from all attendees but tried to hear from both sides of the issue and had to adjourn the meeting due to time constraints. Although I submitted a card requesting permission to address the committee, my name was not called during this session. The committee chair stated that another hearing date will be schedule in the very near future so that they can elicit further testimony from both sides. Even though a vote was not taken on the proposed bill, I offer the following as an indication as to the positions stated.

The meeting began with a vote to replace original HB 4046 with a substitute version (draft 1). At that point, State Representative (and commercial realtor) Mr. Jason Sheppard gave a short address laying out his reasons for sponsoring this bill. In Rep. Sheppard's opinion, the bill is intended to "simply take short-term rentals out of zoning" and, among other things, allow home owners the right to exercise their property rights, including the ability to use their "second homes" in resort or tourist communities to help make ends meet. He suggested that, without the passage of this bill, a homeowner wouldn't even be allowed to rent out a spare bedroom to a relative. Even though the bill would "remove short-term rentals from zoning", Rep. Sheppard argues that municipalities would still be able to regulate noise, advertising, the number of occupants in a dwelling – to the extent that such restrictions are "consistently applied" to other owner-occupied residences.

The representative from Airbnb began her presentation with a short history about its business model. Interestingly enough, she stated that the business was originally known as "air bed and breakfast" (confirming our earlier opinion to Council) but eventually shortened it to its current name. She cited the millions of dollars that their hosts allegedly bring into the tourism industry across the country, including the Great Lakes, by way of revenue and taxes. She claims that Airbnb conducts stringent background checks on their hosts, teaches them how to screen potential customers, and encourages their hosts to be license and inspected. Had I been given the chance to speak, I would have conveyed to the committee that **none** of the airbnb operators in our city have ever obtained a license, had their property inspected, and certainly never shared any information with us regarding themselves or their customers.

As indicated above, there were many municipal representatives attending the hearing – all in opposition to the proposed bill. Their concerns mirror many of the concerns we have regarding he "short-term rental" business, as well as the attempt by this bill to deprive cities, townships and villages of the very rights given to them under the Zoning Enabling Act. I intended to take the argument further by reminding the committee that Article 7 of the 1963 Michigan Constitution expressly gives municipalities the absolute power and right to control adopt resolutions and ordinances relating to its "municipal concerns, property and government" and that these rights and powers may not be usurped by the state legislature – a right that was reinforced by the Michigan Supreme Court in *Associated Builders & Contractors v City of Lansing*, 499 Mich 177, 187; 880 NW2d 765 (2016). In my opinion, the proposed bill, if passed, should be held unconstitutional because it does exactly what the law says it cannot do – it allows the state to step in and take away a power expressly reserved to the municipality.

It should be noted that there was also a representative from the hotel industry present who stated that, although she fully supports the airbnb industry, their association opposes this bill because of its disparate treatment of hotels in favor of short-term rentals. In short, if this bill were to pass they believe that hotels would be subjected to stricter zoning and licensing/inspection requirements than short-term vacation rentals.

Lastly, I should point out that those committee members addressing or questioning witnesses throughout the hearing seemed to come from the position of being in opposition to the proposed bill. I do not recall a single member saying anything on the record that would lead one to believe that they supported the bill. Perhaps that might change at the conclusion of the public comment stage of the hearing.

DRAFT 1

SUBSTITUTE FOR

HOUSE BILL NO. 4046

A bill to amend 2006 PA 110, entitled "Michigan zoning enabling act," (MCL 125.3101 to 125.3702) by adding section 206b.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 SEC. 206B. (1) FOR THE PURPOSES OF ZONING, ALL OF THE
2 FOLLOWING APPLY TO THE RENTAL OF A DWELLING, INCLUDING, BUT NOT
3 LIMITED TO, SHORT-TERM RENTAL:
4 (A) IT IS A RESIDENTIAL USE OF PROPERTY AND A PERMITTED USE IN
5 ALL RESIDENTIAL ZONES.
6 (B) IT IS NOT SUBJECT TO A SPECIAL USE OR CONDITIONAL USE
7 PERMIT OR PROCEDURE DIFFERENT FROM THOSE REQUIRED FOR OTHER
8 DWELLINGS IN THE SAME ZONE.
9 (C) IT IS NOT A COMMERCIAL USE OF PROPERTY.
10 (2) THIS SECTION DOES NOT PROHIBIT ANY OF THE FOLLOWING IF

1 APPLIED ON A CONSISTENT BASIS TO RENTAL AND OWNER-OCCUPIED
2 RESIDENCES:
3 (A) REGULATION OF NOISE, ADVERTISING, TRAFFIC, OR OTHER
4 CONDITIONS, TO PREVENT NUISANCES.
5 (B) REGULATION OF THE NUMBER OF INDIVIDUALS THAT MAY OCCUPY A
6 DWELLING.
7 (C) REQUIREMENTS FOR DWELLING INSPECTIONS AND INSPECTION FEES.
8 (D) TAXES OTHERWISE PERMITTED BY LAW.
9 (E) REQUIREMENTS TO NOTIFY A LOCAL UNIT OF GOVERNMENT OF
10 ASSOCIATION OR CONDOMINIUM REGULATIONS OR OTHER PRIVATE AGREEMENTS
11 THAT MAY AFFECT THE USE OF A DWELLING.
12 (3) AS USED IN THIS SECTION, "SHORT-TERM RENTAL" MEANS THE
13 RENTAL OF ANY SINGLE-FAMILY RESIDENCE OR 1-TO-4-FAMILY HOUSE OR
14 DWELLING UNIT, OR ANY UNIT OR GROUP OF UNITS IN A CONDOMINIUM, FOR
15 TERMS OF LESS THAN 28 DAYS AT A TIME.
16 Enacting section 1. This amendatory act takes effect 90 days
17 after the date it is enacted into law.

NEW DATA FOR REGULAR MEETING OF 05/08/2019 ITEM 10a

DEPARTMENT OF LAW

PAUL A. BERNIER
City Attorney

MICHAEL E. FISHER
Chief Assistant City Attorney

ERIC S. GOLDSTEIN
Assistant City Attorney

LEO D. NEVILLE
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April 24, 2019

TO: HONORABLE MEMBERS OF THE CITY COUNCIL

FROM: DEPARTMENT OF LAW

SUBJECT: PROPOSED AMENDMENT TO THE LIVONIA ZONING ORDINANCE'S DEFINITION OF BED AND BREAKFAST [SECTION 2.10 (2)]; AND

PROPOSED ORDINANCE AMENDMENT TO SECTION 010, OF CHAPTER 42 (HOTELS, MOTOR COURTS, LODGINGHOUSES, ROOMING- HOUSES, ONE-FAMILY RENTAL DWELLINGS, TWO-FAMILY RENTAL DWELLINGS AND MULTIPLE-FAMILY RENTAL DWELLINGS) OF TITLE 5 OF THE LIVONIA CODE OF ORDINANCES, AS AMENDED

REF: ADMINISTRATIVE RESPONSE TO COUNCIL RESOLUTION NO. 30-19

Dear Council Members:

This matter came before Council as a Committee of the Whole on Monday, April 15, 2019. On the agenda that evening was the matter on how best to address an increasing number of residences being marketed online for short-term rentals on platforms such as "airbnb", "Home Away" and "VRBO" (to name a few). These residences are being rented without the owners obtaining a business license from the City Clerk, and equally important, without being inspected by the Fire Department and the Inspection Department as is required under Title 5 of the Livonia Code of Ordinances.

Following a discussion amongst Council, as well as audience communication from interested residents, about the most appropriate way to address and regulate short-term property rentals, the Committee referred the matter back to the Law Department in order to prepare a proposed ordinance change. This item is to be placed on the agenda for the Regular meeting scheduled for Monday, May 8, 2019.

It is the Law Department's position that a short-term rentals marketed for rent online by platforms such as "airbnb" are nothing more than a traditional "bed and breakfast" branded under a different way. It is our understanding that Council does not object to the use of private residences as short-term rentals as long as the zoning district in which the proposed rentals are located permit residences to be used as a "bed and breakfast" as either a "permitted use" or, at a minimum, satisfy the requirements that would allow the residence to be granted a waiver use following review and submission of findings by the City Planning Commission and then approval by the City Council.

It is the opinion of the Law Department that the best way to accomplish this goal is through a two-step process. The first step is to amend the definition of a "bed and breakfast" as contained within Subsection 2 of Section 2.10 of the Zoning Ordinance to include residences marketed and offered for rent by way of the above-mentioned online platforms.

Once, and if, the proposed amendment to the Zoning Ordinance is approved by the Planning Commission following a public hearing, then it is our recommendation that Section 010 of Chapter 42 of Title 5 of the Livonia Code of Ordinances be amended to incorporate the new definition of a "bed and breakfast" into the Code. These proposed changes will subject short-term rentals to the same annual licensing and inspection requirements as other rental properties located within the City, as well as the same penalties and sanctions for any failure to comply these requirements.

If the proposed amendments meet with your approval, it is respectfully requested that the Zoning Ordinance amendment be referred to the Planning Commission to conduct a public hearing on the question of whether such amendments should be made and thereafter submit a report and recommendation to Council.

Provided that you concur with these changes, the proposed Code amendments are ready to be offered for first reading. If you have any questions, please do not hesitate to contact the Law Department.

Approved for submission:

Dennis K. Wright, Mayor

Very truly yours,

Paul A. Bernier, City Attorney

Leo D. Neville, Assistant City Attorney

LDN/bks
cc: Mayor, Clerk, Council, Finance, Inspection, LPD, LFD

P:\Council\2019\Administrative Responses\AIRBNB.docx

AN ORDINANCE AMENDING SUBSECTION 2 OF SECTION 2.10 OF ARTICLE II OF ORDINANCE NO. 543, AS AMENDED, KNOWN AND CITED AS "THE CITY OF LIVONIA ZONING ORDINANCE"

THE CITY OF LIVONIA ORDAINS:

Section 1. Subsection (2) of Section 2.10 of Article II of Ordinance No. 543, as amended, is hereby amended to read as follows:

Section 2.10 Definition of Miscellaneous Terms.

(2) Bed and Breakfast Establishment. A private residence that rents sleeping accommodations to transient tenants in six (6) or fewer rooms, in which the innkeeper or operator is the owner and resides at the residence while renting rooms to transient tenants and serves breakfast at no extra cost to such tenants. For purposes of this Code, the term "bed and breakfast" shall include, but is not limited to, rentals marketed or offered for rent by way of online platforms such as "Airbnb", "VBRO", "HomeAway" or other similar rental websites. Such use is distinguished from a boarding house, ~~rooming house,~~ tourist home, hotel or motel.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

AN ORDINANCE AMENDING SECTION 010 OF TITLE 5, CHAPTER 42 (HOTELS, MOTOR COURTS, LODGINGHOUSES, ROOMING-HOUSES, ONE-FAMILY RENTAL DWELLINGS, TWO-FAMILY RENTAL DWELLINGS AND MULTIPLE-FAMILY RENTAL DWELLINGS) OF THE LIVONIA CODE OF ORDINANCES, AS AMENDED.

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 010 of Title 5, Chapter 42, of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

5.42.010 - Definitions. The following words and phrases, when used in this chapter shall, for the purpose of this chapter, have the meanings respectively ascribed to them in this section, as follows:

A. *"Agent"* means any person authorized by the owner who has charge, care or control of a rental dwelling or rental unit which is let or offered for occupancy. The owner must officially notify the city of any agent authorized to act on his behalf. The owner may authorize a tenant to act as agent for a rental dwelling or rental unit.

B. *"Applicable codes"* mean the current fire prevention, building and property maintenance codes adopted by the city, including definitions and applicable terms, and other city ordinances.

C. *"Dwelling unit"* means a single unit providing complete independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. This shall include any area within the building that contains mechanical equipment for the rental unit, hallways or other spaces that serve the rental unit, and the premises of the rental dwelling.

D. *"Family"* means any number of persons living together in a single dwelling unit comprising a single housekeeping unit and related by blood, marriage, adoption, or any unrelated person who resides therein as though a member of the family and including the domestic employees thereof, or a group of not more than five (5) unrelated individuals living together as a single housekeeping unit.

E. *"Hotel"* means a building or part thereof occupied as the more or less temporary abiding place of individuals, in which the rooms are rented or leased singly for hire, and in which rooms no provision for cooking is made, and in which building

there is a general kitchen and dining room for the accommodation of the occupants.

F. *"Lodginghouse"* means a building or part thereof, other than a hotel, where lodgings are provided for hire more or less transiently without provisions for meals.

G. *"Motor court"* means any establishment in which individual cabins, courts or similar structures or units are let or rented to transients for periods of less than one (1) month. The term "motor court" includes tourist cabins and motels.

H. *"Multiple-family rental dwelling"* means a building containing three (3) or more dwelling units arranged either side by side and/or one (1) above the other, each unit occupied as a single housekeeping unit by a single-family or functional family.

I. *"One-family rental dwelling"* means a building containing one (1) dwelling unit promised and/or leased to a single family not occupied by the owner.

J. *"Rental unit"* means a single housekeeping unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

K. *"Roominghouse"* means any building occupied as a home or family unit where a certain room or rooms, in excess of those used by members of the immediate family, are leased or rented to one (1) or more persons and occupied by four (4) or more persons not members of the family. The term "roominghouse" also includes tourist homes, bed and breakfast establishments, and tourist accommodations other than motor courts as those terms are defined herein or under the City of Livonia Zoning Ordinance No. 543, as amended.

L. *"Two-family rental dwelling"* means a building containing two (2) dwelling units promised and/or leased to two (2) separate families, respectively, with at least one (1) unit not occupied by the owner.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

COMMITTEE OF THE WHOLE

April 15, 2019

A Committee of the Whole meeting was held on Monday, April 15, 2019 in the Second-Floor City Council Chambers, Livonia City Hall, 33000 Civic Center Drive, Livonia, MI 48154.

Committee Members Present:

Council President Laura M. Toy
Council Vice President Jim Jolly
Councilmember Scott Bahr
Councilmember Brandon Kritzman
Councilmember Kathleen McIntyre
Councilmember Brian Meakin

Committee Members Absent:

Councilmember Cathy White

City Officials and Others Present:

Assistant City Attorney Eric Goldstein
Planning & Econ. Dev. Director Mark Taormina
Director of Admin. Services Dave Varga
City Treasurer Lynda Scheel
Elaine Yates, Resident
Lawrence Gorman, Resident
Karen Irwin, Resident
R. Roncone, Resident
DeAndrea Foisy, Resident
Michael D. Conroy, Resident
Michael W. Somerville, Resident
Timothy Smith, Resident
Sandra & Jonas Garliauskas, Resident
Tim & Sandra Williams, Resident
Don & Kim Plasenia, Resident
Deborah Dani, Resident
John D. Fannin, Resident
Chris Veighey, Resident
Robert & Tricia Purcell, Resident
Lucas Dzwonkowski, Resident
Nigel Wu, Resident
Elizabeth Martin, Resident
Gustovo Rodriguez, Resident
Jim Kennedy, Resident
Agnes & Pete Tluczek, Resident
Eileen McDonnell, Resident

City Officials and Others Present Continued:

John Tzwonkowski, Resident
John R. Lewis, Resident
John Lister, Resident
Mike Furgefson, Resident

See attached Sign-in Sheet.

The meeting convened at 7:00 p.m.

1. **CR 30-19** The subject matter of appropriate regulations and ordinances in connection with short term housing rentals to the committee for its report and recommendation.

A discussion took place regarding short term rentals and if they are lawful. Are law changes required as well as proper inspections and licensing needed. Neighbors stated their concerns having this in their neighborhood. Host of Airbnb's spoke on their side of the subject. This homeowner was requested to cease and desist this operation.

The Committee recommends:

- **The Law Department to prepare the ordinance change for first read.**
- **To leave in committee for further discussion.**

(NOTE: This item is to remain in committee.)

This item is to be placed on the **Regular Meeting Agenda of May 8, 2019**

2. **CR 100-19** Petition 2018-12-02-23, submitted by Livonia Healthcare Real Estate, L.L.C., to construct and operate a nursing and physical rehabilitation facility on property located on the Southeast corner of Wayne Road and Ann Arbor Trail (8834 Wayne Road) in the Southwest ¼ of Section 33, the Council does hereby refer this item to the committee for its report and recommendation.

A discussion took place regarding the connection of this property and the St. Jude Nursing Center on Ann Arbor Trail which is currently in bankruptcy. Taxes owed to Wayne County as of March 2019 is $395,825.78 personal property from 2012 to 2019 is $5,350.91. St. Jude Nursing Center owes back taxes since 2010 plus personal property taxes.

The representative stated the last bankruptcy was in 2015 and the State of Michigan denied their request to rebuild and replace. The Petitioner is working with the State to see if they can have a different plan for the original site on Ann Arbor Trail and would like to table this petition for the time being.

The Committee recommends:

- **To table this plan until further notice.**
- **To leave this item in committee.**

(NOTE: This item will remain in committee.)

This item is to be placed on the **Regular Meeting Agenda of May 8, 2019**

The meeting adjourned at 9:07 p.m.

Respectfully submitted,

Laura M. Toy
Council President

cc: City Attorney, City Clerk

Attachment - Sign-In Sheets

PLEASE RECORD YOUR ATTENDANCE AT THIS MEETING

BY PRINTING YOUR NAME BELOW

MEETING: COMMITTEE OF THE WHOLE

DATE: MONDAY, APRIL 15, 2019

TIME: 7:00 PM

PLEASE PRINT NAME	ADDRESS
Elaine Yates	18952 Flamingo Livonia MI 48152
Lawrence Gorman	19028 Flamingo Liv. MI 48152
Karen Irwin	8925 Laurel Av 48150
R. Roncone	18564 Flamingo MI. 48152
DeAndrea Foisy	18914 Flamingo MI 48152
Michael D Conroy	18956 Flamingo, Livonia 48152
Michael W. Somerville	18890 Flamingo, Livonia 48152
TIMOTHY SMITH	18978 FLAMINGO 48152
NOTIFY PLEASE → SANDRA + JONAS GARLIAUSKAS	8937 LAUREL 48150
— PLEASE NOTIFY → Tim + Sandra Williams	8949 Laurel 48150
Please Notify → Don + Kim Plasencia	34579 Dover 48150
Sending Nursing Home → Deborah Dani	34647 Dover Ave 48150
John D. Fannin	8961 Laurel Ave. 48150
Chris Veighey	8914 Hanlon Ave
Lynda Scheel	City Treasurer

PLEASE RECORD YOUR ATTENDANCE AT THIS MEETING

BY PRINTING YOUR NAME BELOW

MEETING: COMMITTEE OF THE WHOLE

DATE: MONDAY, APRIL 15, 2019

TIME: 7:00 PM

PLEASE PRINT NAME	ADDRESS
Robert & Tricia Purcell	36736 Margareta
Lucas DZWONKOWSKI	20025 MAYFIELD, LIVONIA MI 48152
Nigel Wu	30235 Mason St. Livonia 48154
Elizabeth Martin Gustavo Rodriguez	14529 Fitzgerald
Jim Kennedy	18938 Flamago
Agnes Thuzeil	28611 Clarita
PETE THUZEIL	28611 Clarita
Eileen McDonnell	36099 Brookview 48152
John Dzwonkowski	20025 Mayfield, 48152
ERIC GOLDSTEIN	LAW DEPT
Dave Varga	City of Liv
John B. Lewis	8913 Laurel Ave
John Lister	34531 Dover Ave
Mike Ferguson	8880 Haven Ave
~~[illegible]~~ MARK TAORMINA	PLANNING DEPT.

DEPARTMENT OF LAW

PAUL A. BERNIER
City Attorney

MICHAEL E. FISHER
Chief Assistant City Attorney

ERIC S. GOLDSTEIN
Assistant City Attorney

LEO D. NEVILLE
Assistant City Attorney

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LIVONIA, MICHIGAN 48154-3097
(734) 466-2520
FAX: (734) 466-2072

DENNIS K. WRIGHT
MAYOR

March 21, 2019

TO: HONORABLE MEMBERS OF THE CITY COUNCIL

FROM: DEPARTMENT OF LAW

SUBJECT: AIRBNB – PROPOSED ORDINANCE AMENDMENT TO SECTION 010, AND ADDING SECTION 016, OF CHAPTER 42 (HOTELS, MOTOR COURTS, LODGINGHOUSES, ROOMING- HOUSES, ONE-FAMILY RENTAL DWELLINGS, TWO-FAMILY RENTAL DWELLINGS AND MULTIPLE-FAMILY RENTAL DWELLINGS) OF TITLE 5 OF THE LIVONIA CODE OF ORDINANCES, AS AMENDED

REF: ADMINISTRATIVE RESPONSE TO COUNCIL RESOLUTION NO. 30-19

Dear Council Members:

This matter has been brought to the City's attention by neighboring property owners of the home located at 18938 Flamingo. The subject property is currently owned by Mr. James Kennedy and is located west of Middlebelt and south of Seven Mile roads in a district zoned R-1 (single-family residential dwelling). According to City records, the subject property is a one-story ranch measuring 1,069 square feet. The lot size is 45.0 feet frontage and 135.0 feet deep, comprising 5,850 square feet or roughly 0.13 acre.

Neighbors learned that Mr. Kennedy was operating an Airbnb out of his home and the property is currently advertised for rent on Airbnb's website. The advertisement promotes the availability to rent 1 bedroom for up to 3 guests (1 queen bed and an air mattress available), along with 1 ½ shared bathrooms. Presumably there is at least a second bedroom within the home since Mr. Kennedy has been claiming the "homestead exemption" on 100% of the property since the day he purchased the home. Although the homeowner doesn't advertise the availability of food, one recent guest reviewed his January 2019 stay in part "[h]e makes you feel welcomed, his place is sparkling clean, he is kind and considerate, <u>has lots of goodies for his guest</u> and is extremely

accommodating. . . ." Granted, it is only speculation, but a reasonable conclusion based upon this review is that the homeowner must be providing guests with something to eat.

The questions before us include: (1) whether such a use of the subject property is even lawful under state law or our ordinances; (2) whether this activity is subjected to inspection as a rental; if so, (3) whether the homeowner must obtain a business license prior to conducting business activity out of the home; and (4) whether the conduct of a business disqualifies the homeowner from claiming the Principal Residence Exemption ("homestead exemption") on the property.

STATE LAW

Public Act 230 of 1972, known as the "Stille-DeRossett-Hale Single State Construction Code Act" was passed by the Michigan Legislature in an effort to establish a construction code commission having the authority to promulgate rules governing, among other things, the construction, occupancy and use of buildings in the state of Michigan. Section 4b of the Act (MCLA 125.104b) governs "Bed and Breakfasts" and defines same as:

> "(3) As used in this section, "bed and breakfast" means a single family residential structure that meets all of the following criteria:
>
> (a) Has 10 or fewer sleeping rooms, including sleeping rooms occupied by the innkeeper, 1 or more of which are available for rent <u>to transient tenants</u>.
>
> (b) Serves meals at no extra cost to its <u>transient tenants</u>.
>
> (c) Has a smoke detector in proper working order in each sleeping room and a fire extinguisher in proper working order on each floor." (Emphasis added).

There is no requirement that a "bed and breakfast" actually has to serve, offer or provide a breakfast or any other meal. However, as stated above, <u>if</u> a meal is provided (to the transient tenant) it must be provided at no extra cost to the amount charged for sleeping.

The "Food Law", Public Act 92 of 2000, MCLA 289.1101, *et seq.*, defines a "bed and breakfast" as:

> "(d) "Bed and breakfast" means a private residence that offers sleeping accommodations <u>to transient tenants</u> in 14 or fewer rooms for rent, is the innkeeper's residence in which the innkeeper resides while renting the rooms to transient tenants, and serves breakfasts, or other meals in the case of a bed and breakfast described in section 1107(t)(ii), <u>at no extra cost to its transient tenants</u>. A bed and breakfast is not a food service

establishment if exempt under section 1107(t)(ii) or (iii)." MCLA 289.1105(1)(d). (Emphasis added).

Under MCLA 289.1107(t), a "bed and breakfast" is exempt from licensing as a "food service establishment" if it has: (1) 10 or fewer sleeping rooms for rent; or (2) has more than 10 sleeping rooms for rent, but serves continental breakfasts only. It is similarly defined and exempt under the "Grade A Milk Law of 2001". MCLA288.473(m).

The State of Michigan's website confirms that no state license is required to operate a "bed and breakfast". It states that a bread and breakfast with 9 or more rooms "should be licensed with the County health department" when serving a full breakfast. It further provides that "use tax should be charged on room rentals." www.michigan.gov/statelicensesearch.

LIVONIA ZONING ORDINACES

Zoning Ordinance 543 was originally enacted, among other reasons, to regulate the use of land and structures, and restrict the location of trades and industries around the City. Article II, section 2.07 contains the following definitions for "dwellings":

> "(4) Dwelling Unit. A building or portion thereof designed as a unit for occupancy by only one (1) family for residential living purposes and having principal kitchen facilities.
>
> (5) Dwelling, One-Family. A separate detached building designed exclusively for and containing only one (1) dwelling unit.
>
> (6) Dwelling, Two-Family. A separate detached building designed exclusively for and containing only two (2) dwelling units, each of which is independent from the other.
>
> (7) Dwelling, Multiple Family. A building containing three (3) or more dwelling units arranged either side by side or one above the other".

Section 2.10 contains definitions of the following "miscellaneous terms":

> "(2) Bed and Breakfast Establishment. A private residence that rents sleeping accommodations to transient tenants in six (6) or fewer rooms, in which the innkeeper is the owner and resides at the residence while renting rooms to transient tenants and serves breakfast at no extra cost to such tenants. Such use is distinguished from a boarding house, rooming house, tourist home, hotel or motel.

* * * *

(10) Home, Rooming. A rooming house is a building where, for compensation, and by prearrangement for definite periods, lodging or lodging and meals are provided for more than three (3) persons. The term "rooming house" shall include lodging house and boarding house, but not a tourist home, bed and breakfast establishment, automobile court, hotel or motor court." (Emphasis added).

Article III establishes various zoning districts throughout the City. Article IV regulates the usage of properties in districts zoned R1 through R5. Section 4.02 identifies the permitted uses for structures located in districts zoned R-1 through R-5 and, in relevant part, states:

"Section 4.02 Permitted Uses. (citations omitted) In all R-1 through R-5 Districts, no building or land, except as otherwise provided in this ordinance, shall be erected or used except for one or more of the following specified uses:

(a) One family dwellings.

* * * *

(3) Home occupations, except where specifically prohibited, shall be permitted where incidental to residential use and meeting all of the following criteria:

a. The activity is conducted entirely within a completely enclosed dwelling unit and entails neither the use of more than 20% of the usable floor area of that dwelling unit nor any garage (detached or attached) or other building or structure accessory to the principal building;

* * * *

c. The activity does not entail any advertising, display or other indications of a home occupation, business, professional, trade or occupational use of the property, except as permitted by Section 18.50E of this ordinance;

* * * *

f. No clients, patrons, salespersons, or other commercial invitees visit the premises except between the hours of 8:00 a.m. and 9:00 p.m., and no more than ten (10) vehicles visit the premises during that period, with no more than two (2) vehicles visiting at one time; provided further, that massage establishments, as defined in Section 2.08 of this ordinance,

shall be strictly prohibited in all R-1, R-2, R-3, R-4 and R-5 districts, as permitted or waiver uses; . . . ." (Emphasis added).

Section 4.03 addresses waiver uses and, in pertinent part to the issue at hand, states:

"Section 4.03 Waiver Uses. (amendment citations omitted.) The following uses are permitted upon review and submission of findings by the City Planning Commission and approved by the City Council. Such use shall be approved only if the proposal for such use complies with the special requirements and regulations provided therefor and with the standards set forth in Section 19.06 of this ordinance.

* * * *

(g) Bed and breakfast establishments provided that:

(1) Such use shall be located on a lot or parcel of no less than one-half (½) acre in area or in a residential structure containing no less than two thousand (2,000) square feet of living space.

(2) Off-street parking shall be provided in the rear or side yard, behind the front building setback line, in an amount equal to one (1) parking space per bedroom. For parcels abutting an exterior side street, parking shall not be closer to the street than the principal structure. Such parking lot shall be improved with a minimum of four (4) inches of concrete or plant mixed asphalt. Natural screening by use of plant material or other screening by use of fencing shall be utilized to screen parking areas from adjoining residential properties.

(3) Such use shall have direct access to a public street having an existing or planned width of at least eighty-six (86) feet or more as designated on the Master Thoroughfare Plan.

* * * *

(16) All bed and breakfast establishments shall be required to obtain a business license under Chapter 5.42 of the Livonia Code of Ordinances and shall not conduct operations until such license has been obtained pursuant to that chapter. All bed and breakfast operations shall submit to annual inspections by the Building and Fire Departments. Renewal of a business license shall be contingent upon compliance with applicable codes, as verified by such inspectors." (Emphasis added).

LIVONIA CODE OF ORDINANCES

As stated above, a bed and breakfast establishment must be licensed under chapter 5.42 of Title 5 of the Livonia Code of Ordinances. With respect to rental dwellings, the ordinance contains the following definitions:

"5.42.010 - Definitions.

The following words and phrases, when used in this chapter shall, for the purpose of this chapter, have the meanings respectively ascribed to them in this section, as follows:

* * * *

F. "Lodginghouse" means a building or part thereof, other than a hotel, where lodgings are provided for hire more or less transiently without provisions for meals.

* * * *

J. "Rental unit" means a single housekeeping unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

K. "Roominghouse" means any building occupied as a home or family unit where a certain room or rooms, in excess of those used by members of the immediate family, are leased or rented to one (1) or more persons and occupied by four (4) or more persons not members of the family. The term "roominghouse" also includes tourist homes, bed and breakfast establishments, and tourist accommodations other than motor courts. . . ."

5.42.020 Provides that rental units in the City must be licensed:

"No person shall lease, rent, use, operate or occupy or cause to be leased, rented, used, operated or occupied, any building, structure, premises, <u>or part thereof within the city</u> as a one-family rental dwelling, two-family rental dwelling, multiple-family rental dwelling, hotel, <u>lodginghouse, roominghouse</u> or motor court, or any combination thereof, unless there is in his or her possession and posted on such building, structure or premises, in a conspicuous place, an unrevoked license of current issue as provided in this chapter." (Emphasis added).

Section 5.42.065 addresses license inspections of rental units and states, in relevant part, as follows:

> "(a) Initial license inspections shall be scheduled by the city officials subsequent to the registration of a rental dwelling as follows:
>
> (1) All newly constructed rental dwellings and rental units shall be scheduled for an initial license inspection at the time the building is scheduled for a final inspection to obtain a certificate of occupancy as required under the building code.
>
> (2) <u>All existing non-rental structures which are converted to rental dwellings and rental units shall be scheduled by the owner or manager for an initial license inspection within thirty (30) days of the date that structure is converted to a rental dwelling</u>.
>
> * * * *
>
> (b) Periodic compliance inspections shall be scheduled by the building official for registered rental dwellings and rental units prior to the expiration of the existing license as outlined in this chapter. Failure of the building official to conduct a periodic compliance inspection prior to the expiration of a certificate of compliance, which failure is not due to any actions of the owner, agent or tenant, shall result in the owner or agent being permitted to let for occupancy the rental dwellings and rental units until the building official has conducted an inspection.
>
> (c) Non-periodic compliance inspections will be scheduled as soon as practical by the building official:
>
> (1) <u>Upon receipt of a complaint from an owner, agent, occupant or citizen who would have occasion to be aware that the rental dwelling or rental unit is in violation of this chapter</u>.
>
> (2) Upon receipt of a report or a referral from any city department, public or private school or other public agency.
>
> (3) <u>Upon receipt of knowledge that a rental dwelling is not registered with the city as required by this chapter</u>. . . ." (Emphasis added).

<u>"HOMESTEAD EXEMPTION"</u>

The "homestead" exemption is contained within the General Property Tax Act, Public Act 206 of 1893, as amended, MCLA 211.1 *et seq.* MCLA 211.1 provides that "all property,

real and personal, within the jurisdiction of this state, not expressly exempted, shall be subject to taxation." Section 7 sets forth a number of circumstances under which real property may be exempt, in whole or in part, from the tax levied by a local school district for school operating purposes. MCLA 211.7.

Section 7a defines "homestead" as follows:

> "(c) 'Homestead' means a dwelling or a unit in a multipurpose or multidwelling building which is subject to ad valorem taxes and which is owned and occupied as the principal domicile by the owner thereof.
>
> When a homestead is an integral part of a larger unit of assessment such as commercial, industrial, developmental, residential, timber cutover, or a multipurpose or multidwelling building, the tax on the homestead shall be the same proportion of the total property tax as the proportion of the value of the homestead is to the total value of the assessed property." MCLA 211.7a

MCLA 211.7cc sets forth a number of exemptions, including specific provisions addressing "bed and breakfast". MCLA 211.7cc(16) recognizes premises used for multiple purposes and states:

> "(16) Except as otherwise provided in subsection (30), if the principal residence is part of a unit in a multiple-unit dwelling or a dwelling unit in a multiple-purpose structure, an owner shall claim an exemption for only that portion of the total taxable value of the property used as the principal residence of that owner in a manner prescribed by the department of treasury. <u>If a portion of a parcel for which the owner claims an exemption is used for a purpose other than as a principal residence, the owner shall claim an exemption for only that portion of the taxable value of the property used as the principal residence of that owner in a manner prescribed by the department of treasury</u>." (Emphasis added).

With regards to property used as a "bed and breakfast", MCLA 211.7cc (30) – (33) state:

> "(30) For a parcel of property open and available for use as a bed and breakfast, the portion of the taxable value of the property used as a principal residence under subsection (16) shall be calculated in the following manner:
>
> (a) Add all of the following:
>
> (i) The square footage of the property used exclusively as that owner's principal residence.

(ii) 50% of the square footage of the property's common area.

(iii) If the property was not open and available for use as a bed and breakfast for 90 or more consecutive days in the immediately preceding 12-month period, the result of the following calculation:

(A) Add the square footage of the property that is open and available regularly and exclusively as a bed and breakfast, and 50% of the square footage of the property's common area.

(B) Multiply the result of the calculation in sub-subparagraph (A) by a fraction, the numerator of which is the number of consecutive days in the immediately preceding 12-month period that the property was not open and available for use as a bed and breakfast and the denominator of which is 365.

(b) Divide the result of the calculation in subdivision (a) by the total square footage of the property.

(31) The owner claiming an exemption under this section for property open and available as a bed and breakfast shall file an affidavit claiming the exemption within the time period prescribed in subsection (2) with the local tax collecting unit in which the property is located. The affidavit shall be in a form prescribed by the department of treasury.

* * * *

(33) As used in this section:

(a) "Bed and breakfast" means property classified as residential real property under section 34c that meets all of the following criteria:

(i) Has 10 or fewer sleeping rooms, including sleeping rooms occupied by the owner of the property, 1 or more of which are available for rent to transient tenants.

(ii) Serves meals at no extra cost to its transient tenants.

(iii) Has a smoke detector in proper working order in each sleeping room and a fire extinguisher in proper working order on each floor.

(b) "Common area" includes, but is not limited to, a kitchen, dining room, living room, fitness room, porch, hallway, laundry room, or bathroom that

is available for use by guests of a bed and breakfast or, unless guests are specifically prohibited from access to the area, an area that is used to provide a service to guests of a bed and breakfast. . . ."

MCLA 211.34c (2)(e) defines residential property as:

"(e) Residential real property includes the following:

(i) Platted or unplatted parcels, with or without buildings, and condominium apartments located within or outside a village or city, which are used for, or probably will be used for, residential purposes.

(ii) Parcels that are used for, or probably will be used for, recreational purposes, such as lake lots and hunting lands, located in an area used predominantly for recreational purposes.

(iii) For taxes levied after December 31, 2002, a home, cottage, or cabin on leased land, and a mobile home that would be assessable as real property under section 2a except that the land on which it is located is not assessable because the land is exempt."

Line 12 on the Department of Treasury's "Principal Residence Exemption Affidavit" provides for the proration of a property's use as the owner's principal residence in relation to its use for other purposes. The instructions for line 12 contained on the reverse side of the affidavit state:

"**Line 12:** If you own and occupy the entire property as a principal residence, you may claim a 100 percent exemption. If you own and live in a multi-unit or multi-purpose property (e.g., a duplex or apartment building, or a storefront with an upstairs flat), you can only claim a partial exemption based on that portion that you use as a principal residence. Please consult your local assessor to determine the percentage of the exemption the owner is allowed to claim in these situations.

* * * *

If you rent part of your home to another person, you may have to prorate your exemption. If your home is a single-family dwelling and less than 50 percent of your home is rented to others who use it as a residence, you may claim a 100 percent exemption. If 50 percent or more is rented to others who use it as a residence or if part of the home was converted to an apartment with a separate entrance, you must calculate the percentage that is your principal residence by dividing the floor area of your principal residence by the floor area of the entire building."

DISCUSSION

First, it should be quite evident that an "airbnb" is nothing more than a repackaged reference for a "bread and breakfast". The commonly used reference for a bed and breakfast is "B & B". Second, regardless of whether Mr. Kennedy serves or doesn't serve his "transient tenants" breakfast or food is irrelevant. The only relevance is that any food offered by the bed and breakfast host must be at no extra cost to the "transient tenant." Otherwise, the building constitutes a "hotel" and requires licensing by the Wayne County Health Department under, at a minimum, the "Food Act" and "Grade A Milk Law".

Based upon the facts known to the City, the homeowner's use of the subject property as an "airbnb" violates various ordinances and statutes addressing property usage. According to zoning ordinance 4.02, a permitted use of a building in a district zoned R-1 would be "one family dwellings". Unless otherwise permitted, home occupation in an R-1 district prohibits the homeowner from having business clients or commercial invitees visiting the premises between the hours of 9:00 p.m. and 8:00 a.m. the following morning. Section 4.02 (a)(3).

Section 4.03 provides that the Planning Commission may recommend, and City Council may approve, a waiver allowing a homeowner to conduct a "bed and breakfast" in an R-1 district **if** the home/dwelling is located on a lot or parcel "of no less than one-half (1/2) acre" **OR** in a residential structure "containing no less than 2,000 square feet." The subject property fails to satisfy either of these requirements. According to Building Department records, the lot in question measures 45.0 feet wide by 135.0 feet deep (5,850 square feet) which equates to less than .13 acre and therefore substantially smaller than the ½ acre lot requirement. Furthermore, the house on this lot measures 1,069 square feet which is also substantially smaller than the 2,000 square foot requirement. Therefore, under either criterion, it is a violation for Mr. Kennedy to operate a "bed and breakfast" on the subject property.

Even if the subject property satisfied the lot size and dwelling size requirements, section 4.03(g)(16) of the Zoning Ordinance requires all bed and breakfast establishments to: (1) obtain a business license; and (2) submit to and pass annual inspections by the Building and fire Departments. There is no evidence that Mr. Kennedy ever had his home inspected or that he obtained a business license before advertising and conducting a bed and breakfast business in his home.

Similar to the Zoning Ordinance, the Livonia Code of Ordinances requires that **no one** may lease or rent a building, or any part of a building (including homes), as any type of rental unit (including as a "lodginghouse" or "roominghouse") without obtaining a license that is displayed "in a conspicuous place" within the building. 5.42.020. Furthermore, for circumstances similar to the one in question, i.e. where Mr. Kennedy began using his home as a bed and breakfast (or other type of rental unit) business after having purchased and used it for the past 18 years as his personal residence, section 5.42.065 requires that

the homeowner must have the inspection and obtain his/her license "within thirty (30) days of the date that the structure is converted to a rental dwelling."

With respect to the "homestead exemption," the Assessor's records indicate that Mr. Kennedy has been claiming 100% of the property as his homestead through 2018. Because the homeowner is using the property as a "bed and breakfast", we must look to the formula laid out in MCLA 211.7cc (30) – (33) to determine whether all, any, or none of the property qualifies for the exemption.

As stated at the beginning of this memorandum, the subject home measures 1,069 square feet. Although there is a drawing/sketch of the building in the Building Department's records, it does not include any references to the number of bedrooms, the sizes of the bedrooms, or if the homeowner has a private bathroom that is off limits to the guest(s). Therefore, the following is based solely on presumptions.

Based upon the photograph of the subject property in the Building Department's records, as well as reference to Google Maps in order to discern the lay out of the property, it appears that the bedrooms are in the back of the home. The drawing and aerial photographs reflect a patio on the north side of the home that is accessed by a door wall. Based upon the sketch, it would appear that a bedroom is located in the northeast corner of the bedroom measuring 10.5 feet by 16 feet (168 square feet). According to Mr. Kennedy's "airbnb" advertisement, there is 1 bedroom available for up to 3 guests (1 queen bed and an air mattress available) to rent along with 1 ½ shared bathrooms. Under the heading of "house rules", it appears that guests have the use of the entire home (presumably excluding the homeowner's bedroom) because of the homeowner's comments about the lower kitchen cupboards containing cleaning products not being secured (as a warning for guests with children or pets) and that the living room "has electronics near the floor".

Using the formula contained within MCLA 211.7cc(30)(a) for calculating the percentage of the subject property's use that the homeowner can claim the homestead exemption on, I have assumed (due to the absence of a floor plan) that the square footage of the property exclusively used by Mr. Kennedy is 200 square feet. That would leave a "common area" of 869 square feet. Fifty percent of the common area is therefore roughly 434 square feet. Adding that number to the 200 square feet exclusively within the homeowner's use is 634.5 square feet. Subsection (b) then directs that this result be divided by the total square footage of the property (1,069) which calculates to just over 59%. This means that approximately 59% of Mr. Kennedy's home is taxable as his principal residence – or stated another way, that 41% of his home is being used as rental property.

After making the above calculations, the instructions for line 12 on the PRE affidavit state "[i]f your home is a single-family dwelling and less than 50 percent of your home is rented to others who use it as a residence, you may claim a 100 percent exemption." As I read

the instructions, because 59% of the Flamingo property qualifies as Mr. Kennedy's principal residence, he may continue claiming a 100% homestead exemption.

CONCLUSION

Mr. Kennedy is illegally using his home as a "bed and breakfast". Although a homeowner may seek and obtain a waiver from City Council allowing for the use of a residence as a bed and breakfast within an R-1 district, there are specific lot size and/or dwelling size requirements that must be met before the waiver would or could be granted. None of those requirements have been satisfied here.

Even if Mr. Kennedy's property met the eligibility criteria, his home has never been inspected by the Fire and Building departments, much less passed these inspections. And, if the home passed these inspections, Mr. Kennedy has failed to obtain a business license from the City Clerk. For this myriad of reasons, and those laid out above, Mr. Kennedy should be cited by the Building and Fire Departments for the improper use of his home, and his operation as a bed and breakfast terminated.

Accordingly, attached please find a proposed ordinance amendment defining "short-term rentals" and adding a new section prohibiting short-term rentals in the City of Livonia.

Provided that you concur with these changes, the proposed Code amendments are ready to be offered for first reading. If you have any questions, please do not hesitate to contact the Law Department.

Approved for submission:

Dennis K. Wright, Mayor

Very truly yours,

Paul A. Bernier, City Attorney

Leo D. Neville, Assistant City Attorney

LDN/bks

cc: Mayor, Clerk, Council, Finance, Inspection, LPD, LFD

P:\Council\2019\Administrative Responses\AIRBNB.docx

AN ORDINANCE AMENDING SECTION 010 AND ADDING SECTION 016 OF TITLE 5, CHAPTER 42 (HOTELS, MOTOR COURTS, LODGINGHOUSES, ROOMING-HOUSES, ONE-FAMILY RENTAL DWELLINGS, TWO-FAMILY RENTAL DWELLINGS AND MULTIPLE-FAMILY RENTAL DWELLINGS) OF THE LIVONIA CODE OF ORDINANCES, AS AMENDED.

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 010 of Title 5, Chapter 42, of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

5.42.010 - Definitions. The following words and phrases, when used in this chapter shall, for the purpose of this chapter, have the meanings respectively ascribed to them in this section, as follows:

A. *"Agent"* means any person authorized by the owner who has charge, care or control of a rental dwelling or rental unit which is let or offered for occupancy. The owner must officially notify the city of any agent authorized to act on his behalf. The owner may authorize a tenant to act as agent for a rental dwelling or rental unit.

B. *"Applicable codes"* mean the current fire prevention, building and property maintenance codes adopted by the city, including definitions and applicable terms, and other city ordinances.

C. *"Dwelling unit"* means a single unit providing complete independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. This shall include any area within the building that contains mechanical equipment for the rental unit, hallways or other spaces that serve the rental unit, and the premises of the rental dwelling.

D. *"Family"* means any number of persons living together in a single dwelling unit comprising a single housekeeping unit and related by blood, marriage, adoption, or any unrelated person who resides therein as though a member of the family and including the domestic employees thereof, or a group of not more than five (5) unrelated individuals living together as a single housekeeping unit.

E. *"Hotel"* means a building or part thereof occupied as the more or less temporary abiding place of individuals, in which the rooms are rented or leased singly for hire, and in which rooms no provision for cooking is made, and in which building there is a general kitchen and dining room for the accommodation of the occupants.

F. *"Lodginghouse"* means a building or part thereof, other than a hotel, where lodgings are provided for hire more or less transiently without provisions for meals.

G. *"Motor court"* means any establishment in which individual cabins, courts or similar structures or units are let or rented to transients for periods of less than one (1) month. The term "motor court" includes tourist cabins and motels.

H. *"Multiple-family rental dwelling"* means a building containing three (3) or more dwelling units arranged either side by side and/or one (1) above the other, each unit occupied as a single housekeeping unit by a single-family or functional family.

I. *"One-family rental dwelling"* means a building containing one (1) dwelling unit promised and/or leased to a single family not occupied by the owner.

J. *"Rental unit"* means a single housekeeping unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

K. *"Roominghouse"* means any building occupied as a home or family unit where a certain room or rooms, in excess of those used by members of the immediate family, are leased or rented to one (1) or more persons and occupied by four (4) or more persons not members of the family. The term "roominghouse" also includes tourist homes, bed and breakfast establishments, and tourist accommodations other than motor courts.

L. *"Short-term rental"* means a lodging use, other than a hotel or motel, in which a dwelling unit, or any portion thereof, is offered or provided for rent by the owner for a period of fewer than 30 consecutive days. A dwelling unit, or any portion thereof, that is used by the same person or persons for 30 or more consecutive nights is not a short-term rental.

M. *"Short-term rental operator"* means any person who is the owner of a dwelling unit, or any portion thereof, who offers or provides that dwelling unit, or any portion thereof, for short-term rental use, or a person who is the tenant of a dwelling unit, or any portion thereof, who offers or provides that dwelling unit, or any portion thereof, for short-term rental use.

N. *"Short-term rental platform"* or *"platform"* means a person or entity that provides a means through which an operator may offer a dwelling unit, or any portion thereof, for short-term rental use, or which a bed and breakfast operator may offer a bed and breakfast unit, and from which the person or entity financially benefits. This includes, but is not limited to, online platforms such as "aidbnb", "VBRO", "HomeAway" or other similar rental websites.

~~L~~O. *"Two-family rental dwelling"* means a building containing two (2) dwelling units promised and/or leased to two (2) separate families, respectively, with at least one (1) unit not occupied by the owner.

Section 2. Section 016 is hereby added to Title 5, Chapter 42, of the Livonia Code of Ordinances, as amended, which section shall read as follows:

5.42.016 – Short-term rentals prohibited. It shall be unlawful for any person or entity to conduct business as a short-term rental operator, or to operate a dwelling unit, or any portion of a dwelling unit, directly or through a short-term rental platform, as a short-term rental within the City of Livonia.

Any person in violation of this section shall be deemed to have committed a civil infraction and shall be ordered to pay a civil fine of one hundred dollars ($100.00), plus costs. Any person in violation of this section for a second or subsequent offense shall be guilty of a misdemeanor.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 4. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

On a motion by Bahr, supported by White, and unanimously adopted, it was:

MISC
Request reports and recommendations from the Law Dept and refer to Committee of the Whole regarding appropriate regulations and ordinances in connection with short-term housing rentals
Referred to Law Dept and Committee of the Whole

#30-19 RESOLVED, that upon the motion by Councilmember Scott Bahr, seconded by Councilmember Cathy White, at the Regular Meeting held February 11, 2019, the Council does hereby refer the subject matter of appropriate way(s) to regulate short term housing rentals to the Law Department for its report and recommendation and the subject matter of appropriate regulations and ordinances in connection with short term housing rentals to the Committee of the Whole for its report and recommendation.

FEB 11 2019

During Audience Communication DeAndrea Foisy, 18914 Flamingo, Livonia came to the podium and stated she has lived in Livonia for 32 years, raised two children, loves the community, the neighbors, the parks and excellent schools. She volunteers and teaches her children to give back. She stated her concerns about the airbnb in her neighborhood. She urged Council to take a look at the issue and make policies concerning same.

Michael Somerville, 18890 Flamingo, Livonia, came to the podium to address Council about the airbnb in his neighborhood and his concerns about it.

Bill Funderburk, 17233 Laurel Drive, Livonia, addressed Council about his concerns with the number of deer in his neighborhood.

Valerie Winesdorffer, 37782 Myrna Street, Livonia, came to the podium to address Council about her concerns with the airbnb on Flamingo.

Councilmember McIntyre stated that there is legislation pending at the State level that would prohibit municipalities from banning airbnbs. In other words the State is contemplating telling all communities that you can't do anything to block airbnbs, not specifically airbnbs but short term rentals. She encouraged people that have concerns to contact their State Senator and State Representative and let them know you are strongly opposed to any involvement by the State Government to legislate directives on this issue.

Following discussion by Council, a roll call vote was taken on the motion by Bahr, supported by White, with the following result:

AYES: Jolly, Kritzman, Bahr, White, McIntyre, Meakin and Toy

NAYS: None

The President declared the resolution adopted.

AUDIENCE COMMUNICATION (Regular Meeting of February 11, 2019)

Motion by:	***Jolly***
Seconded by:	***Meakin***
ROLL CALL:	***Jolly, Kritzman, Bahr, White, McIntyre, Meakin, and Toy***
Ayes:	***Jolly, Kritzman, Bahr, White, McIntyre, Meakin and Toy***
Nays:	***None***
Absent:	***None***

We the undersigned residents of Flamingo street in Livonia, oppose the airbnb being run by Jim Kennedy at 18938 Flamingo Livonia MI 48152. We are opposed to this type of business in our residential neighborhood due to increased traffic by unknown/unvetted strangers, it also infringes upon our privacy, safety and security. Please review his ad on the airbnb website and you will see his room is set up like a hotel room, he charges $25.00 per night with check in time from 3-11 pm. We ask that city develops an ordinance to prevent this sort of business in our residential neighborhoods to protect its residents and our property values. Thank you.

Name /Signature	Address	Email
1. Elaine Yates / Elaine Yates	18926 Flamingo	eyates2013@gmail.com
2. Marilyn Smith	18978 Flamingo	Mbassey4321@Hotmail
3. Bill Van Lusch	18964 Flamingo	lmv52@yahoo
4. Joel Van Lusch	18964 FLAMINGO	JVANASSCHE@MI.RR.COM
5. Michelle Quinley Melo	18523 Hillcrest Livonia MI	michelle.l.quinley@gmail.com
6. Phillip Quinley	18523 Hillcrest, Livonia,	pquinley@outlook.com
7. Francesca Somerville	18890 Flamingo Blvd	bellaitalian87@gmail
8. Michael Somerville	18890 Flamingo Blvd	gardencityfive@gmail.com
9. DeAndrea Torsey	18914 Flamingo Blvd Livonia 48152	DeTorsy@yahoo.com
10. Danielle Smyth	18926 Flamingo Blvd, Livonia, 48152	dw3627@gmail.com
11. Patrick Smith	18926 Flamingo Blvd Livonia 48152	patrick.smith@gmail.com
12. Anastasia Zemo	18406 Melvin Livonia MI 48152	anastasiazemo@gmail.com
13. Seesam Naeine	18873 Flamingo Livonia MI 48152	
14. Christ V. Naeine	18873 Flamingo Blvd Livonia, MI 48152-3331	
15. Deborah R. Ballington	18901 Flamingo Blvd Livonia MI 48152	
16. [illegible]	18959 Flamingo Livonia MI 48152	mrlance1312@mail.com
17. [illegible]	19005 Flamingo	
18. [illegible]	19019 Flamingo Blvd, Livonia, MI	
19. [illegible]	19019 Flamingo Blvd Livonia MI	
20. [illegible]	19019 Flamingo Blvd Livonia MI	
21. [illegible]	19019 Flamingo Blvd Livonia MI	
22. Mark Bidwell	19027 Flamingo Liv. Mich.	

23. Dolores Gorman 19028 Flamingo Blvd DVGORMAN55@yahoo.com
24. Laurence W. Garron 19028 Flamingo Blvd NAMROGL@yahoo.com
25. Giovanna Roncone 18564 Flamingo
26. William Sabato 18301 Hillcrest St. 48152 wpsabat@yahoo.com
27. Mark J. Swift 18961 Hillcrest Livonia, MI 48152 mswift315@yahoo.com
28. Greg Hauld 18909 Flamingo Blvd Livonia MI 48152
29. Janice Clemmer 1885 Flamingo Blvd Livonia 48152
30. Julie Cogel 18861 FLAMINGO BLVD LIVONIA 48152
31. [illegible] Hardison 18866 Flamingo
32. [illegible] Parks 18878 Flamingo Blvd. Livonia MI 48152
33. Aaron Duchinger 18849 Flamingo Blvd Livonia MI 48152
34. MICHAEL D CONROY - 18956 FLAMINGO - LIVONIA, 48152
35.
36.
37.
38.
39.
40.

See and attached petition.

There ~~were~~ was two of us collecting signatures

We the undersigned residents of Flamingo street in Livonia, oppose the airbnb being run by Jiim Kennedy at 18938 Flamingo Livonia MI 48152. We are opposed to this type of business in our residential neighborhood due to increased traffic by unknown/unvetted strangers, it also infringes upon our privacy, safety and security. Please review his ad on the airbnb website and you will see his room is set up like a hotel room, he charges $25.00 per night with check in time from 3-11 pm. We ask that city develops an ordinance to prevent this sort of business in our residential neighborhoods to protect its residents and our property values. Thank you.

Name /Signature	Address	Email
1. Catherine Costard / Carol Costard	18563 Flamingo Livonia	
2. Judy Stimac	18640 Flamingo Livonia	jstmc@sbcglobal.net
3. [illegible]	18645 Flamingo Livonia	
4.	Livonia 48152	gmail.com
5. [illegible]	18588 Flamingo Blvd. Livonia, MI	48152
6. Sofiia Kovostetska	18740 FLAMINGO, MI	
7. Raghida West	18753 Flamingo Blvd. MI 48152	
8. Katherine Cristini	18540 Flamingo Blvd MI 48152	katherine.cristini@gmail.com
9. adam Demchick	18560 Flamingo Blvd	adamchick@gmail.com
10. [illegible]	18726 Flamingo	[illegible]gmail.com
11.		
12.		
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18.		
19.		

Close modal

"Hosting has helped me pay for a new kitchen and other upgrades."

Tessa hosts in London to earn extra money

Learn how they host

Your questions answered

Defined as a Business

Who

How much does it cost to list my space?

Signing up for Airbnb and listing your home is completely free. Once you receive a reservation, we charge an Airbnb service fee for hosts, generally 3%, to help cover the cost of running of the business.

What

How

What protection do I have against property damage?

How should I choose my listing's price?

How can Airbnb help me with setting prices?

More about hosting

Monthly potential: $1,254 Get started

Sorry my printer was low on ink

the date upon which licensee first had notice or knowledge of the existence of the same. Where food is served to guests in any premises, the licensee shall be subject to and shall fully comply with all provisions of Ordinance No. 9 set out at of this Code, except that bed and breakfast establishments shall only be subject to the provisions contained in Sections through and Sections through of this Code.

(Ord. 2847, § 1, 2013)

5.42.150 - Record of occupants required.

Every licensee shall maintain a record in which shall be entered the name, date(s) of occupancy, number or other identification of the portion of the premises occupied, and home address of any occupant, other than occupants listed, pursuant to of this Code, in the application for license. The record shall also show the make and license number of any motor vehicle owned or used by each occupant. The record shall be submitted upon demand to any official or police officer of the city or to any police officer of the state. The same shall constitute a public record. It shall be a violation of this chapter for any person to enter in such record or to give for the purpose of being entered in such record any false information. Knowing or having reasonable cause to believe such information to be false, the licensee or his employee shall notify the police department of such fact, and failure to do so shall be grounds for revocation of his license. This section shall not apply to one-family rental dwellings, two-family rental dwellings, or multiple-family rental dwellings.

(Ord. 2847, § 1, 2013)

City ordinance

5.42.160 - Rental restrictions.

No room or unit of premises licensed under the provisions of this chapter shall be rented or let for a period of less than twenty-four (24) hours, nor shall any such room or unit be rented or let to more than one (1) tenant for each twenty-four-hour period. The right to occupy any such room or unit shall not be assigned, transferred or sublet. No licensee shall approve, suffer or permit the assignment, transfer or subletting of any such room or unit. No such room or unit shall be used for gambling, immoral purposes or any other unlawful act. No person shall occupy or use as a guest or a tenant, or be permitted to occupy or use as a guest or tenant, any motel or the accommodations for a period of more than one (1) month in any calendar year.

(Ord. 2847, § 1, 2013)

Jimcadvertises 1-3 guests & families

He has had couples, singles & gentlemen w/ female guests according to his page.

5.42.170 - Damaging premises or evading rental payment prohibited.

Occupants of such premises shall not do or perform any act therein which will in any way damage the premises, nor shall they permit the occupancy of any room or portion of the premises let to them by persons other than those registered with the licensee, without the express knowledge and consent of the licensee. No person shall vacate any room or any premises or part thereof without having fully paid all items of rental due for his occupancy thereof.

(Ord. 2847, § 1, 2013)

Check in 4-11pm check out 11am is less than 24 hrs

'It is predatory'

Miami Beach Mayor Dan Gelber said situations like this are common and not good for the city. Officials from other large cities also have seen similar problems.

"We're seeing commercialized, predatory companies that are trying to commercialize our residential communities in ways that are damaging to our citizens and our residents and our quality of life," Gelber told CNBC. "It is predatory."

CNBC

Miami Beach Mayor Dan Gelber

"It's people taking very nice properties, buying them and turning them into essentially a flophouse for as many people as they can put in there to extract as much income as they can in the middle of a neighborhood that wasn't zoned for that kind of behavior," the former prosecutor and state representative and senator said.

The city expects it will investigate more than 1,000 complaints of illegal rentals this year, up from more than 800 in 2017. So far this year, $2.4 million in fines have been issued, records show, but only about $183,000 has been collected.

"The easiest way to stop all of this is if the home-sharing platforms simply didn't send people into these neighborhoods," Gelber said. "It's just that simple. They're the ones who do it and they claim they have no responsibility because, 'oh, we're just an internet platform.' But they're not."

In an interview with CNBC, Isabel Berney, co-founder and COO of Vacayo, said the company has exited leases in the prohibited zones.

"Right now, we are not entering any additional units in Miami Beach that are not fully compliant," she said.

Berney said she was not aware that Vacayo host Perrea had falsely told code compliance that she was renting the unit to friends. "I mean, she probably was just put on the spot and she was probably scared, and I wasn't aware of what she says."

CNBC reached Perrea who said, "I'm really sorry but I can't take this call right

Where did Airbnb come from?

For those living under a rock, just kidding...for those that don't know, Airbnb is a website that enables "hosts" to rent out their properties to guests.

It started back in 2007 when two guys, Joe Gebbia and Brian Chesky, turned the living room floor of their San Francisco apartment into an "Airbed and breakfast" by providing guests with three air mattresses and homemade breakfast in the morning. The target audience was people who couldn't find other accommodations in the city.

Airbnb destination

By 2008, Nathan Blecharczyk joined the team, and the website was launched. Shortly after, Airbedandbreakfast.com became Airbnb.com. By 2011, the company began expanding overseas. And by 2017, the company was valued at 31 billion U.S. dollars.

It now has over 4 billion listings worldwide in 191+ countries. On any given night, 2 million people are staying in someone's home on Airbnb ( ). Quite amazing that it all started with three air mattresses in someone's living room.

This massive adoption has had many impacts on the accommodation industry, travelers, and hosts.

Now, let's take a closer look at the issues that hosts face with protecting their home and property while renting it out.

Does home insurance cover Airbnb rentals?

First, let's try and get some clarity on the issue – does cover Airbnb rentals?

David Cross, Airbnb Superhost and author of the blog, Best Airbnb Hosting Tips, says, "Many home insurance policies do not cover the liabilities that come with short-term rental businesses such as Airbnb.

It is critical to read and understand your current homeowner insurance policy to see if you would be covered in the event you have damages associated with Airbnb."

Cross adds, "It is common that home insurance policies explicitly exclude activities associated with short-term rentals. If you are unclear about your home insurance policy, call and ask about what is and isn't covered."

Kyle Wiseman, CEO, and Founder at Wiseman Financial Solutions, explains, "If you rent frequently, it's likely your company will decline your claim if it's more of a rental dwelling than a

Liam Neeson confesses he roamed streets looking for random black man to kill...

Army vet shoots girlfriend and kills her 5-year-old son, broadcasts suicide on...

Yankees are content without Manny Machado or Bryce Harper, says Aaron Boone:...

CRIME

Airbnb guest charged with sexual assault after climbing naked into bed of host's 7-year-old daughter

By MINYVONNE BURKE

LATEST

Three charged in death of 7-year-old Wisconsin boy allegedly punished for not knowing Bible verses

Virginia state trooper killed during shootout as authorities tried to serve drug-related search warrant

An Airbnb guest was arrested after a Minnesota host found the man naked in bed with his young daughter.

The homeowner, who was not identified, called police Sunday night to report that Derrick Aaron Kinchen had allegedly tried to sexually assault his 7-year-old daughter.

According to KARE, a criminal complaint states that Kinchen was renting a room in the family's Minnetonka

TRIAL OFFER NEW WHISKY AGITATOR SAVE NOW

the parents' bedroom, where the little girl was sleeping, and climbed into the bed.

Dalton, who fatally shot six people in Michigan, sentenced to life in prison without chance of parole

The host said when he noticed the lights were on in the master bedroom he went to investigate and found Kinchen naked next to the girl. The host allegedly told authorities that his daughter's nightgown had been pulled up.

The homeowner said he started yelling and Kinchen grabbed his suit jacket, wallet and ran from the house.

Kinchen was found hiding in a neighbor's fishing boat. He was hospitalized after being bitten by a police K-9.

The little girl was taken to Children's Hospital for an evaluation. According to investigators, she said she woke up when Kinchen entered her parents' bedroom.

The girl said Kinchen allegedly whispered something to her and then got in the bed. The criminal complaint states that Kinchen pulled the child's underwear down but she pulled them back up, KARE reports.

Airbnb spokesman Benjamin Breit told the Daily News that all guest and hosts are screened "globally against regulatory, terrorist, and sanctions watch lists." Guests

TRIAL OFFER NEW AT WESTLAW DIRECT CONTRACT LAW CLIENTS SAVE NOW

AS SEEN IN: THE TIMES ABC Daily Telegraph INDEPENDENT Global News The Boston Globe USA TODAY BUSINESS INSIDER Skift OBSERVER

As a result of our study: We've discovered multiple dangerous loopholes in the Airbnb platform

Here's the deal:

[illegible]

[illegible]

[illegible]

[illegible]

We also found:

Airbnb has multiple dangerous loopholes and scams that are being [illegible]

[illegible]

[illegible]

Click below or scroll to learn more

[illegible]

SECTION 1

1021 Airbnb horror stories

[illegible]

2. The Couch You Don't Want To Sleep On

When you're broke and traveling, a free place to crash is an alluring offer. But sometimes it's hard to tell whether your would-be host is really an affable good Samaritan or a creepy con artist. A mother and her two daughters found this out while using Couchsurfing.com, a site that predates Airbnb, where hosts advertise free or very cheap places to sleep.

In April, a predatory Couchsurfing host was sentenced to six years in prison after he drugged and raped a 16-year-old Australian girl, who was staying in his apartment with her sister and mother. The family thought they could feel safe with the host, since he was a cop. It turned out that he was also a serial rapist who used Couchsurfing to lure women to his home. In response, Couchsurfing said that user safety was a priority and that it was constantly updating its "tools and processes to find and halt abusers" of the system.

3. The Home Invasion with an Invitation

Not all strangers can be trusted in your home. This summer, a San Francisco resident found this out the hard way. A woman who rented a home via Airbnb forced her way into a locked closet and made off with more than $35,000 in valuables. They were able to give police video of the theft, because they, like so

3. The Home Invasion with an Invitation

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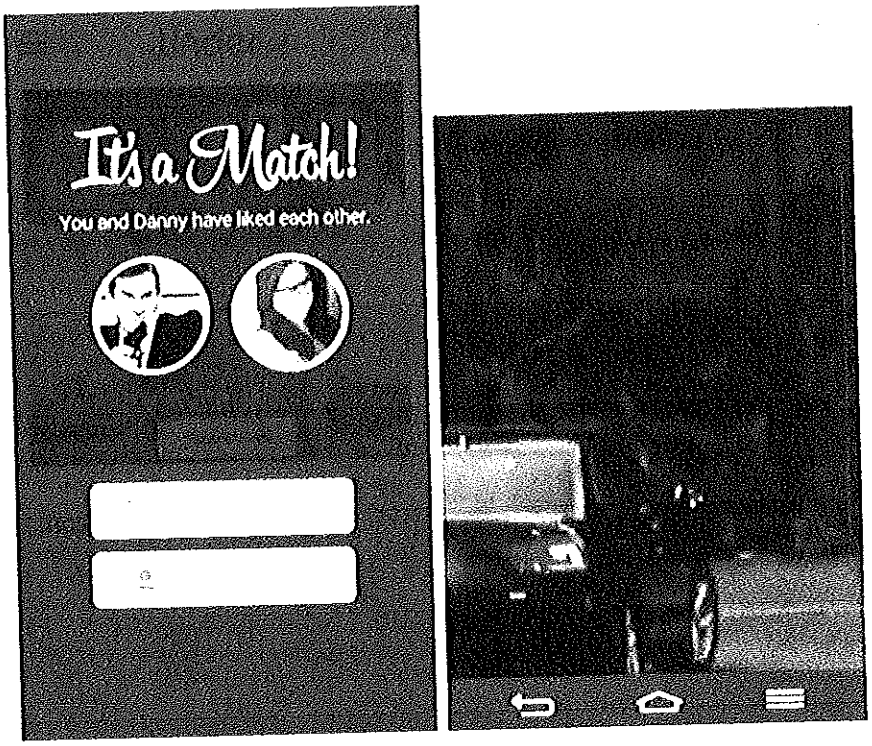
Luckily, after a 2011 incident in which an Airbnb guest ransacked a host's house, Airbnb's insurance for the most part covers this kind of thing. In response to the burglary this summer, the company said that incidents like this are incredibly rare.

How criminals use Uber, Tinder and Airbnb

Kristen V. Brown

REAL FUTURE



Along with the ability to hail a ride from our phones, the app era has pioneered a great cultural shift, a mass willingness to, say, let a stranger spend the night in our homes or meet up with a cute random guy after just a few texts.

But our newfound propensity for trusting strangers from the internet has also enabled a new approach to crime. You don't have to break into someone's home to rob them anymore. You can just book it for a night on Airbnb.

With background checks, user reviews and finely honed systems of reward and punishment to encourage trust and good behavior, companies like Airbnb and Uber have tried to mitigate the possibilities of these kinds of encounters going sour. The vast majority of the time, people get rides, homes, and action with no problem, but every once in a while, things go very wrong.

Here are some of the ways on-demand apps put new twists on old crimes this year.

Airbnb vows to crack down on sex traffickers using its properties as brothels

File photo.

Jaap Arriens / File / NurPhoto via Getty Images

Listen
- +

LONDON, Feb 19 (Thomson Reuters Foundation) – Short-term home rental company said on Monday it would invest in new technology to crack down on modern slavery amid concerns that are turning its properties into "pop-up brothels" to sexually exploit vulnerable women and girls.

Airbnb exclusively told the Thomson Reuters Foundation that it has teamed up with anti-trafficking charity Polaris to train its employees, develop new systems and work with the police to spot signs of slavery and prevent people from being trafficked.

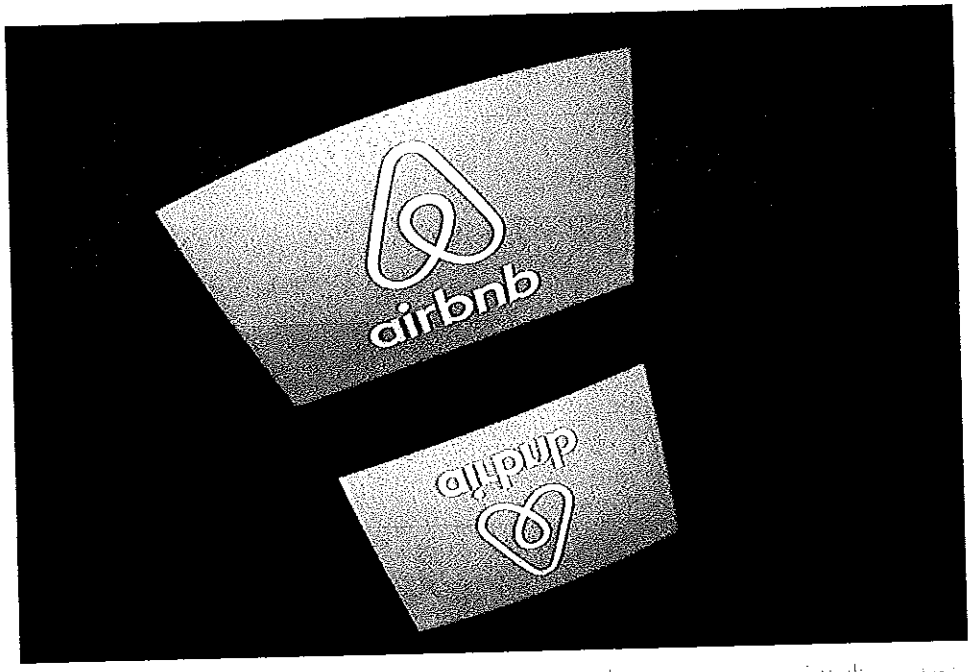
The U.S.-based company – valued at about $31 billion – is part of a growing drive to root out modern slavery from the hospitality sector, mainly the sexual exploitation of women and children.

READ MORE:

Founded in 2008, Airbnb now operates in nearly 200 countries and has facilitated more than 260 million home and room rentals.

"We're taking a modern approach to combating modern slavery by leveraging the innovation of the sharing economy to better spot and stop potential exploitation ahead of time," said Nick Shapiro, global head of trust and risk management at Airbnb.

Airbnb rentals being used for alleged human trafficking: Toronto police



[illegible]

MICHELLE MCQUIGGE
[illegible]

Toronto police say a recent case of alleged human trafficking is the latest in a growing trend involving people using Airbnb rentals to conduct their illicit transactions.

Det. Sgt. Nunzio Tramontozzi said police have seen a surge in such cases over roughly the past two years.

He said human traffickers may opt to use Airbnb rentals instead of motels or similar venues because of the greater possibility for anonymity.

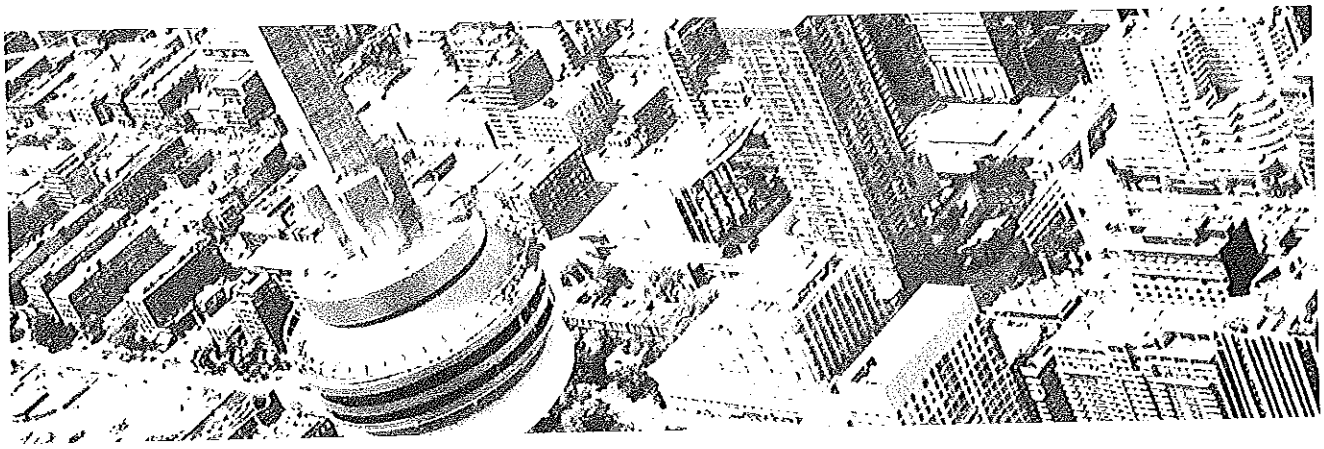
In the most recent case, he alleges two 18-year-old men forced a 19-year-old woman into the sex trade for more than a month, conducting most of their business at various Airbnb properties in the Greater Toronto Area. The teens [illegible] total of 58 charges, and police say the woman is receiving

Police Are Warning Toron
narcity.com

20 BUCKS

Police Are Warning Torontonians That Sex Traffickers Are Using AirBnB As A Way To Capture Victims

The popular accomodation website has a dark side.

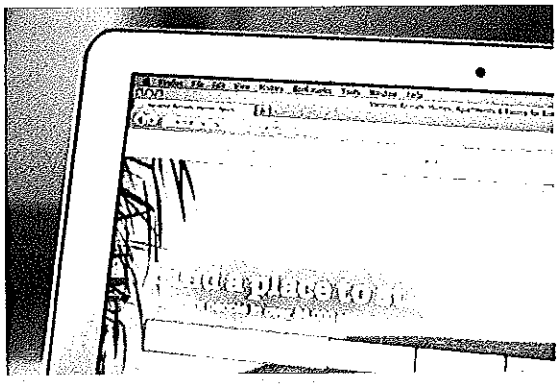


Airbnb has grown to become a massively popular platform where people can put up their homes and apartments for others to use for vacations across the globe. It's no secret the website is especially popular in the Toronto area considering you can snag a steal of a spot anywhere in the city on Airbnb no matter the time or place.

Unfortunately, the popular app has come under fire specifically by Toronto police following some shocking stories that have come out of the woodwork. It all started after Sgt. Nunzio Tramontozzi from the Toronto police force noted that their department has seen a massive growth in human trafficking cases that are connected to Airbnb.

Even worse, Airbnb puts strangers into homes but is indemnified by its users from any liability. This means the company doesn't have to vet anyone. Criminal checks are not undertaken. Identities are not verified, normal practice in hotels. And regular maid and security services with entry privileges are not in place to safeguard others.

A burglar or a pedophile can rent a pad anywhere without questions asked. They can stay in your home, or building, and have access to residents, corridors, stairwells, gym, pool, locker rooms and lounges.



Those who rent Airbnb units are also taking big risks.

Airbnb might inadvertently fix you up in a unit that's owned or rented by a violent person with a key to the place.

Horror stories are starting to appear.

Last spring, one hapless New Yorker rented out his place and was evicted immediately when the landlord found out what he'd done. Another woman rented out her place and returned to find condoms and diaper wipes; her "guest" was a prostitute. Still another came back to a trashed apartment where an orgy had been staged.

This is not just my opinion. Real Estate Board of New York's President Steven Spinola agreed and wrote to me:

> *We have serious concerns for the safety of residents who live in buildings with apartments that are rented by the day. Hotels correctly are required to have a higher building code standard than residential buildings to protect the public. We also question the appropriateness of purchasers or renters discovering different people moving in and out after correctly assuming they had purchased or rented in a residential building, not a transient hotel.*

And it's not just Airbnb that's the culprit. Last winter, two luxury condo units in the Worldwide Plaza on West 50th Street were rented out by tenants by the day to hookers. Neighbors complained, management changed and thousands of dollars in fines were levied.

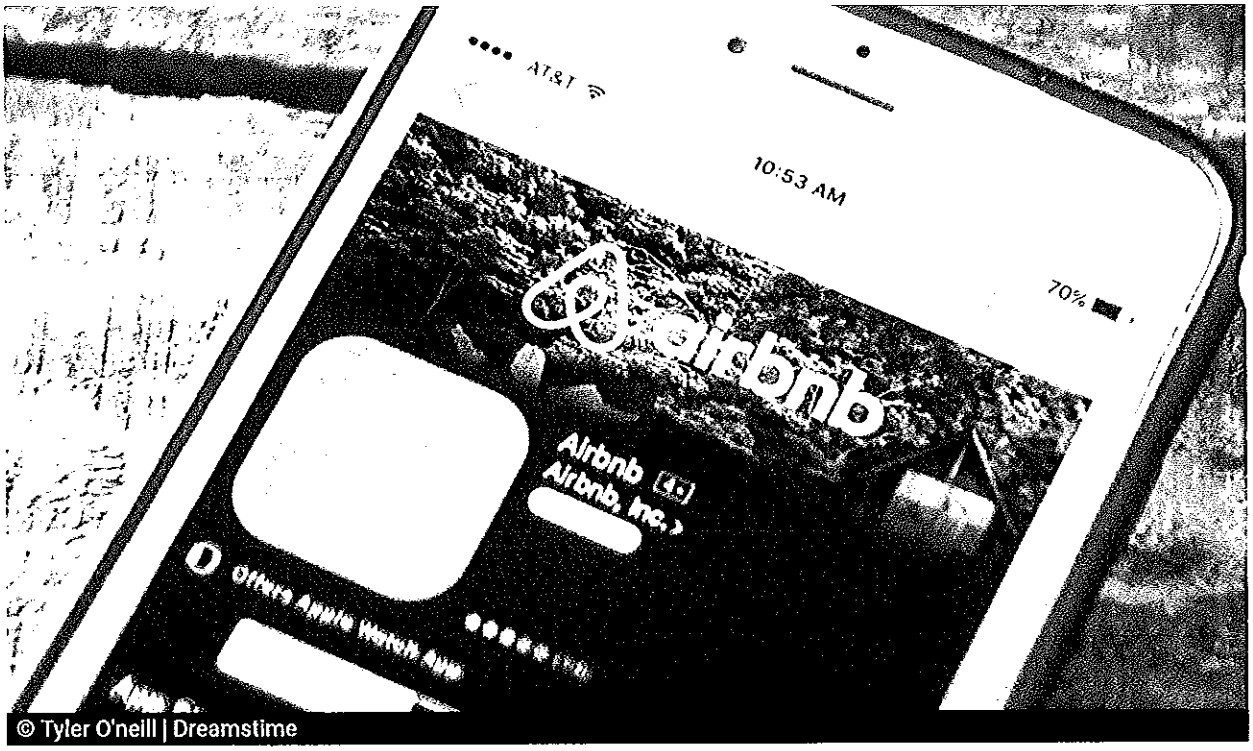
Buildings need to do a better job abiding by the short-term rental restrictions. The "shared economy" is a crock and any entity that collects fees should know their clients, be liable for damages and obey the law.

Good enforcement means good neighbors — or at least less chance of a bad one.

FILED UNDER AIRBNB

People keep finding hidden cameras in their Airbnb rentals

By Rob Martin, Kommando.com



© Tyler O'neill | Dreamstime

Security cameras are a great way to protect yourself, but they can also infringe on your privacy if they aren't yours. Hidden cameras are a huge part of the problem, anyone can easily buy them online for very little money.

They can be disguised as a bathroom hook (really creepy!), a smoke detector, or even an alarm clock.

Vacation Rental Problems?

Host Compliance

This is why you need to pay attention to your surroundings when you are staying somewhere other than your own home.

Another Airbnb guest finds hidden cam!

Airbnb has a huge problem on its hands, as renters keep finding secret cameras inside the places they have rented.

For the third time in the last three months, a guest was settling into a rented home when he noticed something odd, a motion detector in the bedroom. At face value, that could mean nothing, the homeowner

REPORT TO THE LIVONIA CITY COUNCIL

Mayor's Office
April 9, 2021

MEETING DATE	PREPARED BY
April 12, 2021	Janice Centers, Executive Assistant to the Mayor - Program Supervisor,

AGENDA ITEM

New Data Item 19: Intent to Veto CR 67-20

BACKGROUND

RECOMMENDATION

Receive and file

FISCAL CONSIDERATION

ATTACHMENTS

1. Memo - Mayor's Intent to Veto CR 67-20

APPROVED BY

Maureen Miller Brosnan, Mayor

Date: April 09, 2021

NEW DATA FOR REGULAR MEETING OF 04/12/21 ITEM 19

OFFICE OF THE MAYOR

MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
mayor@livonia.gov
(734) 466-2201

April 9, 2021

TO: HONORABLE MEMBERS OF THE CITY COUNCIL

SUBJECT: **NOTICE OF INTENT TO VETO** PROPOSED AMENDMENTS TO SECTIONS 2.10 OF ARTICLE II of ORDINANCE 543, OF THE LIVONIA CODE ZONING ORDINANCE, AS AMENDED, SECTION 4.02 OF ARTICLE IV OF ORDINANCE 543, AS AMENDED, AND SECTIONS 010, 011 AND 020 OF TITLE 5, CHAPTER 42, AS AMENDED

REF: COUNCIL RESOLUTION NO. 67-20

Dear Council Members:

At the Regular Meeting held on March 22, 2021, Councilmember Donovic gave first reading to the above-entitled ordinances, as amended, in resolution #67-20, regarding the subject of short-term rental properties. Please be advised that, should Council vote to adopt the above-entitled resolutions, I intend to veto all three amendments.

While I agree that our Zoning and Code of Ordinances need updating to reflect the current rental markets in the Internet age, these amendments will not have the desired effect. Instead of tightening current regulations in effort to safeguard the peace, quiet and safety of our neighborhoods, these amendments would create an unregulated and unenforceable system of micro hotels within our neighborhoods. This is unacceptable. Our neighborhoods need to reflect our slogan of "Families First."

In particular, my reasons for the intended veto are:

- All rentals in the City of Livonia must be licensed, and not merely those with rental use of over 12 days. This seems like an arbitrary number that only serves to complicate and preclude enforcement.
- Allowing unlicensed short-term rentals that are used for 12 days or less during a calendar year creates an unenforceable system. It is impossible to know how many days the premises are being used. This creates a nearly impossible situation for prosecutors who would be required to prove that this site has been used for 13 or more days in a calendar year. If there are problems with an unlicensed rental property, the City would have to wait until the 13th rental day for enforcement.
- It is imperative that all short rentals be licensed only to persons who both own **and** occupy the premises as their residence. A person who lives at the residence is far less likely to allow the problems that we have witnessed that are associated with absentee owners. Also, the owners are far more likely to not allow the premises to turn into party houses while they are on the premises.
- Short-term rentals should not be allowed on nonconforming lot sizes for the residential district in which they are proposed.
- Short-term rentals should be a permitted use.

I look forward to signing ordinance amendments that strengthen our existing rental ordinances and do not create a situation that allows unfettered use of our neighborhoods for short-term, unregulated rentals, with the problems that are associated with them.

Sincerely,

Maureen Miller Brosnan

Maureen Miller Brosnan
Mayor

REPORT TO THE LIVONIA CITY COUNCIL

Law
March 24, 2021

MEETING DATE	PREPARED BY
April 12, 2021	Sara Kasprowicz, Council Office Manager

AGENDA ITEM

ROLL CALL: Proposed Amendment to Zoning Ordinance No.. 543, as amended: Department of Law, re: Petition 2019-06-06-01, submitted by the City Planning Commission, pursuant to Council Resolution 163-19; to amend Subsections (16) through (34) of Section 2.10 of Article II. (CR-67-20).
First Reading given by Councilmember Rob Donovic on Monday, March 22, 2021.

BACKGROUND

PROPOSED AMENDMENT TO ZONING ORDINANCE NO. 543, AS AMENDED: Department of Law, re: Petition 2019-06-06-01, submitted by the City Planning Commission, pursuant to Council Resolution 163-19; to amend Subsections (16) through (34) of Section 2.10 of Article II. (CR-67-20).

RECOMMENDATION

Second Read

FISCAL CONSIDERATION

None

ATTACHMENTS

1. R021119 Proposed amend to Article II, Section 2.10

APPROVED BY

AN ORDINANCE AMENDING SUBSECTIONS (16) THROUGH (34) OF SECTION 2.10 OF ARTICLE II OF ORDINANCE NO. 543, AS AMENDED, KNOWN AND CITED AS "THE CITY OF LIVONIA ZONING ORDINANCE"

THE CITY OF LIVONIA ORDAINS:

Section 1. Subsections 16 through 34 of Section 2.10 of Article II of Ordinance No. 543, as amended, are hereby amended as follows:

Section 2.10 Definition of Miscellaneous Terms.

(16) Limited Short Term Rentals. A lodging use in which a residence or dwelling unit, or any portion thereof, is rented or offered for rent by the owner or operator for a period not to exceed 12 days in any calendar year.

(17) Long Term Rentals. A lodging use in which a residence or dwelling unit, or any portion thereof, is offered for rent by the owner to the same person or persons for more than 30 days.

(1~~6~~8) Mechanical Amusement Devices. For purposes of this ordinance, "Mechanical Amusement Device" shall have the definition set forth in Section 5.30.030 of Title 5 of the Livonia Code of Ordinances.

(1~~7~~9) Name Plate. A sign indicating the name and/or address of a building or the name of an occupant thereof and the nature of a permitted occupation therein.

(~~18~~20) Nursing Home. (Convalescent Home-Sheltered Care Home). An establishment for the care of children or the aged or infirm. Such an establishment shall not contain equipment for or provide care in maternity cases or for psychotics or other unruly, mentally deranged persons nor for surgical or medical cases commonly treated in hospitals, and shall be licensed as a nursing home by the State of Michigan.

(~~19~~21) Orphanage. An institution for the care of orphans under sixteen (16) years of age.

(2~~0~~2) Personal-use Heliport. Any heliport used exclusively by the owner and/or operator.

(2~~1~~3) Private-use Heliport. Any heliport that restricts usage to the owner and/or operator or to persons authorized by the owner and/or operator.

(2~~2~~4) Professional. Having to do with a vocation, calling, occupation, or employment involving labor, skill and education, requiring knowledge of an advanced type in a field of science or learning customarily acquired by a prolonged course of specialized intellectual instruction and study.

(2~~3~~5) Psychiatric Hospital. A licensed publicly or privately-owned facility for in-patient care and treatment of mental disorders or the treatment of substance abusers such as alcoholics and drug addicts.

(2~~4~~6) Public-use Heliport. Any heliport open to the general public and not requiring prior permission of the owner and/or operator to land.

(2~~5~~7) Publicly or privately-owned facility. Any facility in which a service is provided by any person, firm, corporation, municipal, county, state or federal department or board, duly authorized and licensed to furnish such services to the public, under federal, state, county or municipal regulations.

(2~~6~~8) Recreational Equipment. Recreational equipment is defined and shall include the following:

(a) A "travel trailer" is a vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation uses; not to exceed eight (8) feet in width.

(b) A "pickup camper" is a structure designed primarily to be mounted on a pickup or truck chassis and with sufficient equipment to render it suitable for use as a temporary dwelling for travel, recreational, and vacation uses.

(c) A "motorized home" is a portable dwelling designed and constructed as an integral part of a self-propelled vehicle.

(d) A "folding tent trailer" is a folding structure, mounted on wheels and designed for travel and vacation uses.

(e) "Boats" and "boat trailer" shall include boats, floats and rafts, plus the normal equipment to transport the same on the highway.

(f) "Snowmobile" and "snowmobile trailer" shall include all motorized tracked recreational vehicles for use on snow and ice and normal equipment to transport the same on the highway.

(2~~7~~9) Residential Homes for Mentally or Physically Handicapped Persons. A state licensed residential facility constructed for the purpose of providing resident services with twenty-four (24) hour supervision or care for more than six (6) mentally or physically handicapped persons.

(~~28~~30) School. A building used for the purpose of elementary or secondary education, which meets all requirements of the compulsory education laws of the State of Michigan, and not providing residential accommodations.

(~~29~~31) School, Nursery. A public or private school or kindergarten wherein day care or day care and education are provided for five (5) or more children aged five (5) years and under.

(3~~0~~2) School, Private. A building used for the purpose of elementary or secondary education and having a curriculum essentially the same as ordinarily given in a public school.

(33) Short Term Rentals. A lodging use, other than a hotel or motel, in which a residence or a dwelling unit, or any portion thereof, is offered for rent by the owner or operator to a non-family member on a transient basis for a period not to exceed 30 days in any calendar year. This definition does not include the use of a residence or dwelling as transitional housing operated by a non-profit entity, group homes such as nursing homes and adult foster care homes, or housing provided by a substance-abuse rehabilitation clinic, mental-health facility, or other health-care related clinic.

(3~~1~~4) Sign. See Definitions set forth in Section 18.50A of this ordinance.

(3~~2~~5) Site Plan. An accurate plan prepared by the applicant for evaluation by the Planning Commission and/or the City Council. The site plan shall be drawn to scale and shall contain the following:

(a) Site dimensions including road right-of-way and building setback lines.

(b) Public or private easements, protective walls (existing and/or proposed) and existing trees.

(c) Any significant topographic features (existing and proposed).

(d) Relationship of ingress and egress to thoroughfares, showing traffic patterns into the site from the same including ultimate pavement width, deceleration lanes and the like.

(e) On-site traffic circulation, parking areas (including size of parking bays, aisles, lighting materials, surface materials, and striping of parking lots surface to delineate parking bays).

(f) All landscape treatment of the site, including the labeling of all materials as to type and size, when installed.

(g) Spatial relationship of buildings on the site including any covered pedestrian walkways.

(h) The location of signs (existing and/or proposed), and an indication of their size, height and design pursuant to Sections 18.50D and 18.50F of this ordinance.

(i) Any other information the applicant, Planning Commission and/or City Council deems necessary to properly evaluate the proposed development.

(33~~6~~) Sound Level. Sound level, in decibels, is defined as the reading of a sound level meter which conforms to the latest Standards of the American Standards Association for Sound Level Meters. The decibel reading shall be based on 70 DB weighing network and shall be the average of five (5) readings taken at intervals approximately five (5) feet apart, at a height of five (5) feet above the established grade.

(34~~7~~) Temporary Heliport. Any heliport used on a one-time or temporary basis which is limited to a maximum of ten (10) operations per day for not longer than thirty (30) consecutive days.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

REPORT TO THE LIVONIA CITY COUNCIL

Mayor's Office
April 9, 2021

MEETING DATE	PREPARED BY
April 12, 2021	Janice Centers, Executive Assistant to the Mayor - Program Supervisor,

AGENDA ITEM

New Data Item 20: Intent to Veto CR 67-20

BACKGROUND

RECOMMENDATION

Receive and file

FISCAL CONSIDERATION

ATTACHMENTS

1. Memo - Mayor's Intent to Veto CR 67-20

APPROVED BY

Maureen Miller Brosnan, Mayor

Date: April 09, 2021

NEW DATA FOR REGULAR MEETING OF 04/12/21 ITEM 20

OFFICE OF THE MAYOR

MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
mayor@livonia.gov
(734) 466-2201

April 9, 2021

TO: HONORABLE MEMBERS OF THE CITY COUNCIL

SUBJECT: **NOTICE OF INTENT TO VETO** PROPOSED AMENDMENTS TO SECTIONS 2.10 OF ARTICLE II of ORDINANCE 543, OF THE LIVONIA CODE ZONING ORDINANCE, AS AMENDED, SECTION 4.02 OF ARTICLE IV OF ORDINANCE 543, AS AMENDED, AND SECTIONS 010, 011 AND 020 OF TITLE 5, CHAPTER 42, AS AMENDED

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Mayor

REPORT TO THE LIVONIA CITY COUNCIL

Law
March 24, 2021

MEETING DATE	PREPARED BY
April 12, 2021	Sara Kasprowicz, Council Office Manager

AGENDA ITEM

ROLL CALL: Proposed Amendment to Zoning Ordinance No. 543, as amended: Department of Law, re: Petition 2019-06-06-01, submitted by the City Planning Commission, pursuant to Council Resolution 163-19; to amend Section 4.02 of Article IV; to add Subsection (i). (CR-67-20).
First Reading given by Councilmember Rob Donovic on Monday, March 22, 2021.

BACKGROUND

PROPOSED AMENDMENT TO ZONING ORDINANCE NO. 543, AS AMENDED: Department of Law, re: Petition 2019-06-06-01, submitted by the City Planning Commission, pursuant to Council Resolution 163-19; to amend Section 4.02 of Article IV; to add Subsection (i). (CR-67-20)

RECOMMENDATION

Second Read

FISCAL CONSIDERATION

None

ATTACHMENTS

1. R021119 Proposed amend to 4.02 of Article IV

APPROVED BY

AN ORDINANCE AMENDING SECTION 4.02 OF ARTICLE IV OF ORDINANCE NO. 543, AS AMENDED, KNOWN AND CITED AS "THE CITY OF LIVONIA ZONING ORDINANCE"

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 4.02 of Article IV of Ordinance No. 543, as amended, is hereby amended to add Subsection (i) to state as follows:

Section 4.02 Permitted Uses. In all R-1 through R-5 Districts, no building or land, except as otherwise provided for in this ordinance, shall be erected or used except for one or more of the following specified uses:

(i) Limited short term rental dwelling use. A limited short term rental does not need to be licensed or inspected in accordance with Chapter 5.42 of the Livonia Code of Ordinances. However, the owner or operator shall maintain a verified register containing the name, address and telephone number of all guests or tenants which shall be available for inspection upon request by the Livonia police and fire departments.

(j) Long term rental dwelling use. Long term rentals shall comply with the rental registry, licensing, inspection and other requirements under Chapter 5.42 of the Livonia Code of Ordinances and shall not conduct operations until such license has been obtained pursuant to that chapter. The rental establishment shall submit to annual inspections by the Building and Fire Departments. Renewal of a business license shall be contingent upon compliance with applicable codes, as verified by such inspectors.

(k) Short term rental dwelling use provided that:

~~(1) Such establishments shall be run by persons who own and occupy the premises for residential purposes.~~

(1~~2~~) No garage shall be used for short term rental sleeping rooms.

(2~~3~~) The dwelling to be used as a short term rental establishment shall have at least two (2) usable exits.

(3~~4~~) No accessory buildings shall be used for short term rental sleeping rooms unless they were originally constructed to accommodate housing use.

(4~~5~~) Such establishments shall comply with all applicable local, county, state and federal ordinances, laws, rules, regulations and codes.

(5~~6~~) No guest shall occupy the residence for more than thirty (30) calendar days in any calendar year.

(6~~7~~) No more than two (2) occupants per bedroom shall be allowed.

(7~~8~~) There shall be no cooking by any guest in any room of the short term rental property other than in the kitchen.

(8~~9~~) Lavatory and bathing facilities shall be available for all guests utilizing the short term rental establishment.

(9~~10~~) A fire escape plan shall be developed and graphically displayed in each guest room. A smoke detector in proper working order shall be placed in every sleeping room and a fire extinguisher in proper working order shall be placed on every floor. The site shall be reviewed by the Fire Marshall pursuant to the standards contained in the Fire Prevention Code as to the necessity for fire lanes.

(10~~11~~)The short-term rental establishment shall comply with the rental registry, licensing, inspection and other requirements under Chapter 5.42 of the Livonia Code of Ordinances and shall not conduct operations until such license has been obtained pursuant to that chapter. The rental establishment shall submit to annual inspections by the Building and Fire Departments. Renewal of a business license shall be contingent upon compliance with applicable codes, as verified by such inspectors.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

_____

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REPORT TO THE LIVONIA CITY COUNCIL

Law
March 26, 2021

MEETING DATE	PREPARED BY
April 12, 2021	Sara Kasprowicz, Council Office Manager

AGENDA ITEM

ROLL CALL: Proposed Amendment to Zoning Ordinance No. 543 as amended, re: Pet. 2020-12-01-07 submitted by Tiseo Architects, Inc., for a change of zoning of portions of the shopping center property at 19043 through 19053 Middlebelt Road and 29475 through 29493 Seven Mile Road, located on the west side of Middlebelt Road between Clarita Avenue and Seven Mile Road in the Northeast 1/4 of Section 11, from C-1 (Local Business) and P (Parking) to C-2 (General Business) First Reading given by Cathy White on Monday, March 22, 2021.

BACKGROUND

Proposed Amendment to Zoning Ordinance No. 543, as amended re: Pet. 2020-12-01-07 submitted by Tiseo Architects, Inc. at the March 1, 2021 Public Hearing.

RECOMMENDATION

Submitted for your consideration is the proposed ordinance amendment prepared by the Department of Law, together with the map prepared by the Planning Department.

FISCAL CONSIDERATION

N/A

ATTACHMENTS

1. PH030121 Petition 2020-12-01-07 Minutes
2. DIRECTION - REZONING - Tiseo Architects
3. Pet 2020-12-01-07 - Tiseo Architects
4. 2020-12-01-07_1st

APPROVED BY

_____ Date: March 12, 2021
Paul Bernier, City Attorney

_____ Date: March 12, 2021
Maureen Miller Brosnan, Mayor

CITY OF LIVONIA
PUBLIC HEARING

Minutes of Meeting Held on Monday, March 1, 2021

A Public Hearing of the Council of the City of Livonia was held virtually via ZOOM on **Monday, March 1, 2021**.

MEMBERS PRESENT: Kathleen McIntyre, President
Vice President Scott Bahr
Jim Jolly
Brandon McCullough
Laura M. Toy

MEMBERS ABSENT: Rob Donovic
Cathy K. White

OTHERS PRESENT: Mark Taormina, Director of Economic Development
Paul Bernier, City Attorney
Sara Kasprowicz, Recording Secretary

The Public Hearing was called to order at 7:02 p.m. with President Kathleen McIntyre presiding. This item is regarding **Petition 2020-12-01-07** submitted by Tiseo Architects, Inc., pursuant to Section 23.01(b) of the Livonia Zoning Ordinance #543, as amended, to rezone portions of the shopping center property at 19043 thru 19053 Middlebelt Road and 29475 thru 29493 Seven Mile Road, located on the west side of Middlebelt Road between Clarita Avenue and Seven Mile Road in the Northeast ¼ of Section 11, from C-1, Local Business & P, Parking to C-2, General Business.

This item will move to the Regular Meeting of **March 22, 2021.**

The Public Hearing is now open. There were 9 people in the audience.

McIntyre: We will now call the public hearing on a rezoning petition to order. I don't have a gavel, but I just gaveled the meeting to order at 7:02 PM. The public hearing is now open for comments. Please state your name and address clearly before making your comments. I assume our City Attorney is with us and just for to err on the side of caution, I'm going to ask the members of the council and the Elected Officials to state where you're joining us from. I'll start. Kathleen MacIntyre from Livonia, Wayne County, Michigan. Vice President Bahr.

Bahr: Scott Bahr from Livonia, Michigan. Here.

McIntyre: Brandon McCullough?

McCullough: Brandon McCullough, Livonia, Michigan.

McIntyre: Jim Jolly?

Jolly: Present, Livonia, Michigan.

McIntyre: Thank you and I think that's, that's everyone who is on the call from Elected Officials side. All right, at this time, we are open for comments. As I mentioned. Would anyone from the public like to address the Council on this public hearing? I see that we have the Petitioner with us this evening. Council, any questions for the petitioner?

Bahr: Madam President?

McIntyre: Vice President Bahr?

Bahr: Would we typically ask Mark to kind of talk through this?

McIntyre: Yes.

Bahr: When the time is appropriate, I'd be interested in that.

McIntyre: Okay. Mr. Taormina? You're on mute.

Taormina: Let me share my screen if I may, then that way, you'll have a visual, to follow. I hope everyone can see that. This is a rezoning request as was mentioned and property is located at the southwest corner of Seven Mile and Middlebelt Road. This site currently has three zoning classifications, C1, C2 and P which is the designation for the parking district. The proposed changes this evening would place the entire site under the C2 classification. Altogether the site is just under 5.4 acres and the building, the shopping center complex, is just under 57,000 square feet. The main tenants include Pet Supplies Plus and Planet Fitness. You'll recall this center from a fairly recent petition where a bank ATM kiosk was constructed at the South end of the parking lot. The purpose of the rezoning is to facilitate the development of an outlot building that would have drive-through facilities. This would occur in the on the easterly portion of the site along Middlebelt Road, between the Boston Market, which is to the North and the Wendy's restaurant, which is to the South. Both of those are located on adjacent parcels, by the way. Changing the zoning to C2 is necessary since the current parking designation would not allow for buildings or structures. As Council is aware, drive-up operations require waiver use approval. Should this rezoning petition move forward, any proposal to develop the property in question would go through the

waiver use approval process. The new commercial building would occupy an area that measures about 104 feet by 145 feet. Mid-Seven shopping center currently requires about 302 parking spaces. Adding the 2000 square foot outbuilding would increase the required parking to approximately 313 spaces. Right now, the site is conforming. There are 307 spaces available on the site. It's for a very slight surplus. Should this development occur as shown on the plans, that would eliminate about 50 parking spaces. It would cause a parking deficiency of about 42 parking spaces. Planning Commission did review this at a public hearing in January and is recommending approval of the rezoning. Thank you. Just to get everyone familiar with this map, so it may be a little bit difficult to read. This is the outline of the building as it exists today. Middlebelt Road is on the right-hand side of this drawing. The shaded area here would represent the new construction. This is the outlot building. The Wendy's restaurant that was referenced as located offsite here and then the Boston market is located here. So, this would be the new construction.

McIntyre: Councilmember Jolly and then Vice President Bahr.

Jolly: Thank you, Madam President. I'm not opposed to this usage here, but my curiosity is this. We just recently approved a waiver to allow for this drive-up free-standing ATM that's shown here at the bottom of the site plan.

Taormina: Correct.

Jolly: Now we're going through this request for this additional outlet. I think from a practical manner, I would have liked to have kind of had an idea that these were going on at the same time and I'm wondering what, if anything, additional, are they planning? I feel like, you know, we just did this less than a year ago. Or maybe, maybe slightly more than a year ago. I'm not sure. Can you comment on that? You know, well Mark, first off, and then the Petitioner’s if they are available.

Taormina: Yes. Thank you. Councilman Jolly. I did not mention that also shown on the site plan, is another drive-up operation here at the South end of the building. Again, this is, would be a completely separate petition that would have to be filed once a user is identified. So, in response to your question. What else is planned for this site? In addition to this outline building. The conceptual plans, they show the potential for a drive-up operation on the South side of the building. Now this is complicated, a little bit more so in that, you know, how do you get access back here? The only way you really achieve access for that part of the site is by, and I'm zooming out. I'm trying to zoom out, is by going all the way around the building. So, that that presents challenges, in terms of access. Interferences with things that occur along the back of shopping centers like dumpsters and loading and unloading areas. Wayfaring or wayfinding, the signage that's needed to

direct traffic. So, this was looked at again, conceptually for the Planning Commission without any commitment either to this part of the project or really for that matter, the out lot. They did feel, however that C2 zoning was appropriate for the parcel in general.

Jolly: Yeah, I would agree on the C2 zoning in general, but I'll tell you right now, this additional element that you're talking about with the additional drive-up operation at what would be the South end of the building here, I'll just go on the record, I am not in favor of that. That's going to cause this entire South end of this parcel be completely way too busy and I don't like the access as you're describing it here from Seven Mile Road, either. I think that's, that's not how we typically do things in Livonia and I don't think we should start doing them this way. Like I said, I'm not opposed to this current out lot, but I would have appreciated understanding more so, these things all at once, as opposed to having them piecemeal come for us. Thank you.

McIntyre: Thank you, Councilmember Jolly. Vice President Bahr.

Bahr: Yeah. Thank you, Madam President. Mark. Can you go back to the slide? The first slide you showed that just showed the lot split, or was it a couple of slides before this, where you showed the, yeah, go back one more. I think. Yeah, that's what I'm looking for. So, everything in the red is what we're rezoning to C2. Correct?

Taormina: That is correct.

Bahr: So the parcel boundaries, just to orient you here, the parcel boundaries, if you can follow the, the mouse here, or this area. So, this area of the site is our, is currently zoned C2. That's why it falls outside of this request, but it is part of the property.

Bahr: That whole property has the same owner?

Taormina: That is correct.

Bahr: Okay and why, not necessarily that I have a problem, I'm just trying to understand the logic here. I don't have an issue with the out lot that they're asking to go to C2, that seems to make a lot of sense. I guess my question though, is why the entire site or this entire section is being asked to go to C2. Does that have some kind of parking ramifications? Why not just carve out that one section and call it C2?

Taormina: I'm going to allow the petitioner to respond to that. Well, the other reason is, if you look at this plan, yes, this area on the adjacent to Middlebelt Road is the parking zone. The C1, I believe, let's see here, you can see where

the C1 extends. That would not facilitate necessarily the drive-up operation here at the South end of the building.

Bahr: Okay, that makes sense. Trust me, it's cleaner. Just to do it all C2 in this site, really, probably should be C2, so I don't necessarily have an issue with it. We've piecemealed it before and I was curious what the rationale was for not doing it this time. Then those parking spaces Mark, at the Southwest corner behind the building. Those, I assume, figure into our current parking counts?

Taormina: Yes, they do.

Bahr: Okay, and you said the result of this action would be for the whole property to be deficient by 40 spaces or so, something like that?

Taormina: Roughly.

Bahr: I just want to make sure I have my facts straight. Okay. I might ask some more questions for the petitioner, but that's what I needed. Thanks.

McIntyre: Alright, anyone else have any questions for Mr. Taormina?

Toy: I'm on Kathleen, it's Laura.

McIntyre: We have a Councilmember Toy with us by phone. Councilmember Toy, can you please give us your location, your city and your County?

Toy: Certainly, Livonia, Michigan Wayne County.

McIntyre: Thank you very much and at this time, we can go to the Petitioners and beginning was Mr. Denha. Mr. Denha, could you give us your name and your address, please?

Denha: Good evening, everybody. Thank you for the time. My name is Kevin Denha. I am one of the principles of the shopping center, my address is 700 North Old Woodward, Birmingham, Michigan 48009. Thank you for having me. With your, with your permission, Madam Chair, I just want to respond a couple questions that popped up. Councilman Jolly, I just want to give a little feedback. We did the ATM machine as a standalone deal and I'm guessing probably 18 months ago. So, I had no idea at that time we were looking at doing something like this. You know, we tried our best to lease the existing structure and building and, you know, throughout the Summer and Fall, I was thinking about how to, how to maximize this property and thus, that's why we're here today. So there really wasn't any piecemeal or anything like that this is just the evolution of the center as we try to lease it. We've done a pretty good job, but the end cap has always been a challenge, hence the splitting up of 4,800 square feet and

commencing with a drive-thru. I'd just like to add a couple things. With respect to the rear lot, I know it's a long jog coming around for the drive-thru, but we're also going to clean up that back part of the lot where there's no dumpster enclosures right now, landscape it better and kind of cleaned it up. Secondly, with respect to the end cap drive through, you know, there's no restaurants in the center now there's not going to be any sit-down restaurants and that type of thing. The Center, especially the South end, has a parking field that's very rarely used, which hence is why I put the out lot there as well as the drive-through. So, I just wanted to address a couple of your questions with respect to, kind of the evolution of ATM and where we're at today.

McIntyre: Thank you, Mr. Denha

Denha: Mr. Tiseo is on if you want to answer anything.

McIntyre: Good evening, Mr. Tiseo. Did you want to add anything additional to Mr. Denha's comments?

Denha: Ben are you there?

McIntyre: It looks like Ben's here. Okay. It looks like Ben should be able to, oh, I'm sorry. Let's see. All right. There we go. All right, Ben? We should be able to hear you now.

Denha: Ben can you hear us?

McIntyre: It looks like it looks like Ben should be able to let's see, Ben?

Denha: I'll text him he might be on mute, Madam chair. Let me text him.

McCullough: All right. He should have the ability to, while we're waiting for Ben, Mr. McCullough, Councilmember McCullough, did you want to ask a question?

McCullough: I'm thinking Madam Chair, it's more of a statement. Just kind of looking over the site, if I may.

McIntyre: Please.

McCullough: Thank you. So, just kind of looking at this, I have no issue with the zoning change at this point, but kind of looking over the site, and I know obviously there are some vacancies in the strip mall, but, you know, if we're going to be losing potential spots and I am all for innovative planning, but I'm also not in favor of overloading a retail/center like this. I just hope that as things come forward, that you know, we take that in consideration. I do

look at that stacking a lot, kind of behind the building and even though I know you'd clean it up and I could see the vision, I'd be open to anything on that, it just seems like there's a lot going on, especially as you got Planet Fitness in there and you got Boston Market, you got the gas station, Pet Supplies Plus, so, you know, I'm going to look long and hard once we see if this goes through and we obviously see the site plan for this, but you know, you start getting them in, the more and more and more we're losing parking spots. I just have some concerns.

McIntyre: Thank you. Council member McCollough, Vice President Bahr.

Bahr: Thank you Madam President. To the Chair to Mark again, Mark, if they were to add a drive through restaurant on the end there in the future, does that, just off the top of your head, how does that affect parking from what it is today or is that likely to take it up or would it stay the same? I'm sure it doesn't take it down.

Taormina: No, the required parking is, we'd have to do the calculations. I think the numbers that I referenced earlier, assume that the only restaurants in the shopping center would be the end caps here and the 2000 square foot outbuilding, once they exceed 15% of the gross floor area then different parking standards apply and then that would even cause a greater deficiency at least by ordinance standards. Yeah, the shopping centers are not, the parking is not computed based on the individual uses. It's based, when you have a shopping center, this large, we just apply a single ratio.

Bahr: Got it.

Taormina: That ratio changes depending on how much of the space is devoted to places of assembly, meaning restaurants. So, once the amount of area of restaurants exceeds 15%, the standards, it kicks into a new standard, which requires even more parking, and they don't reach that threshold under this design. That's not to say they wouldn't If another larger restaurant came in, we'd have to do the math on that.

Bahr: Okay, thank you, Mark and Mr. Denha, are you able to give us an idea of what you have planned for that out lot building out there? What business?

Denha: Mr. Bahr I have nothing planned right now. We are in design mode with the building, you know, obviously after this meeting, we've done some very conceptual stuff, but I have no tenants in mind. I am going to be upon approval of potential approval from the City marketing this accordingly. but I have nobody.

Bahr: Okay. as far as the zoning goes, I think C2 for this corner makes total sense and I'll offer an approving for that. That being said, I do want it, and recognizing that this is a rezoning, I just want to get that out there from a rezoning perspective, I don't have an issue with this. I think adding an ally building out there will actually help the entire site. This reminds me, just as a comparable of what happened over at Five Mile in Newburgh, a number of years back, I don't know how many years it's been packed now, and I don't remember if it was during my Planning days or my Council days, but when the Tim Horton's on Five Mile went in and how did people that were the biggest fans of that Tim Horton's being built, were all the stores in the plaza behind it, because all the eyeballs that it drew and I think history has born out how positive that's been for that Center. I think putting an out lot building here, presumably a drive through, in what is now a vacant piece of pavement, helps the entire corner. So, I'm, I'm very much in favor of that. So, having addressed that zoning thing, I just want to speak into the future a little bit. So, you guys look at this, my initial reaction when I saw the potential drive-through plans for the Southwest corner of the site was probably similar to Mr. Jolly's, I had a negative reaction to it. The more I think about it, I want to keep an open mind, it's certainly not unprecedented to have, you know, a longer entry to a drive through with some way-finding. You know, the potential to clean up that back alley as a result of that, I think is a good thing. Certainly, to help us run more traffic into the site and to help the southern edge of that Center to do as well as the northern edge. That's all attractive, but on the other hand, it is weird. It presents its own set of issues. You think about people coming from Seven Mile might have some decent wayfinding to get down there, but people coming from Middlebelt would end up driving all around the property counter-clockwise just to get to a drive-thru and then you also have the additional problem with you would end up losing more parking space, which, in order to come and make that drive through, since you would be getting rid of some of the parking spaces that are back there now, and well, I'm not concerned about parking at that property today. If you're successful with this out lot as I think he will be, that might become an issue in the future. So, we're here for zoning tonight. I'll offer an approving for that, but I am skeptical of the ability to do a drive through as you have shown on the southern edge of the shopping center. So, thanks.

McIntyre: Councilmember Jolly.

Jolly: Thank you. For the Petitioner and for Mark. When we see this next, will we see it in the near future for the out lot for a site plan approval or will that wait till it is possibly under contract with a restaurant or something like that. So, are we going to see this later on down the road? This is just for marketing purposes that we're doing the rezoning. Is that correct? Mr. Taormina or whoever.

Denha: Councilman Jolly, this is Kevin Denha. I am moving forward, this is not a marketing piece or I'm moving forward to get this thing approved in the steps outlined by the City, I'm not waiting.

Jolly: I understand. Well maybe I phrased my question inappropriately. What I'm saying is, will you be waiting until you have somebody on the hook who's interested in the project?

McIntyre: Councilmember Jolly, just to be clear you'd like to address this specifically to Mr. Denha, is that correct?

Jolly: Yeah. At this point, probably. Okay. So Mr. Denha, will you be waiting until you have a potential tenant on the hook before you bring us site plan before us? That's the question.

Denha: Councilman Jolly, that is correct for simply reason is the design of the building per tenant specs, et cetera. However, no. Exactly. So as soon as I get that tenant, which I'll be marketing aggressively I'll come to you guys with their final design, et cetera.

Jolly: Okay. So that being the case I expect if, and when we deal with that, we will not be dealing with this potential drive up at the same time, they will be segmented. Correct?

Denha: Well, I mean, from my perspective on marketing the center in duality, so I could land two tenants at once. I could, land one beforehand. I can't represent how that's going to flow, sir.

Jolly: Okay. Just to put my thoughts out there. In a way, I would like to see them separate because that would allow us to approve the one without the other, that's one hand. On the other hand, having them together would allow us to consider the entire site plan altogether. So, but that was just a question for my own knowledge.

Denha: Can I just follow up with that, sir, real quick, with respect to the status quo of the center right now, there's zero restaurants and a very limited medical there I know we're losing parking, but, yeah, I'm not going to get in the weeds here, but the depths of these centers on the south part is 110 feet. I'm trying to make it attractable in the drive-through does that. I understand the flow is choppy, I understand all that, but I've done this before with these long drives, we can clean up that alley and with your guys' blessing, and when I bring you guys a tenant, we're not going to be short on parking there's oceans of parking in that Center, because there's no food and very limited medical.

Jolly: Yeah, to be honest with you, I'm not concerned about parking a whole lot at all in regards to this site, because I think as time goes on, we're going to need less and less parking going forward here. In general. I am concerned about it, kind of, you know, we don't want to create a mess and I don't think your intention would ever be to create a mess, but that's kind of what jumps out to me as it is a big potential mess. So, we'll deal with it when it comes before us.

Denha: I hear you.

Jolly: I just think it's worth giving you our thoughts now. My thoughts everybody's.

Denha: 100% sir. 100%.

Jolly: Thank you, sir. Best wishes.

Denha: Thank you, sir.

McIntyre: All right. Just, just a procedural reminder. It's a little awkward in the zoom meetings, but comments should go through the Chair to individual Councilmembers. So again, just trying to keep things consistent with how we would do it if it were a live meeting. Let's see, Mr. Tiseo, we were not able to connect with you successfully. Your hand is not up, but it looks like you should have the ability to address us. Is there anything you would like to say or address the Council on before I go to other audience members who'd like to speak.

Toy: Madam Chair?

McIntyre: Yes?

Toy: For the record.

McIntyre: Councilmember Toy?

Toy: I just want to say, this is the first time I've ever heard Ben Tiseo not have anything to say.

McIntyre: Well, we're trying to.

Toy: I know, I'm teasing ya.

McIntyre: I know. Ben, I'm not sure why we're unable to hear you because you should be enabled to speak. So again, while we work on that, I'm going to go to the next member of the audience.

Tiseo: Can you hear me now?

McIntyre: There we go.

Tiseo: I think, I think I was blacked out. Yes. Thank you again. Again, we're here for the rezoning, not specifically the actual design of the out lot or the drive through, and I know we have to come back. We have some challenges, and we will take care of those.

McIntyre: All right. Thank you. Did anyone from the Council have any questions for Mr. Tiseo before I go to the other audience members who'd like to speak. All right, thank you. Ben you and Mr. Denha, you should be able to speak. If you have other things to say, just put your hand up and I'll recognize you, and we should not have a technical issue at this time. Next, I'm going to go to Kimberly Nakhleh and I hope you'll please correct the mispronunciation of your name.

Nakhleh: That's okay, it’s Nakhleh. I'm sorry, I'm on Ben's team, I'm the one that drew up the site plans. So, I was just trying to chime in and speak for him because I was on the phone with him as he was trying to get his audio to work. He covered everything, so I'm all set.

McIntyre: All right. Thank you, Ms. Nakhleh, I appreciate that and I'm sorry for the mispronunciation of your name.

Nakhleh: No problem.

McIntyre: And next we're going to go to the last four digits are 3434. And if you're on, if you're joining us by phone, it's star six to unmute yourself. You should be able to unmute yourself. Now I do not see 3434. We'll give a second for the last four digits, 343,4 an opportunity.

Tiseo: That was my cell phone. Excuse me.

McIntyre: Oh, Okay.

Tiseo: That's why.

McIntyre: All right. Anyone else have any comments. I guess I'd like to share one and that is, I too, have concerns about the logistics of a long drive-up and as one of my colleagues mentioned, concern more from the access point from Middlebelt, but on the other hand, a long driveway approach that goes behind a building, gives us an opportunity to clean up an ugly alley and enclosed dumpsters and make it into something attractive. I think that's an opportunity that I wouldn't want to dismiss out of hand, so, thank

you. Does anyone else have any comments before we close the Public Hearing? All right, then.

Toy: I'm sorry. Madam Chair, it's Laura.

McIntyre: Yes. Councilmember Toy.

Toy: Thank you. Madam chair. Just real quick. In this environment and what's, what's going on in small business today. Anything we can do to help business owners with zoning, drive-ups or whatever. I'm all about. So, as long as they make sense, and as you pointed out all that makes an improvement in the property in an area we wouldn't normally look at like an alley like that. I'm all about it. These are difficult times for both owners of properties and business owners and whatever we can do. I want to be a little bit more sensitive for the needs, if you know what I'm saying, and that's just, I wanted to put that out there. Thank you.

McIntyre: Thank you. Councilmember Toy. All right. And if there's no one else, Vice President Bahr has offered an approving resolution on the rezoning, which is the subject matter of this Public Hearing. Sara, I'm not at City Hall. So, Sara, I'm going to ask you, do you know which meeting this will move on to the agenda of?

Kasprowicz: March 22nd.

McIntyre: Mr. Tessio and Mr. Denha, I apologize. I didn't have that in front of me, but as always Sara Kasprowicz, who is our Manager of the Council Office and the Council business is on top of things. So, it will be March 22nd, Ben and Kevin. We will look forward to seeing you then. Thank you. Good night. And we are adjourned.

As there were no further questions or comments, the Public Hearing was declared closed at 7:32 p.m.

Mayor, Law, S. Kasprowicz,
S. Nash, File

PUBLIC HEARING
DIRECTION

MONDAY, MARCH 1, 2021

PETITION 2020-12-01-07 submitted by Tiseo Architects, Inc., requesting to rezone portions of the shopping center property at 19043 thru 19053 Middlebelt Road and 29475 thru 29493 Seven Mile Road, located on the west side of Middlebelt Road between Clarita Avenue and Seven Mile Road in the Northeast ¼ of Section 11, from C-1 (Local Business) and P (Parking) to C-2 (General Business).

DIRECTION: 1) APPROVING

THESE ITEMS ARE TO BE PLACED ON THE AGENDA FOR THE REGULAR MEETING OF MARCH 22, 2021

AN ORDINANCE AMENDING SECTION 11 OF THE ZONING MAP OF THE CITY OF LIVONIA AND AMENDING ARTICLE III OF ORDINANCE NO. 543, AS AMENDED, KNOWN AND CITED AS "THE CITY OF LIVONIA ZONING ORDINANCE" BY ADDING SECTION 3.____ THERETO.

THE CITY OF LIVONIA ORDAINS:

Section 1. Pursuant to the report of the City Planning Commission, dated January 28, 2021, recommending approval of Petition 2020-12-01-07, having been considered by the Council, and the Council having conducted a public hearing on March 1, 2021, on said petition, and having concurred in the recommendation of the City Planning Commission, the Council hereby adopts said Petition 2020-12-01-07 to amend the Zoning Ordinance and Zoning Map of the City of Livonia and all proceedings heretofore conducted on said petition are hereby approved.

Section 2. Article III of the City of Livonia Zoning Ordinance, Ordinance No. 543, as amended, is hereby amended by adding thereto the following section:

Section 3.___. Petition 2020-12-01-07 submitted by Tiseo Architects, Inc. is hereby approved, and the zoning classification of the premises hereinafter described is hereby changed from C-1 and P (Local Business and Parking) to C-2 (General Business):

Land situated in the City of Livonia, County of Wayne, State of Michigan described as follows:

PARCEL 1

West 1/2 of East 1/2 of Northeast 1/4 of Northeast 1/4 of Northeast 1/4 of Section 11, except the North 60 feet deeded to County of Wayne recorded in Liber 34623, Page 263 Wayne County Records, Town 1 South, Range 9 East, subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

Containing: 2.265 +/- Acres

PARCEL 2

East 1/2 of East 1/2 of Northeast 1/4 of Northeast 1/4 of Northeast 1/4 of Section 11, except the North 60 feet deeded to County of Wayne recorded in Liber 34623, Page 263 Wayne County Records, Town 1 South, Range 9

East, subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

Containing: 2.264 +/- Acres

PARCEL 3

South 248.75 feet of East 1/2 of East 1/2 of Northeast 1/4 of Northeast 1/4 of Northeast 1/4 of Section 11, except East 60 feet thereof, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan.

Containing: 0.597 +/- Acres

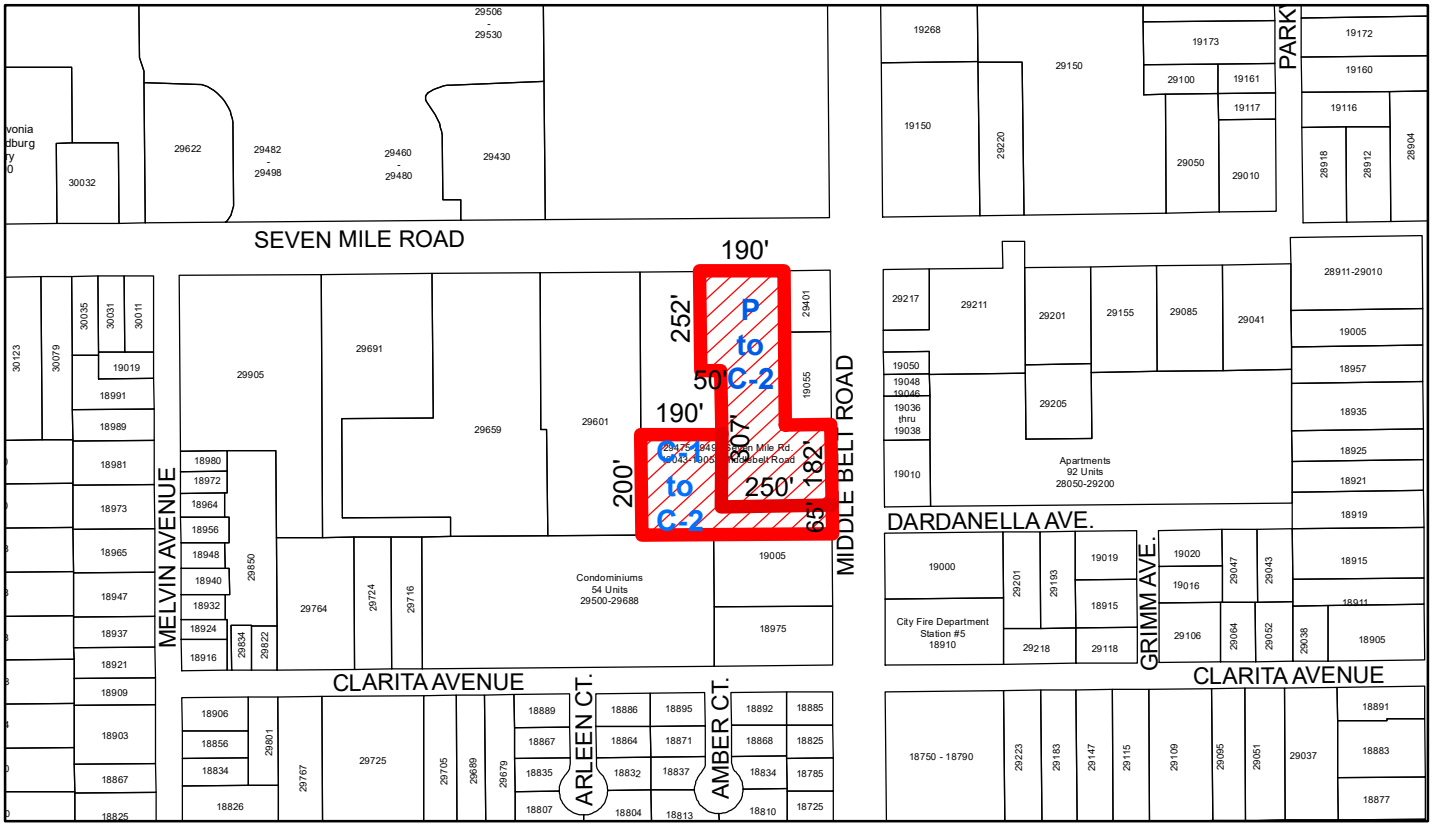
and the Northeast 1/4 of Section 11 of the Zoning Map is hereby amended to conform to the changes made in this section.

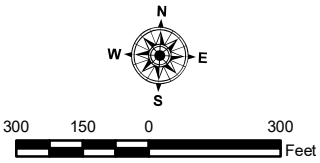
Section 4. The attached map designated “Amendment No. ___ to the Zoning Map of the City of Livonia” showing all of the amendments and changes made in the foregoing Section 2 of this ordinance is hereby approved, established and made a part hereof.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 6. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

BOUNDARY OF DISTRICT AS AMENDED FROM C-1, LOCAL BUSINESS & P, PARKING TO C-2, GENERAL BUSINESS

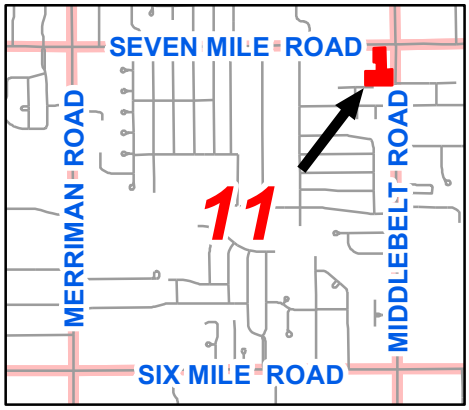




PETITION NO. 2020-12-01-07
A PART OF THE N.E. 1/4 OF SECTION 11

AMENDMENT NO. TO THE
ZONING MAP OF THE
CITY OF LIVONIA, MICHIGAN
ORDINANCE NO.

Adopted by the City Council on



_____ MAYOR

_____ CLERK

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 22, 2021

Meeting was called to order via Zoom remote technology at 9:21 p.m. by President Kathleen McIntyre. Present: Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); Rob Donovic (Deployed); Jim Jolly (Livonia, Michigan); Laura Toy (Livonia, Michigan); Scott Bahr (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: None.

8) AWARD OF BID: Department of Parks and Recreation, re: Sheldon Pool Deck Paving, from budgeted funds.

Stephanie Manoogian, Aquatics Coordinator, presented this request to Council. She stated for Sheldon Pool they are asking to award the bid to Luigi Ferdinandi to do the concrete replacement for the decking at Sheldon Pool, it's in need of some repairs to operate the pool without objections from the Health Department. A lot of the concrete on the deck currently is uneven and could be a trip hazard. This is the minimum amount of decking that we could get done to allow it for us to operate it. The low bid was Luigi Ferdinandi & Sons Cement Company, so we're asking Council to award it to that company from budgeted funds.

Councilmember White offered an approving resolution for the Consent Agenda.

President McIntyre asked if the Sheldon Pool was open in 2020 and Manoogian replied that it did not open it in 2020, the last time it was operated it was in 2019 but due to the pandemic and circumstances regarding the contractors coming out to open it, that would not happen until July.

McIntyre then asked what the lifespan of the concrete work would be and Manoogian replied this is her first concrete project but the average lifespan of concrete should last ten, twenty years, but she will look into it further.
President McIntyre then stated with the upcoming Parks and Recreation Master Plan, but given we haven't been able to open the library over there, and I understand that's an area of the City where we would very much like to ensure recreational facilities over. She then asked Manoogian if Sheldon was the smallest pool and she replied she would say it's the smallest right now and it's the least used pool out of the three.

President McIntyre then said given that we've got a lot of free space over there and we have a library that we haven't been able to be open now for two years, if this is the right time to be putting a significant amount into. So I don't mind it being on the Agenda with an approving resolution, but ask that it be placed on the Regular.

Councilmember Toy asked if Luigi was out of the east side and Manoogian replied they are from Roseville. Toy asked if there were any numbers with the Sheldon Pool from the last time they were open and if there was any PR planned for the upcoming

improvements and Manoogian replied this is a great pool for outdoor swim lessons and with the limitations and reduced capacities they have currently indoors, it would help expand that program to help alleviate some of our current wait list hopefully this summer. So in terms of that, it would be great to get this minimal work done just to get it up and operating. It is in the “L Magazine” for summer right now, that it is open, and that issue just got mailed out to all of our residents. Toy then asked if there were any shelters over there and Manoogian replied there is a pavilion at the park, but she’s not aware how often it gets rented. Toy stated that is a heavily populated area over there and it would be really nice to jazz it up a bit. She then thanked Manoogian for her handling of the Aquatics program.

DIRECTION: APPROVING REGULAR

REPORT TO THE LIVONIA CITY COUNCIL

Parks and Recreation
March 9, 2021

MEETING DATE	PREPARED BY
March 22, 2021	Ann Cox, Program Supervisor

AGENDA ITEM

AWARD OF BID: Department of Parks and Recreation, re: Shelden Pool Deck Paving, from budgeted funds

BACKGROUND

The Department of Parks and Recreation is undertaking a project during 2021 to replace concrete at Shelden Pool. The current state of the pool deck is in poor condition and repairs are required to ready the pool for summer operation.
Specifications for paving were prepared by the Department of Parks and Recreation and Engineering and posted to the MITN website on February 8,2021. Three bids were submitted and opened in the presence of the bid committee at 2 p.m. on February 23, 2021.

Work is scheduled to start April 19, 2021. Bids are good for 120 days.

For Council's review is the bid tabulation for Shelden Paving:

Company Name: Luigi Ferdinandi and Sons Cement Company	**Bid price**
Base Bid	$55,861
Alternate Bid	$53,720
Total:	$109, 581
Company Name: Rotondo Construction	
Base Bid	$74,885
Alternate Bid	$69,257,50
Total:	$144, 142.50
Company Name: Mid-American Group	
Base Bid	$91,016.80*
Alternate Bid	$69,884.60*
Total:	$159,901.40*
**Total as Corrected by Engineering Dept.*	

RECOMMENDATION

We recommend that City Council authorize the Mayor and City Clerk to execute a contract in the amount of $55,861 with Luigi Ferdinandi and Sons Cement Co., 16481 Common Road, Roseville,

MI 48066. Reference checks were conducted by Department of Engineering and Department of Parks and Recreation and were found to be satisfactory.

FISCAL CONSIDERATION

Sufficient funds have been budgeted in 208-722-971-000.

ATTACHMENTS

1. SHELDON POOL DECK BID 2-23-21 (1) LUIGI

APPROVED BY

Ted Davis, CPRP, Superintendent of Parks and Recreation — Date: March 10, 2021

Michael Slater, Finance Director — Date: March 11, 2021

Maureen Miller Brosnan, Mayor — Date: March 11, 2021

FORM OF PROPOSAL
For

SHELDON PARK POOL DECK PAVING

Bid of Luigi Ferdinandi & Son Cement Co. Inc. hereinafter called Bidder, organized and existing under the laws of or a resident of the State of Michigan, doing business as 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 the Notice to Bidders, Instructions to Bidders, Bid, General Conditions, Supplementary Conditions, Agreement, Forms of Proposal, Bond, Specifications and Drawings, as prepared by the ENGINEER, and understands all of the same; that the Bidder or its representative has made personal investigation at the site 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 construction equipment necessary for the construction of the Project and performing related work 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 - None	

The Contract will be awarded to the lowest responsive, responsible Bidder based on the unit prices for all Work specified.

The Bidder agrees to complete the Project for the following unit prices:

BASE BID

Item No.	Item Description	Qty	Unit	Unit Price ($)	Total Price ($)
1	Mobilization	1	l.s.	$ 1.00	$ 1.00
2	Place 4" thick, non-reinforced concrete pool deck (Includes coping around edge of pool and sealing of all joints)	6,370	s.f.	$ 8.00	$ 50,960.00
3	Restoration (Includes 3" Top-Soil, Seed, Mulch and Fertilizer)	100	s.y.	$ 9.00	$ 900.00
4	Inspector Days (based on 8 hrs/day) (minimum 8 days)	8	days	$ 500.00	$ 4,000.00
				TOTAL BASE BID	$ 55,861.00

ALTERNATE PAVING

Item No.	Item Description	Qty	Unit	Unit Price ($)	Total Price ($)
5	Place 4" thick, non-reinforced concrete pool deck (Includes coping around edge of pool and sealing of all joints)	6,215	s.f..	$ 8.00	$ 49,720.00
6	Inspector Days (based on 8 hrs/day) (minimum 8 days)	8	days	$ 500.00	$ 4,000.00
				TOTAL ALTERNATE BID	$ 53,720.00

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 immediately after the Contract has been awarded, the Agreement executed, and a Notice to Proceed received. **The undersigned shall complete the Work to Substantial Completion within 30 days of notice to proceed, and to Final Completion within 45 days of notice to proceed.** Substantial completion shall be met when all the pathways are open for use by the public. Final completion shall be met when all restoration items and punch-list work items have been completed.

The undersigned attaches hereto its Bid security, as required by the Notice to Bidders and Instructions to Bidders. The undersigned agrees that in case it shall fail to fulfill its obligations under the foregoing Bid, and/or shall fail to furnish bonds, as specified, the OWNER may, at its option determine that the undersigned has abandoned its rights and interests in such Contract and that its Bid security accompanying its Bid; has been forfeited to the said OWNER, but otherwise the Bid security shall be returned to the undersigned upon the execution of the Contract and the acceptance of the bonds.

The undersigned also agrees that for each and every calendar day that he may be in default of Substantial Completion of the Work, within the time specified in this Bid, the OWNER will suffer a damage of **Two Hundred and Fifty dollars ($250.00)** per day, and said OWNER shall be compensated therefore at the rate as liquidated damages in accordance with the Agreement.

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

SUBMITTED on 2-23-2021
Date*

BY: Luigi Ferdinandi & Son Cement Co. Inc
Name of Bidder*

16481 Common Rd
Street*

Luigi V. Ferdinandi
Signature

Roseville Mi 48066
City, State, ZIP*

Luigi V Ferdinandi, Vice President
Name and Title of Signatory*

(586) 774-1000
Telephone Number*

(586) 774-1001
Facsimile Number*

*Typed or printed in ink.

Form of Proposal and all other bid documents to be submitted electronically following the instructions provided in the "Notice to Bidders" and "Instruction to Bidders" sections.

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Luigi Ferdinandi & Son Cement Co., Inc.
16481 Common Road
Roseville, MI 48066

SURETY:
(Name, legal status and principal place of business)
North American Specialty Insurance Company
1450 American Lane, Suite 1100
Schaumburg, IL 60173

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154

BOND AMOUNT: Five Percent (5%) of Amount Bid

PROJECT:
(Name, location or address, and Project number, if any)
Sheldon Park Pool Deck Paving

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this **23rd** day of **February, 2021**

(Witness)	**Luigi Ferdinandi & Son Cement Co., Inc.** *(Principal)* *(Seal)*
	(Title)
(Witness)	**North American Specialty Insurance Company** *(Surety)* *(Seal)*
	(Title) **Susan L Small , Attorney-in-Fact**

Init.

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SWISS RE CORPORATE SOLUTIONS

NORTH AMERICAN SPECIALTY INSURANCE COMPANY
WASHINGTON INTERNATIONAL INSURANCE COMPANY
WESTPORT INSURANCE CORPORATION

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT North American Specialty Insurance Company, a corporation duly organized and existing under laws of the State of New Hampshire, and having its principal office in the City of Kansas City, Missouri and Washington International Insurance Company a corporation organized and existing under the laws of the State of New Hampshire and having its principal office in the City of Kansas City, Missouri, and Westport Insurance Corporation, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make constitute and appoint:

ROBERT TROBEC, KATHLEEN M. IRELAN, IAN J. DONALD, JEFFREY A. CHANDLER, ALAN P. CHANDLER, SUSAN L. SMALL, T. J. GRIFFIN, JOHN L. BUDDE, STEVEN K. BRANDON, TERENCE J. GRIFFIN, TERRI L. YOUNG, PATRICK E. WILLIAMS, WENDY LEE HINGSON and BRYAN FORMSMA JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

TWO HUNDRED MILLION ($200,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of North American Specialty Insurance Company and Washington International Insurance Company at meetings duly called and held on March 24, 2000 and Westport Insurance Corporation by written consent of its Executive Committee dated July 18, 2011.

"RESOLVED, that any two of the President, any Senior Vice President, any Vice President, any Assistant Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Company when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."

NORTH AMERICAN SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1973 NEW HAMPSHIRE

WASHINGTON INTERNATIONAL INSURANCE COMPANY CORPORATE SEAL NEW HAMPSHIRE

By _____
Steven P. Anderson, Senior Vice President of Washington International Insurance Company
& Senior Vice President of North American Specialty Insurance Company
& Senior Vice President of Westport Insurance Corporation

By _____
Michael A. Ito, Senior Vice President of Washington International Insurance Company
& Senior Vice President of North American Specialty Insurance Company
& Senior Vice President of Westport Insurance Corporation

WESTPORT INSURANCE CORPORATION CORPORATE SEAL MISSOURI

IN WITNESS WHEREOF, North American Specialty Insurance Company, Washington International Insurance Company and Westport Insurance Corporation have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 10th day of February, 20 20.

North American Specialty Insurance Company
Washington International Insurance Company
Westport Insurance Corporation

State of Illinois
County of Cook ss:

On this 10th day of February, 20 20, before me, a Notary Public personally appeared Steven P. Anderson, Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company and Senior Vice President of Westport Insurance Corporation and Michael A. Ito Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company and Senior Vice President of Westport Insurance Corporation, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.

OFFICIAL SEAL
M. KENNY
Notary Public - State of Illinois
My Commission Expires
12/04/2021

M. Kenny, Notary Public

I, Jeffrey Goldberg, the duly elected Vice President and Assistant Secretary of North American Specialty Insurance Company, Washington International Insurance Company and Westport Insurance Corporation do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said North American Specialty Insurance Company, Washington International Insurance Company and Westport Insurance Corporation which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 23rd day of February, 2021.

Jeffrey Goldberg, Vice President & Assistant Secretary of Washington International Insurance Company &
North American Specialty Insurance Company & Vice President & Assistant Secretary of Westport Insurance Corporation

STATEMENT OF QUALIFICATIONS

Bidder must answer all questions. If more space is needed to complete a question, attach a separate sheet. Bidder may submit any additional information.

Name: Luigi Ferdinandi & Son Cement Co. Inc.

Address: 16481 Common Rosville MI 48066 Phone: (586) 774-1000

Number of years operating under your present name: 37

General nature of work performed by your company: Concrete replacement & masonry repairs.

Background and experience of the principal members of your organization including officers: See attachment (1)

Major equipment available for this contract: See attachment (2)

STATEMENT OF QUALIFICATIONS

PROJECT REFERENCES

List similar projects completed within the last (3) years:

Project Title: See attachment (3)

Client: _____

Contact Person: _____ Phone: _____

Contract Amount: _____

Start Date: _____ Completion Date: _____

Project Description: _____

_____

_____

_____

Project Title: _____

Client: _____

Contact Person: _____ Phone: _____

Contract Amount: _____

Start Date: _____ Completion Date: _____

Project Description: _____

_____

_____

_____

STATEMENT OF QUALIFICATIONS

Project Title: See Attachment 3

Client: _____

Contact Person: _____ Phone: _____

Contract Amount: _____

Start Date: _____ Completion Date: _____

Project Description: _____

_____

_____

_____

Project Title: _____

Client: _____

Contact Person: _____ Phone: _____

Contract Amount: _____

Start Date: _____ Completion Date: _____

Project Description: _____

_____

_____

_____

Form Completed by: _____
Name - Title

_____
Signature

_____
Date

LUIGI FERDINANDI & SON CEMENT CO.
16481 COMMON RD.
ROSEVILLE, MI 48066
586-774-1000 FAX 586-774-1001

ATTACHMENT 1

KEY INDIVIDUALS IN ORGANIZATION

NAME	POSITION	EXPERIENCE
Luigi Ferdinandi	President	Construction industry for over 50 years. Directly involved in daily operations and management of the Company.
Luigi V. Ferdinandi	Vice President	Construction industry for over 30 years. Directly involved in daily operations and management of projects and employees. Manages large projects with several municipalities that include sidewalk programs and other concrete replacement projects. Works directly with municipalities' directors and engineers.
Raymond Vandekerckhove	Estimator-Job Supervisor	Construction industry for over 20 years. Prepares and plans scope of projects. Manages and supervises large projects through completion. An employee of Luigi Cement since 2002.
Giovanni Toscano	Estimator- Job Supervisor	Construction industry for over 8 years. Prepares and plans scope of projects. Manages and supervises large projects through completion. An employee of Luigi Cement since 2011.
Salvatore Toscano	Foreman	Construction industry for over 25 years. Manages projects and on site daily. An employee of Luigi Cement since 1999.

ATTACHMENT #2

ITEM	YEAR	DESCRIPTION	SERIAL #	AMOUNT
1	1980	MASSEY FERGUSON	9A304422	5,000.00
2	2005	AMIDA POWER BUGGY	FOP162216	5,000.00
3	1979	ARROW BREAKER *(SELF PROPELLED)* DROP HAM	JHJ1250165	12,000.00
4	1997	ARROW BOARD DIETZ	409110	3,000.00
5	1999	426 C BACKHOE	6XN03655	25,000.00
6	1999	KOMATSU PC 12800-2 EXCAVATOR	5018	30,000.00
7	1995	TARGET CONCRETE SAW	V465D1	5,000.00
8	1999	KOMATSU BULLDOZER	4730004PO-75880	20,000.00
9	2003	HITACHI EXCAVATOR	220667	15,000.00
10	1985	CASE LOADER	9159857	15,000.00
11	2008	Bobcat Loader S-300	A5GP35008	20,000.00
12	2006	HYSTER HIGH LOW	F005A09714J	5,000.00
13	2008	KOMATSU SK 1026-5 SKIDSTEER *(PROTOCON)*	A80365	30,000.00
14	1999	SKYTRACK MODEL 8042 BOOM YARD FORKLIFT	11169	9,520.00
15	2010	NEW HOLLAND SKIDSTEER L190	NAM 419757	30,000.00
16	2010	NEW HOLLAND SKIDSTEER L190	NAM 419749	30,000.00
17	2000	MAGNUM X CONCRETE SAW	914940081	5,000.00
18	2011	BOBCAT SKID-STEER LOADER S750	AP3211444	55,425.00
19	2004	KOMATSU EXC PC 138 USLC-2 W/36"BUCKET	001131	80,450.00
20		ATLAS COPCO BREAKER MODEL MB800 *rebuilt*	001681	18,900.00
21	2001	AMIDA POWER BUGGY	010771677	3,000.00
22	2015	ALLMAND ARROWBOARD MODEL 2220		5,000.00
23		SULLAIR AIR COMPRESSOR - PULL BEHIND		4,000.00
24		IPC Hammer breaker (Emidios) Model HH300	4E709	6,000.00
25	2005	Bobcat Hammer breaker (Sal's) B950	797013296	6,000.00
26	2000	Atlas Hammer breaker *(Protocon)* Type PB-310	002738	10,000.00
27	2011	INDY Power Buggy - Model IPB-16	2011-00101	8,000.00
28	2012	New Holland Hydraulic Hammer CAL750 *(Ed's)*	51V1010	8,400.00
29	1996	Stepp 165 Kettle	N/A	4,800.00
30	2012	Atlas Copco Breaker Model SBU 340 *(AIS)*	BES 000765	14,231.00
31		New Holland Hydraulic Hammer CAL750 *(Protocon)*		4,500.00
32		36 in pavement removal bucket	H39571A	4,100.00
33	2007	Komatsu excavator model: PW160	K40521	121,900.00
34	2014	John Deere skid steer loader	1T0320DBCBG206569	34,795.00
35		Light Tower - Magnum	20842	4,000.00
36	1996	Arrow - Converted to transfer tank	3805565AC7C55	2,000.00
37		*Arrow Concrete Breaker (purch.speedy exc 2-2015)*	HJ1350	35,000.00
38	1985	*Arrow Breaker -1250*	439	5,500.00
39	2015	BOBCAT S-850	ATF412655	60,630.00
40	2015	BOBCAT S-770	ATF213182	52,931.00
41		Sullair air compressor - J85DPOJD	004-128906	8,000.00
42	2016	Power Buggy - Indy model 1Pb16	14302	8,500.00
43	2016	Atlas Copco EC70T Breaker	BES045776	12,000.00
44	2016	Atlas Copco EC70T Breaker	BES045775	12,000.00
45	2005	Caterpillar 277B Track skid steer	CAT0277BCMDH02925	30,000.00
46	2018	Skid-steer Loader - Bobcat S770	AT5A13203	67,390.00

47	2018	Skid-steer Loader - Bobcat BC3 - bucket	6726344	2,000.00
48	2018	Skid-steer Loader - Bobcat S770 T4	AT5A13012	64,000.00
49	2018	Skid-steer Loader - Bobcat BC3 - bucket	6726344	2,000.00
50	2011	Whiteman Power Buggy	110539	5,000.00
51	2019	Blue Diamond Slab Bucket	40189	2,000.00
52	2019	Blue Diamond Slab Bucket	40190	2,000.00
53	2019	Target concrete walk behind saw EC185Dm18	79717	1,500.00
54	2019	Target concrete walk behind saw EC185Dm18	64717	1,500.00
55	2019	Target concrete walk behind saw PRO65III	395194	5,000.00
56	2019	Ingersoll Rand 30 gallon Air compressor	3481174	1,700.00
57	2019	Skid-steer Loader- Bobcat S770 T4	AT5A13058	60,500.00
58	2019	Skid-steer Loader - Bobcat BC3 - bucket	6726344	2,300.00
59	2019	Bobcat Stump Grinder SG60	233005243	10,107.00
60	2020	Skid-steer Loader- Bobcat S770 T4	AT5A14344	69,500.00
61	2021	Magnum 74 HP Deutz Diesel concrete saw		8,500.00
				$ 1,189,579.00

LUIGI FERDINANDI & SON CEMENT CO.
16481 COMMON RD.
ROSEVILLE, MI 48066
586-774-1000 FAX 586-774-1001

ATTACHMENT 3

MAJOR CONSTRUCTION PROJECTS COMPLETED FOR MUNICIPALITIES:

PROJECT	OWNER	ENGINEER-Contact	AMOUNT/DATE COMPLETED
City of Farmington 2020 Sidewalk program	City of Farmington, MI	OHM Advisors 34000 Plymouth Rd. Livonia MI Michael McNutt 734-522-6711	$502,500 completed August 2020
City of Berkley 2020 Sidewalk Replacement Program	City of Berkley	Hubbell,Roth & Clark Inc. 555 Hulet Dr Bloomfield Hills, MI Edward Zmich 248-454-6300	$96,100 completed September 2020
Macomb Township 2020-2019-2018 Sidewalk repair program	Macomb Township, MI	Jason Gelle Facilities and Grounds Maintenance 54111 Broughton Macomb Twp, MI 586-992-0710	$480,000 completed June 2020 $252,000 completed November, 2019 $2,045,000 completed December, 2018
Macomb Township Sidewalk Ramp Improvements FY 2019	Macomb Township, MI	Anderson, Eckstein & Westrick, Inc. 51301 Schoenherr Rd Shelby Twp, MI 48315 586-726-1234- Mike Smith	$140,000 completed October 2020
Mt. Clemens road and sidewalk repairs 2020	City of Mt. Clemens, MI	Jeff Wood -Public Services Director One Crocker Blvd. Mount Clemens, MI 586-469-6847	$331,000 Pavement repair program $166,000 Sidewalk program completion: December, 2020
Sterling Heights Concrete and turf replacement program 2020,2019, 2018	City of Sterling Heights, MI	Jim Nichols – Water Division Supervisor 40555 Utica Rd. Sterling Heights MI 586-446-2445	$101,700 completion: November, 2020 $98,600 completion November, 2019 $159,300 completion November, 2018
City of Sterling Heights 2019 Sidewalk Replacement Program	City of Sterling Heights, MI	Brent Bashaw, City Engineer for Sterling Heights. 586-446-2720	$1,068,000 Completion: November, 2019

City of Eastpointe 2019 Sidewalk Replacement Program	City of Eastpointe, MI	Anderson, Eckstein & Westrick, Inc. 51301 Schoenherr Rd Shelby Twp, MI 48315 586-726-1234	$345,000 completion :July, 2019
City of Pleasant Ridge 2019 Sidewalk Replacement Program	City of Pleasant Ridge, MI	Anderson, Eckstein & Westrick, Inc. 51301 Schoenherr Rd Shelby Twp, MI 48315 586-726-1234	$320,000 completion: September, 2019

UNITED STATES OF AMERICA

The State of Michigan

TUEBOR

CIRCUMSPICE

Michigan Department of Commerce

Lansing, Michigan

This is to Certify That Articles of Incorporation of

LUIGI FERDINANDI & SON CEMENT CO. INC.

were duly filed in this office on the 5TH *day of* JUNE *, 19* 84 *,*
in conformity with Act 284, Public Acts of 1972, as amended.

In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 5TH *day of* JUNE *, 19* 84 *.*

Director

C & S—175

(We), the incorporator(s) sign my (our) name(s) this 1 day of May, 1984.

Luigi Ferdinandi	President
Josephene Ferdinandi	Secretary
Luigi V. Ferdinandi	Vice-President
Joanne Sniezek	Treasurer

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Licensing & Compliance Division
P.O. Box 30254
Lansing, MI 48909

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Company Builder License

Q.O. - Luigi Ferdinandi
FERDINANDI & SON CEMENT CO
INC, LUIGI
16481 COMMON RD.
ROSEVILLE, MI 48066

License No:
2102088634

Expiration Date:
05/31/2023

FERDINANDI & SON CEMENT CO INC, LUIGI
16481 COMMON RD.
ROSEVILLE, MI 48066

P288368

GRETCHEN WHITMER
Governor

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Company Builder License

FERDINANDI & SON CEMENT CO INC, LUIGI
16481 COMMON RD.
ROSEVILLE, MI 48066

Qualifying Officer:
Luigi Ferdinandi
Qualifying Officer #
2101023202

MUST BE DISPLAYED IN A CONSPICUOUS PLACE

License No.
2102088634

Expiration Date:
05/31/2023

This document is duly issued under the laws of the State of Michigan

Meeting was called to order via Zoom remote technology at 9:21 p.m. by President Kathleen McIntyre. Present: Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); Rob Donovic (Deployed); Jim Jolly (Livonia, Michigan); Laura Toy (Livonia, Michigan); Scott Bahr (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: None.

19) WAIVER PETITION: Planning Commission, re: Petition 2021-02-02-02 submitted by SPP Investors II, L.L.C. requesting approval to re-develop a site, including demolishing the existing restaurant (Romano's Macaroni Grill), constructing a full-service restaurant with drive-thru facilities (Shake Shack), and constructing a bank with drive-thru facilities, on property located in the northeast corner of Seven Mile and Haggerty Roads (39300 Seven Mile Road) in the Southwest ¼ of Section 6.

Mark Taormina, Director of Planning and Economic Development, presented this request to Council. He stated this is the site of the former Romano's Macaroni Grill, it's a one-story, 8,200 square foot restaurant that was opened in 1992 with a maximum seating of around 280. This is an aerial photograph. The slide shows the layout of the existing restaurant which you can see here where the building is in relationship to the site, it's on the west side of the property, parking on the west, the south and the east side, extending all the way to the eastern border of the site. The Petitioner seeks to demolish and remove the existing restaurant and replace it with two new freestanding buildings. One would be a new full service Shake Shack Restaurant and then the other would be a branch bank. The Shake Shack would be on the westerly part of the site in the same general location as the existing restaurant as identified as Parcel A. Parcel B contains the bank and you can also see from this, both buildings would have a drive-thru facility. The Shake Shack is about 3,400, almost 3,500 square feet, so less than half the size of the existing restaurant. It would have 74 interior seats, 74 seats inside, 70 outside, for a total of 114. The outside patio is shown on the south and the east sides of the building. The building complies with all of the setback requirements of the ordinance. Interior layout submitted showing the dining area, kitchen and bathrooms. As you can see here, too, the drive-thru facility associated with this restaurant would commence on the east side of the building and then wrap around. This is all one way circulation, traveling in a counter-clockwise direction. This is a double drive-thru lane. This would be Shake Shack's first drive-up restaurant. The building itself contains a combination of fluted concrete panels as well as cement fiber siding. These are the renderings of what it would look like with the canopies surrounding the outdoor seating area. This is the composite material; the white area is the concrete and then can see some painted brick along the rear of the building on the east side where the pick-up window would be located. The bank on the other hand, this is only a conceptual plan, once the user is identified they would have to submit detailed plans for a formal review. The bank complies with all of the ordinance requirements in terms of the setbacks. There are some issues related to the spacing of the aisles for the drive-up operation,

but those are details that we would look at when that plan is submitted for approval. Again, this is only conceptual. The drive-up operation would be on the east side. Traffic would circulate in a counter-clockwise direction, with the canopy here on the east side for the three ATM lanes that would be created. There are two driveways that provide access to the site, one is on Haggerty, one is on Seven Mile Road. The drive approaches remain in the same current location. There would be configuration adjustments to the Seven Mile approach, this would be restricted to right out and right in only, so it would not allow for left hand turns from that location. Left hand turns would be allowed from the Haggerty driveway. This is something the County is restricting, the turn limits on the Seven Mile Road approach. There could be additional limitations on the left turn movement as it relates to the Haggerty approach once this matter is resolved by the County. Parking is fully compliant on the site; storm water management would be handled by means of an underground detention system that would be located beneath the parking lot. And the Planning Commission on a split vote approved this project at its meeting on March 9th.

Councilmember Jolly said I think this is exciting to actually have Livonia on the forefront of attracting this kind of new opportunity. This is very similar to the Chik-Fil-A. The very thing that is a little bit more exciting about this to me is we would be receiving the first one and it would be the first in the area. I think from an architectural design with my limited knowledge here, this looks like a real cool restaurant. I like the idea that we have an outdoor seating built in directly here, I think it will be well utilized. My only concern obviously would be the concern that I think that has been expressed, would be the traffic. Mark, one question for you, with the site plan as it is, would there be any easy access into the neighboring parcels to the north if need be to line up any sort of overflow traffic?

Taormina replied good question and the answer to that is no, nothing that could easily be accomplished. The site is confined by a drainage course that runs along its entire north boundary. That prevents any direct connections to the development to the north. There would be the opportunity to potentially to connect to Chippewa Drive to the east, that's a private drive. That's the same drive that we had the issue with Beaumont where the developers in that case are not willing to allow that connection. So hopefully that answers your question.

Jolly said it does and I appreciate the answer. The only thing I would say here, I'm obviously excited about this, I think it's a great addition. When we dealt with Chik-Fil-A, I asked that something be added to the site approval plan stating that if there was a need for overflow traffic direction, that we put an item stating that the operator of the restaurant would be responsible for reimbursing the Livonia Police, we talked about it, I think you have to mention that as well. But I think that might be the appropriate thing to do here as well, honestly, just to play it fair, and they're two similar circumstances with potential traffic problems. This is already a congested area but if we can make it work I think we should do everything we can to make it work.

Councilmember McCullough asked Taormina do the same stipulations go along as we did with Chik-Fil-A, meaning that the restaurant six weeks prior to opening would have to submit their traffic plan for approval to the Commission?

Taormina replied that language was not added to the approving resolution. If that's something that Council basically thinks would be helpful in this case, we could provide that language. This doesn't have a history like Chik-Fil-A does obviously, we knew going in that that was going to present traffic issues. We don't know that in this case but it might be better to be cautious in that sense.

McCullough stated for the record I am super excited. Shake Shack having this in the City of Livonia is a huge win, especially the old Macaroni Grill site, I've drove by there a lot and it's just such a prime corner so to see this development is awesome. Obviously the first thing that comes to everybody's mind is that Haggerty is going to be, between Haggerty and Seven Mile we're just loading up on development. So I'm going to defer obviously to the traffic studies and the lights being timed, but overall I think this is a huge win for the City, a huge win for all of the area to get this type of a restaurant in there. With it being a drive-thru, I don't know, has there been a motion made yet? I don't think so. I'd be happy to offer an approving for Regular, but to add the language that six weeks prior to the restaurant opening, a traffic plan would be submitted and approved by the Traffic Commission. Pretty much the same language that we used on Chik-Fil-A, if I may.

Councilmember Toy stated I have heard nothing but good things about this restaurant and all it had to offer. I would concur with what's been said on it and there might be a little traffic here but I think like has been said the drive-thru will help and I just think it's a welcome addition for Livonia, it really speaks well for us.

Taormina stated just to clarify for the benefit of the Applicant, what is being asked for is a plan that would essentially present a way of handling traffic in what we sometimes call the honeymoon period, with the expectation that there could be substantial traffic, so how that traffic would be routed and where all the staging and stacking would take place. So, the review, Mr. McCullough, you said the Traffic Commission, and I believe the previous development we required that to go before the Traffic Bureau for its review, is that what you were referring to?

McCullough replied that is correct, yes. Whatever the language, if it's the Traffic Bureau, let's get that same kind of language, just like you said, you hit the nail on the head with the honeymoon period.

Councilmember Jolly asked can you make to put that contracting language in there as well, just if need be, and it would give them an incentive to figure out themselves to not even go down that path. The whole idea there is not that we want to make money, it's that our professionals directing traffic if need be, and not their employees out on Haggerty and Seven Mile doing it themselves.

Attorney Bernier said there's one problem in this that we don't seem to have with Chik-Fil-A, is that corner there's another jurisdiction on that, I believe it's Northville Township on the other side of the road but we'll try to figure something else.

Jolly stated in his experience in non-law enforcement trying to direct traffic off a site of a restaurant, scares me for many reasons. There are people in the cars and the people trying to direct the traffic as well, so I'd just rather have the professionals involved and hopefully it doesn't come to that, that's obviously the hope.

Vice President Bahr asked Taormina how is somebody supposed to head back east out of this property? They can't turn east on the south side of the property, we can't turn south on Haggerty on the west side of the property, so we're all excited but this isn't Livonia but we're pushing everybody out of Livonia, nobody can come back in. What's been the thinking with the Planning Commission stuff, as to how that traffic flow would work for what I would assume is a significant amount of cars are going to want to head east.

Taormina replied in those instances and if there is a prohibition on left turns onto Haggerty Road, they've had sidewall put in as well.

Bahr asked if it was Wayne County that is forcing that on the south side of the property?

Taormina replied the Petitioner's traffic consultant is here and she can describe what the County said, but yes, Wayne County's preliminary review of this, they've indicated the restriction on left turns at Seven Mile. They would still allow left turns onto Haggerty, but consideration would be given to periods probably during the p.m. peak period, that left turns would be prohibited. So in those instances, it would not be possible.

Bahr then said similar to the Chik-Fil-A side, I just feel like these turn restrictions are actually going to cause more problems than what they solve. And I mean that driveway onto Seven Mile, the entrance onto Seven Mile has been there, I understand that the traffic patterns are different here but I also in reading the traffic study, got the impression they were making the case, they had some pretty compelling reasons for why they don't necessarily think that this is going to drive increased incremental traffic to the extent some people to think, you know, the high pass by I think they called it. You said the traffic consultant is here, Madam President, is it possible for us to speak to her or him?

Taormina stated her name is Julie Cole.

Julie Kroll, traffic consultant, addressed the Council. She said to answer Vice President Bahr's question, they did meet with Wayne County and their traffic engineer, Pete Milakovich, several months ago for this site. Because it's a change of use, that gives the approving authority to make changes to the site access, even though the access has been there for years. Because it's a change of use, that allows them to then review the site access permits again for safety. So because of the concerns associated with safe access on Seven Mile, particularly with the left turns entering at Chippewa, that

will be blocking the egress movement from this driveway and basically the conflicting back to back left turns between Chippewa and Haggerty, that would be blocking the site access, that's why they restricted access to right in and right out on Seven Mile. Now they understood that we were causing some part of a hardship for this development so they said they would look at the site access on Haggerty and that potentially only restrict that access during the p.m. peak hours. So, the rest of the 22 hours a day that that site access wouldn't be restricted, it would just be during those afternoon peaks where egress left turns be restricted for the site. So during those brief periods, as Mr. Taormina said, that those vehicles would have to find another route to go back to the east.

Vice President Bahr asked what the level of effort that was put into seeking an agreement with Pentagon because when I look at this and not having put the time in nor having the expertise that you do to analyze these things, but the thing that seems to me to be the best solution, similar to what happened with a similar project recently, is to tie this into that drive at the light that goes by the Hilton Garden Inn that's up there. How aggressively did the Petitioner look into an agreement to do that?

Kroll stated that was honestly the first thing when I saw this site plan, is I asked them did you guys try and talk to the Pentagon Association, and I can defer to the Applicant regarding those discussions but I do know that they had those discussions and met with a similar response that the Beaumont team also met with.

Bahr asked if Pentagon was just asking too much money and Cole deferred to the Applicant to answer that.

Chip Erickson, Applicant/Developer, for the property stated in quick answer to that, yes, starting back in 2019 we actually engaged Pentagon to find out if there was a possibility for joint access and they rejected us in writing. We came back in 2020 and made further overtures that were not accepted, not well accepted, so we stopped conversation and have moved on.
Bahr stated I'm pretty irritated with Pentagon after the last project and this project, I mean they are holding these things hostage and what's going to end up happening here, people coming out of Shake Shack that want to go east, you know what's going to happen? They're going to head north on Haggerty and they're going to circle through the Pentagon property, that's what they're going to do. So Pentagon is probably not even paying attention to this tonight, I don't know, but this is not – I'm excited about Shake Shack, don't get me wrong, but there's a very obvious solution to the traffic pattern thing here and just not happy with them at all. You know, there's going to come a day that they come before us looking for approval for something, and they've not been much of a corporate citizen with these two developments. And that day, and not that I'm wishing ill on anybody, but based on some economic factors going on, that day might be sooner than they want.

Erickson replied he understands and appreciates very much that comment, thank you.

Bahr stated we're excited to have you guys in the community, I think it's going to be a great project for Livonia.

Councilmember Donovic stated I am also excited about this project, I've been to one in downtown Detroit and the one in Troy, I believe, great service, great experience. And like Councilmember Jolly mentioned earlier, it's awesome to see that they are building their first, proposing their first drive-thru concept and we see with Covid and what not, drive-thrus have become more popular than ever so I think it will just lead to a more successful business plan for your company. This question was also asked earlier about cross access to anybody who is going north, and I know that's not possible, and through the Chair to Mr. Taormina, just a clarification, with a bank and a restaurant, will there be cross access in between?

Taormina replied yes, there will have to be a cross access agreement in place between those two parcels and that would be a requirement at the time the property is built.

Donovic then said he knows it's a proposed bank, has the bank been identified and Erickson replied not as of yet, but through their marketing campaign, we've identified a number of users, financial institutions, banks, credit unions, that we think would be appropriate here and that are not in the market or could better their position by being in this property. And we do not have one under agreeable terms yet, so we're sort of leaving that to Phase II of the development project. We're really focused on Shake Shack and the issues surrounding them and what the role is what's the best way to get them open as soon as possible, so we're spending our energy on that.

Donovic asked just out of curiosity with the rising costs in building, do you foresee any sort of issues with building these two buildings or you're not necessarily worried about that?

Erickson replied we're always worried about that, that's a great comment. No, it's a real thing for sure so we're conscientious of the size of the buildings, the materials that are going to be used, all of that goes into the soup, so we're certainly very concerned about that as we move forward. But it's a fantastic, high-profile intersection and property that deserves first quality materials and first quality tenants and it's very high profile so I think in the end in the long run, we're going to get two fantastic users at this property with the appropriate architecture and design.

Donovic stated I don't see any concerns and I wish you well and I look forward to this successful project.

DIRECTION: APPROVING REGULAR

REPORT TO THE LIVONIA CITY COUNCIL

Planning
March 11, 2021

MEETING DATE	PREPARED BY
March 22, 2021	Stephanie Reece, Program Supervisor

AGENDA ITEM

Petition 2021-02-02-02 submitted by SPP Investors II, L.L.C. requesting approval of all plans required by Sections 11.03(n)(3), 18.47 and 18.58 of the City of Livonia Zoning Ordinance No. 543, as amended, in connection with a proposal to re-develop the site, including demolishing the existing restaurant (Romano's Macaroni Grill), constructing a full-service restaurant with drive-thru facilities (Shake Shack), and constructing a bank with drive-thru facilities, at 39300 Seven Mile Road, located on the northeast corner of Seven Mile and Haggerty Roads in the Southwest ¼ of Section 6.

BACKGROUND

RECOMMENDATION

1. That the Site Plan identified as Drawing C-3, dated February 3, 2021, as revised, prepared by Stonefield Engineering & Design, is hereby approved, and shall be adhered to, except that construction of a building on Parcel B shall not occur until and unless a separate waiver use/site plan is submitted for review by the Planning Commission and approved by City Council.

2. That the Landscape Plan identified as Drawing C-8, dated February 3, 2021, as revised, prepared by Stonefield Engineering & Design, is hereby approved, and shall be adhered to.

3. That all disturbed lawn areas shall be sodded in lieu of hydroseeding.

4. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.

5. That the Exterior Elevation Plans for the restaurant, identified as Sheet No. A201 & Sheet No. A202, both dated January 13, 2021, as revised, prepared by Aria Group, are hereby approved, and shall be adhered to.

6. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material, and color to other exterior materials on the building.

7. That the maximum customer seating count for the restaurant shall not exceed a total of 114 seats, including 74 interior seats for the restaurant and 70 outdoor patio seats.

8. That no advertising shall be permitted on any of the seating or table apparatus of the outdoor patio area.

9. That only one (1) menu order board sign is allowed per stacking lane in accordance with the sign standards set forth in Section 18.50H.

10. That the three walls of the trash dumpster areas shall be constructed of masonry that complements the design of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass.

11. That the restaurant shall provide disposal of grease waste in accordance with Section 13.20.380 of the City Code of Ordinances.

12. That the proposed construction shall meet the Wayne County Stormwater Ordinance, including detention requirements, and the Petitioner shall secure all required permits, including soil erosion and sedimentation control.

13. That all new pole-mounted 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 into adjacent roadways.

14. That only conforming wall signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.

15. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows.

16. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.

17. 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; and

18. 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 (1) 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.

FISCAL CONSIDERATION

ATTACHMENTS

1. 2021-02-02-02_SPP Investors_E-COUNCIL Pkt

APPROVED BY

Date: March 12, 2021

Mark Taormina, Planning and Economic Development Director

Date: March 12, 2021

Maureen Miller Brosnan, Mayor

Petition 2021-02-02-02 submitted by SPP Investors II, L.L.C. requesting approval of all plans required by Sections 11.03(n)(3), 18.47 and 18.58 of the City of Livonia Zoning Ordinance No. 543, as amended, in connection with a proposal to re-develop the site, including demolishing the existing restaurant (Romano's Macaroni Grill), constructing a full-service restaurant with drive-thru facilities (Shake Shack), and constructing a bank with drive-thru facilities, at 39300 Seven Mile Road, located on the northeast corner of Seven Mile and Haggerty Roads in the Southwest ¼ of Section 6.

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.

Filing fee = $600.00 plus $20.00 for each 1,000 sq. ft. of gross floor area of new construction.

Date Filed: 2-5-2021 Petition 2021-02-02-02

Site Address: 39300 Seven Mile Road Sidwell 46023990001005 Zoning of Property C-2

Requesting Approval To redevelop the site to provide drive-through restaurant and drive-through bank facilities.

Applicant: Paul Erickson Jr. Business/Company: SPP Investors II, LLC

Applicant's Address: 303 Sacramento St., 4th Floor City: San Francisco State: CA Zip Code: 94111

Applicant's Phone # (415) 722-8676 Applicant's Email chip@sppinc.com

Contact Person: Eric Williams Business/Company: Stonefield Engineering and Design

Contact's Address: 607 Shelby Street, Suite 200 City: Detroit State: MI Zip Code: 48226

Contact's Phone # (248) 247-1116 Contact's Email ewilliams@stonefieldeng.com

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** smiller@ci.livonia.mi.us
6) **Legal Description** of the property to be considered (Clearly Printed)
7) Three (3) completed application forms & **sixteen (16)** sets of full-size drawings

RECEIVED
OFFICE OF THE CITY CLERK
2021 FEB -5 AM 10: 56

RECEIVED
FEB 08 2021
CITY OF LIVONIA
PLANNING COMMISSION

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

FEE COMPUTATION **$600.00**

6,884 sq. ft. of new construction x $20.00 per 1,000 sq. ft.
(**NOTE**: Round off to nearest 1,000) + 140
Total Amount Due $ 740

Owner of Property: SPP Investors II, LLC

Owner's Address: 303 Sacramento St., 4th Floor City: San Francisco State: CA Zip Code: 94111

Owner's Phone # (415) 722-8676 Owner's Email chip@sppinc.com

Signature of Owner: Paul Erickson Print Name: Paul Erickson Jr.

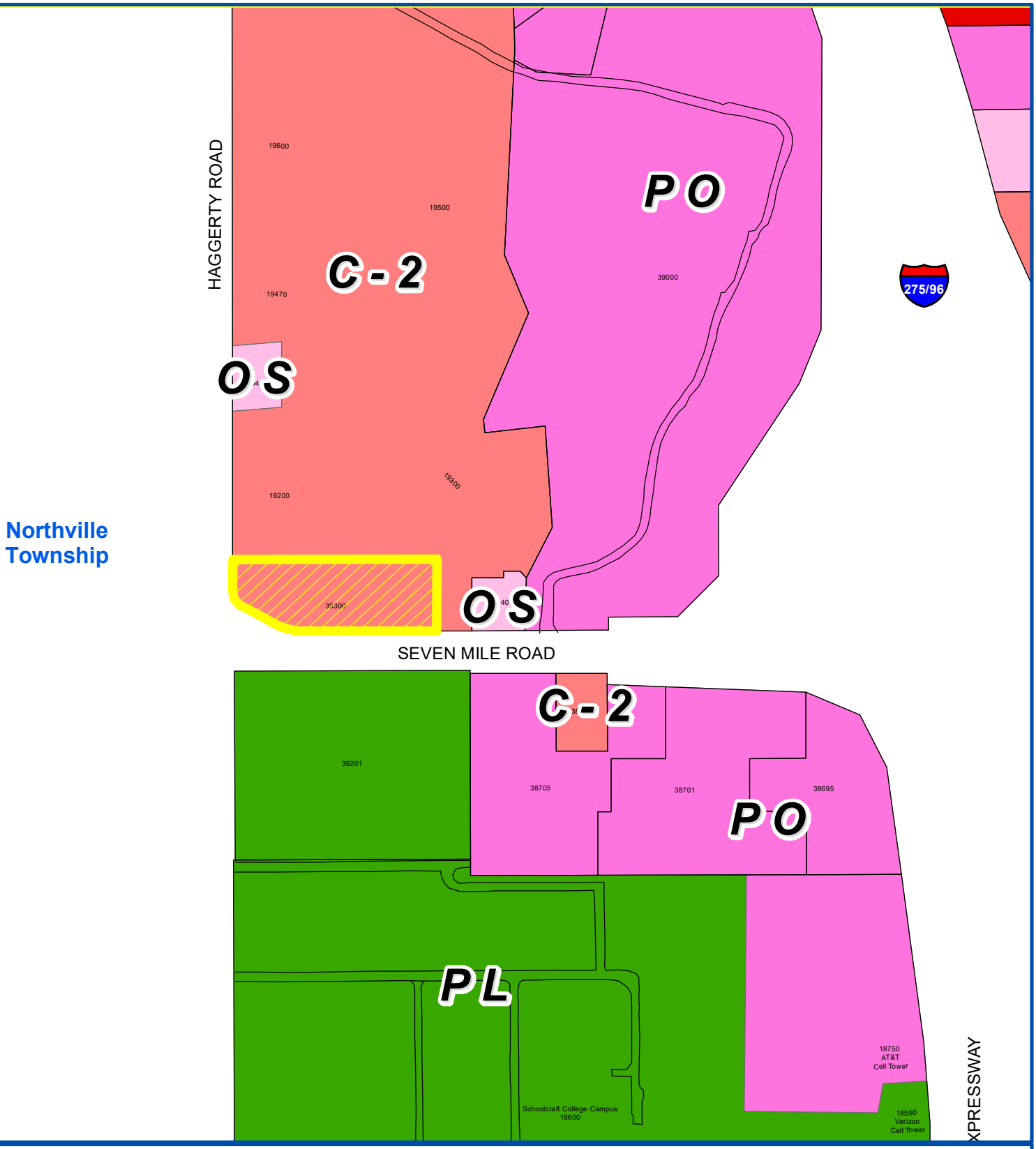
Subscribed and sworn to before me, a Notary Public in and for the County of _____ State of _____

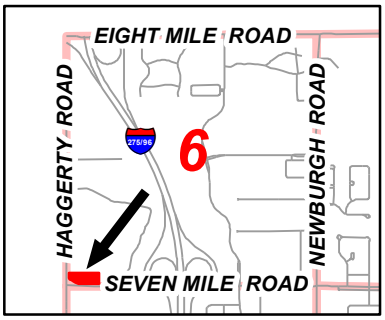
on this _____ day of _____ 20 _____.

Signature of Notary _____ My commission expires _____,

Acting in the County of _____.

See attached Notary Acknowledgment





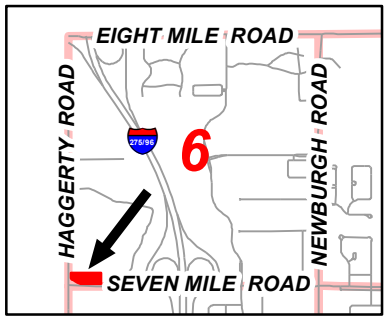
Address & Zoning Map

Petition 2021-02-02-02
SPP Investors II, L.L.C.
39300 Seven Mile Road
Redevelop Site

N

Not to Scale

City of Livonia
Planning Department



Aerial Map

Petition 2021-02-02-02
SPP Investors II, L.L.C.
39300 Seven Mile Road
Redevelop Site

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 1

Petition 2021-02-02-02 submitted by SPP Investors II, L.L.C. requesting approval of all plans required by Sections 11.03(n)(3), 18.47 and 18.58 of the City of Livonia Zoning Ordinance No. 543, as amended, in connection with a proposal to re-develop the site, including demolishing the existing restaurant (Romano's Macaroni Grill), constructing a full-service restaurant with drive-thru facilities (Shake Shack), and constructing a bank with drive-thru facilities, at 39300 Seven Mile Road, located on the northeast corner of Seven Mile and Haggerty Roads in the Southwest ¼ of Section 6.

March 2, 2021 Study Meeting:

This is a request re-develop the former restaurant site, Romano's Macaroni Grill, located at the northeast corner of Seven Mile and Haggerty Roads. Romano's Macaroni Grill was constructed in the early 1990's and closed in March of 2020. The subject property is 2.91 acres in size with roughly 600 feet of frontage on Seven Mile Road and 200 feet of frontage on Haggerty. An open drain and contiguous wetlands extend across the full length of the property along its northern boundary. This part of the site would remain undeveloped. The entire site is zoned C-2, General Business.

The existing one-story restaurant building is approximately 8,200 square feet in size. Romano's Macaroni Grill was approved with a maximum seating capacity of 280. The existing building is located on the western half of the site, approximately 110 feet from the right-of-way of Haggerty Road. Parking for the restaurant is located on the west, south and east sides of the building, with the majority of the parking on the east side extending to the edge of the property. The submitted plans show that the existing restaurant would be demolished and replaced with two (2) new freestanding buildings: a new full-service restaurant called Shake Shack and a bank. The Shake Shack would be located on the western 371 feet of the subject property, identified on the plans as "*Proposed Parcel A.*" The bank would be on the remaining eastern section of the site and is identified on the plans as "*Proposed Parcel B.*" Both new buildings would have drive-thru facilities.

The proposed Shake Shack would be one-story in height and contain a gross floor area of 3,487 square feet. The building would be constructed in the same general location as the existing restaurant. Shake Shack would have 74 interior seats and 70 exterior patio seats for a combined total of 114 customer seats. The outdoor seating patio is shown along the east and south sides of the building. In lieu of a fence, the outer limits of the patio would be demarcated with 2½ foot high planter boxes.

In a C-2 zoning district, the minimum required building setback is sixty feet (60'). At its closest point, the proposed restaurant would be set back approximately 123 feet from the right-of-way of Haggerty Road and 81.4 feet from the right-of-way of Seven Mile Road.

The floor plan shows the general layout of the restaurant, including the dining area, kitchen, and bathrooms. The dining area is shown in the front part of the building. The floor plan does not provide any details regarding the arrangement of the seating area.

For the restaurant, drive-up window service is planned along the west (Haggerty) side of the building. Two (2), twelve-foot-wide traffic lanes serving the drive-up window would commence on the east side of the building separated by a narrow five-foot (5') wide median. Pre-order and order menu boards would be provided for each lane. After placing an order, vehicles would continue around the north side of the building transitioning to a single lane and then around to the west side to where the pick-up window is located. Restaurants with drive-thru services are required to have enough waiting (stacking) spaces provided at a minimum rate of at least four (4) car lengths for each drive-up service facility in addition to the space at the drive-up window. The design incorporates adequate stacking capacity in the traffic lane serving the drive-up window. Service lanes for drive-up windows are required to be at least ten feet (10') wide. The proposed drive-up lane shown on the plans would meet this requirement. Drive-up establishments are also required to provide a by-pass lane or other suitable means of access to a public street for vehicles that do not use the drive-up window. The plans show this, but only after the cars have transitioned to a single lane on the north side of the building. Once this occurs, the outside drive aisle would serve as a bypass route. All traffic on the east, north and west sides of the building would be one-way, moving in a counterclockwise direction. Restaurants with drive-thru facilities are also required to provide and designate at least two (2) parking spaces beyond the window for drive-thru customers who must wait for their orders. The site plan shows numerous parking spaces in close proximity to the pick-up window that could serve this purpose.

The exterior building elevation plans for the Shake Shack show a combination of maintenance-free materials, including fluted concrete panels, cement-fiber vertical siding and brick. Note that the brick would mostly be on the north side of the building and is shown being painted with colorful artwork. The entrance areas, drive-up window and outdoor patio would be highlighted with structural canopies. The highest point of the building, measured from the finish ground elevation to the top of the roof, is shown at twenty-four feet (24'). This complies with the C-2 District Regulations, which has a maximum height restriction of thirty-five feet (35'). Information is not available regarding rooftop mechanical equipment and how these would be screened.

The other major component of the site plan is a free-standing branch bank. Shown at the east end of the property is a "generic" bank pad having drive-thru facilities. At this time, the plan is only conceptual in that it represents only an approximate arrangement of the site improvements, including the location and footprint of the structure. Once a user is identified, more detailed plans would be submitted for site plan review. The building pad is shown near the center of Parcel B, approximately seventy-nine feet (79') from the right-of-way of Seven Mile Road. The footprint area of the building pad is 3,397 square feet.

The bank's main entrance would be on the south side of the building, facing Seven Mile Road. Drive-up window service is shown on the east side and includes a canopy that would extend forty feet (40') from the edge of the building. The drive-thru operations include three (3) ATM lanes. Drive-up customers would form a queue in one of the three (3) one-way drive aisles leading to the ATM's. Once a transaction is complete, vehicles

would loop around the back of the building, turn south at the northwest corner of the building, and be able to exit the parking lot onto westbound Seven Mile Road.

Traffic lanes serving drive-up facilities are required to be at least twelve feet (12') wide. The drive-up lanes shown on the plans vary from eleven (11) to thirteen (13) feet in width; however, they are shown tapering down to only nine feet (9') adjacent to the ATM's. City Council can approve a modification to the minimum required lane width. In addition, drive-up operations are required to have no fewer than four (4) vehicle waiting spaces, excluding the space at the window or ATM. All three (3) drive-up lanes are shown with room for only three (3) vehicles, including the space at the window/ATM, before posing a potential interference with traffic and parking. Drive-up establishments are also required to provide a by-pass lane or other suitable means of access to a public street for vehicles that do not use the drive-up facilities. The plans show a twelve foot (12') wide traffic lane adjacent to the proposed service drives that would provide enough room for a bypass lane.

Two (2) driveways currently provide ingress and egress to the site: one on Haggerty Road and the other on Seven Mile Road. Both driveways would remain in their current location; however, the approach on Seven Mile would be retrofitted for right-in and right-out operations only. Currently, this driveway is unrestricted in terms of turning movements. To satisfy Zoning Ordinance Section 11.03 (c)(1)(c) which specifies that ingress and egress for a full-service restaurant shall be available from a public street by means of at least two (2) separate driveways at least forty feet (40') apart from one another, there must be a perpetual cross access agreement between the restaurant and bank properties.

The submitted site plan shows a total of **101 proposed parking spaces**, including 72 spaces on Parcel A and 29 spaces on Parcel B. Parking for full-service restaurants with drive-up facilities is based on the number of customer seats, both interior and exterior, as well as the number of employees, plus two (2) additional spaces for the drive-up operation. The proposed Shake Shack requires no less than seventy-two (72) parking spaces based on the following computation: 74 ÷ 2 (inside seating) + 70 ÷ 3 (outside seating) + 10 (projected number of employees) + 2 (window-wait spaces). Required parking for a bank is based on a ratio of one (1) space for each 150 square feet of usable floor space. In this case, the required parking would be 18 spaces (3,397 x 80% ÷ 150). For both uses, the required parking is **ninety (90) spaces**. Each Parcel provides sufficient parking, and the total proposed 101 spaces that would be available complies with the Zoning Ordinance. All parking spaces, except the required handicapped spaces, are required to be double-striped and measure ten feet (10') in width by twenty feet (20') in length.

The landscape plan (Drawing C-8) provides for a variety of plant materials throughout the entire site, as well as within the parking lot islands. The landscape plan is fully detailed and indicates the type, quantity, and size of plant materials. A note should be added to the plan indicating that sod would be used on all areas identified as lawn. The plan should

also specify that all landscape areas shall be irrigated by an automatic underground irrigation system.

According to correspondence from the City's Engineering Department, the existing building is currently serviced by public water main and sanitary sewer, as well as private storm sewer. The submitted drawings indicate revisions to the building services, but do not have detailed information to determine if there will be any impacts to the existing systems. Also, storm detention is not addressed in the drawings, but the Developer will need to meet the Wayne County Storm Water Ordinance requirements. Should the development move forward, detailed Engineering drawings will need to be submitted to the City's Engineering Department for permitting.

A dual dumpster enclosure is shown on the north edge of the parking lot approximately seventy-five feet (75') from the east side of the restaurant. A second dumpster enclosure is located near the northwest corner of the bank building. The walls surrounding the containers would be six feet (6') in height and constructed out of concrete blocks covered with fiber cement board. No information is given about the enclosure gates, which should be constructed out of either solid panel steel construction or durable, long-lasting solid panel fiberglass.

For exterior site lighting, the lighting plan (Drawing C-7) provides information on the type of fixtures and locations. The cut-sheet labeled "*Light Pole Installation Detail*" shown on the construction details plan, Drawing C-10, indicates that the proposed light poles would be twenty-five feet (25') in height. The light poles should be consistent with the guidelines of the City of Livonia Outdoor Lighting Policy for the installation of exterior lighting in all non-residential zoning districts, which specifies that pole-mounted lights should not exceed a height of twenty feet (20') above grade.

According to the provisions set forth in Section 18.50H of the sign regulations, the restaurant, because it is located on a corner of two major thoroughfares, would be allowed two (2) wall signs: one (1) sign not to exceed one (1) square foot for each one (1) lineal foot of building frontage and a second wall sign at half the allowable area of the first sign. The bank would only be allowed one (1) wall sign based on the frontage of the building. The entire development would also be permitted one (1) ground sign not to exceed thirty (30) square feet. If the property is split, each parcel would be allowed one (1) thirty (30) square feet ground sign. Any amount of signage more than what the ordinance allows would require a variance from the Zoning Board of Appeals.

March 9, 2021 Public Hearing:

Approving Resolution: That the request to re-develop the site, including demolishing the existing restaurant (Romano's Macaroni Grill), constructing a full-service restaurant with drive-thru facilities (Shake Shack), and constructing a bank with drive-thru facilities, at 39300 Seven Mile Road is hereby approved, subject to City Council approval and the following conditions:

1. That the Site Plan identified as Drawing C-3, dated February 3, 2021, as revised, prepared by Stonefield Engineering & Design, is hereby approved, and shall be adhered to, except that construction of a building on Parcel B shall not occur until and unless a separate waiver use/site plan is submitted for review by the Planning Commission and approved by City Council.

2. That the Landscape Plan identified as Drawing C-8, dated February 3, 2021, as revised, prepared by Stonefield Engineering & Design, is hereby approved, and shall be adhered to.

3. That all disturbed lawn areas shall be sodded in lieu of hydroseeding.

4. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.

5. That the Exterior Elevation Plans for the restaurant, identified as Sheet No. A201 & Sheet No. A202, both dated January 13, 2021, as revised, prepared by Aria Group, are hereby approved, and shall be adhered to.

6. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material, and color to other exterior materials on the building.

7. That the maximum customer seating count for the restaurant shall not exceed a total of 114 seats, including 74 interior seats for the restaurant and 70 outdoor patio seats.

8. That no advertising shall be permitted on any of the seating or table apparatus of the outdoor patio area.

9. That only one (1) menu order board sign is allowed per stacking lane in accordance with the sign standards set forth in Section 18.50H.

10. That the three walls of the trash dumpster areas shall be constructed of masonry that complements the design of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass.

11. That the restaurant shall provide disposal of grease waste in accordance with Section 13.20.380 of the City Code of Ordinances.

12. That the proposed construction shall meet the Wayne County Stormwater Ordinance, including detention requirements, and the Petitioner shall secure all required permits, including soil erosion and sedimentation control.

13. That all new pole-mounted 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 into adjacent roadways.

14. That only conforming wall signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.

15. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows.

16. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.

17. 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; and

18. 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 (1) 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.

Denying Resolution: That the request to re-develop the site, including demolishing the existing restaurant (Romano's Macaroni Grill), constructing a full-service restaurant with drive-thru facilities (Shake Shack), and constructing a bank with drive-thru facilities, at 39300 Seven Mile Road is hereby denied for the following reasons:

1. That the petitioner has failed to affirmatively show that the proposed use complies with all the special and general waiver use standards and requirements as set forth in Sections 11.03 and 19.06 of the Zoning Ordinance #543.

2. That the proposed use and its location, intensity, site layout and periods of operation are such that the use is incompatible to and not in harmony with the surrounding uses in the area.

3. That the proposed site layout and its relation to streets giving access to it, particularly with respect to vehicular turning movements on Seven Mile and Haggerty Roads,

would be hazardous and inconvenient and would unduly conflict with the normal traffic flow and circulation patterns in the surrounding area.

4. That the proposed use is contrary to the purposes, goals, and objectives of the Zoning Ordinance, which seek to ensure compatibility and appropriateness of uses, enhance property values, and create and promote a more favorable environment for neighborhood use and enjoyment.

5. That the petitioner has failed to sufficiently demonstrate that the site has the capacity to accommodate the proposed use; and

6. That the proposal fails to conclusively deal with all the concerns deemed necessary for the safety and welfare of the City and its residents.

SITE DEVELOPMENT PLANS

FOR

PROPOSED RESTAURANT WITH DRIVE-THRU FACILITIES & BANK WITH DRIVE-THRU FACILITIES

PARCEL ID: 46023990001005
39300 WEST SEVEN MILE ROAD
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

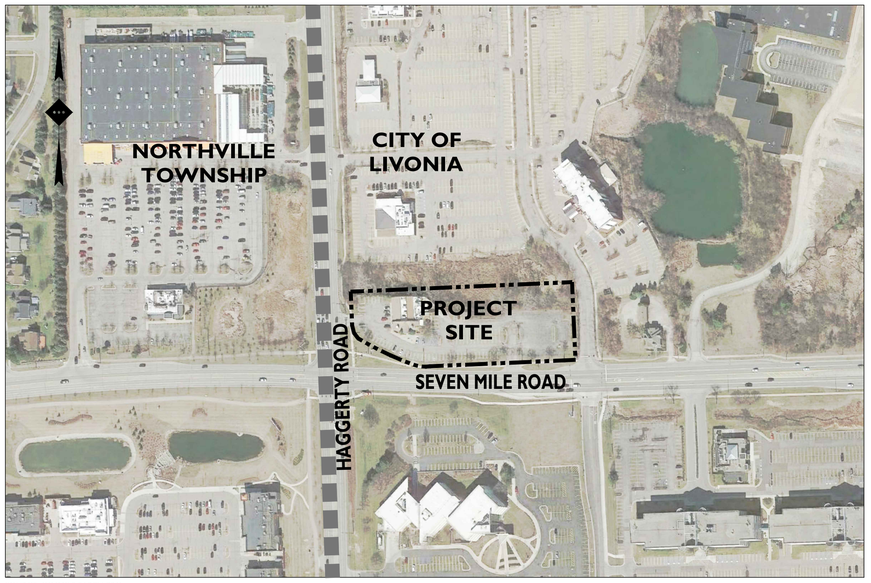
APPLICANT / OWNER

SPP INVESTORS II, LLC
303 SACRAMENTO STREET, 4TH FLOOR
SAN FRANCISCO, CA 94111
(415) 722-8676
CHIP@SPPINC.COM

SOURCE: USGS NATIONAL MAPPING SYSTEM

LOCATION MAP

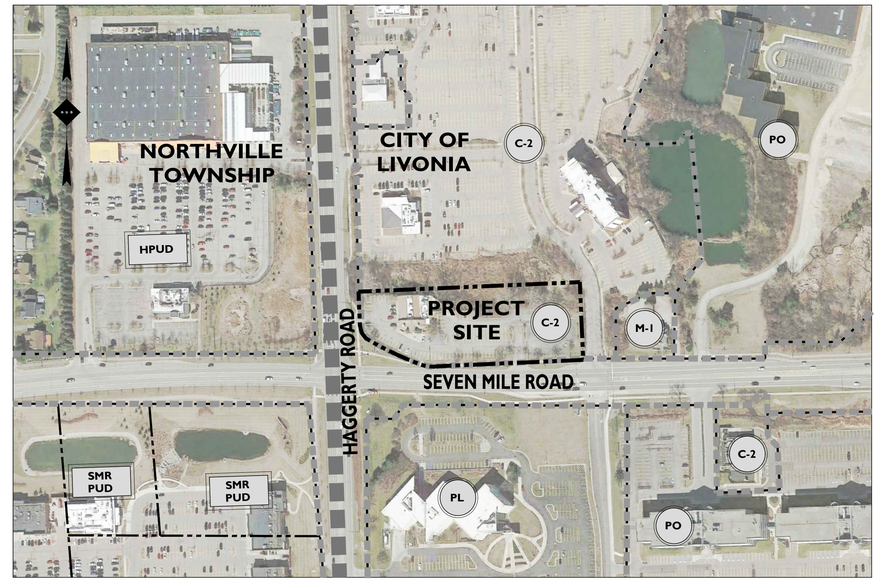
SCALE: 1" = 2,000'±



SOURCE: GOOGLE EARTH PRO

AERIAL MAP

SCALE: 1" = 200'±



SOURCE: CITY OF LIVONIA ZONING MAP & NORTHVILLE TOWNSHIP ZONING MAP

ZONING MAP

SCALE: 1" = 200'±

PLANS PREPARED BY:

STONEFIELD engineering & design

Detroit, MI · New York, NY · Rutherford, NJ
Princeton, NJ · Tampa, FL · Boston, MA
www.stonefieldeng.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

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

PLAN REFERENCE MATERIALS:

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
   - TOPOGRAPHIC SURVEY PREPARED BY KEM-TEC. DATED 10/29/2020
   - GEOTECHNICAL REPORT PREPARED BY TESTING ENGINEERS & CONSULTANTS, INC., DATED 11/25/2020
   - EXISTING SITE SITE ENGINEERING PLANS PREPARED BY MICKALICH AND ASSOCIATES, DATED 03/29/1993
   - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO
   - LOCATION MAP OBTAINED FROM USGS MAP ONLINE
   - ZONING MAP OBTAINED FROM CITY OF LIVONIA ZONING MAP AND CITY OF NORTHVILLE ZONING MAP
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
UTILITY PLAN	C-6
LIGHTING PLAN	C-7
LANDSCAPING PLAN	C-8
CONSTRUCTION DETAILS	C-9 & C-10

ADDITIONAL SHEETS

DRAWING TITLE	SHEET #
ALTA / TOPOGRAPHIC SURVEY	1 OF 1

ISSUE	DATE	BY	DESCRIPTION
2	02/03/2021	EW	FOR WAIVER USE APPROVAL
1	01/15/2021	KHE/WP/D	FOR CLIENT REVIEW

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Detroit, MI · New York, NY · Rutherford, NJ
Princeton, NJ · Tampa, FL · Boston, MA
www.stonefieldeng.com
607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE DEVELOPMENT PLANS

PROPOSED RESTAURANT WITH DRIVE-THRU FACILITIES & BANK WITH DRIVE-THRU FACILITIES

PARCEL ID: 46023990001005
39300 WEST SEVEN MILE ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

STATE OF MICHIGAN
JONATHAN REID COOKSEY
ENGINEER
J. REID COOKSEY
MICHIGAN LICENSED PROFESSIONAL ENGINEER
LICENSE NO. 6201053355
PROFESSIONAL ENGINEER

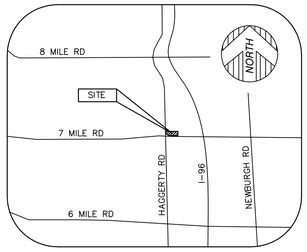
STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: M-18466

TITLE: COVER SHEET

DRAWING: C-1

V:\P\2018\M-18466\SANDORE PACIFIC, 39300 SEVEN MILE ROAD, LIVONIA, MI\CADD\PLOT\SDP-01-COVER.DWG



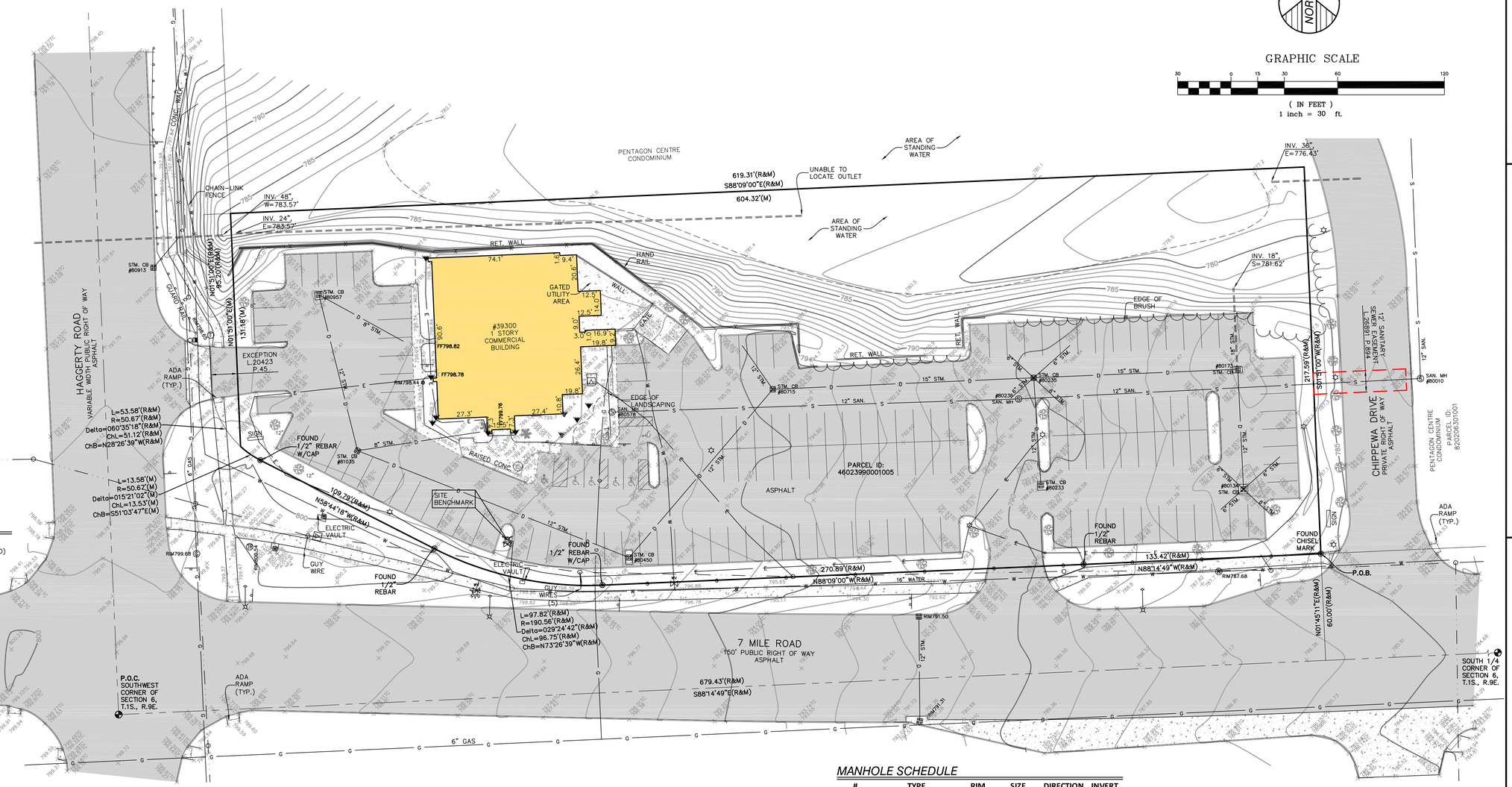
VICINITY MAP
(NOT TO SCALE)

PARKING
HANDICAP PARKING = 6 STALLS
STANDARD PARKING = 144 STALLS

PARCEL AREA
125,056± SQUARE FEET = 2.87± ACRES

BASIS OF BEARING
SOUTH 88°14'49" EAST, BEING THE SOUTH LINE OF SECTION 6, AS DESCRIBED.

BENCHMARK
ARROW ON FIRE HYDRANT 60'± SOUTH OF FRONT DOOR OF BUILDING.
ELEVATION = 801.60' (NAVD 88 DATUM)



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

TITLE REPORT NOTE
ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No. NCS-938975-KCTY, DATED FEBRUARY 28, 2019, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

10. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED AUGUST 10, 1987 AS LIBER 23372, PAGE 938 (EASEMENT DOES NOT CROSS SUBJECT PARCEL, THEREFOR EASEMENT IS NOT SHOWN), AGREEMENT RECORDED IN LIBER 26604, PAGE 99 (SEE DOCUMENT FOR TERMS AND CONDITIONS), AGREEMENT RECORDED IN LIBER 26604, PAGE 106 (SEE DOCUMENT FOR TERMS AND CONDITIONS) AND AGREEMENT RECORDED IN LIBER 27282, PAGE 667 (SEE DOCUMENT FOR TERMS AND CONDITIONS) OF OFFICIAL RECORDS.

11. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "SANITARY SEWER EASEMENT AGREEMENT" RECORDED OCTOBER 19, 1993 AS LIBER 26891, PAGE 894 OF OFFICIAL RECORDS. (AS SHOWN)

SURVEYOR'S NOTES
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.

PROPERTY DESCRIPTION
LAND IN THE CITY OF LIVONIA, WAYNE COUNTY, MI, DESCRIBED AS FOLLOWS:

PARCEL I:
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 270.89 FEET; THENCE SOUTH 97.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 190.56 FEET; DELTA 29 DEGREES 24 MINUTES 42 SECONDS, LONG CHORD BEARS NORTH 73 DEGREES 26 MINUTES 39 SECONDS WEST 96.75 FEET); THENCE NORTH 58 DEGREES 44 MINUTES 18 SECONDS WEST 109.79 FEET; THENCE 53.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 50.67 FEET, DELTA 60 DEGREES 35 MINUTES 18 SECONDS, LONG CHORD BEARS NORTH 28 DEGREES 26 MINUTES 39 SECONDS WEST 51.12 FEET); THENCE NORTH 01 DEGREES 51 MINUTES 00 SECONDS EAST 95.20 FEET; THENCE SOUTH 88 DEGREES 09 MINUTES 00 SECONDS EAST 619.31 FEET; THENCE SOUTH 01 DEGREES 51 MINUTES 00 SECONDS WEST 217.59 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART DEEDED TO THE BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF WAYNE AS DISCLOSED BY WARRANTY DEED RECORDED IN LIBER 20423, PAGE 45, REGISTER NO. G383657, WAYNE COUNTY RECORDS.

PARCEL II:
TOGETHER WITH A NON-EXCLUSIVE EASEMENT(S) AS CREATED, LIMITED AND DEFINED BY SANITARY SEWER EASEMENT AGREEMENT RECORDED OCTOBER 19, 1993 IN LIBER 26891, PAGE 894, WAYNE COUNTY RECORDS.

MANHOLE SCHEDULE

#	TYPE	RIM	SIZE	DIRECTION	INVERT
80010	SANITARY MANHOLE	783.95	12	N	772.45
		783.95	12	W	773.75
80134	CATCH BASIN	785.74	6	NE	783.39
		785.74	6	SE	783.39
		785.74	6	NW	783.39
		785.74	6	SW	783.39
		785.74	12	N	782.94
80173	CATCH BASIN	785.74	12	S	782.44
		785.74	18	N	782.24
		785.74	15	W	782.19
80233	CATCH BASIN	789.40	12	N	785.00
80235	CATCH BASIN	789.76	12	S	784.46
		789.76	15	E	783.21
		789.76	15	W	784.46
		789.76	6	NE	785.16
		789.76	6	SE	785.16
		789.76	6	SW	785.16
		789.76	6	NW	785.16
80236	SANITARY MANHOLE	790.02	12	W	782.02
		790.02	12	E	782.12
80450	CATCH BASIN	796.77	12	NW	792.37
		796.77	12	NE	791.97
80578	SANITARY MANHOLE	798.29	12	E	791.09
80715	CATCH BASIN	794.69	15	E	785.29
		794.69	12	SW	790.79
		794.69	12	NW	789.89
80913	CATCH BASIN	797.10	12	NE	790.85
80957	CATCH BASIN	796.77	12	SE	793.67
81035	CATCH BASIN	797.12	12	NW	793.02
		797.12	12	SE	793.12

SURVEYOR'S CERTIFICATION
TO FIRST AMERICAN TITLE INSURANCE COMPANY; AND SPP INVESTORS II, LLC, A DELAWARE LIMITED LIABILITY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 4, 5, 7A, 8, 9, AND 11 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 10/23/20.

DATE OF PLAT OR MAP: 10/29/2020

DRAFT

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemtec-survey.com

KEM-TEC
PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
A GROUP OF COMPANIES
Eastpointe (800) 295.7222
Detroit (313) 758.0677
Ann Arbor (734) 994.0888
Grand Blanc (888) 694.0001
www.kemtecgroupofcompanies.com

ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: SPP INVESTORS II, LLC
39300 7 MILE RD, LIVONIA, MICHIGAN,
PART OF SECTION 6,
TOWN 1 SOUTH, RANGE 9 EAST

REVISION	DATE	BY	DESCRIPTION

DRAWN BY:	CMC/MRJ	10/29/2020
CHECKED BY:	ATS	10/29/2020
DATE:	OCTOBER 29, 2020	
PROJECT NO.	20-02736	SCALE: 1" = 30'

1

LAND USE AND ZONING - PARCEL 'A'

PARCEL ID: 46023990001005

GENERAL BUSINESS ZONE (C-2)

PROPOSED USE

FULL-SERVICE RESTAURANT	WAIVER USE (W)
DRIVE-THROUGH WINDOW	WAIVER USE (W)

ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	4,000 SF (0.09 AC)	74,430 SF (1.71 AC)
MAXIMUM BUILDING AREA	400 SF	3,487 SF
MAXIMUM BUILDING HEIGHT	35 FT (2 STORIES)	< 35 FT (1 STORY)
MINIMUM FRONT YARD SETBACK	60 FT	81.4 FT
MINIMUM SIDE YARD SETBACK	5 FT	180.0 FT
MINIMUM REAR YARD SETBACK	5 FT	55.9 FT

(W) WAIVER

LAND USE AND ZONING - PARCEL 'B'

PARCEL ID: 46023990001005

GENERAL BUSINESS ZONE (C-2)

PROPOSED USE

BANK	PERMITTED USE
DRIVE-THROUGH WINDOW	WAIVER USE (W)

ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	4,000 SF (0.09 AC)	50,626 SF (1.16 AC)
MAXIMUM BUILDING AREA	400 SF	3,397 SF
MAXIMUM BUILDING HEIGHT	35 FT (2 STORIES)	< 35 FT (1 STORY)
MINIMUM FRONT YARD SETBACK	60 FT	79.1 FT
MINIMUM SIDE YARD SETBACK	5 FT	32.9 FT
MINIMUM REAR YARD SETBACK	5 FT	95.6 FT

(W) WAIVER

LANDSCAPING AND BUFFER REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
PER CITY OF LIVONIA SITE PLAN APPLICATION	15% OF TOTAL SITE TO BE LANDSCAPED (125,056 SF)(0.15) = 18,758 SF LANDSCAPE AREA	**56,996 SF (45.6%)**

OFF-STREET PARKING REQUIREMENTS - PARCEL 'A'

CODE SECTION	REQUIRED	PROPOSED
§ 18.38(17)	FOOD/BEVERAGE ESTABLISHMENT: 1 SPACE PER 2 INTERIOR SEATS 1 SPACE PER 3 EXTERIOR SEATS 1 SPACE PER EMPLOYEE (74 INTERIOR SEATS)(1/2 SEATS) = 37 SPACES (70 SEATS)(1/3 SEATS) = 23 SPACES (10 EMPLOYEES)(1/EMPLOYEE) = 10 SPACES **TOTAL: 37 + 23 + 10 = 70 SPACES**	**72 SPACES**
§ 11.03(1)	STACKING SPACES: MINIMUM 10 FT WIDTH	10 FT WIDTH
§ 18.36	LOADING SPACES: 1 SPACE -10 FT X 25 FT	PROVIDED IN OFF HOURS
§ 18.37	90° PARKING: 10 FT X 20 FT W/ 22 FT AISLE	10 FT X 20 FT W/ 22 FT AISLE
§ 18.37	60° PARKING: 10 FT X 20 FT W/ 18 FT AISLE	10 FT X 20 FT W/ 18 FT AISLE

NOTE: ALL PARKING IS TO BE DOUBLE-STRIPED

OFF-STREET PARKING REQUIREMENTS - PARCEL 'B'

CODE SECTION	REQUIRED	PROPOSED
§ 18.38(17)	BANK: 1 SPACE PER 150 SF FLOOR AREA (1) (2,718 SF)(1/150 SF) = 18 SPACES (2)	**29 SPACES**
§ 10.03(L)	STACKING SPACES: MINIMUM 12 FT WIDTH 4 STACKING SPACES PER SERVICE FACILITY	10 FT WIDTH 4 SPACES
§ 18.36	LOADING SPACES: 1 SPACE -10 FT X 25 FT	PROVIDED IN OFF HOURS
§ 18.37	90° PARKING: 10 FT X 20 FT W/ 22 FT AISLE	10 FT X 20 FT W/ 22 FT AISLE

(1) BUILDING FLOOR AREA IS TO EXCLUDE ALL RESTROOMS AND STORAGE ROOMS

(2) BUILDING FLOOR AREA IS ASSUMED TO BE 80% OF TOTAL FOOTPRINT (0.80)(3,387 SF) = 2,718 SF

NOTE: ALL PARKING IS TO BE DOUBLE-STRIPED

PRE VS POST LAND COVER

Existing Site Coverage

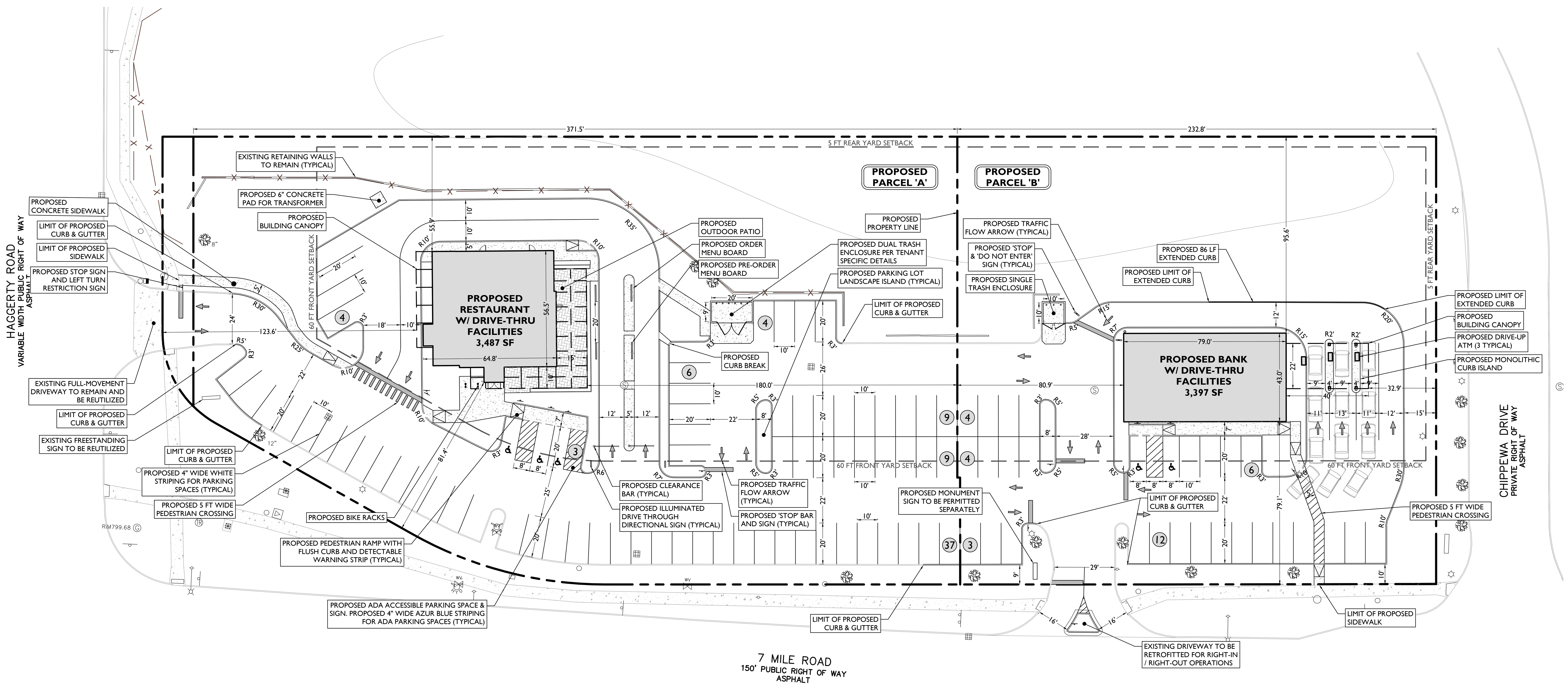
Landcover	C-Value*	Existing Area (SF)	Weighted Value
Building / Hardscape	0.95	72,336	68,719
Pervious Area (Soil Group 'D')	0.45	52,720	23,724
		Composite C Value, C:	**0.74**

Proposed Site Coverage

Landcover	C-Value*	Proposed Area (SF)	Weighted Value
Building / Hardscape	0.95	68,060	64,657
Pervious Area (Soil Group 'D')	0.45	56,996	25,648
		Composite C Value, C:	**0.72**

Net Gain of **1,924 SF** Pervious Area

SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	PROPOSED CURB
	PROPOSED EXTENDED CURB
	PROPOSED FLUSH CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED AREA LIGHT
	PROPOSED BUILDING DOORS



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.

30' 0' 30' 60'

GRAPHIC SCALE IN FEET
1" = 30'

ISSUE	DATE	BY	DESCRIPTION
2	02/03/2021	EW	FOR WAIVER USE APPROVAL
1	01/15/2021	KH/EW/PD	FOR CLIENT REVIEW

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Detroit, MI · New York, NY · Rutherford, NJ
Princeton, NJ · Tampa, FL · Boston, MA
www.stonefieldeng.com
607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE DEVELOPMENT PLANS

PROPOSED RESTAURANT WITH DRIVE-THRU FACILITIES & BANK WITH DRIVE-THRU FACILITIES

PARCEL ID: 46023990001005
39300 WEST SEVEN MILE ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

STATE OF MICHIGAN
JONATHAN REID COOKSEY
ENGINEER
PROFESSIONAL ENGINEER
J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069430
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE:	1" = 30'	PROJECT ID:	M-18466

TITLE:

SITE PLAN

DRAWING:

C-3

V:\M\2018\M-18466-SANSOME PACIFIC 39300 SEVEN MILE ROAD, LIVONIA, MI\CADD\PLOT\SDP-03-SITE.DWG

LIGHT FIXTURES 'A', 'B', 'C' & 'D'

LIGHT FIXTURES 'E'

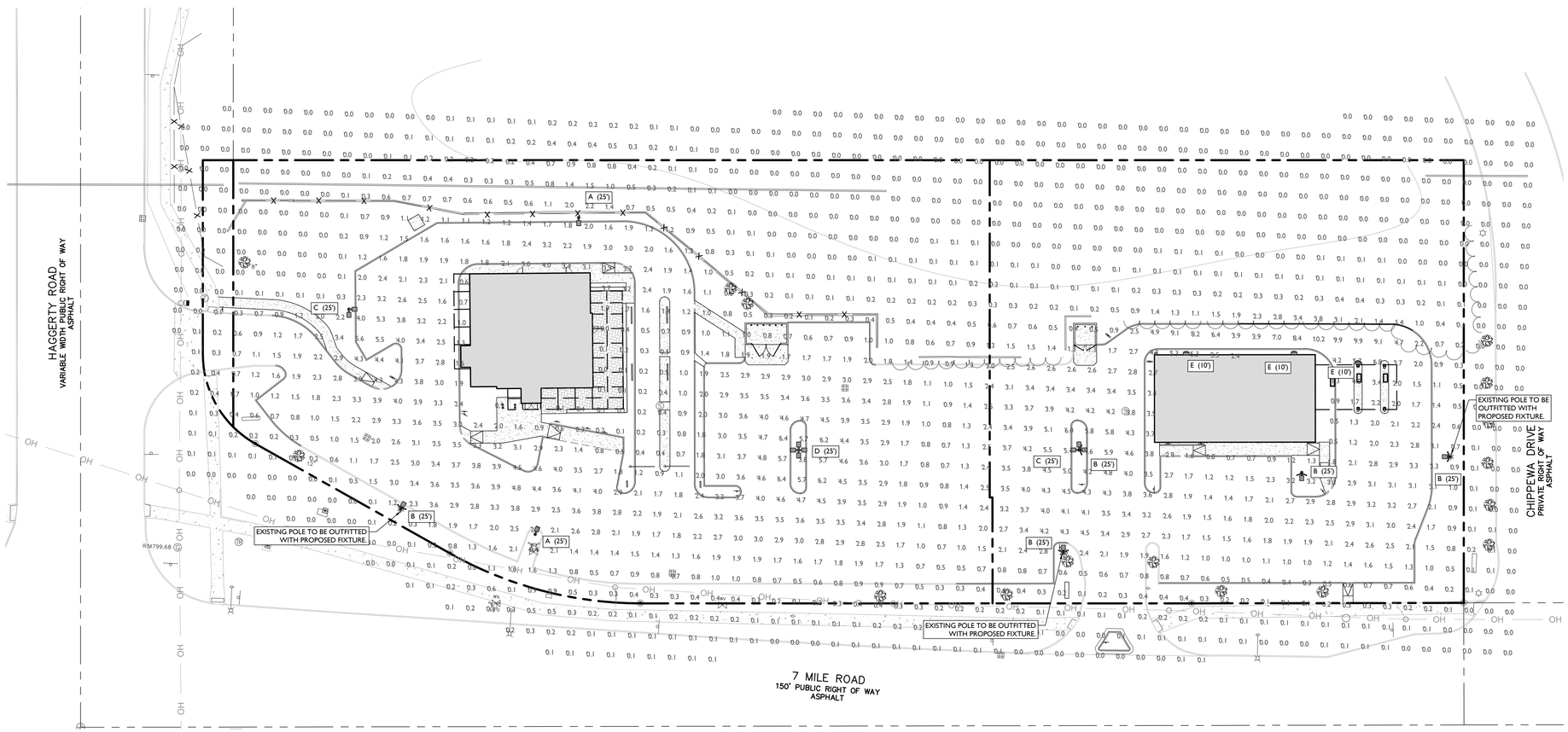
PROPOSED LUMINAIRE SCHEDULE

SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
	A	2	MIRADA LED OUTDOOR LIGHT - 18K LUMEN PACKAGE	TYPE III	0.9	LSI	MRM-LED-18L-3-40-70CRI
	B	6	MIRADA LED OUTDOOR LIGHT W/ BACKLIGHT SHIELD - 18K LUMEN PACKAGE	TYPE FT	0.9	LSI	MRM-LED-18L-FT-40-70CRI-IL
	C	2	MIRADA LED OUTDOOR LIGHT - DOUBLE 90° - 18K LUMEN PACKAGE	TYPE FT	0.9	LSI	MRM-LED-18L-FT-40-70CRI
	D	1	MIRADA LED OUTDOOR LIGHT - QUAD 90° - 18K LUMEN PACKAGE	TYPE FT	0.9	LSI	MRM-LED-18L-3-40-70CRI
	E	3	MIRADA LED WALL SCONCE - 8K LUMEN PACKAGE	TYPE III	0.9	LSI	XWM-3-LED-08L-40

LIGHTING STATISTICS

DESCRIPTION	AVERAGE	MINIMUM	MAXIMUM	MAX/AVG	AVG/MIN
PROJECT SITE	1.14 FC	0.0 FC	10.2 FC	9.1	N/A

SYMBOL	DESCRIPTION
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
+XX	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
	PROPOSED AREA LIGHT
	PROPOSED BUILDING MOUNTED 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.

30' 0' 30' 60'

GRAPHIC SCALE IN FEET
1" = 30'

ISSUE	DATE	BY	DESCRIPTION
2	02/03/2021	EW	FOR WAIVER USE APPROVAL
1	01/15/2021	KH/EW/PD	FOR CLIENT REVIEW

NOT APPROVED FOR CONSTRUCTION

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SITE DEVELOPMENT PLANS

PROPOSED RESTAURANT WITH DRIVE-THRU FACILITIES & BANK WITH DRIVE-THRU FACILITIES

PARCEL ID: 46023990001005
39300 WEST SEVEN MILE ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

STATE OF MICHIGAN
JONATHAN REID COOKSEY
ENGINEER
No. 6201058811
LICENSED PROFESSIONAL ENGINEER

J. REID COOKSEY P.E.
MICHIGAN LICENSE NO. 6201058811
LICENSED PROFESSIONAL ENGINEER
ORIGINAL DOCUMENT SEALED
PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 30' | PROJECT ID: M-18466

TITLE:

LIGHTING PLAN

DRAWING:

C-7

V:\M18466-SANDOME PACIFIC 39300 SEVEN MILE ROAD, LIVONIA, MI\CAD\PLOT\SP-07-LIGHT.DWG

PLANTING SCHEDULE: PARCEL A

CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	JUN	5	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6' - 7' HT	B&B	AS SHOWN
DECIDUOUS TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**
	ACE	2	ACER RUBRUM	RED MAPLE	2.5" - 3" CAL	B&B	AS SHOWN
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**
	CEA	3	CEANOTHUS AMERICANUS	NEW JERSEY TEA	18" - 24"	POT	AS SHOWN
EVERGREEN SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**
	ICO	20	ILEX GLABRA `COMPACTA`	COMPACT INKBERRY	18" - 24"	POT	AS SHOWN
	MYR	3	MYRICA PENSYLVANICA `MORTON`	SILVER SPRITE BAYBERRY	18" - 24"	POT	AS SHOWN
GRASSES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**
	LIR	125	LIRIOPE MUSCARI	LILYTURF	1 GAL.	POT	18" o.c.

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

LANDSCAPING AND BUFFER REQUIREMENTS: PARCEL A

CODE SECTION	REQUIRED	PROPOSED
PER CITY OF LIVONIA SITE PLAN APPLICATION	15% OF TOTAL SITE TO BE LANDSCAPED 76,229.01 SF * (0.15) = 11,434 SF	26,888 SF (35.2%)

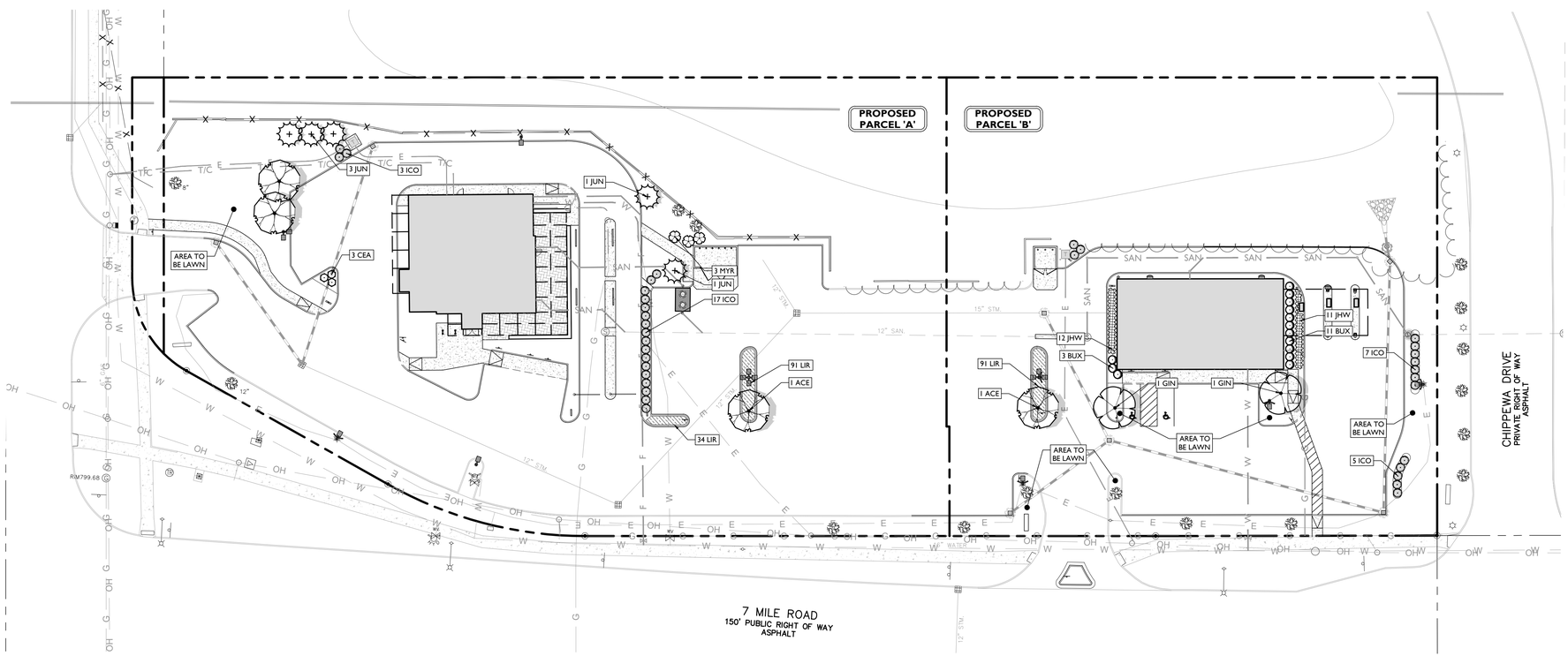
LANDSCAPING AND BUFFER REQUIREMENTS: PARCEL B

CODE SECTION	REQUIRED	PROPOSED
PER CITY OF LIVONIA SITE PLAN APPLICATION	15% OF TOTAL SITE TO BE LANDSCAPED 50,618.92 SF * (0.15) = 7,593 SF	25,596 SF (50.5%)

PLANTING SCHEDULE: PARCEL B

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	ACE	2	ACER RUBRUM	RED MAPLE	2.5" - 3" CAL	B&B	AS SHOWN
	GIN	2	GINKGO BILOBA	MAIDENHAIR TREE	2.5" - 3" CAL	B&B	AS SHOWN
EVERGREEN SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**
	BUX	14	BUXUS MICROPHYLLA `WINTER GEM`	GLOBE WINTER GEM BOXWOOD	18" - 24"	B&B	AS SHOWN
	ICO	15	ILEX GLABRA `COMPACTA`	COMPACT INKBERRY	18" - 24"	POT	AS SHOWN
SHRUB AREAS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**
	JHW	23	JUNIPERUS HORIZONTALIS `WILTONII`	BLUE RUG JUNIPER	1 GAL.	POT	36" o.c.
GRASSES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**
	LIR	91	LIRIOPE MUSCARI	LILYTURF	1 GAL.	POT	18" o.c.

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.



CONTRACTOR TO TRIM/PRUNE ALL EXISTING TREES ALONG WEST 7 MILE R.O.W. AS NECESSARY

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.

30' 0' 30' 60'
GRAPHIC SCALE IN FEET
1" = 30'

ISSUE	DATE	BY	DESCRIPTION
2	02/03/2021	EW	FOR WAIVER USE APPROVAL
1	01/15/2021	KHIEW/PD	FOR CLIENT REVIEW

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www.stonefieldeng.com
607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE DEVELOPMENT PLANS

PROPOSED RESTAURANT WITH DRIVE-THRU FACILITIES & BANK WITH DRIVE-THRU FACILITIES

PARCEL ID: 46023990001005
39300 WEST SEVEN MILE ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

STATE OF MICHIGAN
JONATHAN REID COOKSEY
ENGINEER
J. REID COOKSEY P.E.
MICHIGAN LICENSE NO. 6201058201
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 30' | PROJECT ID: M-18466

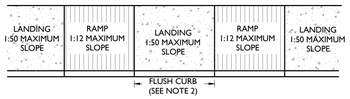
TITLE:

LANDSCAPING PLAN

DRAWING:

C-8

V:\M18466-SANDPIPER PACIFIC 39300 SEVEN MILE ROAD, LIVONIA, MI\CADD\PLOT\SDP-08-LANDSCAPE.DWG

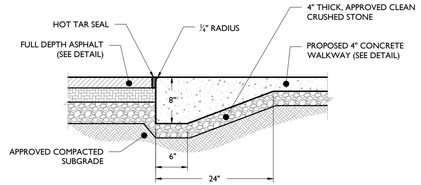


TRANSITION RAMP DETAIL

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. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL

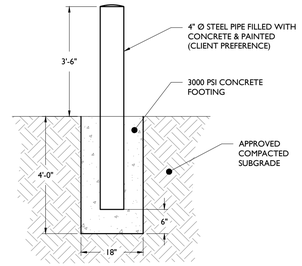
1



CONCRETE WALKWAY TO ASPHALT TRANSITION DETAIL

NOT TO SCALE

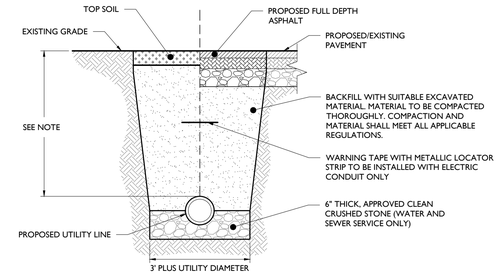
2



BOLLARD DETAIL

NOT TO SCALE

3



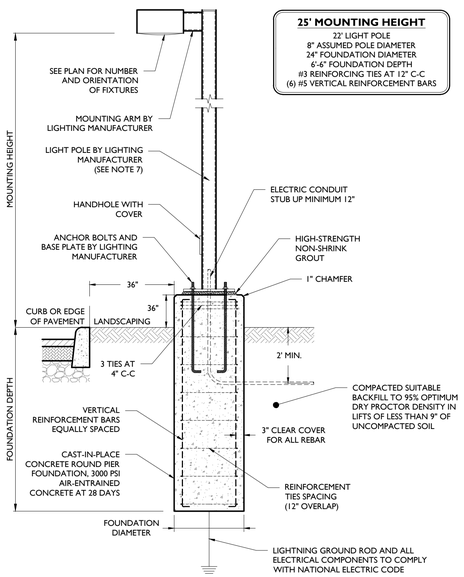
UTILITY TRENCH DETAIL

NOT TO SCALE

NOTE:

MINIMUM PIPE COVER SHALL BE AS FOLLOW:
- ELECTRIC SERVICE - PER APPLICABLE UTILITY AUTHORITY
- GAS SERVICE - PER APPLICABLE UTILITY AUTHORITY
- SEWER SERVICE - 36" MINIMUM
- WATER SERVICE - 48" MINIMUM

4



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.

5

V:\PROJECTS\M-18466-SAN SOME PACIFIC 39300 SEVEN MILE ROAD, LIVONIA, MI\CADD\PLOT\SDP-01-SITE PLAN.DWG

ISSUE	DATE	BY	DESCRIPTION
2	02/03/2021	EW	FOR WAIVER USE APPROVAL
1	01/15/2021	KHE/WP/D	FOR CLIENT REVIEW

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SITE DEVELOPMENT PLANS

PROPOSED RESTAURANT WITH DRIVE-THRU FACILITIES & BANK WITH DRIVE-THRU FACILITIES

PARCEL ID: 46023990001005
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LICENSED PROFESSIONAL ENGINEER
PROFESSIONAL ENGINEER

STONEFIELD engineering & design

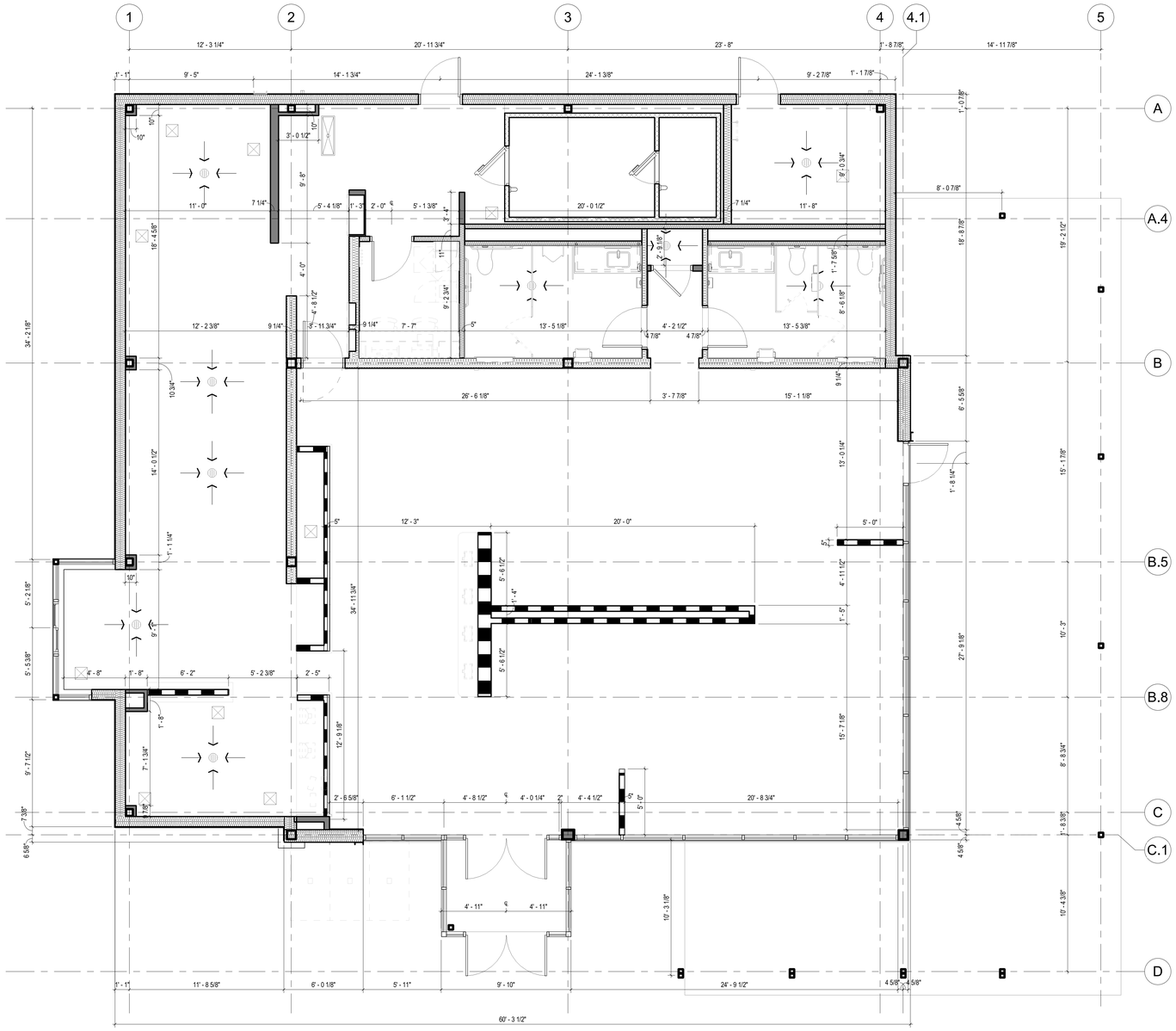
SCALE: AS SHOWN | PROJECT ID: M-18466

TITLE:

CONSTRUCTION DETAILS

DRAWING:

C-10



1 DIMENSIONED FLOOR PLAN
1/4" = 1'-0"

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ARIA GROUP ARCHITECTS, INC.

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LIVONIA, MICHIGAN 48152

SHACK# 1358

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NO.	DATE	REMARKS
	01/13/2021	ISSUE FOR PERMIT / BID
		ISSUE FOR LL REVIEW

REVISIONS

Drawing Title
DIMENSIONED FLOOR PLAN

Job No.	Drawn
204595	Author

Scale	Date
1/4" = 1'-0"	11/30/20

Sheet No.
A102

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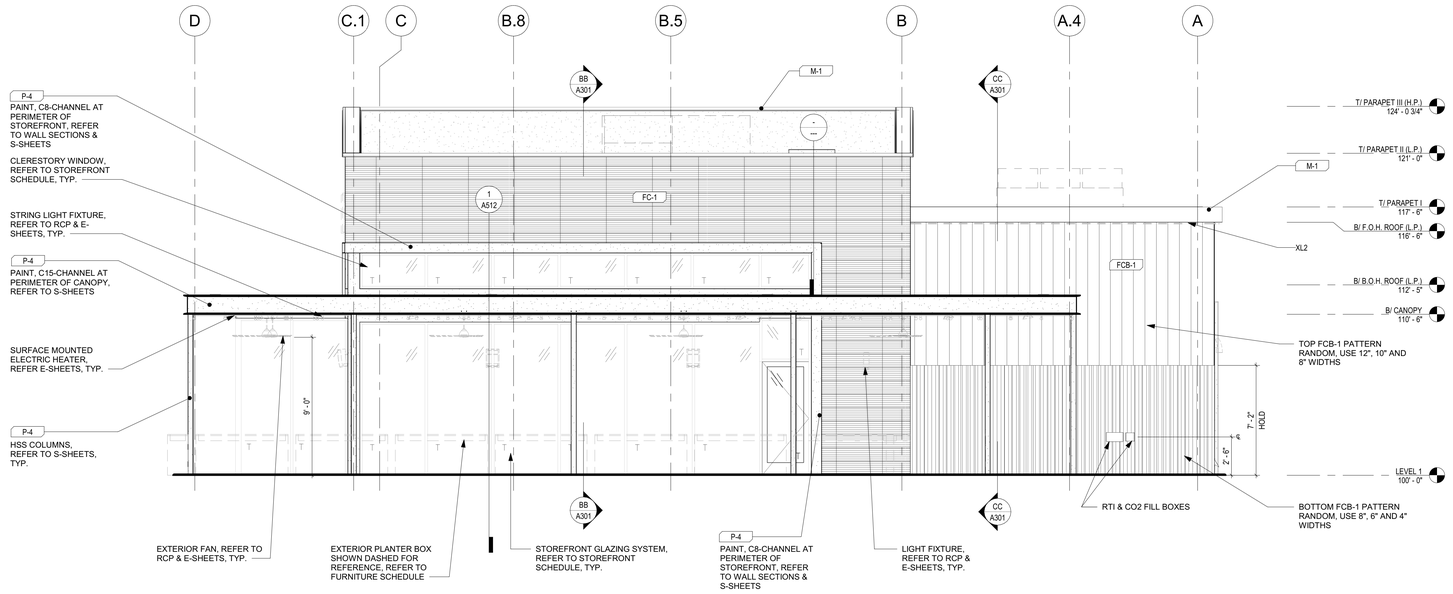
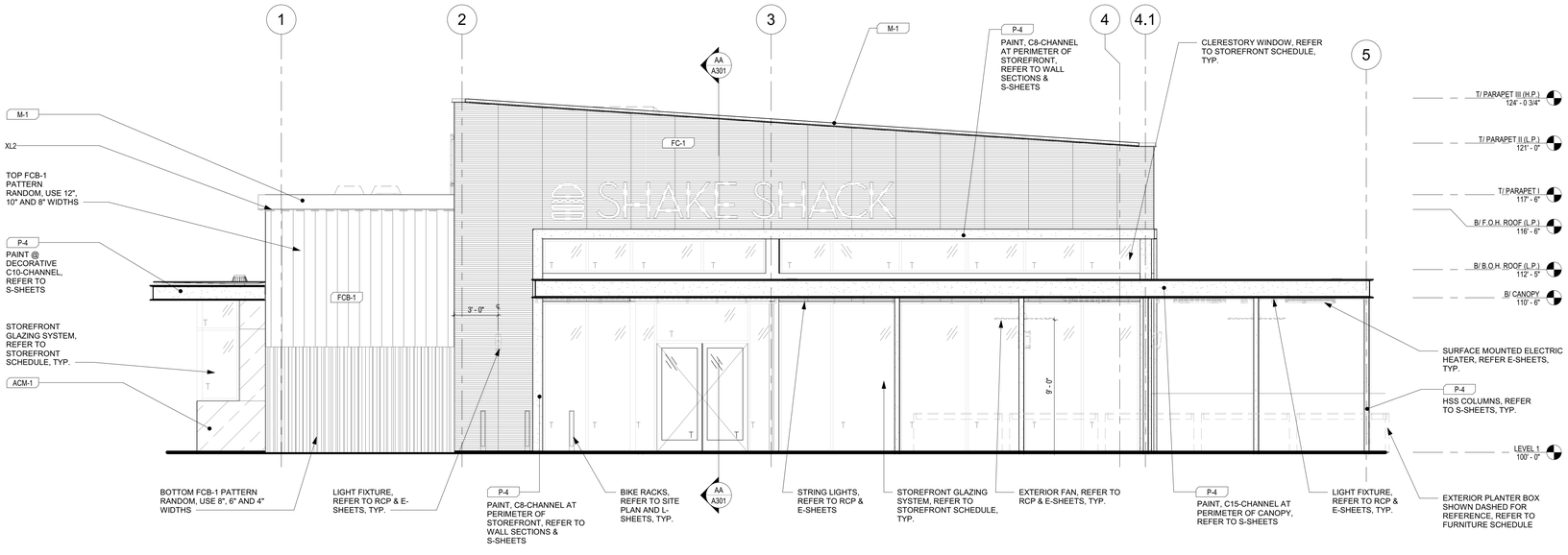


2 EAST ELEVATION
1/4" = 1'-0"



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

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	01/13/2021	ISSUE FOR PERMIT / BID ISSUE FOR LL REVIEW

REVISIONS

Drawing Title
EXTERIOR ELEVATIONS

Job No.	Drawn
204595	Author

Scale	Date
1/4" = 1'-0"	11/30/20

Sheet No.
A201

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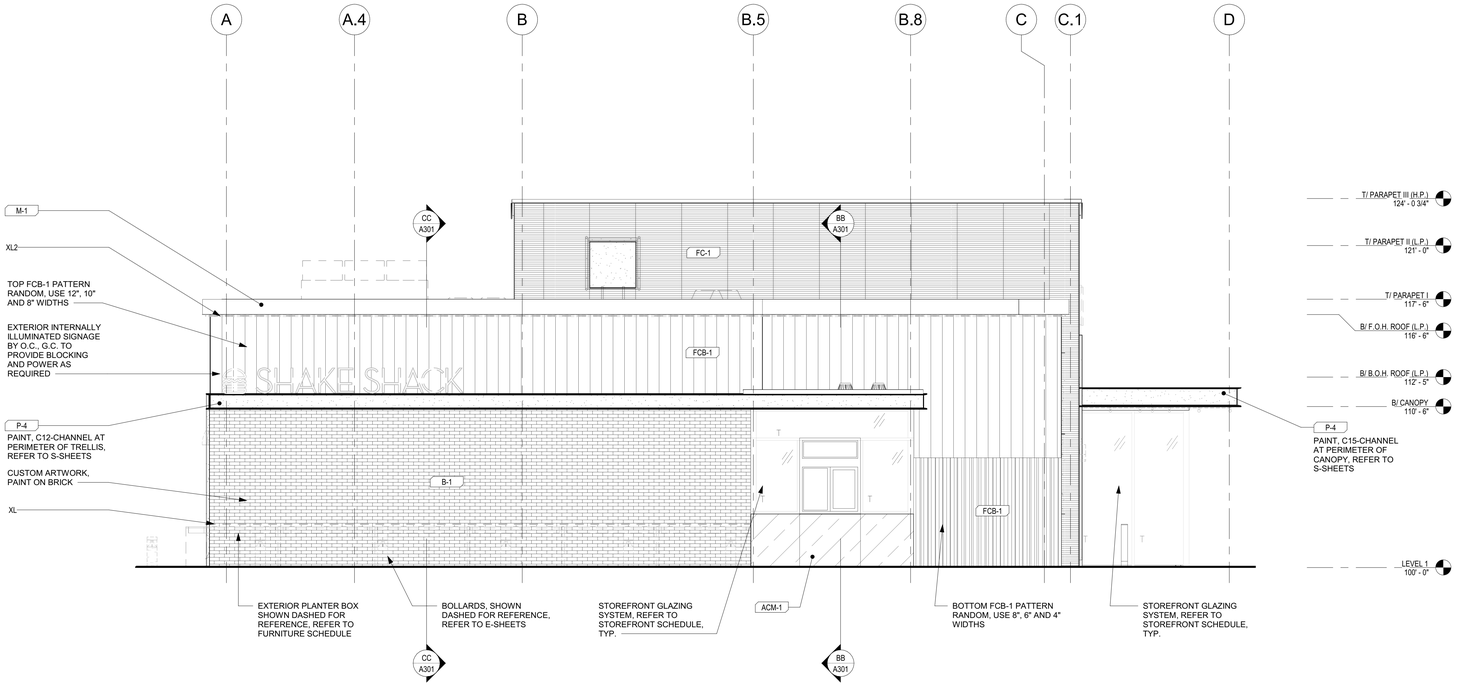
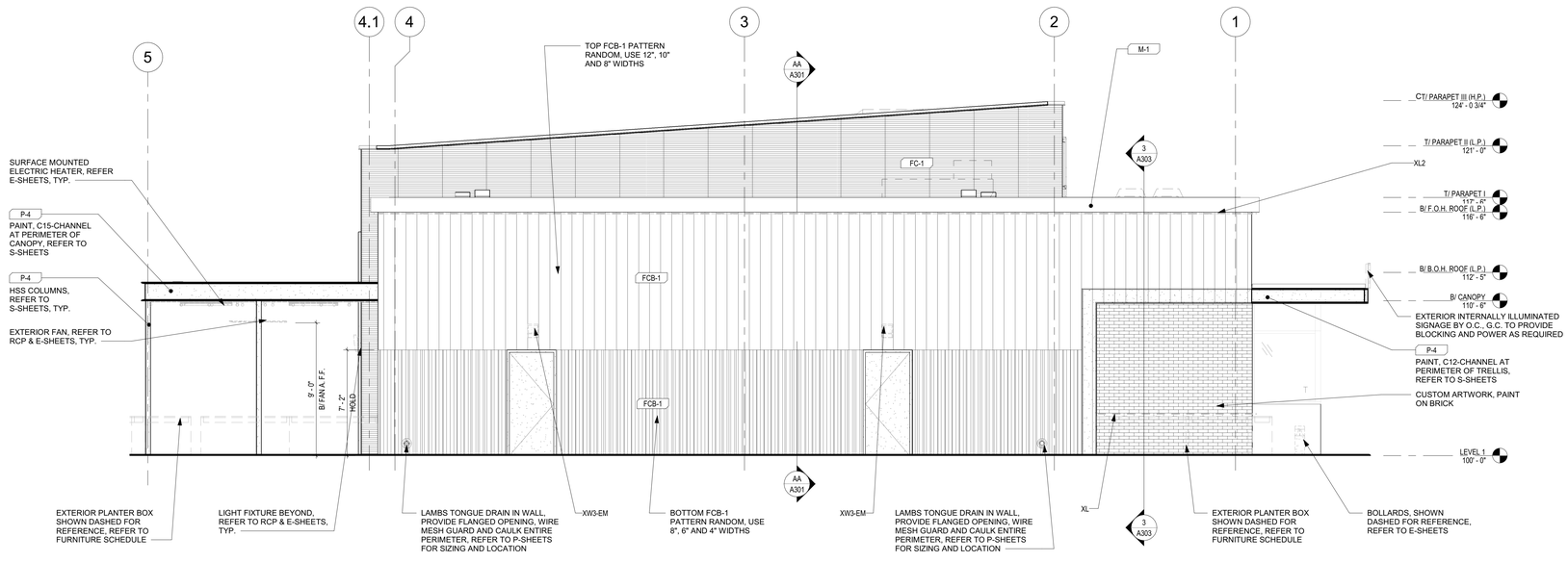


2 EAST ELEVATION
1/4" = 1'-0"



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

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NO.	DATE	REMARKS
	01/13/2021	ISSUE FOR PERMIT / BID ISSUE FOR LL REVIEW

REVISIONS

Drawing Title
EXTERIOR ELEVATIONS

Job No.	Drawn
204595	Author
Scale	Date
1/4" = 1'-0"	11/30/20

Sheet No.
A202

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ROOM FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR	BASE	WALLS N	WALLS E	WALLS S	WALLS W	CEILING	CEILING HEIGHT	COMMENTS
-	SOFFIT								8'-6"	
100	VESTIBULE	PC	-	G	G	G	G	P	10'-0"	
101	DINING	PC	T	T / WD	T/ WD / GL / P	T/ WD / GL / P	MTL / T	C-2	OS	
102	ORDER	PC	T	-	-	-	MTL / T	C-2	OS	
103	KIOSKS	PC	T	-	MTL / T	-	-	C-2	OS	
104	PICK-UP	PC	T	-	-	-	MTL / T	C-2	OS	
105	KITCHEN	E	E	FRP	FRP / SS	FRP	FRP / SS	C-10	10'-0"	
106	DRIVE-THRU	E	E	P / GL	-	P / GL	P - GL	P	9'-0"	
107	DISH WASH / PREP	E	E	FRP	FRP	FRP	FRP	C-10	10-'0"	
108	BOH	E	E	FRP	FRP	FRP	FRP	C-10	10'-0"	
109	MANAGER'S OFFICE	E	E	P	P	P	P	C-10	10'-0"	
110	MEN'S RESTROOM	T	-	T	T	T	T	P		
111	WOMEN'S RESTROOM	T	-	T	T	T	T	P		
112	COOLER	E	-	-	-	-	-	-	-	WALL & CEILING BY COOLER MAUNFACTURER
113	FREEZER	E	-	-	-	-	-	-	-	WALL, CEILING & FLOOR BY FREEZER MAUNFACTURER
114	JANITOR'S CLOSET			FRP	FRP	FRP	FRP	P	VARIES	
115	MECHANICAL ROOM								VARIES	
116	PATIO									
117	Room									
118	Room									
119	Room									
120	Room	CC-1						WD		
122	Room									
123	DINING	PC	T	T / WD	T/ WD / GL / P	T/ WD / GL / P	MTL / T	C-2	OS	
124	DINING	PC	T	T / WD	T/ WD / GL / P	T/ WD / GL / P	MTL / T	C-2	OS	

NOTES:

1. ALL CEILING HEIGHTS ARE TAKEN FROM TOP OF PROJECT FINISH FLOOR +100'-0", REFER TO RCP FOR HEIGHTS NOT INDICATED
2. REFER TO FLOOR FINISH PLAN FOR ADDITIONAL INFORMATION REGARDING WALL FINISHES IN BACK OF HOUSE AREAS. REFER TO INTERIOR ELEVATIONS FOR PUBLIC AREAS
3. ALL BACK OF HOUSE STAINLESS STEEL BY KITCHEN EQUIPMENT PROVIDER UNLESS NOTED OTHERWISE

ROOM FINISH KEY:

B	BRICK	GL	GLASS
EXP	EXPOSED STRUCTURE	MTL	METAL
E	URETHANE FLOORING	P	PAINT
FRP	FIBERGLASS REINFORCED PLASTIC PANEL	PC	POLISHED CONCRETE
		C-10	VINYL FACED GYPSUM
PL	PLASTIC LAMINATE	WD	WOOD
SS	STAINLESS STEEL	V	VINYL
T	TILE	C	CONCRETE
VE	VEGETATION	WC	WALL COVERING

GENERAL NOTES:

1. CHECK LEAD TIMES ON ALL TILES. SOME MAY HAVE A 6-8 WEEK LEAD TIME
2. TILE INSTALLER TO VERIFY ALIGNMENT OF GROUT LINES OF WALL AND FLOOR TILE PRIORTO INSTALLATION
3. THE GENERAL CONTRACTOR IS TO PROVIDE CONTROL SAMPLES FOR ALL MILLWORK TO ARCHITECT FOR REVIEW
4. ALL PAINT TO BE LATEX BASED U.N.O.. ALL EXTERIOR PAINT TO BE EXTERIOR GRADE. ALL METAL PAINT, INTERIOR OR EXTERIOR TO BE ALKYD BASED
5. ALL INTERIOR WALLS IN F.O.H. TO BE EGGSHELL FINISH AND ALL CEILINGS TO BE FLAT FINISH. ALL PAINT IN RESTROOMS TO BE EGGSHELL FINISH. EACH FACE & JAMBS OF DOORS TO MATCH THE DOOR FRAME. ALL EXTERIOR METAL TO BE SEMI GLOSS FINISH
6. PROVIDE CLEAR 'FLAME STOP II' FIRE RETARDANT, G.C. TO APPLY FIRE RETARDANT PER MANUFACTURER'S RECOMMENDATION ON ALL SIDES OF PANELING, PRIOR TO SEALER
7. NO BURN MARKS TO SHOW ON ANY FACE
8. ALL EXTERIOR WOOD TO BE SEALED USING SHERWIN WILLIAMS - HOMOCLAD SEALER V81V1

FINISH SCHEDULE

KEY	MATERIAL	MANUFACTURER	COLOR/ NUMBER	SIZE	FINISH/ GROUT	LEAD TIME	NOTES/ LOCATION	CONTACT
CEILING								
C-2	ACOUSTICAL CEILING BOARD	ARMSTRONG	TECTUM DIRECT ATTACH - 8182T10	1" THICK	WHITE	-	INSTALL ON UNDERSIDE OF DECK, BETWEEN JOISTS WHEN OPEN TO STRUCTURE IN PUBLIC AREAS. INSTALL WITH IMPALING PINS OR APPROPIATE ADHESIVES. PROVIDE SAMPLE TO OWNER FOR APPROVAL. SHEEN TO BE EGGSHELL OR LOWER, SPARY APPLY PAINT AS PER MANUFACTURER'S SPECIFICATIONS. REFER TO REFLECTED CEILING PLANS (RCP)	STEPHEN BLAKE (312) 405-9871
C-10	VINYL FACED GYPSUM CEILING TILES	USG	LAY-IN PANEL CLIMA-PLUS, WHITE, HEAVY DUTY PER ASTM C635	24" x 48", 15/16" THICK	-	1 WEEK	REFER TO REFLECTED CEILING PLANS (RCP), G.C. TO USE USG ZXLA 15/16" WHITE T GRID	ANNIE ABEDLNOUR (312) 597-2582
W-SF-C	WOOD PLANKS	BARNWOOD NATURALS	OREGON WHITE OAK GRADE A	1/2" THICK x 5" W x LENGTHS VARY	SEALED WITH A WATER BASED, CLEAR, MATTE TOP COAT	4-6 WEEKS	ORDER COUNTER SOFFIT, REFER TO RCP	BRUCE WADLEIGH (503) 580-3900
W-SF-J	WOOD INSERTS	BARNWOOD NATURALS	EASTER WHITE OAK GRADE A	1-1/2" THICK x 8"WIDE x 8'-10' L	HOMOCLAD BY SHERWIN WILLIAMS		CANOPY	BRUCE WADLEIGH (503) 580-3900
FLOORING								
CC-1	COLOR CONDITIONED CONCRETE	SCOFIELD	CHROMIX ADMIXTURES C-34 DARK GRAY	-	BROOM FINISH		PATIO, REFER TO FLOOR FINISH PLAN	
E-1	SEAMLESS URETHANE FLOORING	DUR-A-FLEX	POLY-CRETE MDB WITH TF PLUS TOPCOAT		DARK GREY	-	REFER TO FLOOR & WALL FINISH PLAN, FIRST COAT - DURA-A-GLAZE MVP (2 COATS), SECOND COATELAST- O-COAT WATERPROOFING MEMBRANE, THIRD COAT - POLYCRETE MDB, LAST COAT- TF PLUS TOPCOAT	REFER TO OWNER-VENDOR LIST ON A601
PC-1	POLISHED CONCRETE	-	-	-	POLISHED CONCRETE GRADE 1, CLASS 2	-	REFER TO FLOOR FINISH PLAN. ON SITE MOCK UP REQUIRED PRIOR TO INSTALLATION - I PASS 80 GRIT METAL BOND PAD (TO ACHIEVE SALT & PEPPER) - I PASS 150 GRIT METAL BOND PAD - I PASS 100 GRIT RESIN BOND PAD - I PASS 200 GRIT RESIN BOND PAD - I PASS 400 GRIT RESIN BOND PAD - I PASS 800 GRIT RESIN BOND PAD - LEXON 7% SILOXANE WATER REPELLANT SEALER	-
T-9-B	PORCELAIN TILE	CREATIVE MATERIALS CORPORATION	CEMENT - BLACK - NATURAL FINISH	24" x 24", 9mm	1/8" LATICRETE SPECTRA LOCK PRO PREMIUM, DUSTY GREY #89	-	LOCATED IN RESTROOMS, SUBMIT SAMPLE FOR ARCHITECT'S APPROVAL	ALLISON PICHE (518) 713-5395
MISCELLANEOUS								
ACM-1	COMPOSITE METAL PANELS	PAC CLAD	TBD	TBD	TBD		REFER TO EXTERIOR AND INTERIOR ELEVATIONS	PETTER DROZDZ (630) 290-0326
B-1	THIN BRICK	BY G.C.	WHITE	2" x 8" STANDARD SIZE	MORTAR TO MATCH BRICK COLOR, CONCAVE JOINT	-	REFER TO EXTERIOR ELEVATIONS, SUBMIT SAMPLE TO ARCH FOR REVIEW	
M-1	METAL COPING	PAC CLAD	MATTE BLACK	16" O.C.	PREFINISHED	-	ROOF, REFER TO ROOF PLAN	
SPT-1	GREEN WALL	MATERIALS INC.	BASILICO (W.VR.107)	HYDRA		3-4 WEEKS	REFER TO INTERIOR ELEVATIONS	ALBERTO MENNUTI (201)968-0101 EMAIL: ALBERTO@MATERIALS-INC.COM
W-SF-F	WOOD PANELING	BARNWOOD NATURALS	VENEER MAPLE PLYWOOD PANEL	1/2" THICK x 12" W x 4' L; CUT TO SIZE IN FIELD	PRE FINISHED WITH CLEAR WATER BASE SEALER	4-6 WEEKS	APP PICK UP SHELF	BRUCE WADLEIGH (503) 580-3900
W-SF-G	WOOD MILLWORK	BARNWOOD NATURALS	#1 HART MAPLE	2" THICK x 2" W x LENGTHS VARY MIN 2' TO 8'	3 COATS OF WATER BASED STAIN, CLEAR MATTE TOP COAT	4-6 WEEKS	APP PICK UP SHELF	BRUCE WADLEIGH (503) 580-3900
PAINT								
P-1	INTERIOR / EXTERIOR LATEX PAINT	SHERWIN WILLIAMS	SW #7064 PASSIVE	-		IN STOCK	REFER TO EXTERIOR AND INTERIOR ELEVATIONS	JESSICA NEWELL (224) 223-5180
P-4	INTERIOR / EXTERIOR LATEX PAINT	SHERWIN WILLIAMS	SW #7069 IRON ORE	-		IN STOCK	REFER TO EXTERIOR AND INTERIOR ELEVATIONS	JESSICA NEWELL (224) 223-5180
P-9	INTERIOR / EXTERIOR LATEX PAINT	SHERWIN WILLIAMS	SW #7005 PURE WHITE	-	REFER TO GENERAL NOTES 4 & 5	IN STOCK	REFER TO EXTERIOR AND INTERIOR ELEVATIONS	JESSICA NEWELL (224) 223-5180
P-10	INTERIOR / EXTERIOR LATEX PAINT	SHERWIN WILLIAMS	SW #6258 TRICORN BLACK	-		IN STOCK	REFER TO INTERIOR ELEVATIONS	JESSICA NEWELL (224) 223-5180
WALL								
FC-1	FLUTED CONCRETE	2STONE	IVORY, PITTED	FLUTED CONCRETE	36" x 10.5"		REFER TO EXTERIOR ELEVATIONS	LISE BROWN (403) 236-0326
FCB-1	HARDIEPANEL VERTICAL SIDING	JAMESHARDIE	TBD	12'-0" LENGHTS AND 12", 10", 8", 6" 4" WIDTHS	SMOOTH		REFER TO EXTERIOR ELEVATIONS. CLASS-A FLAME SPREAD RATING, TRIMS BY JAMESHARDIE, COUNTERSUNK FASTENERS	BEN STICKEL 630-805-3573
M-3-18	STAINLESS STEEL	BY K.E.C., U.N.O	COMMERCIAL KITCHEN GRADE	18 GAUGE	BRUSHED, 'OIL FREE' TYPE		LOCATED IN B.O.H, PICK UP COUNTER. KITCHEN, REFER TO INTERIOR ELEVATIONS.	
M-I-F	ALUMINUM CORRUGATED PANEL	ATAS INTERNATIONAL INC.	METAFOR/ ASCOT WHITE #10	.04 GAUGE		4-6 WEEKS	REFER TO INTERIOR ELEVATIONS	
T-2	PORCELAIN TILE	CREATIVE MATERIALS CORPORATION	CHROMA WHITE	2" x 10"	1/8" LATICRETE SPECTRA LOCK PRO PREMIUM, DUSTY GREY #89	6-8 WEEKS	LOCATED IN B.O.H, PICK UP COUNTER, RESTROOMS, REFER TO INTERIOR ELEVATIONS.	ALLISON PICHE (518) 713-5395
T-11	PORCELAIN TILE	CREATIVE MATERIALS CORPORATION	BRICKWORK SOLID BLACK	3" x 12"			REFER TO INTERIOR ELEVATIONS	ALLISON PICHE (518) 713-5395
T-12	PORCELAIN TILE	CREATIVE MATERIALS CORPORATION	CHROMA EVERGREEN	2" x 10"	1/8" LATICRETE SPECTRA LOCK PRO PREMIUM, DUSTY GREY #89	6-8 WEEKS	LOCATED AT RESTROOMS, SUBMIT SAMPLE FOR ARCHITECTS APPROVAL, SHLUTER-AHKA BLACK	ALLISON PICHE (518) 713-5395
W-SF-A	WOOD MILLWORK	BARNWOOD NATURALS	OREGON WHITE OAK GRADE A	2" THICK x 6"W x LENGTHS VARY	SEALED WITH 3 COATS OF WATER BASED, CLEAR, MATTE TOP COAT	4-6 WEEKS	HALF WALL CAP; REFER TO INTERIOR ELEVATIONS	BRUCE WADLEIGH (503) 580-3900
W-SF-B	BUTCHER BLOCK	BY G.C.	MAPLE BUTCHER BLOCK	1-1/2" THICK	FINISH TO MEET STATE HEALTH GUIDELINES FOR FOOD HANDLING/FOOD PREP	4-6 WEEKS	REFER TO INTERIOR ELEVATIONS	
W-SF-D	WOOD TRIM	BARNWOOD NATURALS	PAINTED BIRCH TO MATCH P-10	2" THICK x 3" WIDE X LENGTHS VARY	PAINT TO MATCH P-10	4-6 WEEKS	INTERIOR MILLWORK; FEATURE WALL	BRUCE WADLEIGH (503) 580-3900
W-SF-E	WOOD PLANKS	BARNWOOD NATURALS	OREGON WHITE OAK GRADE A	3/4" THICK x 5"W x LENGTHS VARY	SEALED WITH 3 COATS OF WATER BASED, CLEAR, MATTE TOP COAT	4-6 WEEKS	INTERIOR MILLWORK; REFER TO INTERIOR ELEVATIONS	BRUCE WADLEIGH (503) 580-3900
WALL BASE								
T-1-6	PORCELAIN TILE	CREATIVE MATERIALS CORPORATION	RM-QUARTZ-4104V SMOOTH	6" x 24"	1/8" LATICRETE SPECTRA LOCK PRO PREMIUM, RAVEN 45	IN STOCK	REFER TO EXTERIOR AND INTERIOR ELEVATIONS	ALLISON PICHE (518) 713-5395
WALL WAINSCOT								
W-SF-H	WOOD TRIM	BARNWOOD NATURALS	PAINTED BIRCH TO MATCH P-10	1-1/4" THICK x 3" WIDE X LENGTHS VARY	PAINT TO MATCH P-10	4-6 WEEKS	REFER TO INTERIOR ELEVATIONS	BRUCE WADLEIGH (503) 580-3900

GLAZING SCHEDULE

SCALE : 1/4" = 1'-0"

NOTES:

1. STOREFRONT SYSTEMS:
'A' THROUGH 'I' AND 'K' THROUGH 'M' TO BE 'KAWNEER VERSAGLAZE 451T FRAMING SYSTEM', 4 1/2" DEPTH W/ 2" SIGHTLINE. BLACK ANODIZED #29. SUBMIT SAMPLES OF AVAILABLE FINISHES FOR APPROVAL

INSULATED GLAZING TO BE THE FOLLOWING:
'SOLARBAN 70XL (2) ON OPTIGRAY, 1" INSULATED GLASS (1/4" CLEAR TEMPERED GLASS W/ LOW-E COATING ON SURFACE #2, 1/2" AIR SPACER, 1/4" CLEAR TEMPERED GLASS)
- U-VALUE = 0.36 MAX FOR WINDOWS, 0.77 FOR DOORS PER PER 2015 MICHAGAN ENERGY CODE
- SHGC = 0.4 PER 2015 MICHAGAN ENERGY CODE

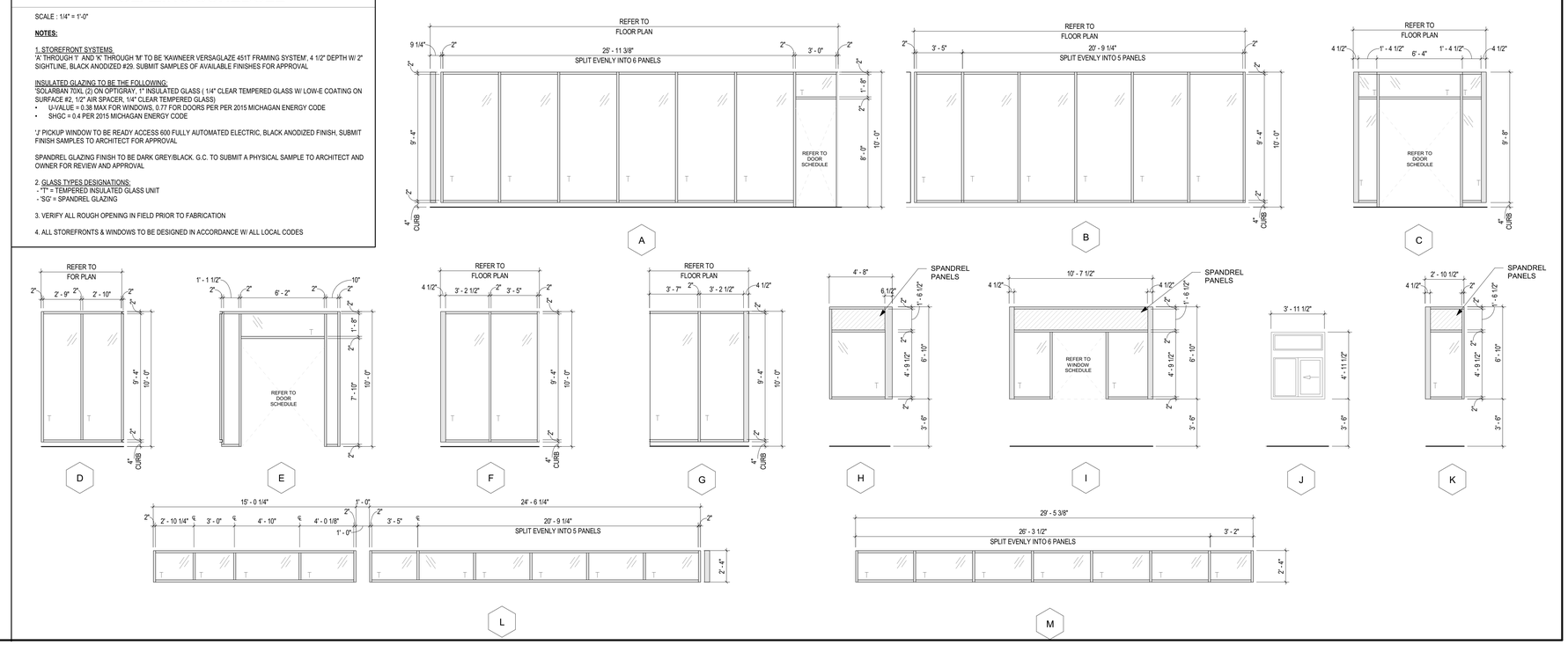
'J' PICKUP WINDOW TO BE READY ACCESS 600 FULLY AUTOMATED ELECTRIC, BLACK ANODIZED FINISH, SUBMIT FINISH SAMPLES TO ARCHITECT FOR APPROVAL

SPANDREL GLAZING FINISH TO BE DARK GREY/BLACK. G.C. TO SUBMIT A PHYSICAL SAMPLE TO ARCHITECT AND OWNER FOR REVIEW AND APPROVAL

2. GLASS TYPES DESIGNATIONS:
- 'TP' = TEMPERED INSULATED GLASS UNIT
- 'SG' = SPANDREL GLAZING

3. VERIFY ALL ROUGH OPENING IN FIELD PRIOR TO FABRICATION

4. ALL STOREFRONTS & WINDOWS TO BE DESIGNED IN ACCORDANCE W/ ALL LOCAL CODES



aria GROUP
830 North Blvd.
Oak Park, Illinois
60301
708-445-8400
ariainc.com
ARIA GROUP ARCHITECTS, INC.

SHAKE SHACK
LIVONIA, MICHIGAN 48152
SHACK# 1358

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NO.	DATE	REMARKS
	02/12/2021	ISSUE FOR PERMIT / BID
	01/13/2021	ISSUE FOR LL REVIEW

REVISIONS

Drawing Title
FINISH SCHEDULE

Job No. 204595
Drawn Author
Scale As indicated
Date 01/13/21

Sheet No.
A601

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SHAKE SHACK

Exterior View 1

Livonia, MI | Design Development | November 30th, 2020 | Page 2

aria GROUP

SHAKE SHACK

Exterior View 2

aria GROUP

SHAKE SHACK

Exterior View 3

Livonia, MI | Design Development | November 30th, 2020 | Page 4

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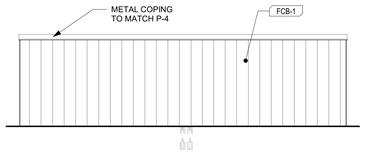
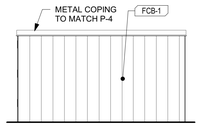
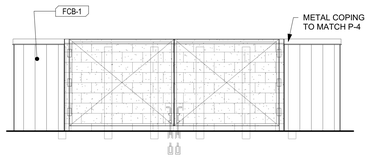


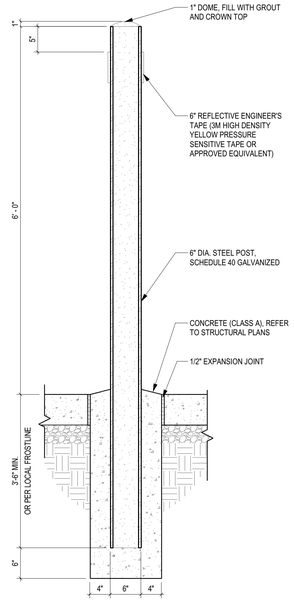
4 Elevation 10 - a
1/4" = 1'-0"



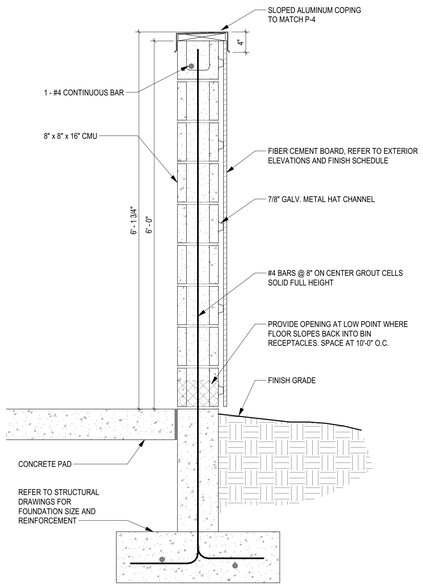
3 Elevation 9 - a
1/4" = 1'-0"



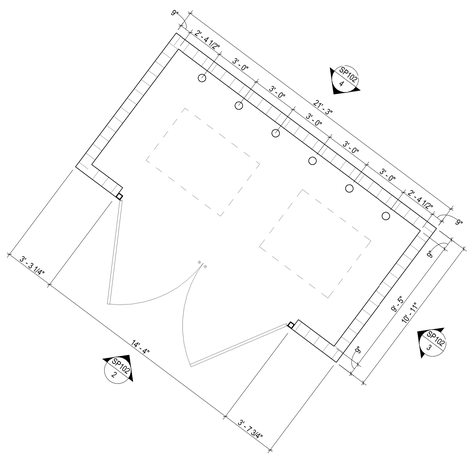
2 Elevation 8 - a1
1/4" = 1'-0"



6 TRASH BOLLARD SECTION
1" = 1'-0"



5 TRASH ENCLOSURE WALL SECTION
1" = 1'-0"



1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"

aria
GROUP

830 North Blvd.
Oak Park, Illinois
60301

708-445-8400
ariainc.com

ARIA GROUP ARCHITECTS, INC.

SHAKE SHACK

LIVONIA, MICHIGAN 48152

SHACK# 1358

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NO.	DATE	REMARKS
	01/13/2021	ISSUE FOR PERMIT / BID ISSUE FOR LL REVIEW

REVISIONS

Drawing Title
SITE PLAN DETAILS

Job No.	Drawn
204595	Author

Scale	Date
As indicated	11/30/20

Sheet No.
SP102

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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

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2571
FAX: (734) 466-2195

RECEIVED
FEB 08 2021
CITY OF LIVONIA
PLANNING COMMISSION

February 5, 2021

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2021-01-02-02 – 39300 Seven Mile Road

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time. The parcel is assigned the address of **#39300 Seven Mile Road**.

The existing building is currently serviced by public water main and sanitary sewer, as well as private storm sewer. The submitted drawings indicate revisions to the building services, but do not have detailed information to determine if there will be any impacts to the existing systems. Also, storm detention is not addressed in the drawings, but the Developer will need to meet the Wayne County Storm Water Ordinance requirements. Should the development move forward, detailed Engineering drawings will need to be submitted to this department for permitting.

The submitted drawings indicate that the property is to be split into parcels, which will require the recording of easements across the easterly parcel to ensure utility services remain uninterrupted. The existing sanitary service will need to be cleaned and inspected, and may need to be upgraded to a publicly-owned system should the property be split.

It should be noted that the developer will be required to obtain a Wayne County permit for any work occur within the Seven Mile Road or Haggerty Road right-of-way's.

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: 2021 Petition File

M:\ALL OTHER MATTERS\Planning Petition Responses\2021\2021-02-08-02 - Plymouth Shoppes (19195 Plymouth Road).doc

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

DAVE HEAVENER
FIRE CHIEF

MAUREEN MILLER BROSNAN
MAYOR

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

DATE: December 27, 2018

TO: Scott O. Miller, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: Petition 2021-01-02-02 - 39300 Seven Mile Road

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

We have no objections to this proposal.

Sincerely,

Greg Thomas

Greg Thomas
Fire Marshal

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

CURTIS CAID
CHIEF OF POLICE

MAUREEN MILLER BROSNAN
MAYOR

15050 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5499
(734) 466-2470
FAX: (734) 261-2265

February 10, 2021

RECEIVED
FEB 16 2021
CITY OF LIVONIA
PLANNING COMMISSION

Mr. Scott O. Miller
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Re: Petition 2021-01-02-02 - 39300 Seven Mile Road

Dear Mr. Miller,

I have reviewed the plans in connection with the petitions. I have one concern in regard to the proposal.

The Seven Mile and Haggerty area already has a very high traffic volume throughout the day. I believe moving this business at that location has a high potential to add to the traffic congestion and also increase the amount of vehicle crashes.

Please feel free to contact me should you have any questions.

Sincerely,

FOR THE CHIEF OF POLICE

Sgt. Scott Sczepanski #543

Scott Sczepanski, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
SANITATION
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT

MAUREEN BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2580
FAX: (734) 466-2095

Date: March 9, 2021

To: Scott O. Miller

From: Jerome Hanna

RE: Petition 2021-01-02-02 – 39300 Seven Mile Road

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

1. The parking lot shall be repaired and restriped as necessary. Parking spaces shall be 10' wide and 20' deep and double striped.

2. Signage has not been reviewed. A variance from the Zoning Board of Appeals would be required for any non-conforming signage.

This Department has no further objections to this Petition. I trust this provides the requested information.

Jerome Hanna
Director of Inspection

JH/kdt

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT

MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

February 19, 2021

Mr. Scott O. Miller
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2021-01-02-02 – 39300 Seven Mile Road

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. The following amounts are due to the City of Livonia:

False Alarm delinquent charges (2/1/2021):	$ 2,852.50
Total Due City of Livonia	$ 2,852.50

Please contact me if you have any further questions.

Very truly yours,

Connie Kumpula
Chief Accountant

CK: jw

From: Wagner, Jennifer
To: Helen Adonay
Cc: Kumpula, Connie; Reece, Stephanie
Subject: RE: False Alarm invoices for 39300 7 Mile Road, Livonia
Date: Monday, March 8, 2021 12:10:26 PM

Helen,

Payment has been received and applied to the false alarm account for the above. The account is now paid in full.

Thank you!

Jennifer Wagner
Account Clerk III
City of Livonia | Accounting Department
(734) 466-2179
jwagner@livonia.gov

From: Helen Adonay <hadonay@sansomepacific.com>
Sent: Friday, March 5, 2021 5:26 PM
To: Wagner, Jennifer <jwagner@livonia.gov>
Subject: Re: False Alarm invoices for 39300 7 Mile Road, Livonia

Jennifer: We are overnighting the check for the delinquent charges. You should receive Monday morning, please apply to our account as soon as you receive.

Thank you,
Helen

Helen Adonay
Sansome Pacific Properties, Inc.
303 Sacramento Street, 4th Floor
San Francisco, CA 94111
Cell: 510-691-7565
Direct and Fax: 415-963-4707
Email: hadonay@sansomepacific.com

Please consider the environment before printing this email.

On Mar 5, 2021, at 1:06 PM, Wagner, Jennifer <jwagner@livonia.gov> wrote:

Hi Helen,

Attached are the false alarm invoices you've requested. I've also attached a copy of the back of the invoices to show you the breakdown of charges per calendar year and the appeal process.

If you have any questions, please don't hesitate to contact me.

Thank you.

<CitySeal100x100_8f7d9122-2022-4a3b-86d9-f05a096c6a3c.png>

Jennifer Wagner
Account Clerk III
City of Livonia | Accounting Department
(734) 466-2179
jwagner@livonia.gov
www.livonia.gov

<Livonia-Logo-250_2521acb0-d42c-429b-900f-b59ac98c1049.png> <SocialLink_Facebook_32x32_15fe2196-de42-486f-ac8c-bd89c9da8fd7.png> <SocialLink_Twitter_32x32_a844deab-cb87-48f2-9175-647012b70cfe.png> <SocialLink_Youtube_32x32_9b8afb50-3b86-4678-b53d-7e423a9d8771.png>

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<362 SPP INVESTORS II LLC Invoice Reprint 81403.pdf><362 SPP INVESTORS II LLC Invoice Reprint 81498.pdf><362 SPP INVESTORS II LLC Invoice Reprint 81610.pdf><362 SPP INVESTORS II LLC Invoice Reprint 81744.pdf><362 SPP INVESTORS II LLC Invoice Reprint 81877.pdf><362 SPP INVESTORS II LLC Invoice Reprint 82005.pdf><362 SPP INVESTORS II LLC Invoice Reprint 82146.pdf><362 SPP INVESTORS II LLC Invoice Reprint 82297.pdf>
<Copy of back of False Alarm Invoice to show Appeal Procedure.pdf>

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

February 24, 2021
~~February 10, 2021~~

Mr. Scott Miller – Planner IV
Planning Commission
City of Livonia

Re: Petition 2021-01-02-02 39300 Seven Mile Road
SPP Investors II LLC

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. At this time there are **no** taxes due, ~~one bill is delinquent, two bills are not delinquent until March 2 (but one includes over $4,000 in delinquent water~~), therefore I have **no** objections to the proposal. ~~until these taxes are paid~~.

Amounts Due:

~~$ 1,398.63 for 2020 Summer – If paid by 2/26/2021 – Del. PP~~
~~$ 1,142.58 for 2020 Winter – Due by 3/1/2021 - PP~~
~~$30,427.70 for 2020 Winter – Due by 3/1/2021 (inc. del water)~~

**** All Tax Bills have been Paid**

Sincerely,

Lynda L. Scheel

Lynda L. Scheel
Treasurer, City of Livonia

OFFICE OF THE MAYOR

Maureen Miller Brosnan
MAYOR

Linda Gosselin
ASSESSOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2201
mayor@ci.livonia.mi.us

February 8, 2021

To: Planning

Re: **Petition 2021-02-02-02 - 39300 Seven Mile**

The plans submitted by SPP Investors II, L.L.C. requesting the approval of plans to re-develop the site at 39300 Seven Mile to demolish the existing restaurant and to construct a new restaurant and a bank. We have no objection to this proposal other than to comment that if the new restaurant (Shake Shack) and bank are going to be owned individually and want separate tax bills, a Lot Split will need to be initiated.

Kindest Regards,

Kathie Siterlet

Kathie Siterlet
Residential Appraiser

OTHER ITEMS RELATED TO THE PETITION

39300 Seven Mile Road Traffic Impact Study

City of Livonia, Michigan

March 3, 2021

Prepared by:

FLEIS&VANDENBRINK
DESIGN. BUILD. OPERATE.

27725 Stansbury Blvd., Suite 195
Farmington Hills, MI 48334

F&V 846570

© March 2021

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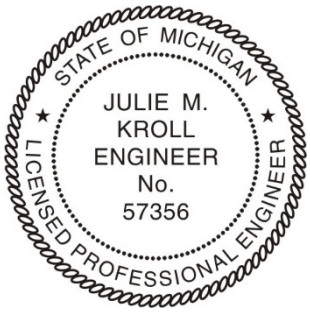
The opinions, findings, and conclusions expressed herein are those of Fleis & VandenBrink Engineering, Inc. and do not necessarily reflect the official views or policy of the City of Livonia or the Wayne County Department of Public Services, which makes no warranty, either implied or expressed, for the information contained in this document; neither does it assume legal liability or responsibility for the accuracy, completeness or usefulness of this information. Any products, manufacturers or trademarks referenced in this document are used solely for reference purposes.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

Agency Review	Date	Comments

TABLE OF CONTENTS

EXECUTIVE SUMMARY **1**

BACKGROUND DATA 2
TRIP GENERATION 2
SITE TRIP DISTRIBUTION 3
OPERATIONAL ANALYSIS SUMMARY 3
RECOMMENDATIONS 3

1 INTRODUCTION **4**

2 BACKGROUND DATA **7**

2.1 EXISTING ROAD NETWORK 7
2.2 EXISTING TRAFFIC VOLUMES 7

3 ANALYSIS **7**

3.1 EXISTING CONDITIONS 7
Seven Mile Road & CBS Fox Drive: *11*
3.2 BACKGROUND CONDITIONS 11
3.3 BACKGROUND OPERATIONS 13
Seven Mile Road & Haggerty Road: *14*
Haggerty Road & AMC Drive: *14*
3.4 SITE TRIP GENERATION 14
3.5 SITE TRIP DISTRIBUTION 15
3.6 FUTURE CONDITIONS 15
3.7 AUXILIARY TURN LANE ANALYSIS 19
3.8 FUTURE CONDITIONS IMPROVEMENTS 19

4 CONCLUSIONS **23**

5 RECOMMENDATIONS **23**

LIST OF TABLES

TABLE E1: TRIP GENERATION SUMMARY 2
TABLE E2: TRIP DISTRIBUTION 3
TABLE 1: EXISTING INTERSECTION OPERATIONS 10
TABLE 2: BACKGROUND INTERSECTION OPERATIONS 13
TABLE 3: SITE TRIP GENERATION 15
TABLE 4: SITE TRIP DISTRIBUTION 15
TABLE 5: FUTURE INTERSECTION OPERATIONS 18
TABLE 6: FUTURE INTERSECTION OPERATIONS WITH IMPROVEMENTS 22

List of Figures

Figure E1: Site Location 1
Figure 1: Site Location 5
Figure 2: Lane Use and Traffic Control 8
Figure 3: Existing Traffic Volumes 9
Figure 4: Background Traffic Volumes 12
Figure 5: Site-Generated Traffic Volumes 16
Figure 6: Future Traffic Volumes 17
Figure 7: Site-Generated Traffic Volumes with Recommended Improvements 20
Figure 8: Future Traffic Volumes with Recommended Improvements 21

List of Appendices

A. Background Information
B. Existing Traffic Conditions
C. Background Traffic Conditions
D. Future Traffic Conditions
E. Warrant Summary

References

American Association of State Highway and Transportation Officials (AASHTO). (2018). *A Policy on Geometric Design of Highways and Streets.* Washington DC.

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EXECUTIVE SUMMARY

This report presents the results of a Traffic Impact Study (TIS) for the proposed commercial development in the City of Livonia, Michigan. The project site is located at 39300 Seven Mile Road, generally in the northeast quadrant of the Seven Mile Road and Haggerty Road intersection, as shown on **Figure E1**. The proposed development includes the construction of an approximately 3,200 SF fast casual restaurant with drive-through operations and a bank with three (3) drive-through lanes. The site location was previously occupied by a Romano's Macaroni Grill until June of 2020; the project includes redevelopment of the site and plans include maintaining the current access points via Seven Mile Road and Haggerty Road.

Following the completion of this study, the proposed site plan was updated, and the size of the fast casual restaurant was increased from 3,200 SF to 3,487 SF. The study analyses were reviewed and indicated that the change in restaurant size will have a negligible impact on the results of this study.

FIGURE E1: SITE LOCATION

The scope of this study was developed based on Fleis & VandenBrink's (F&V) knowledge of the study area, understanding of the development program, accepted traffic engineering practice and information published by the Institute of Transportation Engineers (ITE). In addition, the Wayne County Department of Public Services (WCDPS) and the City of Livonia also provided information regarding the scope of work included herein.

BACKGROUND DATA

The existing weekday turning movement traffic volume data at the study intersections were collected by Traffic Data Collection, Inc. (TDC) on Thursday, August 30, 2018 and Wednesday, October 3, 2018. The Southeast Michigan Council of Governments (SEMCOG) community profiles for the City of Livonia were used to determine the projected annual growth to the horizon year analysis in 2022. The population and economic data projected a minimal growth in the area; therefore, a conservative annual growth rate of **0.5%** per year was utilized for the analysis.

In addition to background traffic growth, WCDPS and the City of Livonia identified developments proposed by others within the project influence area that were considered as background conditions. The developments are summarized below and shown on **Figure E2**:

- Chick-fil-a development (PM traffic only)
- St. Joe's Medical Office Building
- Haggerty Center Mixed Use Development
- Schostak Office Building
- Beaumont Medical Office Building

As part of the Beaumont Medical Office Building development, several roadway improvements were identified in the study area and are expected to be completed prior to buildout year. Therefore, the following improvements were included as a baseline under the background condition analysis:

- Installation of a traffic signal on Seven Mile Road at the CBS Fox Drive.
- Optimize the signals along Seven Mile Road and Haggerty Road

TRIP GENERATION

The number of AM and PM peak hour, and daily vehicle trips that would be generated by the proposed development was forecast based on data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual 10th Edition* and the ITE *Trip Generation Handbook, 3rd Edition*. When the data collection used in the study was performed, the Romano's Macaroni Grill restaurant was open and generated traffic at the study intersections. The restaurant is currently closed and will be razed with the proposed development plan. Therefore, a calculation was performed to deduct the existing site trips from the total site trips to determine the net new trips generated by the proposed development at the adjacent study intersections (non-site driveway locations). The new trip generation associated with the proposed development is summarized in **Table E1**.

Table E1: Trip Generation Summary

Scenario	Land Use	ITE Code	Amount	Units	Average Daily Traffic	AM Peak Hour (vph)			PM Peak Hour (vph)		
						In	Out	Total	In	Out	Total
Existing Development	High-Turnover (Sit-Down) Restaurant	932	7,726	SF	867	0	0	0	47	28	75
			Pass-By	*43%*	*373*	*0*	*0*	*0*	*20*	*12*	*32*
			New Trips	57%	494	0	0	0	27	16	43
Proposed Development	Fast Food with Drive-Through	934	3,200	SF	1,507	0	0	0	55	50	105
			Pass-By	*50%*	*754*	*0*	*0*	*0*	*28*	*25*	*53*
			New Trips	50%	753	0	0	0	27	25	52
	Drive-In Bank	912	3	Lanes	374	16	10	26	40	41	81
			Pass-By	*30%*	*112*	*5*	*3*	*8*	*12*	*12*	*24*
			New Trips	70%	262	11	7	18	28	29	57
	Proposed Development Total Trips				1,881	16	10	26	95	91	186
	Proposed Development Total Pass-By				*866*	*5*	*3*	*8*	*40*	*37*	*77*
	Proposed Development Total New Trips				1,015	11	7	18	55	54	109
Net Increase in Total Trips					1,014	16	10	26	48	63	111
Net Increase in Pass-By					*493*	*5*	*3*	*8*	*20*	*25*	*45*
Net Increase in New Trips					**521**	**11**	**7**	**18**	**28**	**38**	**66**

SITE TRIP DISTRIBUTION

The vehicular trips that would be generated by the proposed development were assigned to the study roads based on existing peak hour traffic patterns in the adjacent roadway network and the methodologies published by ITE. The trip distribution used in this analysis is summarized in **Table E2**.

Table E2: Trip Distribution

New Trips				Pass-By Trips		
AM	PM	To/From	via	Direction	AM	PM
17%	26%	North	Haggerty Road	Northbound	26%	27%
19%	24%	South	Haggerty Road	Southbound	19%	26%
41%	31%	East	Seven Mile Road	Eastbound	28%	21%
23%	19%	West	Seven Mile Road	Westbound	27%	26%
100%	100%	Total			100%	100%

OPERATIONAL ANALYSIS SUMMARY

The existing AM and PM peak hour vehicle delays and Levels of Service (LOS) were calculated at the study intersections using Synchro (Version 10) traffic analysis software. The results of the analyses were based on the existing and proposed lane use, traffic control, traffic volumes, and the methodologies presented in the *Highway Capacity Manual, 6th Edition* (HCM6).

1. **Existing Conditions:** Several study intersection approaches and movements currently operate poorly at LOS E or F during the peak periods. Improvements are recommended by currently planned developments in the area and are expected to help mitigate some of the deficient existing conditions.

2. **Background Conditions *(without the proposed development)*:** The study intersection operations are expected to experience conditions either similar to existing operations or improved with the addition of the planned improvements on Haggerty Road and Seven Mile Road.

3. **Future Conditions *(with the proposed development)*:** With the addition of the site generated traffic the study intersection will continue to operate in a manner similar to background conditions with negligable impact to adjacent intersection oeprations.

   A review of SimTraffic network simulations indicates egress left-turning vehicles during the PM peak hour have limited gaps on both Haggerty Road and Seven Mile Road, which create long vehicle queues within the project site. Therefore mitimigate measures were investigated to improve the safety and operations at the site driveway intersections.

4. **Access Management:**

   - A right-turn deceleration lane or taper is *not recommended* at the site driveways in accordance with WCDPS criteria.

RECOMMENDATIONS

Through discussions with WCDPS, the follwing mitigation measures are recommended to provide safe and efficient operations for the site:

- Persue access agreement to AMC Drive (Chippewa Drive).
- Provide a right-in/right-out (RIRO) only driveway on Seven Mile Road.
- Restricted / prohibited egress left-turns at site access driveway on Haggerty Road.

1 INTRODUCTION

This report presents the results of a Traffic Impact Study (TIS) for the proposed commercial development in the City of Livonia, Michigan. The project site is located at 39300 Seven Mile Road, generally in the northeast quadrant of the Seven Mile Road and Haggerty Road intersection, as shown on **Figure E1**. The proposed development includes the construction of an approximately 3,200 SF fast casual restaurant with drive-through operations and a bank with three (3) drive-through lanes. The site location was previously occupied by a Romano's Macaroni Grill until June of 2020; the project includes redevelopment of the site and plans include maintaining the current access points via Seven Mile Road and Haggerty Road.

The purpose of this study is to identify the traffic related impacts, if any, of the proposed development project on the adjacent road network. Specific tasks undertaken for this study include the following:

1. **Study Area**: Provide a description of the study area including: surrounding land uses, intersection and roadway geometries, speed limits, functional classifications and traffic volume data (where available). In addition, a study area site map showing the site location and the study intersections will also be provided.
2. **Proposed Land Use**: Obtain and review the proposed site plan which includes the proposed land uses, densities, and desired site access locations. A description of the current and proposed land use, including characteristics such as the type of operations and gross floor area will be accompanied with a complete project site plan (with buildings identified as to proposed use).
3. **Existing Conditions**:
    a. Provide an analysis of the traffic-related impacts of the proposed development at the following study intersections:
        - Seven Mile Road & Haggerty Road
        - Seven Mile Road & Schoolcraft Drive / AMC Drive
        - Seven Mile Road & CBS Fox Drive
        - Haggerty Road & AMC Drive
    b. Due to limitations in the ability to collect current count data as a result of COVID-19, the data collection necessary for this study is proposed as follows:
        i. Utilize historical traffic volume data collection performed in 2018. The baseline 'existing 2020' traffic volumes will be determined based on an appropriate traffic growth rate (0.5% annually per recent studies in the vicinity of this project).
        ii. Existing through traffic volumes at the proposed site driveways will be determined through balancing traffic volumes through the study network.
    c. Calculate the **Existing** vehicle delays, LOS, and vehicle queues at the study intersections during the AM and PM. The analysis will be performed at each of the study intersections. Intersection analysis shall include LOS determination for all approaches and movements. The LOS will be based on the procedures outlined in the HCM 6th Edition, the latest edition of Transportation Research Board's Highway Capacity Manual.
4. **Future Background Growth**:
    a. If the planned completion date for the project or the last phase of the project is beyond one year of the study, an estimate of background traffic growth for the adjacent street network will be made and included in the analysis.
    b. Calculate the future background traffic volumes based on an appropriate traffic growth determined from local or statewide data to the project build-out year and/or any applicable background developments in the vicinity of this project. The background developments that will be included as background traffic include
        - Chick-fil-a development (PM traffic only)
        - St. Joe's Medical Office Building
        - Haggerty Center Mixed Use Development
        - Schostak Office Building
        - Beaumont Medical Office Building

FIGURE 1
SITE LOCATION MAP

39300 SEVEN MILE - LIVONIA, MI

LEGEND

SITE — SITE LOCATION

NORTH

SCALE: NOT TO SCALE

c. In addition, any planned roadway or intersection improvements in the vicinity of this project will be included. The following roadway/intersection improvements are currently planned or currently under construction and will be included as a baseline background condition:
    - Installation of a traffic signal on Seven Mile Road at the CBS Fox Drive.
    - Optimize the signals along Seven Mile Road and Haggerty Road

5. **Background Conditions (No Build)**:
    a. Calculate the **Background *(without the proposed development)*** vehicle delays, LOS, and vehicle queues at the study intersections during the AM and PM peak periods. Intersection analysis shall include LOS determination for all approaches and movements. The LOS will be based on the procedures outlined in the HCM 6th Edition, the latest edition of Transportation Research Board's Highway Capacity Manual.
    b. Identify improvements (if any) for the study road network that would be required to accommodate the background traffic volumes.
6. **Trip Generation**:
    a. Forecast the number of AM and PM peak hour trips that would be generated by the proposed development based on data published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 10th Edition*.
    b. Provide a trip generation reduction at the off-site study intersections, in order to account for the traffic generated by the Romano's Macaroni Grill, which was operational at the time of the data collection.
    c. A table will be provided in the report outlining the categories and quantities of land uses, with the corresponding trip generation rates or equations, and the resulting number of trips.
7. **Trip Distribution and Traffic Assignment:**
    a. Assign the trips that would be generated by the proposed development to the adjacent road network based on existing traffic patterns. The distribution of the estimated trip generation to the adjacent street network and nearby intersections shall be included in the report and the basis will be explained. The distribution percentages with the corresponding volumes will be provided in a graphical format.
    b. Combine the site-generated traffic assignments with the background traffic forecasts to establish the Future AM and PM peak hour traffic volumes.
8. **Future Conditions (Buildout)**:
    a. Calculate the **Future (with the proposed development)** vehicle delays, LOS, and vehicle queues at the study intersections. Intersection analysis shall include LOS determination for all approaches and movements. The LOS will be based on the procedures outlined in the HCM 6th Edition, the latest edition of Transportation Research Board's Highway Capacity Manual.
    b. Identify improvements (if any) for the study road network that would be required to accommodate the site-generated traffic volumes.
9. **Access Management**:
    a. Provide an auxiliary lane analysis at the proposed site access driveways in accordance with WCDPS criteria.

The scope of this study was developed based on Fleis & VandenBrink's (F&V) knowledge of the study area, understanding of the development program, accepted traffic engineering practice and information published by the Institute of Transportation Engineers (ITE). In addition, the Wayne County Department of Public Services (WCDPS) and the City of Livonia also provided input regarding the scope of work for this study. The study analyses were completed using Synchro/SimTraffic (Version 10). Sources of data for this study include traffic counts conducted by Traffic Data Collection, Inc. (TDC), information provided by WCDPS, the City of Livonia, and ITE. All background information is provided in **Appendix A**.

2 BACKGROUND DATA

2.1 EXISTING ROAD NETWORK

Vehicle transportation for the proposed development is provided via Seven Mile Road and Haggerty Road. Regional transportation is provided via I-275 which has an interchange with Seven Mile Road approximately ½ mile east of the Haggerty Road. The lane use and traffic control at the study intersections are shown on **Figure 2** and the study roadways are further described below. For the purposes of this study, all minor streets and driveways are assumed to have an operating speed of 25 miles per hour (mph), unless otherwise noted.

Seven Mile Road runs in the east and west directions and is classified as a Minor Arterial. Seven Mile Road is under the jurisdiction of Wayne County with a posted speed limit of 45 mph. The AADT on the section from Haggerty Road to I-275 is 24,600 vehicles per day (SEMCOG 2016). The roadway has a typical five lane cross section, with two lanes in each direction and a center two-way left-turn lane.

Haggerty Road runs in the north and south directions and is classified as a Minor Arterial. The study section of Haggerty Road is under the jurisdiction of Wayne County and has a posted speed limit of 45 mph, with an estimated Average Annual Daily Traffic (AADT) volume of 30,300 vehicles per day (SEMCOG 2016) between Seven Mile Road and Eight Mile Road. The roadway is a typical five lane cross section with two lanes in each direction and a center two-way left-turn lane.

2.2 EXISTING TRAFFIC VOLUMES

The existing weekday turning movement traffic volume data at the study intersection was collected by Traffic Data Collection, Inc. (TDC) on Thursday, August 30, 2018 and Wednesday, October 3, 2018. A growth rate was applied to the 2018 turning movement counts, in order to calculate the existing 2021 traffic volumes. Intersection turning movement counts were collected during the Weekday AM (7:00 AM to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak periods at the study intersections. F&V also collected an inventory of the existing lane use and traffic controls at the study intersections and obtained the existing signal timing information from WCDPS. The existing AM and PM peak hour traffic volumes were identified based on the data collected.

The data was used as a baseline to establish the current peak hour traffic volumes for the analysis of existing traffic conditions. During collection of the intersection turning movement counts, pedestrian data and commercial truck percentages were recorded and used in the traffic analysis. Peak Hour Factors (PHFs) were also calculated for each study intersection approach.

The peak hour volumes for each intersection were utilized for this study and the through volumes were balanced upward through the study network. The AM and PM peak hours of existing network traffic were identified to generally occur between 7:45 AM to 8:45 AM and 4:30 PM to 5:30 PM, respectively, for a typical weekday. The traffic volume data are included in **Appendix A** and the existing peak hour traffic volumes are summarized on **Figure 3**.

3 ANALYSIS

3.1 EXISTING CONDITIONS

The existing AM and PM peak hour vehicle delays and Levels of Service (LOS) were calculated at the study intersection using Synchro traffic analysis software. The results of the analysis of existing conditions were based on the existing lane use and traffic control shown on **Figure 2**, the existing traffic volumes shown on **Figure 3**, and the methodologies presented in the Highway Capacity Manual (HCM) 6th Edition.

Descriptions of LOS "A" through "F" as defined in the HCM, are provided in **Appendix B** for signalized and unsignalized intersections. Typically, LOS D is considered acceptable, with LOS A representing minimal delay, and LOS F indicating failing conditions. The results of the analysis of existing conditions are presented in **Appendix B** and are summarized in **Table 1**. Microsimulation was also conducted at the study intersections using SimTraffic to further evaluate the network performance.

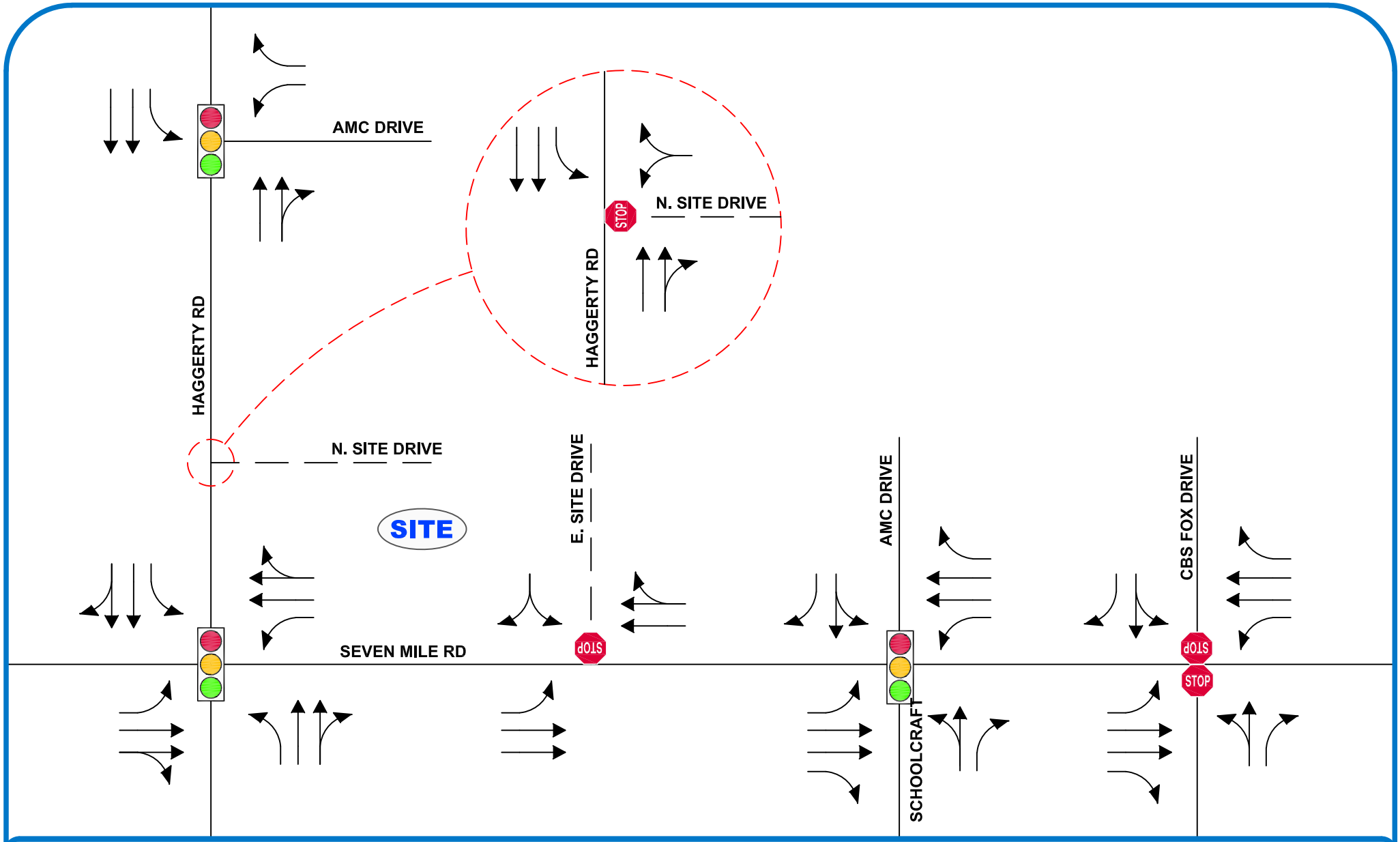


FIGURE 2
LANE USE AND TRAFFIC CONTROL

39300 SEVEN MILE - LIVONIA, MI

LEGEND

- SIGNALIZED INTERSECTION
- UNSIGNALIZED INTERSECTION
- ROADS
- PROPOSED LANE USE
- LANE USE

NORTH
SCALE: NOT TO SCALE

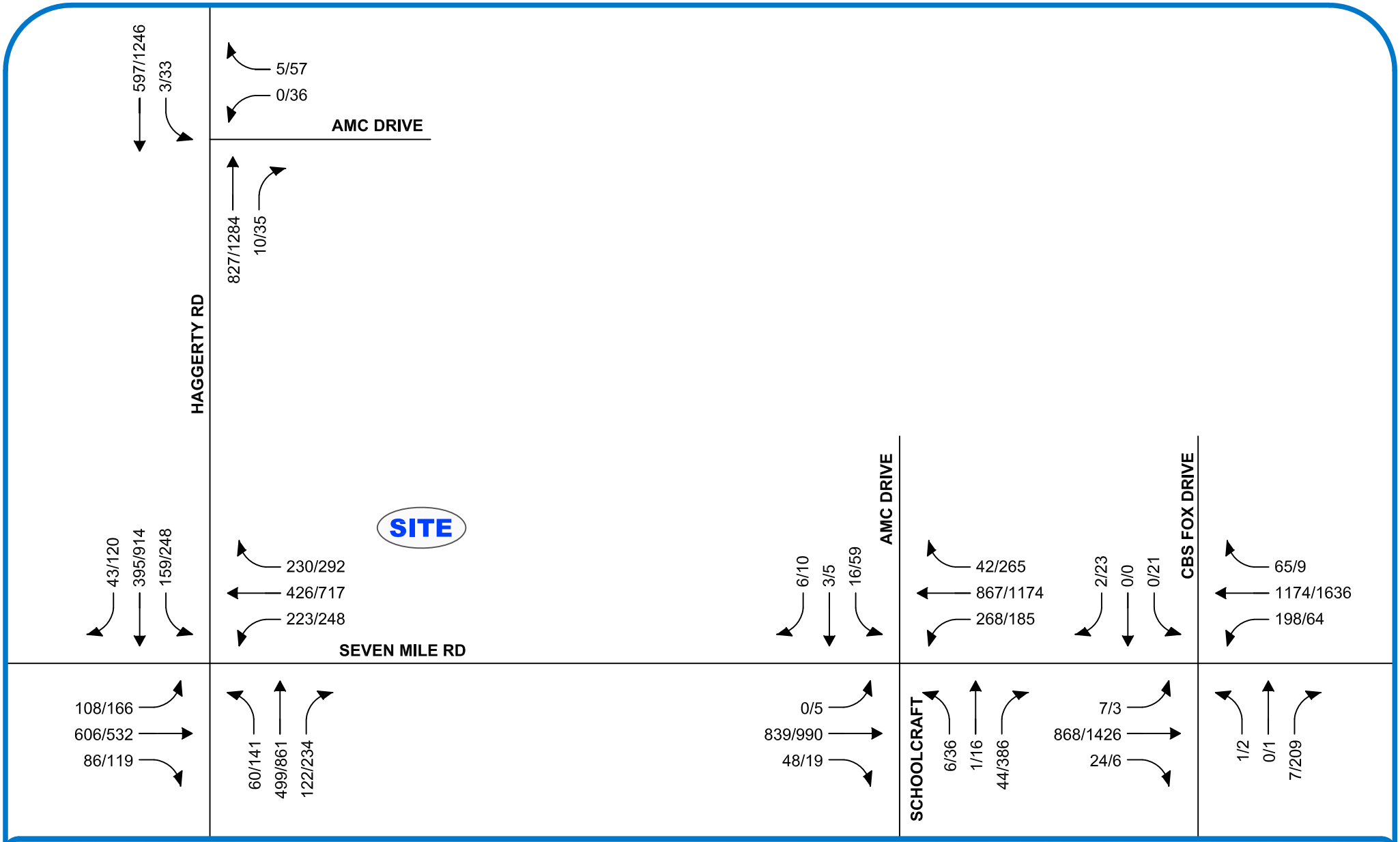


FIGURE 3
EXISTING TRAFFIC VOLUMES

39300 SEVEN MILE - LIVONIA, MI

LEGEND

TRAFFIC VOLUMES (AM/PM)

ROADS

NORTH

SCALE: NOT TO SCALE

Table 1: Existing Intersection Operations

Intersection		Control	Approach	Existing Conditions			
				AM Peak		PM Peak	
				Delay (s/veh)	LOS	Delay (s/veh)	LOS
1	Seven Mile Road & Haggerty Road	Signalized	EBL	36.9	D	52.6	D
			EBTR	40.1	D	39.3	D
			WBL	95.3	F	63.5	E
			WBTR	53.0	D	91.3	F
			NBL	23.8	C	41.5	D
			NBTR	33.1	C	110.9	F
			SBL	32.7	C	144.4	F
			SBTR	18.1	B	86.5	F
			Overall	42.5	D	85.1	F
2	Seven Mile Road & Schoolcraft Drive / AMC Drive	Signalized	EBL	0.0*	A	25.7	C
			EBT	21.3	C	31.8	C
			EBR	14.3	B	19.6	B
			WBL	13.7	B	20.4	C
			WBT	3.7	A	11.8	B
			WBR	2.3	A	8.8	A
			NBTL	33.6	C	23.2	C
			NBR	28.5	C	28.1	C
			SBL	36.1	D	27.3	C
			SBTR	35.0	D	23.1	C
			Overall	12.5	B	21.1	C
3	Seven Mile Road & CBS Fox Drive	Stop (CBS Fox) [Signalized]	EBL	12.7	B	15.9	C
			EBT	Free		Free	
			EBR	Free		Free	
			WBL	12.1	B	15.1	C
			WBT	Free		Free	
			WBR	Free		Free	
			NBTL	158.0	F	795.5	F
			NBR	11.6	B	46.5	E
			SBL	0.0*	A	1632	F
			SBTR	14.1	B	19.1	C
			Overall	N/A		N/A	
4	Haggerty Road & AMC Drive	Signalized	WBL	0.0*	A	35.6	D
			WBR	46.8	D	38.0	D
			NBTR	0.4	A	0.1	A
			SBL	1.3	A	3.0	A
			SBT	1.7	A	4.2	A
			Overall	1.1	A	3.4	A

Note: * Indicates no vehicle volume present*

The results of the existing conditions analysis indicate that all study intersection approaches and movements currently operate acceptably at a LOS D or better during both peak periods, with the exception of the following:

Seven Mile Road & Haggerty Road:

- The westbound left-turn movement currently operates at LOS F during the AM peak hour. Additionally, several movements and the overall intersection currently operating at LOS F during the PM peak hour.

Seven Mile Road & CBS Fox Drive:

- The northbound though/left movement currently operates at LOS F during both the AM and PM peak periods and the northbound right-turn movement currently operates at LOS E during the PM peak hour. The southbound left-turn movement currently operates at LOS F during the PM peak hour.

Review of network simulations indicates generally acceptable traffic operations during the AM peak period; however, during the PM peak hour, long vehicle queues were observed at the intersection of Seven Mile Road & Haggerty Road. These queues were present throughout the duration of the PM peak hour, causing backups along Seven Mile Road and blockages at the unsignalized intersections in the area. Additionally, long vehicle queues were observed for the stop-controlled, minor street approaches to the unsignalized intersection of Seven Mile Road & CBS Fox Drive. These queues were the result of egress vehicles unable to find sufficient gaps within the through traffic along Seven Mile Road.

3.2 BACKGROUND CONDITIONS

In order to determine the applicable traffic growth rate for the existing traffic volumes to the project buildout year of 2022, historical population and economic profile data was obtained for the city of Livonia from SEMCOG. Historical data has shown a growth rate of 0.08% annually. Therefore, a conservative annual growth rate of **0.5%** per year was utilized in this study. The annual growth rate was applied to the existing 2018 traffic volumes to forecast the background 2022 traffic volumes ***without the proposed development.***

In addition to background traffic growth, WCDPS and the City of Livonia identified developments proposed by others within the project influence area that were considered as background conditions. The developments are summarized below:

- Chick-fil-a development (PM traffic only)
- St. Joe's Medical Office Building
- Haggerty Center Mixed Use Development
- Schostak Office Building
- Beaumont Medical Office Building

The number of AM and PM peak hour vehicle trips that would be generated by the background developments was forecast and assigned to the study roadway network based on the respective Traffic Impact Studies completed for each development and existing traffic patterns. After applying the background growth rate to the existing traffic volumes shown on **Figure 3**, the site-generated traffic volumes from the background developments were added in order to determine the total background traffic volumes shown on **Figure 4**.

Through discussions with Wayne County and the City of Livonia, several of the mitigation measures that were identified in the traffic impact studies for the background developments are expected to be completed by the buildout year. Therefore, the following roadway improvements were included as a baseline under the background conditions analysis.

- Installation of a traffic signal on Seven Mile Road at the CBS Fox Drive.
- Optimize the signals along Seven Mile Road and Haggerty Road .

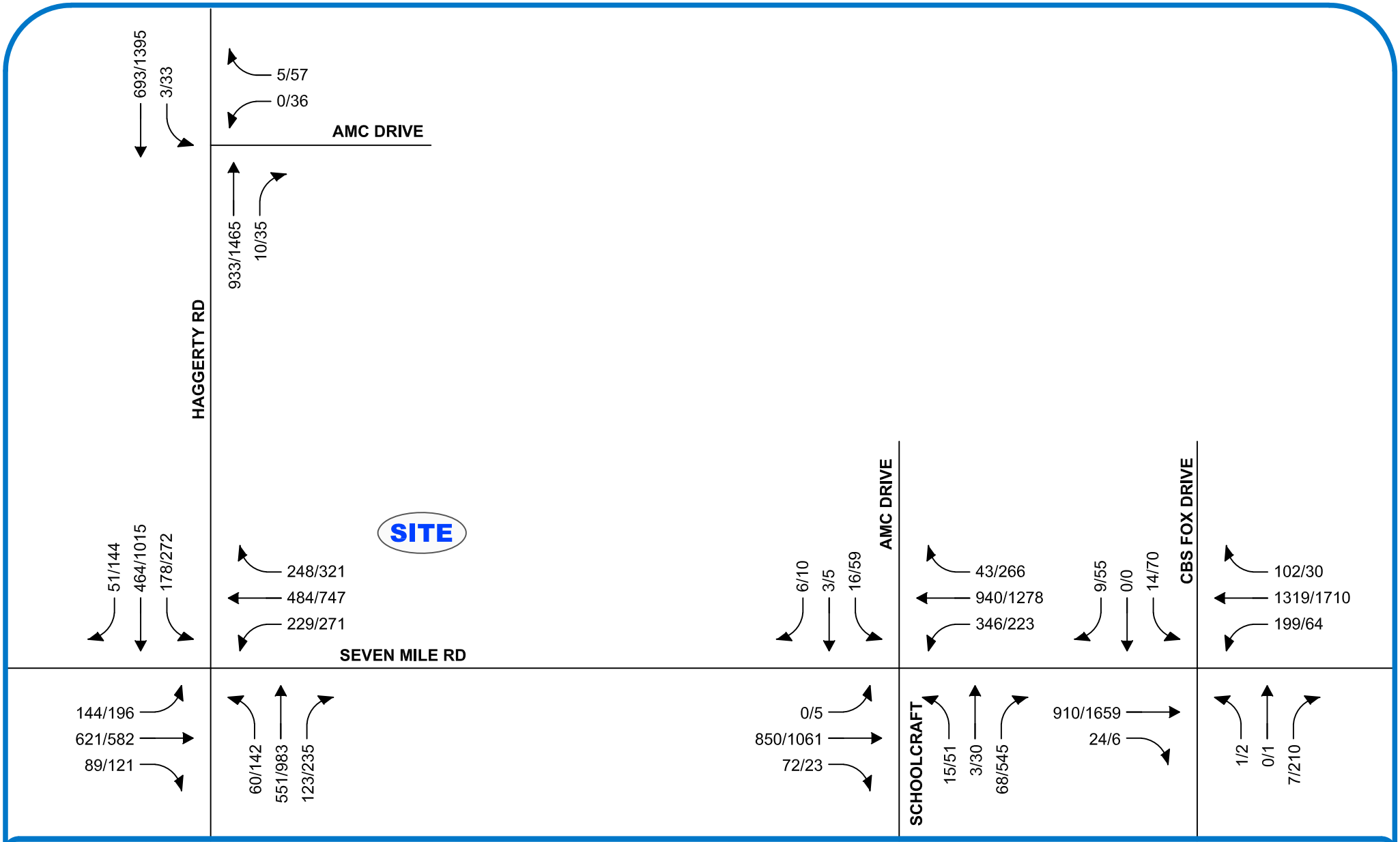


FIGURE 4
BACKGROUND TRAFFIC VOLUMES

39300 SEVEN MILE - LIVONIA, MI

LEGEND

TRAFFIC VOLUMES (AM/PM)

ROADS

NORTH

SCALE: NOT TO SCALE

3.3 BACKGROUND OPERATIONS

Background peak hour vehicle delays and LOS were calculated based on the existing lane use and traffic control shown on **Figure 2**, the background traffic volumes shown on **Figure 4**, and the methodologies presented in the HCM. Additionally, the planned roadway improvements indicated above were assumed to be complete and included as baseline conditions. The results of the analysis of background conditions are presented in **Appendix C** and are summarized in **Table 2**.

Table 2: Background Intersection Operations

Intersection		Control	Approach	Existing Conditions				Background Conditions				Difference			
				AM Peak		PM Peak		AM Peak		PM Peak		AM Peak		PM Peak	
				Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS
1	Seven Mile Road & Haggerty Road	Signalized	EBL	36.9	D	52.6	D	49.0	D	68.0	E	12.1	-	15.4	D→E
			EBTR	40.1	D	39.3	D	31.1	C	55.8	E	-9.0	D→C	16.5	D→E
			WBL	95.3	F	63.5	E	48.3	D	39.0	D	-47.0	F→D	-24.5	E→D
			WBTR	53.0	D	91.3	F	25.3	C	76.3	F	-27.7	D→C	-15.0	-
			NBL	23.8	C	41.5	D	31.5	C	47.6	D	7.7	-	6.1	-
			NBTR	33.1	C	110.9	F	48.8	D	156.5	F	15.7	C→D	45.6	-
			SBL	32.7	C	144.4	F	34.5	C	127.8	F	1.8	-	-16.6	-
			SBTR	18.1	B	86.5	F	22.6	C	96.7	F	4.5	B→C	10.2	-
			Overall	42.5	D	85.1	F	33.9	C	96.0	F	-8.6	**D→C**	10.9	-
2	Seven Mile Road & Schoolcraft Drive / AMC Drive	Signalized	EBL	0.0*	A	25.7	C	0.0*	A	6.7	A	N/A		N/A	
			EBT	21.3	C	31.8	C	0.4	A	10.9	B	N/A		N/A	
			EBR	14.3	B	19.6	B	0.1	A	6.6	A	N/A		N/A	
			WBL	13.7	B	20.4	C	5.0	A	21.6	C	-8.7	B→A	1.2	-
			WBT	3.7	A	11.8	B	0.5	A	1.5	A	N/A		N/A	
			WBR	2.3	A	8.8	A	0.1	A	0.7	A	N/A		N/A	
			NBTL	33.6	C	23.2	C	42.7	D	24.3	C	9.1	C→D	1.1	-
			NBR	28.5	C	28.1	C	32.6	C	32.1	C	4.1	-	4.0	-
			SBL	36.1	D	27.3	C	46.0	D	29.6	C	9.9	-	#	-
			SBTR	35.0	D	23.1	C	43.1	D	23.5	C	8.1	-	0.4	-
			Overall	12.5	B	21.1	C	3.4	A	11.1	B	-9.1	**B→A**	-10.0	**C→B**
3	Seven Mile Road & CBS Fox Drive	Stop (CBS Fox) [Signalized]	EBL	12.7	B	15.9	C	N/A		N/A		N/A		N/A	
			EBT	Free		Free		0.5	A	2.9	A	N/A		N/A	
			EBR	Free		Free		0.0	A	0.0	A	N/A		N/A	
			WBL	12.1	B	15.1	C	3.4	A	6.9	A	-8.7	B→A	-8.2	C→A
			WBT	Free		Free		3.8	A	14.3	B	N/A		N/A	
			WBR	Free		Free		1.9	A	5.0	A	N/A		N/A	
			NBTL	158.0	F	795.5	F	45.9	D	33.8	C	-112.1	F→D	-761.7	F→C
			NBR	11.6	B	46.5	E	39.9	D	51.9	D	28.3	B→D	5.4	E→D
			SBL	0.0*	A	1632.0	F	47.4	D	40.5	D	47.4	A→D	-1591.5	F→D
			SBTR	14.1	B	19.1	C	46.5	D	35.5	D	32.4	B→D	16.4	C→D
			Overall	N/A		N/A		3.3	A	12.5	B	N/A		N/A	
4	Haggerty Road & AMC Drive	Signalized	WBL	0.0*	A	35.6	D	0.0*	A	46.0	D	0.0*	-	10.4	-
			WBR	46.8	D	38.0	D	57.0	E	50.0	D	10.2	D→E	12.0	-
			NBTR	0.4	A	0.1	A	0.3	A	0.1	A	Free		Free	
			SBL	1.3	A	3.0	A	1.0	A	2.8	A	-0.3	-	-0.2	-
			SBT	1.7	A	4.2	A	1.5	A	3.8	A	-0.2	-	-0.4	-
			Overall	1.1	A	3.4	A	1.0	A	3.5	A	-0.1	-	0.1	-

*Note: Decreased delays are the result of planned background developments roadway improvements * Indicates no vehicle volume present*

The results of the background conditions analysis indicate that the majority of the study intersection approaches and movements are expected to operate acceptably, with the following exceptions:

Seven Mile Road & Haggerty Road:

- The eastbound left-turn movement and the eastbound shared through/right movement are expected to operate at LOS E during the PM peak hour.

Haggerty Road & AMC Drive:

- The westbound right-turn movement is expected to operate at LOS E during the AM peak hour; however, a review of SimTraffic network simulations indicates the 95th percentile vehicle queue length reported for the westbound approach was approximately 22 feet (~1 vehicle) or less, which is not significant. The poor LOS and delay at this intersection are due to an underutilization of the minor street approaches. Low vehicle volumes for these approaches and the random arrival of vehicles, in conjunction with the long cycle length (120 seconds) results in vehicles that will often arrive at the intersection on a red signal and have to wait throughout the majority of the cycle length to receive a green signal.

Review of the SimTraffic network simulations indicate that the background traffic conditions will experience improved operations compared to the existing traffic conditions, as a result of the planned background improvements. The minor-street vehicles at the intersection of Seven Mile Road & CBS Fox Drive were observed to be processed adequately, with the signalization of this intersection. Additionally, the vehicle queues at the signalized intersection of Seven Mile Road & Haggerty Road were observed to be reduced during the PM peak hour, resulting from the increased cycle length and signal timing optimizations. Similar to existing conditions, vehicle queues were observed to dissipate and were not present throughout the duration of the AM peak period; however, during the PM peak period, vehicle queues were not observed to fully dissipate.

3.4 SITE TRIP GENERATION

The number of AM and PM peak hour vehicle trips that would be generated by the proposed development was forecast based on data published by ITE in the *Trip Generation Manual, 10th Edition* and the ITE *Trip Generation Handbook, 3rd Edition*. The proposed development includes the construction of an approximately 3,200 SF fast casual restaurant with drive-through operations and a bank with three (3) drive-through lanes. The number of AM and PM peak hour, and daily vehicle trips that would be generated by the proposed development was forecast based on data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual 10th Edition* and the ITE *Trip Generation Handbook, 3rd Edition*. The ITE trip Generation Manual does not provide data for fast casual restaurant with drive-through, therefore fast-food restaurant with drive-through was uses in this analysis.

When the data collection used in this study was performed, the Romano's Macaroni Grill restaurant was open and generated traffic at study intersections. The restaurant is currently closed and will be razed with the proposed development plan. Therefore, a calculation was performed to deduct the existing site trips from the total proposed site trips to determine the net new trips generated by the proposed development at the adjacent study intersections (non-site driveway locations). Additionally, the previous Romano's Macaroni Grill and the proposed fast casual restaurant are not open for breakfast (AM Peak hour); therefore, the AM peak hour trip generation for these operations were excluded from the trip generation projections. The new trip generation associated with the proposed development is summarized in **Table 3**.

Restaurants and other commercial developments attract a portion of their trips from traffic passing the site on the way from and origin to an ultimate destination. Therefore, not all traffic at the site driveways are necessarily new traffic added to the street system. A percentage of the trips generated by the development are considered "pass-by" trips and do not add new traffic to the adjacent street system. These trips are therefore reduced from the total external trips generated by a study site. Pass-by trips result in turning movements at the site driveways, but do not increase traffic volumes on the adjacent road network. The percentage of pass-by trips used in this analysis was determined based on the rates published in the Trip Generation Handbook, 3rd Edition.

Table 3: Site Trip Generation

Scenario	Land Use	ITE Code	Amount	Units	Average Daily Traffic	AM Peak Hour (vph)			PM Peak Hour (vph)		
						In	Out	Total	In	Out	Total
Existing Development	High-Turnover (Sit-Down) Restaurant	932	7,726	SF	867	0	0	0	47	28	75
		Pass-By		*43%*	*373*	*0*	*0*	*0*	*20*	*12*	*32*
		New Trips		57%	494	0	0	0	27	16	43
Proposed Development	Fast Food with Drive-Through	934	3,200	SF	1,507	0	0	0	55	50	105
		Pass-By		*50%*	*754*	*0*	*0*	*0*	*28*	*25*	*53*
		New Trips		50%	753	0	0	0	27	25	52
	Drive-In Bank	912	3	Lanes	374	16	10	26	40	41	81
		Pass-By		*30%*	*112*	*5*	*3*	*8*	*12*	*12*	*24*
		New Trips		70%	262	11	7	18	28	29	57
	Proposed Development Total Trips				1,881	16	10	26	95	91	186
	Proposed Development Total Pass-By				*866*	*5*	*3*	*8*	*40*	*37*	*77*
	Proposed Development Total New Trips				1,015	11	7	18	55	54	109
Net Increase in Total Trips					1,014	16	10	26	48	63	111
Net Increase in Pass-By					*493*	*5*	*3*	*8*	*20*	*25*	*45*
Net Increase in New Trips					**521**	**11**	**7**	**18**	**28**	**38**	**66**

3.5 Site Trip Distribution

The vehicular trips that would be generated by the proposed development were assigned to the study roads based on the proposed site access plan and driveway configurations, the existing peak hour traffic patterns in the adjacent roadway network, and the methodologies published by ITE. The adjacent street traffic volumes were used to develop the trip distribution. The ITE trip distribution methodology assumes that new trips will enter the network and access the development, then leave the development and return to their direction of origin; whereas pass-by trips will enter and exit the development in their original direction of travel. The site trip distributions used in the analysis is summarized in **Table 4**.

Table 4: Site Trip Distribution

New Trips				Pass-By Trips		
AM	PM	To/From	via	Direction	AM	PM
17%	26%	North	Haggerty Road	Northbound	26%	27%
19%	24%	South	Haggerty Road	Southbound	19%	26%
41%	31%	East	Seven Mile Road	Eastbound	28%	21%
23%	19%	West	Seven Mile Road	Westbound	27%	26%
100%	100%	Total			100%	100%

The vehicular traffic volumes shown in **Table 3** were distributed to the roadway network according to the distribution shown in **Table 4**. The site generated trips are shown on **Figure 5** and were added to the future background traffic volumes shown on **Figure 4** to calculate the future peak hour traffic volumes with the proposed development. Future traffic volumes are shown on **Figure 6**.

3.6 Future Conditions

Future peak hour vehicle delays and LOS ***with the proposed development*** were calculated based on the existing lane use and traffic control, the proposed site access plan and driveway configurations, the future traffic volumes shown on **Figure 6**, and the methodologies outlined in the HCM6. The results of the future conditions analysis for all study intersections are presented in **Appendix D** and are summarized in **Table 5.**

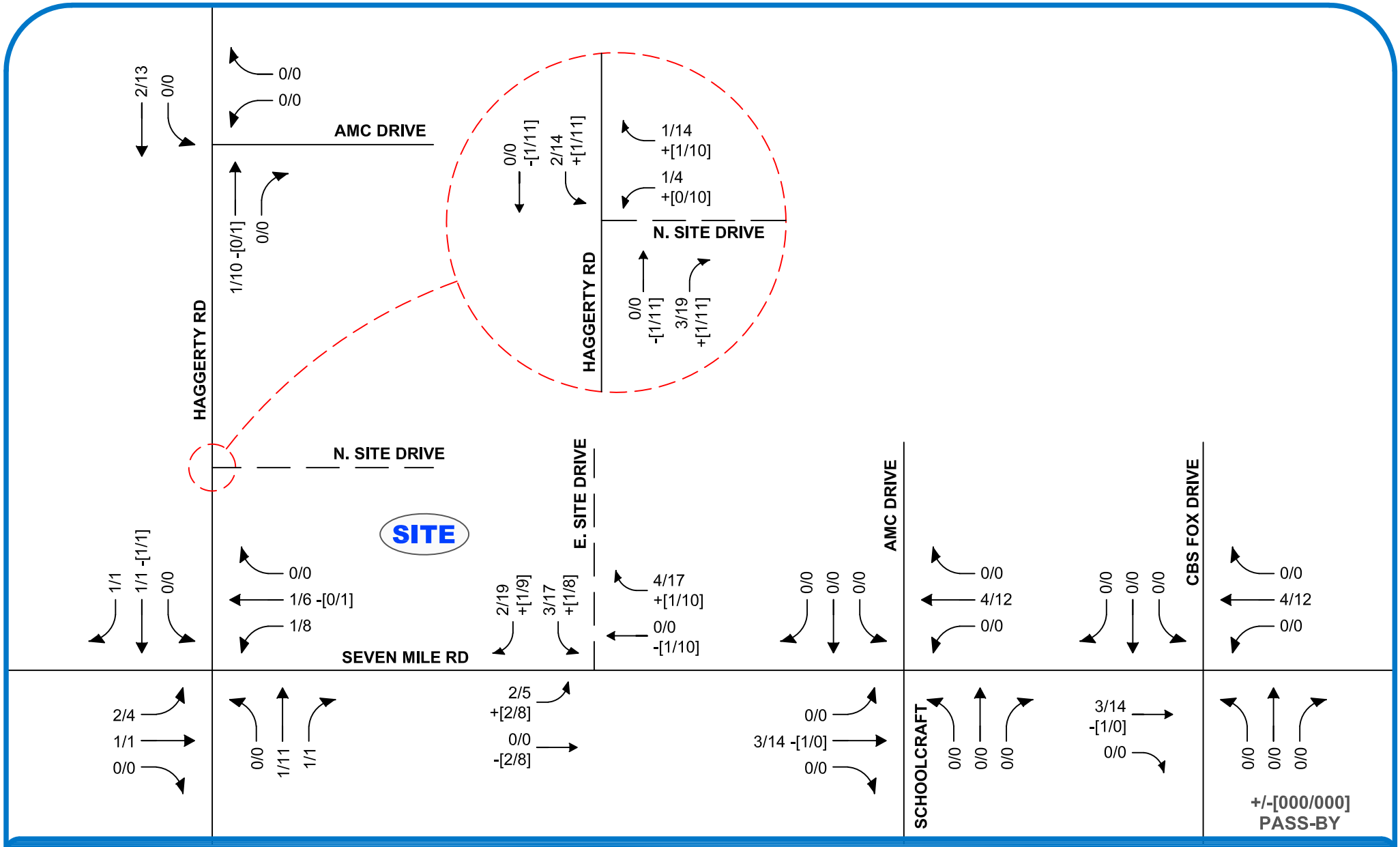


FIGURE 5
SITE-GENERATED TRAFFIC VOLUMES

39300 SEVEN MILE - LIVONIA, MI

LEGEND

TRAFFIC VOLUMES (AM/PM)

ROADS

NORTH

SCALE: NOT TO SCALE

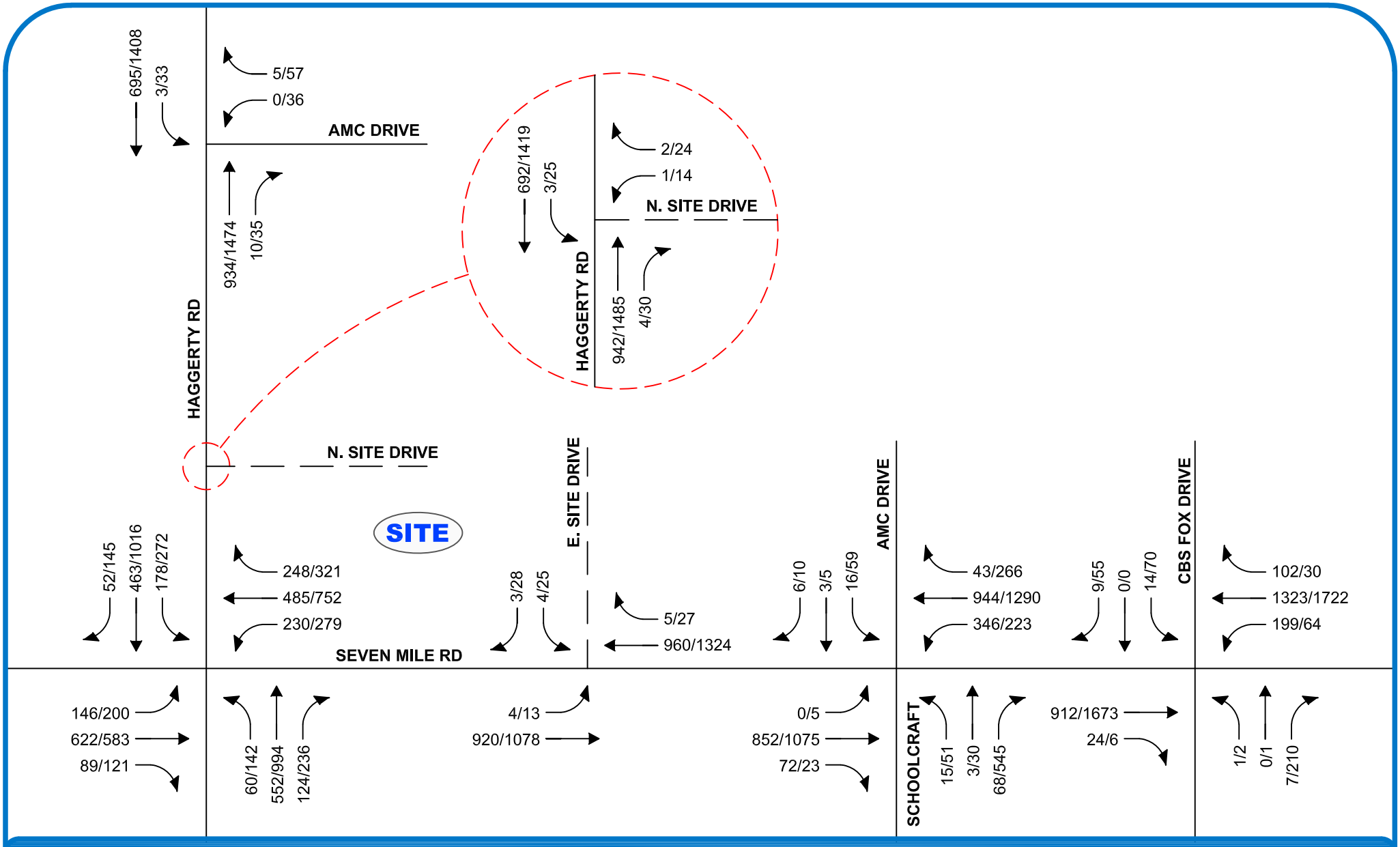


FIGURE 6
FUTURE TRAFFIC VOLUMES

39300 SEVEN MILE - LIVONIA, MI

LEGEND

TRAFFIC VOLUMES (AM/PM)

ROADS

NORTH

SCALE: NOT TO SCALE

Table 5: Future Intersection Operations

Intersection		Control	Approach	Background Conditions				Build-out Conditions				Difference			
				AM Peak		PM Peak		AM Peak		PM Peak		AM Peak		PM Peak	
				Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS
1	Seven Mile Road & Haggerty Road	Signalized	EBL	49.0	D	68.0	E	49.6	D	72.4	E	0.6	-	4.4	-
			EBTR	31.1	C	55.8	E	31.1	C	56.1	E	0.0	-	0.3	-
			WBL	48.3	D	39.0	D	50.3	D	42.2	D	2.0	-	3.2	-
			WBTR	25.3	C	76.3	F	26.3	C	80.9	F	1.0	-	4.6	-
			NBL	31.5	C	47.6	D	31.5	C	47.6	D	0.0	-	0.0	-
			NBTR	48.8	D	156.5	F	49.1	D	161.2	F	0.3	-	4.7	-
			SBL	34.5	C	127.8	F	34.6	C	131.4	F	0.1	-	3.6	-
			SBTR	22.6	C	96.7	F	22.7	C	99.7	F	0.1	-	3.0	-
			Overall	33.9	C	96.0	F	34.4	C	99.3	F	0.5	-	3.3	-
2	Seven Mile Road & Schoolcraft Drive / AMC Drive	Signalized	EBL	0.0*	A	6.7	A	0.0*	A	7.0	A	0.0*	-	0.3	-
			EBT	0.4	A	10.9	B	0.8	A	22.5	C	0.4	-	11.6	B→C
			EBR	0.1	A	6.6	A	0.2	A	6.8	A	0.1	-	0.2	-
			WBL	5.0	A	21.6	C	5.0	A	22.4	C	0.0	-	0.8	-
			WBT	0.5	A	1.5	A	0.5	A	1.5	A	0.0	-	0.0	-
			WBR	0.1	A	0.7	A	0.1	A	0.7	A	0.0	-	0.0	-
			NBTL	42.7	D	24.3	C	42.7	D	24.3	C	0.0	-	0.0	-
			NBR	32.6	C	32.1	C	32.6	C	32.1	C	0.0	-	0.0	-
			SBL	46.0	D	29.6	C	46.0	D	29.6	C	0.0	-	0.0	-
			SBTR	43.1	D	23.5	C	43.1	D	23.5	C	0.0	-	0.0	-
			Overall	3.4	A	11.1	B	3.5	A	14.8	B	0.1	-	3.7	-
3	Seven Mile Road & CBS Fox Drive	Signalized	EBT	0.5	A	2.9	A	0.5	A	3.1	A	0.0	-	0.2	-
			EBR	0.0	A	0.0	A	0.0	A	0.0	A	0.0	-	0.0	-
			WBL	3.4	A	6.9	A	3.4	A	6.9	A	0.0	-	0.0	-
			WBT	3.8	A	14.3	B	3.8	A	14.5	B	0.0	-	0.2	-
			WBR	1.9	A	5.0	A	1.9	A	5.0	A	0.0	-	0.0	-
			NBTL	45.9	D	33.8	C	45.9	D	33.8	C	0.0	-	0.0	-
			NBR	39.9	D	51.9	D	39.9	D	51.9	D	0.0	-	0.0	-
			SBL	47.4	D	40.5	D	47.4	D	40.5	D	0.0	-	0.0	-
			SBTR	46.5	D	35.5	D	46.5	D	35.5	D	0.0	-	0.0	-
			Overall	3.3	A	12.5	B	3.3	A	12.6	B	0.0	-	0.1	-
4	Haggerty Road & AMC Drive	Signalized	WBL	0.0*	A	46.0	D	0.0*	A	46.0	D	0.0*	-	0.0	-
			WBR	57.0	E	50.0	D	57.0	E	50.0	D	0.0	-	0.0	-
			NBTR	0.3	A	0.1	A	0.6	A	1.2	A	0.3	-	1.1	-
			SBL	1.0	A	2.8	A	1.0	A	2.8	A	0.0	-	0.0	-
			SBT	1.5	A	3.8	A	1.5	A	3.9	A	0.0	-	0.1	-
			Overall	1.0	A	3.5	A	1.2	A	4.0	A	0.2	-	0.5	-
10	Haggerty Road & N. Site Drive	STOP (N. Site)	WB	N/A				15.6	C	31.0	D	N/A			
			NB					Free		Free					
			SBL					10.7	B	14.9	B				
11	Seven Mile Road & E. Site Drive	STOP (E. Site)	EBL	N/A				11.8	B	13.1	B	N/A			
			WB					Free		Free					
			SB					21.0	C	30.0	D				

** Indicates no vehicle volume present*

All study intersection approaches and movements will continue to operate in a manner similar to background conditions, with negligible changes in delay for the off-site intersections. Additionally, the operations at the proposed site driveways are expected to operate acceptably at LOS D or better, during both peak periods. However, review of SimTraffic network simulations indicate that the proposed site driveways are often blocked by queueing vehicles at the intersection of Haggerty Road & Seven Mile Road.

Network simulations have shown that during the AM peak period, vehicle queues dissipate and are not present throughout the duration of the peak hour; however, during the PM peak period, vehicle queues were observed to slowly dissipate and cause backups around the study area. Additionally, vehicle queues from the westbound movements at the intersection of Seven Mile Road and Haggerty Road were observed to cause blockages and slowdowns at other study intersections along Seven Mile Road.

3.7 AUXILIARY TURN LANE ANALYSIS

In order to determine the configuration of the proposed site driveways along Seven Mile Road & Haggerty Road, WCDPS warrants for right-turn lanes were reviewed. Both roadways have an existing center two-way left-turn lane; therefore, the left-turn lane warrants were not evaluated. The results of the analysis is based on the future traffic volumes shown on **Figure** 6 and indicate that deceleration lanes are not recommended at either of the site driveways. The WCDPS auxiliary turn lane warrants are provided in **Appendix E**.

3.8 FUTURE CONDITIONS IMPROVEMENTS

In order to improve safety and traffic operations at the site driveways and throughout the study network under future conditions ***with the proposed development***, mitigation measures were evaluated. Through discussions with WCDPS, it was identified that left-turn egress traffic at both site driveways will experience significant delays during the AM and PM peak periods as a result of vehicle queueing at the signalized intersection of Seven Mile Road and Haggerty Road. Additionally, it was identified that the vehicle queues in the westbound Seven Mile Road left-turn lane at Haggerty Road will likely extend past the E. Site Drive and block ingress left-turn movements (eastbound) from entering the site during the PM peak period.

Therefore, the following mitigation measures are recommended:

- Provide a right-in/right-out (RIRO) only driveway on Seven Mile Road.
- Restrict[1] / prohibit egress left-turns at site access driveway on Haggerty Road.

The site-generated vehicular traffic volumes were redistributed to the roadway network based on the proposed turning movement restrictions. The site generated trips with the recommended improvements are shown on **Figure 7** and were added to the future background traffic volumes shown on **Figure 4** to calculate the future peak hour traffic volumes with the proposed restriction. Future mitigation traffic volumes are shown on **Figure 8**.

The results of the analysis indicate that, with the implementation of the proposed site driveway restrictions, several study intersections will experience improved operations and decreased delays, resulting from the change in routes and turning movements at the off-site intersections. Additionally, with the implementation of the recommended improvements, the site driveways are expected to experience decreased delays and improved LOS during the peak periods. Review of SimTraffic network simulations at the site driveways also indicated improved operations; having egress right-turn vehicles only at the site driveways requires smaller gaps within a single direction of traffic, allowing for improved progression of egress vehicles onto Haggerty Road and Seven Mile Road. The results of the future conditions analysis with improvements for all study intersections are presented in **Appendix D** and are summarized in **Table 6.**

[1] During off-peak periods the egress left-turn movement is not blocked, therefore WCDPS is reviewing the driveway to determine if the egress left-turn restriction can be limited with signage only for No Left Turns (7:00AM – 9:00 AM) and (4:00PM – 6:00PM).

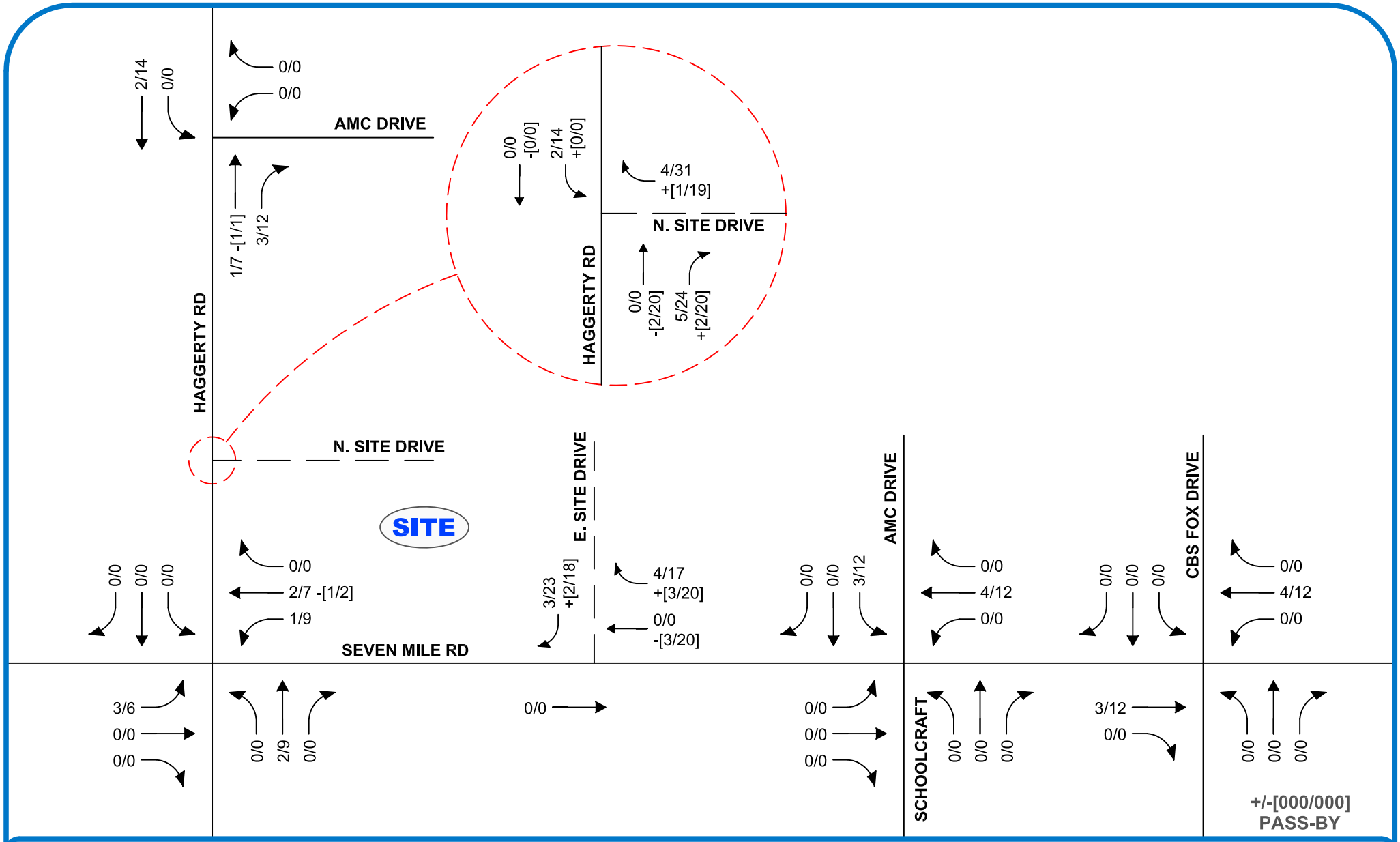


FIGURE 7
SITE-GENERATED TRAFFIC VOLUMES WITH RECOMMENDED IMPROVEMENTS

39300 SEVEN MILE - LIVONIA, MI

LEGEND

TRAFFIC VOLUMES (AM/PM)

ROADS

NORTH

SCALE: NOT TO SCALE

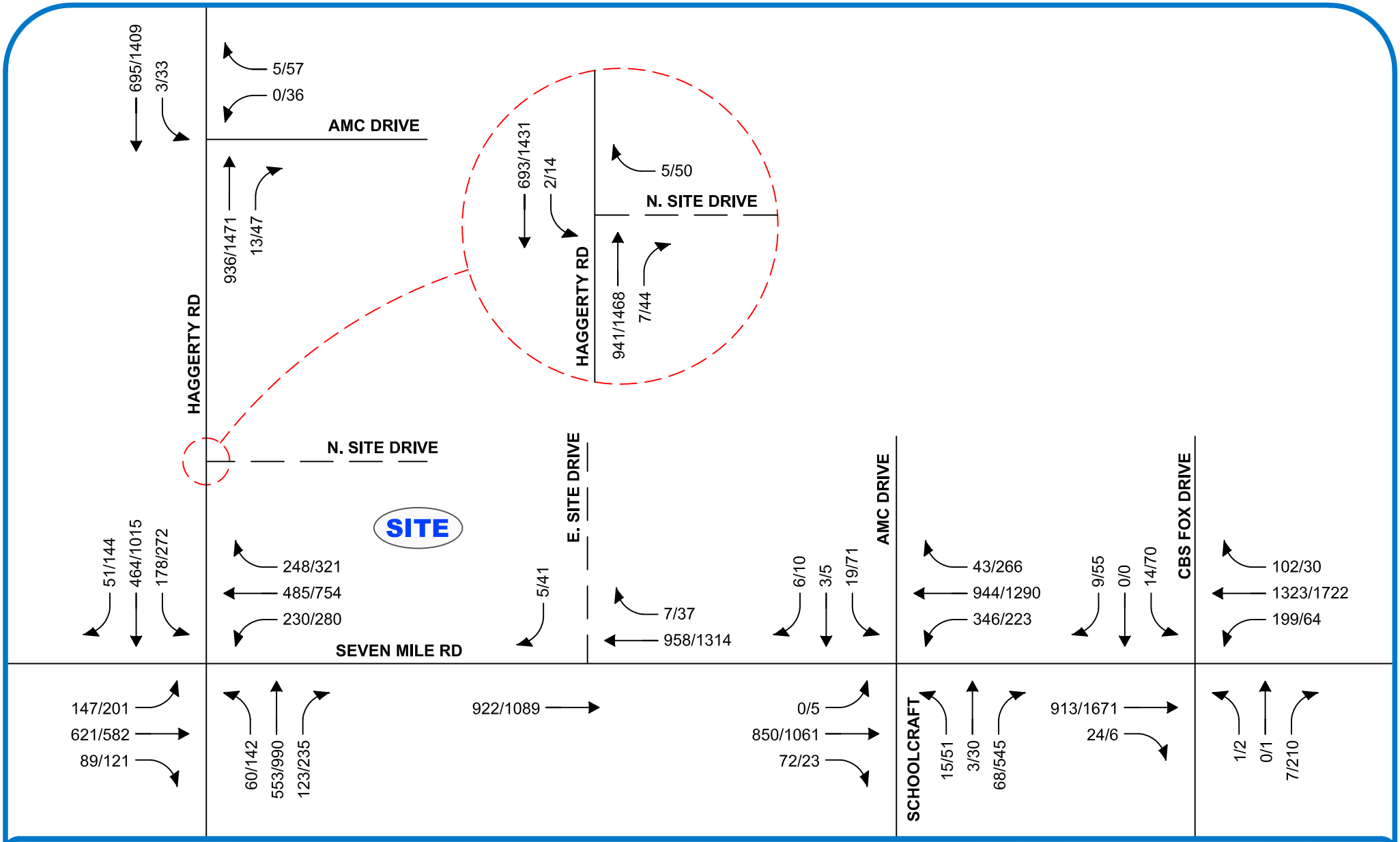


FIGURE 8

FUTURE TRAFFIC VOLUMES WITH RECOMMENDED IMPROVEMENTS

39300 SEVEN MILE - LIVONIA, MI

LEGEND

TRAFFIC VOLUMES (AM/PM)

ROADS

NORTH

SCALE: NOT TO SCALE

Table 6: Future Intersection Operations with Improvements

Intersection		Control	Approach	Build-out Conditions				Build-out w/ IMP				Difference			
				AM Peak		PM Peak		AM Peak		PM Peak		AM Peak		PM Peak	
				Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS
1	Seven Mile Road & Haggerty Road	Signalized	EBL	49.6	D	72.4	E	50.0	D	73.3	E	0.4	-	0.9	-
			EBTR	31.1	C	56.1	E	31.1	C	55.8	E	0.0	-	-0.3	-
			WBL	50.3	D	42.2	D	50.2	D	42.5	D	-0.1	-	0.3	-
			WBTR	26.3	C	80.9	F	26.3	C	81.5	F	0.0	-	0.6	-
			NBL	31.5	C	47.6	D	31.5	C	47.6	D	0.0	-	0.0	-
			NBTR	49.1	D	161.2	F	49.1	D	159.2	F	0.0	-	-2.0	-
			SBL	34.6	C	131.4	F	34.6	C	131.4	F	0.0	-	0.0	-
			SBTR	22.7	C	99.7	F	22.6	C	98.9	F	-0.1	-	-0.8	-
			Overall	34.4	C	99.3	F	34.4	C	98.7	F	0.0	-	-0.6	-
2	Seven Mile Road & Schoolcraft Drive / AMC Drive	Signalized	EBL	0.0*	A	7.0	A	0.0*	A	7.0	A	0.0*	-	0.0	-
			EBT	0.8	A	22.5	C	0.8	A	21.1	C	0.0	-	-1.4	-
			EBR	0.2	A	6.8	A	0.2	A	6.8	A	0.0	-	0.0	-
			WBL	5.0	A	22.4	C	5.0	A	21.6	C	0.0	-	-0.8	-
			WBT	0.5	A	1.5	A	0.5	A	1.5	A	0.0	-	0.0	-
			WBR	0.1	A	0.7	A	0.1	A	0.7	A	0.0	-	0.0	-
			NBTL	42.7	D	24.3	C	42.7	D	24.3	C	0.0	-	0.0	-
			NBR	32.6	C	32.1	C	32.6	C	32.1	C	0.0	-	0.0	-
			SBL	46.0	D	29.6	C	46.4	D	30.3	C	0.4	-	0.7	-
			SBTR	43.1	D	23.5	C	43.1	D	23.5	C	0.0	-	0.0	-
			Overall	3.5	A	14.8	B	3.6	A	14.4	B	0.1	-	-0.4	-
3	Seven Mile Road & CBS Fox Drive	Signalized	EBT	0.5	A	3.1	A	0.5	A	3.1	A	0.0	-	0.0	-
			EBR	0.0	A	0.0	A	0.0	A	0.0	A	0.0	-	0.0	-
			WBL	3.4	A	6.9	A	3.4	A	6.9	A	0.0	-	0.0	-
			WBT	3.8	A	14.5	B	3.8	A	14.5	B	0.0	-	0.0	-
			WBR	1.9	A	5.0	A	1.9	A	5.0	A	0.0	-	0.0	-
			NBTL	45.9	D	33.8	C	45.9	D	33.8	C	0.0	-	0.0	-
			NBR	39.9	D	51.9	D	39.9	D	51.9	D	0.0	-	0.0	-
			SBL	47.4	D	40.5	D	47.4	D	40.5	D	0.0	-	0.0	-
			SBTR	46.5	D	35.5	D	46.5	D	35.5	D	0.0	-	0.0	-
			Overall	3.3	A	12.6	B	3.3	A	12.6	B	0.0	-	0.0	-
4	Haggerty Road & AMC Drive	Signalized	WBL	0.0*	A	46.0	D	0.0*	A	46.0	D	0.0*	-	0.0	-
			WBR	57.0	E	50.0	D	57.0	E	50.0	D	0.0	-	0.0	-
			NBTR	0.6	A	1.2	A	0.6	A	1.2	A	0.0	-	0.0	-
			SBL	1.0	A	2.8	A	1.0	A	2.8	A	0.0	-	0.0	-
			SBT	1.5	A	3.9	A	1.5	A	3.9	A	0.0	-	0.0	-
			Overall	1.2	A	4.0	A	1.2	A	4.0	A	0.0	-	0.0	-
10	Haggerty Road & N. Site Drive	STOP (N. Site)	WB	15.6	C	31.0	D	12.6	B	18.7	C	-3.0	C→B	-12.3	D→C
			NB	Free		Free		Free		Free		Free		Free	
			SBL	10.7	B	14.9	B	10.7	B	14.6	B	0.0	-	-0.3	-
11	Seven Mile Road & E. Site Drive	STOP (E. Site)	EBL	11.8	B	13.1	B	0.0*	A	0.0*	A	-11.8	B→A	-13.1	B→A
			WB	Free		Free		Free		Free		Free		Free	
			SB	21.0	C	30.0	D	13.7	B	16.3	C	-7.3	C→B	-13.7	D→C

** Indicates no vehicle volume present*

4 CONCLUSIONS

The conclusions of this TIS are as follows:

1. **Existing Conditions:** Several study intersection approaches and movements currently operate poorly at LOS E or F during the peak periods. Improvements are recommended by currently planned developments in the area and are expected to help mitigate some of the deficient existing conditions.
2. A conservative annual growth rate of 0.5% per year was applied to the existing traffic volumes in order to determine the background 2022 traffic volumes. Additionally, the following background developments were identified in or near the project area and were included as background traffic:
    - Chick-fil-a development
    - St. Joe's Medical Office Building
    - Haggerty Center Development
    - Schostak Office Building
    - Beaumont Medical Office Building
3. Several of the proposed mitigations measures associated with the background developments are planned to be complete by build-out and were therefore included as a baseline. They are as follows:
    - Installation of a traffic signal on Seven Mile Road at the CBS Fox Drive.
    - Optimize the signals along Seven Mile Road and Haggerty Road
4. **Background Conditions *(without the proposed development)*:** The study intersection operations are expected to experience conditions either similar to existing operations or improved with the addition of the planned improvements on Haggerty Road and Seven Mile Road.
5. **Future Conditions *(with the proposed development)*:** With the addition of the site generated traffic the study intersection will continue to operate in a manner similar to background conditions with negligable impact to adjacent intersection oeprations.

    A review of SimTraffic network simulations indicates egress left-turning vehicles during the PM peak hour have limited gaps on both Haggerty Road and Seven Mile Road, which create long vehicle queues within the project site. Therefore mitimigate measures were investigated to improve the safety and operations at the site driveway intersections.
6. **Access Management:**
    - A right-turn deceleration lane or taper is *not recommended* at the site driveways in accordance with WCDPS criteria.

5 RECOMMENDATIONS

Through discussions with WCDPS, the follwing mitigation measures are recommended to provide safe and efficient operations for the site:

1. Persue access agreement to AMC Drive (Chippewa Drive).
2. Provide a right-in/right-out only driveway on Seven Mile Road.
3. Restricted / prohibited egress left-turns at site access driveway on Haggerty Road.

Appendix A

BACKGROUND INFORMATION

Traffic Data Collection, LLC

www:tdccounts.com

Phone: 586.786-5407

Traffic Study Performed For:

Fleis & Vandenbrink

Project: Livonia Traffic Impact Study
Study:4 Hr. Video Turning Movement Count
Weather: Sunny/Cldy. Dry Deg's 60's
Count By Miovision Video VCU 4SY SE

File Name : TMC_5 7Mile Crossing & 7Mile_10-3-18
Site Code : TMC_5
Start Date : 10/3/2018
Page No : 1

4 Hour traffic study was conducted during typical weekday (Tuesday-Thursday) from 7:00 AM - 9:00 AM morning & 4:00 PM - 6:00 PM afternoon peak hours, while school was in session.

Groups Printed- Pass Cars - Single Units - Heavy Trucks - Peds

	A123 Systems Dw. Southbound					Seven Mile Crossing Westbound					Seven Mile Crossing Northbound					Seven Mile Crossing Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	1	0	0	0	1	12	159	22	0	193	3	0	0	0	3	2	191	3	0	196	393
07:15 AM	0	0	0	0	0	14	190	23	0	227	1	0	0	0	1	1	198	1	0	200	428
07:30 AM	1	0	0	2	3	11	254	35	0	300	1	0	0	0	1	3	196	3	0	202	506
07:45 AM	0	0	0	0	0	17	363	49	0	429	1	0	1	0	2	8	230	0	0	238	669
Total	2	0	0	2	4	54	966	129	0	1149	6	0	1	0	7	14	815	7	0	836	1996
08:00 AM	1	0	0	0	1	23	284	46	0	353	3	0	0	0	3	3	231	1	0	235	592
08:15 AM	1	0	0	0	1	15	284	54	0	353	2	0	0	0	2	7	238	4	0	249	605
08:30 AM	0	0	0	1	1	9	307	46	0	362	1	0	0	0	1	6	227	2	0	235	599
08:45 AM	1	0	2	0	3	16	325	56	0	397	0	0	0	0	0	6	217	2	0	225	625
Total	3	0	2	1	6	63	1200	202	0	1465	6	0	0	0	6	22	913	9	0	944	2421
*** BREAK ***																					
04:00 PM	3	0	13	0	16	1	334	6	0	341	35	0	1	0	36	2	377	0	0	379	772
04:15 PM	5	0	4	0	9	1	373	12	0	386	33	0	2	0	35	3	339	1	0	343	773
04:30 PM	6	0	4	0	10	1	401	14	0	416	39	1	1	0	41	3	395	1	0	399	866
04:45 PM	4	0	8	0	12	4	452	19	0	475	49	0	1	0	50	1	340	1	0	342	879
Total	18	0	29	0	47	7	1560	51	0	1618	156	1	5	0	162	9	1451	3	0	1463	3290
05:00 PM	6	0	5	0	11	0	402	15	0	417	69	0	0	0	69	1	394	1	0	396	893
05:15 PM	7	0	4	2	13	4	484	15	0	503	49	0	0	4	53	1	349	0	0	350	919
05:30 PM	1	0	5	0	6	6	454	24	0	484	43	0	0	0	43	4	299	0	0	303	836
05:45 PM	6	0	5	0	11	6	459	34	0	499	28	0	2	0	30	3	294	0	0	297	837
Total	20	0	19	2	41	16	1799	88	0	1903	189	0	2	4	195	9	1336	1	0	1346	3485
Grand Total	43	0	50	5	98	140	5525	470	0	6135	357	1	8	4	370	54	4515	20	0	4589	11192
Apprch %	43.9	0	51	5.1		2.3	90.1	7.7	0		96.5	0.3	2.2	1.1		1.2	98.4	0.4	0		
Total %	0.4	0	0.4	0	0.9	1.3	49.4	4.2	0	54.8	3.2	0	0.1	0	3.3	0.5	40.3	0.2	0	41	
Pass Cars	43	0	50	0	93	140	5458	468	0	6066	355	1	8	0	364	54	4459	20	0	4533	11056
% Pass Cars	100	0	100	0	94.9	100	98.8	99.6	0	98.9	99.4	100	100	0	98.4	100	98.8	100	0	98.8	98.8
Single Units	0	0	0	0	0	0	49	2	0	51	2	0	0	0	2	0	45	0	0	45	98
% Single Units	0	0	0	0	0	0	0.9	0.4	0	0.8	0.6	0	0	0	0.5	0	1	0	0	1	0.9
Heavy Trucks	0	0	0	0	0	0	18	0	0	18	0	0	0	0	0	0	11	0	0	11	29
% Heavy Trucks	0	0	0	0	0	0	0.3	0	0	0.3	0	0	0	0	0	0	0.2	0	0	0.2	0.3
Peds	0	0	0	5	5	0	0	0	0	0	0	0	0	4	4	0	0	0	0	0	9
% Peds	0	0	0	100	5.1	0	0	0	0	0	0	0	0	100	1.1	0	0	0	0	0	0.1

TDC Traffic Comments: Non-signalized intersection. Video VCU camera was located within SE intersection quadrant. Traffic study was conducted for Livonia Traffic Impact Study for Fleis & Vandenbrink. Note: Peds. are excluded from peak hour reports.

Traffic Data Collection, LLC

www:tdccounts.com

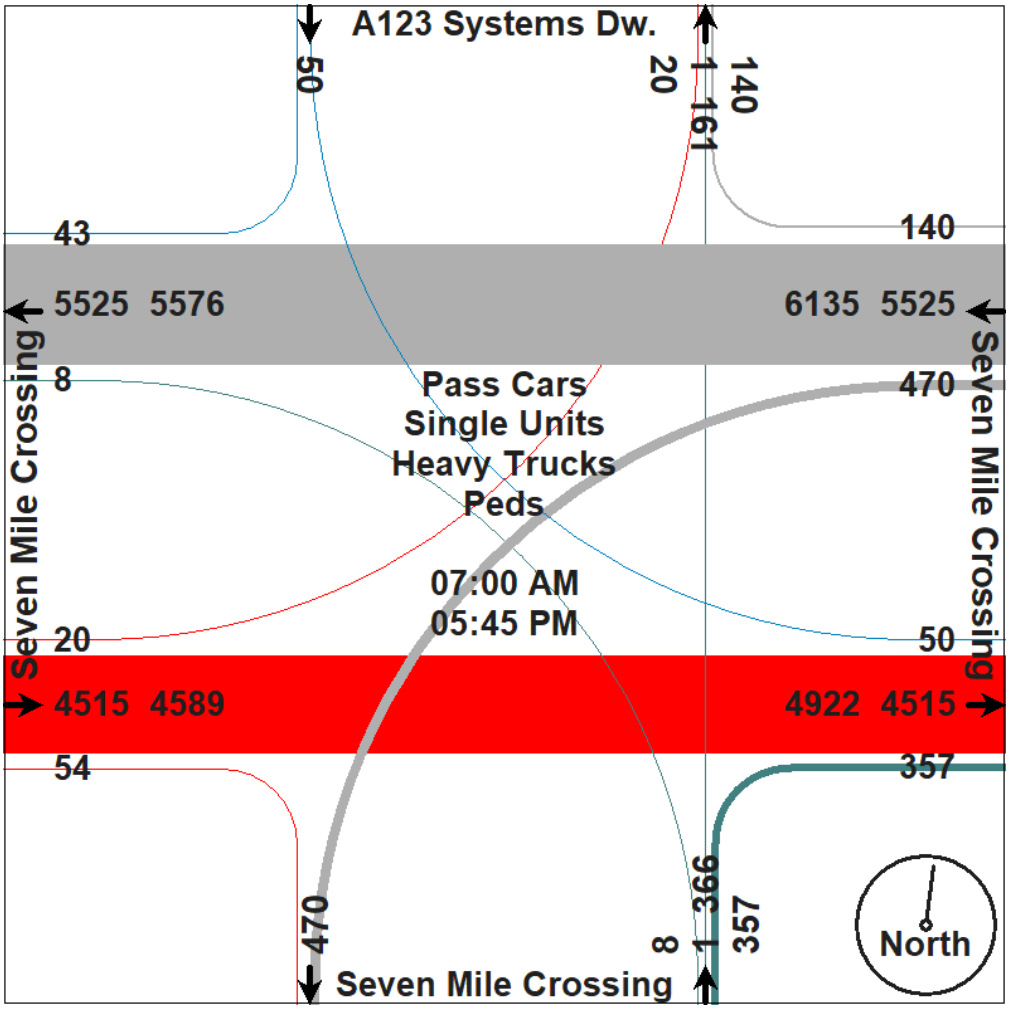
Phone: 586.786-5407

Traffic Study Performed For:

Fleis & Vandenbrink

Project: Livonia Traffic Impact Study
Study:4 Hr. Video Turning Movement Count
Weather: Sunny/Cldy. Dry Deg's 60's
Count By Miovision Video VCU 4SY SE

File Name : TMC_5 7Mile Crossing & 7Mile_10-3-18
Site Code : TMC_5
Start Date : 10/3/2018
Page No : 2



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Traffic Study Performed For:

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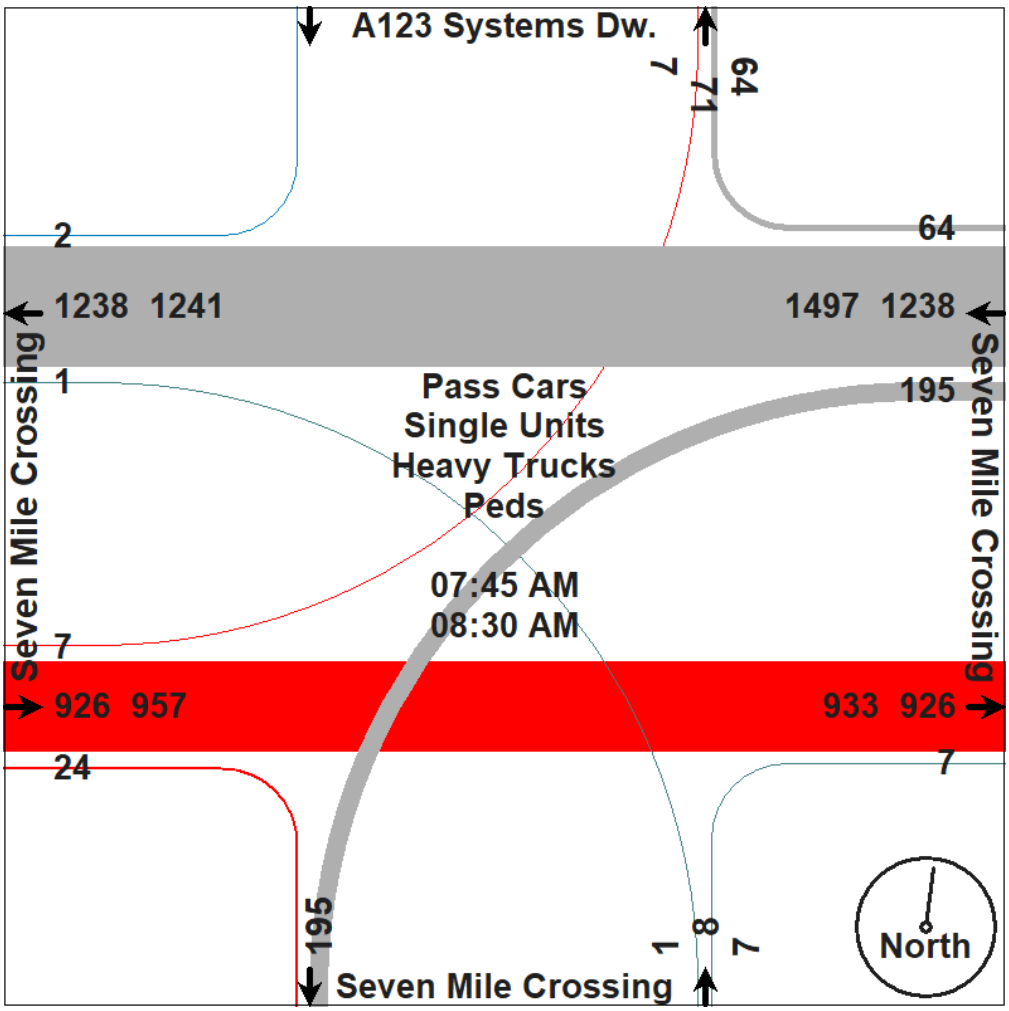
File Name : TMC_5 7Mile Crossing & 7Mile_10-3-18
Site Code : TMC_5
Start Date : 10/3/2018
Page No : 3

	A123 Systems Dw. Southbound				Seven Mile Crossing Westbound				Seven Mile Crossing Northbound				Seven Mile Crossing Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	0	0	0	0	17	**363**	49	**429**	1	0	**1**	2	**8**	230	0	238	**669**
08:00 AM	**1**	0	0	**1**	**23**	284	46	353	**3**	0	0	**3**	3	231	1	235	592
08:15 AM	1	0	0	1	15	284	**54**	353	2	0	0	2	7	**238**	**4**	**249**	605
08:30 AM	0	0	0	0	9	307	46	362	1	0	0	1	6	227	2	235	598
Total Volume	2	0	0	2	64	1238	195	1497	7	0	1	8	24	926	7	957	2464
% App. Total	100	0	0		4.3	82.7	13		87.5	0	12.5		2.5	96.8	0.7		
PHF	.500	.000	.000	.500	.696	.853	.903	.872	.583	.000	.250	.667	.750	.973	.438	.961	.921
Pass Cars	2	0	0	2	64	1218	195	1477	7	0	1	8	24	911	7	942	2429
% Pass Cars	100	0	0	100	100	98.4	100	98.7	100	0	100	100	100	98.4	100	98.4	98.6
Single Units	0	0	0	0	0	13	0	13	0	0	0	0	0	15	0	15	28
% Single Units	0	0	0	0	0	1.1	0	0.9	0	0	0	0	0	1.6	0	1.6	1.1
Heavy Trucks	0	0	0	0	0	7	0	7	0	0	0	0	0	0	0	0	7
% Heavy Trucks	0	0	0	0	0	0.6	0	0.5	0	0	0	0	0	0	0	0	0.3
Peds	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Peds	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



Traffic Data Collection, LLC

www:tdccounts.com

Phone: 586.786-5407

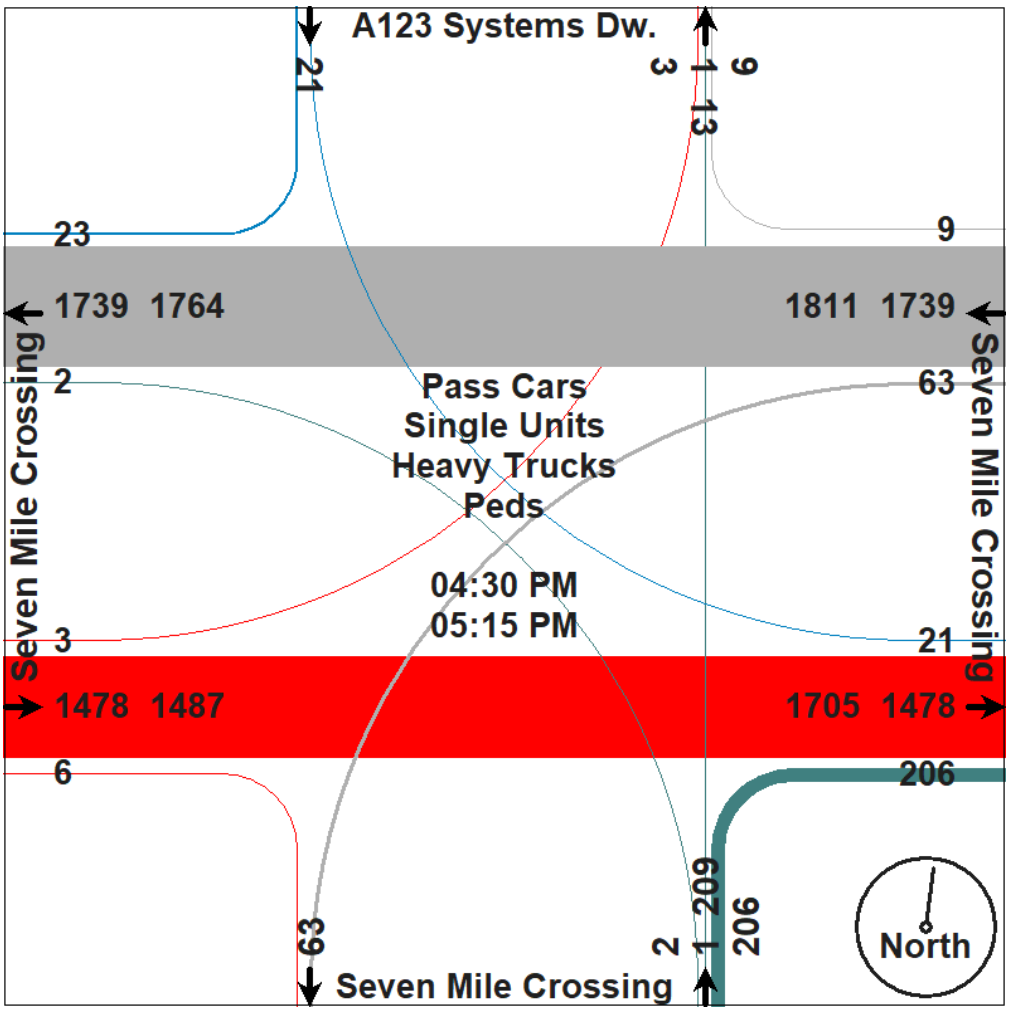
Traffic Study Performed For:

Fleis & Vandenbrink

Project: Livonia Traffic Impact Study
Study:4 Hr. Video Turning Movement Count
Weather: Sunny/Cldy. Dry Deg's 60's
Count By Miovision Video VCU 4SY SE

File Name : TMC_5 7Mile Crossing & 7Mile_10-3-18
Site Code : TMC_5
Start Date : 10/3/2018
Page No : 4

	A123 Systems Dw. Southbound				Seven Mile Crossing Westbound				Seven Mile Crossing Northbound				Seven Mile Crossing Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	6	0	4	10	1	401	14	416	39	**1**	**1**	41	**3**	**395**	**1**	**399**	866
04:45 PM	4	0	**8**	**12**	**4**	452	**19**	475	49	0	1	50	1	340	1	342	879
05:00 PM	6	0	5	11	0	402	15	417	**69**	0	0	**69**	1	394	1	396	893
05:15 PM	**7**	0	4	11	4	**484**	15	**503**	49	0	0	49	1	349	0	350	**913**
Total Volume	23	0	21	44	9	1739	63	1811	206	1	2	209	6	1478	3	1487	3551
% App. Total	52.3	0	47.7		0.5	96	3.5		98.6	0.5	1		0.4	99.4	0.2		
PHF	.821	.000	.656	.917	.563	.898	.829	.900	.746	.250	.500	.757	.500	.935	.750	.932	.972
Pass Cars	23	0	21	44	9	1728	62	1799	205	1	2	208	6	1467	3	1476	3527
% Pass Cars	100	0	100	100	100	99.4	98.4	99.3	99.5	100	100	99.5	100	99.3	100	99.3	99.3
Single Units	0	0	0	0	0	8	1	9	1	0	0	1	0	8	0	8	18
% Single Units	0	0	0	0	0	0.5	1.6	0.5	0.5	0	0	0.5	0	0.5	0	0.5	0.5
Heavy Trucks	0	0	0	0	0	3	0	3	0	0	0	0	0	3	0	3	6
% Heavy Trucks	0	0	0	0	0	0.2	0	0.2	0	0	0	0	0	0.2	0	0.2	0.2
Peds	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Peds	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



Traffic Data Collection, LLC

www:tdccounts.com

Phone: 586.786-5407

Traffic Study Performed For:

ROWE Professional Services Company

Project: Northville Traffic Impact Study
Study:4 Hr. Video Turning Movement Count
Weather: Sunny/Cldy. Dry Deg's 80's
Count By Miovision Video VCU 5DV NE

File Name : TMC_2 Haggerty & AMC_8-30-18
Site Code : TMC_2
Start Date : 8/30/2018
Page No : 1

4 Hour traffic study was conducted during typical weekday (Tuesday-Thursday) from 7:00 AM - 9:00 AM morning & 4:00 PM - 6:00 PM afternoon peak hours, while school was not in session. Note: NB right turns were taken on 9/4 due to camera shift.

Groups Printed- Pass Cars - Single Units - Heavy Trucks - Peds

	Haggerty Road Southbound				AMC 20 Theater Drive Westbound				Haggerty Road Northbound				
Start Time	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	Int. Total
07:00 AM	112	0	0	112	0	0	0	0	1	116	0	117	229
07:15 AM	112	1	0	113	1	0	0	1	0	142	0	142	256
07:30 AM	166	0	0	166	0	0	0	0	0	145	0	145	311
07:45 AM	161	1	0	162	4	0	0	4	5	235	0	240	406
Total	551	2	0	553	5	0	0	5	6	638	0	644	1202
08:00 AM	132	1	0	133	1	0	0	1	1	202	0	203	337
08:15 AM	151	0	0	151	0	0	0	0	1	175	0	176	327
08:30 AM	132	1	0	133	0	0	0	0	3	203	0	206	339
08:45 AM	151	1	0	152	1	0	0	1	4	216	0	220	373
Total	566	3	0	569	2	0	0	2	9	796	0	805	1376
*** BREAK ***													
04:00 PM	272	5	0	277	14	3	0	17	19	281	0	300	594
04:15 PM	328	7	0	335	18	13	0	31	7	304	0	311	677
04:30 PM	259	7	0	266	7	8	0	15	10	312	0	322	603
04:45 PM	286	9	0	295	12	1	0	13	4	307	0	311	619
Total	1145	28	0	1173	51	25	0	76	40	1204	0	1244	2493
05:00 PM	295	7	0	302	15	6	0	21	5	298	0	303	626
05:15 PM	287	10	0	297	16	10	1	27	10	327	0	337	661
05:30 PM	341	6	0	347	12	10	0	22	10	315	0	325	694
05:45 PM	304	10	0	314	13	9	1	23	9	326	0	335	672
Total	1227	33	0	1260	56	35	2	93	34	1266	0	1300	2653
Grand Total	3489	66	0	3555	114	60	2	176	89	3904	0	3993	7724
Apprch %	98.1	1.9	0		64.8	34.1	1.1		2.2	97.8	0		
Total %	45.2	0.9	0	46	1.5	0.8	0	2.3	1.2	50.5	0	51.7	
Pass Cars	3453	66	0	3519	114	60	0	174	87	3864	0	3951	7644
% Pass Cars	99	100	0	99	100	100	0	98.9	97.8	99	0	98.9	99
Single Units	25	0	0	25	0	0	0	0	1	34	0	35	60
% Single Units	0.7	0	0	0.7	0	0	0	0	1.1	0.9	0	0.9	0.8
Heavy Trucks	11	0	0	11	0	0	0	0	1	6	0	7	18
% Heavy Trucks	0.3	0	0	0.3	0	0	0	0	1.1	0.2	0	0.2	0.2
Peds	0	0	0	0	0	0	2	2	0	0	0	0	2
% Peds	0	0	0	0	0	0	100	1.1	0	0	0	0	0

TDC Traffic Comments: Signalized intersection, no ped. signals for all quadrants. Video VCU camera was located within NE intersection quadrant. Note: Peds. are excluded from peak hour reports. Traffic study was performed for ROWE Professional Services Company for Northville Traffic Impact Study.

Traffic Data Collection, LLC

www:tdccounts.com

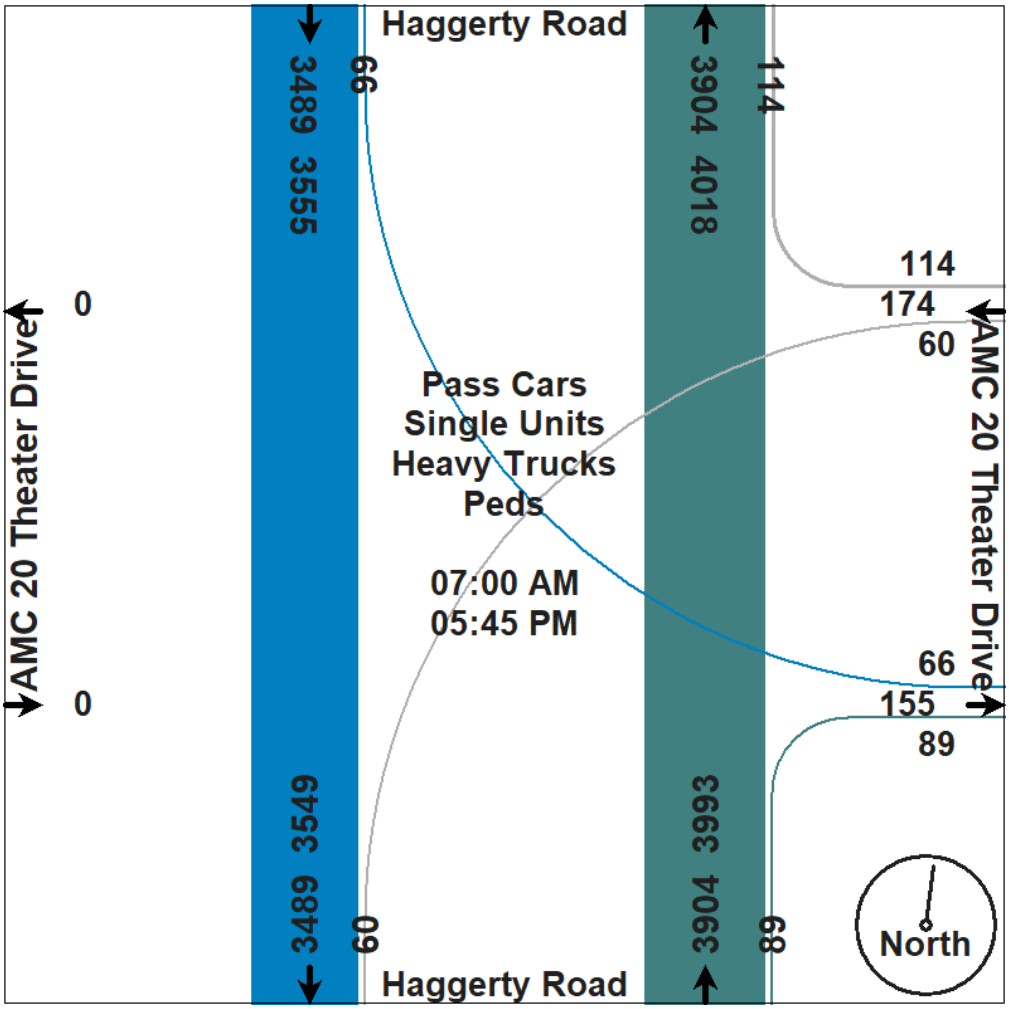
Phone: 586.786-5407

Traffic Study Performed For:

ROWE Professional Services Company

Project: Northville Traffic Impact Study
Study:4 Hr. Video Turning Movement Count
Weather: Sunny/Cldy. Dry Deg's 80's
Count By Miovision Video VCU 5DV NE

File Name : TMC_2 Haggerty & AMC_8-30-18
Site Code : TMC_2
Start Date : 8/30/2018
Page No : 2



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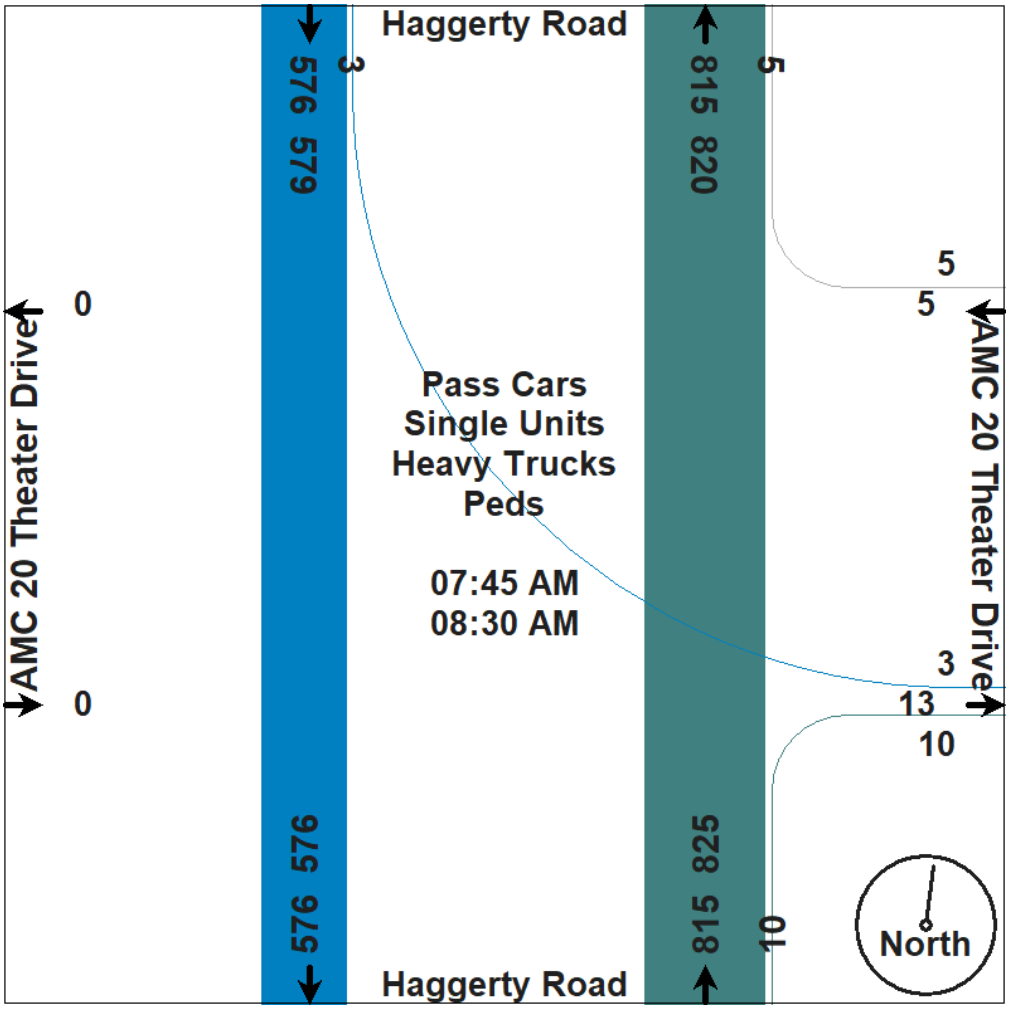
Traffic Study Performed For:

ROWE Professional Services Company

Project: Northville Traffic Impact Study
Study:4 Hr. Video Turning Movement Count
Weather: Sunny/Cldy. Dry Deg's 80's
Count By Miovision Video VCU 5DV NE

File Name : TMC_2 Haggerty & AMC_8-30-18
Site Code : TMC_2
Start Date : 8/30/2018
Page No : 3

	Haggerty Road Southbound			AMC 20 Theater Drive Westbound			Haggerty Road Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:45 AM										
07:45 AM	**161**	**1**	**162**	**4**	0	**4**	**5**	**235**	**240**	**406**
08:00 AM	132	1	133	1	0	1	1	202	203	337
08:15 AM	151	0	151	0	0	0	1	175	176	327
08:30 AM	132	1	133	0	0	0	3	203	206	339
Total Volume	576	3	579	5	0	5	10	815	825	1409
% App. Total	99.5	0.5		100	0		1.2	98.8		
PHF	.894	.750	.894	.313	.000	.313	.500	.867	.859	.868
Pass Cars	561	3	564	5	0	5	9	803	812	1381
% Pass Cars	97.4	100	97.4	100	0	100	90.0	98.5	98.4	98.0
Single Units	11	0	11	0	0	0	0	10	10	21
% Single Units	1.9	0	1.9	0	0	0	0	1.2	1.2	1.5
Heavy Trucks	4	0	4	0	0	0	1	2	3	7
% Heavy Trucks	0.7	0	0.7	0	0	0	10.0	0.2	0.4	0.5
Peds	0	0	0	0	0	0	0	0	0	0
% Peds	0	0	0	0	0	0	0	0	0	0



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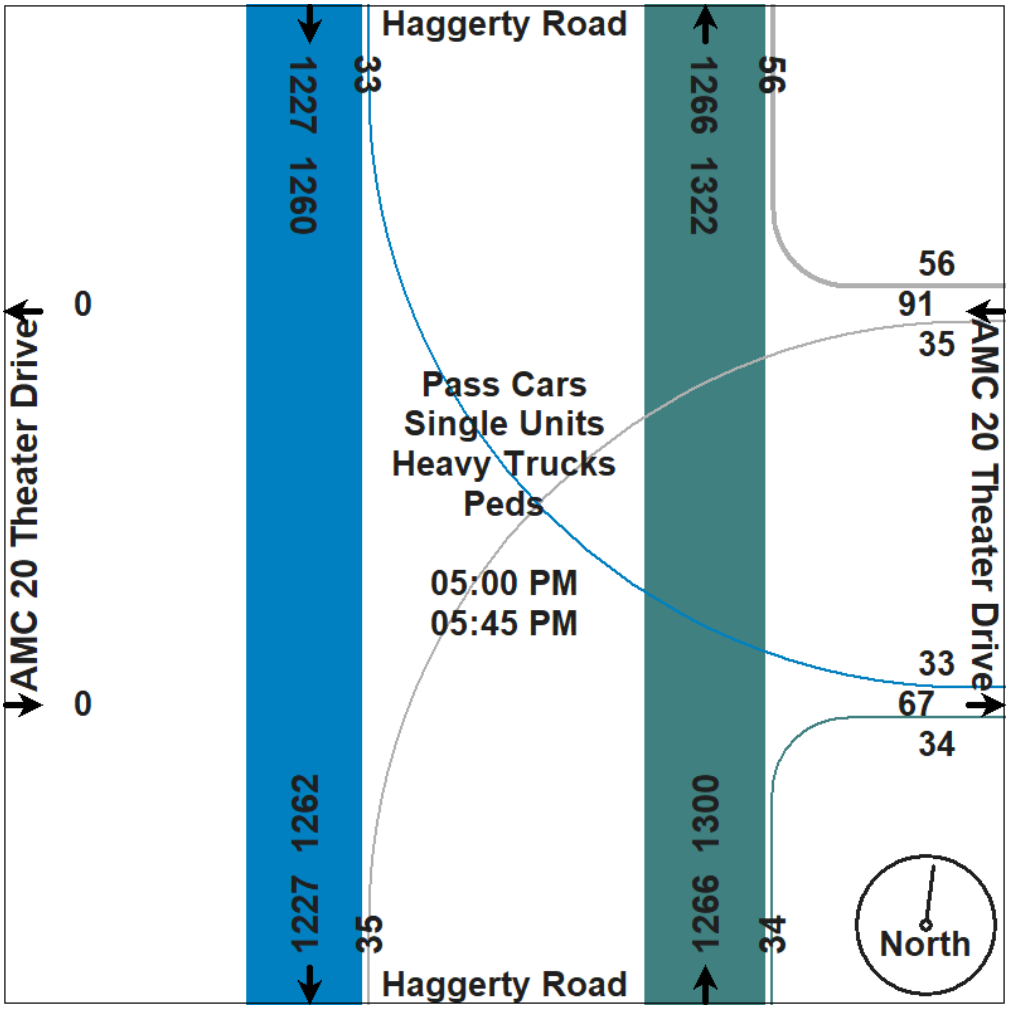
File Name : TMC_2 Haggerty & AMC_8-30-18
Site Code : TMC_2
Start Date : 8/30/2018
Page No : 4

	Haggerty Road Southbound			AMC 20 Theater Drive Westbound			Haggerty Road Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 05:00 PM										
05:00 PM	295	7	302	15	6	21	5	298	303	626
05:15 PM	287	**10**	297	**16**	**10**	**26**	**10**	**327**	**337**	660
05:30 PM	**341**	6	**347**	12	10	22	10	315	325	**694**
05:45 PM	304	10	314	13	9	22	9	326	335	671
Total Volume	1227	33	1260	56	35	91	34	1266	1300	2651
% App. Total	97.4	2.6		61.5	38.5		2.6	97.4		
PHF	.900	.825	.908	.875	.875	.875	.850	.968	.964	.955
Pass Cars	1220	33	1253	56	35	91	34	1263	1297	2641
% Pass Cars	99.4	100	99.4	100	100	100	100	99.8	99.8	99.6
Single Units	6	0	6	0	0	0	0	3	3	9
% Single Units	0.5	0	0.5	0	0	0	0	0.2	0.2	0.3
Heavy Trucks	1	0	1	0	0	0	0	0	0	1
% Heavy Trucks	0.1	0	0.1	0	0	0	0	0	0	0.0
Peds	0	0	0	0	0	0	0	0	0	0
% Peds	0	0	0	0	0	0	0	0	0	0



Traffic Data Collection, LLC

www:tdccounts.com

Phone: 586.786-5407

Traffic Study Performed For:

ROWE Professional Services Company

Project: Northville Traffic Impact Study
Study:4 Hr. Video Turning Movement Count
Weather: Sunny/Cldy. Dry Deg's 80's
Count By Miovision Video VCU 34O SW

File Name : TMC_5 7 Mile & Haggerty_8-30-18
Site Code : TMC_5
Start Date : 8/30/2018
Page No : 1

4 Hour traffic study was conducted during typical weekday (Tuesday-Thursday) from 7:00 AM - 9:00 AM morning & 4:00 PM - 6:00 PM afternoon peak hours, while school was not in session. Note: SB right turn data was taken on 9/4 due to camera shift.

Groups Printed- Pass Cars - Single Units - Heavy Trucks - Peds

	Haggerty Road Southbound					7 Mile Road Westbound					Haggerty Road Northbound					7 Mile Road Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	6	64	24	0	94	39	59	35	0	133	30	57	1	0	88	11	112	16	0	139	454
07:15 AM	8	70	35	0	113	32	60	41	0	133	25	93	2	0	120	8	124	19	0	151	517
07:30 AM	9	104	51	0	164	34	81	55	0	170	25	83	6	0	114	24	121	21	0	166	614
07:45 AM	10	121	36	0	167	70	135	80	0	285	23	135	16	0	174	20	140	28	0	188	814
Total	33	359	146	0	538	175	335	211	0	721	103	368	25	0	496	63	497	84	0	644	2399
08:00 AM	5	92	31	0	128	53	82	57	0	192	39	122	11	0	172	16	134	24	0	174	666
08:15 AM	13	91	50	0	154	52	94	40	0	186	29	88	19	0	136	29	147	31	0	207	683
08:30 AM	14	85	40	0	139	52	103	43	0	198	29	123	13	0	165	20	162	23	0	205	707
08:45 AM	12	95	40	0	147	68	109	59	0	236	27	114	16	0	157	30	129	33	0	192	732
Total	44	363	161	0	568	225	388	199	0	812	124	447	59	0	630	95	572	111	0	778	2788
*** BREAK ***																					
04:00 PM	31	175	62	0	268	65	158	70	0	293	79	182	39	0	300	24	107	27	0	158	1019
04:15 PM	40	197	61	0	298	71	172	75	0	318	63	191	40	0	294	19	113	45	0	177	1087
04:30 PM	23	195	63	0	281	68	168	66	0	302	56	187	31	0	274	16	167	34	0	217	1074
04:45 PM	19	185	56	0	260	60	185	77	0	322	38	203	43	0	284	27	108	37	0	172	1038
Total	113	752	242	0	1107	264	683	288	0	1235	236	763	153	0	1152	86	495	143	0	724	4218
05:00 PM	35	214	58	0	307	58	188	55	0	301	67	179	31	0	277	26	151	44	0	221	1106
05:15 PM	25	197	61	0	283	70	167	60	0	297	54	204	35	0	293	30	115	40	0	185	1058
05:30 PM	24	209	65	0	298	77	164	75	0	316	55	191	41	0	287	24	122	39	0	185	1086
05:45 PM	34	214	60	0	308	83	157	54	0	294	55	200	32	0	287	37	118	41	0	196	1085
Total	118	834	244	0	1196	288	676	244	0	1208	231	774	139	0	1144	117	506	164	0	787	4335
Grand Total	308	2308	793	0	3409	952	2082	942	0	3976	694	2352	376	0	3422	361	2070	502	0	2933	13740
Apprch %	9	67.7	23.3	0		23.9	52.4	23.7	0		20.3	68.7	11	0		12.3	70.6	17.1	0		
Total %	2.2	16.8	5.8	0	24.8	6.9	15.2	6.9	0	28.9	5.1	17.1	2.7	0	24.9	2.6	15.1	3.7	0	21.3	
Pass Cars	303	2287	783	0	3373	941	2058	936	0	3935	687	2327	373	0	3387	358	2040	496	0	2894	13589
% Pass Cars	98.4	99.1	98.7	0	98.9	98.8	98.8	99.4	0	99	99	98.9	99.2	0	99	99.2	98.6	98.8	0	98.7	98.9
Single Units	4	15	4	0	23	7	19	3	0	29	5	20	3	0	28	0	24	6	0	30	110
% Single Units	1.3	0.6	0.5	0	0.7	0.7	0.9	0.3	0	0.7	0.7	0.9	0.8	0	0.8	0	1.2	1.2	0	1	0.8
Heavy Trucks	1	6	6	0	13	4	5	3	0	12	2	5	0	0	7	3	6	0	0	9	41
% Heavy Trucks	0.3	0.3	0.8	0	0.4	0.4	0.2	0.3	0	0.3	0.3	0.2	0	0	0.2	0.8	0.3	0	0	0.3	0.3
Peds	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Peds	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TDC Traffic Comments: Signalized intersection with push button ped. signals for all quadrants. Video VCU camera was located within SW intersection quadrant. NTOR signed for all approach legs. Note: Peds. are excluded from peak hour reports. Traffic study was performed for ROWE Professional Services Company for Northville Traffic Impact Study.

Traffic Data Collection, LLC

www:tdccounts.com

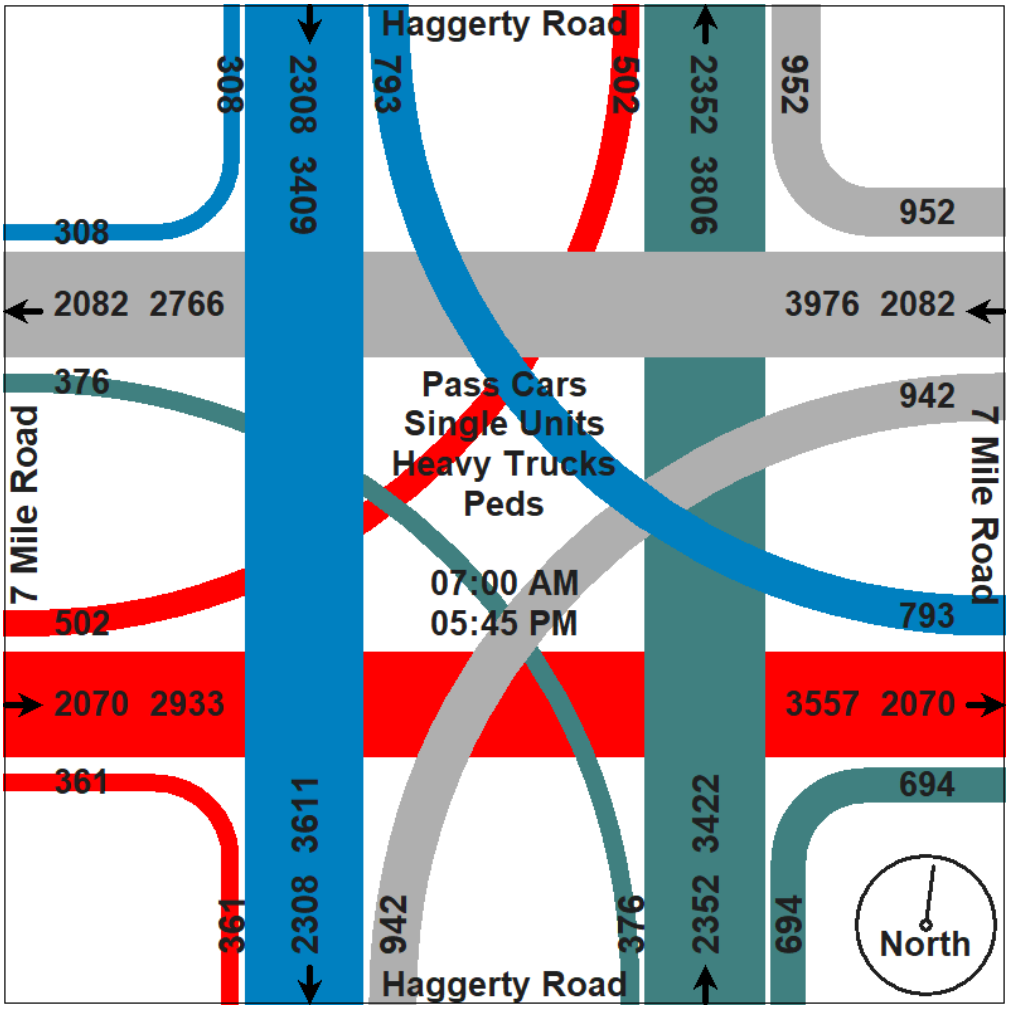
Phone: 586.786-5407

Traffic Study Performed For:

ROWE Professional Services Company

Project: Northville Traffic Impact Study
Study:4 Hr. Video Turning Movement Count
Weather: Sunny/Cldy. Dry Deg's 80's
Count By Miovision Video VCU 34O SW

File Name : TMC_5 7 Mile & Haggerty_8-30-18
Site Code : TMC_5
Start Date : 8/30/2018
Page No : 2



Traffic Data Collection, LLC

www:tdccounts.com

Phone: 586.786-5407

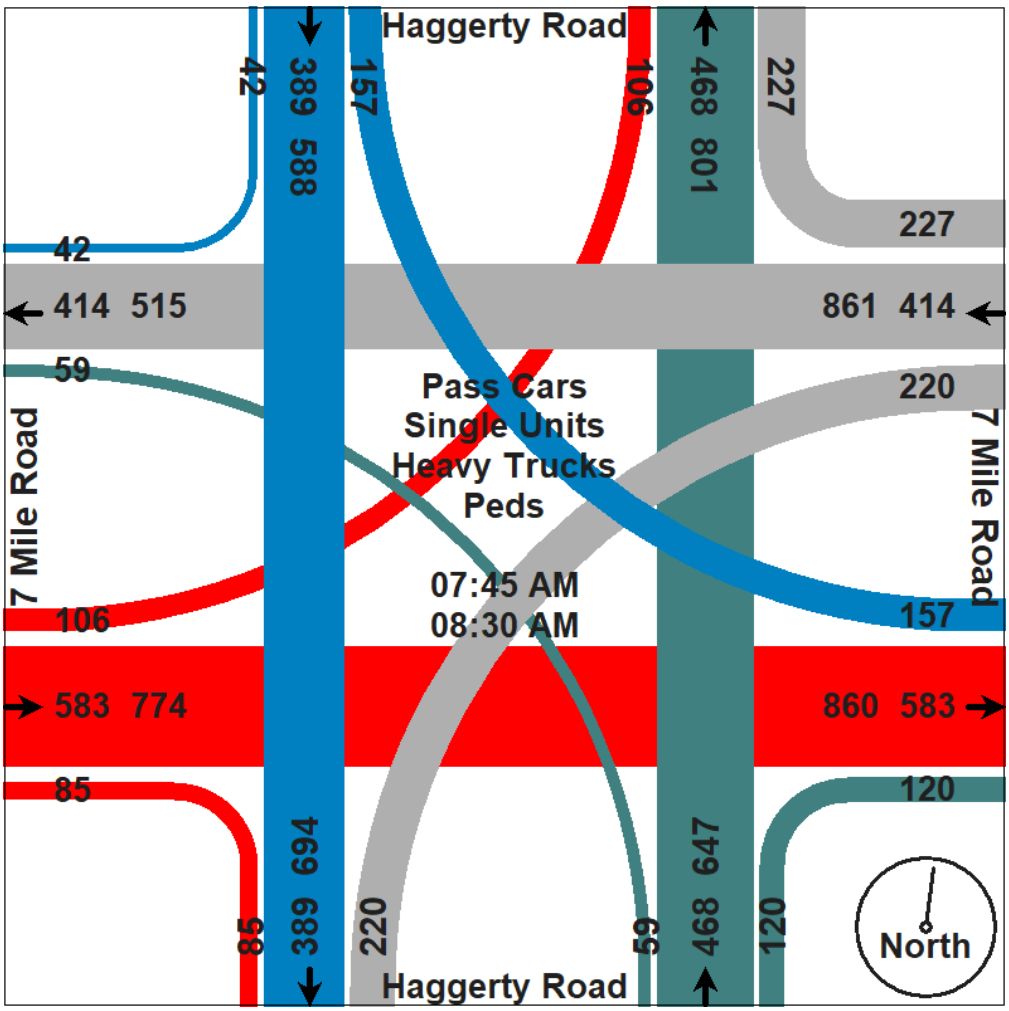
Traffic Study Performed For:

ROWE Professional Services Company

Project: Northville Traffic Impact Study
Study:4 Hr. Video Turning Movement Count
Weather: Sunny/Cldy. Dry Deg's 80's
Count By Miovision Video VCU 34O SW

File Name : TMC_5 7 Mile & Haggerty_8-30-18
Site Code : TMC_5
Start Date : 8/30/2018
Page No : 3

	Haggerty Road Southbound				7 Mile Road Westbound				Haggerty Road Northbound				7 Mile Road Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	10	**121**	36	**167**	**70**	**135**	**80**	**285**	23	**135**	16	**174**	20	140	28	188	**814**
08:00 AM	5	92	31	128	53	82	57	192	**39**	122	11	172	16	134	24	174	666
08:15 AM	13	91	**50**	154	52	94	40	186	29	88	**19**	136	**29**	147	**31**	**207**	683
08:30 AM	**14**	85	40	139	52	103	43	198	29	123	13	165	20	**162**	23	205	707
Total Volume	42	389	157	588	227	414	220	861	120	468	59	647	85	583	106	774	2870
% App. Total	7.1	66.2	26.7		26.4	48.1	25.6		18.5	72.3	9.1		11	75.3	13.7		
PHF	.750	.804	.785	.880	.811	.767	.688	.755	.769	.867	.776	.930	.733	.900	.855	.935	.881
Pass Cars	41	380	154	575	224	405	220	849	117	457	57	631	84	567	104	755	2810
% Pass Cars	97.6	97.7	98.1	97.8	98.7	97.8	100	98.6	97.5	97.6	96.6	97.5	98.8	97.3	98.1	97.5	97.9
Single Units	1	8	1	10	2	7	0	9	2	8	2	12	0	15	2	17	48
% Single Units	2.4	2.1	0.6	1.7	0.9	1.7	0	1.0	1.7	1.7	3.4	1.9	0	2.6	1.9	2.2	1.7
Heavy Trucks	0	1	2	3	1	2	0	3	1	3	0	4	1	1	0	2	12
% Heavy Trucks	0	0.3	1.3	0.5	0.4	0.5	0	0.3	0.8	0.6	0	0.6	1.2	0.2	0	0.3	0.4
Peds	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Peds	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



Traffic Data Collection, LLC

www:tdccounts.com

Phone: 586.786-5407

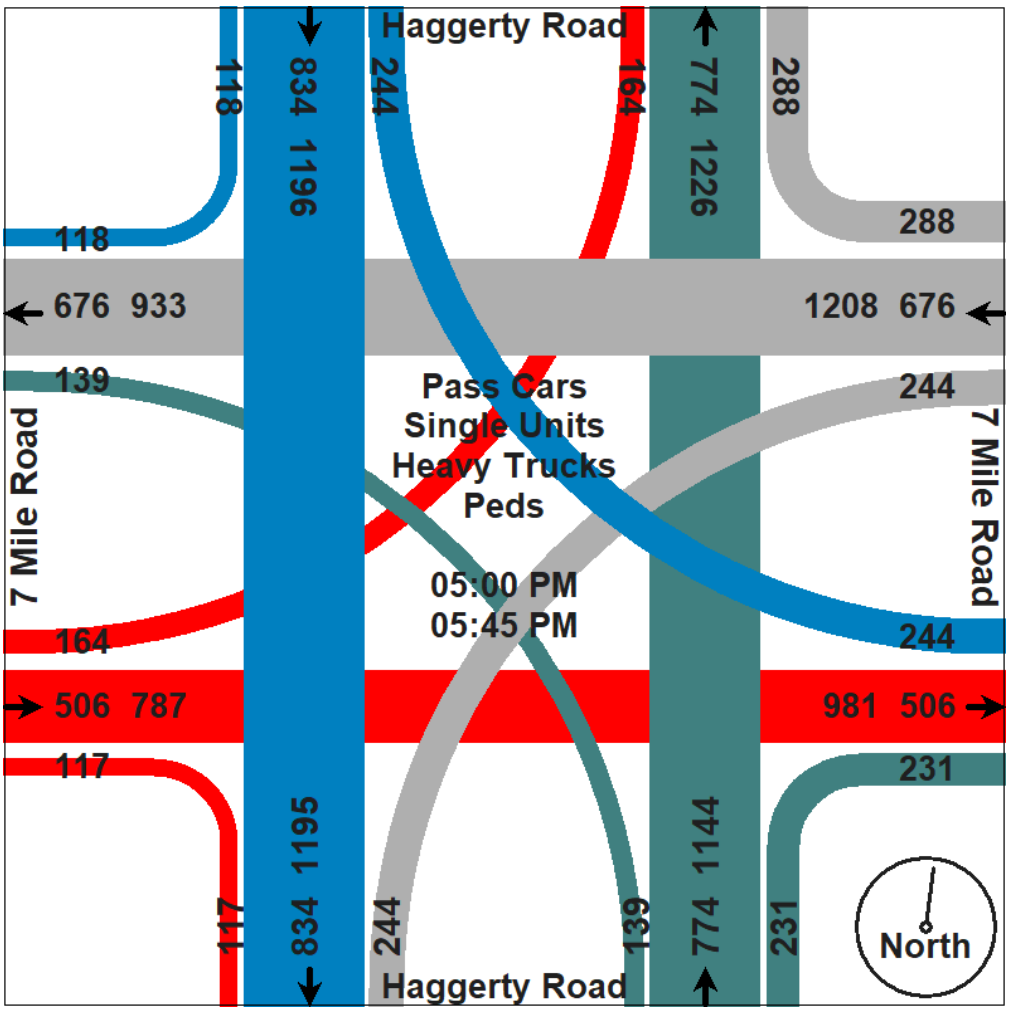
Traffic Study Performed For:

ROWE Professional Services Company

Project: Northville Traffic Impact Study
Study:4 Hr. Video Turning Movement Count
Weather: Sunny/Cldy. Dry Deg's 80's
Count By Miovision Video VCU 34O SW

File Name : TMC_5 7 Mile & Haggerty_8-30-18
Site Code : TMC_5
Start Date : 8/30/2018
Page No : 4

	Haggerty Road Southbound				7 Mile Road Westbound				Haggerty Road Northbound				7 Mile Road Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	**35**	**214**	58	307	58	**188**	55	301	**67**	179	31	277	26	**151**	**44**	**221**	**1106**
05:15 PM	25	197	61	283	70	167	60	297	54	**204**	35	**293**	30	115	40	185	1058
05:30 PM	24	209	**65**	298	77	164	**75**	**316**	55	191	**41**	287	24	122	39	185	1086
05:45 PM	34	214	60	**308**	**83**	157	54	294	55	200	32	287	**37**	118	41	196	1085
Total Volume	118	834	244	1196	288	676	244	1208	231	774	139	1144	117	506	164	787	4335
% App. Total	9.9	69.7	20.4		23.8	56	20.2		20.2	67.7	12.2		14.9	64.3	20.8		
PHF	.843	.974	.938	.971	.867	.899	.813	.956	.862	.949	.848	.976	.791	.838	.932	.890	.980
Pass Cars	116	829	243	1188	288	671	243	1202	231	772	139	1142	116	504	164	784	4316
% Pass Cars	98.3	99.4	99.6	99.3	100	99.3	99.6	99.5	100	99.7	100	99.8	99.1	99.6	100	99.6	99.6
Single Units	1	3	1	5	0	5	0	5	0	2	0	2	0	2	0	2	14
% Single Units	0.8	0.4	0.4	0.4	0	0.7	0	0.4	0	0.3	0	0.2	0	0.4	0	0.3	0.3
Heavy Trucks	1	2	0	3	0	0	1	1	0	0	0	0	1	0	0	1	5
% Heavy Trucks	0.8	0.2	0	0.3	0	0	0.4	0.1	0	0	0	0	0.9	0	0	0.1	0.1
Peds	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Peds	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



Traffic Data Collection, LLC

www:tdccounts.com

Phone: 586.786-5407

Traffic Study Performed For:

ROWE Professional Services Company

Project: Northville Traffic Impact Study
Study:4 Hr. Video Turning Movement Count
Weather: Sunny/Cldy. Dry Deg's 80's
Count By Miovision Video VCU 4PU SE

File Name : TMC_6 7 Mile & Schoolcraft_8-30-18
Site Code : TMC_6
Start Date : 8/30/2018
Page No : 1

4 Hour traffic study was conducted during typical weekday (Tuesday-Thursday) from 7:00 AM - 9:00 AM morning & 4:00 PM - 6:00 PM afternoon peak hours, while school was not in session.

Groups Printed- Pass Cars - Single Units - Heavy Trucks - Peds

	AMC 20 Theater Drive Southbound					7 Mile Road Westbound					Schoolcraft Drive Northbound					7 Mile Road Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	0	1	2	0	3	6	132	21	0	159	17	0	1	0	18	5	161	0	0	166	346
07:15 AM	0	0	8	0	8	4	141	37	0	182	5	1	1	0	7	6	181	0	0	187	384
07:30 AM	0	0	4	0	4	7	172	59	0	238	7	1	0	0	8	12	182	0	0	194	444
07:45 AM	1	0	4	0	5	15	274	93	0	382	17	1	3	0	21	19	182	0	0	201	609
Total	1	1	18	0	20	32	719	210	0	961	46	3	5	0	54	42	706	0	0	748	1783
08:00 AM	2	3	3	0	8	12	195	54	0	261	11	0	1	0	12	8	212	0	0	220	501
08:15 AM	0	0	3	0	3	9	191	64	0	264	7	0	0	0	7	13	214	0	0	227	501
08:30 AM	3	0	6	0	9	5	195	53	0	253	8	0	2	0	10	7	219	0	0	226	498
08:45 AM	0	0	2	0	2	9	242	77	0	328	18	0	1	0	19	18	190	0	0	208	557
Total	5	3	14	0	22	35	823	248	0	1106	44	0	4	0	48	46	835	0	0	881	2057
*** BREAK ***																					
04:00 PM	4	1	26	0	31	44	277	19	0	340	100	2	9	0	111	1	255	1	0	257	739
04:15 PM	3	0	17	0	20	58	317	31	1	407	69	4	6	0	79	1	234	1	0	236	742
04:30 PM	3	0	16	0	19	50	284	44	0	378	99	3	9	0	111	0	274	2	0	276	784
04:45 PM	4	2	15	0	21	73	282	50	0	405	80	7	7	0	94	8	191	2	0	201	721
Total	14	3	74	0	91	225	1160	144	1	1530	348	16	31	0	395	10	954	6	0	970	2986
05:00 PM	2	1	15	0	18	68	301	40	0	409	121	1	14	0	136	7	280	1	0	288	851
05:15 PM	1	2	12	0	15	70	308	48	0	426	80	5	5	0	90	4	230	0	0	234	765
05:30 PM	2	1	12	0	15	78	289	68	0	435	71	12	8	0	91	6	231	1	0	238	779
05:45 PM	6	1	17	0	24	54	277	60	0	391	71	4	6	0	81	12	218	0	0	230	726
Total	11	5	56	0	72	270	1175	216	0	1661	343	22	33	0	398	29	959	2	0	990	3121
Grand Total	31	12	162	0	205	562	3877	818	1	5258	781	41	73	0	895	127	3454	8	0	3589	9947
Apprch %	15.1	5.9	79	0		10.7	73.7	15.6	0		87.3	4.6	8.2	0		3.5	96.2	0.2	0		
Total %	0.3	0.1	1.6	0	2.1	5.6	39	8.2	0	52.9	7.9	0.4	0.7	0	9	1.3	34.7	0.1	0	36.1	
Pass Cars	31	12	159	0	202	557	3833	817	0	5207	776	41	73	0	890	127	3412	8	0	3547	9846
% Pass Cars	100	100	98.1	0	98.5	99.1	98.9	99.9	0	99	99.4	100	100	0	99.4	100	98.8	100	0	98.8	99
Single Units	0	0	3	0	3	5	32	1	0	38	5	0	0	0	5	0	30	0	0	30	76
% Single Units	0	0	1.9	0	1.5	0.9	0.8	0.1	0	0.7	0.6	0	0	0	0.6	0	0.9	0	0	0.8	0.8
Heavy Trucks	0	0	0	0	0	0	12	0	0	12	0	0	0	0	0	0	12	0	0	12	24
% Heavy Trucks	0	0	0	0	0	0	0.3	0	0	0.2	0	0	0	0	0	0	0.3	0	0	0.3	0.2
Peds	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
% Peds	0	0	0	0	0	0	0	0	100	0	0	0	0	0	0	0	0	0	0	0	0

TDC Traffic Comments: Signalized intersection with ped. signals for north & south legs. No push buttons. Video VCU camera was located within SE intersection quadrant. Note: Peds. are excluded from peak hour reports. Traffic study was performed for ROWE Professional Services Company for Northville Traffic Impact Study.

Traffic Data Collection, LLC

www:tdccounts.com

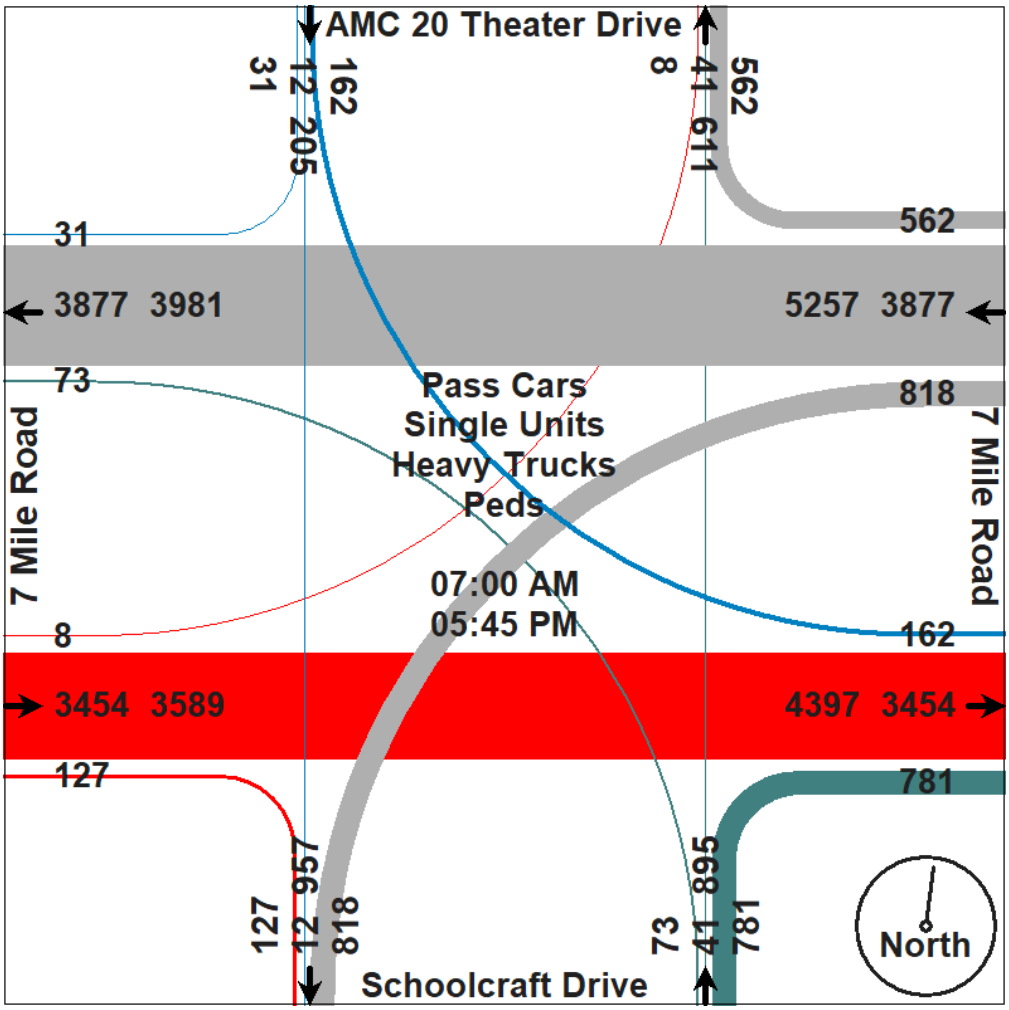
Phone: 586.786-5407

Traffic Study Performed For:

ROWE Professional Services Company

Project: Northville Traffic Impact Study
Study:4 Hr. Video Turning Movement Count
Weather: Sunny/Cldy. Dry Deg's 80's
Count By Miovision Video VCU 4PU SE

File Name : TMC_6 7 Mile & Schoolcraft_8-30-18
Site Code : TMC_6
Start Date : 8/30/2018
Page No : 2



Traffic Data Collection, LLC

www:tdccounts.com

Phone: 586.786-5407

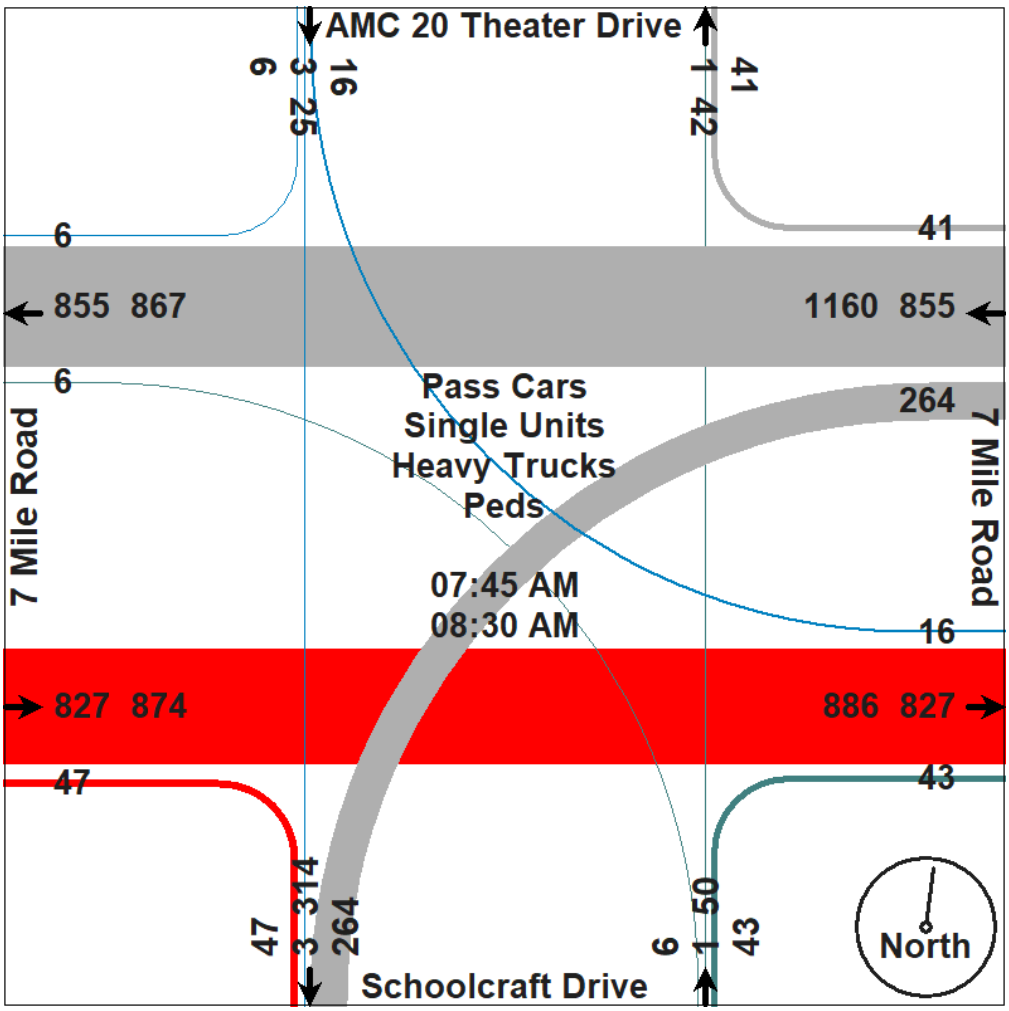
Traffic Study Performed For:

ROWE Professional Services Company

Project: Northville Traffic Impact Study
Study:4 Hr. Video Turning Movement Count
Weather: Sunny/Cldy. Dry Deg's 80's
Count By Miovision Video VCU 4PU SE

File Name : TMC_6 7 Mile & Schoolcraft_8-30-18
Site Code : TMC_6
Start Date : 8/30/2018
Page No : 3

	AMC 20 Theater Drive Southbound				7 Mile Road Westbound				Schoolcraft Drive Northbound				7 Mile Road Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	1	0	4	5	**15**	**274**	**93**	**382**	**17**	**1**	**3**	**21**	**19**	182	0	201	**609**
08:00 AM	2	**3**	3	8	12	195	54	261	11	0	1	12	8	212	0	220	501
08:15 AM	0	0	3	3	9	191	64	264	7	0	0	7	13	214	0	**227**	501
08:30 AM	**3**	0	**6**	**9**	5	195	53	253	8	0	2	10	7	**219**	0	226	498
Total Volume	6	3	16	25	41	855	264	1160	43	1	6	50	47	827	0	874	2109
% App. Total	24	12	64		3.5	73.7	22.8		86	2	12		5.4	94.6	0		
PHF	.500	.250	.667	.694	.683	.780	.710	.759	.632	.250	.500	.595	.618	.944	.000	.963	.866
Pass Cars	6	3	14	23	38	844	264	1146	43	1	6	50	47	805	0	852	2071
% Pass Cars	100	100	87.5	92.0	92.7	98.7	100	98.8	100	100	100	100	100	97.3	0	97.5	98.2
Single Units	0	0	2	2	3	7	0	10	0	0	0	0	0	18	0	18	30
% Single Units	0	0	12.5	8.0	7.3	0.8	0	0.9	0	0	0	0	0	2.2	0	2.1	1.4
Heavy Trucks	0	0	0	0	0	4	0	4	0	0	0	0	0	4	0	4	8
% Heavy Trucks	0	0	0	0	0	0.5	0	0.3	0	0	0	0	0	0.5	0	0.5	0.4
Peds	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Peds	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



Traffic Data Collection, LLC

www:tdccounts.com

Phone: 586.786-5407

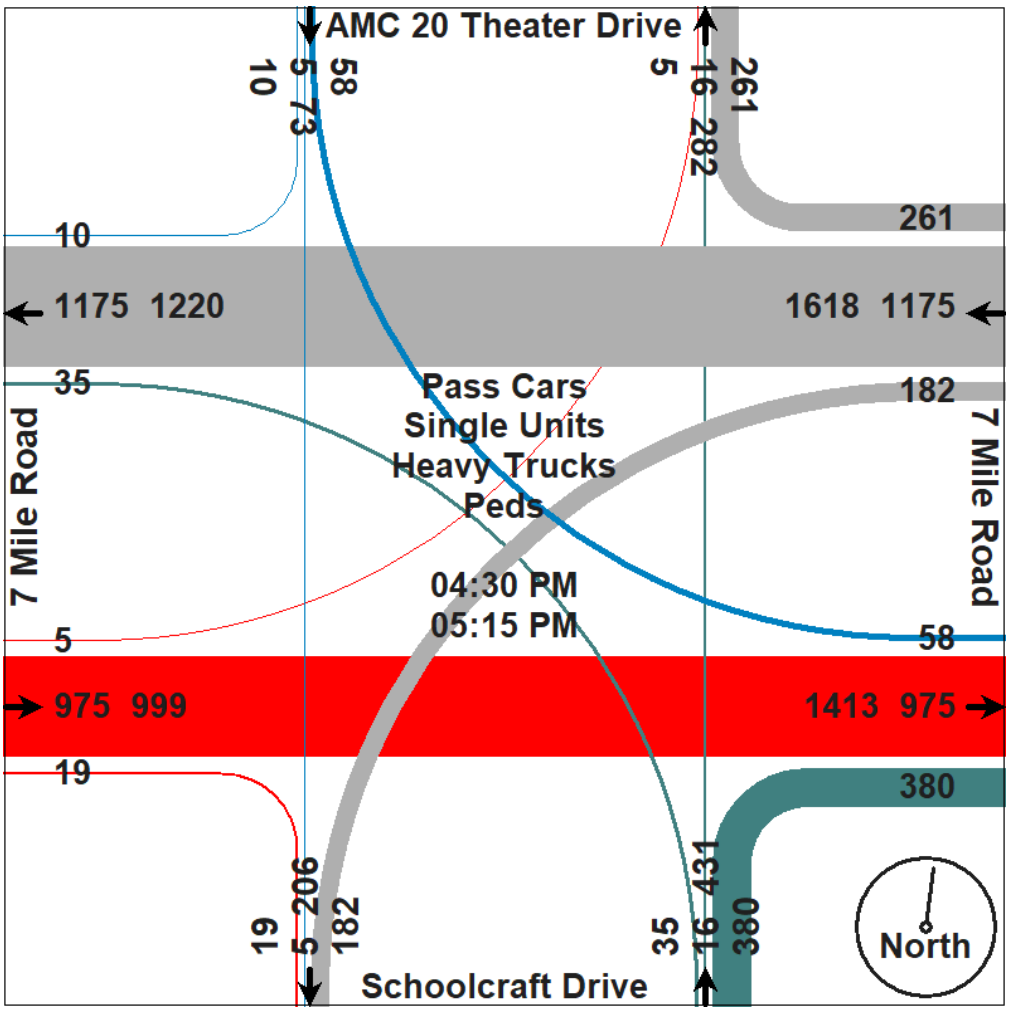
Traffic Study Performed For:

ROWE Professional Services Company

Project: Northville Traffic Impact Study
Study:4 Hr. Video Turning Movement Count
Weather: Sunny/Cldy. Dry Deg's 80's
Count By Miovision Video VCU 4PU SE

File Name : TMC_6 7 Mile & Schoolcraft_8-30-18
Site Code : TMC_6
Start Date : 8/30/2018
Page No : 4

	AMC 20 Theater Drive Southbound				7 Mile Road Westbound				Schoolcraft Drive Northbound				7 Mile Road Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	3	0	**16**	19	50	284	44	378	99	3	9	111	0	274	**2**	276	784
04:45 PM	**4**	**2**	15	**21**	**73**	282	**50**	405	80	**7**	7	94	**8**	191	2	201	721
05:00 PM	2	1	15	18	68	301	40	409	**121**	1	**14**	**136**	7	**280**	1	**288**	**851**
05:15 PM	1	2	12	15	70	**308**	48	**426**	80	5	5	90	4	230	0	234	765
Total Volume	10	5	58	73	261	1175	182	1618	380	16	35	431	19	975	5	999	3121
% App. Total	13.7	6.8	79.5		16.1	72.6	11.2		88.2	3.7	8.1		1.9	97.6	0.5		
PHF	.625	.625	.906	.869	.894	.954	.910	.950	.785	.571	.625	.792	.594	.871	.625	.867	.917
Pass Cars	10	5	58	73	260	1167	181	1608	379	16	35	430	19	968	5	992	3103
% Pass Cars	100	100	100	100	99.6	99.3	99.5	99.4	99.7	100	100	99.8	100	99.3	100	99.3	99.4
Single Units	0	0	0	0	1	6	1	8	1	0	0	1	0	4	0	4	13
% Single Units	0	0	0	0	0.4	0.5	0.5	0.5	0.3	0	0	0.2	0	0.4	0	0.4	0.4
Heavy Trucks	0	0	0	0	0	2	0	2	0	0	0	0	0	3	0	3	5
% Heavy Trucks	0	0	0	0	0	0.2	0	0.1	0	0	0	0	0	0.3	0	0.3	0.2
Peds	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Peds	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



SEMCOG | Southeast Michigan Council of Governments

Community Profiles

YOU ARE VIEWING DATA FOR:

Wayne County

500 Griswold St
Detroit, MI 48226-3480
http://www.waynecounty.com/

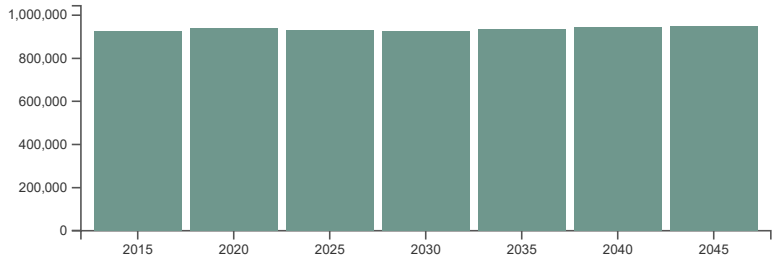
SEMCOG MEMBER

Census 2010 Population:
1,820,650
Area: 617.5 square miles

Economy & Jobs

Link to American Community Survey (ACS) Profiles: **Select a Year** 2016 **Economic**

Forecasted Jobs



Source: **SEMCOG 2045 Regional Development Forecast**

Forecasted Jobs by Industry Sector

Forecasted Jobs By Industry Sector	2015	2020	2025	2030	2035	2040	2045	Change 2015-2045	Pct Change 2015-2045
Natural Resources, Mining, & Construction	33,730	33,785	32,401	33,029	33,535	33,377	33,154	-576	-1.7%
Manufacturing	92,985	88,494	83,198	76,897	72,826	69,418	65,559	-27,426	-29.5%
Wholesale Trade	32,187	32,692	32,703	32,476	32,561	32,579	32,383	196	0.6%
Retail Trade	81,255	81,480	76,529	72,923	71,844	70,728	69,073	-12,182	-15%
Transportation, Warehousing, & Utilities	55,164	55,204	54,047	53,254	53,365	53,523	53,426	-1,738	-3.2%
Information & Financial Activities	78,139	80,039	78,399	77,068	77,256	77,318	76,948	-1,191	-1.5%
Professional and Technical Services & Corporate HQ	92,556	96,958	99,311	101,968	105,916	109,493	112,169	19,613	21.2%
Administrative, Support, & Waste Services	63,308	65,309	66,893	67,797	69,676	71,437	72,691	9,383	14.8%
Education Services	60,011	59,812	58,794	58,349	58,844	59,433	59,999	-12	0%
Healthcare Services	146,408	151,480	155,522	157,075	163,651	170,551	176,210	29,802	20.4%
Leisure & Hospitality	89,326	92,222	93,151	93,312	94,855	96,383	97,707	8,381	9.4%
Other Services	63,441	64,178	63,270	62,558	62,767	62,659	61,909	-1,532	-2.4%
Public Administration	39,291	38,756	38,171	37,915	37,961	38,050	38,117	-1,174	-3%
Total Employment Numbers	927,801	940,409	932,389	924,621	935,057	944,949	949,345	21,544	2.3%

Source: **SEMCOG 2045 Regional Development Forecast**

SEMCOG | Southeast Michigan Council of Governments

Community Profiles

YOU ARE VIEWING DATA FOR:

Wayne County

500 Griswold St
Detroit, MI 48226-3480
http://www.waynecounty.com/

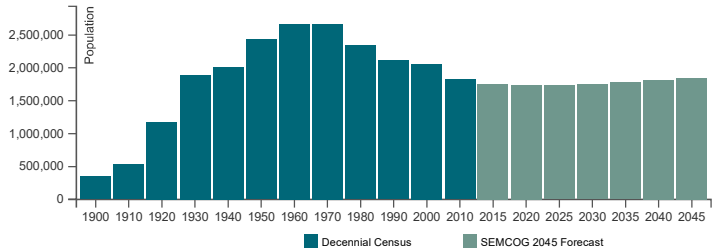
SEMCOG MEMBER

Census 2010 Population: 1,820,650
Area: 617.5 square miles

Population and Households

Link to American Community Survey (ACS) Profiles: **Select a Year** 2016 **Social** | **Demographic**
Population and Household Estimates for Southeast Michigan, 2017

Population Forecast



Population and Households

Population and Households	Census 2010	Change 2000-2010	Pct Change 2000-2010	SEMCOG Jul 2017	SEMCOG 2045
Total Population	1,820,650	-240,512	-11.7%	1,743,810	1,844,061
Group Quarters Population	23,849	-8,769	-26.9%	24,548	28,952
Household Population	1,796,801	-231,743	-11.4%	1,719,262	1,815,109
Housing Units	821,729	-4,416	-0.5%	804,025	-
Households (Occupied Units)	702,776	-65,664	-8.5%	686,808	740,975
Residential Vacancy Rate	14.5%	7.5%	-	14.6%	-
Average Household Size	2.56	-0.08	-	2.50	2.45

Source: **U.S. Census Bureau**, **SEMCOG Population and Household Estimates**, and **SEMCOG 2045 Regional Development Forecast**

Components of Population Change

Components of Population Change	2000-2005 Avg.	2006-2010 Avg.	2011-2015 Avg.
Natural Increase (Births - Deaths)	11,575	7,384	5,571
Births	35,080	25,687	23,456
Deaths	23,505	18,303	17,885
Net Migration (Movement In - Movement Out)	-31,755	-35,307	-17,711
Population Change (Natural Increase + Net Migration)	-20,180	-27,923	-12,140

Source: **Michigan Department of Community Health Vital Statistics**, **U.S. Census Bureau**, and SEMCOG

Appendix B

EXISTING TRAFFIC CONDITIONS

Level of Service Criteria for Stop Sign Controlled Intersections

The level of service criteria are given in Exhibit 20-2. As used here, control delay is defined as the total elapsed time from the time a vehicle stops at the end of the queue until the vehicle departs from the stop line; this time includes the time required for the vehicle to travel from the last-in-queue position to the first-in-queue position, including deceleration of vehicles from free-flow speed to the speed of vehicles in queue.

The average total delay for any particular controlled movement is a function three (capacity) factors: distribution of gaps in the major-street traffic stream, driver judgment in selecting gaps through which to execute the desired maneuvers, and the follow-up headways required by each driver in a queue.

The basic capacity model assumes gaps in the conflicting movements are randomly distributed. When traffic signals are present on the major street, upstream of the subject intersection, flows may not be random but will likely have some platoon structure. Although the procedures in this chapter provide a method for approximating the operations of a TWSC intersection with an upstream signal, the operations of such an intersection is arguably best handled by including it in a complete simulation

Exhibit 20-2. Level of Service Criteria for Stop-Controlled Intersections (Motor Vehciles)

LEVEL OF SERVICE	AVERAGE CONTROL DELAY (sec/veh)
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

Average total delay less than 10 sec/veh is defined as Level of Service (LOS) A. Follow-up times of less than 5 sec have been measured when there is no conflicting traffic for a minor street movement, so control delays of less than 10 sec/veh are appropriate for low flow conditions. A total delay of 50 sec/veh is assumed as the break point between LOS E and F.

The LOS criteria for TWSC intersections differ somewhat from the criteria used in Chapter 19 for signalized intersections, primarily because user perceptions differ among transportation facility types. The expectation is that a signalized intersection is designed to carry higher traffic volumes and will present greater delay than an unsignalized intersection. Additionally, several driver behavior considerations combine to make delays at signalized intersections less onerous than at unsignalized intersections. For example, drivers at signalized intersections are able to relax during the red interval, where drivers on the minor approaches to unsignalized intersections must remain attentive to the task of identifying acceptable gaps and vehicle conflicts. Also, there is often much more variability in the amount of delay experienced by individual drivers at unsignalized than signalized intersections. For these reasons, it is considered that the total delay threshold for any given level of service is less for an unsignalized intersection than for a signalized intersection.

LOS F exists when there are insufficient gaps of suitable size to allow a side street demand to cross safely through a major street traffic stream. This level of service is generally evident from extremely long total delays experienced by side street traffic and by queueing on the minor approaches. The method, however, is based on a constant critical gap size - that is, the critical gap remains constant, no matter how long the side street motorist waits. LOS F may also appear in the form of side street vehicles' selecting smaller-than-usual gaps. In such cases, safety may be a problem and some disruption to the major traffic stream may result. It is important to note that LOS F may not always result in long queues but may result in adjustments to normal gap acceptance behavior. The latter is more difficult to observe on the field than queueing, which is more obvious.

Source: Highway Capacity Manual, 6th Edition. Transportation Research Board, National Research Council

Level of Service for Signalized Intersections

Level of service for signalized intersections is defined in terms of delay, which is a measure of driver discomfort and frustration, fuel consumption, and lost travel time. LOS can be characterized for the entire intersection, each intersection approach, and each lane group. Specifically, level-of-service (LOS) criteria are stated in terms of the average stopped delay per vehicle. The criteria are given in Exhibit 19-8. Delay may be measured in the field or estimated using procedures presented later in this chapter. Delay is a complex measure and is dependent on a number of variables, including the quality of progression, the cycle length, the green ratio, and the v/c ratio for the lane group in question.

LOS A describes operations with a control delay of 10 s/veh or less. This level is typically assigned when the volume-to-capacity ratio is low and either progression is extremely favorable or the cycle length is very short. If LOS A is the result of favorable progression, most vehicles arrive during a green indication and travel through the intersection without stopping.

LOS B describes operations with control delay between 10 and 20 s/veh. This level is typically assigned when the volume-to-capacity ratio is low and either progression is highly favorable or the cycle length is short. More vehicles stop than with LOS A.

Exhibit 19.8. Level-of-Service Criteria for Signalized Intersections (Motorized Vehicles)

LEVEL OF SERVICE	STOPPED DELAY PER VEHICLE (SEC)
A	≤10.0
B	> 10.0 and ≤20.0
C	> 20.0 and ≤ 35.0
D	> 35.0 and ≤ 55.0
E	> 55.0 and ≤ 80.0
F	>80.0

1. If the v/c ratio for a lane group exceeds 1.0, a LOS F is assigned to the individual lane group. LOS for approach-based and intersection-wide assessments are determined solely by the control delay.

LOS C describes operations with control delay between 20 and 35 s/veh. This level is typically assigned when progression is favorable or the cycle length is moderate. Individual *cycle failures* (i.e. one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear at this level. The number if vehicle stopping is significant, although many vehicles still pass through the intersection without stopping.

LOS D describes operations with control delay between 35 and 55 s/veh. This level is typically assigned when when the volume-to-capacity ratio is high and either progression is ineffective or the cycle length is long. Many vehicles stop and individual cycle failures are noticeable.

LOS E describes operations with control delay between 55 and 80 s/veh. This level is typically assigned when when the volume-to-capacity ratio is high, progression is unfavorable, and the cycle length is long. Individual cycle failures are frequent.

LOS F describes operations with control delay exceeding 80 s/veh or a volume-to-capacity ratio greater than 1.0. This level, considered to be unacceptable to most drivers, often occurs with over-saturation, that is, when arrival flow rates exceed the capacity of the intersection. This level is typically assigned when the volume-to-capacity ratio is high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.

Source: Highway Capacity Manual, 6th Edition. Transportation Research Board, National Research Council

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	108	606	86	223	426	230	60	499	122	159	395	43
Future Volume (veh/h)	108	606	86	223	426	230	60	499	122	159	395	43
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1953	1953	1953	1984	1984	1984	1953	1953	1953	1969	1969	1969
Adj Flow Rate, veh/h	115	645	91	293	561	303	65	537	131	181	449	49
Peak Hour Factor	0.94	0.94	0.94	0.76	0.76	0.76	0.93	0.93	0.93	0.88	0.88	0.88
Percent Heavy Veh, %	3	3	3	1	1	1	3	3	3	2	2	2
Cap, veh/h	249	890	125	285	644	348	391	803	195	307	923	100
Arrive On Green	0.02	0.09	0.09	0.02	0.09	0.09	0.07	0.27	0.27	0.14	0.54	0.54
Sat Flow, veh/h	1860	3266	460	1890	2364	1276	1860	2960	719	1875	3403	370
Grp Volume(v), veh/h	115	366	370	293	447	417	65	336	332	181	246	252
Grp Sat Flow(s),veh/h/ln	1860	1856	1870	1890	1885	1755	1860	1856	1824	1875	1870	1902
Q Serve(g_s), s	0.0	15.4	15.4	5.8	18.7	18.8	0.0	12.9	13.0	0.0	6.5	6.6
Cycle Q Clear(g_c), s	0.0	15.4	15.4	5.8	18.7	18.8	0.0	12.9	13.0	0.0	6.5	6.6
Prop In Lane	1.00		0.25	1.00		0.73	1.00		0.39	1.00		0.19
Lane Grp Cap(c), veh/h	249	506	510	285	514	478	391	503	495	307	507	516
V/C Ratio(X)	0.46	0.72	0.73	1.03	0.87	0.87	0.17	0.67	0.67	0.59	0.48	0.49
Avail Cap(c_a), veh/h	249	506	510	285	514	478	391	503	495	307	507	516
HCM Platoon Ratio	0.33	0.33	0.33	0.33	0.33	0.33	1.00	1.00	1.00	2.00	2.00	2.00
Upstream Filter(I)	0.75	0.75	0.75	0.92	0.92	0.92	1.00	1.00	1.00	0.99	0.99	0.99
Uniform Delay (d), s/veh	35.9	33.5	33.5	36.9	35.0	35.0	23.6	25.9	26.0	29.8	14.8	14.8
Incr Delay (d2), s/veh	1.0	6.6	6.7	58.4	16.8	18.0	0.2	6.9	7.1	2.9	3.3	3.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.1	8.4	8.5	10.1	11.6	11.0	0.9	6.1	6.1	3.1	2.6	2.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	36.9	40.1	40.1	95.3	51.8	53.0	23.8	32.8	33.1	32.7	18.1	18.1
LnGrp LOS	D	D	D	F	D	D	C	C	C	C	B	B
Approach Vol, veh/h		851			1157			733			679	
Approach Delay, s/veh		39.7			63.2			32.1			22.0	
Approach LOS		D			E			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.0	28.0	12.0	28.0	12.0	28.0	12.0	28.0
Change Period (Y+Rc), s	6.3	6.3	* 6.2	* 6.2	6.3	6.3	* 6.2	* 6.2
Max Green Setting (Gmax), s	5.7	21.7	* 5.8	* 22	5.7	21.7	* 5.8	* 22
Max Q Clear Time (g_c+I1), s	2.0	0.0	7.8	0.0	2.0	0.0	2.0	0.0
Green Ext Time (p_c), s	0.2	0.0	0.0	0.0	0.0	0.0	0.1	0.0

Intersection Summary	
HCM 6th Ctrl Delay	42.5
HCM 6th LOS	D

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	839	48	268	867	42	6	1	44	16	3	6
Future Volume (veh/h)	0	839	48	268	867	42	6	1	44	16	3	6
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1758	1758	1758	1786	1786	1786	1800	1800	1800	1688	1688	1688
Adj Flow Rate, veh/h	0	883	51	353	1141	55	10	2	73	23	4	9
Peak Hour Factor	0.95	0.95	0.95	0.76	0.76	0.76	0.60	0.60	0.60	0.69	0.69	0.69
Percent Heavy Veh, %	3	3	3	1	1	1	0	0	0	8	8	8
Cap, veh/h	90	1958	873	468	2611	1165	159	22	280	164	34	77
Arrive On Green	0.00	0.19	0.19	0.11	0.77	0.77	0.11	0.07	0.07	0.07	0.07	0.07
Sat Flow, veh/h	418	3340	1490	1701	3393	1514	1036	292	1525	1135	462	1039
Grp Volume(v), veh/h	0	883	51	353	1141	55	12	0	73	23	0	13
Grp Sat Flow(s),veh/h/ln	418	1670	1490	1701	1697	1514	1328	0	1525	1135	0	1501
Q Serve(g_s), s	0.0	18.7	2.2	5.9	9.3	0.7	0.1	0.0	3.3	1.5	0.0	0.6
Cycle Q Clear(g_c), s	0.0	18.7	2.2	5.9	9.3	0.7	0.8	0.0	3.3	2.3	0.0	0.6
Prop In Lane	1.00		1.00	1.00		1.00	0.83		1.00	1.00		0.69
Lane Grp Cap(c), veh/h	90	1958	873	468	2611	1165	224	0	280	164	0	111
V/C Ratio(X)	0.00	0.45	0.06	0.75	0.44	0.05	0.05	0.00	0.26	0.14	0.00	0.12
Avail Cap(c_a), veh/h	90	1958	873	794	2611	1165	299	0	365	227	0	195
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	0.60	0.60	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	20.9	14.3	11.2	3.2	2.2	33.5	0.0	28.0	35.7	0.0	34.6
Incr Delay (d2), s/veh	0.0	0.5	0.1	2.5	0.5	0.1	0.1	0.0	0.5	0.4	0.0	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	8.2	0.6	2.5	1.5	0.1	0.2	0.0	1.2	0.4	0.0	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	21.3	14.3	13.7	3.7	2.3	33.6	0.0	28.5	36.1	0.0	35.0
LnGrp LOS	A	C	B	B	A	A	C	A	C	D	A	D
Approach Vol, veh/h		934			1549			85			36	
Approach Delay, s/veh		21.0			6.0			29.2			35.7	
Approach LOS		C			A			C			D	

Timer - Assigned Phs	1	2		4		6		8
Phs Duration (G+Y+Rc), s	14.7	52.8		12.5		67.5		12.5
Change Period (Y+Rc), s	* 5.9	* 5.9		6.6		* 5.9		6.6
Max Green Setting (Gmax), s	* 24	* 27		10.4		* 57		10.4
Max Q Clear Time (g_c+I1), s	7.9	0.0		5.3		0.0		4.3
Green Ext Time (p_c), s	0.9	0.0		0.1		0.0		0.0

Intersection Summary	
HCM 6th Ctrl Delay	12.5
HCM 6th LOS	B

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	7	868	24	198	1174	65	1	0	7	0	0	2
Future Vol, veh/h	7	868	24	198	1174	65	1	0	7	0	0	2
Conflicting Peds, #/hr	1	0	0	0	0	1	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	0	250	-	180	-	-	0	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	87	87	87	67	67	67	60	60	60
Heavy Vehicles, %	2	2	2	1	1	1	0	0	0	0	0	0
Mvmt Flow	7	914	25	228	1349	75	1	0	10	0	0	3

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1425	0	0	939	0	0	2059	2809	457	2277	2759	676
Stage 1	-	-	-	-	-	-	928	928	-	1806	1806	-
Stage 2	-	-	-	-	-	-	1131	1881	-	471	953	-
Critical Hdwy	4.14	-	-	4.12	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.22	-	-	2.21	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	473	-	-	732	-	-	33	18	556	22	20	401
Stage 1	-	-	-	-	-	-	292	349	-	84	132	-
Stage 2	-	-	-	-	-	-	220	121	-	548	340	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	473	-	-	732	-	-	25	12	556	16	14	401
Mov Cap-2 Maneuver	-	-	-	-	-	-	25	12	-	16	14	-
Stage 1	-	-	-	-	-	-	288	344	-	83	91	-
Stage 2	-	-	-	-	-	-	150	83	-	530	335	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	1.7	29.9	14.1
HCM LOS			D	B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	25	556	473	-	-	732	-	-	-	401
HCM Lane V/C Ratio	0.06	0.019	0.016	-	-	0.311	-	-	-	0.008
HCM Control Delay (s)	158	11.6	12.7	-	-	12.1	-	-	0	14.1
HCM Lane LOS	F	B	B	-	-	B	-	-	A	B
HCM 95th %tile Q(veh)	0.2	0.1	0	-	-	1.3	-	-	-	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	0	5	827	10	3	597
Future Volume (veh/h)	0	5	827	10	3	597
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	2000	2000	1969	1969	1953	1953
Adj Flow Rate, veh/h	0	8	962	12	3	671
Peak Hour Factor	0.60	0.60	0.86	0.86	0.89	0.89
Percent Heavy Veh, %	0	0	2	2	3	3
Cap, veh/h	27	24	3119	39	562	3060
Arrive On Green	0.00	0.01	1.00	1.00	0.82	0.82
Sat Flow, veh/h	1905	1695	3882	47	573	3809
Grp Volume(v), veh/h	0	8	476	498	3	671
Grp Sat Flow(s),veh/h/ln	1905	1695	1870	1960	573	1856
Q Serve(g_s), s	0.0	0.4	0.0	0.0	0.1	3.1
Cycle Q Clear(g_c), s	0.0	0.4	0.0	0.0	0.1	3.1
Prop In Lane	1.00	1.00		0.02	1.00	
Lane Grp Cap(c), veh/h	27	24	1542	1616	562	3060
V/C Ratio(X)	0.00	0.33	0.31	0.31	0.01	0.22
Avail Cap(c_a), veh/h	319	284	1542	1616	562	3060
HCM Platoon Ratio	1.00	1.00	2.00	2.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	0.70	0.70	1.00	1.00
Uniform Delay (d), s/veh	0.0	39.1	0.0	0.0	1.2	1.5
Incr Delay (d2), s/veh	0.0	7.8	0.4	0.3	0.0	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.2	0.2	0.2	0.0	0.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	0.0	46.8	0.4	0.3	1.3	1.7
LnGrp LOS	A	D	A	A	A	A
Approach Vol, veh/h	8		974			674
Approach Delay, s/veh	46.8		0.4			1.7
Approach LOS	D		A			A

Timer - Assigned Phs		2				6	8
Phs Duration (G+Y+Rc), s		72.3				72.3	7.7
Change Period (Y+Rc), s		6.3				6.3	6.6
Max Green Setting (Gmax), s		53.7				53.7	13.4
Max Q Clear Time (g_c+I1), s		2.0				5.1	2.4
Green Ext Time (p_c), s		6.7				4.8	0.0

Intersection Summary	
HCM 6th Ctrl Delay	1.1
HCM 6th LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	166	532	119	248	717	292	141	861	234	248	914	120
Future Volume (veh/h)	166	532	119	248	717	292	141	861	234	248	914	120
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	2000	2000	2000	1984	1984	1984	2000	2000	2000	1984	1984	1984
Adj Flow Rate, veh/h	187	598	134	261	755	307	148	906	246	261	962	126
Peak Hour Factor	0.89	0.89	0.89	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	0	0	0	1	1	1	0	0	0	1	1	1
Cap, veh/h	228	841	188	288	713	290	226	801	217	225	909	119
Arrive On Green	0.02	0.09	0.09	0.02	0.09	0.09	0.07	0.27	0.27	0.05	0.18	0.18
Sat Flow, veh/h	1905	3086	690	1890	2615	1063	1905	2955	801	1890	3352	439
Grp Volume(v), veh/h	187	368	364	261	544	518	148	582	570	261	541	547
Grp Sat Flow(s),veh/h/ln	1905	1900	1876	1890	1885	1793	1905	1900	1856	1890	1885	1905
Q Serve(g_s), s	4.0	15.0	15.1	4.6	21.8	21.8	2.2	21.7	21.7	5.7	21.7	21.7
Cycle Q Clear(g_c), s	4.0	15.0	15.1	4.6	21.8	21.8	2.2	21.7	21.7	5.7	21.7	21.7
Prop In Lane	1.00		0.37	1.00		0.59	1.00		0.43	1.00		0.23
Lane Grp Cap(c), veh/h	228	518	511	288	514	489	226	515	503	225	511	517
V/C Ratio(X)	0.82	0.71	0.71	0.91	1.06	1.06	0.66	1.13	1.13	1.16	1.06	1.06
Avail Cap(c_a), veh/h	228	518	511	288	514	489	226	515	503	225	511	517
HCM Platoon Ratio	0.33	0.33	0.33	0.33	0.33	0.33	1.00	1.00	1.00	0.67	0.67	0.67
Upstream Filter(I)	0.71	0.71	0.71	0.87	0.87	0.87	1.00	1.00	1.00	0.89	0.89	0.89
Uniform Delay (d), s/veh	37.2	33.3	33.4	36.3	36.4	36.4	34.8	29.1	29.2	36.9	32.7	32.7
Incr Delay (d2), s/veh	15.4	5.8	5.9	27.2	53.7	54.9	6.7	80.3	81.8	107.5	53.8	53.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.5	8.3	8.2	7.1	18.4	17.7	2.9	20.4	20.1	10.6	17.5	17.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	52.6	39.1	39.3	63.5	90.1	91.3	41.5	109.5	110.9	144.4	86.5	86.5
LnGrp LOS	D	D	D	E	F	F	D	F	F	F	F	F
Approach Vol, veh/h		919			1323			1300			1349	
Approach Delay, s/veh		41.9			85.3			102.4			97.7	
Approach LOS		D			F			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.0	28.0	12.0	28.0	12.0	28.0	12.0	28.0
Change Period (Y+Rc), s	6.3	6.3	* 6.2	* 6.2	6.3	6.3	* 6.2	* 6.2
Max Green Setting (Gmax), s	5.7	21.7	* 5.8	* 22	5.7	21.7	* 5.8	* 22
Max Q Clear Time (g_c+I1), s	7.7	0.0	6.6	0.0	4.2	0.0	6.0	0.0
Green Ext Time (p_c), s	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	85.1
HCM 6th LOS	F

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	5	990	19	185	1211	265	36	16	386	59	5	10
Future Volume (veh/h)	5	990	19	185	1211	265	36	16	386	59	5	10
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1786	1786	1786	1786	1786	1786	1800	1800	1800	1800	1800	1800
Adj Flow Rate, veh/h	6	1138	22	195	1275	279	46	20	367	68	6	11
Peak Hour Factor	0.87	0.87	0.87	0.95	0.95	0.95	0.79	0.79	0.79	0.87	0.87	0.87
Percent Heavy Veh, %	1	1	1	1	1	1	0	0	0	0	0	0
Cap, veh/h	198	1496	667	285	2032	906	306	117	502	283	139	256
Arrive On Green	0.15	0.15	0.15	0.08	0.60	0.60	0.28	0.25	0.25	0.25	0.25	0.25
Sat Flow, veh/h	301	3393	1514	1701	3393	1514	937	478	1525	911	569	1043
Grp Volume(v), veh/h	6	1138	22	195	1275	279	66	0	367	68	0	17
Grp Sat Flow(s),veh/h/ln	301	1697	1514	1701	1697	1514	1415	0	1525	911	0	1612
Q Serve(g_s), s	1.4	25.8	1.0	4.7	19.3	7.3	1.8	0.0	17.0	5.1	0.0	0.6
Cycle Q Clear(g_c), s	8.1	25.8	1.0	4.7	19.3	7.3	2.6	0.0	17.0	7.7	0.0	0.6
Prop In Lane	1.00		1.00	1.00		1.00	0.70		1.00	1.00		0.65
Lane Grp Cap(c), veh/h	198	1496	667	285	2032	906	469	0	502	283	0	395
V/C Ratio(X)	0.03	0.76	0.03	0.68	0.63	0.31	0.14	0.00	0.73	0.24	0.00	0.04
Avail Cap(c_a), veh/h	198	1496	667	357	2032	906	518	0	555	315	0	451
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.44	0.44	0.44	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	25.5	30.1	19.5	16.6	10.3	7.9	23.0	0.0	23.7	26.8	0.0	23.0
Incr Delay (d2), s/veh	0.1	1.7	0.0	3.8	1.5	0.9	0.1	0.0	4.4	0.4	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	11.8	0.3	1.7	5.9	2.1	0.9	0.0	6.5	1.1	0.0	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	25.7	31.8	19.6	20.4	11.8	8.8	23.2	0.0	28.1	27.3	0.0	23.1
LnGrp LOS	C	C	B	C	B	A	C	A	C	C	A	C
Approach Vol, veh/h		1166			1749			433			85	
Approach Delay, s/veh		31.5			12.3			27.3			26.4	
Approach LOS		C			B			C			C	

Timer - Assigned Phs	1	2		4		6		8
Phs Duration (G+Y+Rc), s	12.6	41.2		26.2		53.8		26.2
Change Period (Y+Rc), s	* 5.9	* 5.9		6.6		* 5.9		6.6
Max Green Setting (Gmax), s	* 10	* 29		22.4		* 45		22.4
Max Q Clear Time (g_c+I1), s	6.7	10.1		19.0		0.0		9.7
Green Ext Time (p_c), s	0.2	0.0		0.6		0.0		0.3

Intersection Summary	
HCM 6th Ctrl Delay	21.1
HCM 6th LOS	C

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	103.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	1426	6	64	1636	9	2	1	209	21	0	23
Future Vol, veh/h	3	1426	6	64	1636	9	2	1	209	21	0	23
Conflicting Peds, #/hr	2	0	4	4	0	2	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	0	250	-	180	-	-	0	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	90	90	90	76	76	76	92	92	92
Heavy Vehicles, %	1	1	1	1	1	1	1	1	1	0	0	0
Mvmt Flow	3	1533	6	71	1818	10	3	1	275	23	0	25

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1830	0	0	1543	0	0	2594	3515	771	2735	3511	911
Stage 1	-	-	-	-	-	-	1543	1543	-	1962	1962	-
Stage 2	-	-	-	-	-	-	1051	1972	-	773	1549	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.52	6.52	6.92	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.52	5.52	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.52	5.52	-	6.5	5.5	-
Follow-up Hdwy	2.21	-	-	2.21	-	-	3.51	4.01	3.31	3.5	4	3.3
Pot Cap-1 Maneuver	334	-	-	431	-	-	12	6	345	~ 10	6	281
Stage 1	-	-	-	-	-	-	121	176	-	67	110	-
Stage 2	-	-	-	-	-	-	244	108	-	362	177	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	333	-	-	429	-	-	9	5	344	~ 1	5	280
Mov Cap-2 Maneuver	-	-	-	-	-	-	9	5	-	~ 1	5	-
Stage 1	-	-	-	-	-	-	119	174	-	66	92	-
Stage 2	-	-	-	-	-	-	185	90	-	71	175	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0.6	57.1	$ 7804.9
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	7	344	333	-	-	429	-	-	1	280
HCM Lane V/C Ratio	0.564	0.799	0.01	-	-	0.166	-	-	22.826	0.089
HCM Control Delay (s)	$ 795.5	46.5	15.9	-	-	15.1	-	$	16332.2	19.1
HCM Lane LOS	F	E	C	-	-	C	-	-	F	C
HCM 95th %tile Q(veh)	1	6.7	0	-	-	0.6	-	-	4.6	0.3

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	36	57	1284	35	33	1246
Future Volume (veh/h)	36	57	1284	35	33	1246
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	2000	2000	2000	2000	1984	1984
Adj Flow Rate, veh/h	41	65	1352	37	36	1369
Peak Hour Factor	0.88	0.88	0.95	0.95	0.91	0.91
Percent Heavy Veh, %	0	0	0	0	1	1
Cap, veh/h	151	134	2870	78	388	2864
Arrive On Green	0.08	0.08	1.00	1.00	0.76	0.76
Sat Flow, veh/h	1905	1695	3878	103	392	3870
Grp Volume(v), veh/h	41	65	679	710	36	1369
Grp Sat Flow(s),veh/h/ln	1905	1695	1900	1981	392	1885
Q Serve(g_s), s	1.6	2.9	0.0	0.0	1.9	11.0
Cycle Q Clear(g_c), s	1.6	2.9	0.0	0.0	1.9	11.0
Prop In Lane	1.00	1.00		0.05	1.00	
Lane Grp Cap(c), veh/h	151	134	1443	1505	388	2864
V/C Ratio(X)	0.27	0.48	0.47	0.47	0.09	0.48
Avail Cap(c_a), veh/h	319	284	1443	1505	388	2864
HCM Platoon Ratio	1.00	1.00	2.00	2.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.09	0.09	1.00	1.00
Uniform Delay (d), s/veh	34.7	35.3	0.0	0.0	2.5	3.6
Incr Delay (d2), s/veh	1.0	2.7	0.1	0.1	0.5	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	1.3	0.0	0.0	0.1	2.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	35.6	38.0	0.1	0.1	3.0	4.2
LnGrp LOS	D	D	A	A	A	A
Approach Vol, veh/h	106		1389			1405
Approach Delay, s/veh	37.1		0.1			4.2
Approach LOS	D		A			A

Timer - Assigned Phs		2				6	8
Phs Duration (G+Y+Rc), s		67.1				67.1	12.9
Change Period (Y+Rc), s		6.3				6.3	6.6
Max Green Setting (Gmax), s		53.7				53.7	13.4
Max Q Clear Time (g_c+I1), s		2.0				13.0	4.9
Green Ext Time (p_c), s		12.1				13.7	0.2

Intersection Summary	
HCM 6th Ctrl Delay	3.4
HCM 6th LOS	A

Intersection: 1: Haggerty Road & Seven Mile Road

Movement	EB	EB	EB	WB	WB	WB	NB	NB	NB	SB	SB	SB
Directions Served	L	T	TR	L	T	TR	L	T	TR	L	T	TR
Maximum Queue (ft)	146	272	304	332	305	310	107	213	205	201	138	155
Average Queue (ft)	68	163	181	160	129	153	38	128	121	93	73	85
95th Queue (ft)	120	246	268	286	236	259	81	190	190	165	123	138
Link Distance (ft)		1368	1368		590	590		1558	1558		1097	1097
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	500			500			500			1000		
Storage Blk Time (%)				0								
Queuing Penalty (veh)				0								

Intersection: 2: Schoolcraft Drive/AMC Drive & Seven Mile Road

Movement	EB	EB	EB	WB	WB	WB	WB	NB	NB	SB	SB
Directions Served	T	T	R	L	T	T	R	LT	R	L	TR
Maximum Queue (ft)	195	203	50	152	119	96	20	42	53	58	36
Average Queue (ft)	50	57	5	70	27	20	2	8	24	13	6
95th Queue (ft)	144	160	34	125	82	67	12	30	51	40	24
Link Distance (ft)	590	590			217	217	217	452		543	543
Upstream Blk Time (%)				0							
Queuing Penalty (veh)				0							
Storage Bay Dist (ft)			150	200					200		
Storage Blk Time (%)	3	1		0							
Queuing Penalty (veh)	0	0		0							

Intersection: 3: CBS Fox Drive & Seven Mile Road

Movement	EB	EB	EB	WB	NB	NB	SB
Directions Served	L	T	R	L	LT	R	TR
Maximum Queue (ft)	32	12	4	108	7	23	28
Average Queue (ft)	5	1	0	48	0	5	3
95th Queue (ft)	22	8	3	88	5	19	18
Link Distance (ft)		217	217		355	355	575
Upstream Blk Time (%)							
Queuing Penalty (veh)							
Storage Bay Dist (ft)	100			250			
Storage Blk Time (%)							
Queuing Penalty (veh)							

Intersection: 4: Haggerty Road & AMC Drive

Movement	WB	SB	SB
Directions Served	R	L	T
Maximum Queue (ft)	30	18	2
Average Queue (ft)	5	1	0
95th Queue (ft)	24	9	2
Link Distance (ft)	358		1998
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)		500	
Storage Blk Time (%)			
Queuing Penalty (veh)			

Zone Summary

Zone wide Queuing Penalty: 1

Intersection: 1: Haggerty Road & Seven Mile Road

Movement	EB	EB	EB	WB	WB	WB	NB	NB	NB	SB	SB	SB
Directions Served	L	T	TR	L	T	TR	L	T	TR	L	T	TR
Maximum Queue (ft)	230	232	265	442	560	556	525	1390	1376	896	929	896
Average Queue (ft)	115	151	170	257	405	416	395	1002	997	578	603	569
95th Queue (ft)	214	218	242	527	639	639	727	1755	1734	1011	1127	1036
Link Distance (ft)		1368	1368		590	590		1558	1558		1097	1097
Upstream Blk Time (%)					8	9		16	16		6	1
Queuing Penalty (veh)					51	57		0	0		40	7
Storage Bay Dist (ft)	500			500			500			1000		
Storage Blk Time (%)				0	15		0	58		7	2	
Queuing Penalty (veh)				0	38		0	82		32	6	

Intersection: 2: Schoolcraft Drive/AMC & Seven Mile Road

Movement	EB	EB	EB	EB	WB	WB	WB	WB	NB	NB	SB	SB
Directions Served	L	T	T	R	L	T	T	R	LT	R	L	TR
Maximum Queue (ft)	54	256	271	91	159	199	195	79	235	217	86	38
Average Queue (ft)	6	134	142	6	73	103	94	22	50	101	36	9
95th Queue (ft)	32	240	251	49	166	234	228	60	158	185	73	28
Link Distance (ft)		590	590			217	217	217	452		543	543
Upstream Blk Time (%)					0	7	8		0			
Queuing Penalty (veh)					0	41	44		0			
Storage Bay Dist (ft)	75			150	200					200		
Storage Blk Time (%)		13	6		0	8				2		
Queuing Penalty (veh)		1	1		0	15				2		

Intersection: 3: CBS Fox Drive & Seven Mile Road

Movement	EB	EB	EB	EB	WB	WB	WB	WB	NB	NB	SB	SB
Directions Served	L	T	T	R	L	T	T	R	LT	R	L	TR
Maximum Queue (ft)	31	18	16	2	145	213	198	41	68	263	171	122
Average Queue (ft)	3	0	1	0	44	80	77	3	13	100	87	39
95th Queue (ft)	17	7	7	2	142	453	449	42	56	225	261	151
Link Distance (ft)		217	217	217		998	998		355	355	575	575
Upstream Blk Time (%)						2	2		0	1		
Queuing Penalty (veh)						0	0		0	0		
Storage Bay Dist (ft)	100				250			180				
Storage Blk Time (%)						5	6					
Queuing Penalty (veh)						3	1					

Intersection: 4: Haggerty Road & AMC Drive

Movement	WB	WB	NB	NB	SB	SB	SB
Directions Served	L	R	T	TR	L	T	T
Maximum Queue (ft)	86	78	44	59	105	229	216
Average Queue (ft)	34	31	6	23	25	70	58
95th Queue (ft)	93	62	30	60	127	295	274
Link Distance (ft)	358	358	1097	1097		1998	1998
Upstream Blk Time (%)							
Queuing Penalty (veh)							
Storage Bay Dist (ft)					500		
Storage Blk Time (%)						2	
Queuing Penalty (veh)						1	

Zone Summary

Zone wide Queuing Penalty: 422

Appendix C

BACKGROUND TRAFFIC CONDITIONS

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	144	621	89	229	484	248	60	551	123	178	464	51
Future Volume (veh/h)	144	621	89	229	484	248	60	551	123	178	464	51
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1953	1953	1953	1984	1984	1984	1953	1953	1953	1969	1969	1969
Adj Flow Rate, veh/h	153	661	95	301	637	326	65	592	132	202	527	58
Peak Hour Factor	0.94	0.94	0.94	0.76	0.76	0.76	0.93	0.93	0.93	0.88	0.88	0.88
Percent Heavy Veh, %	3	3	3	1	1	1	3	3	3	2	2	2
Cap, veh/h	203	840	121	350	791	405	369	745	166	352	942	103
Arrive On Green	0.10	0.52	0.52	0.24	0.66	0.66	0.09	0.25	0.25	0.25	0.55	0.55
Sat Flow, veh/h	1860	3257	468	1890	2413	1235	1860	3017	671	1875	3399	373
Grp Volume(v), veh/h	153	376	380	301	498	465	65	364	360	202	289	296
Grp Sat Flow(s),veh/h/ln	1860	1856	1869	1890	1885	1762	1860	1856	1832	1875	1870	1902
Q Serve(g_s), s	1.8	16.5	16.6	8.2	19.2	19.2	0.0	18.3	18.4	2.3	10.0	10.1
Cycle Q Clear(g_c), s	1.8	16.5	16.6	8.2	19.2	19.2	0.0	18.3	18.4	2.3	10.0	10.1
Prop In Lane	1.00		0.25	1.00		0.70	1.00		0.37	1.00		0.20
Lane Grp Cap(c), veh/h	203	479	482	350	618	578	369	458	453	352	518	527
V/C Ratio(X)	0.75	0.79	0.79	0.86	0.80	0.80	0.18	0.79	0.80	0.57	0.56	0.56
Avail Cap(c_a), veh/h	255	479	482	403	618	578	369	458	453	352	518	527
HCM Platoon Ratio	2.00	2.00	2.00	2.00	2.00	2.00	1.00	1.00	1.00	2.00	2.00	2.00
Upstream Filter(I)	0.72	0.72	0.72	0.91	0.91	0.91	1.00	1.00	1.00	0.98	0.98	0.98
Uniform Delay (d), s/veh	42.1	22.0	22.0	34.2	14.9	14.9	31.2	35.3	35.3	32.3	18.4	18.4
Incr Delay (d2), s/veh	6.9	9.1	9.1	14.0	9.8	10.5	0.2	13.2	13.6	2.2	4.2	4.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.7	6.0	6.1	6.8	6.1	5.8	1.3	9.5	9.5	3.8	3.9	3.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	49.0	31.0	31.1	48.3	24.7	25.3	31.5	48.5	48.8	34.5	22.6	22.6
LnGrp LOS	D	C	C	D	C	C	C	D	D	C	C	C
Approach Vol, veh/h		909			1264			789			787	
Approach Delay, s/veh		34.1			30.5			47.2			25.6	
Approach LOS		C			C			D			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	18.8	31.0	18.2	32.0	15.8	34.0	11.2	39.0
Change Period (Y+Rc), s	6.3	6.3	* 6.2	* 6.2	6.3	6.3	* 6.2	* 6.2
Max Green Setting (Gmax), s	9.7	24.7	* 15	* 26	6.7	27.7	* 7.8	* 33
Max Q Clear Time (g_c+I1), s	4.3	0.0	10.2	0.0	2.0	0.0	3.8	0.0
Green Ext Time (p_c), s	0.2	0.0	0.4	0.0	0.0	0.0	0.1	0.0

Intersection Summary	
HCM 6th Ctrl Delay	33.9
HCM 6th LOS	C

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	850	72	346	940	43	15	3	68	16	3	6
Future Volume (veh/h)	0	850	72	346	940	43	15	3	68	16	3	6
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1758	1758	1758	1786	1786	1786	1800	1800	1800	1688	1688	1688
Adj Flow Rate, veh/h	0	895	76	455	1237	57	25	5	113	23	4	9
Peak Hour Factor	0.95	0.95	0.95	0.76	0.76	0.76	0.60	0.60	0.60	0.69	0.69	0.69
Percent Heavy Veh, %	3	3	3	1	1	1	0	0	0	8	8	8
Cap, veh/h	72	1960	874	634	2697	1203	149	22	350	134	37	83
Arrive On Green	0.00	1.00	1.00	0.30	1.00	1.00	0.11	0.08	0.08	0.08	0.08	0.08
Sat Flow, veh/h	381	3340	1490	1701	3393	1514	1036	275	1525	1092	462	1039
Grp Volume(v), veh/h	0	895	76	455	1237	57	30	0	113	23	0	13
Grp Sat Flow(s),veh/h/ln	381	1670	1490	1701	1697	1514	1312	0	1525	1092	0	1501
Q Serve(g_s), s	0.0	0.0	0.0	11.6	0.0	0.0	1.5	0.0	6.2	2.0	0.0	0.8
Cycle Q Clear(g_c), s	0.0	0.0	0.0	11.6	0.0	0.0	2.3	0.0	6.2	4.3	0.0	0.8
Prop In Lane	1.00		1.00	1.00		1.00	0.83		1.00	1.00		0.69
Lane Grp Cap(c), veh/h	72	1960	874	634	2697	1203	205	0	350	134	0	120
V/C Ratio(X)	0.00	0.46	0.09	0.72	0.46	0.05	0.15	0.00	0.32	0.17	0.00	0.11
Avail Cap(c_a), veh/h	72	1960	874	960	2697	1203	210	0	356	138	0	126
HCM Platoon Ratio	2.00	2.00	2.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	0.51	0.51	0.85	0.85	0.85	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	0.0	3.7	0.0	0.0	42.4	0.0	32.1	45.4	0.0	42.7
Incr Delay (d2), s/veh	0.0	0.4	0.1	1.3	0.5	0.1	0.3	0.0	0.5	0.6	0.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.1	0.0	1.8	0.2	0.0	0.7	0.0	2.3	0.6	0.0	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	0.4	0.1	5.0	0.5	0.1	42.7	0.0	32.6	46.0	0.0	43.1
LnGrp LOS	A	A	A	A	A	A	D	A	C	D	A	D
Approach Vol, veh/h		971			1749			143			36	
Approach Delay, s/veh		0.4			1.6			34.7			44.9	
Approach LOS		A			A			C			D	

Timer - Assigned Phs	1	2		4		6		8
Phs Duration (G+Y+Rc), s	30.8	64.6		14.6		85.4		14.6
Change Period (Y+Rc), s	* 5.9	* 5.9		6.6		* 5.9		6.6
Max Green Setting (Gmax), s	* 34	* 39		8.4		* 79		8.4
Max Q Clear Time (g_c+I1), s	13.6	0.0		8.2		0.0		6.3
Green Ext Time (p_c), s	1.3	0.0		0.0		0.0		0.0

Intersection Summary	
HCM 6th Ctrl Delay	3.4
HCM 6th LOS	A

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	910	24	199	1319	102	1	0	7	14	0	9
Future Volume (veh/h)	0	910	24	199	1319	102	1	0	7	14	0	9
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1772	1772	1772	1786	1786	1786	1800	1800	1800	1800	1800	1800
Adj Flow Rate, veh/h	0	958	25	229	1516	117	1	0	10	23	0	15
Peak Hour Factor	0.95	0.95	0.95	0.87	0.87	0.87	0.67	0.67	0.67	0.60	0.60	0.60
Percent Heavy Veh, %	2	2	2	1	1	1	0	0	0	0	0	0
Cap, veh/h	72	2355	1050	536	2776	1237	127	0	170	126	0	79
Arrive On Green	0.00	1.00	1.00	0.06	0.82	0.82	0.05	0.00	0.05	0.05	0.00	0.05
Sat Flow, veh/h	277	3367	1501	1701	3393	1513	1047	0	1525	1284	0	1525
Grp Volume(v), veh/h	0	958	25	229	1516	117	1	0	10	23	0	15
Grp Sat Flow(s),veh/h/ln	277	1683	1501	1701	1697	1513	1047	0	1525	1284	0	1525
Q Serve(g_s), s	0.0	0.0	0.0	3.4	14.7	1.5	0.1	0.0	0.6	1.7	0.0	0.9
Cycle Q Clear(g_c), s	0.0	0.0	0.0	3.4	14.7	1.5	1.0	0.0	0.6	2.8	0.0	0.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	72	2355	1050	536	2776	1237	127	0	170	126	0	79
V/C Ratio(X)	0.00	0.41	0.02	0.43	0.55	0.09	0.01	0.00	0.06	0.18	0.00	0.19
Avail Cap(c_a), veh/h	72	2355	1050	760	2776	1237	161	0	211	160	0	121
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	0.91	0.91	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	0.0	2.9	3.0	1.8	45.9	0.0	39.7	46.7	0.0	45.4
Incr Delay (d2), s/veh	0.0	0.5	0.0	0.5	0.8	0.2	0.0	0.0	0.1	0.7	0.0	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.2	0.0	0.8	2.4	0.2	0.0	0.0	0.2	0.6	0.0	0.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	0.5	0.0	3.4	3.8	1.9	45.9	0.0	39.9	47.4	0.0	46.5
LnGrp LOS	A	A	A	A	A	A	D	A	D	D	A	D
Approach Vol, veh/h		983			1862			11			38	
Approach Delay, s/veh		0.5			3.6			40.4			47.1	
Approach LOS		A			A			D			D	

Timer - Assigned Phs	1	2		4		6		8
Phs Duration (G+Y+Rc), s	11.8	75.9		12.3		87.7		12.3
Change Period (Y+Rc), s	* 5.9	* 5.9		7.1		* 5.9		7.1
Max Green Setting (Gmax), s	* 13	* 54		7.9		* 79		7.9
Max Q Clear Time (g_c+I1), s	5.4	2.0		4.8		16.7		3.0
Green Ext Time (p_c), s	0.5	7.7		0.0		17.4		0.0

Intersection Summary	
HCM 6th Ctrl Delay	3.3
HCM 6th LOS	A

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	0	5	933	10	3	693
Future Volume (veh/h)	0	5	933	10	3	693
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	2000	2000	1969	1969	1953	1953
Adj Flow Rate, veh/h	0	8	1085	12	3	779
Peak Hour Factor	0.60	0.60	0.86	0.86	0.89	0.89
Percent Heavy Veh, %	0	0	2	2	3	3
Cap, veh/h	27	24	3248	36	509	3181
Arrive On Green	0.00	0.01	1.00	1.00	0.86	0.86
Sat Flow, veh/h	1905	1695	3888	42	510	3809
Grp Volume(v), veh/h	0	8	535	562	3	779
Grp Sat Flow(s),veh/h/ln	1905	1695	1870	1961	510	1856
Q Serve(g_s), s	0.0	0.5	0.0	0.0	0.1	3.8
Cycle Q Clear(g_c), s	0.0	0.5	0.0	0.0	0.1	3.8
Prop In Lane	1.00	1.00		0.02	1.00	
Lane Grp Cap(c), veh/h	27	24	1603	1681	509	3181
V/C Ratio(X)	0.00	0.34	0.33	0.33	0.01	0.24
Avail Cap(c_a), veh/h	465	414	1603	1681	509	3181
HCM Platoon Ratio	1.00	1.00	2.00	2.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	0.56	0.56	1.00	1.00
Uniform Delay (d), s/veh	0.0	48.8	0.0	0.0	1.0	1.3
Incr Delay (d2), s/veh	0.0	8.2	0.3	0.3	0.0	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.3	0.1	0.1	0.0	0.3
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	0.0	57.0	0.3	0.3	1.0	1.5
LnGrp LOS	A	E	A	A	A	A
Approach Vol, veh/h	8		1097			782
Approach Delay, s/veh	57.0		0.3			1.5
Approach LOS	E		A			A

Timer - Assigned Phs	2			6	8
Phs Duration (G+Y+Rc), s	92.0			92.0	8.0
Change Period (Y+Rc), s	6.3			6.3	6.6
Max Green Setting (Gmax), s	62.7			62.7	24.4
Max Q Clear Time (g_c+I1), s	2.0			5.8	2.5
Green Ext Time (p_c), s	8.1			5.8	0.0

Intersection Summary	
HCM 6th Ctrl Delay	1.0
HCM 6th LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	196	582	121	271	747	321	142	983	235	272	1015	144
Future Volume (veh/h)	196	582	121	271	747	321	142	983	235	272	1015	144
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	2000	2000	2000	1984	1984	1984	2000	2000	2000	1984	1984	1984
Adj Flow Rate, veh/h	220	654	136	285	786	338	149	1035	247	286	1068	152
Peak Hour Factor	0.89	0.89	0.89	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	0	0	0	1	1	1	0	0	0	1	1	1
Cap, veh/h	240	683	142	371	740	318	238	844	201	255	951	135
Arrive On Green	0.18	0.44	0.44	0.32	0.58	0.58	0.09	0.28	0.28	0.19	0.57	0.57
Sat Flow, veh/h	1905	3132	651	1890	2569	1103	1905	3046	724	1890	3314	471
Grp Volume(v), veh/h	220	396	394	285	577	547	149	644	638	286	607	613
Grp Sat Flow(s),veh/h/ln	1905	1900	1883	1890	1885	1786	1905	1900	1870	1890	1885	1900
Q Serve(g_s), s	7.5	20.2	20.3	9.3	28.8	28.8	3.6	27.7	27.7	9.7	28.7	28.7
Cycle Q Clear(g_c), s	7.5	20.2	20.3	9.3	28.8	28.8	3.6	27.7	27.7	9.7	28.7	28.7
Prop In Lane	1.00		0.35	1.00		0.62	1.00		0.39	1.00		0.25
Lane Grp Cap(c), veh/h	240	414	410	371	543	514	238	526	518	255	541	545
V/C Ratio(X)	0.92	0.96	0.96	0.77	1.06	1.06	0.63	1.22	1.23	1.12	1.12	1.12
Avail Cap(c_a), veh/h	240	414	410	371	543	514	238	526	518	255	541	545
HCM Platoon Ratio	2.00	2.00	2.00	2.00	2.00	2.00	1.00	1.00	1.00	2.00	2.00	2.00
Upstream Filter(I)	0.69	0.69	0.69	0.86	0.86	0.86	1.00	1.00	1.00	0.87	0.87	0.87
Uniform Delay (d), s/veh	39.4	27.7	27.8	30.8	21.2	21.2	42.5	36.1	36.2	38.9	21.3	21.3
Incr Delay (d2), s/veh	28.5	27.5	28.1	8.2	53.4	55.1	5.1	116.8	120.3	88.9	74.4	75.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.5	9.3	9.3	5.8	14.4	13.9	3.6	29.1	29.1	11.3	17.5	17.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	68.0	55.3	55.8	39.0	74.6	76.3	47.6	152.9	156.5	127.8	95.7	96.7
LnGrp LOS	E	E	E	D	F	F	D	F	F	F	F	F
Approach Vol, veh/h		1010			1409			1431			1506	
Approach Delay, s/veh		58.3			68.1			143.5			102.2	
Approach LOS		E			E			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	16.0	34.0	22.0	28.0	15.0	35.0	15.0	35.0
Change Period (Y+Rc), s	6.3	6.3	* 6.2	* 6.2	6.3	6.3	* 6.2	* 6.2
Max Green Setting (Gmax), s	9.7	27.7	* 16	* 22	8.7	28.7	* 8.8	* 29
Max Q Clear Time (g_c+I1), s	11.7	0.0	11.3	0.0	5.6	0.0	9.5	0.0
Green Ext Time (p_c), s	0.0	0.0	0.3	0.0	0.1	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	96.0
HCM 6th LOS	F

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	5	1061	23	223	1278	266	51	30	545	59	5	10
Future Volume (veh/h)	5	1061	23	223	1278	266	51	30	545	59	5	10
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1786	1786	1786	1786	1786	1786	1800	1800	1800	1800	1800	1800
Adj Flow Rate, veh/h	6	1220	26	235	1345	280	65	38	518	68	6	11
Peak Hour Factor	0.87	0.87	0.87	0.95	0.95	0.95	0.79	0.79	0.79	0.87	0.87	0.87
Percent Heavy Veh, %	1	1	1	1	1	1	0	0	0	0	0	0
Cap, veh/h	182	1330	593	298	1888	842	336	182	647	283	181	332
Arrive On Green	0.78	0.78	0.78	0.21	1.00	1.00	0.34	0.32	0.32	0.32	0.32	0.32
Sat Flow, veh/h	281	3393	1514	1701	3393	1514	872	571	1525	780	569	1043
Grp Volume(v), veh/h	6	1220	26	235	1345	280	103	0	518	68	0	17
Grp Sat Flow(s),veh/h/ln	281	1697	1514	1701	1697	1514	1442	0	1525	780	0	1612
Q Serve(g_s), s	0.5	27.7	0.4	8.1	0.0	0.0	3.7	0.0	29.6	7.0	0.0	0.7
Cycle Q Clear(g_c), s	0.5	27.7	0.4	8.1	0.0	0.0	4.8	0.0	29.6	11.8	0.0	0.7
Prop In Lane	1.00		1.00	1.00		1.00	0.63		1.00	1.00		0.65
Lane Grp Cap(c), veh/h	182	1330	593	298	1888	842	556	0	647	283	0	514
V/C Ratio(X)	0.03	0.92	0.04	0.79	0.71	0.33	0.19	0.00	0.80	0.24	0.00	0.03
Avail Cap(c_a), veh/h	182	1330	593	460	1888	842	563	0	655	287	0	522
HCM Platoon Ratio	2.00	2.00	2.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.09	0.09	0.09	0.64	0.64	0.64	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	6.6	9.6	6.6	18.3	0.0	0.0	24.2	0.0	25.1	29.2	0.0	23.5
Incr Delay (d2), s/veh	0.0	1.3	0.0	3.2	1.5	0.7	0.2	0.0	7.0	0.4	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	3.6	0.1	2.6	0.4	0.2	1.7	0.0	11.7	1.3	0.0	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	6.7	10.9	6.6	21.6	1.5	0.7	24.3	0.0	32.1	29.6	0.0	23.5
LnGrp LOS	A	B	A	C	A	A	C	A	C	C	A	C
Approach Vol, veh/h		1252			1860			621			85	
Approach Delay, s/veh		10.8			3.9			30.8			28.4	
Approach LOS		B			A			C			C	

Timer - Assigned Phs	1	2		4		6		8				
Phs Duration (G+Y+Rc), s	16.5	45.1		38.5		61.5		38.5				
Change Period (Y+Rc), s	* 5.9	* 5.9		6.6		* 5.9		6.6				
Max Green Setting (Gmax), s	* 26	* 29		32.4		* 55		32.4				
Max Q Clear Time (g_c+I1), s	10.1	2.5		31.6		0.0		13.8				
Green Ext Time (p_c), s	0.4	0.0		0.3		0.0		0.4				

Intersection Summary	
HCM 6th Ctrl Delay	11.1
HCM 6th LOS	B

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1659	6	64	1710	30	2	1	210	70	0	55
Future Volume (veh/h)	0	1659	6	64	1710	30	2	1	210	70	0	55
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	0	1786	1786	1786	1786	1786	1786	1786	1786	1800	1800	1800
Adj Flow Rate, veh/h	0	1784	6	71	1900	33	3	1	276	76	0	60
Peak Hour Factor	0.93	0.93	0.93	0.90	0.90	0.90	0.76	0.76	0.76	0.92	0.92	0.92
Percent Heavy Veh, %	0	1	1	1	1	1	1	1	1	0	0	0
Cap, veh/h	0	1988	884	286	2335	1038	207	60	336	218	0	273
Arrive On Green	0.00	1.00	1.00	0.04	0.69	0.69	0.18	0.18	0.18	0.18	0.00	0.18
Sat Flow, veh/h	0	3483	1508	1701	3393	1509	806	335	1514	1008	0	1525
Grp Volume(v), veh/h	0	1784	6	71	1900	33	4	0	276	76	0	60
Grp Sat Flow(s),veh/h/ln	0	1697	1508	1701	1697	1509	1141	0	1514	1008	0	1525
Q Serve(g_s), s	0.0	0.0	0.0	1.5	39.7	0.7	0.0	0.0	17.4	7.0	0.0	3.4
Cycle Q Clear(g_c), s	0.0	0.0	0.0	1.5	39.7	0.7	3.4	0.0	17.4	10.3	0.0	3.4
Prop In Lane	0.00		1.00	1.00		1.00	0.75		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	0	1988	884	286	2335	1038	267	0	336	218	0	273
V/C Ratio(X)	0.00	0.90	0.01	0.25	0.81	0.03	0.01	0.00	0.82	0.35	0.00	0.22
Avail Cap(c_a), veh/h	0	1988	884	452	2335	1038	267	0	336	218	0	273
HCM Platoon Ratio	1.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	0.39	0.39	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	0.0	6.5	11.1	5.0	33.8	0.0	37.0	39.5	0.0	35.1
Incr Delay (d2), s/veh	0.0	2.9	0.0	0.4	3.2	0.1	0.0	0.0	14.9	0.9	0.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.8	0.0	0.5	12.1	0.2	0.1	0.0	7.8	1.8	0.0	1.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	2.9	0.0	6.9	14.3	5.0	33.8	0.0	51.9	40.5	0.0	35.5
LnGrp LOS	A	A	A	A	B	A	C	A	D	D	A	D
Approach Vol, veh/h		1790			2004			280			136	
Approach Delay, s/veh		2.9			13.9			51.7			38.3	
Approach LOS		A			B			D			D	

Timer - Assigned Phs	1	2		4		6		8
Phs Duration (G+Y+Rc), s	10.2	64.8		25.0		75.0		25.0
Change Period (Y+Rc), s	* 5.9	* 6.2		7.1		* 6.2		7.1
Max Green Setting (Gmax), s	* 14	* 49		17.9		* 69		17.9
Max Q Clear Time (g_c+I1), s	3.5	2.0		12.3		41.7		19.4
Green Ext Time (p_c), s	0.1	20.7		0.3		17.2		0.0

Intersection Summary	
HCM 6th Ctrl Delay	12.5
HCM 6th LOS	B

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	36	57	1465	35	33	1395
Future Volume (veh/h)	36	57	1465	35	33	1395
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	2000	2000	2000	2000	1984	1984
Adj Flow Rate, veh/h	41	65	1542	37	36	1533
Peak Hour Factor	0.88	0.88	0.95	0.95	0.91	0.91
Percent Heavy Veh, %	0	0	0	0	1	1
Cap, veh/h	126	112	3052	73	335	3034
Arrive On Green	0.07	0.07	1.00	1.00	0.80	0.80
Sat Flow, veh/h	1905	1695	3893	91	327	3870
Grp Volume(v), veh/h	41	65	771	808	36	1533
Grp Sat Flow(s),veh/h/ln	1905	1695	1900	1984	327	1885
Q Serve(g_s), s	2.1	3.7	0.0	0.0	2.4	13.4
Cycle Q Clear(g_c), s	2.1	3.7	0.0	0.0	2.4	13.4
Prop In Lane	1.00	1.00		0.05	1.00	
Lane Grp Cap(c), veh/h	126	112	1529	1596	335	3034
V/C Ratio(X)	0.32	0.58	0.50	0.51	0.11	0.51
Avail Cap(c_a), veh/h	465	414	1529	1596	335	3034
HCM Platoon Ratio	1.00	1.00	2.00	2.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.09	0.09	1.00	1.00
Uniform Delay (d), s/veh	44.5	45.3	0.0	0.0	2.1	3.2
Incr Delay (d2), s/veh	1.5	4.6	0.1	0.1	0.6	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	1.7	0.0	0.0	0.1	2.7
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	46.0	50.0	0.1	0.1	2.8	3.8
LnGrp LOS	D	D	A	A	A	A
Approach Vol, veh/h	106		1579			1569
Approach Delay, s/veh	48.4		0.1			3.8
Approach LOS	D		A			A

Timer - Assigned Phs	2			6	8
Phs Duration (G+Y+Rc), s	86.8			86.8	13.2
Change Period (Y+Rc), s	6.3			6.3	6.6
Max Green Setting (Gmax), s	62.7			62.7	24.4
Max Q Clear Time (g_c+I1), s	2.0			15.4	5.7
Green Ext Time (p_c), s	15.9			17.4	0.2

Intersection Summary	
HCM 6th Ctrl Delay	3.5
HCM 6th LOS	A

Intersection: 1: Haggerty Road & Seven Mile Road

Movement	EB	EB	EB	WB	WB	WB	NB	NB	NB	SB	SB	SB
Directions Served	L	T	TR	L	T	TR	L	T	TR	L	T	TR
Maximum Queue (ft)	239	340	356	313	276	306	115	279	281	223	175	193
Average Queue (ft)	107	185	206	149	149	172	44	178	178	118	101	117
95th Queue (ft)	198	302	331	266	238	270	93	261	262	200	158	180
Link Distance (ft)		1368	1368		590	590		1558	1558		1097	1097
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	500			500			500			1000		
Storage Blk Time (%)		0										
Queuing Penalty (veh)		0										

Intersection: 2: Schoolcraft Drive/AMC Drive & Seven Mile Road

Movement	EB	EB	EB	WB	WB	WB	WB	NB	NB	SB	SB
Directions Served	T	T	R	L	T	T	R	LT	R	L	TR
Maximum Queue (ft)	116	137	48	197	211	116	14	57	71	52	31
Average Queue (ft)	35	47	8	100	34	17	1	18	31	13	6
95th Queue (ft)	91	113	28	174	126	68	9	49	61	41	22
Link Distance (ft)	590	590			217	217	217	452		543	543
Upstream Blk Time (%)				0	0	0					
Queuing Penalty (veh)				0	1	0					
Storage Bay Dist (ft)			150	200					200		
Storage Blk Time (%)	2	0		0	0						
Queuing Penalty (veh)	0	0		2	2						

Intersection: 3: CBS Fox Drive & Seven Mile Road

Movement	EB	EB	EB	WB	WB	WB	WB	NB	NB	SB	SB
Directions Served	T	T	R	L	T	T	R	LT	R	L	TR
Maximum Queue (ft)	146	174	41	128	158	106	30	4	22	68	37
Average Queue (ft)	67	78	6	53	33	15	3	0	3	15	8
95th Queue (ft)	143	162	26	96	113	63	16	3	16	47	30
Link Distance (ft)	217	217	217		998	998		355	355	575	575
Upstream Blk Time (%)		0									
Queuing Penalty (veh)		0									
Storage Bay Dist (ft)				250			180				
Storage Blk Time (%)	3					0					
Queuing Penalty (veh)	0					0					

Intersection: 4: Haggerty Road & AMC Drive

Movement	WB	SB	SB
Directions Served	R	L	T
Maximum Queue (ft)	30	16	2
Average Queue (ft)	5	1	0
95th Queue (ft)	22	11	2
Link Distance (ft)	358		1998
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)		500	
Storage Blk Time (%)			
Queuing Penalty (veh)			

Zone Summary

Zone wide Queuing Penalty: 5

Intersection: 1: Haggerty Road & Seven Mile Road

Movement	EB	EB	EB	WB	WB	WB	NB	NB	NB	SB	SB	SB
Directions Served	L	T	TR	L	T	TR	L	T	TR	L	T	TR
Maximum Queue (ft)	463	358	380	525	630	617	525	1573	1573	978	1173	1178
Average Queue (ft)	281	204	225	412	549	554	429	1419	1413	643	882	892
95th Queue (ft)	488	328	354	687	709	699	733	1872	1870	1167	1346	1345
Link Distance (ft)		1368	1368		590	590		1558	1558		1097	1097
Upstream Blk Time (%)					14	17		60	61		15	19
Queuing Penalty (veh)					95	113		0	0		107	132
Storage Bay Dist (ft)	1000			500			500			1000		
Storage Blk Time (%)				0	28		0	73		1	20	
Queuing Penalty (veh)				0	77		0	104		3	54	

Intersection: 2: Schoolcraft Drive/AMC & Seven Mile Road

Movement	EB	EB	EB	EB	WB	WB	WB	WB	NB	NB	SB	SB
Directions Served	L	T	T	R	L	T	T	R	LT	R	L	TR
Maximum Queue (ft)	33	230	223	95	212	259	268	88	467	225	109	39
Average Queue (ft)	3	131	129	8	136	177	178	21	255	199	41	9
95th Queue (ft)	18	206	205	50	251	323	322	74	552	265	82	30
Link Distance (ft)		590	590			217	217	217	452		543	543
Upstream Blk Time (%)					1	22	25		15			
Queuing Penalty (veh)					0	125	148		0			
Storage Bay Dist (ft)	75			150	200					200		
Storage Blk Time (%)		32	7		1	26			0	32		
Queuing Penalty (veh)		2	2		5	58			0	27		

Intersection: 3: CBS Fox Drive & Seven Mile Road

Movement	EB	EB	EB	WB	WB	WB	WB	NB	NB	SB	SB
Directions Served	T	T	R	L	T	T	R	LT	R	L	TR
Maximum Queue (ft)	224	233	27	259	798	798	187	18	195	120	184
Average Queue (ft)	154	172	1	90	395	384	29	2	84	52	69
95th Queue (ft)	242	254	12	259	972	959	140	11	153	100	177
Link Distance (ft)	217	217	217		998	998		355	355	575	575
Upstream Blk Time (%)	0	2			8	5					
Queuing Penalty (veh)	2	9			0	0					
Storage Bay Dist (ft)				250			180				
Storage Blk Time (%)				0	22	24	0				
Queuing Penalty (veh)				0	14	7	0				

Intersection: 4: Haggerty Road & AMC Drive

Movement	WB	WB	NB	NB	SB	SB	SB
Directions Served	L	R	T	TR	L	T	T
Maximum Queue (ft)	99	72	48	72	110	371	366
Average Queue (ft)	34	32	6	19	32	140	128
95th Queue (ft)	77	61	29	55	153	542	530
Link Distance (ft)	358	358	1097	1097		1998	1998
Upstream Blk Time (%)							
Queuing Penalty (veh)							
Storage Bay Dist (ft)					500		
Storage Blk Time (%)						3	
Queuing Penalty (veh)						1	

Zone Summary

Zone wide Queuing Penalty: 1085

Appendix D

FUTURE TRAFFIC CONDITIONS

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	146	622	89	230	485	248	60	552	124	178	463	52
Future Volume (veh/h)	146	622	89	230	485	248	60	552	124	178	463	52
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1953	1953	1953	1984	1984	1984	1953	1953	1953	1969	1969	1969
Adj Flow Rate, veh/h	155	662	95	303	638	326	65	594	133	202	526	59
Peak Hour Factor	0.94	0.94	0.94	0.76	0.76	0.76	0.93	0.93	0.93	0.88	0.88	0.88
Percent Heavy Veh, %	3	3	3	1	1	1	3	3	3	2	2	2
Cap, veh/h	203	841	120	350	792	405	369	745	166	351	939	105
Arrive On Green	0.10	0.52	0.52	0.24	0.66	0.66	0.09	0.25	0.25	0.25	0.55	0.55
Sat Flow, veh/h	1860	3258	467	1890	2414	1234	1860	3014	673	1875	3392	379
Grp Volume(v), veh/h	155	377	380	303	498	466	65	365	362	202	289	296
Grp Sat Flow(s),veh/h/ln	1860	1856	1869	1890	1885	1762	1860	1856	1832	1875	1870	1901
Q Serve(g_s), s	1.9	16.5	16.6	8.3	19.3	19.3	0.0	18.4	18.5	2.4	10.0	10.1
Cycle Q Clear(g_c), s	1.9	16.5	16.6	8.3	19.3	19.3	0.0	18.4	18.5	2.4	10.0	10.1
Prop In Lane	1.00		0.25	1.00		0.70	1.00		0.37	1.00		0.20
Lane Grp Cap(c), veh/h	203	479	482	350	618	578	369	458	453	351	518	526
V/C Ratio(X)	0.76	0.79	0.79	0.87	0.81	0.81	0.18	0.80	0.80	0.58	0.56	0.56
Avail Cap(c_a), veh/h	255	479	482	403	618	578	369	458	453	351	518	526
HCM Platoon Ratio	2.00	2.00	2.00	2.00	2.00	2.00	1.00	1.00	1.00	2.00	2.00	2.00
Upstream Filter(I)	0.72	0.72	0.72	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	42.1	22.0	22.0	34.3	14.9	14.9	31.2	35.3	35.3	32.3	18.4	18.4
Incr Delay (d2), s/veh	7.5	9.1	9.1	16.0	10.8	11.4	0.2	13.4	13.8	2.3	4.3	4.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.8	6.0	6.1	7.0	6.3	6.0	1.3	9.6	9.5	3.8	3.9	4.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	49.6	31.1	31.1	50.3	25.6	26.3	31.5	48.7	49.1	34.6	22.7	22.7
LnGrp LOS	D	C	C	D	C	C	C	D	D	C	C	C
Approach Vol, veh/h		912			1267			792			787	
Approach Delay, s/veh		34.3			31.8			47.5			25.7	
Approach LOS		C			C			D			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	18.8	31.0	18.2	32.0	15.8	34.0	11.2	39.0
Change Period (Y+Rc), s	6.3	6.3	* 6.2	* 6.2	6.3	6.3	* 6.2	* 6.2
Max Green Setting (Gmax), s	9.7	24.7	* 15	* 26	6.7	27.7	* 7.8	* 33
Max Q Clear Time (g_c+I1), s	4.4	0.0	10.3	0.0	2.0	0.0	3.9	0.0
Green Ext Time (p_c), s	0.2	0.0	0.4	0.0	0.0	0.0	0.1	0.0

Intersection Summary	
HCM 6th Ctrl Delay	34.4
HCM 6th LOS	C

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	852	72	346	944	43	15	3	68	16	3	6
Future Volume (veh/h)	0	852	72	346	944	43	15	3	68	16	3	6
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1758	1758	1758	1786	1786	1786	1800	1800	1800	1688	1688	1688
Adj Flow Rate, veh/h	0	897	76	455	1242	57	25	5	113	23	4	9
Peak Hour Factor	0.95	0.95	0.95	0.76	0.76	0.76	0.60	0.60	0.60	0.69	0.69	0.69
Percent Heavy Veh, %	3	3	3	1	1	1	0	0	0	8	8	8
Cap, veh/h	72	1960	874	633	2697	1203	149	22	350	134	37	83
Arrive On Green	0.00	1.00	1.00	0.30	1.00	1.00	0.11	0.08	0.08	0.08	0.08	0.08
Sat Flow, veh/h	379	3340	1490	1701	3393	1514	1036	275	1525	1092	462	1039
Grp Volume(v), veh/h	0	897	76	455	1242	57	30	0	113	23	0	13
Grp Sat Flow(s),veh/h/ln	379	1670	1490	1701	1697	1514	1312	0	1525	1092	0	1501
Q Serve(g_s), s	0.0	0.0	0.0	11.6	0.0	0.0	1.5	0.0	6.2	2.0	0.0	0.8
Cycle Q Clear(g_c), s	0.0	0.0	0.0	11.6	0.0	0.0	2.3	0.0	6.2	4.3	0.0	0.8
Prop In Lane	1.00		1.00	1.00		1.00	0.83		1.00	1.00		0.69
Lane Grp Cap(c), veh/h	72	1960	874	633	2697	1203	205	0	350	134	0	120
V/C Ratio(X)	0.00	0.46	0.09	0.72	0.46	0.05	0.15	0.00	0.32	0.17	0.00	0.11
Avail Cap(c_a), veh/h	72	1960	874	960	2697	1203	210	0	356	138	0	126
HCM Platoon Ratio	2.00	2.00	2.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	0.85	0.85	0.85	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	0.0	3.7	0.0	0.0	42.4	0.0	32.1	45.4	0.0	42.7
Incr Delay (d2), s/veh	0.0	0.8	0.2	1.3	0.5	0.1	0.3	0.0	0.5	0.6	0.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.2	0.0	1.8	0.2	0.0	0.7	0.0	2.3	0.6	0.0	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	0.8	0.2	5.0	0.5	0.1	42.7	0.0	32.6	46.0	0.0	43.1
LnGrp LOS	A	A	A	A	A	A	D	A	C	D	A	D
Approach Vol, veh/h		973			1754			143			36	
Approach Delay, s/veh		0.7			1.6			34.7			44.9	
Approach LOS		A			A			C			D	

Timer - Assigned Phs	1	2		4		6		8
Phs Duration (G+Y+Rc), s	20.8	64.6		14.6		85.4		14.6
Change Period (Y+Rc), s	* 5.9	* 5.9		6.6		* 5.9		6.6
Max Green Setting (Gmax), s	* 34	* 39		8.4		* 79		8.4
Max Q Clear Time (g_c+I1), s	13.6	0.0		8.2		0.0		6.3
Green Ext Time (p_c), s	1.3	0.0		0.0		0.0		0.0

Intersection Summary	
HCM 6th Ctrl Delay	3.5
HCM 6th LOS	A

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	912	24	199	1323	102	1	0	7	14	0	9
Future Volume (veh/h)	0	912	24	199	1323	102	1	0	7	14	0	9
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1772	1772	1772	1786	1786	1786	1800	1800	1800	1800	1800	1800
Adj Flow Rate, veh/h	0	960	25	229	1521	117	1	0	10	23	0	15
Peak Hour Factor	0.95	0.95	0.95	0.87	0.87	0.87	0.67	0.67	0.67	0.60	0.60	0.60
Percent Heavy Veh, %	2	2	2	1	1	1	0	0	0	0	0	0
Cap, veh/h	72	2355	1050	535	2776	1237	127	0	170	126	0	79
Arrive On Green	0.00	1.00	1.00	0.06	0.82	0.82	0.05	0.00	0.05	0.05	0.00	0.05
Sat Flow, veh/h	276	3367	1501	1701	3393	1513	1047	0	1525	1284	0	1525
Grp Volume(v), veh/h	0	960	25	229	1521	117	1	0	10	23	0	15
Grp Sat Flow(s),veh/h/ln	276	1683	1501	1701	1697	1513	1047	0	1525	1284	0	1525
Q Serve(g_s), s	0.0	0.0	0.0	3.4	14.8	1.5	0.1	0.0	0.6	1.7	0.0	0.9
Cycle Q Clear(g_c), s	0.0	0.0	0.0	3.4	14.8	1.5	1.0	0.0	0.6	2.8	0.0	0.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	72	2355	1050	535	2776	1237	127	0	170	126	0	79
V/C Ratio(X)	0.00	0.41	0.02	0.43	0.55	0.09	0.01	0.00	0.06	0.18	0.00	0.19
Avail Cap(c_a), veh/h	72	2355	1050	759	2776	1237	161	0	211	160	0	121
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	0.91	0.91	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	0.0	2.9	3.0	1.8	45.9	0.0	39.7	46.7	0.0	45.4
Incr Delay (d2), s/veh	0.0	0.5	0.0	0.5	0.8	0.2	0.0	0.0	0.1	0.7	0.0	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.2	0.0	0.8	2.4	0.2	0.0	0.0	0.2	0.6	0.0	0.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	0.5	0.0	3.4	3.8	1.9	45.9	0.0	39.9	47.4	0.0	46.5
LnGrp LOS	A	A	A	A	A	A	D	A	D	D	A	D
Approach Vol, veh/h		985			1867			11			38	
Approach Delay, s/veh		0.5			3.6			40.4			47.1	
Approach LOS		A			A			D			D	

Timer - Assigned Phs	1	2		4		6		8				
Phs Duration (G+Y+Rc), s	11.8	75.9		12.3		87.7		12.3				
Change Period (Y+Rc), s	* 5.9	* 5.9		7.1		* 5.9		7.1				
Max Green Setting (Gmax), s	* 13	* 54		7.9		* 79		7.9				
Max Q Clear Time (g_c+I1), s	5.4	2.0		4.8		16.8		3.0				
Green Ext Time (p_c), s	0.5	7.7		0.0		17.5		0.0				

Intersection Summary	
HCM 6th Ctrl Delay	3.3
HCM 6th LOS	A

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	0	5	934	10	3	695
Future Volume (veh/h)	0	5	934	10	3	695
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	2000	2000	1969	1969	1953	1953
Adj Flow Rate, veh/h	0	8	1086	12	3	781
Peak Hour Factor	0.60	0.60	0.86	0.86	0.89	0.89
Percent Heavy Veh, %	0	0	2	2	3	3
Cap, veh/h	27	24	3248	36	509	3181
Arrive On Green	0.00	0.01	1.00	1.00	0.86	0.86
Sat Flow, veh/h	1905	1695	3888	42	509	3809
Grp Volume(v), veh/h	0	8	536	562	3	781
Grp Sat Flow(s),veh/h/ln	1905	1695	1870	1961	509	1856
Q Serve(g_s), s	0.0	0.5	0.0	0.0	0.1	3.8
Cycle Q Clear(g_c), s	0.0	0.5	0.0	0.0	0.1	3.8
Prop In Lane	1.00	1.00		0.02	1.00	
Lane Grp Cap(c), veh/h	27	24	1603	1681	509	3181
V/C Ratio(X)	0.00	0.34	0.33	0.33	0.01	0.25
Avail Cap(c_a), veh/h	465	414	1603	1681	509	3181
HCM Platoon Ratio	1.00	1.00	2.00	2.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	0.0	48.8	0.0	0.0	1.0	1.3
Incr Delay (d2), s/veh	0.0	8.2	0.6	0.5	0.0	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.3	0.3	0.3	0.0	0.3
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	0.0	57.0	0.6	0.5	1.0	1.5
LnGrp LOS	A	E	A	A	A	A
Approach Vol, veh/h	8		1098			784
Approach Delay, s/veh	57.0		0.5			1.5
Approach LOS	E		A			A

Timer - Assigned Phs	2			6	8
Phs Duration (G+Y+Rc), s	92.0			92.0	8.0
Change Period (Y+Rc), s	6.3			6.3	6.6
Max Green Setting (Gmax), s	62.7			62.7	24.4
Max Q Clear Time (g_c+I1), s	2.0			5.8	2.5
Green Ext Time (p_c), s	8.1			5.8	0.0

Intersection Summary	
HCM 6th Ctrl Delay	1.2
HCM 6th LOS	A

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	2	942	4	3	692
Future Vol, veh/h	1	2	942	4	3	692
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	500	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	86	86	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	2	1095	5	3	786

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1497	550	0	0	1100	0
Stage 1	1098	-	-	-	-	-
Stage 2	399	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	113	479	-	-	630	-
Stage 1	281	-	-	-	-	-
Stage 2	647	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	112	479	-	-	630	-
Mov Cap-2 Maneuver	219	-	-	-	-	-
Stage 1	281	-	-	-	-	-
Stage 2	644	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15.6	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	343	630	-
HCM Lane V/C Ratio	-	-	0.01	0.005	-
HCM Control Delay (s)	-	-	15.6	10.7	-
HCM Lane LOS	-	-	C	B	-
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	4	920	960	5	4	3
Future Vol, veh/h	4	920	960	5	4	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	76	76	92	92
Heavy Vehicles, %	3	3	1	1	2	2
Mvmt Flow	4	968	1263	7	4	3

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1270	0	-	0	1759	635
Stage 1	-	-	-	-	1267	-
Stage 2	-	-	-	-	492	-
Critical Hdwy	4.16	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.23	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	537	-	-	-	76	421
Stage 1	-	-	-	-	228	-
Stage 2	-	-	-	-	580	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	537	-	-	-	75	421
Mov Cap-2 Maneuver	-	-	-	-	175	-
Stage 1	-	-	-	-	226	-
Stage 2	-	-	-	-	580	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	21
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	537	-	-	-	233
HCM Lane V/C Ratio	0.008	-	-	-	0.033
HCM Control Delay (s)	11.8	-	-	-	21
HCM Lane LOS	B	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	200	583	121	279	752	321	142	994	236	272	1016	145
Future Volume (veh/h)	200	583	121	279	752	321	142	994	236	272	1016	145
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	2000	2000	2000	1984	1984	1984	2000	2000	2000	1984	1984	1984
Adj Flow Rate, veh/h	225	655	136	294	792	338	149	1046	248	286	1069	153
Peak Hour Factor	0.89	0.89	0.89	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	0	0	0	1	1	1	0	0	0	1	1	1
Cap, veh/h	240	683	142	371	742	316	238	845	199	255	950	136
Arrive On Green	0.18	0.44	0.44	0.32	0.58	0.58	0.09	0.28	0.28	0.19	0.57	0.57
Sat Flow, veh/h	1905	3133	650	1890	2575	1097	1905	3050	720	1890	3311	473
Grp Volume(v), veh/h	225	397	394	294	579	551	149	650	644	286	608	614
Grp Sat Flow(s),veh/h/ln	1905	1900	1883	1890	1885	1787	1905	1900	1870	1890	1885	1899
Q Serve(g_s), s	7.8	20.2	20.3	9.9	28.8	28.8	3.6	27.7	27.7	9.7	28.7	28.7
Cycle Q Clear(g_c), s	7.8	20.2	20.3	9.9	28.8	28.8	3.6	27.7	27.7	9.7	28.7	28.7
Prop In Lane	1.00		0.35	1.00		0.61	1.00		0.38	1.00		0.25
Lane Grp Cap(c), veh/h	240	414	411	371	543	515	238	526	518	255	541	545
V/C Ratio(X)	0.94	0.96	0.96	0.79	1.07	1.07	0.63	1.23	1.24	1.12	1.12	1.13
Avail Cap(c_a), veh/h	240	414	411	371	543	515	238	526	518	255	541	545
HCM Platoon Ratio	2.00	2.00	2.00	2.00	2.00	2.00	1.00	1.00	1.00	2.00	2.00	2.00
Upstream Filter(I)	0.69	0.69	0.69	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	39.5	27.8	27.8	31.0	21.2	21.2	42.5	36.1	36.2	38.9	21.3	21.3
Incr Delay (d2), s/veh	32.8	27.8	28.3	11.2	57.8	59.7	5.1	121.3	125.1	92.5	77.3	78.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.9	9.3	9.3	6.3	15.0	14.5	3.6	29.7	29.8	11.6	18.0	18.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	72.4	55.5	56.1	42.2	79.0	80.9	47.6	157.4	161.2	131.4	98.6	99.7
LnGrp LOS	E	E	E	D	F	F	D	F	F	F	F	F
Approach Vol, veh/h		1016			1424			1443			1508	
Approach Delay, s/veh		59.5			72.1			147.8			105.3	
Approach LOS		E			E			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	16.0	34.0	22.0	28.0	15.0	35.0	15.0	35.0
Change Period (Y+Rc), s	6.3	6.3	* 6.2	* 6.2	6.3	6.3	* 6.2	* 6.2
Max Green Setting (Gmax), s	9.7	27.7	* 16	* 22	8.7	28.7	* 8.8	* 29
Max Q Clear Time (g_c+I1), s	11.7	0.0	11.9	0.0	5.6	0.0	9.8	0.0
Green Ext Time (p_c), s	0.0	0.0	0.3	0.0	0.1	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	99.3
HCM 6th LOS	F

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	5	1075	23	223	1290	266	51	30	545	59	5	10
Future Volume (veh/h)	5	1075	23	223	1290	266	51	30	545	59	5	10
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1786	1786	1786	1786	1786	1786	1800	1800	1800	1800	1800	1800
Adj Flow Rate, veh/h	6	1236	26	235	1358	280	65	38	518	68	6	11
Peak Hour Factor	0.87	0.87	0.87	0.95	0.95	0.95	0.79	0.79	0.79	0.87	0.87	0.87
Percent Heavy Veh, %	1	1	1	1	1	1	0	0	0	0	0	0
Cap, veh/h	181	1330	593	292	1888	842	336	182	647	283	181	332
Arrive On Green	0.78	0.78	0.78	0.21	1.00	1.00	0.34	0.32	0.32	0.32	0.32	0.32
Sat Flow, veh/h	278	3393	1514	1701	3393	1514	872	571	1525	780	569	1043
Grp Volume(v), veh/h	6	1236	26	235	1358	280	103	0	518	68	0	17
Grp Sat Flow(s),veh/h/ln	278	1697	1514	1701	1697	1514	1442	0	1525	780	0	1612
Q Serve(g_s), s	0.5	29.0	0.4	8.1	0.0	0.0	3.7	0.0	29.6	7.0	0.0	0.7
Cycle Q Clear(g_c), s	0.5	29.0	0.4	8.1	0.0	0.0	4.8	0.0	29.6	11.8	0.0	0.7
Prop In Lane	1.00		1.00	1.00		1.00	0.63		1.00	1.00		0.65
Lane Grp Cap(c), veh/h	181	1330	593	292	1888	842	556	0	647	283	0	514
V/C Ratio(X)	0.03	0.93	0.04	0.80	0.72	0.33	0.19	0.00	0.80	0.24	0.00	0.03
Avail Cap(c_a), veh/h	181	1330	593	454	1888	842	563	0	655	287	0	522
HCM Platoon Ratio	2.00	2.00	2.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.64	0.64	0.64	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	6.6	9.7	6.6	18.6	0.0	0.0	24.2	0.0	25.1	29.2	0.0	23.5
Incr Delay (d2), s/veh	0.3	12.8	0.1	3.8	1.5	0.7	0.2	0.0	7.0	0.4	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	5.7	0.1	2.6	0.4	0.2	1.7	0.0	11.7	1.3	0.0	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	7.0	22.5	6.8	22.4	1.5	0.7	24.3	0.0	32.1	29.6	0.0	23.5
LnGrp LOS	A	C	A	C	A	A	C	A	C	C	A	C
Approach Vol, veh/h		1268			1873			621			85	
Approach Delay, s/veh		22.1			4.0			30.8			28.4	
Approach LOS		C			A			C			C	

Timer - Assigned Phs	1	2		4		6		8				
Phs Duration (G+Y+Rc), s	16.5	45.1		38.5		61.5		38.5				
Change Period (Y+Rc), s	* 5.9	* 5.9		6.6		* 5.9		6.6				
Max Green Setting (Gmax), s	* 26	* 29		32.4		* 55		32.4				
Max Q Clear Time (g_c+I1), s	10.1	2.5		31.6		0.0		13.8				
Green Ext Time (p_c), s	0.4	0.0		0.3		0.0		0.4				

Intersection Summary	
HCM 6th Ctrl Delay	14.8
HCM 6th LOS	B

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1673	6	64	1722	30	2	1	210	70	0	55
Future Volume (veh/h)	0	1673	6	64	1722	30	2	1	210	70	0	55
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	0	1786	1786	1786	1786	1786	1786	1786	1786	1800	1800	1800
Adj Flow Rate, veh/h	0	1799	6	71	1913	33	3	1	276	76	0	60
Peak Hour Factor	0.93	0.93	0.93	0.90	0.90	0.90	0.76	0.76	0.76	0.92	0.92	0.92
Percent Heavy Veh, %	0	1	1	1	1	1	1	1	1	0	0	0
Cap, veh/h	0	1988	884	284	2335	1038	207	60	336	218	0	273
Arrive On Green	0.00	1.00	1.00	0.04	0.69	0.69	0.18	0.18	0.18	0.18	0.00	0.18
Sat Flow, veh/h	0	3483	1508	1701	3393	1509	806	335	1514	1008	0	1525
Grp Volume(v), veh/h	0	1799	6	71	1913	33	4	0	276	76	0	60
Grp Sat Flow(s),veh/h/ln	0	1697	1508	1701	1697	1509	1141	0	1514	1008	0	1525
Q Serve(g_s), s	0.0	0.0	0.0	1.5	40.3	0.7	0.0	0.0	17.4	7.0	0.0	3.4
Cycle Q Clear(g_c), s	0.0	0.0	0.0	1.5	40.3	0.7	3.4	0.0	17.4	10.3	0.0	3.4
Prop In Lane	0.00		1.00	1.00		1.00	0.75		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	0	1988	884	284	2335	1038	267	0	336	218	0	273
V/C Ratio(X)	0.00	0.90	0.01	0.25	0.82	0.03	0.01	0.00	0.82	0.35	0.00	0.22
Avail Cap(c_a), veh/h	0	1988	884	450	2335	1038	267	0	336	218	0	273
HCM Platoon Ratio	1.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	0.38	0.38	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	0.0	6.5	11.2	5.0	33.8	0.0	37.0	39.5	0.0	35.1
Incr Delay (d2), s/veh	0.0	3.1	0.0	0.5	3.4	0.1	0.0	0.0	14.9	0.9	0.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.8	0.0	0.5	12.2	0.2	0.1	0.0	7.8	1.8	0.0	1.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	3.1	0.0	6.9	14.5	5.0	33.8	0.0	51.9	40.5	0.0	35.5
LnGrp LOS	A	A	A	A	B	A	C	A	D	D	A	D
Approach Vol, veh/h		1805			2017			280			136	
Approach Delay, s/veh		3.0			14.1			51.7			38.3	
Approach LOS		A			B			D			D	

Timer - Assigned Phs	1	2		4		6		8
Phs Duration (G+Y+Rc), s	10.2	64.8		25.0		75.0		25.0
Change Period (Y+Rc), s	* 5.9	* 6.2		7.1		* 6.2		7.1
Max Green Setting (Gmax), s	* 14	* 49		17.9		* 69		17.9
Max Q Clear Time (g_c+I1), s	3.5	2.0		12.3		42.3		19.4
Green Ext Time (p_c), s	0.1	21.0		0.3		17.0		0.0

Intersection Summary	
HCM 6th Ctrl Delay	12.6
HCM 6th LOS	B

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	36	57	1474	35	33	1408
Future Volume (veh/h)	36	57	1474	35	33	1408
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	2000	2000	2000	2000	1984	1984
Adj Flow Rate, veh/h	41	65	1552	37	36	1547
Peak Hour Factor	0.88	0.88	0.95	0.95	0.91	0.91
Percent Heavy Veh, %	0	0	0	0	1	1
Cap, veh/h	126	112	3053	73	332	3034
Arrive On Green	0.07	0.07	1.00	1.00	0.80	0.80
Sat Flow, veh/h	1905	1695	3893	90	324	3870
Grp Volume(v), veh/h	41	65	776	813	36	1547
Grp Sat Flow(s),veh/h/ln	1905	1695	1900	1984	324	1885
Q Serve(g_s), s	2.1	3.7	0.0	0.0	2.4	13.6
Cycle Q Clear(g_c), s	2.1	3.7	0.0	0.0	2.4	13.6
Prop In Lane	1.00	1.00		0.05	1.00	
Lane Grp Cap(c), veh/h	126	112	1529	1596	332	3034
V/C Ratio(X)	0.32	0.58	0.51	0.51	0.11	0.51
Avail Cap(c_a), veh/h	465	414	1529	1596	332	3034
HCM Platoon Ratio	1.00	1.00	2.00	2.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	44.5	45.3	0.0	0.0	2.1	3.2
Incr Delay (d2), s/veh	1.5	4.6	1.2	1.2	0.7	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	1.7	0.5	0.5	0.1	2.7
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	46.0	50.0	1.2	1.2	2.8	3.9
LnGrp LOS	D	D	A	A	A	A
Approach Vol, veh/h	106		1589			1583
Approach Delay, s/veh	48.4		1.2			3.8
Approach LOS	D		A			A

Timer - Assigned Phs	2			6	8
Phs Duration (G+Y+Rc), s	86.8			86.8	13.2
Change Period (Y+Rc), s	6.3			6.3	6.6
Max Green Setting (Gmax), s	62.7			62.7	24.4
Max Q Clear Time (g_c+I1), s	2.0			15.6	5.7
Green Ext Time (p_c), s	16.1			17.6	0.2

Intersection Summary	
HCM 6th Ctrl Delay	4.0
HCM 6th LOS	A

Intersection	
Int Delay, s/veh	0.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	14	24	1485	30	25	1419
Future Vol, veh/h	14	24	1485	30	25	1419
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	500	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	26	1614	33	27	1542

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2456	824	0	0	1647	0
Stage 1	1631	-	-	-	-	-
Stage 2	825	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	25	316	-	-	389	-
Stage 1	145	-	-	-	-	-
Stage 2	391	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	23	316	-	-	389	-
Mov Cap-2 Maneuver	103	-	-	-	-	-
Stage 1	145	-	-	-	-	-
Stage 2	364	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	31	0	0.3
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	179	389	-
HCM Lane V/C Ratio	-	-	0.231	0.07	-
HCM Control Delay (s)	-	-	31	14.9	-
HCM Lane LOS	-	-	D	B	-
HCM 95th %tile Q(veh)	-	-	0.9	0.2	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	13	1078	1324	27	25	28
Future Vol, veh/h	13	1078	1324	27	25	28
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	14	1172	1439	29	27	30

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1468	0	-	0	2068	734
Stage 1	-	-	-	-	1454	-
Stage 2	-	-	-	-	614	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	456	-	-	-	47	363
Stage 1	-	-	-	-	181	-
Stage 2	-	-	-	-	502	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	456	-	-	-	46	363
Mov Cap-2 Maneuver	-	-	-	-	134	-
Stage 1	-	-	-	-	175	-
Stage 2	-	-	-	-	502	-

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	30
HCM LOS			D

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	456	-	-	-	201
HCM Lane V/C Ratio	0.031	-	-	-	0.287
HCM Control Delay (s)	13.1	-	-	-	30
HCM Lane LOS	B	-	-	-	D
HCM 95th %tile Q(veh)	0.1	-	-	-	1.1

Intersection: 1: Haggerty Road & Seven Mile Road

Movement	EB	EB	EB	WB	WB	WB	NB	NB	NB	SB	SB	SB
Directions Served	L	T	TR	L	T	TR	L	T	TR	L	T	TR
Maximum Queue (ft)	256	297	309	265	298	320	113	302	297	117	120	123
Average Queue (ft)	109	171	191	140	154	171	47	176	175	94	87	98
95th Queue (ft)	225	263	280	233	253	274	93	266	270	131	128	135
Link Distance (ft)		1367	1367		422	422		1558	1558	70	70	70
Upstream Blk Time (%)										35	19	25
Queuing Penalty (veh)										82	45	58
Storage Bay Dist (ft)	500			500			500					
Storage Blk Time (%)	0											
Queuing Penalty (veh)	0											

Intersection: 2: Schoolcraft Drive/AMC Drive & Seven Mile Road

Movement	EB	EB	EB	WB	WB	WB	WB	NB	NB	SB	SB
Directions Served	T	T	R	L	T	T	R	LT	R	L	TR
Maximum Queue (ft)	108	124	62	197	209	138	19	60	78	64	27
Average Queue (ft)	32	38	7	94	34	20	2	16	31	14	5
95th Queue (ft)	84	95	32	168	125	75	10	48	64	45	19
Link Distance (ft)	144	144			217	217	217	452		543	543
Upstream Blk Time (%)	0	0	0	0	0	0					
Queuing Penalty (veh)	0	0	0	0	1	0					
Storage Bay Dist (ft)			150	200					200		
Storage Blk Time (%)	2	0	0	0	0						
Queuing Penalty (veh)	0	0	0	2	2						

Intersection: 3: CBS Fox Drive & Seven Mile Road

Movement	EB	EB	EB	WB	WB	WB	WB	NB	SB	SB
Directions Served	T	T	R	L	T	T	R	R	L	TR
Maximum Queue (ft)	155	177	32	109	152	87	28	20	50	36
Average Queue (ft)	62	74	5	49	31	16	3	4	14	10
95th Queue (ft)	146	162	22	87	109	61	17	17	42	33
Link Distance (ft)	217	217	217		998	998		355	575	575
Upstream Blk Time (%)										
Queuing Penalty (veh)										
Storage Bay Dist (ft)				250			180			
Storage Blk Time (%)	3									
Queuing Penalty (veh)	0									

Intersection: 4: Haggerty Road & AMC Drive

Movement	WB	SB
Directions Served	R	L
Maximum Queue (ft)	32	26
Average Queue (ft)	5	2
95th Queue (ft)	24	13
Link Distance (ft)	358	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		500
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 10: Haggerty Road & N. Site Drive

Movement	WB	NB	NB	SB	SB	SB
Directions Served	LR	T	TR	LT	T	T
Maximum Queue (ft)	27	14	9	130	96	117
Average Queue (ft)	3	0	0	28	16	30
95th Queue (ft)	17	9	6	90	62	87
Link Distance (ft)	239	70	70		1000	1000
Upstream Blk Time (%)		0	0			
Queuing Penalty (veh)		0	0			
Storage Bay Dist (ft)				1000		
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 11: Seven Mile Road & E. Site Drive

Movement	EB	WB	SB
Directions Served	L	TR	LR
Maximum Queue (ft)	30	3	35
Average Queue (ft)	2	0	6
95th Queue (ft)	16	3	26
Link Distance (ft)		144	310
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	100		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Zone Summary

Zone wide Queuing Penalty: 192

Intersection: 1: Haggerty Road & Seven Mile Road

Movement	EB	EB	EB	WB	WB	WB	NB	NB	NB	SB	SB	SB
Directions Served	L	T	TR	L	T	TR	L	T	TR	L	T	TR
Maximum Queue (ft)	759	726	649	383	465	485	472	1571	1571	124	135	125
Average Queue (ft)	519	407	245	313	383	448	383	1478	1475	108	112	113
95th Queue (ft)	1006	1100	611	579	646	519	749	1875	1877	132	125	124
Link Distance (ft)		1366	1366		421	421		1557	1557	70	70	70
Upstream Blk Time (%)		10		1	34	61		75	77	87	75	74
Queuing Penalty (veh)		45		0	227	410		0	0	416	356	354
Storage Bay Dist (ft)	1000			500			500					
Storage Blk Time (%)	14	0		1	34		0	79				
Queuing Penalty (veh)	41	0		3	94		0	112				

Intersection: 2: Schoolcraft Drive/AMC & Seven Mile Road

Movement	EB	EB	EB	EB	WB	WB	WB	WB	NB	NB	SB	SB
Directions Served	L	T	T	R	L	T	T	R	LT	R	L	TR
Maximum Queue (ft)	49	191	184	95	189	255	251	60	466	225	126	80
Average Queue (ft)	14	122	118	10	128	190	190	15	242	170	48	25
95th Queue (ft)	53	211	207	61	265	331	333	46	533	292	135	121
Link Distance (ft)		144	144			217	217	217	452		543	543
Upstream Blk Time (%)		9	8	0	0	34	38		18			
Queuing Penalty (veh)		50	46	0	0	200	221		0			
Storage Bay Dist (ft)	75			150	200					200		
Storage Blk Time (%)	5	29	8	0	0	39			10	22		
Queuing Penalty (veh)	27	2	2	0	2	87			57	19		

Intersection: 3: CBS Fox Drive & Seven Mile Road

Movement	EB	EB	EB	WB	WB	WB	WB	NB	NB	SB	SB
Directions Served	T	T	R	L	T	T	R	LT	R	L	TR
Maximum Queue (ft)	219	232	22	212	853	827	184	24	182	222	217
Average Queue (ft)	140	156	1	75	557	541	35	4	75	113	100
95th Queue (ft)	241	265	11	237	1239	1226	156	16	145	361	308
Link Distance (ft)	217	217	217		998	998		355	355	575	575
Upstream Blk Time (%)	0	1			28	26				7	1
Queuing Penalty (veh)	2	8			0	0				0	0
Storage Bay Dist (ft)				250			180				
Storage Blk Time (%)				0	36	38	0				
Queuing Penalty (veh)				0	23	11	0				

Intersection: 4: Haggerty Road & AMC Drive

Movement	WB	WB	NB	NB	SB	SB	SB
Directions Served	L	R	T	TR	L	T	T
Maximum Queue (ft)	135	76	71	75	240	806	803
Average Queue (ft)	70	29	12	21	33	423	415
95th Queue (ft)	226	61	46	62	181	1491	1477
Link Distance (ft)	359	359	998	998		1998	1998
Upstream Blk Time (%)	7					12	12
Queuing Penalty (veh)	0					0	0
Storage Bay Dist (ft)					500		
Storage Blk Time (%)						19	
Queuing Penalty (veh)						6	

Intersection: 10: Haggerty Road & N. Site Drive

Movement	WB	NB	NB	SB	SB	SB
Directions Served	LR	T	TR	LT	T	T
Maximum Queue (ft)	251	82	87	962	1082	1095
Average Queue (ft)	222	22	29	771	873	880
95th Queue (ft)	299	73	90	1251	1379	1382
Link Distance (ft)	242	70	70		998	998
Upstream Blk Time (%)	81	3	20	12	29	38
Queuing Penalty (veh)	0	19	153	0	209	269
Storage Bay Dist (ft)				1000		
Storage Blk Time (%)				12	29	
Queuing Penalty (veh)				56	144	

Intersection: 11: Seven Mile Road & E. Site Drive

Movement	EB	EB	EB	WB	WB	SB
Directions Served	L	T	T	T	TR	LR
Maximum Queue (ft)	64	105	103	246	257	241
Average Queue (ft)	21	8	9	179	189	157
95th Queue (ft)	60	52	55	349	338	320
Link Distance (ft)		421	421	144	144	260
Upstream Blk Time (%)				33	47	36
Queuing Penalty (veh)				222	319	0
Storage Bay Dist (ft)	100					
Storage Blk Time (%)	1	0				
Queuing Penalty (veh)	5	0				

Zone Summary

Zone wide Queuing Penalty: 4216

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	147	621	89	230	485	248	60	553	123	178	464	51
Future Volume (veh/h)	147	621	89	230	485	248	60	553	123	178	464	51
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1953	1953	1953	1984	1984	1984	1953	1953	1953	1969	1969	1969
Adj Flow Rate, veh/h	156	661	95	303	638	326	65	595	132	202	527	58
Peak Hour Factor	0.94	0.94	0.94	0.76	0.76	0.76	0.93	0.93	0.93	0.88	0.88	0.88
Percent Heavy Veh, %	3	3	3	1	1	1	3	3	3	2	2	2
Cap, veh/h	203	840	121	350	792	405	369	746	165	351	942	103
Arrive On Green	0.10	0.52	0.52	0.24	0.66	0.66	0.09	0.25	0.25	0.25	0.55	0.55
Sat Flow, veh/h	1860	3257	468	1890	2414	1234	1860	3020	668	1875	3399	373
Grp Volume(v), veh/h	156	376	380	303	498	466	65	365	362	202	289	296
Grp Sat Flow(s),veh/h/ln	1860	1856	1869	1890	1885	1762	1860	1856	1833	1875	1870	1902
Q Serve(g_s), s	2.0	16.5	16.6	8.3	19.3	19.3	0.0	18.4	18.5	2.4	10.0	10.1
Cycle Q Clear(g_c), s	2.0	16.5	16.6	8.3	19.3	19.3	0.0	18.4	18.5	2.4	10.0	10.1
Prop In Lane	1.00		0.25	1.00		0.70	1.00		0.36	1.00		0.20
Lane Grp Cap(c), veh/h	203	479	482	350	618	578	369	458	453	351	518	527
V/C Ratio(X)	0.77	0.79	0.79	0.86	0.81	0.81	0.18	0.80	0.80	0.58	0.56	0.56
Avail Cap(c_a), veh/h	255	479	482	403	618	578	369	458	453	351	518	527
HCM Platoon Ratio	2.00	2.00	2.00	2.00	2.00	2.00	1.00	1.00	1.00	2.00	2.00	2.00
Upstream Filter(I)	0.72	0.72	0.72	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	42.2	22.0	22.0	34.3	14.9	14.9	31.2	35.3	35.3	32.3	18.4	18.4
Incr Delay (d2), s/veh	7.8	9.1	9.1	15.9	10.8	11.4	0.2	13.4	13.8	2.3	4.3	4.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.8	6.0	6.1	7.0	6.3	6.0	1.3	9.6	9.6	3.8	3.9	4.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	50.0	31.0	31.1	50.2	25.6	26.3	31.5	48.7	49.1	34.6	22.6	22.6
LnGrp LOS	D	C	C	D	C	C	C	D	D	C	C	C
Approach Vol, veh/h		912			1267			792			787	
Approach Delay, s/veh		34.3			31.7			47.5			25.7	
Approach LOS		C			C			D			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	18.8	31.0	18.2	32.0	15.8	34.0	11.2	39.0
Change Period (Y+Rc), s	6.3	6.3	* 6.2	* 6.2	6.3	6.3	* 6.2	* 6.2
Max Green Setting (Gmax), s	9.7	24.7	* 15	* 26	6.7	27.7	* 7.8	* 33
Max Q Clear Time (g_c+I1), s	4.4	0.0	10.3	0.0	2.0	0.0	4.0	0.0
Green Ext Time (p_c), s	0.2	0.0	0.4	0.0	0.0	0.0	0.1	0.0

Intersection Summary	
HCM 6th Ctrl Delay	34.4
HCM 6th LOS	C

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	850	72	346	944	43	15	3	68	19	3	6
Future Volume (veh/h)	0	850	72	346	944	43	15	3	68	19	3	6
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1758	1758	1758	1786	1786	1786	1800	1800	1800	1688	1688	1688
Adj Flow Rate, veh/h	0	895	76	455	1242	57	25	5	113	28	4	9
Peak Hour Factor	0.95	0.95	0.95	0.76	0.76	0.76	0.60	0.60	0.60	0.69	0.69	0.69
Percent Heavy Veh, %	3	3	3	1	1	1	0	0	0	8	8	8
Cap, veh/h	72	1960	874	634	2697	1203	149	22	350	134	37	83
Arrive On Green	0.00	1.00	1.00	0.30	1.00	1.00	0.11	0.08	0.08	0.08	0.08	0.08
Sat Flow, veh/h	379	3340	1490	1701	3393	1514	1036	275	1525	1092	462	1039
Grp Volume(v), veh/h	0	895	76	455	1242	57	30	0	113	28	0	13
Grp Sat Flow(s),veh/h/ln	379	1670	1490	1701	1697	1514	1312	0	1525	1092	0	1501
Q Serve(g_s), s	0.0	0.0	0.0	11.6	0.0	0.0	1.5	0.0	6.2	2.5	0.0	0.8
Cycle Q Clear(g_c), s	0.0	0.0	0.0	11.6	0.0	0.0	2.3	0.0	6.2	4.8	0.0	0.8
Prop In Lane	1.00		1.00	1.00		1.00	0.83		1.00	1.00		0.69
Lane Grp Cap(c), veh/h	72	1960	874	634	2697	1203	205	0	350	134	0	120
V/C Ratio(X)	0.00	0.46	0.09	0.72	0.46	0.05	0.15	0.00	0.32	0.21	0.00	0.11
Avail Cap(c_a), veh/h	72	1960	874	960	2697	1203	210	0	356	138	0	126
HCM Platoon Ratio	2.00	2.00	2.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	0.85	0.85	0.85	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	0.0	3.7	0.0	0.0	42.4	0.0	32.1	45.6	0.0	42.7
Incr Delay (d2), s/veh	0.0	0.8	0.2	1.3	0.5	0.1	0.3	0.0	0.5	0.8	0.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.2	0.0	1.8	0.2	0.0	0.7	0.0	2.3	0.7	0.0	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	0.8	0.2	5.0	0.5	0.1	42.7	0.0	32.6	46.4	0.0	43.1
LnGrp LOS	A	A	A	A	A	A	D	A	C	D	A	D
Approach Vol, veh/h		971			1754			143			41	
Approach Delay, s/veh		0.7			1.6			34.7			45.3	
Approach LOS		A			A			C			D	

Timer - Assigned Phs	1	2		4		6		8
Phs Duration (G+Y+Rc), s	30.8	64.6		14.6		85.4		14.6
Change Period (Y+Rc), s	* 5.9	* 5.9		6.6		* 5.9		6.6
Max Green Setting (Gmax), s	* 34	* 39		8.4		* 79		8.4
Max Q Clear Time (g_c+I1), s	13.6	0.0		8.2		0.0		6.8
Green Ext Time (p_c), s	1.3	0.0		0.0		0.0		0.0

Intersection Summary	
HCM 6th Ctrl Delay	3.6
HCM 6th LOS	A

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	913	24	199	1323	102	1	0	7	14	0	9
Future Volume (veh/h)	0	913	24	199	1323	102	1	0	7	14	0	9
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1772	1772	1772	1786	1786	1786	1800	1800	1800	1800	1800	1800
Adj Flow Rate, veh/h	0	961	25	229	1521	117	1	0	10	23	0	15
Peak Hour Factor	0.95	0.95	0.95	0.87	0.87	0.87	0.67	0.67	0.67	0.60	0.60	0.60
Percent Heavy Veh, %	2	2	2	1	1	1	0	0	0	0	0	0
Cap, veh/h	72	2355	1050	535	2776	1237	127	0	170	126	0	79
Arrive On Green	0.00	1.00	1.00	0.06	0.82	0.82	0.05	0.00	0.05	0.05	0.00	0.05
Sat Flow, veh/h	276	3367	1501	1701	3393	1513	1047	0	1525	1284	0	1525
Grp Volume(v), veh/h	0	961	25	229	1521	117	1	0	10	23	0	15
Grp Sat Flow(s),veh/h/ln	276	1683	1501	1701	1697	1513	1047	0	1525	1284	0	1525
Q Serve(g_s), s	0.0	0.0	0.0	3.4	14.8	1.5	0.1	0.0	0.6	1.7	0.0	0.9
Cycle Q Clear(g_c), s	0.0	0.0	0.0	3.4	14.8	1.5	1.0	0.0	0.6	2.8	0.0	0.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	72	2355	1050	535	2776	1237	127	0	170	126	0	79
V/C Ratio(X)	0.00	0.41	0.02	0.43	0.55	0.09	0.01	0.00	0.06	0.18	0.00	0.19
Avail Cap(c_a), veh/h	72	2355	1050	759	2776	1237	161	0	211	160	0	121
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	0.91	0.91	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	0.0	2.9	3.0	1.8	45.9	0.0	39.7	46.7	0.0	45.4
Incr Delay (d2), s/veh	0.0	0.5	0.0	0.5	0.8	0.2	0.0	0.0	0.1	0.7	0.0	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.2	0.0	0.8	2.4	0.2	0.0	0.0	0.2	0.6	0.0	0.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	0.5	0.0	3.4	3.8	1.9	45.9	0.0	39.9	47.4	0.0	46.5
LnGrp LOS	A	A	A	A	A	A	D	A	D	D	A	D
Approach Vol, veh/h		986			1867			11			38	
Approach Delay, s/veh		0.5			3.6			40.4			47.1	
Approach LOS		A			A			D			D	

Timer - Assigned Phs	1	2		4		6		8
Phs Duration (G+Y+Rc), s	11.8	75.9		12.3		87.7		12.3
Change Period (Y+Rc), s	* 5.9	* 5.9		7.1		* 5.9		7.1
Max Green Setting (Gmax), s	* 13	* 54		7.9		* 79		7.9
Max Q Clear Time (g_c+I1), s	5.4	2.0		4.8		16.8		3.0
Green Ext Time (p_c), s	0.5	7.7		0.0		17.5		0.0

Intersection Summary	
HCM 6th Ctrl Delay	3.3
HCM 6th LOS	A

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	0	5	933	13	3	695
Future Volume (veh/h)	0	5	933	13	3	695
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	2000	2000	1969	1969	1953	1953
Adj Flow Rate, veh/h	0	8	1085	15	3	781
Peak Hour Factor	0.60	0.60	0.86	0.86	0.89	0.89
Percent Heavy Veh, %	0	0	2	2	3	3
Cap, veh/h	27	24	3238	45	508	3181
Arrive On Green	0.00	0.01	1.00	1.00	0.86	0.86
Sat Flow, veh/h	1905	1695	3876	52	509	3809
Grp Volume(v), veh/h	0	8	537	563	3	781
Grp Sat Flow(s),veh/h/ln	1905	1695	1870	1959	509	1856
Q Serve(g_s), s	0.0	0.5	0.0	0.0	0.1	3.8
Cycle Q Clear(g_c), s	0.0	0.5	0.0	0.0	0.1	3.8
Prop In Lane	1.00	1.00		0.03	1.00	
Lane Grp Cap(c), veh/h	27	24	1603	1679	508	3181
V/C Ratio(X)	0.00	0.34	0.34	0.34	0.01	0.25
Avail Cap(c_a), veh/h	465	414	1603	1679	508	3181
HCM Platoon Ratio	1.00	1.00	2.00	2.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	0.0	48.8	0.0	0.0	1.0	1.3
Incr Delay (d2), s/veh	0.0	8.2	0.6	0.5	0.0	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.3	0.3	0.3	0.0	0.3
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	0.0	57.0	0.6	0.5	1.0	1.5
LnGrp LOS	A	E	A	A	A	A
Approach Vol, veh/h	8		1100			784
Approach Delay, s/veh	57.0		0.6			1.5
Approach LOS	E		A			A

Timer - Assigned Phs	2			6	8
Phs Duration (G+Y+Rc), s	92.0			92.0	8.0
Change Period (Y+Rc), s	6.3			6.3	6.6
Max Green Setting (Gmax), s	62.7			62.7	24.4
Max Q Clear Time (g_c+I1), s	2.0			5.8	2.5
Green Ext Time (p_c), s	8.1			5.8	0.0

Intersection Summary	
HCM 6th Ctrl Delay	1.2
HCM 6th LOS	A

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	5	941	7	2	693
Future Vol, veh/h	0	5	941	7	2	693
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	500	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	86	86	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	5	1094	8	2	788

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1496	551	0	0	1102	0
Stage 1	1098	-	-	-	-	-
Stage 2	398	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	113	478	-	-	629	-
Stage 1	281	-	-	-	-	-
Stage 2	647	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	113	478	-	-	629	-
Mov Cap-2 Maneuver	220	-	-	-	-	-
Stage 1	281	-	-	-	-	-
Stage 2	645	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.6	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	478	629	-
HCM Lane V/C Ratio	-	-	0.011	0.004	-
HCM Control Delay (s)	-	-	12.6	10.7	-
HCM Lane LOS	-	-	B	B	-
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	922	958	7	0	5
Future Vol, veh/h	0	922	958	7	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	76	76	92	92
Heavy Vehicles, %	3	3	1	1	2	2
Mvmt Flow	0	971	1261	9	0	5

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	1752	635
Stage 1	-	-	-	-	1266	-
Stage 2	-	-	-	-	486	-
Critical Hdwy	-	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	0	-	-	-	77	421
Stage 1	0	-	-	-	229	-
Stage 2	0	-	-	-	584	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	77	421
Mov Cap-2 Maneuver	-	-	-	-	177	-
Stage 1	-	-	-	-	229	-
Stage 2	-	-	-	-	584	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	13.7
HCM LOS			B

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	421
HCM Lane V/C Ratio	-	-	-	0.013
HCM Control Delay (s)	-	-	-	13.7
HCM Lane LOS	-	-	-	B
HCM 95th %tile Q(veh)	-	-	-	0

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	201	582	121	280	754	321	142	990	235	272	1015	144
Future Volume (veh/h)	201	582	121	280	754	321	142	990	235	272	1015	144
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	2000	2000	2000	1984	1984	1984	2000	2000	2000	1984	1984	1984
Adj Flow Rate, veh/h	226	654	136	295	794	338	149	1042	247	286	1068	152
Peak Hour Factor	0.89	0.89	0.89	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	0	0	0	1	1	1	0	0	0	1	1	1
Cap, veh/h	240	683	142	371	742	315	238	845	199	255	951	135
Arrive On Green	0.18	0.44	0.44	0.32	0.58	0.58	0.09	0.28	0.28	0.19	0.57	0.57
Sat Flow, veh/h	1905	3132	651	1890	2577	1095	1905	3050	720	1890	3314	471
Grp Volume(v), veh/h	226	396	394	295	580	552	149	647	642	286	607	613
Grp Sat Flow(s),veh/h/ln	1905	1900	1883	1890	1885	1787	1905	1900	1870	1890	1885	1900
Q Serve(g_s), s	7.9	20.2	20.3	10.0	28.8	28.8	3.6	27.7	27.7	9.7	28.7	28.7
Cycle Q Clear(g_c), s	7.9	20.2	20.3	10.0	28.8	28.8	3.6	27.7	27.7	9.7	28.7	28.7
Prop In Lane	1.00		0.35	1.00		0.61	1.00		0.38	1.00		0.25
Lane Grp Cap(c), veh/h	240	414	410	371	543	515	238	526	518	255	541	545
V/C Ratio(X)	0.94	0.96	0.96	0.80	1.07	1.07	0.63	1.23	1.24	1.12	1.12	1.12
Avail Cap(c_a), veh/h	240	414	410	371	543	515	238	526	518	255	541	545
HCM Platoon Ratio	2.00	2.00	2.00	2.00	2.00	2.00	1.00	1.00	1.00	2.00	2.00	2.00
Upstream Filter(I)	0.69	0.69	0.69	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	39.6	27.7	27.8	31.0	21.2	21.2	42.5	36.1	36.2	38.9	21.3	21.3
Incr Delay (d2), s/veh	33.8	27.5	28.1	11.5	58.3	60.3	5.1	119.4	123.0	92.5	76.6	77.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.0	9.3	9.3	6.3	15.1	14.6	3.6	29.5	29.5	11.6	17.8	18.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	73.3	55.3	55.8	42.5	79.5	81.5	47.6	155.5	159.2	131.4	97.9	98.9
LnGrp LOS	E	E	E	D	F	F	D	F	F	F	F	F
Approach Vol, veh/h		1016			1427			1438			1506	
Approach Delay, s/veh		59.5			72.6			146.0			104.7	
Approach LOS		E			E			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	16.0	34.0	22.0	28.0	15.0	35.0	15.0	35.0
Change Period (Y+Rc), s	6.3	6.3	* 6.2	* 6.2	6.3	6.3	* 6.2	* 6.2
Max Green Setting (Gmax), s	9.7	27.7	* 16	* 22	8.7	28.7	* 8.8	* 29
Max Q Clear Time (g_c+I1), s	11.7	0.0	12.0	0.0	5.6	0.0	9.9	0.0
Green Ext Time (p_c), s	0.0	0.0	0.3	0.0	0.1	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	98.7
HCM 6th LOS	F

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	5	1061	23	223	1290	266	51	30	545	71	5	10
Future Volume (veh/h)	5	1061	23	223	1290	266	51	30	545	71	5	10
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1786	1786	1786	1786	1786	1786	1800	1800	1800	1800	1800	1800
Adj Flow Rate, veh/h	6	1220	26	235	1358	280	65	38	518	82	6	11
Peak Hour Factor	0.87	0.87	0.87	0.95	0.95	0.95	0.79	0.79	0.79	0.87	0.87	0.87
Percent Heavy Veh, %	1	1	1	1	1	1	0	0	0	0	0	0
Cap, veh/h	181	1330	593	298	1888	842	336	182	647	283	181	332
Arrive On Green	0.78	0.78	0.78	0.21	1.00	1.00	0.34	0.32	0.32	0.32	0.32	0.32
Sat Flow, veh/h	278	3393	1514	1701	3393	1514	872	571	1525	780	569	1043
Grp Volume(v), veh/h	6	1220	26	235	1358	280	103	0	518	82	0	17
Grp Sat Flow(s),veh/h/ln	278	1697	1514	1701	1697	1514	1442	0	1525	780	0	1612
Q Serve(g_s), s	0.5	27.7	0.4	8.1	0.0	0.0	3.7	0.0	29.6	8.6	0.0	0.7
Cycle Q Clear(g_c), s	0.5	27.7	0.4	8.1	0.0	0.0	4.8	0.0	29.6	13.4	0.0	0.7
Prop In Lane	1.00		1.00	1.00		1.00	0.63		1.00	1.00		0.65
Lane Grp Cap(c), veh/h	181	1330	593	298	1888	842	556	0	647	283	0	514
V/C Ratio(X)	0.03	0.92	0.04	0.79	0.72	0.33	0.19	0.00	0.80	0.29	0.00	0.03
Avail Cap(c_a), veh/h	181	1330	593	460	1888	842	563	0	655	287	0	522
HCM Platoon Ratio	2.00	2.00	2.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.64	0.64	0.64	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	6.6	9.6	6.6	18.3	0.0	0.0	24.2	0.0	25.1	29.7	0.0	23.5
Incr Delay (d2), s/veh	0.3	11.5	0.1	3.2	1.5	0.7	0.2	0.0	7.0	0.6	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	5.4	0.1	2.6	0.4	0.2	1.7	0.0	11.7	1.7	0.0	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	7.0	21.1	6.8	21.6	1.5	0.7	24.3	0.0	32.1	30.3	0.0	23.5
LnGrp LOS	A	C	A	C	A	A	C	A	C	C	A	C
Approach Vol, veh/h		1252			1873			621			99	
Approach Delay, s/veh		20.7			3.9			30.8			29.1	
Approach LOS		C			A			C			C	

Timer - Assigned Phs	1	2		4		6		8				
Phs Duration (G+Y+Rc), s	16.5	45.1		38.5		61.5		38.5				
Change Period (Y+Rc), s	* 5.9	* 5.9		6.6		* 5.9		6.6				
Max Green Setting (Gmax), s	* 26	* 29		32.4		* 55		32.4				
Max Q Clear Time (g_c+I1), s	10.1	2.5		31.6		0.0		15.4				
Green Ext Time (p_c), s	0.4	0.0		0.3		0.0		0.5				

Intersection Summary	
HCM 6th Ctrl Delay	14.4
HCM 6th LOS	B

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1671	6	64	1722	30	2	1	210	70	0	55
Future Volume (veh/h)	0	1671	6	64	1722	30	2	1	210	70	0	55
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	0	1786	1786	1786	1786	1786	1786	1786	1786	1800	1800	1800
Adj Flow Rate, veh/h	0	1797	6	71	1913	33	3	1	276	76	0	60
Peak Hour Factor	0.93	0.93	0.93	0.90	0.90	0.90	0.76	0.76	0.76	0.92	0.92	0.92
Percent Heavy Veh, %	0	1	1	1	1	1	1	1	1	0	0	0
Cap, veh/h	0	1988	884	284	2335	1038	207	60	336	218	0	273
Arrive On Green	0.00	1.00	1.00	0.04	0.69	0.69	0.18	0.18	0.18	0.18	0.00	0.18
Sat Flow, veh/h	0	3483	1508	1701	3393	1509	806	335	1514	1008	0	1525
Grp Volume(v), veh/h	0	1797	6	71	1913	33	4	0	276	76	0	60
Grp Sat Flow(s),veh/h/ln	0	1697	1508	1701	1697	1509	1141	0	1514	1008	0	1525
Q Serve(g_s), s	0.0	0.0	0.0	1.5	40.3	0.7	0.0	0.0	17.4	7.0	0.0	3.4
Cycle Q Clear(g_c), s	0.0	0.0	0.0	1.5	40.3	0.7	3.4	0.0	17.4	10.3	0.0	3.4
Prop In Lane	0.00		1.00	1.00		1.00	0.75		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	0	1988	884	284	2335	1038	267	0	336	218	0	273
V/C Ratio(X)	0.00	0.90	0.01	0.25	0.82	0.03	0.01	0.00	0.82	0.35	0.00	0.22
Avail Cap(c_a), veh/h	0	1988	884	451	2335	1038	267	0	336	218	0	273
HCM Platoon Ratio	1.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	0.39	0.39	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	0.0	6.5	11.2	5.0	33.8	0.0	37.0	39.5	0.0	35.1
Incr Delay (d2), s/veh	0.0	3.1	0.0	0.5	3.4	0.1	0.0	0.0	14.9	0.9	0.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.9	0.0	0.5	12.2	0.2	0.1	0.0	7.8	1.8	0.0	1.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	3.1	0.0	6.9	14.5	5.0	33.8	0.0	51.9	40.5	0.0	35.5
LnGrp LOS	A	A	A	A	B	A	C	A	D	D	A	D
Approach Vol, veh/h		1803			2017			280			136	
Approach Delay, s/veh		3.1			14.1			51.7			38.3	
Approach LOS		A			B			D			D	

Timer - Assigned Phs	1	2		4		6		8
Phs Duration (G+Y+Rc), s	10.2	64.8		25.0		75.0		25.0
Change Period (Y+Rc), s	* 5.9	* 6.2		7.1		* 6.2		7.1
Max Green Setting (Gmax), s	* 14	* 49		17.9		* 69		17.9
Max Q Clear Time (g_c+I1), s	3.5	2.0		12.3		42.3		19.4
Green Ext Time (p_c), s	0.1	21.0		0.3		17.0		0.0

Intersection Summary	
HCM 6th Ctrl Delay	12.7
HCM 6th LOS	B

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	36	57	1471	47	33	1409
Future Volume (veh/h)	36	57	1471	47	33	1409
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	2000	2000	2000	2000	1984	1984
Adj Flow Rate, veh/h	41	65	1548	49	36	1548
Peak Hour Factor	0.88	0.88	0.95	0.95	0.91	0.91
Percent Heavy Veh, %	0	0	0	0	1	1
Cap, veh/h	126	112	3026	96	330	3034
Arrive On Green	0.07	0.07	1.00	1.00	0.80	0.80
Sat Flow, veh/h	1905	1695	3860	119	321	3870
Grp Volume(v), veh/h	41	65	781	816	36	1548
Grp Sat Flow(s),veh/h/ln	1905	1695	1900	1979	321	1885
Q Serve(g_s), s	2.1	3.7	0.0	0.0	2.5	13.6
Cycle Q Clear(g_c), s	2.1	3.7	0.0	0.0	2.5	13.6
Prop In Lane	1.00	1.00		0.06	1.00	
Lane Grp Cap(c), veh/h	126	112	1529	1592	330	3034
V/C Ratio(X)	0.32	0.58	0.51	0.51	0.11	0.51
Avail Cap(c_a), veh/h	465	414	1529	1592	330	3034
HCM Platoon Ratio	1.00	1.00	2.00	2.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	44.5	45.3	0.0	0.0	2.1	3.2
Incr Delay (d2), s/veh	1.5	4.6	1.2	1.2	0.7	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	1.7	0.5	0.5	0.1	2.7
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	46.0	50.0	1.2	1.2	2.8	3.9
LnGrp LOS	D	D	A	A	A	A
Approach Vol, veh/h	106		1597			1584
Approach Delay, s/veh	48.4		1.2			3.8
Approach LOS	D		A			A

Timer - Assigned Phs	2			6	8
Phs Duration (G+Y+Rc), s	86.8			86.8	13.2
Change Period (Y+Rc), s	6.3			6.3	6.6
Max Green Setting (Gmax), s	62.7			62.7	24.4
Max Q Clear Time (g_c+I1), s	2.0			15.6	5.7
Green Ext Time (p_c), s	16.3			17.7	0.2

Intersection Summary	
HCM 6th Ctrl Delay	4.0
HCM 6th LOS	A

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	50	1468	44	14	1431
Future Vol, veh/h	0	50	1468	44	14	1431
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	500	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	54	1596	48	15	1555

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2428	822	0	0	1644	0
Stage 1	1620	-	-	-	-	-
Stage 2	808	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	27	317	-	-	390	-
Stage 1	147	-	-	-	-	-
Stage 2	399	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	26	317	-	-	390	-
Mov Cap-2 Maneuver	106	-	-	-	-	-
Stage 1	147	-	-	-	-	-
Stage 2	384	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	18.7	0	0.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	317	390	-
HCM Lane V/C Ratio	-	-	0.171	0.039	-
HCM Control Delay (s)	-	-	18.7	14.6	-
HCM Lane LOS	-	-	C	B	-
HCM 95th %tile Q(veh)	-	-	0.6	0.1	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1089	1314	37	0	41
Future Vol, veh/h	0	1089	1314	37	0	41
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1184	1428	40	0	45

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1468	0	-	0	2040	734
Stage 1	-	-	-	-	1448	-
Stage 2	-	-	-	-	592	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	456	-	-	-	49	363
Stage 1	-	-	-	-	183	-
Stage 2	-	-	-	-	516	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	456	-	-	-	49	363
Mov Cap-2 Maneuver	-	-	-	-	140	-
Stage 1	-	-	-	-	183	-
Stage 2	-	-	-	-	516	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	16.3
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	456	-	-	-	363
HCM Lane V/C Ratio	-	-	-	-	0.123
HCM Control Delay (s)	0	-	-	-	16.3
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.4

Intersection: 1: Haggerty Road & Seven Mile Road

Movement	EB	EB	EB	WB	WB	WB	NB	NB	NB	SB	SB	SB
Directions Served	L	T	TR	L	T	TR	L	T	TR	L	T	TR
Maximum Queue (ft)	299	313	332	277	263	312	114	284	285	110	106	113
Average Queue (ft)	131	170	189	143	145	166	49	175	168	83	80	91
95th Queue (ft)	274	264	280	232	236	265	93	258	251	113	111	121
Link Distance (ft)		1367	1367		422	422		1558	1558	70	70	70
Upstream Blk Time (%)										38	19	26
Queuing Penalty (veh)										90	45	60
Storage Bay Dist (ft)	500			500			500					
Storage Blk Time (%)												
Queuing Penalty (veh)												

Intersection: 2: Schoolcraft Drive/AMC Drive & Seven Mile Road

Movement	EB	EB	EB	WB	WB	WB	WB	NB	NB	SB	SB
Directions Served	T	T	R	L	T	T	R	LT	R	L	TR
Maximum Queue (ft)	108	130	68	198	204	107	17	44	78	66	46
Average Queue (ft)	27	38	8	100	32	14	1	13	31	15	6
95th Queue (ft)	78	94	37	175	122	57	9	39	66	46	26
Link Distance (ft)	144	144			217	217	217	452		543	543
Upstream Blk Time (%)	0	0	0	0	0	0					
Queuing Penalty (veh)	0	0	0	0	1	0					
Storage Bay Dist (ft)			150	200					200		
Storage Blk Time (%)	2	0	0	0	0						
Queuing Penalty (veh)	0	0	0	3	1						

Intersection: 3: CBS Fox Drive & Seven Mile Road

Movement	EB	EB	EB	WB	WB	WB	WB	NB	NB	SB	SB
Directions Served	T	T	R	L	T	T	R	LT	R	L	TR
Maximum Queue (ft)	159	170	42	114	145	104	31	5	21	61	40
Average Queue (ft)	68	83	6	52	31	18	3	0	4	17	9
95th Queue (ft)	150	171	27	94	107	67	18	3	16	50	33
Link Distance (ft)	217	217	217		998	998		355	355	575	575
Upstream Blk Time (%)											
Queuing Penalty (veh)											
Storage Bay Dist (ft)				250			180				
Storage Blk Time (%)	4										
Queuing Penalty (veh)	0										

Intersection: 4: Haggerty Road & AMC Drive

Movement	WB	SB
Directions Served	R	L
Maximum Queue (ft)	30	27
Average Queue (ft)	4	2
95th Queue (ft)	20	15
Link Distance (ft)	358	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		500
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 10: Haggerty Road & N. Site Drive

Movement	WB	NB	SB	SB	SB
Directions Served	LR	TR	LT	T	T
Maximum Queue (ft)	30	16	176	134	142
Average Queue (ft)	5	1	39	24	39
95th Queue (ft)	23	8	123	82	109
Link Distance (ft)	239	70		1000	1000
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			1000		
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 11: Seven Mile Road & E. Site Drive

Movement	SB
Directions Served	LR
Maximum Queue (ft)	40
Average Queue (ft)	7
95th Queue (ft)	29
Link Distance (ft)	310
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Zone Summary

Zone wide Queuing Penalty: 200

Intersection: 1: Haggerty Road & Seven Mile Road

Movement	EB	EB	EB	WB	WB	WB	NB	NB	NB	SB	SB	SB
Directions Served	L	T	TR	L	T	TR	L	T	TR	L	T	TR
Maximum Queue (ft)	617	406	420	420	462	475	525	1572	1572	115	121	120
Average Queue (ft)	370	202	221	309	416	425	439	1444	1441	96	100	102
95th Queue (ft)	655	360	360	539	533	533	734	1806	1805	107	110	112
Link Distance (ft)		1366	1366		421	421		1557	1557	70	70	70
Upstream Blk Time (%)				1	26	34		59	60	82	68	68
Queuing Penalty (veh)				0	174	233		0	0	391	324	324
Storage Bay Dist (ft)	1000			500			500					
Storage Blk Time (%)				1	26		0	74				
Queuing Penalty (veh)				2	72		0	106				

Intersection: 2: Schoolcraft Drive/AMC & Seven Mile Road

Movement	EB	EB	EB	EB	WB	WB	WB	WB	NB	NB	SB	SB
Directions Served	L	T	T	R	L	T	T	R	LT	R	L	TR
Maximum Queue (ft)	33	187	181	93	217	268	273	108	467	225	119	40
Average Queue (ft)	4	123	117	8	132	172	167	20	205	186	51	8
95th Queue (ft)	19	187	189	48	249	320	322	67	497	265	97	27
Link Distance (ft)		144	144			217	217	217	452		543	543
Upstream Blk Time (%)		7	7	0	0	19	22		8			
Queuing Penalty (veh)		39	37	0	0	111	129		0			
Storage Bay Dist (ft)	75			150	200					200		
Storage Blk Time (%)		30	7	0	1	23			0	24		
Queuing Penalty (veh)		2	2	0	4	51			2	21		

Intersection: 3: CBS Fox Drive & Seven Mile Road

Movement	EB	EB	EB	WB	WB	WB	WB	NB	NB	SB	SB
Directions Served	T	T	R	L	T	T	R	LT	R	L	TR
Maximum Queue (ft)	228	237	18	238	716	708	168	24	184	126	143
Average Queue (ft)	153	174	1	69	375	365	12	4	84	56	59
95th Queue (ft)	240	257	11	209	959	947	84	17	157	101	131
Link Distance (ft)	217	217	217		998	998		355	355	575	575
Upstream Blk Time (%)	1	2			11	9					
Queuing Penalty (veh)	4	12			0	0					
Storage Bay Dist (ft)				250			180				
Storage Blk Time (%)				0	19	21	0				
Queuing Penalty (veh)				0	12	6	0				

Intersection: 4: Haggerty Road & AMC Drive

Movement	WB	WB	NB	NB	SB	SB	SB
Directions Served	L	R	T	TR	L	T	T
Maximum Queue (ft)	83	70	89	108	245	482	472
Average Queue (ft)	32	32	18	30	47	175	166
95th Queue (ft)	70	61	60	82	240	559	547
Link Distance (ft)	359	359	998	998		1998	1998
Upstream Blk Time (%)							
Queuing Penalty (veh)							
Storage Bay Dist (ft)					500		
Storage Blk Time (%)					0	8	
Queuing Penalty (veh)					0	3	

Intersection: 10: Haggerty Road & N. Site Drive

Movement	WB	NB	NB	SB	SB	SB
Directions Served	LR	T	TR	LT	T	T
Maximum Queue (ft)	73	77	79	998	1152	1147
Average Queue (ft)	28	8	6	757	839	842
95th Queue (ft)	55	44	38	1254	1360	1349
Link Distance (ft)	242	70	70		998	998
Upstream Blk Time (%)		0	2	4	18	25
Queuing Penalty (veh)		3	12	0	131	180
Storage Bay Dist (ft)				1000		
Storage Blk Time (%)				4	18	
Queuing Penalty (veh)				18	89	

Intersection: 11: Seven Mile Road & E. Site Drive

Movement	EB	EB	WB	WB	SB
Directions Served	T	T	T	TR	LR
Maximum Queue (ft)	94	74	186	176	96
Average Queue (ft)	7	7	110	112	38
95th Queue (ft)	45	40	230	224	80
Link Distance (ft)	421	421	144	144	260
Upstream Blk Time (%)			16	16	
Queuing Penalty (veh)			105	110	
Storage Bay Dist (ft)					
Storage Blk Time (%)					
Queuing Penalty (veh)					

Zone Summary

Zone wide Queuing Penalty: 2711

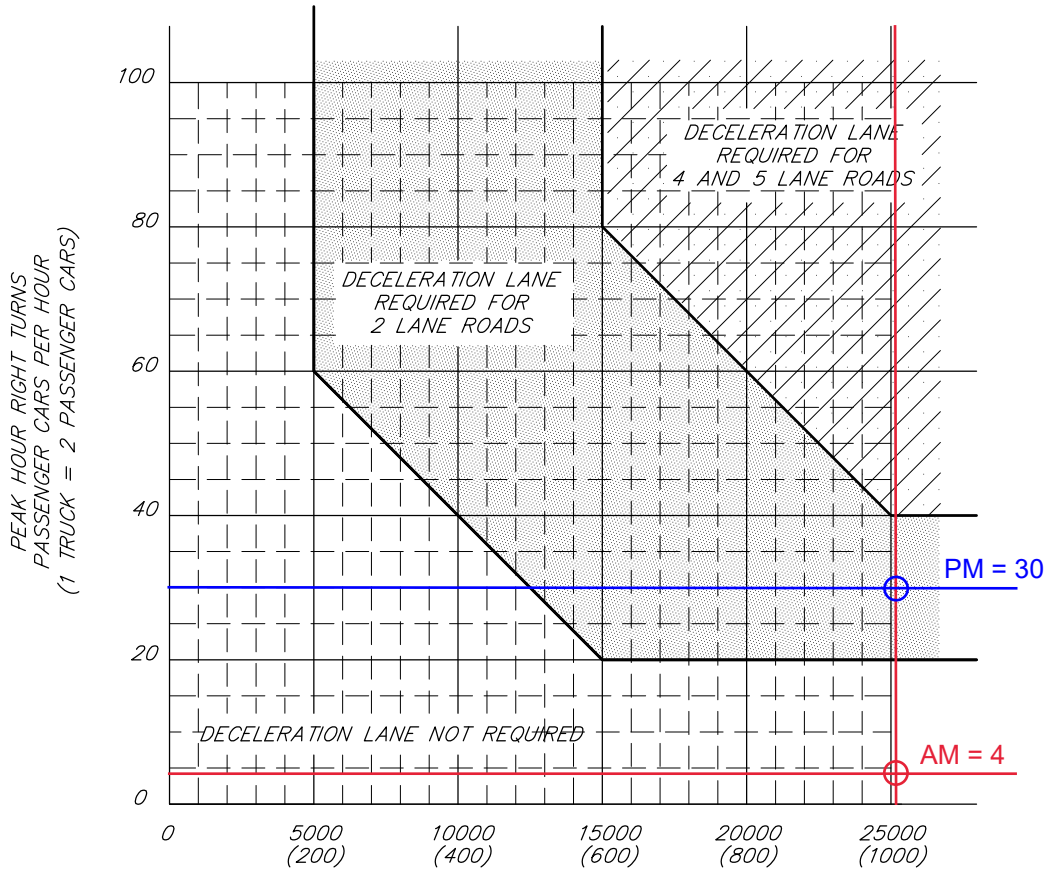
Appendix E

WARRANTS SUMMARY

N. Site Drive & Haggerty Road - RT Lane Warrant (Full Access)

WARRANT FOR RIGHT TURN DECELERATION LANE

(BASED ON ULTIMATE DEVELOPMENT)



Right-Turn Treatment Not Recommended

2016 AADT = 24,600
+ 0.5% Growth
2021 AADT = 25,221

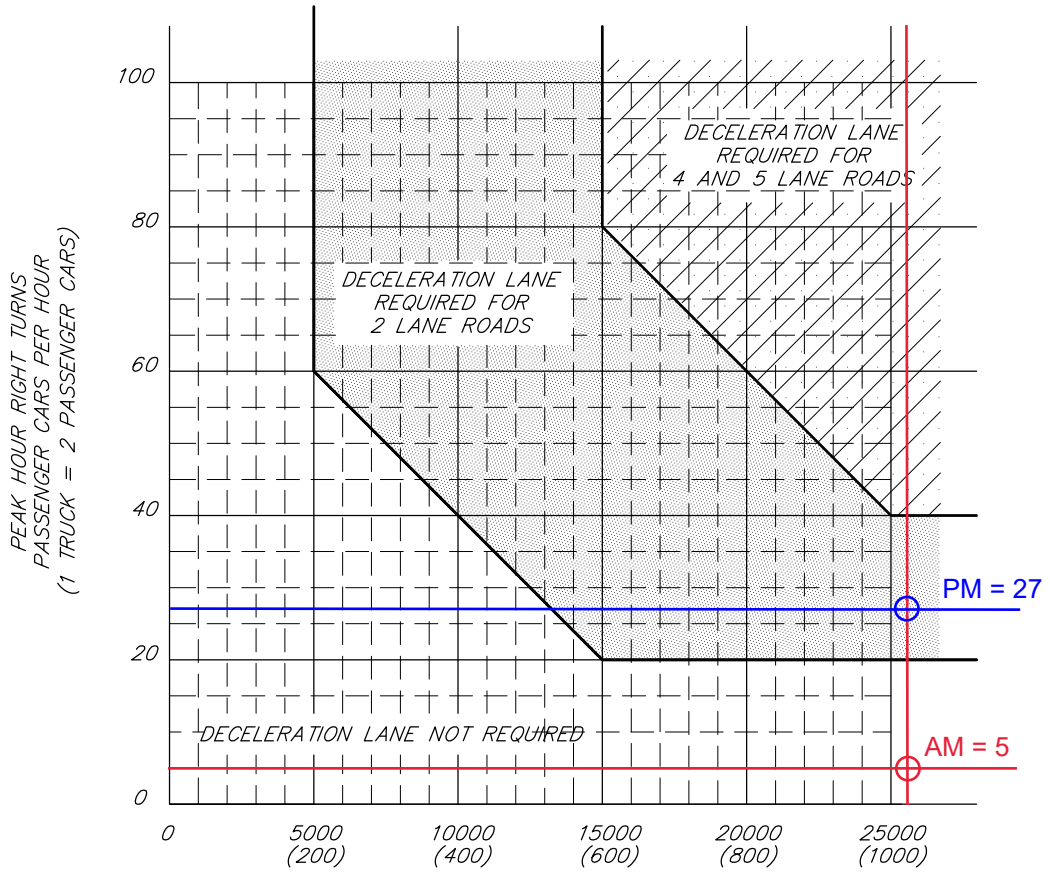
REVISION DATE:		
DIRECTOR OF ENGINEERING	WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES ENGINEERING DIVISION/PERMIT OFFICE PERMIT STANDARDS	SCALE NOT TO SCALE
DIVISION PERMIT ENGINEER	WARRANT FOR RIGHT TURN DECELERATION LANE	AL-4 SHEET 1 OF 1

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.

E. Site Drive & Seven Mile Road - RT Lane Warrant (Full Access)

WARRANT FOR
RIGHT TURN DECELERATION LANE

(BASED ON ULTIMATE DEVELOPMENT)



2016 AADT = 30,300
+ 0.5% Growth
2021 AADT = 31,065

Right-Turn Treatment
Not Recommended

REVISION DATE:		
DIRECTOR OF ENGINEERING	WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES ENGINEERING DIVISION/PERMIT OFFICE PERMIT STANDARDS	SCALE NOT TO SCALE
DIVISION PERMIT ENGINEER	WARRANT FOR RIGHT TURN DECELERATION LANE	AL-4 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.

UNAPPROVED MINUTES

MINUTES OF THE 1,166th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, March 9, 2021, the City Planning Commission of the City of Livonia held its 1,166th Public Hearings and Regular Meeting via Zoom Meeting Software.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7:00 p.m.

Members present:	David Bongero	Sam Caramagno	Glen Long
	Betsy McCue	Carol Smiley	Peter Ventura
	Ian Wilshaw		

Members absent: None

Mr. Mark Taormina, Planning Director, Scott Miller, Planner IV, and Stephanie Reece, Program Supervisor, and Debra Walter, Clerk-Typist 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 2021-02-02-02 Shake Shack

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2021-02-02-02 submitted by SPP Investors II, L.L.C. requesting approval of all plans required by Sections 11.03(n)(3), 18.47 and 18.58 of the City of Livonia Zoning Ordinance No. 543, as amended, in connection with a proposal to re-develop the site, including demolishing the existing restaurant (Romano's Macaroni Grill), constructing a full-service restaurant with drive-thru facilities (Shake Shack), and constructing a bank with drive-thru facilities,

at 39300 Seven Mile Road, located on the northeast corner of Seven Mile and Haggerty Roads in the Southwest ¼ of Section 6.

Mr. Taormina: This is a request to redevelop the northeast corner parcel at Seven Mile and Haggerty Roads. The zoning of the property is C-2 (General Business). The site in question is 2.9 acres in area. It has 600 feet of frontage on Seven Mile Road and roughly 200 feet of frontage on Haggerty Road. This is the site of the former Romano's Macaroni Grill. The existing restaurant is one-story in height and about 8,200 square feet in area. It is located at the west end of the site, approximately 110 feet from the Haggerty Road right-of-way. Macaroni Grill was approved with a maximum seating capacity of 280. Parking, as you can see from the survey, is located on the west, south, and east sides of the building. Most of the parking is on the east side and extends all the way to the edge of the property. There is an open drain and contiguous wetland that exists along the north side of the property. The proposal seeks to demolish and remove the existing restaurant and replace it with two new freestanding buildings, including a new full-service Shake Shack and a branch bank. The Shake Shack would be on the west end of the property in the same general location as the existing restaurant and is identified on the plans as Proposed Parcel A. The bank would be on the east side in an area currently used for parking and is identified as Proposed Parcel B. Both new buildings would have drive-thru facilities. The proposed Shake Shack would be one-story in height, with a gross floor area of 3,487 square feet. It would contain 74 interior seats, and 70 exterior seats for a combined total of 114. Outdoor seating is shown along the east and south sides of the building. The building would be setback about 123 feet from Haggerty Road and 81 feet from Seven Mile Road. The submitted floor plans show the general layout of the restaurant, including the dining area, kitchen, and bathrooms. The dining area would be in the front part of the building. There are no details, at this time, regarding the arrangement of the seating area. The drive-thru service facility is planned along the Haggerty side of the building. Two traffic lanes serving the drive-up will commence on the east side of the building. There would be separate pre-order and order menu boards provided for each lane. All traffic around the east, north, and west sides of the building would be one-way, moving in a counterclockwise direction. With both lanes operating, any chance of by-passing the drive-thru would not be available until after cars have transitioned into a single lane, which is on the north side of the building. Once an order is complete, exiting vehicles would have the choice of turning right and exiting on to Haggerty Road or turning left to a driveway that exits on to Seven Mile Road. The exterior finish would mostly consist of fluted concrete panels, which is the area shown in white, and cement fiber vertical siding, which is the darker

shade. A limited amount of brick is shown along the north and west sides of the building and would be painted with a mural as illustrated in this color rendering. Above the entrance, the outdoor patio and the pick-up window, the plans show being covered with structural canopies. This would be the outdoor seating area along the east side of the building. That canopy would wrap around to the south elevation with the front entrance to the building, and then looking at the drive-thru side, there would be separate canopy above the pick-up window. At this time, the plan for the bank is only conceptual. When a user is identified, detailed plans would need to be submitted for a formal review. The pad is shown having a setback of about 80 feet from the right-of-way of Seven Mile Road. The total building size is just under 3,400 square feet. The main entrance would be on the south side of the building facing Seven Mile Road. Drive-up window service is shown on the east side and it includes a canopy that will extend 40 feet from the side of the building. The drive-thru operations include three ATM lanes. After completing a transaction, vehicles would loop around the back of the building, turn south at the northwest corner of the building and then exit out to Seven Mile Road. Two existing driveways provide ingress and egress to the site. Both of those would remain. There is one on Haggerty and one Seven Mile Road. The drive approach on Haggerty would remain in its current configuration. The one on Seven Mile Road would be retrofitted to allow for right-in and right-out operations only. Currently, both driveways are unrestricted in terms of their turning movements. As for parking, the site plan shows a total of 101 parking spaces. There are 72 parking spaces shown on Parcel A and 29 spaces on Parcel B. Parking for full-service restaurants is based on the number of customer seats, both interior and exterior, as well as the number of employees plus two additional spaces for drive-up operations. Shake Shack would require 72 parking spaces and the bank would require 18 spaces. For both uses, the required parking is 90 spaces. With over 100 spaces available, the site plan meets the parking requirement. A fully detailed landscaping plan was submitted with the application. Storm water management would presumably be handled by means of an underground detention system located beneath the parking lot and drive aisles. Dumpster locations include one that would be along the north edge of the parking lot about 75 feet east of the restaurant. A second dumpster is shown near the northwest corner of the bank building. The walls would all be six feet in height. Site lighting is shown at 25 feet in height. This would have to be lowered by five feet to a total height of 20 feet in order to comply with the City's outdoor lighting policy. We have not reviewed the petition in terms of signage. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Taormina: The first item is from the Engineering Division, dated February 5, 2021, 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. The parcel is assigned the address of #39300 Seven Mile Road. The existing building is currently serviced by public water main and sanitary sewer, as well as private storm sewer. The submitted drawings indicate revisions to the building services, but do not have detailed information to determine if there will be any impacts to the existing systems. Also, storm detention is not addressed in the drawings, but the Developer will need to meet the Wayne County Storm Water Ordinance requirements. Should the development move forward, detailed Engineering drawings will need to be submitted to this department for permitting. The submitted drawings indicate that the property is to be split into parcels, which will require the recording of easements across the easterly parcel to ensure utility services remain uninterrupted. The existing sanitary service will need to be cleaned and inspected, and may need to be upgraded to a publicly-owned system should the property be split. It should be noted that the developer will be required to obtain a Wayne County permit for any work occur within the Seven Mile Road or Haggerty Road right-of-way's."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated February 10, 2021, which reads as follows: *"This office has reviewed the site plan submitted in connection with a request to construct a commercial building on property located at the above referenced address. We have no objections to this proposal."* The letter is signed by Greg Thomas, Fire Marshal. The next letter is from the Division of Police, dated February 10, 2021, which reads as follows: "*I have reviewed the plans in connection with the petitions. I have one concern in regard to the proposal. The Seven Mile and Haggerty area already has a very high traffic volume throughout the day. I believe locating this business at that location has a high potential to add to the traffic congestion and also increase the amount of vehicle crashes."* The letter is signed by Scott Sczepanski, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated March 9, 2021, which reads as follows: *" Pursuant to your request, the above referenced Petition has been reviewed. 1. The parking lot shall be repaired and restriped as necessary. Parking spaces shall be 10' wide and 20' deep and double striped. 2. Signage has not been*

reviewed. A variance from the Zoning Board of Appeals would be required for any non-conforming signage. This Department has no further objections to this Petition." The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated February 19, 2021, which reads as follows: *" I have reviewed the address connected with the above noted petition. The following amounts are due to the City of Livonia: False Alarm delinquent charges (2/1/2021): Total Due City of Livonia $2,852.50"* The letter is signed by Connie Kumpula, Chief Accountant. The next letter is from the Treasurer's Department, dated February 24, 2021, which reads as follows: *"In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. At this time there are taxes due."* The letter is signed by Lynda Scheel, Treasurer. The last letter is from the Assessment Department, dated February 8, 2021, which reads as follows: *"The plans submitted by SPP Investors II, L.L.C. requesting the approval of plans to re- develop the site at 39300 Seven Mile to demolish the existing restaurant and to construct a new restaurant and a bank. We have no objection to this proposal other than to comment that if the new restaurant (Shake Shack) and bank are going to be owned individually and want separate tax bills, a Lot Split will need to be initiated."* The letter is signed by Kathie Siterlet, Residential Appraiser. That is the extent of the correspondence.

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

Ms. Smiley: Are these pieces of property owned separately? Parcel A and Parcel B?

Mr. Taormina: No. This is a single parcel currently.

Ms. Smiley: Okay. So, we don't really need lot split, right?

Mr. Taormina: At this time, no. It is not a prerequisite to review the site plan.

Ms. Smiley: Okay. Thank you.

Mr. Wilshaw: Thank you Ms. Smiley. Mr. Long?

Mr. Long: Mr. Taormina, how long has this site been vacant? How long has Macaroni Grill been gone?

Mr. Taormina: I think it is going on a year since the restaurant closed, but I am not sure. Maybe the petitioner knows precisely. I think a little over a year.

Mr. Long: I will ask them as well. In that year, this is the first thing that has come before us for a proposed reuse that has come before us, correct?

Mr. Taormina: That is correct.

Mr. Long: Okay. Thank you.

Mr. Wilshaw: Thank you, Mr. Long. Any other questions of our planning staff?

Mr. Ventura: Mr. Taormina, did you receive…at least I am under the impression that you received some additional traffic information between our study session and tonight. Is that true?

Mr. Taormina: That is true. That information should be provided in your e-packet.

Mr. Wilshaw: Any other questions Mr. Ventura? Anyone else with any questions?

Mr. Taormina: I do know that he is experiencing some internet problems.

Mr. Ventura: I didn't hear anything, I apologize.

Mr. Wilshaw: Mr. Ventura, you broke up a little bit. Did you want to repeat that?

Mr. Ventura: I am sorry. I am not sure if you can hear me again?

Mr. Wilshaw: You broke up Mr. Ventura. What you might want to try to do is turn your video off and see if that helps your audio. I have seen that sort of improve the bandwidth a bit if you just go audio only.

Mr. Ventura: Okay. Video is off. How is the audio doing?

Mr. Wilshaw: We hear you fine.

Mr. Ventura: Mark, did you hear my question?

Mr. Taormina: You had asked whether or not new traffic information was received between the study and this meeting, and the answer is yes. That should be available in your e-packet.

Mr. Ventura: Okay. I have not seen that. Can you tell us what the comparison…can you summarize the reports conclusions for the traffic generated by drive-thru restaurants such as this one versus a sit-down restaurant like the Macaroni Grill?

Mr. Taormina: I don't have the traffic analysis in front of me. We do have the traffic engineer available on the call. Going from memory after reading portions of the report, it was clear to me that the development as proposed will increase the amount of traffic to the site. How significant that is can be measured in terms of percentage increase in trip generation. I believe the engineer can explain exactly what that is. In terms of changes, the report indicates that there will be restrictions on the turning movements on to Seven Mile Road. That was something that was recommended by Wayne County in early discussions that the developers had with the County regarding this issue. There has yet to be a decision whether there would be restrictions on turning movements from the Haggerty approach. Those could be time sensitive, ie. certain times of the day when left-hand turns would be prohibited from that driveway. That is a just a very rough description. Again, the traffic engineer is here, and she will be able to respond in detail to your questions.

Mr. Ventura: Thank you. Mr. Chairman, after last weeks study session I reached out to Sargent Sczepanski to ask him questions about why he was do definitive about his objection to this petition. He shared with me the Michigan State Police accident statistics at this intersection. In the last year of operation of the Macaroni Grill, there were 60 accidents at this intersection, and 10 of them were head-on collisions. A total of 24 were moving, where the cars were moving, and the balance were rear-ending collisions. This is a fairly dangerous, or very dangerous intersection already and that is without a drive thru. I am sorry that I didn't have time to share this data with the commissioners, but I have the report from Sargent Sczepanski, the State Police report and would be happy to share it both with my fellow commissioners and petitioner. Thank you.

Mr. Wilshaw: Thank you, Mr. Ventura. That is good information to have, and I am glad you followed up with them on that. It is a little unusual when we hear the traffic division make this objection. It is not something that they do too often. It is good that we followed up on that. Any other questions or comments from the commissioners for Mr. Taormina before we go to the petitioner? If not, out petitioner and their representatives are in the

audience. We are going to ask that you click raise hand so we can identify you. What I will do is give you the opportunity to unmute yourself. You don't have to do that immediately, but you can certainly do that when the time is appropriate, and you wish to speak. I will give each of you that opportunity. There are four right now. There is Mr. Williams, Ms. Kroll, Mr. Erickson, and Ms. Palmaesso. Good evening. Mr. Thompson as well. Mr. Williams, I believe you are going to start for us?

Eric Williams, Stonefield Engineering & Design, 607 Shelby Street, Ste. 200, Detroit, MI. We are here on behalf of the applicant, SPP Investors II LLC. Mr. Erickson is here on their behalf and additionally we have Julie Kroll with Fleis & Vanderbrink, our traffic consultant and Allison Palmadesso from the Shake Shack team. We are hoping we have all the right people in front of you so we can…obviously respond to each and every question accordingly. As Mark alluded to, we are seeking waiver-use approval for the site located at 39300 Seven Mile Road. Probably more commonly known as the Macaroni Grill located at the northeast corner of Haggerty and Seven Mile Roads. We have worked with Mark and staff and the Wayne County Road Commission over the last few months to come up with a plan for this property. It has been rather challenging due to the site dimensions. As Mark mentioned, it is extremely long and narrow. We obviously have a pretty expansive frontage along Seven Mile Road and then we are also tied to our existing access points in terms of location. This is further exacerbated by the open drain to the north which I think we obviously discussed at the last meeting, but there is an existing retaining wall that is shown on the plan with the line with the X's through it. This is an existing wall and obviously as construction commences and we have demolition work occur and things of that nature, this is going to be closely looked at by our site contractor and structural engineers. So, as Mark said, the site is C-2 (General Business). The proposed uses are both waiver-uses and I think it was important for Mark to point out that at this point the bank with drive-thru facilities is conceptual. Once Mr. Erickson and his team lock up a tenant, we will be back in front of you for any tweaks to the site plan and obviously the floor plans and detailed elevations. To walk everyone through the site, and I don't want to belay the matter because Mark obviously did a great job in describing what is going on here. I think the big point is that when you look at this site today, it is obviously a prominent corner within this city. I think the year is correct in terms of when this site was closed. I know that Chip and his team have been working hard to find tenants and

solidify deals and obviously make this property viable again. What we like about this plan is that we are able to keep the Shake Shack or the proposed Shake Shack building in almost the exact location of the Macaroni Grill, except for cutting the buildings square footage in half, essentially. So, the building is more or less in the exact same location. By reducing the square footage, we were able to activate the southeast corner of the site, or the area just adjacent to Chippewa. In terms of what is out there today, you have a sea of asphalt on the east side, and we have been able to now…I shouldn't say now because it is obviously conceptual, but based on the setbacks, the site circulation, the number of parking spaces, we have been able to activate that side of the site. Mark had questioned some of the easement agreements, so what SPP Investors is looking to do is essentially split these two properties so that they are two freestanding parcels, and they will enter into a reciprocal easement agreement. That would allow for the function of shared utilities, shared access, and I am sure there is a plethora of other agreements within that, but I think most importantly the shared access to allow vehicles to go between sites. With that I would like to pass it over to Julie so she can speak on the adjustments that we have made to access the conversations that we have had with the county and obviously walk the commission through her findings with the traffic on the site.

Mr. Wilshaw: Thank you, Mr. Williams. We will go to Ms. Kroll. As Mr. Williams already started out, we do ask that you start with your name and address for our record for our minutes. Ms. Kroll, I believe you are up.

Julie Kroll, Flies & Vanderbrink, 27725 Stansbury Blvd., Ste. 195, Farmington Hills, MI. Mark, I think I saw you had the traffic study on one of those tabs. So, I just kind of want to walk you through kind of how we do the traffic study. When we started with this, we started with a baseline traffic that we used for most recently for the Beaumont property, which is as you know, to the east of here. That study included a lot of background traffic. We included the Chck-Fil-A development that is just north of here, St. Joes medical office building development, the Haggerty Center that is just north of here, the Shostack office building, which is actually in Northville, and then of course the Beaumont medical. We also included the recommended improvements that were coming with the Beaumont, which included the addition of the traffic signal at CBS Fox Drive and the optimizing of the traffic signals along Seven Mile Road and Haggerty. That was assumed as our baseline for evaluating this site. Then we

took the trips generated by this development and added them on top to figure out what was going to be the traffic impact associated with this POD. If you can scroll down to table E1 that is on page 6…there you go. This is where we look at the trip generation for the site. So, you can see the trip generation from the Macaroni Grill and then right below it you will see the trip generation associated with the Shake Shack operation. One thing that I want to point out is you will see a line item in there that says pass-by trips. I am not sure how many of you are aware of the term pass-by trips and I will briefly explain it for those that aren't familiar. What pass-by trips are are people that are already on the road and they turn into a use and then continue on their route home or wherever they may be going to. A good example is like on my way to work I will stop in and grab coffee at Starbucks and I will turn into Starbucks, get my coffee, and then turn right back out and keep going on my trip to wherever I am heading in the morning. This is very typical of commercial type uses. There is an IT trip generation manual provides pass-by trip percentages for our use and calculations. So, what you are seeing here for turnover restaurants such as the Macaroni Grill, you are going to see less pass-by trips. People will actually leave their house with their family and go eat dinner at a Macaroni Grill and then go back home. Whereas what you are seeing with a Shake Shack or these fast-casuals or fast-food restaurants, you are going to see more people jump in the drive-thru or just run in and grab some food really quick and head on home. That is where we are seeing the reductions. It isn't actually new trips generated. These are people that are already on Haggerty Road or Seven Mile Road that are just diverting off their trip to run in and grab some food on their way home. When we look at the actual new trips associated with the Macaroni Grill and compare that with the new trips associated with the Shake Shack, you can see that the new trips generated by the developments are actually pretty comparable. Since most are not open in…they aren't open in morning for breakfast, we are really just looking at that ingress in the afternoon. When I look at the comparison of the Macaroni Grill and the Shake Shack, I am seeing 27 in on both and then 25 out. Mostly because you go to the Macaroni Grill and it takes you longer…you are going to spend, potentially, over an hour rather than the Shake Shack which you will be in and out in less than an hour. That is why the ingress and egress for p.m. for Shake Shack is almost identical and it's not for a high turnover such as Macaroni Grill. When I am looking at the peak hour trip generation associated with two, they are very comparable. Then we add the bank on top of that and I have to say, the bank

you have to take with a grain of salt because the banking that is evaluated in the trip generation manual is based on how people used to bank and it hasn't quite caught up to how now people bank, which is much more on their phones and ATM's. This is more of people going to the bank and having an interaction with a teller, which…so you are seeing a higher trip generation, but I just wanted to make you aware of that. We did evaluate it. We felt it was more conservative for this study to include the higher trip generation for the bank. Overall, what you are seeing in the bottom line is the overall net increase in trips associated with the development is what you see in that bottom line there and that is what we are adding to the roadway network. In the end it is 66 cars in the p.m. When you are in the grand scheme of how much traffic is going through the intersection of Haggerty and Seven Mile, 66 cars is actually a pretty low number because a lot of that trip is on pass-by traffic. It is already on that road and they are just diverting their trip to use these particular land uses. So, then I wanted to talk a little bit about distribution. I think if you scroll down, Mark, on the next table, table E2, there is a distribution. We have two different distributions. One is for new trips, and one is for pass-by trips. If we are looking at the number of pass-by trips, for example, we see the majority of traffic in this area is heading westbound in the afternoon and then heading north and south. We are looking at, in the afternoon, about only 20% of the traffic that would be heading back to the east and the remaining 80% heading north or south or west off the site. New trips we are looking at 70% of the traffic will either go north, south, or west with only 30% going east. Then if I say that I have 30% new trips that are going east, so then I am only talking about 15 cars that we are looking at that would have to make some sort of decision of how to head back east during those p.m. peak hours. That is a relatively small number. To the question about site access and safety…that was a big thing with our conversation with Wayne County. They wanted…they added those restrictions for the site access on Seven Mile Road because of the safety concerns that the officer brought up about crashes. What we are trying to do with the right in and right out is not to hinder people from going back east, it is to prevent crashes associated with vehicles exiting and making a left hand turn out of there and having those crashes. What we are trying to do is reduce the crash potential associated with the proposed operation by adding that right in right out on Seven Mile and then during the p.m. peak hour they would restrict the egress left turn for the same reason. For the rest of the day, we found that on Haggerty we could still allow full movements there

because we didn't have as many conflicts as we do during the p.m. peak hour where we have the high volume of traffic there. The improvements that we recommended in coordination with Wayne County were really to improve the safety and address that concern from the officer.

Mr. Wilshaw: Okay. Thank you, Ms. Kroll, for that presentation. We will see if there is anyone else on your team that wants to speak. If not, we will go to questions. I think there are some questions relevant to traffic. We will give your team a full chance to present first though. Mr. Williams, is there anyone else on your team to present?

Mr. Williams: Mr. Wilshaw, I believe Allison Palmadesso did want to give a brief rundown on operations of Shake Shack and how customers can place orders and pick up orders. I think that is important in the distribution of the business that they plan to see there.

Mr. Wilshaw: Sounds good. Ms. Palmadesso, how are you? Good evening.

Allison Palmadesso, Shake Shack. I will keep it brief. I just wanted to jump in and talk a little bit about our operation and then kind of where we fall in the conversation of dine-in versus drive-thru and all of these different uses. Shake Shack really thinks of itself, not only as fast casual but we actually refer to ourselves as fine casual dining. We really strive to make all of our restaurants a true community gathering place for the communities that we go into. We are really excited to be in the City of Livonia. To talk how we do or how we will be doing drive-thru is that the drive-thru would be dedicated only to people who are driving up and ordering on site. However, there are a lot of different ways that our guests can get their food. We still plan on having a robust dine-in program. We have over 50 seats on our patio and over 60 seats within our restaurants so people can still order dine-in. Additionally, you can order to-go at the restaurant and then another thing that I want to highlight was that you know increasingly people are looking to do digital channels to order food. We purposely have those guests come into the Shack to pick that up food. So, people ordering food on our app ahead of time or delivery partners like Uber Eats and Grubhub and all of that do also have to come into the Shack. I am just hoping that explaining that will give a little piece of mind as it relates to the volume of cars that we would see in the actual drive-thru lane. We definitely anticipate using that inner lane primarily and

making that really clear so that cars can move freely throughout this site and try to alleviate some traffic concerns. That's it.

Mr. Wilshaw: Okay, great. This is your first location that has a drive-thru, correct?

Ms. Palmadesso: Yes. We currently do not have any other drive-thru' s.

Mr. Wilshaw: Okay great. Anyone else on your team that is looking to present before we go to questions?

Mr. Williams: I think we are all set, and we are ready to answer any questions and hear from anyone in the public.

Mr. Wilshaw: Okay, thank you, Mr. Williams. Any questions for our petitioners from any of the commissioners?

Mr. Ventura: I guess, Mr. Williams, I will direct this question to you and if I am directing it to the wrong person, I apologize. I understand that you approached the owners of the property to the north to seek permission to exit from Macaroni Grills site onto the road that is contiguous with this property to the east, is that correct?

Mr. Williams: Yes sir. That is correct.

Mr. Ventura: He declined to grant that permission, is that correct as well?

Mr. Williams: Yes, sir.

Mr. Ventura: Ms. Kroll, during our study session when we talked about traffic coming from the east that would want to return to the east, you indicated that the solution was for customers to exit on northbound Haggerty and go up and enter the site to the north, travel east on the private road and (inaudible) goes north and south and exits on Seven Mile Road immediately adjacent to the site. That same road that the owner of that private road has declined to give you access to. That was your answer. Am I right?

Ms. Kroll: I just wanted to clarify that a little bit if I could. There is multiple ways that vehicles can head back to the east. During the off peak period vehicles will be able to exit on to Haggerty Road and turn to go left and turn another left to go on Seven Mile Road. During the off peak period vehicles can exit on to Seven Mile Road and turn right and then turn left to go south on

Haggerty and then come around on the public roadways through Chippewa from the south.

Mr. Wilshaw: Sorry about that. Go ahead, Ms. Kroll.

Ms. Kroll: There are multiple ways that vehicles could exit the site and get back to the east. They can use either of two driveways and then during those peak hours in the p.m. they could either turn right and go the north or turn left and go to the south and turnaround and come up Chippewa from the north or the south. Knowing that they accessed…to the north is a private roadway, however, the access to the south is a public roadway.

Mr. Ventura: Okay, thank you. I have to tell you that I shop at the Home Depot across the street from the site at least once a week and the likelihood of anybody exiting this Macaroni Grill site and getting into the left turn lane to go south on Haggerty Road is going to be highly problematic. That intersection is backed up past the location of this exit almost all the time. That is going to create a very dangerous situation, but that is my opinion. I have lived there a long time and have been going to that store for years, so I have a ton of experience there. I guess the other thing that puzzles me is that if you look at the population of Livonia and the four communities to the west, Livonia is 60% of the total population, yet you are saying that westbound traffic is going to be 80% of the stops at this restaurant and only 20% of the people are going to want to go back east. Somehow that doesn't square with just the number of people that are there to visit that restaurant. I don't understand how that can possibly work. There just aren't enough people to west of the site to represent 80% of the traffic, unless everybody in Northville, Northville Township, Plymouth, and Plymouth Township has a special affinity for Shake Shack. Failing that, majority of the population is to the east of this site and I don't know how they are going to represent only 20% of the trips. Can you elaborate on that at all, Ms. Kroll?

Ms. Kroll: Sure. So, let me clarify that I…it was 20% of the pass-by trips in the p.m. were eastbound. People heading eastbound towards I-275 with the majority of traffic actually going north and south on Haggerty Road and the remaining 26% headed westbound. It wasn't all going west. It was distributed north and south on Haggerty and in addition to westbound during the peak hours. We are seeing that during the peak hours the majority of traffic is not headed eastbound. 80% of the traffic is headed westbound. Mark, do you still have that table E2?

Mr. Ventura: I understand what you are trying to (inaudile) I guess (inaudible). Thank you, Mr. Wilshaw.

Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions from any of the other commissioners for our petitioner?

Ms. Smiley: Have you had an opportunity to talk with Livonia PD or the State Police about your assessment as it differs so much from theirs?

Mr. Wilshaw: I think that question would be for Ms. Kroll.

Ms. Kroll: I guess…Mark, can you repeat what the office indicated in the letter?

Mr. Taormina: Mr. Chairman, with your permission.

Mr. Wilshaw: Yes, Mr. Taormina.

Mr. Taormina: Thank you. It reads: "*I have reviewed the plans in connection with the petitions. I have one concern in regard to the proposal. The Seven Mile and Haggerty area already has a very high traffic volume throughout the day. I believe locating this business at that location has a high potential to add to the traffic congestion and also increase the amount of vehicle crashes."* That letter is signed by Scott Sczepanski, Sergeant, Traffic Bureau, City of Livonia.

Mr. Wilshaw: Thank you, Mr. Taormina. Ms.Kroll?

Ms. Kroll: Based on that letter he…I don't believe that he had an opportunity to review the data that was presented in the traffic study. It sounded like he was basing his information on his thought about traffic impact and no I would say we have not had an opportunity to speak with the police about that, regarding the traffic impact here. Like I said, in regard to safety we did work with Wayne County who is the permitting agency regarding their recommendation for site access and safety for this site.

Ms. Smiley: Okay, thank you. Who is the neighbor to the north that they don't want to go into an agreement with them about letting them access into their property? Who owns that?

Mr. Wilshaw: Mr. Taormina, that is the AMC property, right?

Mr. Taormina: Yes. So, that is the Pentagon Association. It is a condominium association made up of five (5) co-owners or units, including the three restaurants, the AMC theatre, and the hotel.

Ms. Smiley: They don't want them to exit into their property? Is that right?

Mr. Taormina: I did not have any communication with the association or their management company regarding this proposal. As was indicated by Mr. Williams, they did reach out to them and were unable to secure any type of agreement to get access to that adjacent roadway.

Ms. Smiley: Okay, thank you. Were they also the one that didn't want Beaumont to use the road?

Mr. Taormina: It is the same road. I am not aware that any agreement has been reached between Beaumont and the Association for similar access but from the opposite side.

Ms. Smiley: Okay, thank you.

Mr. Wilshaw: Thank you, Ms. Smiley. Any other questions from any of the other commissioners?

Mr. Bongero: I guess this is for Ms. Kroll. Like Pete, I am in that Home Depot a lot and I happen to be there on Saturday, and it was probably three o'clock and Home Depot was crowded. If felt like if I wasn't an aggressive driver, I could have sat there for a long time on trying to get back on to Haggerty Road. In front of me was an elderly driver and they are very apprehensive to make the move to get out there because Haggerty was lined up like Pete said. There was some frustrated people behind me laying on the horn and I was like…that is where I think trouble lies. Because somebody is going to get startled or whatever and tend to want to get out just because everyone is on them to move. Does the traffic study take that into account? Do you know what I am saying? If I didn't get aggressive, I would have sat there a lot longer. It is packed.

Ms. Kroll: To make a right turn or left turn on to…

Mr. Bongero: Left. I was trying to go north on Haggerty.

Ms. Kroll: So, during the peak p.m. when we are expecting the higher traffic volumes the county has restricted left turning movements on Haggerty at this site access drive because of the reason you

just described. It is a safety concern. There is concerns about delays for egress left turns on that approach. So, they have recommended to prohibit left turn during the p.m. peak. During the off-peak periods, there is less traffic that would be conflicting that would allow those movements to occur to make a left turn. At the Seven Mile access, they fully restricted it to right-in and right-out, so no left turns will be permitted. Both of those were based on safety and operations.

Mr. Bongero: Okay, thank you.

Mr. Wilshaw: Thank you, Mr. Bongero. Any other questions for our petitioners? If not, is there anybody in the audience that wishes to speak for or against this item? If so, please click raise hand and we will recognize you and give you an opportunity to speak. I don't see anybody clicking the raise hand. Mr. Williams, we will go back to you as our sort of main representative of the petitioner and see if there is anything else you would like to add to this before we make our decision on this item.

Mr. Williams: I think we are all set. Thank you.

Mr. Wilshaw: Thank you, sir. So now I will close the public hearing and ask for a motion.

On a motion by Ventura to deny, seconded by Bongero, due to lack of support, the motion failed.

A roll call vote on the foregoing resolution resulted in the following:

NAYS: McCue, Smiley, Long, Wilshaw
AYES: Bongero, Ventura, Caramagno,
ABSENT: None
ABSTAIN: None

On a motion by McCue, seconded by Smiley, and adopted, it was

#03-08-2021 ***RESOLVED***, That pursuant to a Public Hearing having been held by the City Planning Commission on March 9, 2021, Petition 2021-02-02-02 submitted by SPP Investors II, L.L.C. requesting approval of all plans required by Sections 11.03(n)(3), 18.47 and 18.58 of the City of Livonia Zoning Ordinance No. 543, as amended, in connection with a proposal to re-develop the site, including demolishing the existing restaurant (Romano's Macaroni Grill), constructing a full-service restaurant with drive-thru facilities (Shake Shack), and

constructing a bank with drive-thru facilities, at 39300 Seven Mile Road, located on 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 Petition 2021-02-02-02 be approved subject to the following conditions:

1. That the Site Plan identified as Drawing C-3, dated February 3, 2021, as revised, prepared by Stonefield Engineering & Design, is hereby approved, and shall be adhered to, except that construction of a building on Parcel B shall not occur until and unless a separate waiver use/site plan is submitted for review by the Planning Commission and approved by City Council.

2. That the Landscape Plan identified as Drawing C-8, dated February 3, 2021, as revised, prepared by Stonefield Engineering & Design, is hereby approved, and shall be adhered to.

3. That all disturbed lawn areas shall be sodded in lieu of hydroseeding.

4. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.

5. That the Exterior Elevation Plans for the restaurant, identified as Sheet No. A201 & Sheet No. A202, both dated January 13, 2021, as revised, prepared by Aria Group, are hereby approved, and shall be adhered to.

6. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material, and color to other exterior materials on the building.

7. That the maximum customer seating count for the restaurant shall not exceed a total of 114 seats, including 74 interior seats for the restaurant and 70 outdoor patio seats.

8. That no advertising shall be permitted on any of the seating or table apparatus of the outdoor patio area.

9. That only one (1) menu order board sign is allowed per stacking lane in accordance with the sign standards set forth in Section 18.50H.

10. That the three walls of the trash dumpster areas shall be constructed of masonry that complements the design of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass.

11. That the restaurant shall provide disposal of grease waste in accordance with Section 13.20.380 of the City Code of Ordinances.

12. That the proposed construction shall meet the Wayne County Stormwater Ordinance, including detention requirements, and the Petitioner shall secure all required permits, including soil erosion and sedimentation control.

13. That all new pole-mounted 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 into adjacent roadways.

14. That only conforming wall signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.

15. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows.

16. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.

17. 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; and

18. 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 (1) 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 19.05 of Zoning Ordinance #543, as amended.

A roll call vote on the foregoing resolution resulted in the following:

AYES: McCue, Smiley, Long, Wilshaw
NAYS: Bongero, Ventura, Caramagno,
ABSENT: None
ABSTAIN: None

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.

REPORT TO THE LIVONIA CITY COUNCIL

Law
February 26, 2021

MEETING DATE	PREPARED BY
April 12, 2021	Brenda Smyser, Program Supervisor,

AGENDA ITEM

REQUEST TO SCHEDULE A CLOSED COMMITTEE OF THE WHOLE MEETING: Department of Law, re: for the purpose of discussing pending litigation and attorney/client privileged communications with respect to Dwayne Love, et. al. v City of Livonia.

BACKGROUND

Wayne County Circuit Court Case No. 19-013049-NI

RECOMMENDATION

It is respectfully requested that the Council, by two-thirds roll call vote in accordance with Sections 7(1) and 8(d) of the Open Meetings Act, schedule a closed meeting of the Committee of the Whole for the purpose of discussing the subject pending litigation and attorney/client privileged communications.

FISCAL CONSIDERATION

Unknown at this time

ATTACHMENTS

None

APPROVED BY

Paul Bernier, City Attorney — Date: March 25, 2021

Maureen Miller Brosnan, Mayor — Date: March 25, 2021

REPORT TO THE LIVONIA CITY COUNCIL

Law
February 26, 2021

MEETING DATE	PREPARED BY
April 12, 2021	Brenda Smyser, Program Supervisor,

AGENDA ITEM

REQUEST TO SCHEDULE A CLOSED COMMITTEE OF THE WHOLE MEETING: Department of Law, re: for the purpose of discussing pending litigation and attorney/client privileged communications with respect to Susan O'Donohue-Williams, et. al. v City of Livonia.

BACKGROUND

Wayne County Circuit Court Case No. 19-013904-NI

RECOMMENDATION

It is respectfully requested that the Council, by two-thirds roll call vote in accordance with Sections 7(1) and 8(d) of the Open Meetings Act, schedule a closed meeting of the Committee of the Whole for the purpose of discussing the subject pending litigation and attorney/client privileged communications.

FISCAL CONSIDERATION

Unknown at this time

ATTACHMENTS

None

APPROVED BY

Paul Bernier, City Attorney — Date: March 25, 2021

Maureen Miller Brosnan, Mayor — Date: March 25, 2021