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OFFICE OF THE COUNCIL

**MEETING PACKET FOR
THE REGULAR MEETING OF
MONDAY MARCH 23, 2026
7:00 P.M.**

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

**2037th Regular Meeting Agenda of the Council of the City of Livonia
Monday, March 23, 2026**

7:00 p.m. - City Hall Auditorium

33000 Civic Center Drive, Livonia, Michigan

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

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES Regular Meeting Minutes of March 9, 2026

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

- a. [Communication from the Department of Finance dated March 2, 2026, re: forwarding the Departmental Purchases Report, for the month ending February 28, 2026.](#)

CONSENT AGENDA

Planning Commission

1. [WAIVER PETITION: Petition 2026-02-02-07, submitted by Greg Marselis of Livonia Properties, LLC, requesting waiver use approval to operate a full-service restaurant and outdoor seating at 35841 Plymouth Road, located on the south side of Plymouth Road between Yale Avenue and Levan Road in the Northeast ¼ of Section 32. \(Approving\)](#)
2. [SITE PLAN PETITION: Petition 2026-01-08-01, submitted by Marwan Haidar on behalf of M Corp Holdings LLC, requesting site plan approval to demolish the existing gas station and fuel pumps at 29230 Five Mile Road and construct a new gas station convenience store and fuel pumps, located the northeast corner of Middle Belt Road and Five Mile Road in the southwest ¼ of Section 13. \(Approving\)](#)

Office of the Mayor

3. [APPOINTMENT OF BENJAMIN GRIER TO THE LIVONIA ECONOMIC DEVELOPMENT CORP.: for a three-year term, which will expire on June 7, 2029. \(Approving\)](#)
4. [APPOINTMENT OF ROBERT DONOVIC TO THE LIVONIA BROWNFIELD REDEVELOPMENT AUTHORITY: to complete a vacated three-year term, which will expire on November 24, 2028. \(Approving\)](#)
5. [REQUEST TO APPROVE ADJUSTMENTS IN SALARY AND BENEFITS FOR APPOINTED DEPARTMENT HEADS FOR THE PERIOD DECEMBER 1, 2025, THROUGH NOVEMBER 30, 2028. \(Approving\)](#)

Department of Civil Service

6. [REQUEST TO APPROVE CITY OF LIVONIA AFSCME UNION LOCAL 192 CONTRACT AGREEMENT FOR THE PERIOD DECEMBER 1, 2025, THROUGH NOVEMBER 30, 2028. \(Approving\)](#)
7. [REQUEST TO APPROVE ADJUSTMENTS IN SALARY AND BENEFITS FOR NON-REPRESENTED CITY OF LIVONIA EMPLOYEES FOR THE PERIOD DECEMBER 1, 2025, THROUGH NOVEMBER 30, 2028. \(Approving\)](#)
8. [REQUEST TO APPROVE ADJUSTMENTS IN SALARY AND BENEFITS FOR NON-APPOINTED DEPARTMENT HEADS FOR THE PERIOD DECEMBER 1, 2025, THROUGH NOVEMBER 30, 2028. \(Approving\)](#)

9. REQUEST TO APPROVE PROPOSED UPDATES TO VARIOUS UNREPRESENTED EMPLOYEE CLASSIFICATIONS. (Approving)
10. REQUEST TO APPROVE HOURLY RATE INCREASE: for the professional services provided by Schultz and Young, P.C. (Approving)

Department of Public Works

11. REQUEST TO ADOPT A RESOLUTION PROCLAIMING FRIDAY, APRIL 24, 2026, AS ARBOR DAY IN THE CITY OF LIVONIA: to be celebrated at Riley Elementary, 15555 Henry Ruff, Livonia, Michigan. (Approving)
12. REQUEST TO AUTHORIZE ADDITIONAL APPROPRIATION AND EXPENDITURE: for the Livonia (Glendale) Type III Landfill and Underground Storage Tank Investigations, in the amount of \$27,000.00, from budgeted funds. (Approving)

Engineering Division

13. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from Livonia Public Schools Early Childhood Center (ECC) in construction of a storm drain system that provides adequate drainage at 18000 Newburgh Road, in the S.W. 1/4 of Section 8. (Approving)
14. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from Livonia Public Schools Career Technical Center (CTC) in construction of a storm drain system that provides adequate drainage at 8985 Newburgh Road, in the S.E. 1/4 of Section 31. (Approving)

UNFINISHED BUSINESS – MEETINGS OF THE COMMITTEES

15. CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETINGS OF MARCH 2, 2026 AND MARCH 11, 2026.
 - a. The subject matter of the construction of a new police station. (CR 38-26)
16. LAW AND EDUCATION COMMITTEE MEETING OF MARCH 16, 2026
 - a. The subject matter of a proposed amendment to the noise ordinance. (CR 253-24)
 - b. The subject matter of proposed ordinance amendment(s) to the City's Noxious Weed Ordinances to include non-enforcement language for residents who maintain native plant-based gardens and meadows in lieu of conventional lawns. (CR 308-24)
 - c. The subject matter of Charter process improvement. (CR 36-26)
 - d. The subject matter of residential property enforcement. (CR 37-26)
 - e. The subject matter of exterior lighting and luminosity from businesses. (CR 66-26)

UNFINISHED BUSINESS

Planning Commission

17. SITE PLAN PETITION: Petition 2025-12-08-09, submitted by Schoolcraft Lodge Inc., requesting site plan approval to construct a four-story hotel at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road between Merriman Road and Hubbard Avenue in the Northeast ¼ of Section 27.
18. WAIVER PETITION: Petition 2026-01-02-01, submitted by Great Lakes Pawn, requesting waiver use approval for outdoor display of merchandise, at 27675 Grand River Avenue, located on the south side of Grand River Avenue between Eight Mile Road and Antago Street, in the northeast ¼ of Section 1.

Department of Parks and Recreation

19. AWARD OF BID: for the purchase of acoustical panels for the west gym at the Jack E. Kirksey Recreation Center, from budgeted funds.

Engineering Division

20. REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND APPROVE THE 2026 LANE LINE MARKING PROGRAM BY EXTENDING CONTRACT 25-H UNIT PRICES WITH PK CONTRACTING, INC.: for Contract 26-H in the amount of \$125,000.00 (CR 281-25)

Department of Law

21. REQUEST APPROVAL OF CHARTER AMENDMENTS AND CONSIDERATION OF PLACING PUBLIC SAFETY RENEWAL AND CULTURAL/SENIOR SERVICES MILLAGES ON THE AUGUST 2026 PRIMARY ELECTION BALLOT.

NEW BUSINESS

AUDIENCE COMMUNICATION

NOTICE(S)

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



LETTER TO THE LIVONIA CITY COUNCIL

Finance
March 2, 2026

MEETING DATE

R032326

PRESENTED BY

AGENDA ITEM

a. Communication from the Department of Finance dated March 2, 2026, forwarding the Departmental Purchases Report for the month ending February 28, 2026.

BACKGROUND DETAILS

Finance Ordinance 3.04.130(A) requires that a report be provided to the governing body regarding departmental purchases that are between \$15,000 and \$19,999. Attached hereto are the departmental purchases that meet this criterion for the month ending February 28, 2026. Additional details on these purchases will be provided upon request.

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

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

ATTACHMENTS

1. City Council - Receive and File Purchases - February 2026

APPROVED BY

Handwritten signature of Benjamin N. Grier in blue ink.

Benjamin N. Grier, JD, CPA, Finance Director

Date: March 10, 2026

Handwritten signature of Maureen Miller Brosnan in black ink.

Maureen Miller Brosnan, Mayor

Date: March 11, 2026

City of Livonia
City Council – Receive and File Purchases

For Month of : February 2026

Pursuant to Ordinance Section 3.04.130, purchases between \$15,000 and \$19,999 need to be submitted to City Council as a receive and file item. Below are the purchases that meet this criteria.

<u>Item #</u>	<u>Date</u>	<u>Department</u>	<u>Vendor</u>	<u>Item</u>	<u>Cost</u>	<u>Description</u>
1	2/3/2026	DPW	State of Michigan, EGLE	Community water supply fee	\$23,516.19	State Fee for being the community water pervayer (Feb. form not up yet - 2/11/2026)
2	2/20/2026	Civil Service	Ascensus	Actuarial/DB Consulting 192/1917	\$15,000.00	Actuarial/DB Consulting 192/1917 Negotiations
3	2/25/2026	DPW	Nankin Sand	topsoil for 2026	\$15,430.00	topsoil supplier for the 2026 calendar year for DPW needs
4	2/25/2026	DPW	Global Building Maintenance	window washing	\$19,125.00	washing windows - inside / outside
5	2/27/2026	Parks and Recreation	Fitness Things, Inc.	2 Stairmaster 10G	\$15,997.60	P0#66 - Fitness equipment
6	2/27/2026	Parks and Recreation	Fitness Things, Inc.	3 Star Trac 8TRX Treadmills	\$17,676.00	P0#68 - Fitness equipment
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**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 9, 2026**

Meeting was called to order at 9:30 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Eileen McDonnell, President Reid. Absent: Brandon McCullough.

2. WAIVER PETITION: Petition 2026-02-02-07, submitted by Greg Marselis of Livonia Properties, LLC, requesting waiver use approval to operate a full-service restaurant and outdoor seating at 35841 Plymouth Road, located on the South side of Plymouth Road between Yale Avenue and Levan Road in the Northeast ¼ of Section 32.

Mark Taormina, Planning and Economic Development Director, explained the petitioner's interest in acquiring a vacant piece of property and building a new full-service restaurant. The restaurant building would be about 8200 square feet with parking on all four sides. Landscaping and PRDA improvements will be call-back items addressed in the future.

Roman Bonislowski, Ron & Roman Architects, ensured there will be sufficient parking, landscaping, noise control, and suitable lighting in order to be courteous to neighbors.

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

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

2.

Planning
February 25, 2026

MEETING DATE

S030926/R032326

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

WAIVER PETITION: Petition 2026-02-02-07, submitted by Greg Marselis of Livonia Properties, LLC, requesting waiver use approval to operate a full-service restaurant and outdoor seating at 35841 Plymouth Road, located on the south side of Plymouth Road between Yale Avenue and Levan Road in the Northeast ¼ of Section 32.

BACKGROUND DETAILS

February 27, 2026

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2026-02-02-07 - Greg Marselis Restaurant

Dear Council Members:

At the 1,242nd Meeting held by the Livonia City Planning Commission on February 24, 2026, the following resolution was adopted:

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

#02-12-2026 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on February 24, 2026, on Petition 2026-02-02-07 submitted by Greg Marselis of Livonia Properties, LLC, requesting waiver use approval pursuant to Sections 3.11 and 6.51 of the Livonia Zoning Ordinance to operate a full-service restaurant and outdoor seating at 35841 Plymouth Road, located on the south side of Plymouth Road between Yale Avenue and Levan Road in the Northeast ¼ of Section 32, the Planning Commission does hereby recommend to the City Council that Petition 2026-02-02-07 be approved subject to the following conditions:

1. The Site Plan identified as Sheet S100 prepared by Ronandroman Architects, dated January 23, 2026, is hereby approved and shall be adhered to;
2. The Landscape Plan identified as Sheet L100 prepared by Ronandroman Architects, dated January 23, 2026, is hereby approved and shall be adhered to;

3. The petitioner shall return to the Planning Commission for review and approval of the following items prior to final site plan approval;

- Detailed building elevations and architectural renderings depicting all sides of the structure, including material specifications and color schemes;
- Sign location details, including size, placement, and method of illumination;
- A utility plan identifying water, sanitary sewer, storm sewer, and other public or private utility connections;
- A circulation plan demonstrating adequate on-site maneuverability for service vehicles, including garbage trucks, delivery vehicles, and emergency apparatus.

4. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadways;

5. That the Petitioner shall work with the Planning Department to install additional Plymouth Road Development Authority (PRDA) fencing landscaping along Plymouth Road;

6. That all existing landscaped areas shall be cleaned up, re-managed and permanently maintained in a healthy condition;

7. Parking spaces shall be doubled striped at ten feet (10') wide by twenty feet (20') in length for costumer parking and at nine feet (9') wide by twenty feet (20') in length;

8. That all existing and proposed landscaped areas shall be irrigated by an automatic underground irrigation system;

9. 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; and

10. This approval is valid for a period of ONE YEAR ONLY from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

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

ATTACHMENTS

1. 2026-02-02-07_E-COUNCIL Pkt

APPROVED BY



Date: March 02, 2026

Mark Taormina, Planning and Economic Development Director

A handwritten signature in black ink, reading "Maureen Miller Brosnan". The signature is written in a cursive, flowing style.

Date: March 04, 2026

Maureen Miller Brosnan, Mayor

Petition 2026-02-02-07 submitted by Greg Marselis of Livonia Properties, LLC, requesting waiver use approval pursuant to Sections 3.11 and 6.51 of the Livonia Zoning Ordinance to operate a full-service restaurant and outdoor seating at 35841 Plymouth Road, located on the south side of Plymouth Road between Yale Avenue and Levan Road in the Northeast ¼ of Section 32.

**MINUTES OF THE 1,242nd PUBLIC HEARINGS AND REGULAR MEETING
HELD BY THE CITY PLANNING COMMISSION
OF THE CITY OF LIVONIA**

On Tuesday, February 24, 2026, the City Planning Commission of the City of Livonia held its 1,242nd Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

Members present: Patrick Droze Sam Caramagno Glen Long
 Ian Wilshaw

Members absent: Peter Ventura David Bongero Wafa Dinaro

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

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

ITEM #3 PETITION 2026-02-02-07 Greg Marselis Restaurant

Mr. Caramagno, Secretary, announced the first item on the agenda Petition 2026-02-02-07 submitted by Greg Marselis of Livonia Properties, LLC, requesting waiver use approval pursuant to Sections 3.11 and 6.51 of the Livonia Zoning Ordinance to operate a full-service restaurant and outdoor seating at 35841 Plymouth Road, located on the south side of Plymouth Road between Yale Avenue and Levan Road in the Northeast ¼ of Section 32.

Mr. Uhazie: Thank you. This is to operate a full-service restaurant with outdoor seating at 35841 Plymouth Road. This is located on the

south side of Plymouth Road, across from the Ford transmission plant. The site size is about 1.93 acres in size, with 334 feet of frontage along Plymouth Road by a depth of 308 feet. The current zoning is C-2 (General business). The site was previously approved as a planned residential development consisting of five buildings and a total of 11 residential units that was never built. The surrounding neighborhoods include, to the west and east are commercial properties, including the Zax car wash and an auto repair site and U-Haul business that both front along Plymouth Road and are zoned C-2. To the south is a single-family neighborhood that is part of the Elmira court subdivision zoned N1. To the north is, as I mentioned, the Ford Motor transmission plant, zoned M-2. The petition is seeking waiver-use approval for a one-story building totaling approximately 8,208 square feet in gross floor area. The building would be centrally located on the property, with parking provided on all sides to accommodate anticipated demand. The petitioner has indicated that the building elevations and a detailed floor plan will be submitted for planning commission review at a subsequent meeting following the preliminary site plan approval, if it is granted. The setbacks are 95 feet from the front, 88 feet from the rear and 97 feet from the west and east setbacks. The proposed building does meet all requirements for setbacks. Two of the three existing drives would be removed. The middle access drive would remain. For a full-service restaurant, the zoning ordinance requires one parking space for each two interior seats and one parking space for each three outside patio seats, plus one space for each employee. Since the petitioner has not submitted a floor plan, we were not able to determine the required parking at this time. Alternatively, we can use the ITE parking generation manual. Based off of that manual, the restaurant would require 133 parking spaces. The site plan shows 141 parking spaces, with five of them being ADA accessible spaces. One thing to note, these parking spaces are single striped, with some striped at a width of nine and some of them parked at a width of 10. At the study session, the petitioner did mention that the nine-foot spaces are anticipated for employees. The dumpster would be located on the southeast corner of the property, and it would be facing to the west. The proposed enclosure meets all zoning ordinance requirements. The photometric plan submitted shows that it would meet all zoning ordinance requirements as well. The landscaping plan shows eight deciduous trees, four ornamental trees, and 72 shrubs satisfying the landscaping requirements. It also shows 111 Arborvitaes along the south property line, adjacent to the existing six-foot wall to further shield the residential property to the south. The site plan sites there would be underground storage installed under the front parking lot, and I did share the PRDA

fencing elements with the petitioner for future consideration. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: Mr. Uhazie: The first item is from the Engineering Division, dated February 10, 2026, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items: 1. The subject parcel is assigned the address of #35841 Plymouth Road. Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained. 2. The existing parcels are currently serviced by public sanitary sewer, water main and storm sewer. We do not believe this development will impact the existing systems negatively. 3. The proposed development will be required to meet the Wayne County Stormwater Ordinance, and per the submitted drawings stormwater detention is indicated, but we will need to do a thorough review of the plans once they are submitted for permitting. Depending on the location of the final outlet for storm water, permitting may be required through the Wayne County Department of Public Service. 4. Any disturbances with the Plymouth Road right-of-way will require permits through the Michigan Department of Transportation, including drive approach and sidewalk removals and placements. 5. This submittal will be required to be reviewed by the Plymouth Road Development Authority and obtain permits as necessary."* 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 11, 2026, which reads as follows: *"This office has reviewed the site plan submitted in connection with the new construction and use of the property located at the above referenced address. No objections to this proposal with the stipulations: IFC 2021 shall be utilized. Not IFC 2015 as listed in plan set. If provided with an automatic sprinkler system, and on-site hydrants shall be located at a distance prescribed by fire code for the Fire Department Connection. Sprinkler permit and plans are a required submission to the building department. Fire protection detection and monitoring shall be installed and reporting. Fire alarm permits and plans are a required submission to the building department. Knox Box must be installed for Fire Department access. Any site-specific issues will be addressed during the Life Safety inspection. A further detailed plan review will take place when this division receives an official plan set."* The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police,

dated February 5, 2026, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is signed by Brendan Adams, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated February 12, 2026, which reads as follows: *"Pursuant to your request, the above-referenced Petition has been reviewed. 1. Exterior lighting sources shall be designed, constructed, located, and maintained in a manner that minimizes light trespass onto neighboring properties and public ways. The light trespass from a property shall not exceed 0.5-foot-candles at the property line, measured five (5) feet from the ground. 2. All signage shall be conforming. A variance from the Zoning Board of Appeals would be required for any non-conforming signage. 3. Grease interceptors shall be designed, and shall perform, in the manner provided for in Chapter 10 of the Michigan Plumbing Code. All grease interceptors shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects, and shall be capable of performing the function for which such devices are designed, as specified herein. All grease interceptors shall be maintained in a safe, sanitary and functional condition. The City shall be granted access to conduct on-site inspections as necessary to assure compliance with Chapter 13.42 of the Livonia Code of Ordinances. 4. All existing and proposed landscaped areas must have a functioning irrigation system installed. 5. Parking spaces shall be 10' x 20' and double-striped. Barrier-free spaces shall be properly sized, signed, and striped. 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 9, 2026, 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 Benjamin Grier, Director of Finance. The next letter is from the Treasurer's Department, dated February 9, 2026, which reads as follows: *"The owner of the property is current on their property taxes"* The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Thank you. Mr. Uhazie. Any questions for staff? Our petitioner is in the audience. Feel free to come to our podium. Good evening, sir.

Roman Bonislawski, Ron and Roman, 275 East Frank Street, Birmingham, MI, 48009.

Greg Marselis, 1056 Adam View court, Rochester, MI.

Mr. Wilshaw: Thank you for coming tonight. What would you like to tell us about your request?

Mr. Bonislowski: Well, I thought the study session was very thorough. We look forward to coming in front of you with the design of the building. We've received the standards for the site walls that were discussed. I've spoken with my business partner, and we will be doing a hardscaped wall in the front, although it currently meets the requirements with the landscaping, but we're in agreement that that's a much more stately presentation for the property. I want to clear one thing up that was stated, we're actually utilizing the front and the two sides for the underground storage. We're already working with a civil engineer, and he's already told us that without going to super oversized pipes, we're going to need that area in which to accomplish that. With the supplementary information I received today, we'll be submitting full engineering stormwater calculations everything to do with that. As I mentioned previously, we wanted to get through the site plan process before spending too much of the owner's money with regards to any potential problems that might have occurred getting this far in the process, and then I would have just one question to finalize is the statement made by the traffic consultant, by the engineering department that review the traffic that said all the spaces shall be double striped at 10 feet. When we had our initial Zoom meeting with the planner at that time, he told us that we would have the opportunity to utilize some nine-foot spaces if we wanted to for the parking of the employees. I know there were questions raised whether we're over parked on the property. You'll find that we're not once the final occupancy loads come in based on the design of the restaurant. But I just wanted to clear that up whether or not that, because that's going to affect us by probably four or five spaces. And like I said, currently using the standard that was used in reviewing the required parking, we're over by seven or eight parking spaces. I don't remember the exact number, but my only concern then would be because I know that about 38% of the interior of the restaurant is the food service production area. The rest is the front seating and our employee counts, I just want to make sure that we don't end up shy of parking when we get to that point. Aside from that, Greg, anything you want to add to that?

Mr. Marcelis: We're just excited. You know, we also own the Black Label tavern down the road. We've been there for over nine years. As you guys know, it's a staple in the community, and we're very grateful to be here. It's actually one of our best producing stores, and we're very grateful that we're here, and we're really excited about this

opportunity. Just like Black Label tavern, we will promise you, we'll go even bigger and greater and beautiful store for years to come.

Mr. Wilshaw: Excellent. Thank you gentlemen for your comments. Mr. Uhazie, as I understand it, nine foot spaces are allowed for employee parking, but they still would need to be double striped, correct?

Mr. Uhazie: Correct. Yeah.

Mr. Wilshaw: o there is an allowance for nine foot spaces in the case of employee parking, but we'll just probably require that those be double striped to keep with city standards. So those are details too that can also be flushed out as we move along in the site plan process as we go forward with this item. So, any questions for our petitioner from any of my colleagues? Alright, anybody in the audience wishing to speak on this item, go ahead and come to our podium, sir. Thank you for coming this evening. Good evening.

Glenn Openlander, 35824 Elmira, Livonia, MI. So, we're right behind the wall. There just a couple questions, concerns. It mentions full service. Does that mean alcohol?

Mr. Wilshaw: Full service means sit down dining, as opposed to limited service time.

Mr. Openlander: Is there going to be alcohol?

Mr. Wilshaw: Alcohol has not been discussed at this point, but I would think...most large restaurants are probably going to request a license that will come in a future.

Mr. Openlander: Yeah, a little concerned about that, because when the...I believe it was Kickers which was just couple two lots over from this area. There was an occasional can or bottle would come over the wall, you'd see it. And down there, to the west, the restaurant, Kickers and the Indian restaurant there now has a huge parking lot, and it goes all the way to the wall, but there's no homes on that side of Elmira. The homes are on the south side, so it's not a bother. My concern is, if alcohol is involved, am I going to have bottles and cans flying into my yard. People are people, but I'd rather not have cans and bottles flying into my yard, if that's possible. I did hear the recommendation of Arborvitaes and things would be put along the wall for our privacy to maybe prevent that kind of thing. Did I hear that right?

Mr. Wilshaw: Yes, there is. Mr. Uhazie, there is proposed landscaping along the south wall, is that correct?

Mr. Uhazie: Correct.

Mr. Openlander: So that goes a long way to satisfying us. We're used to that. That was...it used to be a really beautiful, forested area. It's kind of what attracted a lot of us to the homes here. My one neighbor, Paul Livingston, over there, he has beautiful Arborvitaes, and it's like a private island. So, if something like that's possible, it would be greatly appreciated, just to prevent...nobody wants to look at a restaurant 24 hours a day, or see things flying over the wall. The other concern I have is it mentions outdoor dining, you know, and then the warm summer months. In the warm months, you know, we'd like to have our windows open. Are we going to hear music and parties and stuff, or would that outdoor dining be in the front of the restaurant, like the Black Label down the road?

Mr. Wilshaw: The plan is showing outdoor patios that are on the sides of the building up toward the front. But, mind you, this is a preliminary site plan that we're looking to approve. This isn't fully fleshed out details. They will come back with a full detailed plan, and there'll be opportunities for us to talk about things like, you know, if there's going to be outdoor speakers or music, we're not quite there.

Mr. Openlander: I mean, we're not trying to prevent progress or anybody from their business. But you know, if there's people not far from your home partying and laughing, which is good, but we, you know, open our window and we hear that, you know, all the time, are the hours of this restaurant late?

Mr. Wilshaw: We don't know those yet, it's not determined.

Mr. Openlander: I mean, you can see those two things go together, partying, having fun till midnight or something wasn't, isn't fun for sleeping. And it's a small lot, in a sense, because, like when you have the car wash and the Kickers, they go all the way from Plymouth Road all the way literally, until Elmira, and our homes kind of jut into this. So it's tight, which is our concern, basically. The Arborvitaes go a long way. So, I really appreciate that. That was my statement in the housing they were going to put in there. Please put in Arborvitaes. So, it sounds like somebody remembered that concept. I'm glad for that. Oh, and the dumpster will be somewhat near the restaurant. I mean, they're not going to put it against the back wall there, are they?

Mr. Wilshaw: It's not shown to be at the back wall. No, it's toward the southeast corner of the property, but it's, it's significantly off the property line.

Mr. Openlander: I mean, restaurant dumpsters have a lot of waste in them, and just hoping it doesn't create orders for us homeowners. Other than that, the Arborvitaes go a long way, and if they can just keep the outdoor dining more towards the front is our request, I think.

Mr. Wilshaw: Mr. Openlander, we appreciate you bringing all those questions and thoughts to us, because those gives us, give us things that we can think about as we move forward with this, and also the petitioner as well.

Mr. Openlander: So, like I say, I'm not trying to stop it at all, just to make sure, like, the outdoor dining isn't in the back, right against the wall. You know, it'd be a nightmare. And the homes along the wall there the five homes, six homes, some of them are two stories. My home is two stories. The lighting can be directed down a little bit. I heard something about the lighting. I am not a lighting guy.

Mr. Wilshaw: Yes, lighting is something we're very sensitive to these days and making sure that it's downward facing and does not stray into any of the adjacent properties.

Mr. Openlander: And I guess while I'm here, and I'm all done now, but there is a like a U-haul garage on one side of that property, and then there's the car wash on the other one, the Jax, I think it is. I've tried to get through to the city engineering group, and I've spoken to both of those companies building owners. The lights are shining into our home really bad. They are not angled down at all. We have to close our rear windows to that north facing wall, because at night those lights are not down at all, and if somebody could maybe speak to the Jax car wash and to the garage on the other side. We're not trying to say no lights, but if they could put them down, because they're really bright. We have to close our windows. Here's another restaurant, but it sounds like it's in works to put them down. So, I don't know if, I guess I'm asking for your help. If somebody could look into those two businesses.

Mr. Wilshaw: We can make some inquiries and find out about that.

Mr. Openlander: Yeah, thank you, I appreciate everything and the time. Thank you everybody.

Mr. Wilshaw: Well, thank you for your comments.. Thanks for coming tonight. Anyone else in the audience wishing to speak on this item. Mr. Openlander did an excellent job. Thank you.

Mr. Bonislawski: May I respond? Just for the sake of response.

Mr. Wilshaw: Please go ahead.

Mr. Bonislawski: First of all, even the name Kickers suggest to me that there would be a beer can thrown on occasion. I'd like to stress that this is a casual fine dining establishment. That's really all we typically get involved with. With regards to the Arborvitae, first of all, with regards to the site layout, we stayed well off of the back property line. In fact, the Arborvitae are not only for the purpose of protecting the homes behind us, but it's also a backdrop for viewing the restaurant from the road, because it's really terrible to see a nice looking building with a really crappy looking wall behind there. And then I'll just continue for one moment. We did maintain a rather large buffer off that back area. We were very cognizant of that. I personally had walked that site to see what was going on with the homes that were behind there. That's that issue is one that is important to us. And with regards to the dumpster, that dumpster not only is held off from where the parking starts, but an additional 20 feet beyond that, and it's oriented in such a way that it's only seen from the back of the building, not towards the front of the building. And with regards to the patios, the patios are off to the sides of the building, up front. And again, I would just stress though we will present the entire food concept and the and the liquor concept and everything else. This is a casual fine dining establishment meant for everybody, and not a...at least the way...I've never seen Kickers, but the name itself, it was a sports bar. Yeah, we're not, we're not either one of those two things.

Mr. Wilshaw: All right, thank you, sir for those comments.

Mr. Openlander: I appreciate you bringing it up, because there is one other thing I wanted to mention. They tore that forested area out of there. There are a couple extremely large trees that are now standing alone, and I've called the city. I'm a little concerned. When it's real windy or stormy, I'm a little concerned it's going to drop on the house. Might they be cleaning all that mess up? It's running like old elms that are just a mess.

Mr. Bonislawski: There are more of them on the adjacent property, but we are proposing to clear everything off of the property and put new...I mean it will look better for our lighting, too. Just for the sake of

the continuity our lighting, we work with clearest lighting constantly and every one of our projects, we don't even...we're well underneath the 0.5 foot candles around the entire property, and we have cut off fixtures that are specifically designed to keep the light on our property.

Mr. Openlander: Yeah, not worried. I mean, just as long as it's down, not pointing at the house. Thank you.

Mr. Wilshaw: Thank you, sir. Thank you. Thank you for those comments. Any other questions for our petitioner, any other comments from anyone else, if not anything else you'd like to say before I make our decision?

Mr. Bonislowski: No, thank you. Appreciate you having heard us.

Mr. Marselis: Just excited, and hopefully you guys give us another opportunity, like you did with Black Label.

Mr. Wilshaw: One yes and again, this is we're moving rather quickly on this tonight, because, you know, we are waiting for a lot more detail from you. I'm sure we'll see that back here shortly, and we'll have a lot more discussion on the fine details of your dining establishment.

Mr. Marselis: I'm hoping to surprise you with something that everybody's gonna love.

Mr. Wilshaw: I have high expectations for that. Thank you. If there's nothing else to say, I am going to close the public hearing, and a motion would be in order.

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

#02-12-2026 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on February 24, 2026, on Petition 2026-02-02-07 submitted by Greg Marselis of Livonia Properties, LLC, requesting waiver use approval pursuant to Sections 3.11 and 6.51 of the Livonia Zoning Ordinance to operate a full-service restaurant and outdoor seating at 35841 Plymouth Road, located on the south side of Plymouth Road between Yale Avenue and Levan Road in the Northeast ¼ of Section 32, the Planning Commission does hereby recommend to the City Council that Petition 2026-02-02-07 be approved subject to the following conditions:

1. The Site Plan identified as Sheet S100 prepared by Ronandroman Architects, dated January 23, 2026, is hereby approved and shall be adhered to;
2. The Landscape Plan identified as Sheet L100 prepared by Ronandroman Architects, dated January 23, 2026, is hereby approved and shall be adhered to;
3. The petitioner shall return to the Planning Commission for review and approval of the following items prior to final site plan approval;
 - Detailed building elevations and architectural renderings depicting all sides of the structure, including material specifications and color schemes;
 - Sign location details, including size, placement, and method of illumination;
 - A utility plan identifying water, sanitary sewer, storm sewer, and other public or private utility connections;
 - A circulation plan demonstrating adequate on-site maneuverability for service vehicles, including garbage trucks, delivery vehicles, and emergency apparatus.
4. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadways;
5. That the Petitioner shall work with the Planning Department to install additional Plymouth Road Development Authority (PRDA) fencing landscaping along Plymouth Road;
6. That all existing landscaped areas shall be cleaned up, re-managed and permanently maintained in a healthy condition;
7. Parking spaces shall be doubled striped at ten feet (10') wide by twenty feet (20') in length for customer parking and at nine feet (9') wide by twenty feet (20') in length;
8. That all existing and proposed landscaped areas shall be irrigated by an automatic underground irrigation system;
9. 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; and

10. This approval is valid for a period of ONE YEAR ONLY from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

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

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.

M - 2

PLYMOUTH ROAD

36001

35841

35655

C - 2

35862

35850

35838

35824

35810

35680

35666

35652

35638

ELMIRA ST.

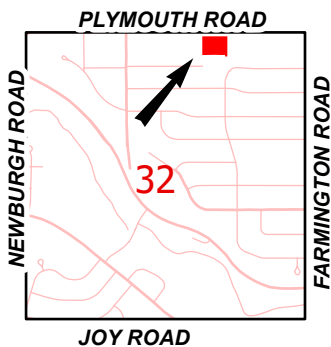
N - 2

5

3

1

9



Address & Zoning Map

Petition 2026-02-02-07
Marselis Restaurant
35841 Plymouth Road



Not to Scale

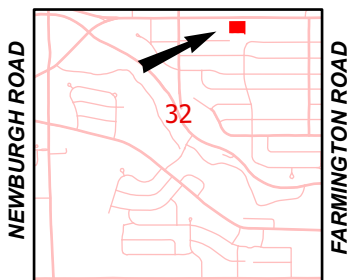


City of Livonia
Planning Department

PLYMOUTH ROAD

ELMIRA ST.

PLYMOUTH ROAD



JOY ROAD

Aerial Map

Petition 2026-02-02-07
Marselis Restaurant
35841 Plymouth Road



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PRE HEARING

ITEM 3

Petition 2026-02-02-07 submitted by Greg Marselis of Livonia Properties, LLC, requesting waiver use approval pursuant to Sections 3.11 and 6.51 of the Livonia Zoning Ordinance to operate a full-service restaurant and outdoor seating at 35841 Plymouth Road, located on the south side of Plymouth Road between Yale Avenue and Levan Road in the Northeast ¼ of Section 32.

February 24, 2026: Study Meeting:

The petitioner is requesting waiver use approval to operate a full-service restaurant pursuant to the provisions of Section 6.51 of the Zoning Ordinance. A full-service restaurant is defined as an establishment where food, confections, frozen desserts, and beverages are served and consumed at tables and chairs primarily within an enclosed structure with a minimum seating capacity exceeding thirty (30) persons.

The site plan depicts a one-story building totaling approximately 8,208 square feet in gross floor area, centrally located on the property with parking provided on all sides to accommodate anticipated demand. The petitioner has indicated that building elevations and detailed floor plans will be submitted for Planning Commission review at a subsequent meeting following preliminary site plan approval.

Primary access would be from one (1) approach from Plymouth Road. The petitioner is proposing to remove two (2) existing approaches. As mentioned before, the proposed 8,208-square foot building will be situated in the center of the property with a 95-foot front setback, 88-foot rear setback, 97.5-foot west side setback, and a 97-foot east side setback. The proposed building will meet setback requirements.

The site plan shows one hundred and forty-one (141) parking spaces with five (5) ADA accessible spaces. Parking spaces are single striped, with some spaces striped at a width of nine feet (9') and some at ten feet (10'). For a full-service restaurant, the zoning ordinance requires one (1) parking space for each two (2) interior seating spaces to be provided within the proposed establishment, plus one (1) parking space for each three (3) outside patio seating spaces, plus one (1) parking space for each employee. The petitioner has not provided a floor plan to determine the amount of seating or provide shared the expected number of employees to determine the required number of parking spaces. The zoning ordinance does allow for suitable alternatives like the ITE parking Generation Manual. Based off the ITE Manual, the restaurant would require one hundred and thirty-three (133) parking spaces.

The petitioner also operates the Black Label Tavern which has seating for 186. The site requires a minimum of 96 parking spaces but is deficient by fourteen (14).

According to Landscaping and Screening requirements in Section 10.03, this site requires one (1) Deciduous or Evergreen Tree per 40 linear feet of road frontage; one (1) Ornamental (Flowering) Tree per 100 linear feet of road frontage; and eight (8) per 40 linear feet of road frontage. The landscape plan on Sheet L100, dated January 23, 2026, shows 18 Ginkgo trees, 72 Yew trees along the Plymouth frontage, four (4) Honey Locust trees, and 111 Arborvitaes along the south property line.

The site plan cites that underground storage would be installed under the front parking lot.

The plans show the location of the dumpster enclosure on the east side of the building. An enclosure of sufficient height to completely screen the dumpster is required on three (3) sides of the waste receptacle with a solid gate on the fourth side. The height of the enclosure must be not less than six (6) feet or at least one (1) foot above the height of the dumpster, whichever is greater.

The commission should request a callback for the submittal of building elevations architectural renderings, sign location details, a photometric lighting plan, a utility plan, and a circulation plan demonstrating adequate maneuverability for service vehicles, including garbage trucks and emergency apparatus, for review and approval following preliminary site plan approval. These materials will ensure the proposed development meets applicable design standards, supports safe site operations, and is compatible with surrounding land uses.

LIVONIA RESTAURANT

PROPOSED NEW CONSTRUCTION OF A RESTAURANT

OWNER INFO:

GREG MARSELS
LIVONIA PROPERTIES LLC
1056 AUTUMNVIEW CT ROCHESTER MI 48307
248-225-1311

CODE DATA:

ZONING:	C-2 GENERAL BUSINESS - 2
CONSTRUCTION TYPE:	III B
PROPOSED USE GROUP:	(A-2) ASSEMBLY
PROPOSED GROSS AREA:	8,208 SQ FT
FIRE SUPPRESSION:	PROPOSED TO BE FULLY FIRE SUPPRESSED WITH RISERS AND SPRINKLERS

CURRENT CODES:

- 2021 MICHIGAN BUILDING CODE
- 2017 ICC/ANSI A 117.1 MICHIGAN BARRIER FREE DESIGN LAW
- 2021 MICHIGAN PLUMBING CODE
- 2021 MICHIGAN MECHANICAL CODE
- 2023 NATIONAL ELECTRICAL CODE
- 2021 MICHIGAN EMERGY CODE, ANSI/ASHRAE/IESNA STANDARD 90.1-1999
- INTERNATIONAL FIRE CODE 2015

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODE IN EFFECT AT TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS, AND SUPPLIERS INVOLVED WITH THE PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS, AND/OR CITY OF LIVONIA CONSTRUCTION BOARD OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE -
ROMAN BONISLAWSKI, R.A. LICENSE # 37397

SCOPE OF WORK:

PROPOSED NEW CONSTRUCTION OF A RESTAURANT:
-NEW SITE DEVELOPMENT FOR NEW RESTAURANT BUILDING
-PARKING, LANDSCAPING, PARKING LOT LIGHTING, AND BUILDING FOOTPRINT

COMBINED DESCRIPTION:

LAND IN THE CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN DESCRIBED AS: PART OF THE NE 1/4 OF SECTION 32, T. 1 S., R. 9 E., COMMENCING AT THE NE CORNER OF SECTION 32;THENCE N 89°39'43" W 1291.22 FEET ALONG THE NORTH LINE OF 43° W 1291.22 FEET ALONG THE NORTH LINE OF W 1291.22 FEET ALONG THE NORTH LINE OF SECTION 32 TO THE POINT OF BEGINNING, THENCE S00°27'54" W 329.85 FEET TO 54° W 329.85 FEET TO W 329.85 FEET TO THE NORTH LINE OF KENWOOD PARK SUB. AS RECORDED IN L. 91, P. 75-76, THENCE N 89°39'43" W 29.61 FEET ALONG SAID NORTH LINE OF KENWOOD PARK 43° W 29.61 FEET ALONG SAID NORTH LINE OF KENWOOD PARK SUB. TO THE EAST LINE OF ELMIRA COURT SUBDIVISION AS RECORDED IN L. 115, P. 71-72, THENCE N 00°28'51" E 21.45 FEET ALONG SAID EAST LINE OF ELMIRA 51° E 21.45 FEET ALONG SAID EAST LINE OF ELMIRA E 21.45 FEET ALONG SAID EAST LINE OF ELMIRA COURT SUBDIVISION TO THE NORTH LINE OF ELMIRA COURT SUBDIVISION, THENCE N 89°40'30" W 304.78 FEET ALONG SAID NORTH LINE OF ELMIRA COURT SUBDIVISION, 30° W 304.78 FEET ALONG SAID NORTH LINE OF ELMIRA COURT SUBDIVISION, THENCE N 00°24'17" E 308.47 FEET TO THE NORTH LINE OF SECTION 32;THENCE S 17° E 308.47 FEET TO THE NORTH LINE OF SECTION 32;THENCE S E 308.47 FEET TO THE NORTH LINE OF SECTION 32;THENCE S 89°39'43" E 334.70 FEET ALONG SAID NORTH LINE OF SECTION 32 TO THE POINT 43° E 334.70 FEET ALONG SAID NORTH LINE OF SECTION 32 TO THE POINT E 334.70 FEET ALONG SAID NORTH LINE OF SECTION 32 TO THE POINT OF BEGINNING, EXCEPTING THE NORTH 60 FEET THEREOF FOR ROAD PURPOSES, CONTAINING 1.92 ACRES

BENCHMARKS:

WAYNE COUNTY BM 74-50A BRONZE DISC IN CONCRETE POST AT S.W. CORNER INTERSECTION OF PLYMOUTH & LEVAN ROADS. B.M. IS 57" S. OF CENTERLINE OF PLYMOUTH ROAD AND 49" W. OF CENTERLINE OF LEVAN. ELEV. = 678.44 USC&GS = 678.44 USC&GS

BM #1 - TOP OF CONC. BASE, WEST SIDE OF LIGHT POLE NEAR EAST PROPERTY LINE.
ELEV. = 676.28 USC&GS = 676.28 USC&GS

BM #2 - TOP OF CONC. PAD, SOUTHEAST CORNER OF PEDESTAL NEAR NORTHWEST CORNER OF PROPERTY.
ELEV. = 676.67 USC&GS = 676.67 USC&GS

GENERAL NOTES:

1. G.C. SHALL EXAMINE SITE, FIELD VERIFY ALL DIMENSIONS AND FIELD CONDITIONS. G.C. IS TO BECOME FAMILIAR WITH CONDITIONS AFFECTING CONSTRUCTION PRIOR TO SUBMITTING A BID.
2. THIS PROJECT INVOLVES CONSTRUCTION ON AN EXISTING STRUCTURE. AS SUCH, THE EXISTING BUILDING AND ITS PRESENT CONDITION STAND AS CONSTRUCTION DOCUMENTS OF EQUAL IMPORTANCE TO THE PLANS AND SPECIFICATIONS. BY SUBMITTING A BID, CONTRACTORS ARE ASSUMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK. NO CLAIMS FOR EXTRA COST WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BUILDING AND GROUNDS.
3. THIS PROJECT IS TO INCLUDE APPROPRIATE TEMPORARY BARRIERS AND DEVICES AS MAY BE REQUIRED TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE GENERAL PUBLIC AND EMPLOYEES.
4. G.C. SHALL SUPERVISE AND DIRECT ALL WORK USING HIS BEST SKILL AND ATTENTION. G.C. SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, AND INSURING THAT ALL MANUFACTURER REQUIREMENTS FOR EACH PORTION OF WORK BE FOLLOWED.
5. DIMENSIONS:
ALL DIMENSIONS SHALL BE MEASURED FROM FINISH FACE OF PROPOSED CONSTRUCTION. G.C. IS RESPONSIBLE FOR BACKING OFF THICKNESSES OF MATERIALS AS REQUIRED TO DIMENSION ROUGH CONSTRUCTION.
 - A. G.C. SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE CONTINUATION OF THE WORK.
 - B. G.C. SHALL COORDINATE ALL FINAL DIMENSIONS WITH ALL TRADES IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS.
 - C. G.C. SHALL COORDINATE THE DIMENSIONS OF ROUGH-INS AS DESCRIBED IN FOOD SERVICE DOCUMENTS BY OTHERS.
6. G.C. SHALL PROVIDE ALL NECESSARY PERMITS AND FEES.
7. ALL CONTRACTORS SHALL MEET ALL LOCAL GOVERNING CODE REQUIREMENTS.
8. G.C. TO GUARANTEE LABOR AND MATERIALS FOR 12 MONTHS.
9. CONTRACTORS SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION AND/OR INSTALLATION. COMMENCEMENT OF FABRICATION/INSTALLATION PRIOR TO APPROVAL SHALL BE DONE AT CONTRACTOR'S RISK.
10. IN CASE OF CONFLICT IN DRAWINGS, THE G.C. SHALL NOT PROCEED WITH THAT PART OF THE WORK UNTIL THE ARCHITECT HAS CLARIFIED THE DISCREPANCY.
11. G.C. SHALL NOTIFY ARCHITECT OF ANY CONDITIONS WHERE IN HIS JUDGMENT IT WOULD BE DESIRABLE TO MODIFY THE REQUIREMENTS TO PRODUCE THE BEST RESULTS.
12. G.C. TO COORDINATE AND PROVIDE WOOD BLOCKING AND STEEL FRAMING IN EXISTING FRAMED WALLS AS MAY BE REQUIRED TO SECURE STRUCTURE, FIXTURES AND EQUIPMENT TO WALLS. ALL WOOD BLOCKING, FRAMING AND/OR FIRE STOPPING USED WITHIN PARTITIONS, PLATFORMS, ETC., SHALL BE OF FIRE RETARDANT TREATED LUMBER AS REQUIRED BY CODE. PROVIDE FIRE RETARDANT WOOD BLOCKING AT ALL ROUGH OPENINGS IN GYPSUM BOARD PARTITIONS AS REQUIRED BY CODE.
13. THE G.C. IS RESPONSIBLE FOR ANY PATCHING, FILLING, STAINING AND FINISHING REQUIRED AFTER TRANSPORTATION, ASSEMBLY AND INSTALLATION OF MATERIALS TO ENSURE THE HIGHEST QUALITY FINAL APPEARANCE.
14. WORK IN PLACE THAT IS SUBJECT TO INJURY BECAUSE OF OPERATIONS BEING CARRIED ON THERE SHALL BE COVERED, BOARDED UP, OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION. ALL FORMS OF PROTECTION SHALL BE CONSTRUCTED IN A MANNER SUCH THAT UPON COMPLETION THE ENTIRE WORK WILL BE DELIVERED TO THE OWNER IN PRIOR, WHOLE AND UNBLEMISHED CONDITION. WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION SHALL BE REPLACED WITH NEW WORK, AT THE EXPENSE OF THE G.C.
15. G.C. IS RESPONSIBLE TO PATCH AND REPAIR EXISTING WALLS, CEILINGS AND FLOOR AS REQUIRED SO AS TO PROVIDE A SMOOTH SURFACE, FREE FROM DEFECTS, READY FOR FINISHING. THIS INCLUDES ALL DAMAGE CAUSED BY EXISTING FINISH REMOVAL, PREVIOUS DAMAGE, EQUIPMENT REMOVAL AND DAMAGE BY OTHER TRADES.
16. THE APPLICATION OF ANY FINISH MATERIAL SHALL INDICATE SUBCONTRACTOR'S ACCEPTANCE OF THE SUBSURFACE CONDITIONS AND SUB WILL BE HELD RESPONSIBLE FOR ANY DEFECTS AFTER MATERIAL APPLICATION.
 - A. SCARIFY, GRIND OR ETCH SUBSURFACE TO REMOVE IRREGULARITIES DUE TO PREVIOUS FINISH APPLICATION.

- B. SUBCONTRACTOR SHALL NOTIFY THE G.C. IN WRITING, WITH COPY ISSUED TO ARCHITECT, IF ANY CONDITIONS EXIST THAT WILL BE DETRIMENTAL TO PROPER FINISH MATERIAL INSTALLATION.

17. THE G.C. IS RESPONSIBLE FOR FINAL CLEANUP OF ALL AREAS AFFECTED BY CONSTRUCTION. THIS INCLUDES BEFORE FINISHES (PAINTERS, CARPET, ETC.) AND AFTER FINISHES. ALL WASTE MATERIALS TO BE DISPOSED OF IN PROPER RECEPTACLES REMOVED FROM SITE AND LEGALLY DISPOSED OF.

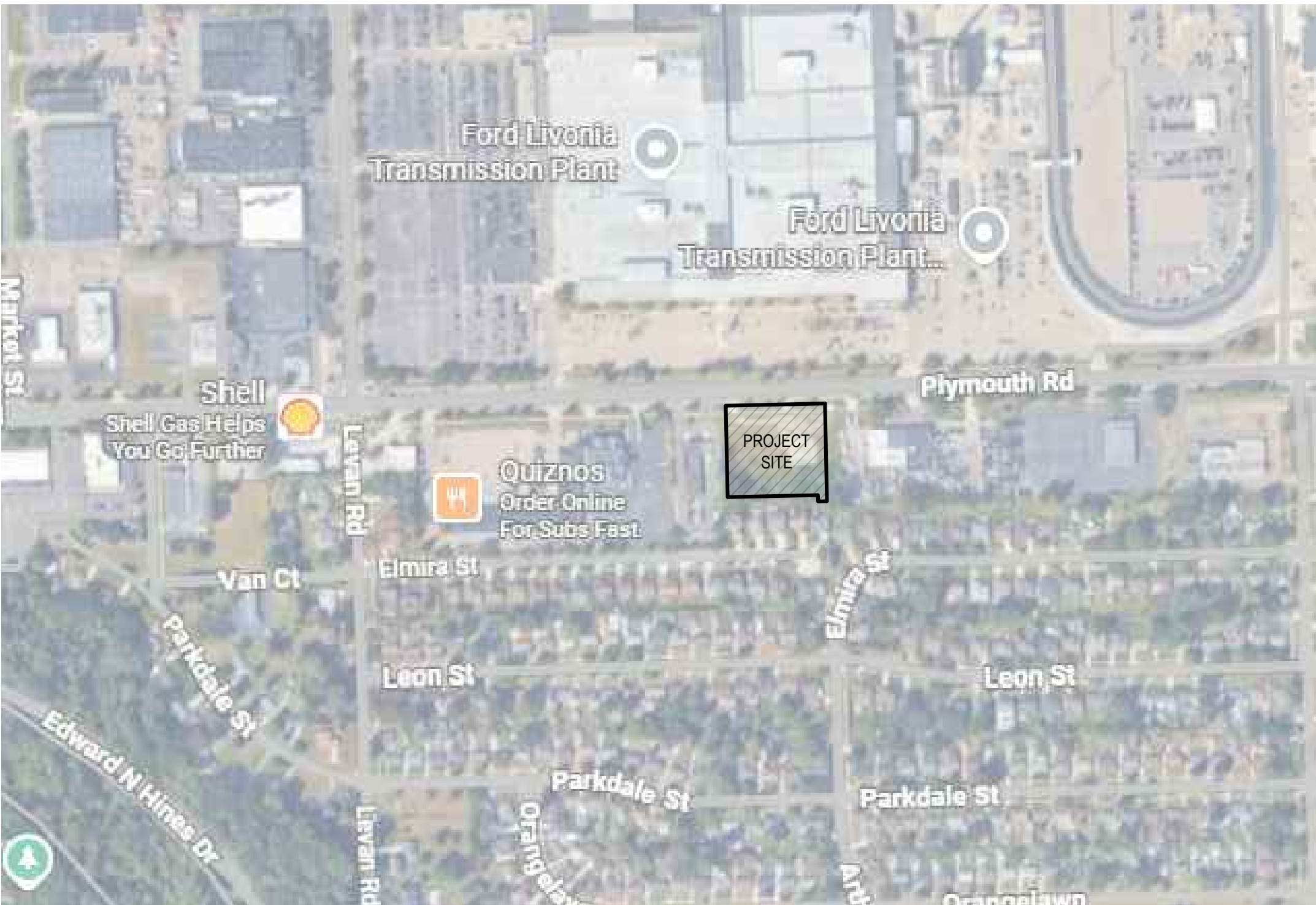
18. G.C.'S BASE BID IS TO INCLUDE ALL ARCHITECTURAL, DESIGN-BUILD PLUMBING, DESIGN-BUILD MECHANICAL, MODIFICATIONS, DESIGN-BUILD ELECTRICAL WORK AND DESIGN-BUILD FIRE SPRINKLER MODIFICATIONS AS MAY BE REQUIRED TO COMPLETE THE WORK DESCRIBED IN THESE DOCUMENTS. CUSTOM DECORATIVE FIXTURES, AND ACCESSORY ITEMS AS NOTED WILL BE PROVIDED BY OWNER AND INSTALLED AND / OR COORDINATED BY G.C.

19. G.C. SHALL PROVIDE (1) COMPLETE SET OF RED MARKED BLUEPRINTS TO THE ARCHITECT DOCUMENTING ALL ARCHITECT-APPROVED CHANGES AND CORRECTIONS DISCOVERED IN THE FIELD.

20. IT SHALL BE THE FULL RESPONSIBILITY OF THE G.C. TO COORDINATE AND EXPEDITE ALL PHASES OF ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE SPRINKLER AND CUSTOM MILLWORK AND FIXTURE WORK, REGARDLESS OF WHETHER THE OWNER AWARDS SEPARATE CONTRACTS FOR ANY TRADES, BRANCHES OR ITEMS OF WORK AND EQUIPMENT. ALL OTHER TRADES, SUBCONTRACTORS AND/OR SEPARATE CONTRACTORS SHALL COOPERATE FULLY WITH THE G.C.

21. THE G.C. MUST SECURE A CERTIFICATE OF OCCUPANCY FROM THE JURISDICTIONAL AUTHORITY BY THE DATE OF COMPLETION AS SPECIFIED IN THE CONTRACT, AND WILL DELIVER A COPY OF THE CERTIFICATE TO THE OWNER.

SHEET INDEX		
SHEET #	SHEET TITLE	SPA 1/23/2026
G100	GENERAL INFORMATION	X
S100	SITE PLAN	X
L100	LANDSCAPE PLAN	X
L200	PHOTOMETRIC SPECIFICATIONS	X
L201	PHOTOMETRIC CALCULATION SITE	X
A500	DUMPSTER DETAILS	X

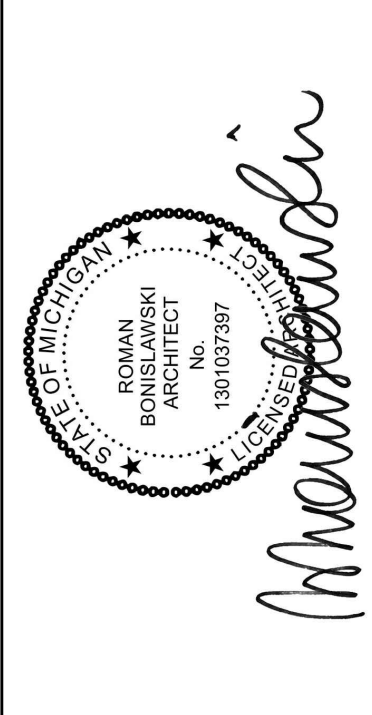


RON ANDROMAN
architects et al.
275 E. Frank St. Birmingham MI 48009
o) 248.723.5790 f) 248.723.5795

Project:

LIVONIA RESTAURANT
35841 Plymouth Rd, Livonia, MI 48150

Seal:



Issue Date:

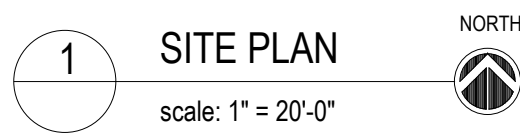
SPA	1/23/2026

Sheet Title:

GENERAL
INFORMATION

Sheet Number:

G100



FRONTAGE LANDSCAPING

330 LF FRONTAGE MINUS 30' DRIVE = 300 LF

DECIDUOUS	1/40	$\frac{300}{40} = 7.5 \approx 8$	REQUIRED	8 PROVIDED
ORNAMENTAL	1/100	$\frac{300}{100} = 3$	REQUIRED	4 PROVIDED
SHRUBS	8/40	$\frac{300}{80} = 7.5 \times 8 = 60$	REQUIRED	72 PROVIDED

TOTAL 8 DECIDUOUS TREES, 4 ORNAMENTAL TREES, AND 72 SHRUBS

PARKING LOT LANDSCAPING

5% OF PAVED AREA
47,031 SF PAVED AREA x 0.05 = 2,352 SF LAND REQUIRED
4 CORNER ISLANDS @ 322 SF = 1,288 SF
4 INTERIOR ISLANDS @ 296 SF = 1,184 SF
TOTAL PROVIDED = 2,472 SF

OPEN SPACE LANDSCAPING MINIMUM 1 TREE PER 3000 SF
11,868 SF PERIMETER OPEN SPACE / 3000 = 4 REQUIRED
14 PROVIDED

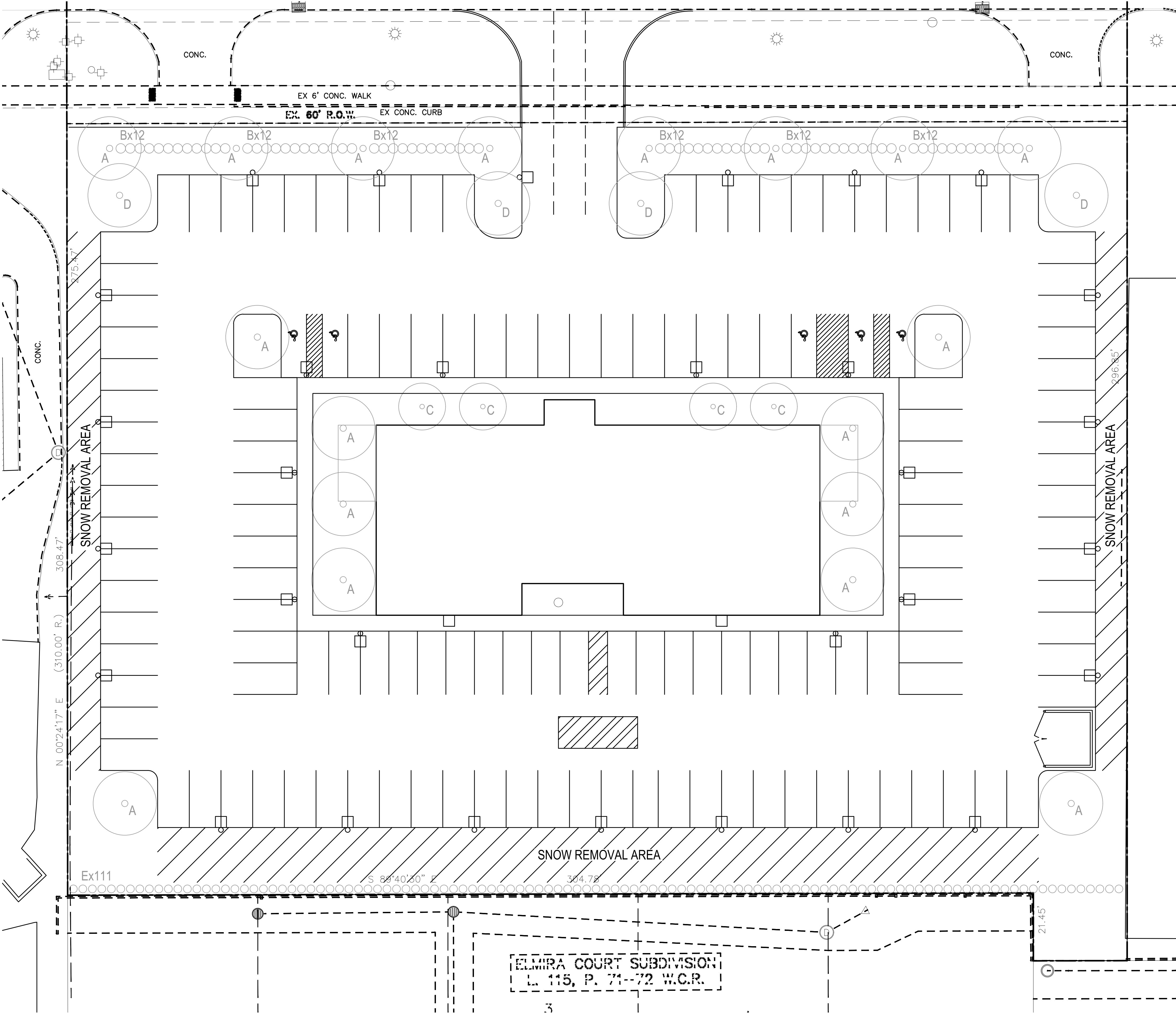
SNOW REMOVAL AREA

10% OF PAVED AREA
47,031 SF PAVED AREA x 0.1 = 4,703 SF LAND REQUIRED
TOTAL PROVIDED = 8,284 SF

GENERAL LANDSCAPING NOTES:

- GROW-LO SUMAC IN PLACE OF LAWN IN ALL LANDSCAPE AREAS
- REAR PROPERTY LANDSCAPE SCREENING REFER TO LANDSCAPE SCHEDULE EXISTING 6" MASONRY WALL WITH 5' ARBORVITAE

LANDSCAPE SCHEDULE					
ITEM	BOT. NAME	COMMON NAME	QTY.	SIZE	REMARKS
A	GINKGO BILOBA	GINKGO	18	20' Ø	MIN 3" CALIPER
B	TAXUS BACCATA	YEW	72	3' Ø	MIN 36" HIGH
C	GLEDITSIA TRICANTHOS	HONEYLOCUST	4	15' Ø	
D	CERCIS CANADENSIS	EASTERN REDBUD	4	20' Ø	
E	THUJA OCCIDENTALIS	DOUGLAS ARBORVITAE	111	30" Ø	MIN 5' HIGH

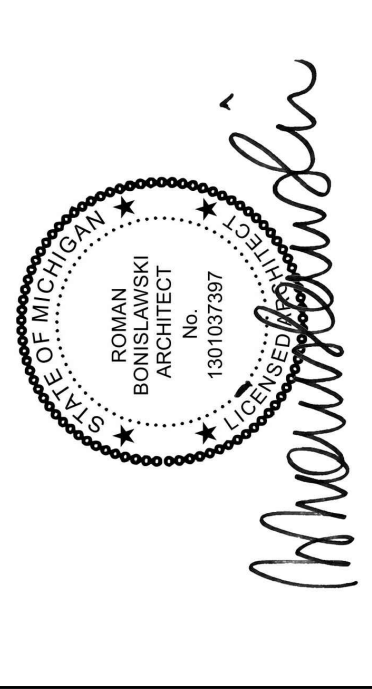


RON ANDROMAN
architects et al.
275 E. Frank St. Birmingham MI 48009
o) 248.723.5790 f) 248.723.5795

Project:

LIVONIA RESTAURANT
35841 Plymouth Rd, Livonia, MI 48150

Seal:



Issue Date:

SPA	1/23/2026

Sheet Title:

LANDSCAPE PLAN

Sheet Number:

L100

Project

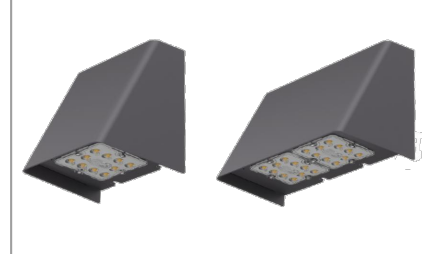
L2

Catalog #

Prepared by

Revista

Date



McGraw-Edison

GKO Gekko

Wall Mount Luminaire

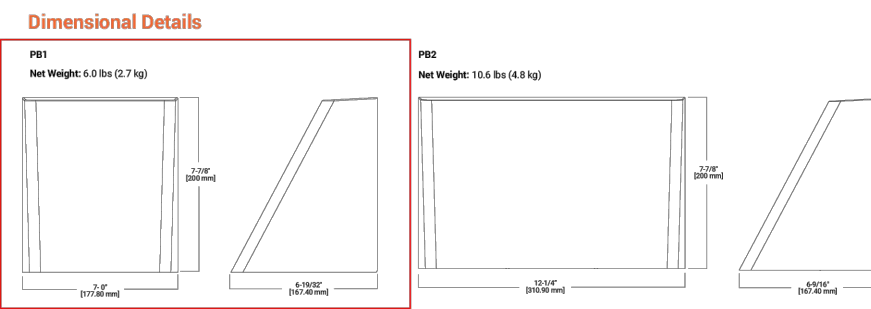
Product Features

- Interactive Menu
- Ordering Information
- Product Specifications
- Optical Configurations
- Energy and Performance Data
- Control Options

Quick Facts

- Available in small and medium housing sizes
- Choice of 5 optical distributions
- 11 lumen packages from 750 up to 13,500
- Efficiencies up to 169 lumens per watt

Dimensional Details





COOPER

Lighting Solutions

PROCESSED: JUNE 1, 2022

FILED: JUNE 10, 2022

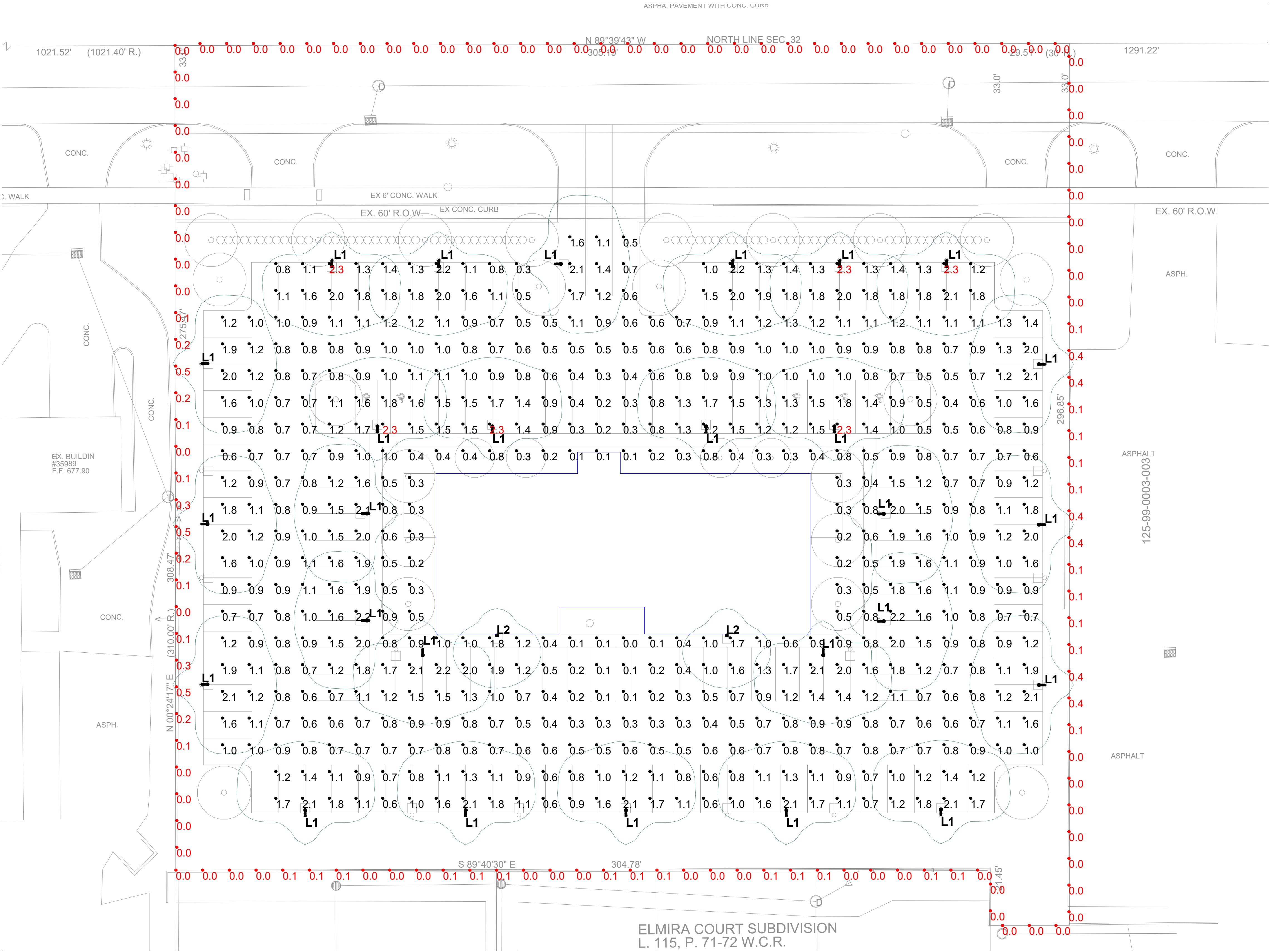
McGraw-Edison

GKO Gekko

Ordering Information

SAMPLE NUMBER: GKO-PE24-740-U-13-BK

Product Family	Light Output Configuration	Lumen Output	Color Temperature	Voltage	Distribution	Finish
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	3000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	4000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	5000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	6000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	7000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	8000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	9000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	10000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	11000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	12000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	13000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	14000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	15000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	16000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	17000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	18000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	19000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	20000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	21000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	22000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	23000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	24000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	25000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	26000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	27000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	28000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	29000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	30000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	31000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	32000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	33000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	34000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	35000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	36000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	37000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	38000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	39000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm	40000K	120V	120° Beam	Black
McGraw-Edison GKO Gekko	120° Beam	13,500 lm				



Scale: 1 inch= 20 Ft.

Luminaire Schedule							
Symbol	Qty	Label	LLF	Description	Lum. Watts	Lum. Lumens	Mounting Height
	27	L1	0.900	STRUCTURA LINW-M1100-L30-4-X-X-X-X	40.4	2695	14
	2	L2	0.900	MCGRAW EDISON GKO-PB1B-730-U-T4W-X-CBP	9.3	1363	12

Calculation Summary						
Label	Units	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	Fc	1.00	2.3	0.0	N.A.	N.A.
Property line	Fc	0.06	0.5	0.0	N.A.	N.A.

CALCULATION POINTS FOR PROPERTY LINE TAKEN AT 5'-0" A.F.G.

CALCULATION POINTS FOR PARKING LOT ARE TAKEN AT GRADE.

NOTES:

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF LAYOUT TO EXISTING/FUTURE FIELD CONDITIONS AND ALL MANDATORY BUILDING AND LIFE SAFETY CODES AND COMPLIANCE.

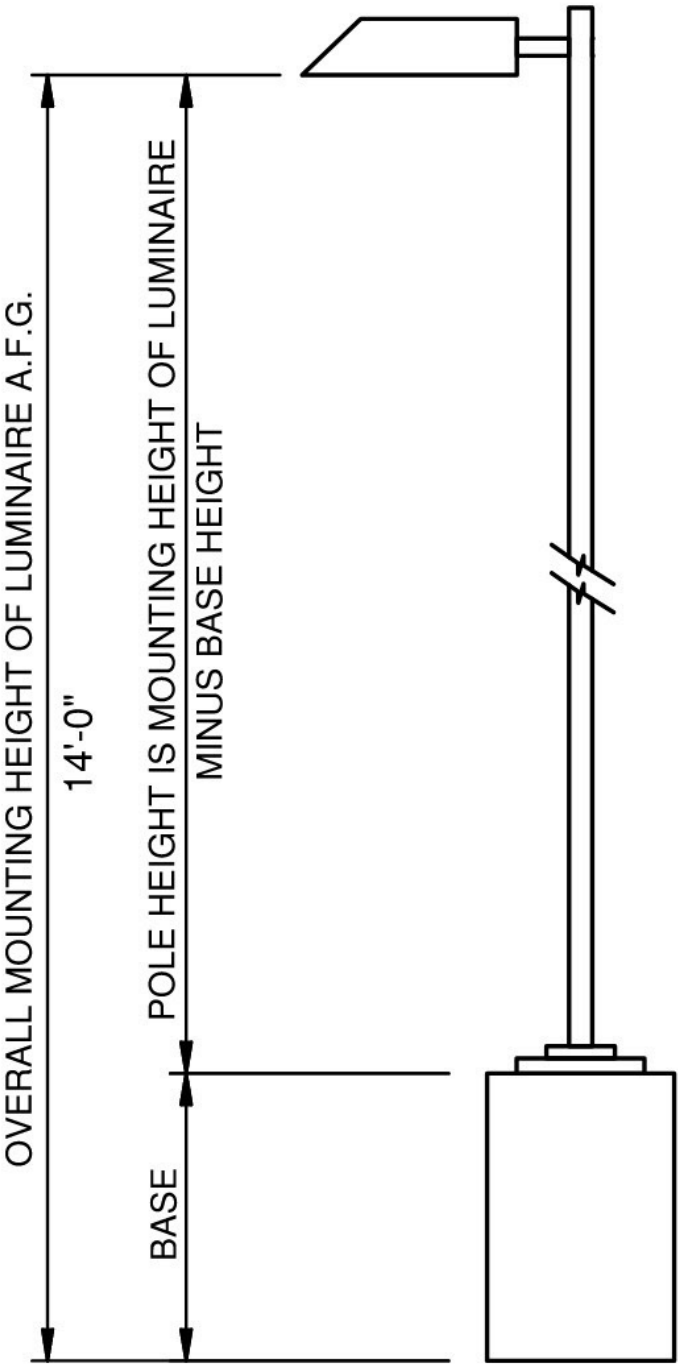
LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LEDS AND OTHER VARIABLE FIELD CONDITIONS.

MOUNTING HEIGHTS INDICATED ARE FROM GRADE TO BOTTOM OF LUMINAIRE LENS OR FROM FLOOR TO BOTTOM OF LUMINAIRE LENS, UNLESS OTHERWISE NOTED.

CLARUS DOES NOT ACT AS THE ELECTRICAL, CIVIL OR STRUCTURAL ENGINEER AND DOES NOT DETERMINE BASE REQUIREMENTS AND APPLICABLE CODE COMPLIANCE. CLARUS IS NOT LIABLE FOR ANY CODE COMPLIANCE DISCREPANCY.

LIGHTING LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT OF RECORD IS RESPONSIBLE TO REVIEW FOR CODE COMPLIANCE, INCLUDING AND NOT LIMITED TO - NFPA 101 LIFE SAFETY CODE, MICHIGAN ENERGY CODE, MICHIGAN BUILDING CODE AND/OR IECC CODE, LIGHTING QUALITY COMPLIANCE AND LOCAL LIGHTING ORDINANCES.

FOR SITE PLAN PHOTOMETRICS, THE USE OF ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.



date

REVISION

X

PROJECT TITLE

LIVONIA CONDOS

35841 PLYMOUTH RD.

LIVONIA, MI 48150

SHEET TITLE

PHOTOMETRIC CALCULATION

SITE

DATE

01-23-25

PROJECT No.

CLC26-135346

SHEET No.

L201

30775 Barrington St.

Madison Heights, MI 48071

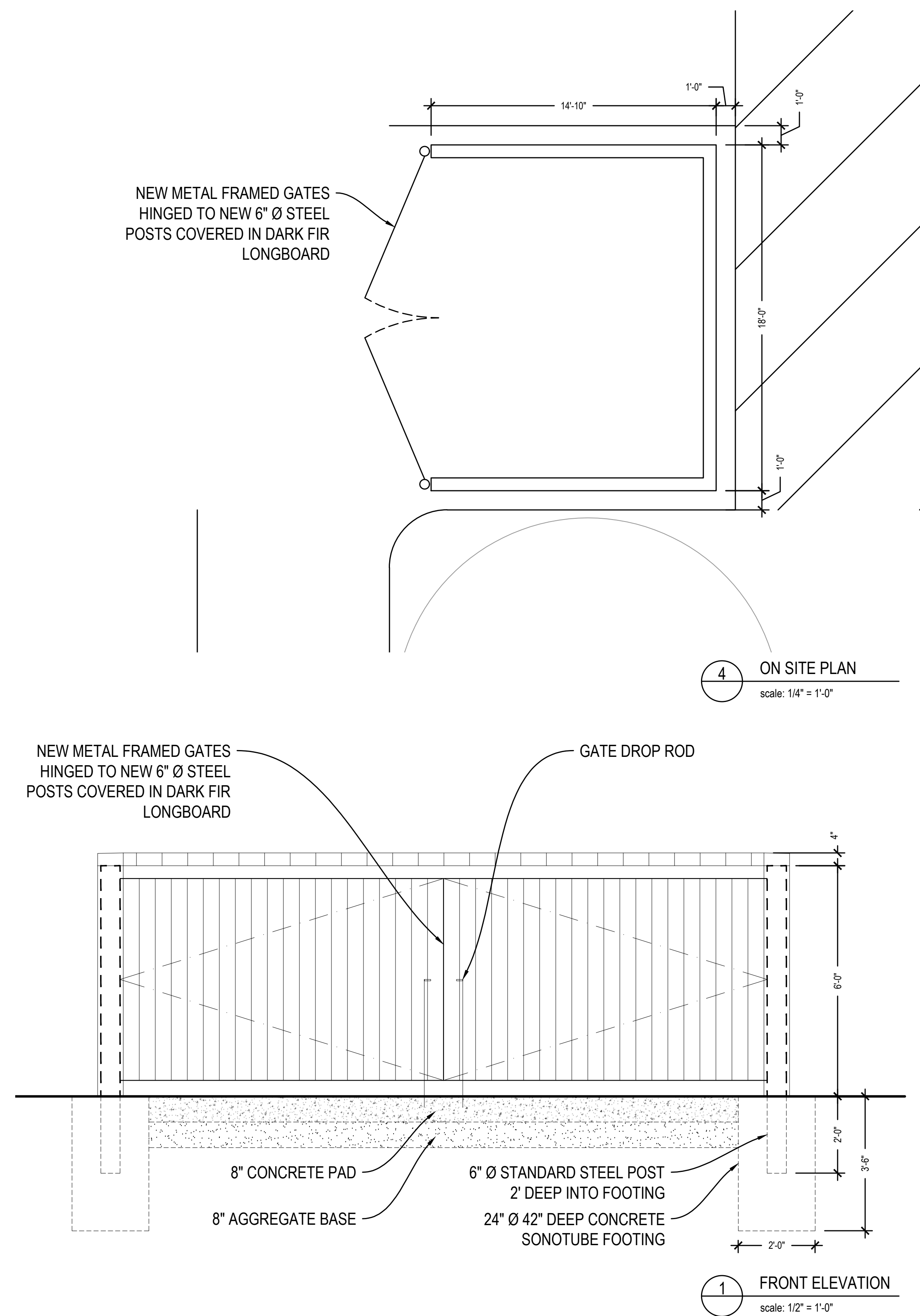
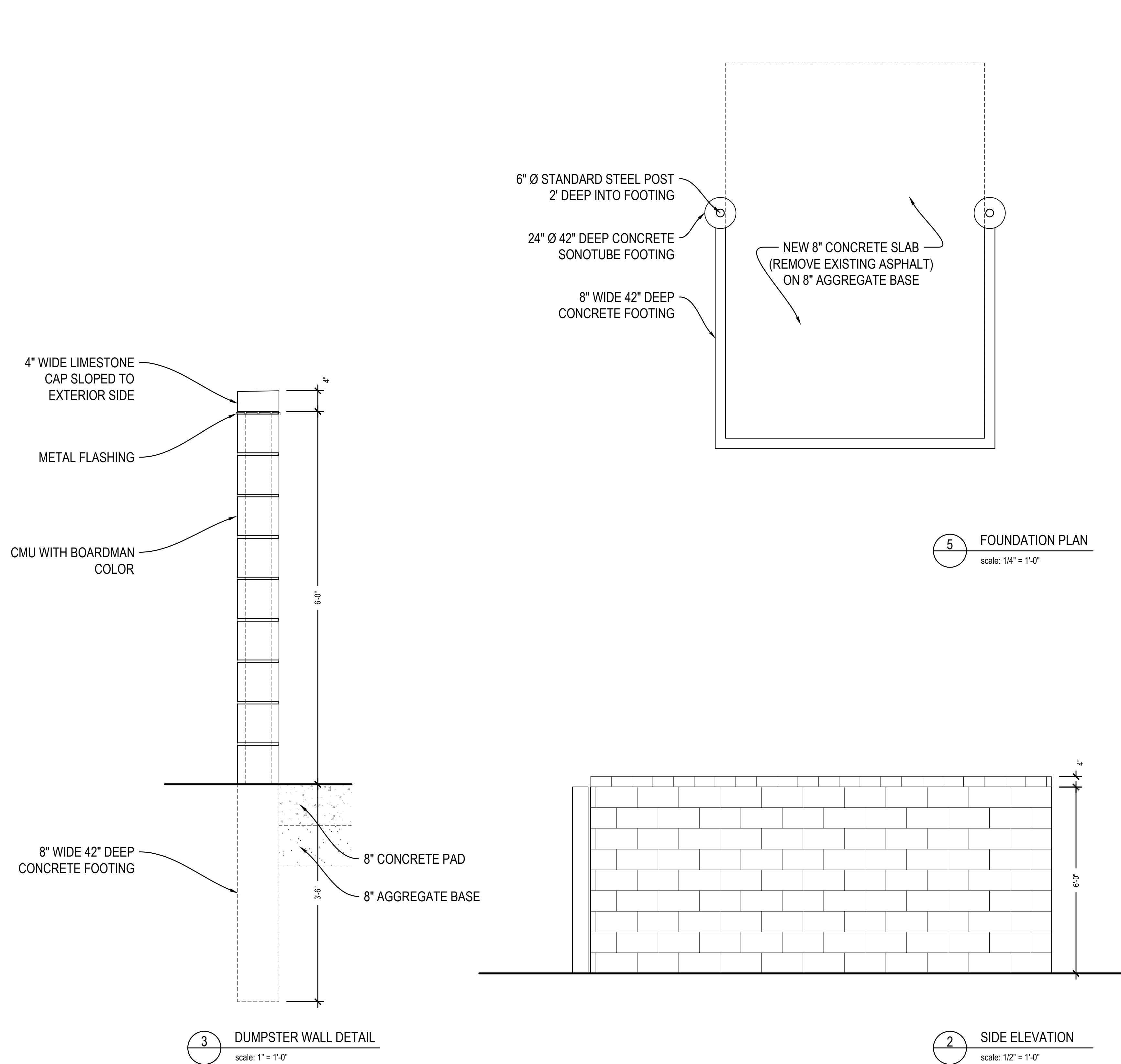
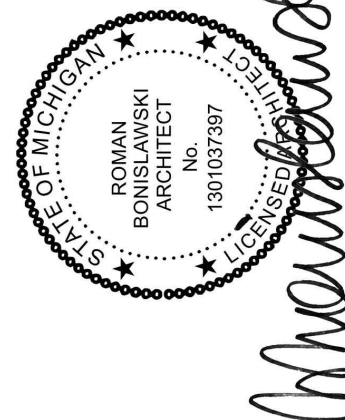
P: 248.677.0850

F: 248.677.0512

E: info@clarus-lighting.com

CLARUS

LIGHTING & CONTROLS



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

DOUGLAS L. MOORE
INTERIM DIRECTOR OF PUBLIC
WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2655
FAX: (734) 466-2195

February 10, 2026



Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-02-02-07 – #35841 Plymouth Road (Restaurant)

Dear Mr. Canty:

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

1. The subject parcel is assigned the address of **#35841 Plymouth Road**. Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained.
2. The existing parcels are currently serviced by public sanitary sewer, water main and storm sewer. We do not believe this development will impact the existing systems negatively.
3. The proposed development will be required to meet the Wayne County Stormwater Ordinance, and per the submitted drawings stormwater detention is indicated, but we will need to do a thorough review of the plans once they are submitted for permitting. Depending on the location of the final outlet for storm water, permitting may be required through the Wayne County Department of Public Service.
4. Any disturbances with the Plymouth Road right-of-way will require permits through the Michigan Department of Transportation, including drive approach and sidewalk removals and placements.
5. This submittal will be required to be reviewed by the Plymouth Road Development Authority and obtain permits as necessary.

To: Mr. Kristoffer Canty
Re: Petition 2026-02-02-06 – 35841 Plymouth Road

February 10, 2026
Page 2

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: 2026 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

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



DATE: February 11, 2026
TO: Kristoffer Canty, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: Petition #2026-02-02-07 at 35841 Plymouth Rd. (Restaurant)

This office has reviewed the site plan submitted in connection with the new construction and use of the property located at the above referenced address.

No objections to this proposal with the stipulations:

IFC 2021 shall be utilized. Not IFC 2015 as listed in plan set.

If provided with an automatic sprinkler system, and on-site hydrants shall be located at a distance prescribed by fire code for the Fire Department Connection. Sprinkler permit and plans are a required submission to the building department.

Fire protection detection and monitoring shall be installed and reporting. Fire alarm permits and plans are a required submission to the building department.

Knox Box must be installed for Fire Department access.

Any site-specific issues will be addressed during the Life Safety inspection.

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

Sincerely,
Brian Kukla

Brian Kukla
Fire Marshal

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

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

February 5th 2026

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



Re: Petition 2026-02-02-07 - 35841 Plymouth

Mr. Canty,

I have reviewed the plans in connection with the petition. I have no objections to the proposals.

Please feel free to contact me, should you have any questions.

Sincerely,

FOR THE CHIEF OF POLICE,

Brendan Adams, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2580
FAX: (734) 466-2095



Date: February 12, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2026-02-02-07 – 35841 Plymouth

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

1. Exterior lighting sources shall be designed, constructed, located, and maintained in a manner that minimizes light trespass onto neighboring properties and public ways. The light trespass from a property shall not exceed 0.5-foot-candles at the property line, measured five (5) feet from the ground.
2. All signage shall be conforming. A variance from the Zoning Board of Appeals would be required for any non-conforming signage.
3. Grease interceptors shall be designed, and shall perform, in the manner provided for in Chapter 10 of the Michigan Plumbing Code. All grease interceptors shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects, and shall be capable of performing the function for which such devices are designed, as specified herein. All grease interceptors shall be maintained in a safe, sanitary and functional condition. The City shall be granted access to conduct on-site inspections as necessary to assure compliance with Chapter 13.42 of the Livonia Code of Ordinances.
4. All existing and proposed landscaped areas must have a functioning irrigation system installed.
5. Parking spaces shall be 10' x 20' and double-striped. Barrier-free spaces shall be properly sized, signed, and striped.

This Department has no further objections to this Petition.

I trust this provides the requested information.

Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

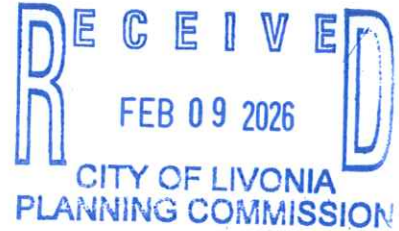
Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

February 9th, 2026



Kristoffer Canty
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2026-02-02-07 – 35841 Plymouth (Greg Marselis of Livonia Properties, LLC)

Dear Kristoffer,

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.

Please contact me if you have any further questions.

Very truly yours,

A handwritten signature in black ink that reads "Benjamin N. Grier".
Benjamin N. Grier
Director of Finance

BG: sc

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

February 9, 2026

RE: 35841 Plymouth Rd

Attention: Planning Commissioners

The owner of the property is current on their property tax.

If you have any further questions, please contact me

Thank you

Susan Nash
Livonia City Treasurer

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 9, 2026**

Meeting was called to order at 9:30 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Eileen McDonnell, President Reid. Absent: Brandon McCullough.

3. SITE PLAN PETITION: Petition 2026-01-08-01, submitted by Marwan Haidar on behalf of M Corp Holdings LLC. requesting site plan approval to demolish the existing gas station and fuel pumps at 29230 Five Mile Road and construct a new gas station convenience store and fuel pumps, located the Northeast corner of Middle Belt Road and Five Mile Road in the Southwest ¼ of Section 13.

Mark Taormina, Planning and Economic Development Director, stated the proposed building is roughly 2700 square feet, it would be constructed in the Northeast corner of the property, one of the driveways would be removed, seven parking spaces would be provided, the petitioner agreed to add additional brick to the building, and a free air-pump as required by Ordinance.

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

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

3.

Planning
February 25, 2026

MEETING DATE

S030926/R032326

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

SITE PLAN PETITION: Petition 2026-01-08-01, submitted by Marwan Haidar on behalf of M Corp Holdings LLC. requesting site plan approval to demolish the existing gas station and fuel pumps at 29230 Five Mile Road and construct a new gas station convenience store and fuel pumps, located the northeast corner of Middle Belt Road and Five Mile Road in the southwest ¼ of Section 13.

BACKGROUND DETAILS

March 3, 2026

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2026-01-08-01 – Marwan Haidar on behalf of M-Corp

Dear Council Members:

At the 1,242nd Meeting held by the Livonia City Planning Commission on February 24, 2026, the following resolution was adopted:

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

#02-13-2026 RESOLVED, That the City Planning Commission does hereby recommend to the City Council that Petition 2026-01-08-01 submitted by Marwan Haidar on behalf of M Corp Holdings LLC. requesting site plan approval under Section 13.13 of the Livonia Zoning Ordinance, as amended, to demolish the existing gas station and fuel pumps at 29230 Five Mile Road, and construct a new gas station convenience store and fuel pumps, located the northeast corner of Middle Belt Road and Five Mile Road in the southwest ¼ of Section 13., be approved for the following reasons or subject to the following conditions:

1. That the Demolition Plan identified as Sheet AS100 prepared by A&M Consultants, dated December 22, 2025, is hereby approved and shall be adhered to;
2. That the Site Plan identified as Sheet AS101 prepared by A&M Consultants, dated February 16, 2026, is hereby approved and shall be adhered to;

3. That the Canopy Plan identified as Sheet AS1012 prepared by A&M Consultants, dated February 2, 2026, is hereby approved and shall be adhered to;
4. That the Landscaping Plan identified as Sheet LS100 prepared by A&M Consultants, dated February 16, 2026, is hereby approved and shall be adhered to;
5. That the Elevation Plan identified as Sheet A101 prepared by A&M Consultants, dated February 16, 2026, is hereby approved and shall be adhered to;
6. That the Floor Plan identified as Sheet A100 prepared by A&M Consultants, dated February 2, 2026, is hereby approved and shall be adhered to;
7. That the petitioner shall explore the closure of the southern drive on Middlebelt Road;
8. The materials under the security glass on the front façade shall be made of brick or stone to the satisfaction of the Planning Director;
9. The van-accessible barrier-free parking space shall be sized, signed, and marked in accordance with the Michigan Barrier-Free Code. The minimum size shall be an 8'-wide parking space with an 8'-wide hashed area;
10. That the gas pump island canopy shall not exceed eighteen feet (18') in height and its support columns shall be covered with the same brick used in the construction of the building;
11. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadway;
12. That free air shall be provided at all times this station is open for business. The free air shall be dispensed at the point of service without having to enter the station or the performance of any extra action in order to obtain the air without charge;
13. 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;
14. 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.

ATTACHMENTS

1. 2026-01-08-01_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: March 03, 2026



Maureen Miller Brosnan, Mayor

Date: March 04, 2026

Petition 2026-01-08-01 submitted by Marwan Haidar on behalf of M Corp Holdings LLC. requesting site plan approval under Section 13.13 of the Livonia Zoning Ordinance, as amended, to demolish the existing gas station and fuel pumps at 29230 Five Mile Road, and construct a new gas station convenience store and fuel pumps, located the northeast corner of Middle Belt Road and Five Mile Road in the southwest ¼ of Section 13.

**CITY OF LIVONIA, MICHIGAN
APPLICATION FOR SITE PLAN REVIEW & APPROVAL**

All petitions for Site Plan Approval shall be filed with the City Planning Commission,
33000 Civic Center Drive, Livonia, MI 48154-3097.

For filing fee see computation below

Date Filed: 1/2/2026 Petition 2026-01-08-01
Site Address: 29230 FIVE MILE RD Sidwell 051 02 0001 000
Requesting Approval to DEMOLISH EXISTING BLD'G & ERECT NEW AS PER PLAN
Applicant: MARWAN HAIDER Business/Company: M CORP HOLDINGS LLC.
Applicant's Address: 12985 MICHIGAN AVE. City: DEARBORN State: MI Zip Code: 48126
Applicant's Phone # (313) 770-0000 Applicant's Email m01fuels@gmail.com
Contact Person: MICHAEL BEYDOUN Business/Company: NSI CONSTRUCTION INC.
Contact's Address: 4320 PRATT RD City: ANN ARBOR State: MI Zip Code: 48103
Contact's Phone # (313) 790-0129 Contact's Email mbnatspec@yahoo.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 (if proposed must submit separate sign application)
- 2) **Detailed Landscape Plan** including:
 - listing or labeling of all planted materials as to type and size
 - areas to be fully irrigated
 - percentage of landscaping provided (15% of total site required)
- 3) **Building Elevation Plan** depicting:
 - architectural quality
 - wall section & detail plan - exterior building materials must be labeled (i.e. brick, thin brick, E.F.I.S.)
 - all visible rooftop mechanical equipment and how they will be screened
- 4) **General Floor Plan** showing:
 - floor layout
 - entrances & exits
 - restaurants are required to illustrate seating arrangement & capacity
- 5) One (1) set of reduced plans (i.e. site, landscape, elevation, floor), a maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to: planning@livonia.gov
- 6) **Legal Description** of the property to be considered (Clearly Printed)
- 7) One (1) completed application form & **three (3)** sets of full-size drawings

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

<u>FEE COMPUTATION</u>		\$600.00 plus
	<u>2,797</u> sq. ft. of new construction x \$20.00 per 1,000 sq. ft.	
Avoid Scams! The City of Livonia Planning Dept. does	(NOTE: Round to nearest 1,000)	+ <u>60.00</u>
NOT send invoices via USPS or email. When you apply, you will pay in full.	Total Amount Due	\$ <u>660.00</u>

Owner of Property: M CORP HOLDINGS LLC.
Owner's Address: 12958 MICHIGAN AVE City: DEARBORN State: MI Zip Code: 48126
Owner's Phone # (313) 770-0000 Owner's Email m01fuels@gmail.com
Signature of Owner: [Signature] Print Name: Marwan Haidar

CITY OF LIVONIA
PLANNING DEPARTMENT
JAN 05 2026
RECEIVED

**MINUTES OF THE 1,242nd PUBLIC HEARINGS AND REGULAR MEETING
HELD BY THE CITY PLANNING COMMISSION
OF THE CITY OF LIVONIA**

On Tuesday, February 24, 2026, the City Planning Commission of the City of Livonia held its 1,242nd Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

Members present: Patrick Droze Sam Caramagno Glen Long
 Ian Wilshaw

Members absent: Peter Ventura David Bongero Wafa Dinaro

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

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

ITEM #4 PETITION 2026-01-08-01 Marwan Haidar Gas Station

Mr. Caramagno, Secretary, announced the first item on the agenda Petition 2026-01-08-01 submitted by Marwan Haidar on behalf of M Corp Holdings LLC. requesting site plan approval under Section 13.13 of the Livonia Zoning Ordinance, as amended, to demolish the existing gas station and fuel pumps at 29230 Five Mile Road, and construct a new gas station convenience store and fuel pumps, located the northeast corner of Middle Belt Road and Five Mile Road in the southwest ¼ of Section 13.

Mr. Uhazie: Thank you. This is a request to demolish the existing gas station fuel pumps and construct a new gas station; convenience store and fuel pumps located on the northeast corner of Middle Belt Road and Five Mile. The site is currently zoned C-2, as well as the surrounding properties. To the west is the CVS pharmacy, florist, McDonald's. To the east is a pet supply store. To the south is an automobile repair shop, and to the north is a clothing store. The proposed one-story store and carry out establishment would be approximately 2,797 square feet in size. The new proposed building would be 81 and a half feet from Five Mile Road and approximately 76 feet from Middle Belt Road. Access to the site would be from Middle Belt Road and Five Mile Roads. The circulation plan shows a truck coming from the westbound Five Mile, along the west side of the property to the underground tank, and then after refueling the station, the tanker would exit along the northern most exit onto Middle Belt Road. The petitioner shows an underground fuel tank to the west of the proposed building. One thing to note is that the petitioner has proposed reducing the drive widths and change the turning radiuses to match the Wayne County requirements. Parking for the site is required to have at least six spaces for the gas station portion. The carry out restaurant is approximately 300 square feet in size, which would require three parking spaces. The petitioner has stated that there'd be one expected employee for that food service area which would bring the total required spaces for parking to 10. The zoning ordinance does allow for the alternative parking standards as the ITE parking generation manual. Under these considerations, the required parking would be seven spaces. The site plan shows a total of seven spaces, one of which is barrier free. The site plan does show a proposed trash enclosure on the northwest corner of the building. The bricks would match the exterior of the building, and the plan shows a six-foot-tall masonry wall and the dumpster gate made of solid metal panels. The canopy for the new fueling center would have six, or excuse me, three gas pumps to accommodate six cars. The pump island would run parallel to Middle Belt Road frontage and the canopy plan shows a height of 17 feet. The canopy would be non-illuminated. The petitioner satisfies the height requirements for gas station canopies. The landscape plan requires three deciduous trees, one ornamental and 22 shrubs along Middle Belt and along Five Mile there should be three trees, one ornamental tree and 24 shrubs. The petitioner only shows eight trees and 38 shrubs. The lighting plan shows there will be two 18 foot light poles. One over the northwest approach and one over the southeast approach. There will also be two light fixtures mounted on the principal structure, one on the west side of the building, one on the south side of the building. Measurable light

levels spill beyond the property which may impact adjacent properties. The exterior lighting should be properly shielded and directed downward to limit glare and avoid distractions. The elevation plan shows the facade will be primarily of security glass with accents of ACM, dark gray face brick and dark brown composite siding along the front facade. A color rendering was provided here as well. The interior floor plan shows a large retail area, takeout restaurant, cashier, counter area, cooler, office and unisex bathroom. The petitioner did add free air along the north property line by the loading area in front of the dumpster. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: Mr. Uhazie: The first item is from the Engineering Division, dated February 4, 2026, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items: 1. The subject parcel is assigned the address of #15300 Middlebelt Road. The business is currently using the address of 29230 Five Mile Road, although it was never officially assigned to the property. If they wish to continue using the Five Mile Road address instead of the official Middlebelt Road address, the owner will need to submit a request to this Department for an official change of address. 2. The existing parcel is currently serviced by public sanitary sewer and water main. The submitted drawings do not include any proposed utility information or calculations, but based on the project scope, we do not believe there will be any negative impacts on the existing systems. 3. Drainage from the proposed building shall not be shed on to the neighboring properties, and downspouts will need to be directed to their own parking lot. 4. The owner will need to submit proposed Engineering drawings to this Department once planning approvals have been obtained to determine what permits will be required in association with utility revisions. 5. Drawings shall be submitted to the Wayne County Department of Public Service for comments on access control and possible permitting for the removal of existing approaches, if required by the County."* 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, 2026, which reads as follows: *"This office has reviewed the site plan submitted in connection with the new construction and use of the property located at the above referenced address. No objections to this proposal with the stipulations: 1. Follow State codes and regulations for scheduled*

inspections and code compliance. 2. Provide appropriate documentation for the removal and install of the Underground Storage Tanks. 3. Provide the appropriate documentation (permits, plans) of all cooking operations. A further detailed plan review will take place when this division receives an official plan set." The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated January 20, 2026, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is signed by Brendan Adams, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated February 21, 2026, which reads as follows: *"Pursuant to your request, the above-referenced Petition has been reviewed. 1. Parking spaces shall be 10' wide and 20' deep and double-striped. 2. The van-accessible barrier-free parking space shall be sized, signed, and marked in accordance with the Michigan Barrier-Free Code. The minimum size shall be an 8'- wide parking space with an 8'-wide hashed area. The proposed barrier-free parking spot does not conform as shown. 3. The dumpster enclosure must be constructed of the same or compatible material and colors as the principal building in terms of texture and quality. The walls of the enclosure shall be a minimum of 6' in height or 1' above the dumpster, whichever is greater. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass and, when not in use, closed at all times. 4. Exterior lighting sources shall be designed, constructed, located, and maintained in a manner that minimizes light trespass onto neighboring properties and public ways. The light trespass from a property shall not exceed 0.5-foot-candles at the property line, measured five (5) feet from the ground. 5. Lighting underneath the canopy shall not exceed 20 foot-candles over the average of the area. 6. Signage shall be conforming to the ordinance. Any non-conforming signage would require a variance from the Zoning Board of Appeals. 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 9, 2026, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. The following amounts are due to the City of Livonia: Unpaid Permit: Total Due City of Livonia \$88.00."* The letter is signed by Benjamin Grier, Director of Finance. The next letter is from the Treasurer's Department, dated January 21, 2026, which reads as follows: *"The owner of the property is current on their property tax."* The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Thank you. Mr. Uhazie. Any questions for staff? If not, our petitioner is in the audience. Feel free to come forward. Good evening, sir. Name and address for our record.

Michael Beydoun, 4320 Pratt Road, Ann Arbor, Michigan, 48103

Mr. Wilshaw: Thank you, Mr. Beydoun. What would you like to tell us about the request to redevelop this gas station?

Mr. Beydoun: Well, actually, we're making a complete makeup of that corner right there. So even including shrinking out the driveways, which I believe one of them is about 60 feet right now, and it's shared with the next door neighbor, so we're shrinking it down. And by shrinking it down, actually, that helped us create more parking into the property, and creating some kind of a berm, as you can see right there on Five Mile, Accommodating, actually the site, or fulfilling the requirements of the Wayne County, of course, also still, you know, the approaches still have to go in front of them, based on the radiuses and all that. And I know we're not allowed to have anything more than 30 feet in width, so we tried to comply with that. We will be taking the sign out and comply with the monument sign. And as far as the lighting, we will make sure that it's shielded and does not spill to the next door. And when it comes up to engineering, we do have a topographical survey is almost done right now. As soon as that one there is done, we will be sending the project to a civil engineer, and that will be designed in the underground and all that kind of stuff to comply with all the requirements. As far as that address, for some reason, I kept looking that one when I was going on Google. But we will probably try to keep the address. I will talk to the owner about it, if he likes to keep that address. If it's not, we'll pay the fees and move on. I really worked hard this time and tried to give you something as far as the truck route. Yes, we see that. And something I learned from the last meeting actually as far as gasoline tankers, even if you have a 20,000 underground tank for storage, or 22 or 30,000, the law that will not allow you to transport gasoline for more than, I believe, 9,800 gallons can actually travel on the road. Usually, the tanker for that comes in like 35 feet, maximum 40 feet. So, it's not a 60 foot tankers. There is nothing like that. And usually, even if you have 20,000-gallon underground storage, you will not be ordering 20,000 at the same time. So, you order some of what you actually need, or you think that you need for that week or a few days, and things like that. And as far as delivery, most of them actually will be delivering the gas actually either early in the morning or late or after midnight. Other than that, if you have any questions.

- Mr. Wilshaw: Let's see if there's any questions for you. Any questions for our petitioner?
- Mr. Droze: This is something, as you engage your civil engineer to talk with our city Engineering Department that southern driveway on Middle Belt, you narrowed it up. Is there any chance that you could close it all together, just from a traffic safety perspective, because that would also help with your landscape, because you could get some more green space back. Is that something you could look at potentially?
- Mr. Beydoun: I can take a look at that one there, but in small sites like that, or in gas stations, once you close those approaches, it's going to be very hard for a firetruck or for safety reason to come in. I mean, in another word, you'll kill the business, but we'll take it under consideration and see if we can talk to the engineer. You recommend...you're asking only for one, right?
- Mr. Droze: Just the one, yeah. You obviously need the one for the gas truck, so I'm not suggesting taking the one off Five Mile, but if you don't need the one on Middle Belt, from a traffic safety perspective, I think it helps.
- Mr. Beydoun: Because you know what, you might be right, because you just need to get the customer in and out. And if the customer comes in there and get trapped, he will never come back there the next time. And, yeah, I don't believe if they come from Five Mile, they can go straight Middle Belt and all that. You uh,
- Mr. Droze: The only other thing is, at least on the...you're kind of adding some parking spaces, I think I saw bumper blocks. Could you do actual like, curb and gutter along there, just to kind of formalize that eastern edge of your property?
- Mr. Beydoun: Well, we will have a curb and gutter, and also, if you're not a fan of the bumper block, that will actually prevent them from parking. You know, the car extended over the carbon gutters
- Mr. Droze: It's more of a finished look to me than just putting those bumper blocks in. Just my personal preference.
- Mr. Beydoun: We will actually have, because...we will have curve and gutters no matter what, but if you don't like the bumper block, we'll take them up.
- Mr. Droze: You can have them both. But I think at a minimum, I think you should have the curb and gutter.

Mr. Beydoun: It will be actually laid out when we do the engineering and the concrete and the grades and all that, it will be actually showing up right there.

Mr. Wilshaw Thank you. Mr. Droze.

Mr. Caramagno: Mr. Chair, I got something. Got a couple things. The rendering of the building. What is that lower dark panel on the front of that building?

Mr. Beydoun: What ? You mean by the windows?

Mr. Caramagno: Under the windows? What is that lower dark panel.

Mr. Beydoun: It's actually full of glass from the finished floor all the way up. But instead of putting in glass, that would be like some kind of an ACM material.

Mr. Caramagno: What kind of material?

Mr. Beydoun: Maybe ACM, even the aluminum composite materials.

Mr. Caramagno: Aluminum panels. Is there any reason we can't have brick along the bottom of this building, some sort of rock, some sort of stone, make it look a little bit better?

Mr. Beydoun: The same thing like on the side?

Mr. Caramagno: Yeah, something down along the front.

Mr. Beydoun: I have no problem with that.

Mr. Caramagno: Yeah, I think, I think that's better. I've seen this window or tint down to the floor of many other stations, and it's not slightly. Looks like hell.

Mr. Beydoun: You got it.

Mr. Caramagno: So that's number one. Second thing is the dumpster enclosure on the back of the building. It's going to go into that notched area of the building.

Mr. Beydoun: Correct.

Mr. Caramagno: I would encourage you to make sure that's plenty large in the event the dumpster goes back and do you plan on putting bollards in on the building sides of the enclosure?

Mr. Beydoun: Of course. I don't know if you see it in the dumpster.

Mr. Caramagno: I didn't see it on there.

Mr. Beydoun: It's not in there. Yeah, there is Ballard like...

Mr. Caramagno: And even on the floor, on both sides and in the back?

Mr. Beydoun: All four corners, actually, and it'll be like a six inch and it's away, actually a little bit from the building.

Mr. Caramagno: Yeah, just in case it's butts up to the building, like that dumpster slips off there, go right through the building.

Mr. Beydoun: I understand that. I would have put it on the outside of the building, but it's going to be look ugly like hell. And then that's where we have actually, I would gain more square foot inside the building if I take it out.

Mr. Caramagno: Make sure it's plenty of space, plenty of width. Sometimes you put them bollards in, it doesn't allow for the proper truck to get in there. Dumpsters are one thing, trucks are another. Make sure it's plenty wide.

Mr. Beydoun: Got it.

Mr. Caramagno: Okay? Thank you.

Mr. Beydoun: I'll take a look at that.

Mr. Wilshaw: Very good. Thank you, Mr. Beydoun. Any other questions? One question for you, rooftop mechanicals, are you going to have screening or are those going to be visible at all?

Mr. Beydoun: Can we pull the elevation plans up please? Right there. I drew it, but probably I did not include it in this set, but it is well, it will be shielded.

Mr. Wilshaw: So, you're going to have shielding around the rooftop mechanical?

Mr. Beydoun: Correct.

Mr. Uhazie: There is a note all, all rooftop shall be screened.

Mr. Wilshaw: Okay, very good.

Mr. Beydoun: I knew I put something there.

Mr. Wilshaw: Alright, I just want to make sure we have that. Sometimes it gets missed. Alright. Any other questions from anyone? Anyone in our audience wishing to speak on this item? Anything else you'd like to tell us?

Mr. Beydoun: Just give me an approval so I can move to the next site.

Mr. Wilshaw: Let's see what we can do for you. If there's no other comments or questions, a motion is in order.

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

#02-13-2026 **RESOLVED**, That the City Planning Commission does hereby recommend to the City Council that Petition 2026-01-08-01 submitted by Marwan Haidar on behalf of M Corp Holdings LLC. requesting site plan approval under Section 13.13 of the Livonia Zoning Ordinance, as amended, to demolish the existing gas station and fuel pumps at 29230 Five Mile Road, and construct a new gas station convenience store and fuel pumps, located the northeast corner of Middle Belt Road and Five Mile Road in the southwest ¼ of Section 13., be approved for the following reasons or subject to the following conditions:

1. That the Demolition Plan identified as Sheet AS100 prepared by A&M Consultants, dated December 22, 2025, is hereby approved and shall be adhered to;
2. That the Site Plan identified as Sheet AS101 prepared by A&M Consultants, dated February 16, 2026, is hereby approved and shall be adhered to;
3. That the Canopy Plan identified as Sheet AS1012 prepared by A&M Consultants, dated February 2, 2026, is hereby approved and shall be adhered to;
4. That the Landscaping Plan identified as Sheet LS100 prepared by A&M Consultants, dated February 16, 2026, is hereby approved and shall be adhered to;

5. That the Elevation Plan identified as Sheet A101 prepared by A&M Consultants, dated February 16, 2026, is hereby approved and shall be adhered to;
6. That the Floor Plan identified as Sheet A100 prepared by A&M Consultants, dated February 2, 2026, is hereby approved and shall be adhered to;
7. That the petitioner shall explore the closure of the southern drive on Middlebelt Road;
8. The materials under the security glass on the front façade shall be made of brick or stone to the satisfaction of the Planning Director;
9. The van-accessible barrier-free parking space shall be sized, signed, and marked in accordance with the Michigan Barrier-Free Code. The minimum size shall be an 8'-wide parking space with an 8'-wide hashed area;
10. That the gas pump island canopy shall not exceed eighteen feet (18') in height and its support columns shall be covered with the same brick used in the construction of the building;
11. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadway;
12. That free air shall be provided at all times this station is open for business. The free air shall be dispensed at the point of service without having to enter the station or the performance of any extra action in order to obtain the air without charge;
13. 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;
14. 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. 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.

MIDDLE BELT ROAD

15348

1534

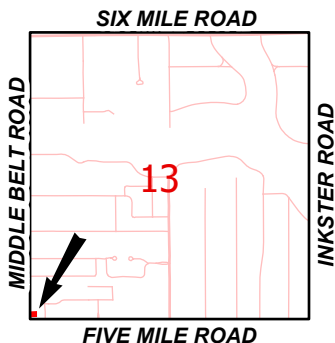
15300

C-2

29318

29216

FIVE MILE ROAD



Address & Zoning Map

Petition 2026-01-08-01
M Corp Holdings
29230 Five Mile Road



Not to Scale



City of Livonia
Planning Department

MIDDLE BELT ROAD

FIVE MILE ROAD



SIX MILE ROAD

MIDDLE BELT ROAD

INKSTER ROAD

17

FIVE MILE ROAD

Aerial Map

Petition 2026-01-08-01
M Corp Holdings
29230 Five Mile Road



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 4

Petition 2026-01-08-01 submitted by Marwan Haidar on behalf of M Corp Holdings LLC. requesting site plan approval under Section 13.13 of the Livonia Zoning Ordinance, as amended, to demolish the existing gas station and fuel pumps at 29230 Five Mile Road, and construct a new gas station convenience store and fuel pumps, located the northeast corner of Middle Belt Road and Five Mile Road in the southwest ¼ of Section 13.

February 17, 2026, Study Meeting:

The one-story station and carry-out establishment would be 2,797 square feet in size, constructed 81.5 feet from Five Mile Road, approximately 76 feet from Middle Belt Road. The site is zoned C-2 (General Business). To the north is a clothing store, also zoned C-2 (General Business). To the south there is an automobile repair shop, also zoned C-2 (General Business). To the east is a pet supply store, also zoned C-2 (General Business). To the west is a CVS Pharmacy and McDonalds, both zoned C-2 (General Business).

The demolition plan, Sheet AS100, shows the removal of the walls, floor, existing footing, and backfilled with sand. The tanks, pumps, and canopy will be removed. The petitioner notes that the concrete sidewalk disrupted during the removal with be restored after construction. The existing freestanding sign is proposed to remain on site on the demolition plan but is proposed to be a new monument sign on the site plan.

There will be access from both Middle Belt and Five Mile Roads. The site plan (Sheet AS103) submitted on February 9, 2026, shows the 53-foot tanker circulation plan with the tanker pulling in from westbound Five Mile Road along the west side of the property to the underground tank. After refueling the station, the tanker will exit using the northernmost exit onto northbound Middle Belt Road.

The petitioner shows the new underground fuel tank but does not show other utilities. According to surfacing and drainage requirements in Section 9.10, Storm water runoff created because of the improvements to the parking area must be controlled in such a manner to reduce and/or eliminate draining onto neighboring properties. A utility plan should be submitted to show the proposed underground detention system, and grading on the property.

According to gasoline station standards in Section 6.26, gasoline service stations, including any part of the façade, shall not exceed thirty-five (35) feet in height. According to the proposal, Sheet AS101, the height of the gas station building will be 16.3 feet. The new fueling center would have three (3) gas pumps with the ability to accommodate a total of six (6) vehicles (one on each side). The pump

MISCELLANEOUS

ITEM 4 Petition 2026-01-08-01 – M Corp Holdings

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islands would run parallel to the Middle Belt Road frontage. An overhead canopy would cover the fuel dispensers. The canopy plans show a height of seventeen feet (17'). The canopy will be illuminated. The petitioner satisfies the height requirement for gasoline station canopies.

Off-street loading space shall have a clearance of fourteen (14) feet in height. The building satisfies the requirement having over fourteen (14) feet of clearance. The required parking for a gasoline service station is one (1) parking space for fueling pumps, requiring the site to have at least six (6) parking spaces. The required parking for a limited service and carry-out restaurant with or without outdoor dining areas is one (1) parking space for each one hundred (100) square feet of floor area, plus one (1) parking space for each employee.

The carryout restaurant is approximately 304 square feet, which would require at total of three (3) parking spaces. The petitioner has stated that the food service area will have one (1) employee. Under section 9.05 of the zoning ordinance the site requires ten (10) parking spaces total. The zoning ordinance does allow for alternative parking standards such as the ITE Parking Generation Manual. Under ITE considerations the required number of parking spaces is seven (7). The site plan shows a total of seven (7) parking spaces, and one (1) of which is barrier free.

All parking spaces should be clearly marked using double striping. Except for parallel parking, all parking spaces should be clearly striped with four (4) inch wide double lines, twenty-four (24) inches apart, to facilitate movement and to help maintain an orderly parking arrangement.

A trash enclosure was proposed on the northwest corner of the building. The bricks will match the exterior of the main building. The plans show a six-foot (6') tall masonry wall. Doors were not depicted on the site plan but should be made out of solid panel steel or panel fiberglass. Trash receptacles for customers will be located at the entrance of the building and by the pumps.

The landscape plan is on Sheet LS100. Landscaping Design Requirements in Section 10.03 require one (1) Deciduous or Evergreen Tree per forty (40) linear feet of road frontage; one (1) Ornamental (Flowering) Tree per one hundred (100) linear feet of road frontage; and eight (8) shrubs per forty (40) linear feet of road frontage. Middle Belt Road frontage requires three (3) Deciduous trees, one (1) ornamental tree, and twenty-two (22) shrubs. Five Mile Road frontage requires three (3) Deciduous tree, one (1) ornamental tree, and twenty-four (24) shrubs. The petitioner does not seem to satisfy the requirements with only six (6) trees and only thirty-four (34) shrubs. The petitioner shall revise the landscape plan to select and depict appropriate plant species for the site, including species, quantities, and sizes, demonstrating compliance with zoning ordinance requirements and suitability for the proposed use.

A photometric plan was provided with the submission. There will be two (2) eighteen-foot (18') light poles – one (1) over the northwest approach and one (1) over the southeast approach. There will also be two (2) light fixtures mounted on the principal structure – one (1) on the west side of the building, and one (1) on the south side of the building. The petitioner lists the twelve (12) lights under the canopy as well. Review of the plan indicates that measurable light levels spill beyond the property boundaries, which may impact adjacent properties. While the adjacent properties are commercial and light spillover is unlikely to pose compatibility concerns, exterior lighting should be properly shielded and directed downward to limit glare and avoid distractions to motorists. The petitioner should modify the lighting layout and/or fixture specifications to eliminate light trespass and ensure full compliance with ordinance standards at the commission's request.

The interior floor plan on Sheet A100 shows a large retail area, takeout restaurant area, cashier counter area, cooler, office, and unisex restroom.

The elevation plans on Sheet A101 indicate that the exterior of the building would be constructed of aluminum composite materials (ACM), the awning will be made of steel. Charcoal gray split face block and dark brown composite siding will be the primary building materials with 4" dark gray brick along the east side of the building.

The building's façade will be primarily security glass. More windows increase sightlines from inside the building to the pumps, parking areas, and site entrances. This enhances passive surveillance, reduces blind spots, and can deter loitering or crime. Natural light and visibility create a more welcoming, modern, and comfortable environment. Customers feel safer when they can see in and out clearly. Adding windows can help the building appear less industrial and more in line with community design standards. It reduces blank walls and makes the structure feel integrated into the streetscape, important for corridor improvement effort.

All rooftop units will be screened with ACM materials to match the building.

Section 6.26 of the zoning ordinance requires gasoline service stations to provide free air at all times when open. The site plan does not show an air pump station.

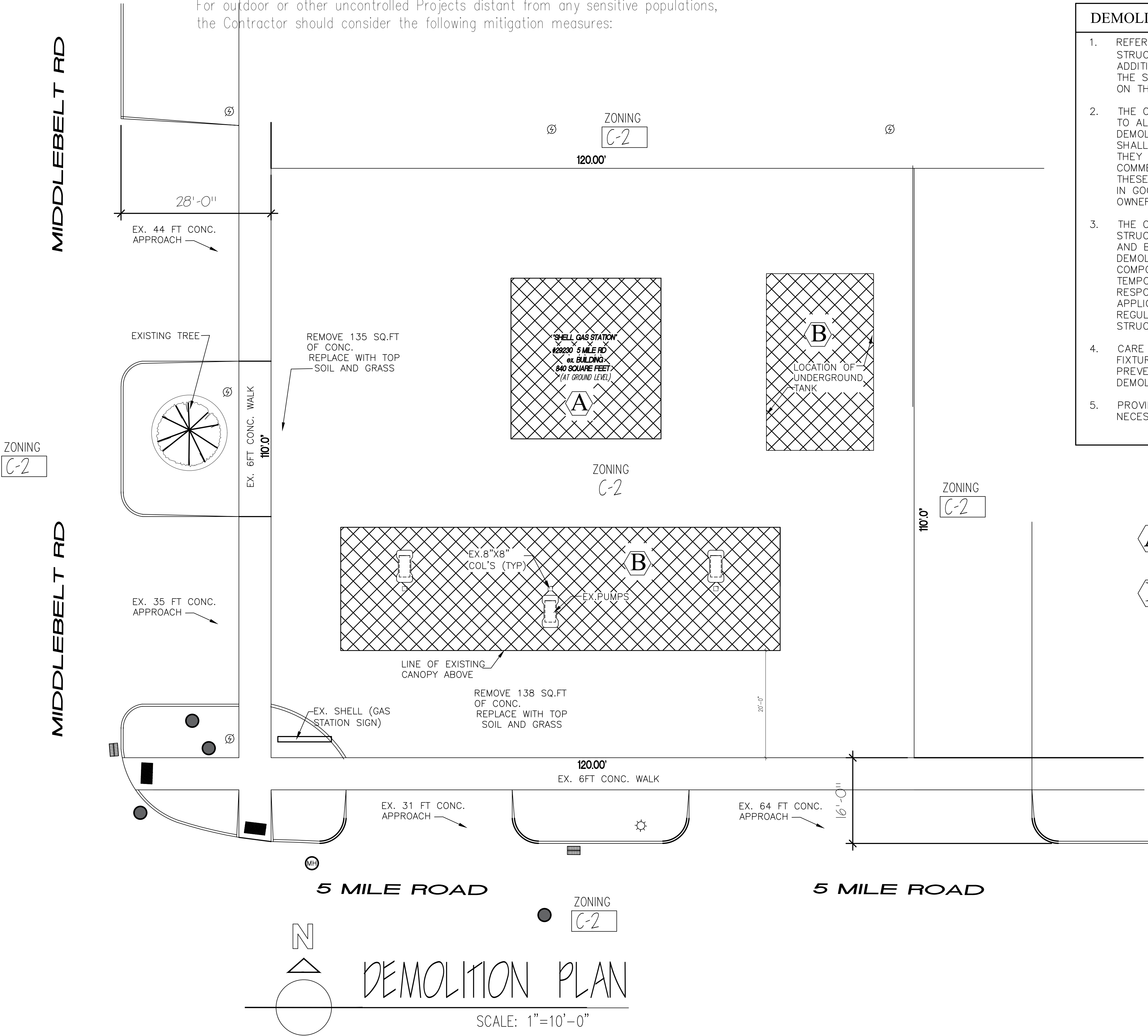
Dust Control Measures for Construction Projects
PROJECT# 24-58

These measures suggest methods for controlling dust and other construction-related materials, which the Contractor should evaluate for applicability in preparing a dust control plan. The specific level of control selected should be based upon Project parameters, including the proximity to occupants of nearby buildings, with the highest level reserved for particularly sensitive populations

Control Level 1:

For outdoor or other uncontrolled Projects distant from any sensitive populations, the Contractor should consider the following mitigation measures:

Provide misting water sprays sufficient to reduce airborne dusting from demolition work;
Apply additional water dust suppression applied during dry weather; and
Avoid dust-generating work must be avoided on high wind days.



DEMOLITION GENERAL NOTES:	
1. REFER TO ALL ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR RELATED AND/ OR ADDITIONAL DEMOLITION WORK. THE EXTENT OF THE STRUCTURAL DEMOLITION IS NOT INDICATED ON THIS PLAN.	6. ALL EXISTING SURFACES AFFECTED/ DAMAGED BY DEMOLITION ARE TO BE PATCHED, REPAIRED OR REPLACED AND FINISHED TO MATCH EXISTING ADJACENT CONSTRUCTION, MATERIALS AND FINISHES AS REQ'D.
2. THE OWNER HAS FIRST SALVAGEABLE RIGHTS TO ALL ITEMS AND EQUIPMENT THAT ARE BEING DEMOLISHED. THE DEMOLITION CONTRACTOR SHALL VERIFY WITH THE OWNER WHICH ITEMS THEY WISH TO KEEP PRIOR TO THE COMMENCEMENT TO ANY DEMOLITION WORK. THESE SALVAGED ITEMS ARE TO BE REMOVED IN GOOD CONDITION AND TURNED OVER TO THE OWNER.	7. DEMOLITION TO BE AS INDICATED ON PLAN. INCLUDES ALL ASSOCIATED ELECTRICAL, HVAC, AND PLUMBING COMPONENT IN AREAS TO BE DEMOLISHED
3. THE CONTRACTOR SHALL PROVIDE ALL STRUCTURAL SHORING, TEMPORARY SUPPORTS AND BRACING REQUIRED FOR THE SAFE DEMOLITION AND ERECTION OF STRUCTURAL COMPONENTS. ALL SHORING, BRACING, AND TEMPORARY SUPPORTS ARE THE CONTRACTORS RESPONSIBILITY AND MUST COMPLY WITH ALL APPLICABLE SAFETY CODES, RULES, REGULATIONS, AND GUIDELINES. - REFER TO STRUCTURAL DRAWINGS.	8. CONTRACTOR IS TO VERIFY ALL SITE CONDITIONS PRIOR TO DEMOLITION
4. CARE IS TO BE GIVEN TO ALL EXISTING FIXTURES, FURNISHING AND MATERIALS TO PREVENT DAMAGE DURING ALL STAGES OF DEMOLITION AND NEW CONSTRUCTION.	9. ALL STRUCTURAL AND ARCHITECTURAL DEMOLITION TO BE COORDINATED WITH THE GENERAL CONTRACTOR. CONTACT THE ARCHITECT IF THERE ARE ANY DISCREPANCIES WITH THE EXISTING BUILDING.
5. PROVIDE FOR ALL DEBRIS REMOVAL AND NECESSARY CLEAN UP.	10. ALL BUILDING MATERIALS BEING DEMOLISHED ARE TO BE DISPOSED OF BY THE CONTRACTOR, UNLESS NOTED OTHERWISE AND EXCLUDING THOSE ITEMS SALVAGED BY THE OWNER.

DEMOLITION KEYED NOTES: X

- A REMOVE WALLS, FLOOR, AND EXISTING FOOTING, BACKFILL WITH COMPACTED FILL SAND
- B REMOVE TANKS, PUMPS, CANOPY

NOTE:
REPLACE, RESTORE ALL CONC. SIDE WALK THAT ARE AFFECTED BY THIS CONSTRUCTION AS DIRECTED BY THE CITY OF LIVONIA ENGINEER.

THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT. THE WORK SHALL BE PERFORMED IN COMPLETE CONFORMANCE WITH THE CURRENT LIVONIA STANDARD SPECIFICATIONS AND DETAILS.

RECEIVED BY
PLANNING DEPARTMENT

Date: Feb 27 2026

NSI CONSTRUCTION INC.
4320 PRATT RD.
ANN ARBOR, MI. 48103
PH : (313) 790-0129
EMAIL: MBNA1SPEC@AHOOCOM

NSI

A & M
CONSULTANTS

835 MASON ST.
STE. B 290
DEARBORN,
MI.48124

PH: (313) 790-0129
FAX: (313) 582-0028

PROJECT:

CONSTRUCTION
29230 5 MILE RD
LIVONIA, MI.48154

CLIENT:

M CORP
HOLDINGS LLC..
29230 5 MILE RD
LIVONIA, MI. 48154

Issued:

12 / 22 /2025

NOTE:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

SHEET# TITLE:

DEMO PLAN

SCALE:

1"=10'-0"

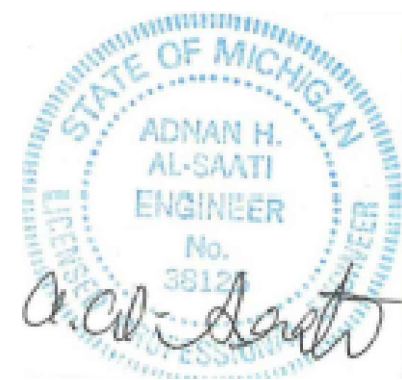
PROJECT NUMBER:

25-59

SHEET NUMBER:

AS100

SEAL:



835 MASON ST.
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MI.48124
PH: (313) 790-0129
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CONSTRUCTION
29230 5 MILE RD .
LIVONIA, MI.48154

M CORP
HOLDINGS LLC..
29230 5 MILE RD
LIVONIA, MI. 48154

12 / 22 /2025

2 / 02 /2026

2 / 16 /2026

2 / 25 /2026

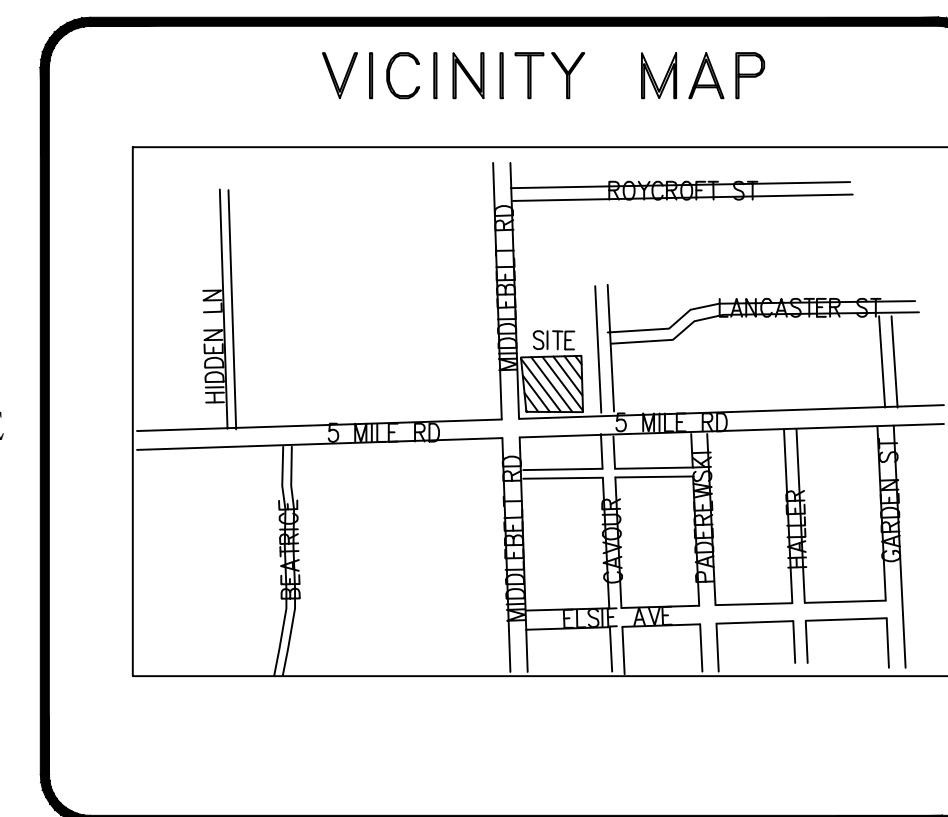
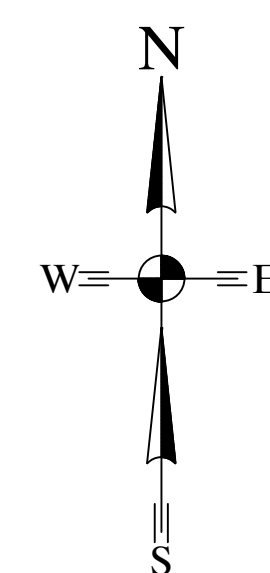
Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in
field.

SITE PLAN

$$1'' = 10' - 0''$$

25-59

AS101



ADDRESS: 29230 5 MILE RD LIVONIA, MI.48154					
ZONE	DISTRICT	PRIMARY USE(S)	ZONE LOT SIZE (GROSS AREA)	GROSS FLOOR AREA	
C-2		GAS STATION CARRY-OUT	13,200 SF	2,389 SQ.FT	

BUILDING HEIGHTS, STORIES (MIN.MAX)	LANDSCAPE AREA (GROSS AREA)	
1 STORY, 16 FT HIGH		

STANDARD PARKING SPACES		ACCESSIBLE PARKING SPACES			
PROVIDED: 6	REQUIRED: 06	PROVIDED: 1	REQUIRED: 1		

[illegible]

29230 5 MILE RD, LIVONIA, MI, 48154

PARCEL #: 999 00 4190 000

1. THE INTENT OF THE PLANS IS TO SHOW THE GENERAL SCOPE OF THE WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITY.
2. VERIFY EXACT LOCATION OF ALL UTILITIES IN FIELD. THIS DRAWINGS IS NOT TO BE USED AS A UTILITY REFERENCE.
3. VERIFY ALL DIMENSIONS SHOWN FOR THE NEW BUILD-OUT
4. NOTIFICATION OF DISCREPANCIES SHOULD BE ISSUED TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
5. COMPLY WITH ALL LOCAL, STATE, NATIONAL, AND FEDERAL SAFETY REQUIREMENTS, COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE COMMENCING DEMOLITION, COMPLY WITH ALL HAULING AND DISPOSAL REGULATIONS OF AUTHORIZED JURISDICTION.

JURISDICTION:	CITY OF LIVONIA, MI.
REFERENCE CODE	-2021 MICHIGAN BUILDING CODE -2021 MICHIGAN PLUMBING CODE -2021 MICHIGAN MECHANICAL CODE -2023 NATIONAL ELECTRIC CODE (NEC) -2018 NFPA 1 FIRE CODE -2021 MICHIGAN ENERGY CODE -2024 ICC/ANSI A117.1 ACCESSIBILITY STANDARD

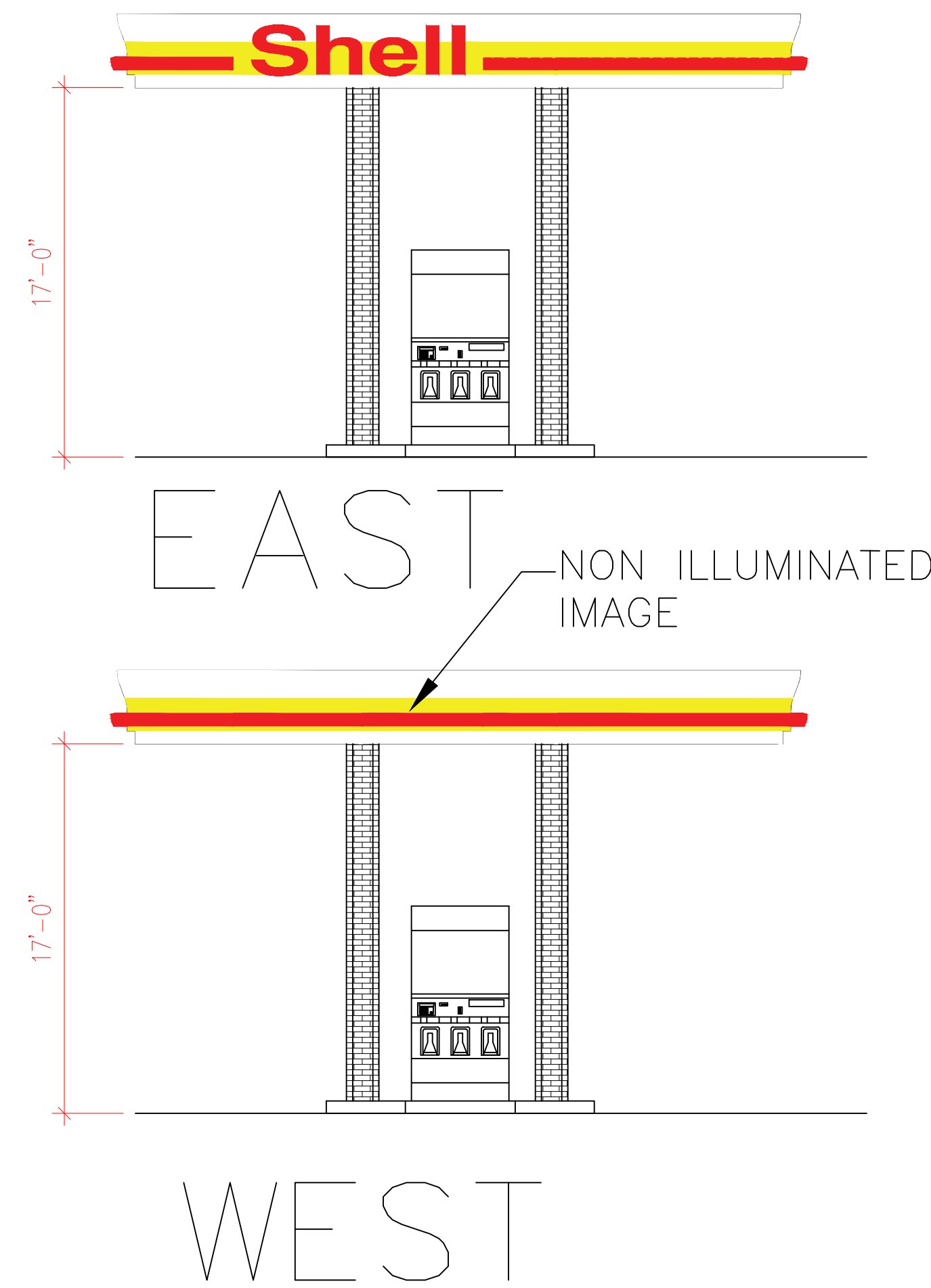
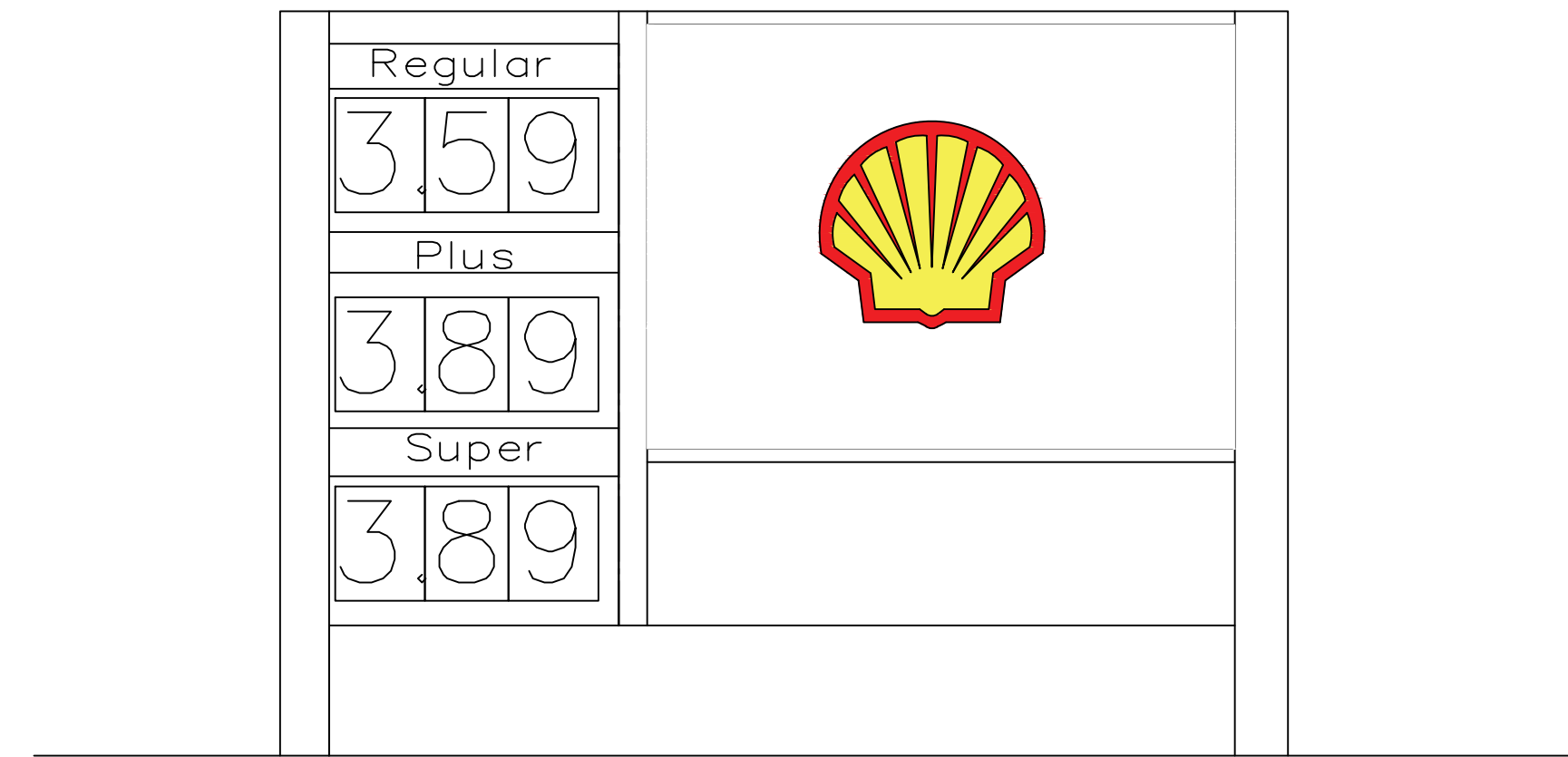
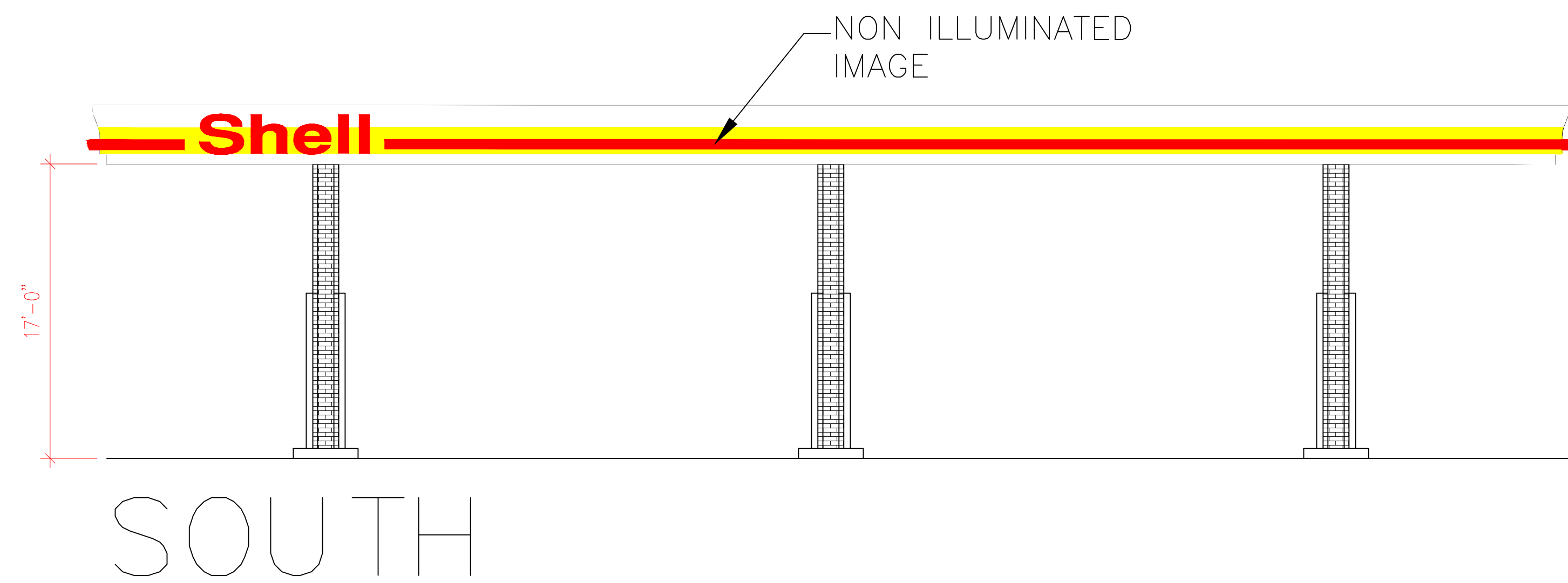
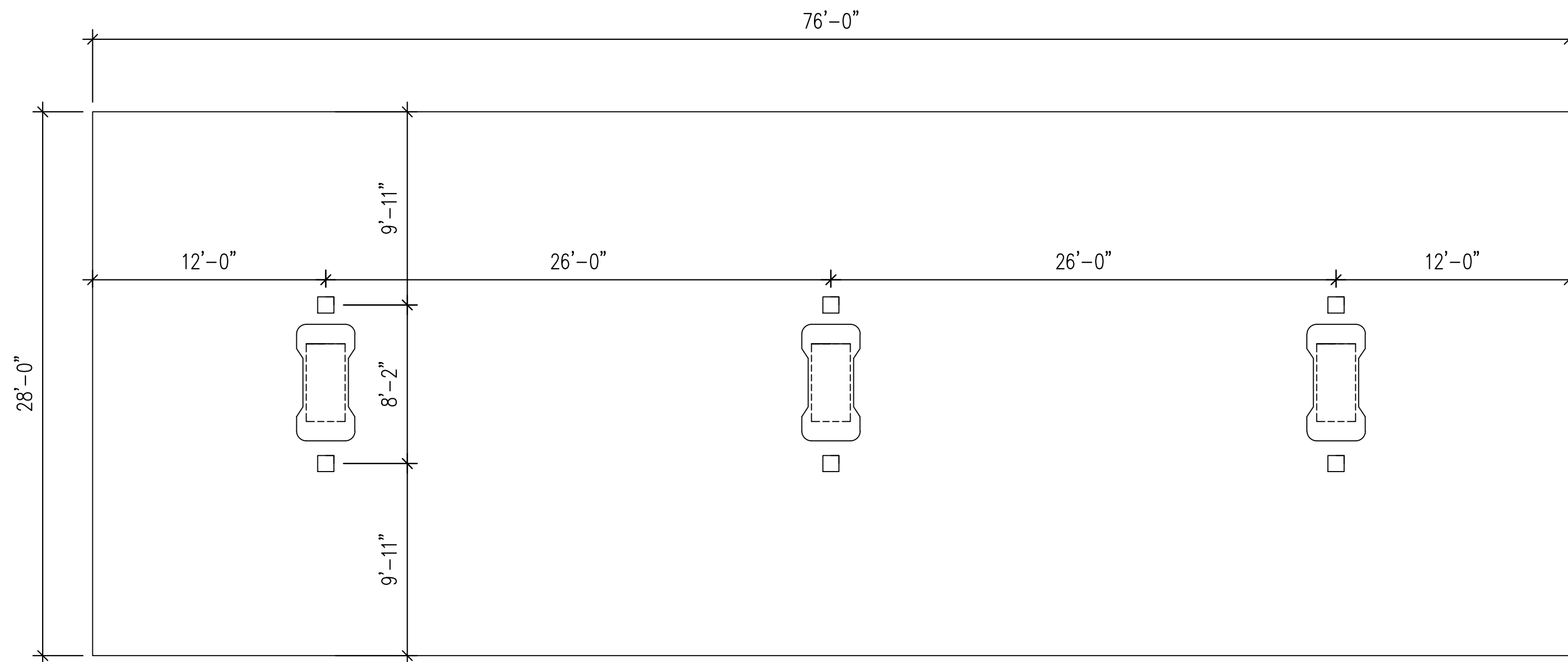
CONSTRUCTION TYPE III B

OCCUPANCY CLASSIFICATION	(M)RETAIL / GAS STATION
--------------------------	-------------------------

NOTE:
REPLACE, RESTORE ALL CONC. SIDE WALK THAT ARE AFFECTED BY THIS
CONSTRUCTION AS DIRECTED BY THE CITY OF LIVONIA ENGINEER.

NOTE:
TANK, PUMPS AND CANOPY INSTALLER TO SECURE THERE OWN PERMIT

NOTE:
A TRASH RECEPTACLES FOR CUSTOMERS WILL BE LOCATED AT THE ENTRANCE OF THE BUILDING AND BY THE PUMPS.



NSI CONSTRUCTION INC.
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PH: (313) 790-0129
FAX: (313) 582-0028

PROJECT:

CONSTRUCTION
29230 5 MILE RD .
LIVONIA, MI.48154

CLIENT:

M CORP
HOLDINGS LLC..
29230 5 MILE RD
LIVONIA, MI. 48154

Issued:

12 / 22 /2025
2 / 02 /2026

NOTE:

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field.

SHEET TITLE:

CANOPY LAYOUT

SCALE:

3/16"=1'-0"

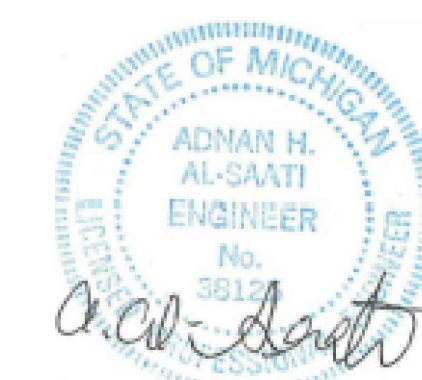
PROJECT NUMBER:

25-59

SHEET NUMBER:

AS102

SEAL:



Petroleum Fuel Tank Trailer Capacity & Options
Typically, the capacity for petroleum fuel tank trailers ranges from 9000 to 9800 gallons capacity. They can be made up of several different compartments and are built as four and five compartment trailers. This gives you flexibility in the different products you can haul in one trailer. Most compartment sizes range from 1000 upwards to 3100 gallons per compartment depending on the configuration. Commonly, you will find a double bulkhead between at least one compartment. A double bulkhead is a walled compartment that goes in between two of the trailer's compartments, its main functions are to compartmentalize the trailer and provide a barrier to prevent gasoline and diesel from mixing if you were to have a leak internally.

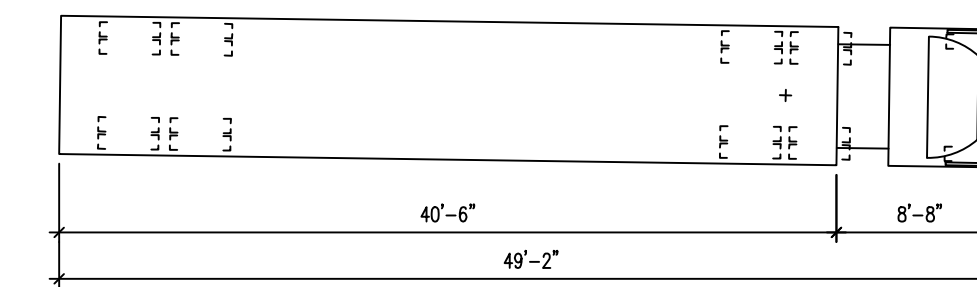
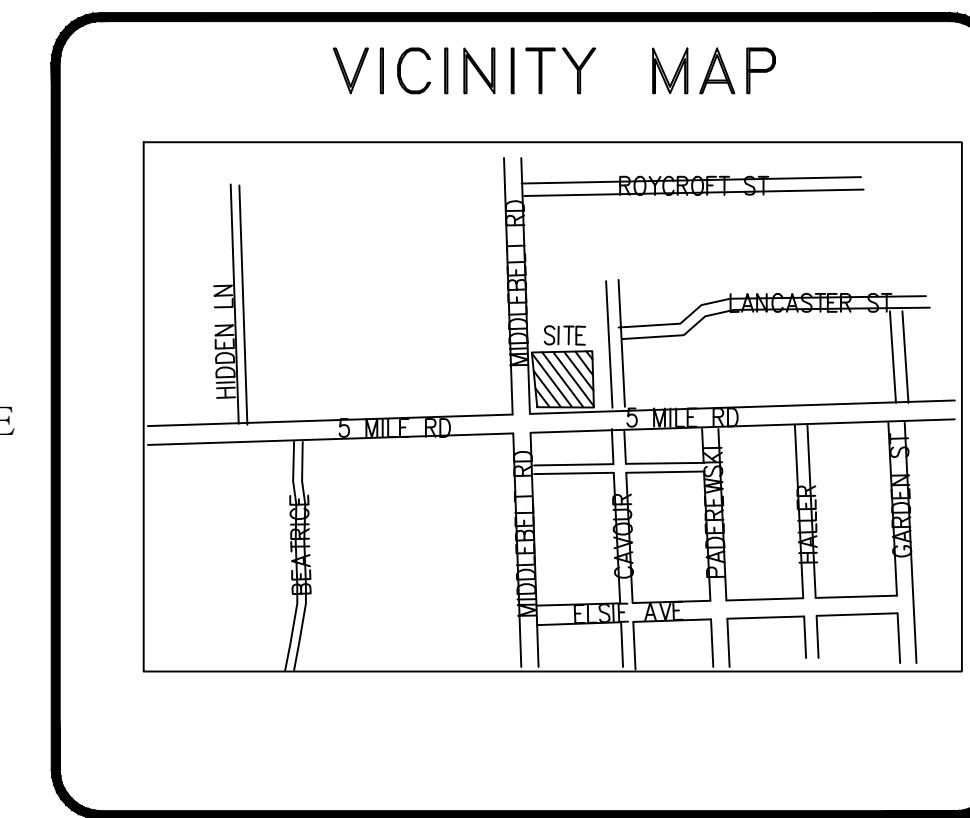
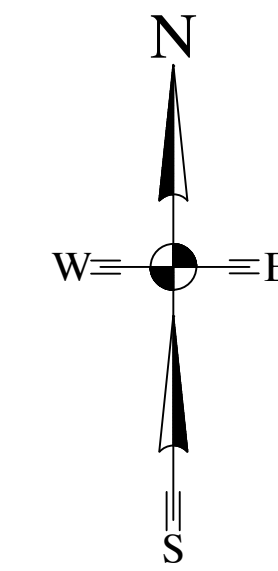


Figure 1: Vehicle dimensions. The diagram shows a side view of a truck with the following dimensions:

- Overall length: 52.9 ft [16.12 m]
- Trailer length: 40.0 ft [12.19 m]
- Tractor length: 7.9 ft [2.40 m]
- Trailer 1 internal dimensions: 4.5 ft [1.37 m] and 3.0 ft [0.91 m]
- Trailer 1 height: 32.5 ft [9.91 m]
- Wheelbase dimensions: 0.7 ft [0.21 m], 3.3 ft [1.00 m], 2.3 ft [0.70 m], 12.9 ft [3.93 m], and 3.0 ft [0.91 m]
- Tractor wheelbase: 47.4 ft [14.44 m]
- Vehicle Scale: 0 to 5 ft / 0 to 3 m

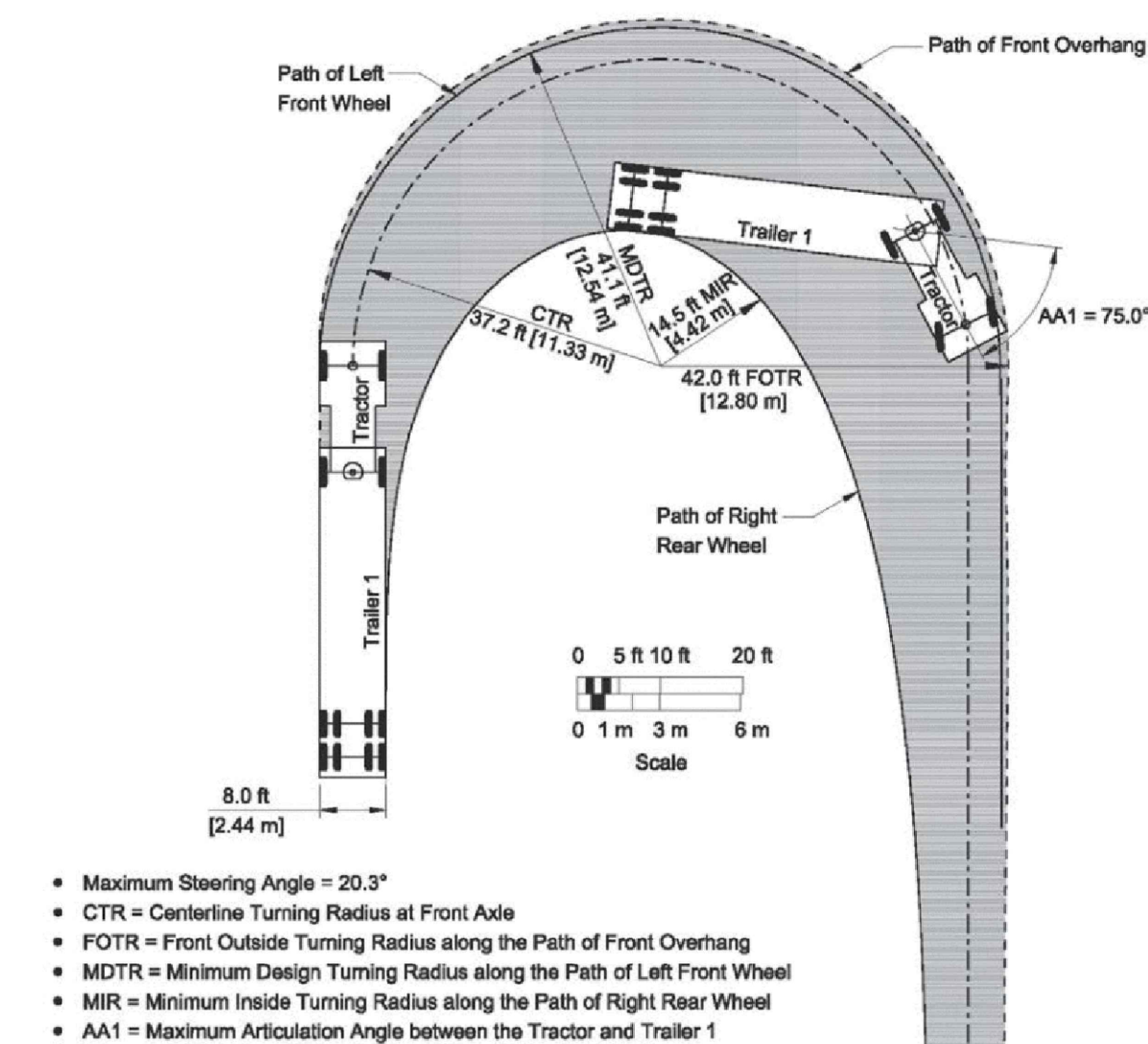


Figure 60. Turning template for recommended intermediate semitrailer (WB-47) design vehicle.

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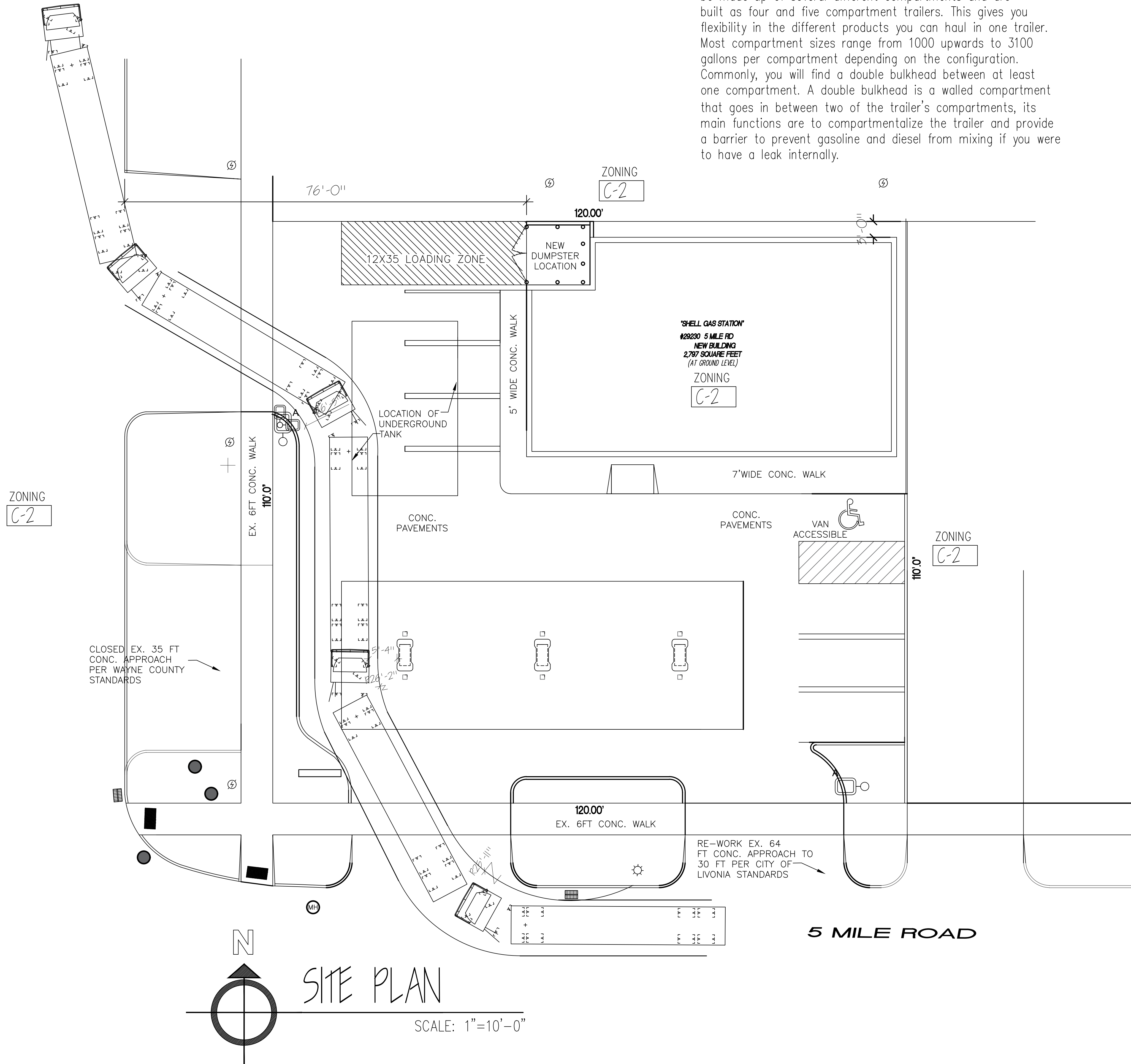
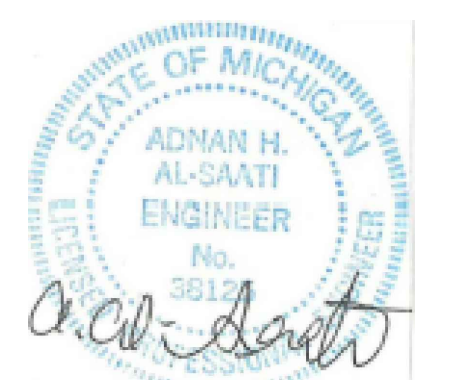
SHEET# TITLE:
TANKER PLAN

$$1'' = 10' - 0''$$

25-59

AS103

SEAL: _____



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PROJECT:

CONSTRUCTION
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LIVONIA, MI.48154

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2 / 16 /2026

2 / 02 /2026

NOTE:

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Verify existing conditions in
field.

SHEET TITLE:

LANDSCAPING PLAN

SCALE:

1"=20'-0"

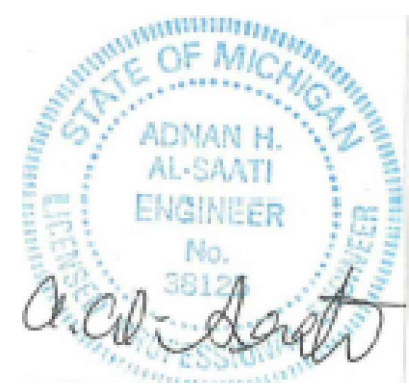
PROJECT NUMBER:

25-59

SHEET NUMBER:

LS100

SEAL:



GENERAL

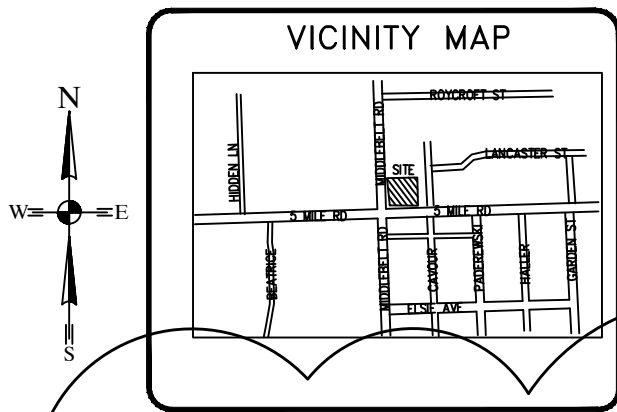
- Do not plant deciduous or evergreen trees directly over utility lines or under overhead wires. Maintain a six foot (6') distance from the centerline of utilities and twenty feet (20') from the centerline of overhead wires for planting holes. Call MISS DIG forty-eight (48) hours prior to landscape construction for field location of utility lines.

- The Owner's representative reserves the right for a final inspection. Plant material with twenty-five percent (25%) die back, as determined by the Owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor, and materials. These new plants shall also be guaranteed for a period of two (2) years.
- The work shall consist of providing all necessary materials, labor, equipment, loads, and supervision required for the completion as indicated on the drawings.
- Landscape areas shall be irrigated by an automatic underground irrigation system. Lawns and shrub/landscape areas shall be watered by separate zones to minimize over watering.

- All written dimensions override scale dimensions on the plans.
- All substitutions or deviations from the landscape plan must be approved by the City of LIVONIA prior to installation.
- All bidders must inspect the site and report any discrepancies to the Owner's representative.
- All specifications are subject to change due to existing conditions.
- The Owner's representative reserves the right to approve all plant material.
- All ground mounted mechanical units shall be screened on three (3) sides with living plant material.

MAINTENANCE

- The Owner of the landscaping shall perpetually maintain such landscaping in good condition so as to present a healthy, neat, and orderly appearance, free from refuse and debris.
- The Owner shall conduct a seasonal landscape maintenance program including regular lawn cutting (at least once per week during the growing season), pruning at appropriate times, watering, and snow removal during winter.
- The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's representative.
- All diseased and/or dead material shall be removed within sixty (60) days following notification and shall be replaced within the next appropriate planting season or within one (1) year, whichever comes first.
- Any debris such as lawn clippings, fallen leaves, fallen limbs, and litter shall be removed from the site on a weekly basis at the appropriate season.
- All planting beds shall be maintained by removing weeds, fertilizing, and replenishing mulch as needed.
- Annual beds shall be kept free of weeds and mulched with sphagnum peat of a neutral pH as needed. Perennial beds shall be kept free of weeds and mulched with fine textured shredded bark as needed. Cut spent flower stalks from perennial plants at regular intervals.



LANDSCAPE DATA :

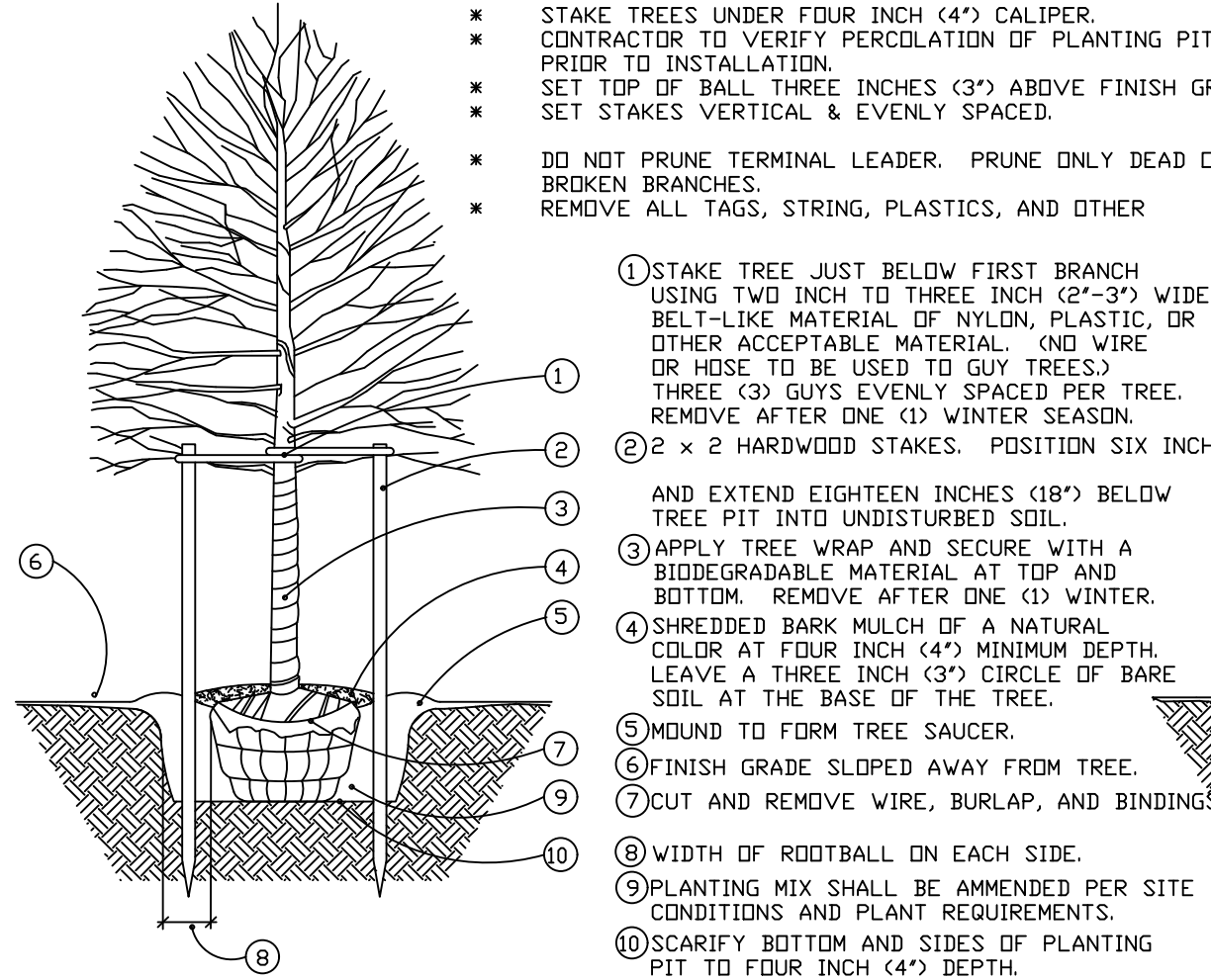
GREENBELT LANDSCAPE MATERIAL:				
KEY	QUANT SIZE	BOTANICAL NAME	COMMON NAME	SYMBOL
SI	48 36 IN HIGH	SALIX INTEGRIFOLIA MANCOURT-ROSENET	TRE-COLOR DAPPLED WILLOW	
BS	8		BLACK-EYED SUSAN	
IP	7 60 IN HIGH	PSEUDOTSUGA MENZIESII BLUE	DOUGLAS ARBORVITAE	
DW	4 60 IN HIGH	CORNUS FLORIDA	FLOWERING DOGWOOD	

LANDSCAPING PROVIDED:

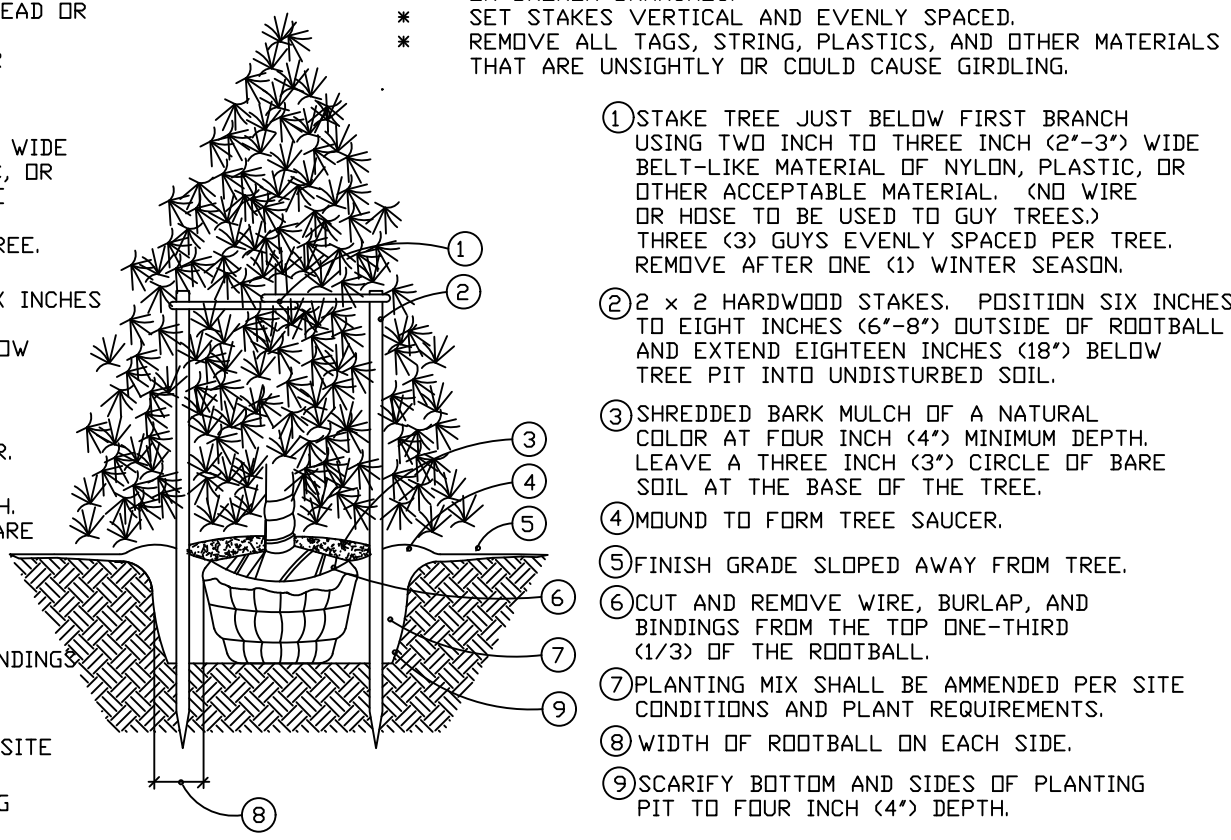
DECIDUOUS SHADE OR EVERGREEN TREE PROVIDED	= 12 TREES
SHRUBS PROVIDED	= 49 SHRUBS
PLANTING PROVIDED	= 61 PLANTS

NOTES:

- STAKE ALL EVERGREEN TREES UNDER TWELVE FEET (12') HIGH. GUY ALL EVERGREEN TREES TWELVE FEET (12') HIGH AND OVER.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- NEVER CUT CENTRAL LEADER. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES.
- SET STAKES VERTICAL AND EVENLY SPACED.
- REMOVE ALL TAGS, STRING, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

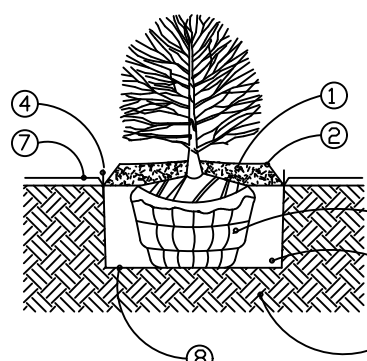


DECIDUOUS TREE
PLANTING DETAILS

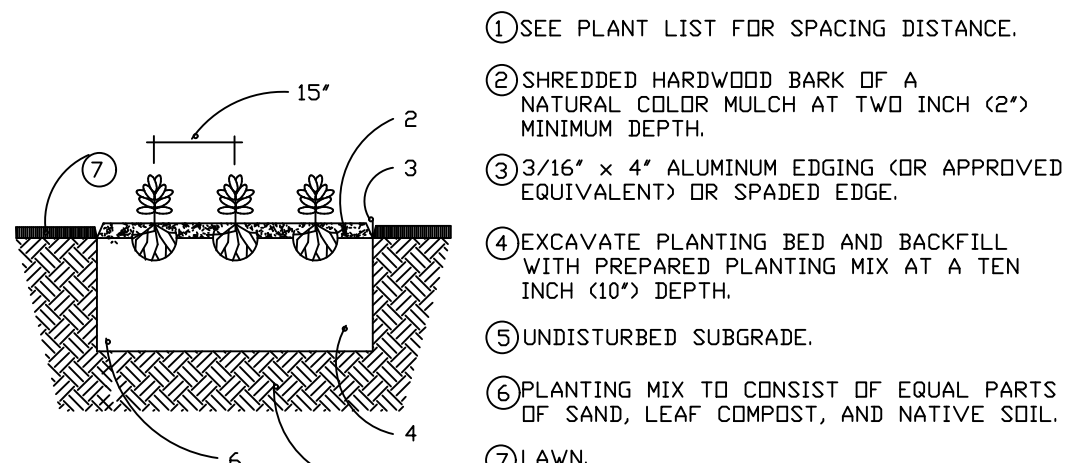


EVERGREEN TREE

- NOTE:
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
 - PERMANENTALS TO BE PLANTED UP TO THE EDGE OF THE SAUCER AROUND A TREE OR SHRUB BED.



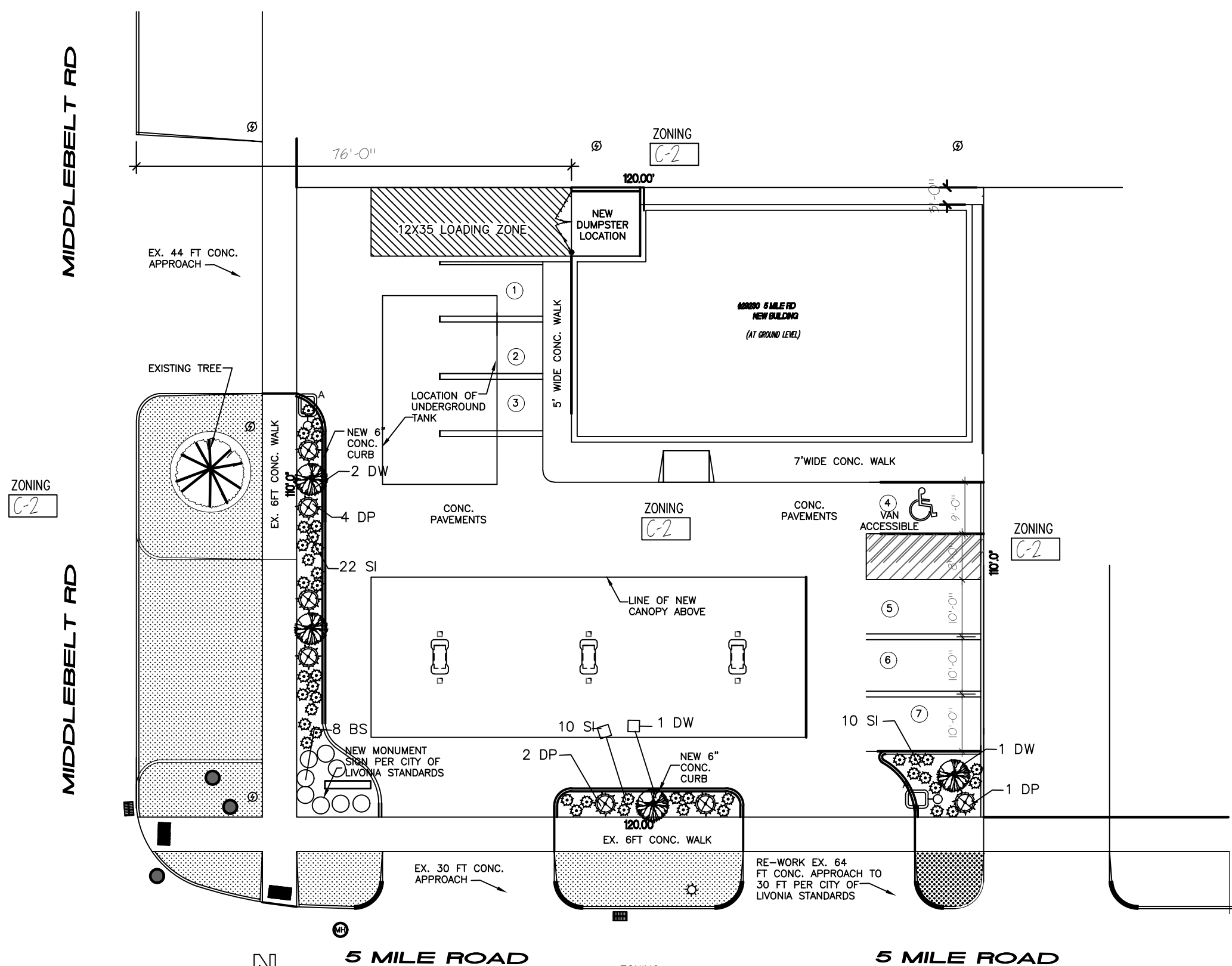
SHRUB



ANNUAL / PERENNIAL / GROUNDCOVER

not to scale

- The American Association of Nurserymen Standards for Nursery Stock.
- The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
 - Plants designated "B&B" shall be balled and burlapped with firm balls of earth.
 - Dig shrub pits one foot (1') larger than the shrub rootball, tree pits three (3) times the width of the tree rootball and backfill with one (1) part topsoil and one (1) part soil from excavated pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If wet, clay soils are evident, plant trees and shrubs slightly higher.
 - The Contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented to give the best appearance.
 - When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, patting, and setting with water.
 - Trees in lawn areas to have a four foot (4') circle of mulch, four inches (4") deep, and three inches (3") away from the trunk. Shrub beds are to be mulched with shredded bark mulch to a minimum depth of three inches (3"). Only natural color shredded hardwood bark mulch will be accepted.
 - Remove all twine, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely from branches and stems. All tree wrap, stakes, and guys are to be removed after one (1) winter season.
 - All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. Cuts over three quarters of an inch (3/4") shall be painted with tree paint. Shrubs along the site perimeter shall be allowed to grow together in a natural form.
 - Organic, friable topsoil shall be evenly distributed and fine graded over all areas to receive lawns at uniform depth of four inches (4") after settlement.
 - All lawn areas shall be sodded with a Grade A Kentucky Blue Grass blend over the topsoil.
 - Plantings shall be completed as a part of the road construction but no later than November 30. Plantings shall thereafter be responsibly maintained, including permanence and health of plant materials to provide a screen to abutting properties and including the absence of weeds and refuse.
 - Plant trees and shrubs no closer than the following minimum distances from sidewalks, curbs, and parking stalls:
 - Shade/Canopy Trees: Five feet (5')
 - Ornamental/Flowering Trees: Ten feet (10')
 - Evergreen Trees: Five feet (5')
 - Evergreen/Flowering Shrubs: Four feet (4')
 - Backfill directly behind all curbs and along sidewalks and compact to the tie of curbs or walk to support vehicle and pedestrian weight without settling.

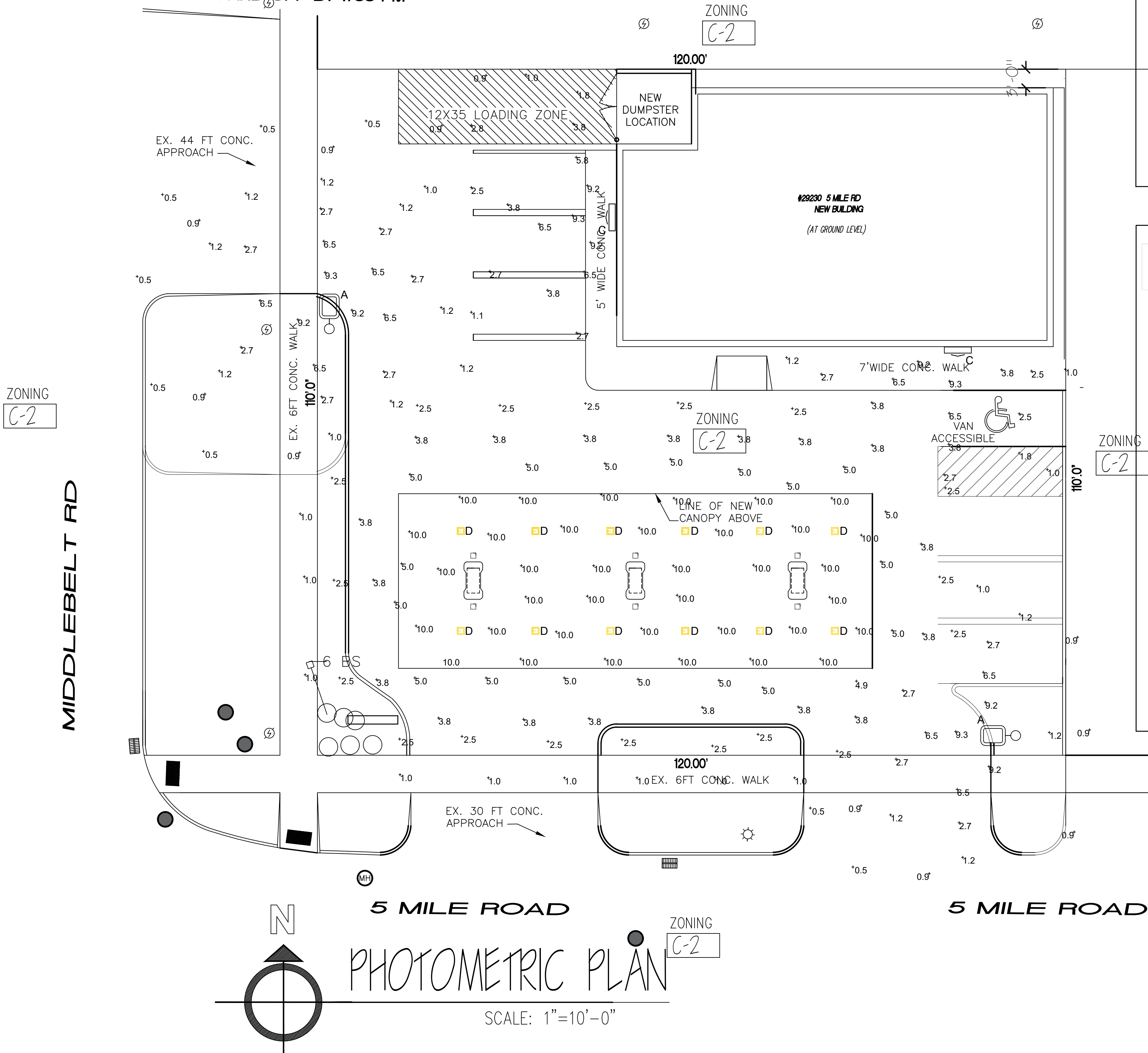
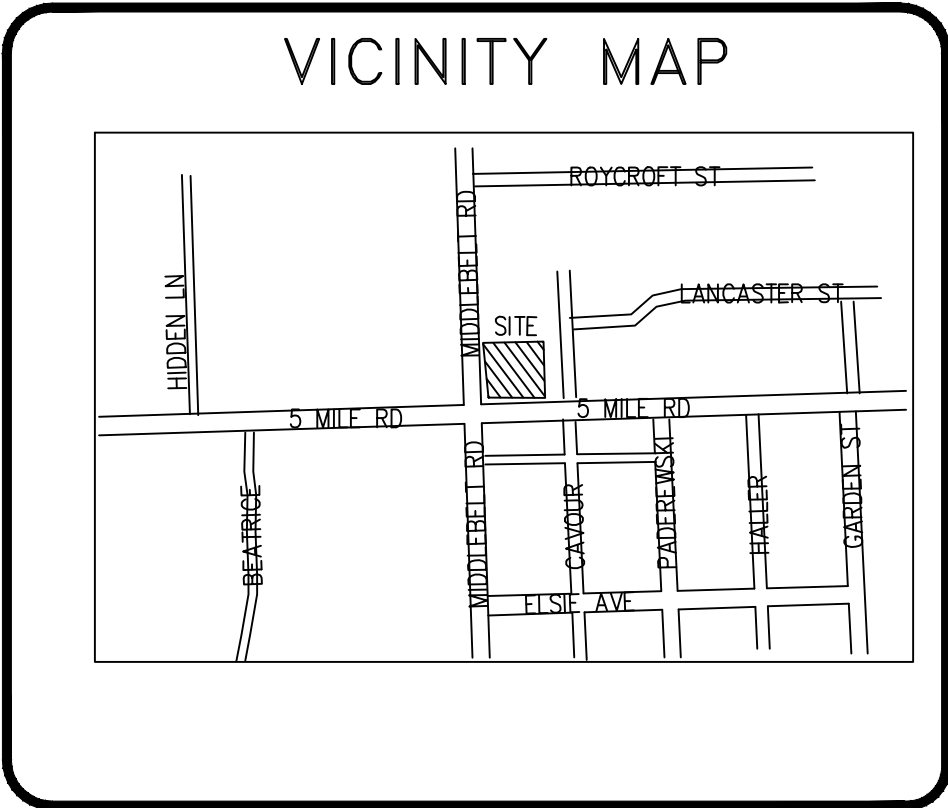
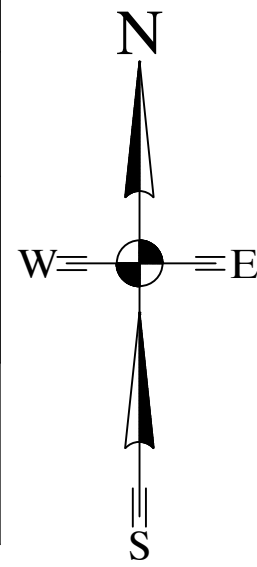


GENERAL NOTES FOR ALL PLANTINGS:

- DO NOT CUT CENTRAL LEADER.
- REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER NON-BIODEGRADABLE MATERIALS (EXCEPT LABEL FOR PLANT NAME) FROM PLANT STEMS OR CROWN WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
- PLANTS SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE TO THE PREVIOUS GRADE IN THE NURSERY. SET THE BASE OF THE PLANT SLIGHTLY HIGHER THAN EXISTING GRADE IF PLANTING IN CLAY SOILS.
- CENTER THE ROOTBALL IN THE PLANTING HOLE. LEAVE THE BOTTOM OF THE PLANTING HOLE FIRM. USE WATER TO SETTLE THE PLANTING MIX AND REMOVE ANY AIR POCKETS AND FIRMLY SET THE TREE OR SHRUB. GENTLY TAMP IF NEEDED.

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	2	DSX1 LED P3 30K VLS	DSX1 LED Visual Comfort, P3 symmetric Type V distribution 30K	LED	DSX1_LED_P3_30K_VLS.ies	Absolute	0.95	160
	C	2	DSXW1 LED 10C 350 30K ASYDF MVOLT HS	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE ASYDF OPTIC, 3000K, @ 350mA WITH HOUSE-SIDE SHIELDS.	LED	DSXW1_LED_10C_350_30K_ASYDF_MVOLT_HS.ies	Absolute	0.81	13.3
	D	12	TCPATLASGS60HRS ATLAS RECESSED LED LUMINAIRE	Recessed Led Luminaire white finish input voltage 100-277 vac led life: 50,000 hrs	LED	TCPATLASGS60HRS	Absolute	80.4	98.6

NOTE: ALL OUTSIDE LIGHTING WILL BE IN COMPLIANCE WITH THE STANDARDS OF THE CITY OF LIVONIA ZONING ORDINANCE TO PREVENT ALL OFF-SITE GLARE. CANOPY LIGHTS TO GO ON AT DUSK AND OFF BY 11:00 PM





Atlas Recessed LED Luminaire

Catalog Number: TCPATLASGS60HRS

Notes: None

Type: None

Application: TCP's Atlas Recessed LED Luminaire is designed for applications that require a recessed fixture with a long life and low maintenance requirement. This includes gas station canopies, parking garages, stairwells, building facades, walk-in coolers, and other similar applications.

Description: This LED luminaire was designed for optimum performance and is a more efficient alternative to incandescent, metal halide, and linear lamps. The Atlas Recessed LED Luminaire is easy to install and has a long life, making it perfect for hard-to-reach areas.

Construction: TCP's Atlas Recessed LED Luminaire uses 60 High-Power Lumiled LED's. It is constructed from heavy gauge sheet aluminum, which is powder coated in a durable white finish. It is 13.6" square, 4.41" tall, and weighs 16.5 pounds. It has an IP65 weather rating.

Electrical: The driver is UL listed, has a power factor of 0.95, and an input voltage of 100-277 VAC (50/60 Hz). The luminaire is rated at 100 watts, with a T80 of less than 10%. Electrical protections include OVP, OCP, SCD, and EOP.

Performance: LED Life: 50,000 hrs
CCT: Warm 3000°K (Other color temperatures available upon request)
CRI: 71
Total Lumen Output: 7929 (IESNA LM-79-08 Test Procedure)
Lumens Per Watt: 80.4
Coverage: Type V
Operating Temperature: -20°F - 140°F

Back View

TCP, Inc.
325 Campus Dr. | Ann Arbor, Ohio 44802 | P: 800-224-1496 | tcp.com
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Atlas Recessed LED Luminaire

Dimensions & Construction

Photometric Report

Candela Distribution

Effective Floor Cavity Reflectance 0.20

Zone Lumens Summary

Luminaire Data in Candela/Square Meter

Photometric Report

Total Input Watts (120V): 98.6
Luminaire Efficacy Rating (LER): 80.4%
Spacing Criterion (S): 1.50
Spacing Criterion (90-270): 1.50

Photometric Data by Independent Testing Lab: IMB, Inc.

TCP, Inc.
325 Campus Dr. | Ann Arbor, Ohio 44802 | P: 800-224-1496 | tcp.com
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D-Series Size 1 LED Wall Luminaire

DLG
ENERGY
STAR
PARTNER

d'series

Specifications Luminaire

Width: 13-3/4" (34.9 cm)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

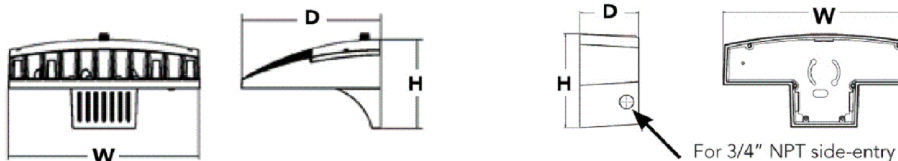
Weight: 12 lbs (5.4 kg)

Back Box (BBW, ELCW)

Width: 13-3/4" (34.9 cm)
Depth: 4" (10.2 cm)
Height: 6-3/8" (16.2 cm)

BBW Weight: 5 lbs (2.3 kg)
ELCW Weight: 10 lbs (4.5 kg)

For 3/4" NPT side-entry conduit (BBW only)





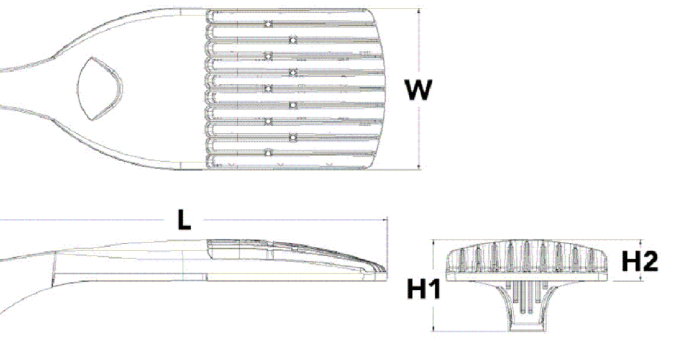
D-Series Size 1 LED Area Luminaire

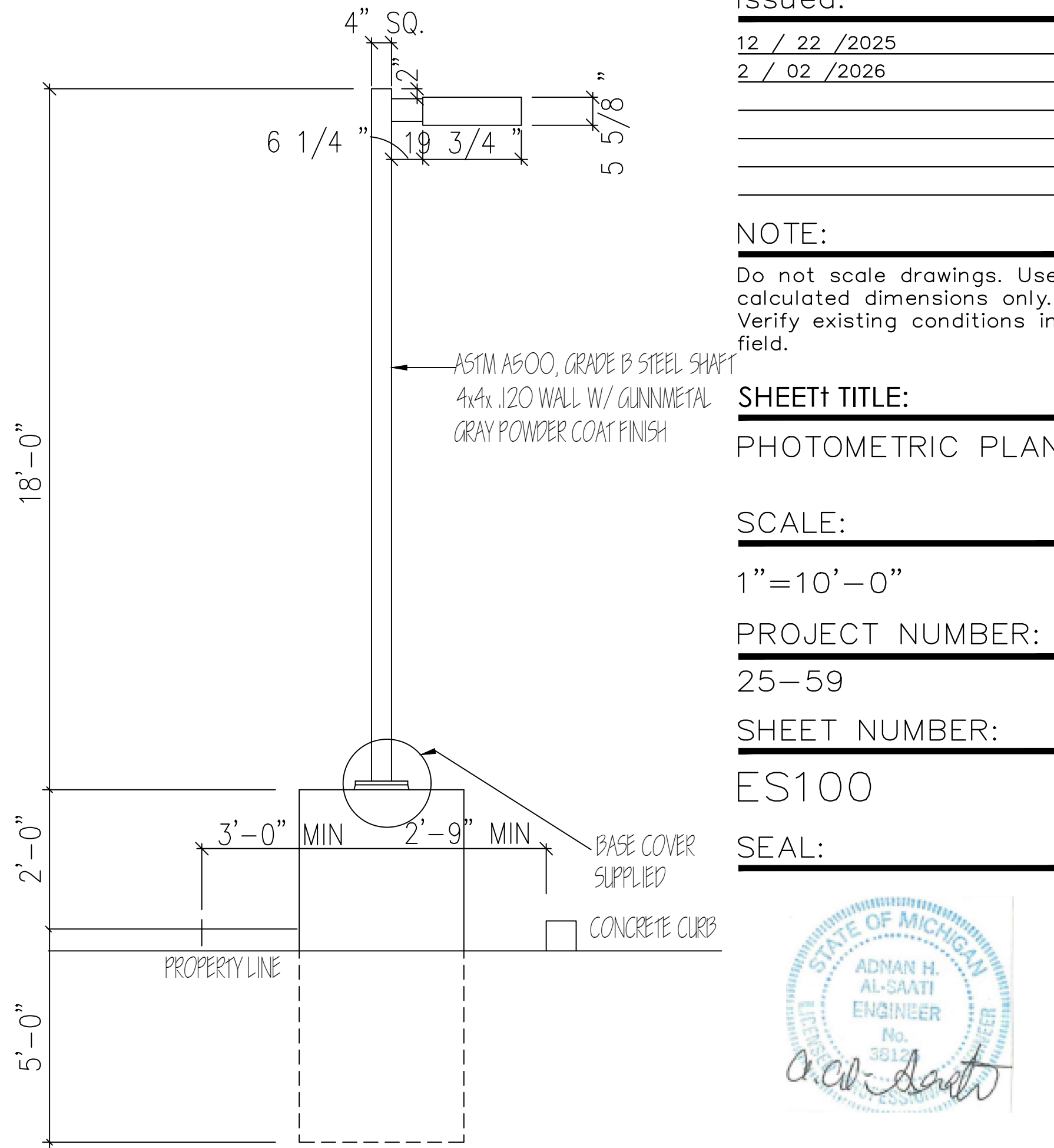
DLG
ENERGY
STAR
PARTNER

d'series

Specifications

EPA: 1.01 ft² (0.09 m²)
Length: 33" (83.8 cm)
Width: 13" (33.0 cm)
Height H1: 7-1/2" (19.0 cm)
Height H2: 3-1/2" (9.1 cm)
Weight (max): 27 lbs (12.4 kg)





NSI CONSTRUCTION INC.
4320 PRATT RD.
ANN ARBOR, MI. 48103
PH : (313) 790-0129
EMAIL: MBNA1SPEC@AHOOC.COM

A & M
CONSULTANTS
835 MASON ST.
STE. B 290
DEARBORN,
MI. 48124
PH: (313) 790-0129
FAX: (313) 582-0028

PROJECT:
CONSTRUCTION
29230 5 MILE RD
LIVONIA, MI. 48154

CLIENT:
M CORP
HOLDINGS LLC..
29230 5 MILE RD
LIVONIA, MI. 48154

Issued:
12 / 22 / 2025
2 / 02 / 2026

NOTE:
Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in
field.

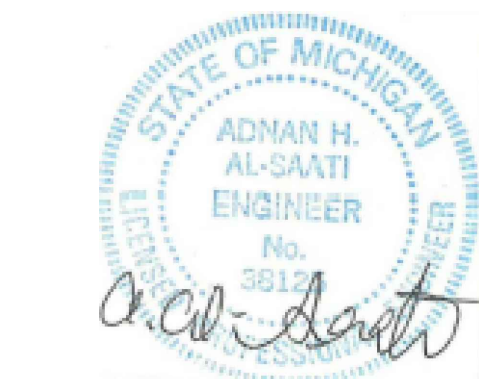
SHEET TITLE:
PHOTOMETRIC PLAN

SCALE:
1"=10'-0"

PROJECT NUMBER:
25-59

SHEET NUMBER:
ES100

SEAL:



SWING DOOR MANEUVERING CLEARANCES:

PUSH SIDE

A FRONT APPROACH
1.0' MIN. clearance, 48" MIN. swing arc.

C HINGE-SIDE APPROACH
1.0' MIN. clearance, 24" MIN. swing arc.

E LATCH-SIDE APPROACH
2.0' MIN. clearance, 42" MIN. swing arc.

PULL SIDE

B FRONT APPROACH
1.0' MIN. clearance, 48" MIN. swing arc.

D HINGE-SIDE APPROACH
3.0' MIN. clearance, 24" MIN. swing arc.

F LATCH-SIDE APPROACH
2.0' MIN. clearance, 48" MIN. swing arc.

NOTE

1.0' MIN. ADDITIONAL SWING DOOR MANEUVERING CLEARANCE REQUIRED WHEN DOOR HAS BOTH CLOSER AND LATCH

2.0' MIN. ADDITIONAL SWING DOOR MANEUVERING CLEARANCE REQUIRED WHEN DOOR HAS CLOSER

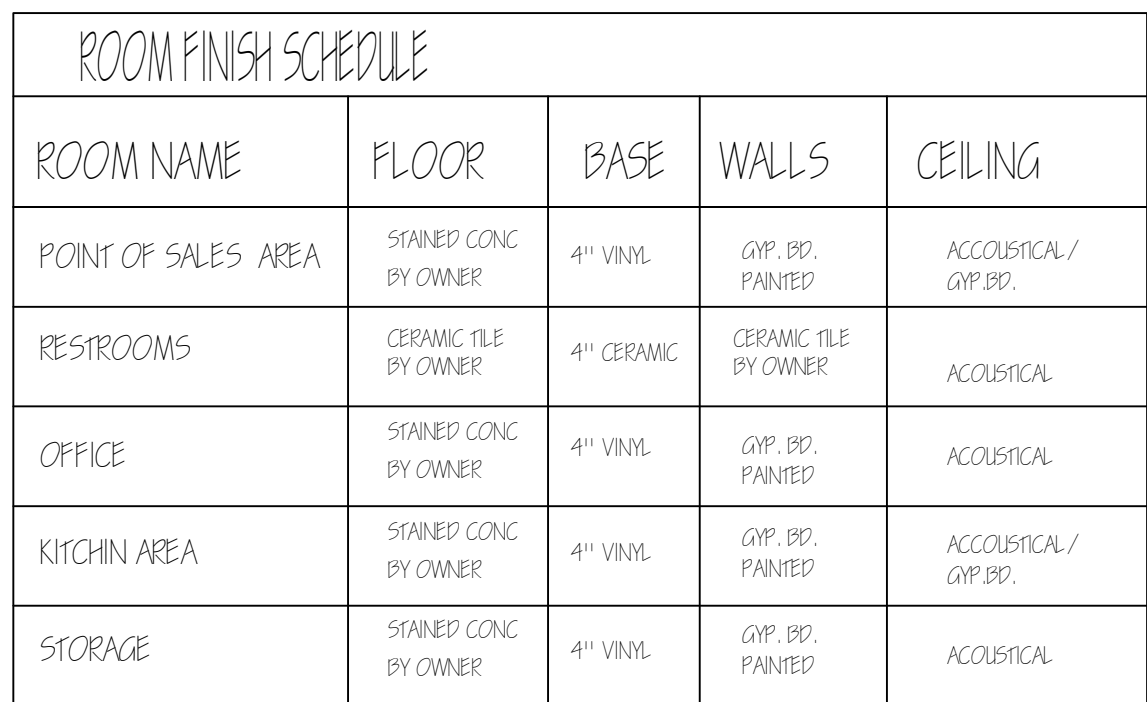
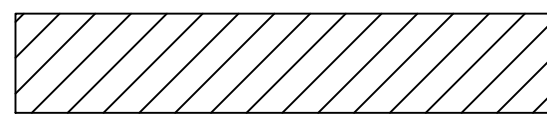
3.0' MIN. ALTERNATIVE SWING DOOR MANEUVERING CLEARANCE REQUIREMENTS

CLOSER

EACH DOOR SUB-COMPONENT (ALUMINUM, STOREFRONT/ WOOD/HM) SHALL BE RESPONSIBLE TO ADJUST ALL INTERIOR DOORS SO THAT THE DOOR'S REQUIRED OPENING FORCE IS 5 LBS OR LESS. ANY ACCESSIBLE DOOR WITH A CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. HARDWARE SHALL BE SELECTED TO ALLOW FOR CLOSING SPEED REQUIREMENTS FOR ACCESSIBILITY. COORDINATE THESE REQUIREMENTS WITH LOCAL CODE AND PROVIDE THE STRICTER.

DOOR SIZES TO BE 3'-0" WIDE (UNLESS NOTED OTHERWISE) OR DOOR WITH 2'-0" CLEAR WHEN DOOR IS OPEN AT 90°. INFORMATION ON THIS SHEET IS INTENDED TO DEMONSTRATE CLEAR FLOOR AREA AND DOOR CLEARANCE REQUIREMENTS FOR ACCESSIBILITY AS DESIGNED IN THIS PROTOTYPE SET. THE ARCHITECT OF RECORD IS REQUIRED TO CONFORM TO ALL STATE AND LOCAL CODES IN ADDITION TO THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. ENLARGED PLAN REFERENCES CONTAIN CLEAR FLOOR AREA INFORMATION ON THOSE SHEETS, INCLUDING REQUIREMENTS FOR PLUMBING FIXTURE CLEARANCES.

ACCESSIBLE CLEARANCE LEGEND:			
A B C D E F G H	DOOR MANEUVERING SPACE: FRONT APPROACH, PUSH SIDE CLEAR FLOOR SPACE = DOOR WIDTH x 48" 12" BEYOND DOOR WIDTH AT LATCH SIDE WHEN DOOR HAS LATCH AND CLOSER	I J K L M	
	DOOR MANEUVERING SPACE: FRONT APPROACH, PULL SIDE CLEAR FLOOR SPACE = DOOR WIDTH + 18" x 60"		
	DOOR MANEUVERING SPACE: HINGE SIDE APPROACH, PUSH SIDE CLEAR FLOOR SPACE = DOOR + 22" x 42", PUSH SIDE CLEAR FLOOR SPACE = DOOR + 22" x 4'-0" (WHEN DOOR HAS LATCH AND CLOSER)		
	DOOR MANEUVERING SPACE: HINGE SIDE APPROACH, PULL SIDE CLEAR FLOOR SPACE = DOOR WIDTH + 42" x 54" ALTERNATIVE PERMISSIBLE CLEAR FLOOR SPACE = DOOR WIDTH + 36" x 60"		
	DOOR MANEUVERING SPACE: LATCH SIDE APPROACH, PUSH SIDE CLEAR FLOOR SPACE = DOOR WIDTH + 24" x 42" PUSH SIDE CLEAR FLOOR SPACE = DOOR WIDTH + 24" x 48" (WHEN DOOR HAS CLOSER)		
	DOOR MANEUVERING SPACE: LATCH SIDE APPROACH, PULL SIDE CLEAR FLOOR SPACE = DOOR WIDTH + 24" x 48" PUSH SIDE CLEAR FLOOR SPACE = DOOR WIDTH + 24" x 54" (WHEN DOOR HAS CLOSER)		
	AREA OF REFUGE: 30" x 48" CLEAR FLOOR SPACE		
	CLEAR FLOOR SPACE: 36" x 48"		
TURNING SPACE: 5'-0" DIAMETER TURNING AREA (T-SHAPED SPACE ALSO ALLOWED PER ACCESSIBILITY REQUIREMENTS)			
ACCESSIBLE ROUTE/WHEELCHAIR PASSAGE: 36" WIDE AISLE x LENGTH OF ACCESSIBLE PIECE OF EQUIPT. OR FURNITURE (48" MIN.)			
WATER CLOSET CLEARANCE: 56" x 60"			
LAVATORY CLEARANCE: 30" x 48"			
CLEAR FLOOR SPACE: FRONT OR SIDE APPROACH TO AN ELEMENT 30" x 48"			
CLEAR FLOOR SPACE			
DESIGNATED REQUIRED CLEAR FLOOR SPACE (CFS) PER ACCESSIBILITY REQUIREMENTS. REFER TO DIAGRAM ON THIS SHEET IN REFERENCE TO APPROACH CLEARANCES. VERIFY REQ. CLEAR FLOOR SPACE FOR ALL ACCESSIBLE EQUIPMENT, FURNITURE AND AREAS REQUIRED TO BE ACCESSIBLE. REFER TO HADG FOR FURTHER INFORMATION.			



IECC 2015 THERMAL ENVELOPE COMPONENTS	
TABLE C402.1.3 & C402.4 (PRESCRIPTIVE METHOD)	
CLIMATE ZONE	5 AND MARINE 4
ROOFS	
INSULATION ENTIRELY ABOVE ROOF DECK	R-30 ci
METAL BUILDINGS	R-19 + 11 LS
WALLS, ABOVE GRADE	
MASS	R-11.4 ci
WALLS, BELOW GRADE	
BELOW-GRADE WALL	R-7.5 ci
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	R-10 ci FOR 24" BELOW
VERTICAL FENESTRATION	
FIXED FENESTRATION	R-0.38
FIXED FENESTRATION	R-0.45
FIXED FENESTRATION	R-0.77

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SEAL:

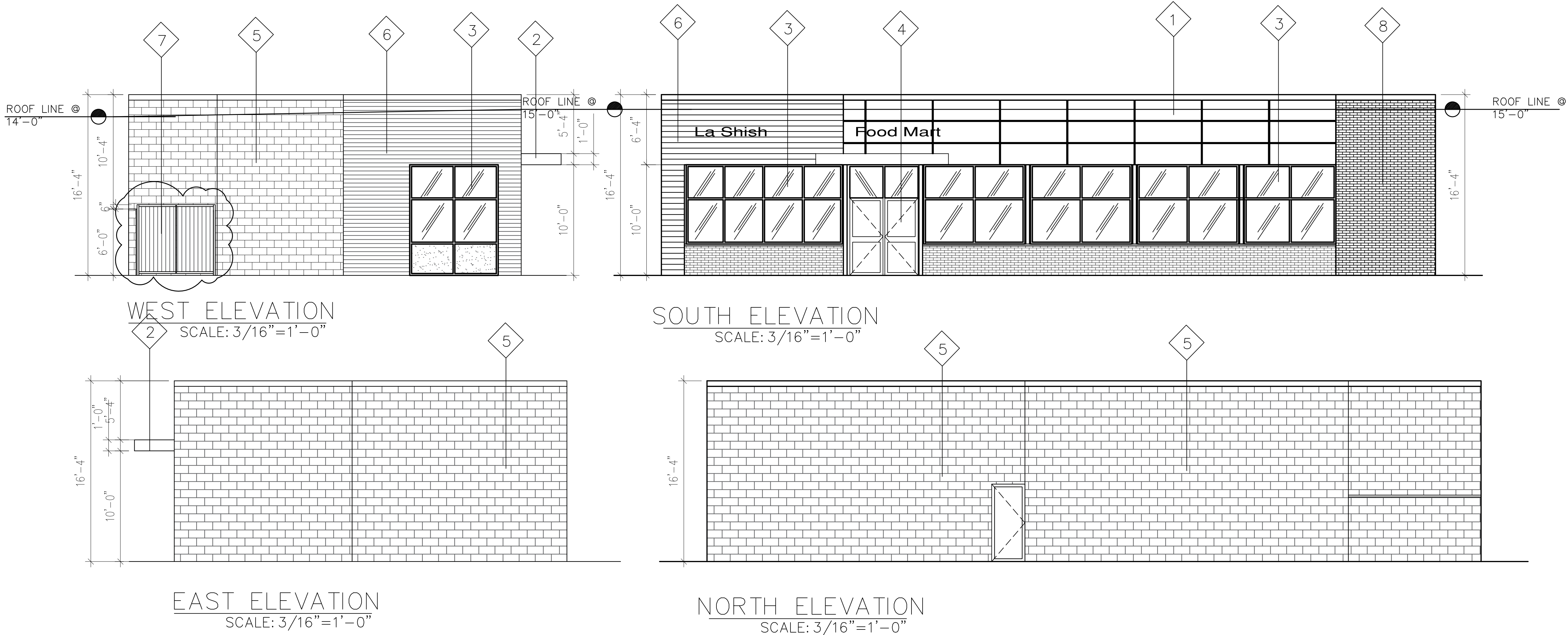


ELEVATION KEY

- 1 ALUMINUM COMPOSITE MATERIALS (ACM)
- 2 STEEL AWNING (ACM)
- 3 NEW 1 1/4" SECURITY GLASS IN CLEAR ALUMINUM FRAME
① DENOTES TEMPERED GLASS
- 4 ENTRY DOOR

- 5 4" FACE BRICK (DARK GRAY)
- 6 DARK BROWN COMPOSITE SIDING
- 7 DUMPSTER GATE SOLID METAL
- 8 4" FACE BRICK (DARK GRAY)

NOTE:
ALL ROOF TOP UNITS WILL BE SCREENED
WITH ACM MATERIALS TO MATCH BUILDING



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4320 PRATT RD.
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PH: (313) 790-0129
FAX:(313) 582-0028

PROJECT:
CONSTRUCTION
29230 5 MILE RD
LIVONIA, MI.48154

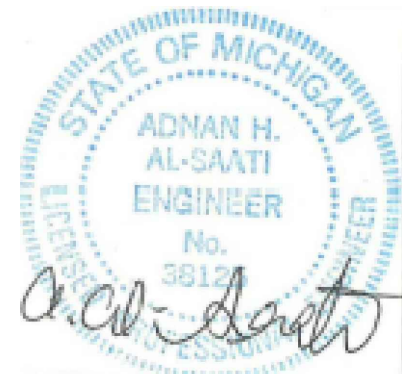
CLIENT:
M CORP
HOLDINGS LLC..
29230 5 MILE RD
LIVONIA, MI. 48154

Issued:
12 / 22 /2025
2 / 02 /2026
2 / 16 /2026
2 / 25 /2026

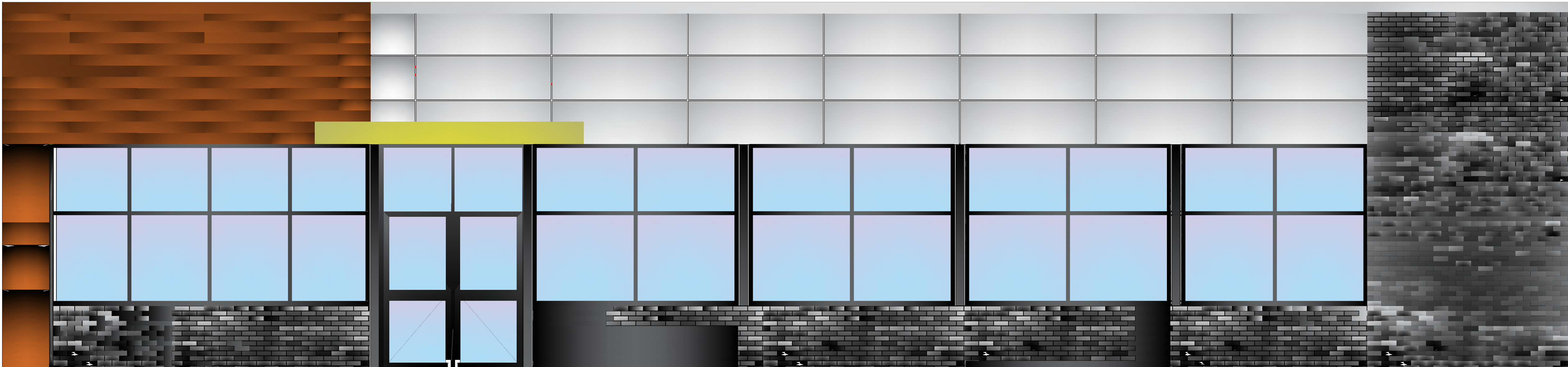
NOTE:
Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in
field.

SHEET# TITLE:
ELEVATION PLAN

SCALE:
3/16"=1'-0"
PROJECT NUMBER:
25-59
SHEET NUMBER:
A101
SEAL:



RECEIVED BY
PLANNING DEPARTMENT
Date: Feb 27 2026



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2571
FAX: (734) 466-2195

January 21, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-01-08-01 – 29230 Five Mile Road (Gas Station Replacement)

Dear Mr. Canty:

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

1. The subject parcel is assigned the address of **#15300 Middlebelt Road**. The business is currently using the address of 29230 Five Mile Road, although it was never officially assigned to the property. If they wish to continue using the Five Mile Road address instead of the official Middlebelt Road address, the owner will need to submit a request to this Department for an official change of address.
2. The existing parcel is currently serviced by public sanitary sewer and water main. The submitted drawings do not include any proposed utility information or calculations, but based on the project scope, we do not believe there will be any negative impacts on the existing systems.
3. Drainage from the proposed building shall not be shed on to the neighboring properties, and downspouts will need to be directed to their own parking lot.
4. The owner will need to submit proposed Engineering drawings to this Department once planning approvals have been obtained to determine what permits will be required in association with utility revisions.
5. Drawings shall be submitted to the Wayne County Department of Public Service for comments on access control and possible permitting for the removal of existing approaches, if required by the County.

To: Mr. Kristoffer Canty
Re: Petition 2026-01-08-01 – 29230 Five Mile Road

January 21, 2026
Page 2

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: 2026 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

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

DATE: February 2, 2026

TO: Kristoffer Canty, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: Petition #2026-01-08-01 at 29230 Five Mile Rd. Shell Gas Station

This office has reviewed the site plan submitted in connection with the new construction and use of the property located at the above referenced address.

No objections to this proposal with the stipulations:

1. Follow State codes and regulations for scheduled inspections and code compliance.
2. Provide appropriate documentation for the removal and install of the Underground Storage Tanks.
3. Provide the appropriate documentation (permits, plans) of all cooking operations.

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

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

**DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE**

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSAN
MAYOR

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

January 20th 2026

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

Re: Petition 2026-01-08-01 - 29230 Five Mile Road

Mr. Canty,

I have reviewed the plans in connection with the petition. I have no objections to the proposals.

Please feel free to contact me, should you have any questions.

Sincerely,

FOR THE CHIEF OF POLICE,

Paul Walters, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2580
FAX: (734) 466-2095

Date: February 11, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2026-01-08-01 - 29230 Five Mile Road REVISED

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

1. Parking spaces shall be 10' wide and 20' deep and double-striped.
2. The van-accessible barrier-free parking space shall be sized, signed, and marked in accordance with the Michigan Barrier-Free Code. The minimum size shall be an 8'-wide parking space with an 8'-wide hashed area. The proposed barrier-free parking spot does not conform as shown.
3. The dumpster enclosure must be constructed of the same or compatible material and colors as the principal building in terms of texture and quality. The walls of the enclosure shall be a minimum of 6' in height or 1' above the dumpster, whichever is greater. The *enclosure* gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass and, when not in use, closed at all times.
4. Exterior lighting sources shall be designed, constructed, located, and maintained in a manner that minimizes light trespass onto neighboring properties and public ways. The light trespass from a property shall not exceed 0.5-foot-candles at the property line, measured five (5) feet from the ground.
5. Lighting underneath the canopy shall not exceed 20 foot-candles over the average of the area.
6. Signage shall be conforming to the ordinance. Any non-conforming signage would require a variance from the Zoning Board of Appeals.

This Department has no further objections to this Petition.

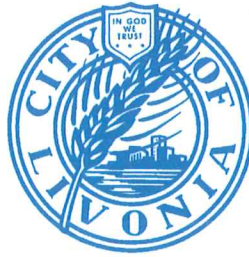
I trust this provides the requested information.

Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

February 9th, 2025

Kristoffer Canty
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2026-01-08-01 – 29230 Five Mile Road (Marwan Haidar on behalf of M Corp Holdings LLC.)

Dear Kristoffer,

I have reviewed the addresses connected with the above noted petition. The following amounts are due to the City of Livonia:

Unpaid Permit:	<u>\$88.00</u>
Total Due City of Livonia	\$88.00

Please contact me if you have any further questions.

Very truly yours,

A handwritten signature in black ink that reads "Benjamin N. Grier". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.
Benjamin N. Grier
Director of Finance

BG: sc

29230 FIVE MILE LIVONIA, MI 48154 (Property Address)

Parcel Number: 051 02 0001 000



Item 1 of 2

1 Image / 1 Sketch

Customer Name: DETROIT PETROLEUM PROPERTIES II LLC

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1955
 - # of Buildings: 1
 - Total Sq.Ft.: 787
- > Property Tax information found
- > Assessed Value: \$320,300 | Taxable Value: \$268,986
- > 53 Building Department records found

3 Associated Properties Found for This Parcel

Currently viewing **29230 FIVE MILE**. [Click here to select a different property.](#)

Owner Information

DETROIT PETROLEUM PROPERTIES II LLC
15300 MIDDLEBELT
LIVONIA, MI 48154

Amount Due

Property Total **\$88.00**
[Pay Now](#)

Projects

Project Number	Filed As	Status	Number of Items	
JS06-0115	Signs	Finished	2	View
JS06-0116	Signs	Finished	2	View
JS06-0117	Signs	Finished	2	View
JS06-0118	Signs	Finished	2	View
JS09-0059	Signs	In Progress: 1 Item(s) Pending	2	View

1

Displaying items 1 - 5 of 5

Permits

To request an inspection or pay on a record, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due	
Electrical	PE06-1209	JS06-0117	Finaled	9/26/2006	3/5/2007	\$0.00	View
Electrical	PE10-0086		Finaled	1/25/2010	8/5/2010	\$0.00	View
Electrical	PE19-0451		Finaled	5/15/2019	12/10/2019	\$0.00	View
Sign	PS06-0233	JS06-0115	Finaled	9/26/2006	3/5/2007	\$0.00	View
Sign	PS06-0234		Finaled	9/26/2006	3/5/2007	\$0.00	View
Sign	PS06-0236		Finaled	9/26/2006	3/5/2007	\$0.00	View
Sign	PS19-0086	JS06-0117	Finaled	5/13/2019	3/9/2021	\$0.00	View
Sign	PS19-0087		Finaled	5/13/2019	3/9/2021	\$0.00	View
Sign	PS19-0095		Finaled	5/15/2019	12/11/2019	\$0.00	View
Com - Sign	PS26-0016		Hold			\$88.00	View

1 2

Displaying items 11 - 20 of 20

[Apply for a Permit](#)

Certificates of Occupancy

To pay on a record, click View

CO Type	Occupancy Certificate Number	Status	Date Finaled	Last Inspection	Amount Due	
Final Certificate of Occupancy	OF15-0174	Issued			\$0.00	View
Final Certificate of Occupancy	OF19-0046	Issued			\$0.00	View

1

Displaying items 1 - 2 of 2

Enforcements

To pay on a record, click View

Enforcement Type	Enforcement Number	Status	Filed Date	Last Inspection	Amount Due	
Enforcement - JUNK CAR	EN06-2453	Repaired	4/12/2006		\$0.00	View
Enforcement - ILLEGAL SIGN/BANNER	EN06-5289	Resolved	9/15/2006		\$0.00	View
Enforcement - ILLEGAL SIGN/BANNER	EN08-1363	Resolved	2/19/2008	2/27/2008	\$0.00	View
Enforcement - WEEDS	EN08-3832	Resolved	6/20/2008	7/8/2008	\$0.00	View
Enforcement - ILLEGAL SALE/USE	EN11-0840	Resolved	2/9/2011	2/23/2011	\$0.00	View
Enforcement - BUILDING VIOLATIONS	EN15-0824	CLOSED	2/12/2015	3/1/2015	\$0.00	View
Enforcement - SNOW ON SIDEWALK	EN16-0966	Resolved	2/5/2015	2/9/2015	\$0.00	View
Enforcement - ILLEGAL SIGN/BANNER	EN16-0967	Resolved	2/16/2016	2/17/2016	\$0.00	View
Enforcement - LICENSE VIOLATION	EN17-1335	Resolved	5/12/2017	5/31/2017	\$0.00	View
Enforcement - ORDINANCE VIOLATION	EN22-0644	Resolved	2/25/2022	5/24/2024	\$0.00	View

1 2

Displaying items 1 - 10 of 17

Certificates

To pay on a record, click View

Certificate Type	Certificate Number	Status	Issued Date	Last Inspection	Amount Due	
Certificate - Biennial Automotive	CBA22-0022	Closed	2/14/2022	11/10/2022	\$0.00	View
Certificate - Biennial Automotive	CBA24-0014	Issued	7/23/2024	7/10/2024	\$0.00	View

1

Displaying items 1 - 2 of 2

Structures

Structure Display Name	Area	Height	Depth	Width	Number Of Floors	
9230 Five Mile addre	0	0	0	0	0	View

1

Displaying items 1 - 1 of 1

Attachments

Date Created	Title	Record	
3/17/2009	ZBA 2009-02-04		View
9/22/2009	ZBA 8207 77		View
9/22/2009	ZBA 8207 78		View
5/5/2011	EN11-1628 FINAL		View
1			Displaying items 1 - 4 of 4

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OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

January 21, 2026

RE: 29230 Five Mile Rd

Attention: Planning Commissioners

The owner of the property is current on their property tax.

If you have any further questions, please contact me

Thank you

Susan Nash
Livonia City Treasurer

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 9, 2026**

Meeting was called to order at 9:30 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Eileen McDonnell, President Reid. Absent: Brandon McCullough.

4. APPOINTMENT OF BENJAMIN GRIER TO THE LIVONIA ECONOMIC DEVELOPMENT CORP.: for a three-year term, which will expire on June 7, 2029.

Mark Taormina, Planning and Economic Development Director, explained the Finance Director has always had a seat on the corporation so it would only make sense that Benjamin would be seated in the position.

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

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

4.

Mayor's Office
February 23, 2026

MEETING DATE

S030926/R032326

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

APPOINTMENT OF BENJAMIN GRIER TO THE LIVONIA ECONOMIC DEVELOPMENT CORP.:
for a three-year term, which will expire on June 7, 2029.

BACKGROUND DETAILS

Honorable Members of the City Council, City of Livonia
RE: Appointment of Benjamin Grier to the Economic Development Corp.

Dear Council Members:

I am herewith submitting to you, for your consideration and approval, the appointment of Mr. Benjamin Grier, 19841 Northbrook Drive, Southfield, Michigan, 48076, as a member of the Economic Development Corp. for a term that will expire on June 7, 2029. Mr. Grier would fill the seat vacated by Debra Lichtenberg, Livonia's previous Finance Director.

Your approval on this appointment is respectfully requested.

Sincerely,
Maureen Miller Brosnan, Mayor

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

Appoint Benjamin Grier to the Livonia Economic Development Corp. for a three-year term.

ATTACHMENTS

None

APPROVED BY

Maureen Miller Brosnan, Mayor

Date: February 26, 2026

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 9, 2026**

Meeting was called to order at 9:30 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Eileen McDonnell, President Reid. Absent: Brandon McCullough.

5. APPOINTMENT OF ROBERT DONOVIC TO THE LIVONIA BROWNFIELD REDEVELOPMENT AUTHORITY: to complete a vacated three-year term, which will expire on November 24, 2028.

Mark Taormina, Planning and Economic Development Director, reported the Mayor requested Mr. Donovic to serve on the Brownfield Redevelopment Authority to replace a member who stepped down, the group meets semi-annually, and will be meeting soon.

Motion was made by Vice President Brockway to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

5.

Mayor's Office
February 27, 2026

MEETING DATE

S030926/R032326

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

APPOINTMENT OF ROBERT DONOVIC TO THE LIVONIA BROWNFIELD REDEVELOPMENT AUTHORITY: to complete a vacated three-year term, which will expire on November 24, 2028.

BACKGROUND DETAILS

Honorable members of the City Council, City of Livonia

RE: Appointment of Robert Donovic to the Brownfield Redevelopment Authority

Dear Council Members:

I am herewith submitting to you, for your consideration and approval, the appointment of Mr. Robert Donovic, 9881 Garvett Street, Livonia, Michigan 48150, as a member of the Brownfield Redevelopment Authority for a term that will expire on November 24, 2028.

Your approval on this reappointment is respectfully requested.

Sincerely,
Maureen Miller Brosnan, Mayor

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

Appoint Robert Donovic to the Livonia Brownfield Redevelopment Authority to complete a vacated three-year term.

ATTACHMENTS

1. Robert Donovic Bio

APPROVED BY

Maureen Miller Brosnan, Mayor

Date: February 27, 2026

Robert Donovic

734-956-0233

Robert Donovic is a longtime resident of Livonia with deep roots in the community. He attended Johnson Elementary, Frost Middle School, Churchill High School, and Schoolcraft College. He has volunteered and served on numerous boards and commissions and is an Iraq war veteran.

Robert brings extensive experience in the real estate industry as both a licensed real estate agent and a licensed builder. During his tenure as a former City Councilman, he participated in numerous brownfield redevelopment projects and worked closely with the City's planning department.

His longstanding commitment to the residents of Livonia, combined with his professional expertise and municipal experience, provides him with the practical knowledge and perspective necessary to effectively serve on the Brownfield Redevelopment Authority.

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 9, 2026**

Meeting was called to order at 9:30 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Eileen McDonnell, President Reid. Absent: Brandon McCullough.

6. REQUEST TO APPROVE ADJUSTMENTS IN SALARY AND BENEFITS FOR APPOINTED DEPARTMENT HEADS FOR THE PERIOD DECEMBER 1, 2025, THROUGH NOVEMBER 30, 2028.

Jeannine Laible, Human Resources Director, stated the wage adjustment will keep the wages competitive, an extra personal business day will be offered, and updated retirement benefits.

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

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

6.

Civil Service
February 26, 2026

MEETING DATE

S030926/R032326

PRESENTED BY

Jeannine Laible, Human Resources Director

AGENDA ITEM

REQUEST TO APPROVE ADJUSTMENTS IN SALARY AND BENEFITS FOR APPOINTED DEPARTMENT HEADS FOR THE PERIOD DECEMBER 1, 2025, THROUGH NOVEMBER 30, 2028.

BACKGROUND DETAILS

February 25, 2026

TO: Honorable Members of the City Council

RE: Adjustments in Salary and Benefits for Appointed City of Livonia Department Heads

Dear Council Members,

The attached summary of salary and benefit adjustments are recommended for appointed Department Heads. These changes are consistent with those recently requested for non-represented City employees.

This proposal is made for the year beginning December 1, 2025, through November 30, 2028.

Thank you for your consideration and assistance concerning this matter.

Sincerely,

Maureen Miller Brosnan
Mayor

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

Approve as submitted

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

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

DETAILED WORK BEING PERFORMED

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

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

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

ATTACHMENTS

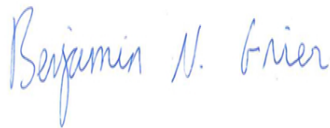
1. Adjustments in Salary and Benefits for Appointed City of Livonia Department Heads for the Period December 1, 2025, through November 30, 2028

APPROVED BY



Jeannine Laible, Human Resources Director

Date: February 26, 2026



Benjamin N. Grier, JD, CPA, Finance Director

Date: February 26, 2026



Carter Fisher, City Attorney

Date: February 26, 2026



Maureen Miller Brosnan, Mayor

Date: February 27, 2026

OFFICE OF THE MAYOR

MAUREEN MILLER BROSNAN
MAYOR



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
mayor@livonia.gov
(734) 466-2201

February 25, 2026

TO: Honorable Members of the City Council

RE: Adjustments in Salary and Benefits for Appointed City of Livonia Department Heads

Dear Council Members,

The attached summary of salary and benefit adjustments are recommended for appointed Department Heads. These changes are consistent with those recently approved for non-represented City employees.

This proposal is made for the year beginning December 1, 2025, through November 30, 2028.

Thank you for your consideration and assistance concerning this matter.

Sincerely,

Maureen Miller Brosnan
Mayor

MEMORANDUM

TO: Civil Service Commission
FROM: Jeannine Laible, Human Resources Director 
DATE: February 25, 2026
SUBJECT: **Adjustments in Salary and Benefits for Non-Appointed Department Heads**

The following recommended changes, for non-appointed department heads, are reflective of the changes agreed to by the City and employees represented by AFSCME Union Locals 1917 and 192, for the contract period of December 1, 2025, through November 30, 2028:

1. Salary increases to all bargaining unit members as follows:

Effective December 1, 2025:	3.5% increase
Effective December 1, 2026:	4.5% increase
Effective December 1, 2027:	3.5% increase
2. In addition to the salary increases detailed above, to address retention and recruiting issues, and to keep with prior adjustments of other bargaining units, along with keeping Livonia wages competitive to neighboring communities, the parties agreed to a wage adjustment of 2% prior to implementation of the 3.5% December 1, 2025 increase.
3. Increase in personal business time from 3 days to 4 days annually in recognition of loss of bonus vacation days resulting from implementation of ESTA.
4. Addition of Juneteenth as a City Holiday.
5. Increase in the City contribution to the Retiree Health Insurance Plan for those who are not eligible for retiree health insurance from \$90 per bi-weekly pay to \$100 per bi-weekly pay.
6. Increased the City contribution to Defined Contribution accounts from 12% to 13% for employees hired after 1997 and 14% to 15% for employees hired prior to 1997.
7. Annual membership to the Jack E. Kirksey Recreation Center, for employees only. Must be in good standing with the Recreation Center to be eligible.
8. Modification to the sick leave payout pay structure from a set 60% payout to a tiered system and add a \$6,000 bonus for the largest sick leave accrual banks. These changes are consistent with other collective bargaining agreements in the City. The payout percentage reductions at the lowest and middle tiers benefit the City, while the tiered system rewards employees who accrue enough sick leave to reach the top tier.
9. For item numbers 1, 2, 5, and 6 they will be retroactively applied back to December 1, 2025.

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 9, 2026**

Meeting was called to order at 9:30 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Eileen McDonnell, President Reid. Absent: Brandon McCullough.

7. REQUEST TO APPROVE CITY OF LIVONIA AFSCME UNION LOCAL 192 CONTRACT AGREEMENT FOR THE PERIOD DECEMBER 1, 2025, THROUGH NOVEMBER 30, 2028.

Jeannine Laible, Human Resources Director, stated after negotiation an agreement was reached that fosters recruitment, retention, and improved compensation.

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

DIRECTION:	APPROVING	CONSENT
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LETTER TO THE LIVONIA CITY COUNCIL

7.

Civil Service
February 26, 2026

MEETING DATE

S030926/R032326

PRESENTED BY

Jeannine Laible, Human Resources Director

AGENDA ITEM

REQUEST TO APPROVE CITY OF LIVONIA AFSCME UNION LOCAL 192 CONTRACT AGREEMENT FOR THE PERIOD DECEMBER 1, 2025, THROUGH NOVEMBER 30, 2028.

BACKGROUND DETAILS

February 25, 2026

Honorable Members, City Council
Honorable Members, Civil Service Commission
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154

Re: City of Livonia and AFSCME Union Council 25, Local 192

Dear City Council and Civil Service Commission Members:

I am pleased to advise you that on February 6, 2026, City and AFSCME Local 192 Union representatives reached a tentative agreement on a three-year contract that is effective from December 1, 2025, through November 30, 2028. AFSCME Local 192 have now ratified the parties' Tentative Agreement, so all that is needed for formal ratification of the Tentative Agreement is Civil Service Commission and City Council approval. I have attached a copy of the Tentative Agreement for your review.

The following is a summary of the key components of the Agreement:

1. A three-year agreement from December 1, 2025, to November 30, 2028.
2. Salary increases to all bargaining unit members as follows:
 - o Effective December 1, 2025: 3.5% increase
 - o Effective December 1, 2026: 4.5% increase
 - o Effective December 1, 2027: 3.5% increase
3. In addition to the salary increases detailed above, to address retention and recruiting issues, to comport with prior adjustments with other bargaining units and to keep Livonia wages competitive to neighboring communities, the parties agreed to a wage adjustment of 2% prior to implementation of the 3.5% December 1, 2025 increase.
4. To provide the City the ability to have greater control of health insurance costs, the specific

references to Blue Cross were removed from the body of the Agreement and language was added allowing the City to modify the health insurance plan or provider to offer a substantially similar plan, provided specified core benefit levels are maintained.

5. Modification of sick leave, sick leave control language and elimination of bonus sick time to comply with the recently enacted Earned Sick Time Act (ESTA).
6. Incorporation of a revised process for payout of sick leave upon separation, which had been adopted previously by all other unions, to more appropriately award employees for non-use of sick leave over their careers.
7. Incorporation of prior letter of understanding into the CBA to allow individual employees to work out non-standard schedules with supervisors, provided such schedules are approved and consistent with operational needs.
8. Incorporation of mid-term letter of understanding regarding library issues to maintain operational efficiency.
9. Revision of layoff provision to clarify layoff process.
10. Modification of 2nd tier vacation schedule by reducing service time an employee must work before reaching maximum to reward employees who have worked for the City for at least 10 years.
11. Modification of vacation accrual process to allow employees more flexibility in use and to ease administration of vacation time benefit.
12. Increase in maximum amount of vacation leave accrual consistent with provisions previously agreed to with other City bargaining units.
13. Modest increase in clothing allowance at various levels.
14. Increase in personal business time from 3 days to 4 days annually in recognition of loss of bonus vacation days resulting from implementation of ESTA.
15. Modified provisions throughout CBA in regard to the timing of non-wage payments to assist payroll in the administration of benefits.
16. New provision allowing employees to obtain single membership at Livonia Recreation Center without having to use sick leave days to pay for such membership.
17. Addition of Juneteenth as a City Holiday.
18. Increase in maximum accrual of compensatory time from 80 hours to 120 hours consistent with other union accruals.
19. Increase in the City contribution to the Retiree Health Insurance Plan for those who are not eligible for retiree health insurance from \$90 per bi-weekly pay to \$100 per bi-weekly pay.
20. Increased the City contribution to Defined Contribution accounts from 12% to 13% for employees hired after 1997 and 14% to 15% for employees hired prior to 1997.
21. Updated legally mandated maximum City costs for health insurance.

The above summary does not capture every detail of the parties' Agreement but should function as a list of the highlights. If there are any questions regarding the details, please don't hesitate to contact me.

Very truly yours,
SCHULTZ AND YOUNG, P.C.
Gregory T. Schultz

At its Special Meeting of February 26, 2026, the Civil Service Commission adopted the following

resolution:

Upon a motion by Ms. Mahoney, seconded by Mr. Spence, and unanimously adopted, it was

#26-34 RESOLVED, that having reviewed the letter from Gregory T. Schultz, Labor Attorney, dated February 25, 2026, regarding the Tentative Agreement for the AFSCME Council 25, Local 192, for the period December 1, 2025, through November 30, 2028, the Civil Service Commission does hereby approve the Tentative Agreement, and submits same to City Council for their review and consideration.

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

Approve as submitted

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

.

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

.

DETAILED WORK BEING PERFORMED

.

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

.

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

.

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

ATTACHMENTS

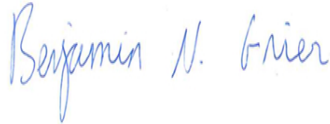
1. Packet to Council Transmitting AFSCME Local 192 Union Tentative Agreement for the Period December 1, 2025, through November 1, 2028

APPROVED BY



Jeannine Laible, Human Resources Director

Date: February 26, 2026



Benjamin N. Grier, JD, CPA, Finance Director

Date: February 26, 2026



Carter Fisher, City Attorney

Date: February 26, 2026



Maureen Miller Brosnan, Mayor

Date: February 27, 2026

Schultz and Young PC

Gregory T. Schultz
Elizabeth A. Young

Attorneys And Counselors
26555 Evergreen, Suite 420
Southfield, MI 48076

Karin M. Young
Of Counsel

Gregory T. Schultz | Direct Dial 248.318.2584 | gschultz@schultzyounglaw.com

February 25, 2026

Honorable Members, City Council
Honorable Members, Civil Service Commission
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154

Re: City of Livonia and AFSCME Union Council 25, Local 192

Dear City Council and Civil Service Commission Members:

I am pleased to advise you that on February 6, 2026, City and AFSCME Local 192 Union representatives reached a tentative agreement on a three-year contract that is effective from December 1, 2025, through November 30, 2028. AFSCME Local 192 have now ratified the parties' Tentative Agreement, so all that is needed for formal ratification of the Tentative Agreement is Civil Service Commission and City Council approval. I have attached a copy of the Tentative Agreement for your review.

The following is a summary of the key components of the Agreement:

1. A three-year agreement from December 1, 2025, to November 30, 2028.
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4. To provide the City the ability to have greater control of health insurance costs, the specific references to Blue Cross were removed from the body of the Agreement and language was added allowing the City to modify the health insurance plan or provider to offer a substantially similar plan, provided specified core benefit levels are maintained.
5. Modification of sick leave, sick leave control language and elimination of bonus sick time to comply with the recently enacted Earned Sick Time Act (ESTA).
6. Incorporation of a revised process for payout of sick leave upon separation, which had been adopted previously by all other unions, to more appropriately award employees for non-use of sick leave over their careers.
7. Incorporation of prior letter of understanding into the CBA to allow individual employees to work out non-standard schedules with supervisors, provided such schedules are approved and consistent with operational needs.
8. Incorporation of mid-term letter of understanding regarding library issues to maintain operational efficiency.
9. Revision of layoff provision to clarify layoff process.
10. Modification of 2nd tier vacation schedule by reducing service time an employee must work before reaching maximum to reward employees who have worked for the City for at least 10 years.
11. Modification of vacation accrual process to allow employees more flexibility in use and to ease administration of vacation time benefit.
12. Increase in maximum amount of vacation leave accrual consistent with provisions previously agreed to with other City bargaining units.
13. Modest increase in clothing allowance at various levels.
14. Increase in personal business time from 3 days to 4 days annually in recognition of loss of bonus vacation days resulting from implementation of ESTA.
15. Modified provisions throughout CBA in regard to the timing of non-wage payments to assist payroll in the administration of benefits.
16. New provision allowing employees to obtain single membership at Livonia Recreation Center without having to use sick leave days to pay for such membership.

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21. Updated legally mandated maximum City costs for health insurance.

The above summary does not capture every detail of the parties' Agreement but should function as a list of the highlights. If there are any questions regarding the details, please don't hesitate to contact me.

Very truly yours,

SCHULTZ AND YOUNG, P.C.

A handwritten signature in dark ink, appearing to read 'Gregory T. Schultz', is written over a light gray rectangular background.

Gregory T. Schultz

GTS/sad

cc: Mayor Maureen Miller Brosnan
Ms. Jeannine Laible
Mr. Benjamin Grier

2/18/26
KH
Negotiations
between
The City of Livonia LS
and JS
AFSCME Council 25, Local 192

Tentative Agreement – February 18, 2026

1. Duration – 3 years effective from December 1, 2025 through November 30, 2028.
2. Article 11, Disciplinary Procedure and any other references in the Agreement – Change references of “oral reprimand” to “verbal reprimand.”
3. Article 17, Layoffs – Modify Article as follows:

Whenever it becomes necessary to reduce the working force in a classification in any department of the City service, affected the Employee or Employees in the affected classification with the least City seniority shall be laid off and shall have the right to bump, based on total City seniority, the lowest seniority Employee within the same classification, or if applicable, classification series. In the event there is no less senior Employee in the same classification or series, if applicable, the Employee may bump the least senior employee in a similar or lower paying classification in a position for which the Employee previously had status or if no such position exists, any position that the Employee meets the minimum qualifications to perform the job as determined by the City. The Employee shall serve . . .

4. Article 25, Sick Leave – Modify Articles 25 as follows:
 - A. Regular full-time Employees shall earn accumulate sick leave at the rate of eight hours for each completed month of service, with such time to be used in accordance with the Earned Sick Time Act, Civil Service Rules and Regulations, and Department Policy.

An Employee while on sick leave, will be deemed to be on continued employment for the purpose of computing all benefits referred to in this Agreement. The accumulated sick leave will be paid in cash to the Employee in the event of separation of active employment for any reason after 10 years of service, retirement, duty disability retirement, or in the case of death to the Employee's beneficiary or estate, subject to the maximum accumulation provided, based upon the Employee's rate of pay at time of separation. Payment will be made in the following manner:

1. All persons employed by the City prior to September 8, 2011, and covered by this contract, may accumulate sick leave to a maximum of 100 days for payout purposes. The Employee will be reimbursed at 60% of their pay rate at the time of such payment. Employees may continue to accumulate sick leave beyond the 100-day maximum; however, these days shall not be considered for payout purposes as specified herein.

Effective for employees who separate from employment on or after [Date of Ratification], for employees hired prior to September 8, 2011, payments will be made in the following manner:

Upon separation from the City, accumulated sick leave up to a maximum of 150 days shall be paid out upon separation to Employees as follows:

- a. The first 400 hours (hours 1 to 400) in the Employee's sick leave bank shall be paid based upon 25% of the Employee's hourly rate at the time of separation.
- b. The next 400 hours (hours 401 to 800) in the Employee's sick leave bank shall be paid based upon 50% of the Employee's hourly rate at the time of separation.
- c. The next 400 hours (hours 801-1200) in the Employee's sick leave bank shall be paid based upon 70% of the Employee's hourly rate at the time of separation.
- d. Employees who have over 1600 hours in their sick leave bank at the time of separation shall, in addition to the payments in subsections a.-c., above, receive a bonus of \$6,000.

2. Employees hired on or after September 8, 2011, and covered by this contract may accumulate sick leave to a maximum of 75 days for payout purposes. The Employee will be reimbursed at 60% of their pay rate at the time of such payment. Employees may continue to accumulate sick leave beyond the 75-day maximum; however, these days shall not be considered for payout purposes as specified herein.

Effective for employees who separate from employment on or after [Date of Ratification], for employees hired on or after September 8, 2011, payments will be made in the following manner:

Upon separation from the City, accumulated sick leave up to a maximum of 114 days shall be paid out upon separation to Employees as follows:

- a. The first 304 hours (hours 1 to 304) in the Employee's sick leave bank shall be paid based upon 25% of the Employee's hourly rate at the time of separation.
- b. The next 304 hours (hours 305 to 608) in the Employee's sick leave bank shall be paid based upon 50% of the Employee's hourly rate at the time of separation.
- c. The next 304 hours (hours 609 to 912) in the Employee's sick leave bank shall be paid based upon 70% of the Employee's hourly rate at the time of separation.
- d. Employees who have over 1600 hours in their sick leave bank at the time of separation shall, in addition to the payments in subsections a.-c., above, receive a bonus of \$6,000 to be paid into the employee's RHSP.

3. For Employees who participate in the City's Retirement Health Savings Plan (RHSP), accrued sick leave paid at separation shall be paid into the Employee's RHSP account.

~~B. Effective January 1, 2013, Employees who do not use more than four days of their sick leave bank during the preceding calendar year shall have an additional three days added to their vacation bank the following calendar year.~~

~~B.~~ An Employee who, while on vacation, becomes seriously ill or injured, . . .

5. Article 26, Sick Leave Control and Tardiness – Replace current Article with the following:

A. Sick Leave Control

1. DEFINITIONS: The following terms will be used in this policy and are defined as:

Employee Attendance Record - This is a record of an Employee's time at work, paid leave, or unpaid leave. The record shows time paid for vacation, holidays, sick leave, personal business, bereavement, and unpaid absence.

Sick Leave – Absence due to medical or other reasons of the employee or of the employee’s family member (see definition below).

An employee is limited to using no more than 72 hours of excused or unexcused sick leave for a family member (as defined below) each calendar year unless the employee is on an approved FMLA leave for the family member.

Note: the definition of family member for an FMLA leave is different than the definition under the Earned Sick Time Act (Public Act 338 of 2018, as amended). The relationship between employee and family member must meet the definition of family member as defined by the FMLA in order to be eligible for an approved FMLA leave and to use additional sick leave in excess of the allowable 72 hours of family illness leave in the calendar year.

Family Member - As defined by Michigan’s Earned Sick Time Act (Public Act 338 of 2018, as amended), the definition of family member is as follows:

- A biological, adopted or foster child, stepchild or legal ward, a child of a domestic partner, or a child to whom the employee stands in loco parentis.
- A biological parent, foster parent, stepparent, or adoptive parent or a legal guardian of an employee or an employee’s spouse or domestic partner or an individual who stood in loco parentis when the employee was a minor child.
- An individual to whom the employee is legally married under the laws of any state or a domestic partner.
- “Domestic Partner” is defined as an adult in a committed relationship with another adult, including both same-sex and different-sex relationships.
- “Committed relationship” is defined as a relationship in which the employee and another individual share responsibility for a significant measure of each other’s common welfare, such as any relationship between individuals of the same or different sex that is granted legal recognition by a state, political subdivision, or the District of Columbia as a marriage or analogous relationship, including, but not limited to, a civil union.
- A grandparent.

- A grandchild.
- A biological, foster, or adopted sibling.
- An individual related by blood to the employee.
- An individual whose close association with the employee is the equivalent of a family relationship.

Excused Sick Leave - Sick leave time utilized where the Employee has provided a medical certificate.

Medical Certificate & Requirements – A medical certificate is a document from a medical practitioner which indicates the reason and length of the absence and the medical status (i.e., return to work without restrictions, able to return with the following restrictions, etc.).

- **72 hours or under of unexcused absences in the calendar year:** For sick leave use of more than three consecutive days, the City may require reasonable documentation that the sick leave was used for a permissible purpose (see paragraph 6 above.) Upon request, the employee must provide this documentation not more than 15 days after the City's request subject to the following:
 - The required documentation should not include a description of the illness or details of the violence.
 - The City is responsible for paying all out-of-pocket expenses the employee incurs in obtaining the documentation.
 - The City cannot delay commencement of the Earned Sick Time on the basis that the City has not yet received documentation.
- **Over 72 hours of unexcused absences in the calendar year:** The employee is required to submit proper documentation in a timely manner for each sick leave absence for the remaining calendar year. If proper documentation is received, the absence is considered excused. The cost for obtaining the proper documentation is the full responsibility of the employee and sick leave may be denied if the proper documentation is not received. The documentation must include the following:
 - Date the patient was seen and when the employee is able to return to work
 - What, if any, restrictions are in place for the employee and how long they will last
 - Signature from the health care provider

Excessive Use of Sick Leave - Any Employee who uses more than 72 hours of unexcused sick leave in a calendar year will be determined to have used an excessive amount of sick leave.

2. If the employee's need to use sick time is foreseeable, the employee is required to provide notice seven calendar days before the date the sick time use is to begin. If the need for sick time is not foreseeable, an employee is required to notify their supervisor within one-half hour of starting time. An Employee who fails to call-in to notify the department of an intention to be absent will have, as a result, no pay for the workday and be subject to appropriate disciplinary action. An Employee who calls in beyond one-half hour of starting time will have, as a result, no pay for the period between their start time and the time that they called in and will be subject to appropriate disciplinary action. Due consideration will be given where extenuating circumstances have occurred.
3. An Employee who is absent three consecutive workdays without notifying the Department or fails to return from sick leave is subject to loss of seniority and status.
4. The Employee Attendance Record will be tracked and reviewed after each two-week pay period. If/when an employee uses more than 72 hours of unexcused sick leave in a calendar year, a discussion form will be issued to the Employee's supervisor to initiate a dialogue to review the situation with the Employee. Following the issuance of the discussion form, all future unexcused sick leave usage for that calendar year will be subject to appropriate progressive discipline.
5. The City's failure to take action against Employees who have exceeded the hours' guidelines contained in this Article does not prevent the City from taking subsequent action against an Employee for additional sick leave use.
6. These provisions are subject to the provisions of Michigan's Earned Sick Time Act (ESTA), the Civil Service Rules & Regulations, and the Family Medical Leave Act (FMLA).

B. Tardiness

Tardiness shall be defined as reporting to work after the Employee's scheduled start time. Tardiness will be subject to discipline up to and including termination, consistent with City policies.

6. Article 30, Working Hours – Modify Section I.2 as follows:

2. Maximum Compensatory Time Accrual: Each Employee may accrue up to ~~80~~ 120 hours of compensatory time. Employees will be paid for any subsequent overtime hours worked until the number of accrued hours of compensatory time falls below the limit.

7. Article 30, Working Hours – Delete Letter of Understanding regarding 4-day work schedule and add a new Section K to read:

K. Alternate Work Schedule

1. Notwithstanding anything to the contrary in this Agreement, any employee may work a 4-day, 10-hour workweek schedule, or some alternative work schedule, if requested by the employee and approved, in writing, by the Department Head of the Department in which the employee works. Any alternate schedule approved pursuant to this Section, shall consist of a 40-hour work schedule as provided in this Agreement.
2. Employees who utilize vacation, sick time or any other daily use of time for the full day while working a 4-day work schedule will be charged with, and paid for, the actual number of hours the employee was scheduled to work on the day the vacation, sick day or other daily use of time was utilized.
3. In any week where the City is closed for at least one day because of a City-recognized Holiday, the alternate schedules provided in Section 1, above, shall not apply and the employee will work a regular 8-hour schedule during all days that the City is open during that Holiday week.
4. If any alternate work schedule utilized pursuant to this Section results in an employee being scheduled to work more than eight (8) hours in a day, the provision in Article 32, Overtime, Section B providing for time and one-half for hours worked above eight (8) hours in one day, shall not be applicable. Instead, employees working an alternate schedule that results in the employee being scheduled to work more than eight (8) hours in a day shall be paid time and one-half for all hours worked in a day beyond the

scheduled number of hours. (For example, an employee working a 4-day, 10-hour schedule will be paid time and one-half for all hours worked in a day over 10 hours.)

5. Employees who are working an alternate schedule in a given week pursuant to this Section and who are required to work on a day they were not scheduled to work under the alternate schedule but that they would have otherwise worked under their regular schedule, will be paid time and one-half for all hours worked on that day.

8. Article 30, Working Hours – Incorporate Library Letter of Understanding into a new Section L and Delete Section E to read:

~~E. Employees who work in the Library shall receive in addition to their regular pay for the pay period, \$45 per hour additional compensation for all hours worked on days where the Employee is scheduled to work after 6:00 p.m.~~

L. Notwithstanding anything to the contrary in this Article, the following shall apply to employees of the Livonia Public Library:

1. The workweek of the Livonia Public Library is defined as Sunday through Saturday each week, although the City's pay cycle is Saturday through Friday.

2. The Livonia Public Library is a seven-day operation, and as such, other working hours and days provisions of the 192 contract do not apply to the 192 bargaining unit members who are Library employees.

3. Full-time library employees who work on a non-scheduled day off during the week will receive time and one half (1-1/2) the employee's regular rate for all hours worked on that day. If an employee works a second non-scheduled work day during that workweek, all hours on the second non-scheduled work day will be paid at two (2) times the employee's regular rate of pay.

4. Library employees who work on a Sunday will receive straight time unless Sunday is not a scheduled work day in which case the employee will earn premium pay based upon Paragraph 3, above.

5. On a sixth day worked in a workweek, part-time library employees will receive time and one half (1-1/2) the employee's regular rate for all hours worked on that day and on a seventh day worked in a workweek, part-time library employees will receive two (2) times the employee's regular rate for all hours worked on that day

6. Library employees may be required to work a minimum of one evening per week (Sunday through Saturday), and three weekend days (Saturdays or Sundays) in a calendar month. This is a minimum and is determined on an operational basis for the specific needs of the Library departments.

7. Library employees will have two days off per work week, but due to the rotating operating schedule, those days off do not need to be regular, consecutive, or consistent.

8. Employees who work in the Library shall receive in addition to their regular pay for the pay period, \$.50 per hour additional compensation for all hours worked on days where the Employee is scheduled to work after 6:00 p.m. An employee working multiple shifts in one day will only be entitled to this shift premium pay ~~on the~~ for the shift that includes hours after 6:00 p.m. Regularly scheduled hours and overtime/compensatory scheduled hours are considered separate shifts.



9. Time and one-half will be paid to all Employees of the bargaining unit:

1. For all hours over eight in one day; and

2. for hours in excess of the regular workweek of 40 hours, provided, however, that straight time will be paid to Employees who attend meetings scheduled during the week, which meetings are required as part of the normal responsibilities of the Employees.

9. Article 32, Holidays – Modify Section A as follows:

A. The paid holidays are designated as New Year's Day, Martin Luther King Jr. Day, Presidents' Day, Good Friday, Memorial Day (last Monday in May), Juneteenth, Fourth of July, Labor Day, Veteran's Day, Thanksgiving Day, the day after Thanksgiving, Christmas Eve, Christmas, and New Year's Eve. If Christmas . . .

10. Article 34, Vacations – Modify Section A as follows:

1. Employees hired prior to September 8, 2011, shall accrue vacation at the following rate for each completed month of service, with changes effective on their anniversary date:

Years of Service

Hours of Vacation

11 th year to 20 th year	14 hours per month
21 st year to 25 th year	15 hours per month
After 25 th year	16 hours per month

2. Employees hired after September 8, 2011, shall accrue vacation at the following rate for each completed month of service, with changes effective on their anniversary date:

<u>Years of Service</u>	<u>Hours of Vacation</u>
First 5 years	8 hours per month
6 th year to 10 th year	10 hours per month
11th year to 20th year	11 hours per month
After 20th <u>10th</u> year	13 hours per month

11. Article 34, Vacations – Add a new Section A.3 (and re-number remaining provisions) and modify old Section A.3 (new Section A.4) to read:

3. Effective January 1, 2027, all vacation time will be frontloaded, meaning that all vacation time that an employee would be eligible for in a calendar will be loaded into the employee's vacation bank and will be available for use by the employee beginning on January 1 of each year, subject to other provisions of this Agreement.

New employees will be frontloaded a pro-rated amount of vacation based on their hire date during their first calendar year.

If, upon separation from employment for any reason, an employee has used more than the employee would have earned in the year of separation, the amount of vacation time overused will be owed back to the City. The City is authorized to deduct such overuse from the employee's final pay.

Employees who were provided more or less vacation than actually earned, because of unpaid time off, part-time status or for any other reason, will have that unearned amount deducted, or added if applicable, from the time placed in their bank for the following year.

34. Vacation for all Employees may be accumulated up to ~~456~~480 hours, provided that frontloaded time added on January 1st of any year may cause the employee to have over 480 hours in their bank for the remainder of that year. Any accrued time in excess of ~~456~~480 hours as of December 31st of any year shall be lost. ~~The 456-hour maximum accumulation includes any bonus vacation days earned.~~

12. Article 38, Health Care Coverage – Modify Sections A and E and add new Section F (re-letter remaining provisions) as follows:

- A. The employer agrees to pay the premium for healthcare coverage ("Base Plan") for regular full-time Employees, spouses, and dependent children under 19 years of age or the applicable legal age, whichever is greater, subject to employee cost sharing requirements outlined in Section M below. The health care plan to Employees pursuant to this Section shall be Community Blues PPO, Plan 3, with as detailed in Exhibit A and shall include an annual deductible of \$250 per member and \$500 per family; co-insurance of 80%/20% with maximum annual co-insurance payments of \$1,000 per member and \$2,000 per family and shall include a \$20 office visit co-pay and a \$100 emergency room co-pay waived if admitted to hospital. The online visit co-pay for Employees who utilize online primary care visits will be one-half of the office visit co-pay. The Rx deductible drug prescription rider shall be a \$10 co-pay for generic drugs, a \$25 co-pay for formulary brand drugs, a \$50 co-pay for non-formulary brand drugs, and a co-pay of 10% of the cost of the drug, up to a maximum of \$100 per prescription, for specialty drugs. The prescription is to be filled by generic drug unless the physician directs the prescription to be "Dispensed as Written."
- E. Employees and retirees may participate in an alternate health insurance plan as detailed in Exhibit B of this Agreement (~~currently Blue Cross/Blue Shield Blue Choice~~) ~~offered by the City~~. Employees, new hires and retirees selecting the alternative plan with rates higher than those paid by the City for ~~Blue Cross/Blue Shield~~ the coverage provided in Section A, above, will pay the difference between the rates on a monthly basis. If an Employee or retiree accepts the option of the alternative plan, it will be deemed that the City has fulfilled its obligations under this Section and Paragraphs A, B, C and D herein for healthcare coverage and the specific benefits therein provided. Once an Employee or retiree has selected an alternative healthcare coverage option, no change can be made until the next reopening date. The office visit co-pay, emergency room co-pay and drug prescription co-pays for the alternative health insurance plan shall be the same as the co-pays for the ~~Blue Cross/Blue Shield~~ plan detailed in Section A, above.
- F. The City reserves the right to select a different health care plan or plan administrator/insurer for all offered plans, including the plans referenced in Sections A and E, above, at any time during this Agreement provided the plan offers substantially similar or better benefits than the current plan(s). For the purposes of this Agreement, "substantially similar" shall mean that the replacement plan(s) offers at least the same applicable medical co-pays (prescription, office and emergency room), annual deductibles, and co-insurance levels as those provided in the Base Plan (Section A) for any replacement to the Base Plan and for those provided for the Alternate Plan (Section E) for any replacement to the Alternate

Plan. Additionally, the in-network Doctor/Provider Participation of the new plan must include at least 80% of those in the current plan.

13. Article 38, HealthCare Coverage – Incorporate updated Act 152 State caps into Article.

14. Article 38, HealthCare Coverage – Modify Section C as follows:

C. Employees who are hired on or after September 8, 2011, shall not be entitled to health insurance upon retirement. Instead, the City will contribute to a Retiree Health Savings Plan (RHSP) for use by the employee following separation from employment under the following terms.

1. The City will contribute ~~\$8090~~ per bi-weekly pay period into the Employee's RHSP account for full-time Employees and ~~\$4045~~ per bi-weekly pay period into the Employee's RHSP account for part-time employees. Effective ~~December 1, 2025, December 1, 2022, or the date of ratification, whichever is later~~, the City will contribute ~~\$90100~~ per bi-weekly pay period for full-time Employees and ~~\$4550~~ per bi-weekly pay period for part-time Employees.

2. The Employee shall vest in the employer contributions following four years of service.

15. Article 41. Personal Business – Modify Article as follows:

Personal business, not to exceed ~~two~~ ~~four~~ days in a calendar year, shall be allowed to Employees without loss of pay or deduction from sick leave. Said personal business shall be taken in increments of at least two hours. ~~Effective January 1, 2023, employees shall be provided three personal days in any calendar year.~~

16. Article 43, Retirement – Modify Sections III.A.1 and B.1 as follows:

A. 1. For Employees hired prior to March 17, 1997 who made the irrevocable election to participate in a defined contribution plan, the City will contribute an amount equal to ~~13%~~ ~~14%~~ of the Employee's wages to said plan and the Employee will contribute an amount equal to ~~3.14.5%~~ of the Employee's wages. Effective ~~December 1, 2025, February 27, 2017, the Employee will contribute an amount equal to 4% of the Employee's wages. Effective December 1, 2019~~, the City will contribute an amount equal to ~~14~~ ~~15~~% of the Employee's wages ~~to said plan and the Employee will contribute an amount equal to 4.5% of the Employee's wages.~~

B. 1. For Employees hired on or after March 17, 1997 the pensions provided for Employees following their six-month probationary period will be a defined contribution plan, the City will contribute an amount equal to ~~11%~~ ~~12%~~

of the Employee's wages to said plan and the Employee will contribute an amount equal to 4.5% of the Employee's wages, with vesting after four years of employment. Effective December 1, 2025, ~~December 1, 2022, or the date of ratification, whichever is later,~~ the City's contribution shall increase to 12.13% of the Employee's wages. ~~The Employee is permitted to contribute additional amounts up to the maximum allowed by law.~~

17. Article 44, Uniforms – Modify Article as follows:

On the first payroll in June, Employees will be paid an annual clothing allowance based on the following schedule:

- A. Two hundred fifty dollars (~~\$200~~250) to Employees in the Custodian and Inspectors classification (Building, Electrical, Environmental Control Officer, Code Enforcement Officer, Heating and Plumbing).
- B. Three hundred Seventy-Five dollars (~~\$300~~375) to Employees in Building Mechanic classifications.
- C. ~~Four~~ Five hundred dollars (~~\$400~~500) to Employees in Public Service Worker classifications.
- D. One hundred twenty-five dollars (~~\$100~~125) to Employees in Equipment Mechanic or Equipment Mechanic Trainee classifications, in addition to City provided uniforms.
- E. One hundred twenty-five dollars (~~\$100~~125) to Employees in Clerical positions in the form of a voucher which must be used to purchase department-approved apparel. In lieu of a voucher, Police Department Clerical Employees will receive a \$100.125 annual clothing allowance.
- F. Animal Control Officers will receive a City provided uniform.

18. Article 47, Rate Adjustments – Modify Section C as follows:

C. The Wage Rate Schedule attached hereto as Appendix A represents the following wage adjustments over the life of this Agreement:

<u>Effective Date</u>	<u>Adjustment</u>
December 1, 2022 <u>(fully Retroactive) 2025:</u>	<u>23.5%</u> wage increase
December 1, 2023 <u>2026:</u>	<u>34.5%</u> wage increase
December 1, 2024 <u>2027:</u>	<u>2.53.5%</u> wage increase

The wage schedule for bargaining unit members shall include a wage adjustment of 2% that will go into effect prior to implementation of the 3.5% increase that is effective December 1, 2025.

The wage schedule includes a consolidation of the clerical positions as agreed to by the parties during bargaining.

~~Any employee who did not receive a wage rate adjustment pursuant to the parties' tentative agreement, will receive a \$500 signing bonus upon ratification of this Agreement.~~

19. Article 51, General Article – Add new Section I to read:

Effective [Date of Ratification], bargaining unit members shall be entitled to a single membership in their name at the Livonia Recreation Center at no cost. Employees utilizing this benefit are subject to the membership agreement terms as outlined on the membership application. Should a bargaining unit member have their membership revoked due to violations of these terms, any future membership approvals will be at the sole discretion of the Superintendent of the Parks & Recreation and the Parks & Recreation Commission. Employees who wish to have a family membership will be able to deduct the cost of single membership from the cost of the family membership. Employees are able to turn in sick days to pay for the cost of the portion of family membership that is not deducted, subject to minimum number of hour requirements. This benefit has no cash value and cannot be transferred.

20. General – Clean up CBA to reflect that all non-wage payments will be made in the first pay period of the month the payment is currently made.

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**CIVIL SERVICE DEPARTMENT
AFSCME - LOCAL 192
2025-2028 WAGE RATE SCHEDULE
EFFECTIVE 12/01/25**

CLASSIFICATION		3.5%			4.5%			3.5%		
		2025-2026			2026-2027			2027-2028		
		HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL
ACCOUNT CLERK I	STEP 1	24.55	1,964.00	51,064.00	25.65	2,052.00	53,352.00	26.55	2,124.00	55,224.00
	STEP 1.5	24.97	1,997.60	51,937.60	26.09	2,087.20	54,267.20	27.00	2,160.00	56,160.00
	STEP 2	25.38	2,030.40	52,790.40	26.52	2,121.60	55,161.60	27.45	2,196.00	57,096.00
	STEP 3	26.33	2,106.40	54,766.40	27.51	2,200.80	57,220.80	28.47	2,277.60	59,217.60
	STEP 4	27.18	2,174.40	56,534.40	28.40	2,272.00	59,072.00	29.39	2,351.20	61,131.20
ACCOUNT CLERK II	STEP 1	27.62	2,209.60	57,449.60	28.86	2,308.80	60,028.80	29.87	2,389.60	62,129.60
	STEP 1.5	28.16	2,252.80	58,572.80	29.43	2,354.40	61,214.40	30.46	2,436.80	63,356.80
	STEP 2	28.65	2,292.00	59,592.00	29.94	2,395.20	62,275.20	30.99	2,479.20	64,459.20
	STEP 3	29.70	2,376.00	61,776.00	31.04	2,483.20	64,563.20	32.13	2,570.40	66,830.40
	STEP 4	30.82	2,465.60	64,105.60	32.21	2,576.80	66,996.80	33.34	2,667.20	69,347.20
ACCOUNT CLERK III	STEP 1	28.86	2,308.80	60,028.80	30.16	2,412.80	62,732.80	31.22	2,497.60	64,937.60
	STEP 1.5	29.40	2,352.00	61,152.00	30.72	2,457.60	63,897.60	31.80	2,544.00	66,144.00
	STEP 2	29.93	2,394.40	62,254.40	31.28	2,502.40	65,062.40	32.37	2,589.60	67,329.60
	STEP 3	31.07	2,485.60	64,625.60	32.47	2,597.60	67,537.60	33.61	2,688.80	69,908.80
	STEP 4	32.18	2,574.40	66,934.40	33.63	2,690.40	69,950.40	34.81	2,784.80	72,404.80
ADMINISTRATIVE ASSISTANT I (formally Clerk I, Clerk Typist I, & Clerk II)	STEP 1	21.15	1,692.00	43,992.00	22.10	1,768.00	45,968.00	22.87	1,829.60	47,569.60
	STEP 1.5	21.58	1,726.40	44,886.40	22.55	1,804.00	46,904.00	23.34	1,867.20	48,547.20
	STEP 2	22.04	1,763.20	45,843.20	23.03	1,842.40	47,902.40	23.84	1,907.20	49,587.20
	STEP 3	22.92	1,833.60	47,673.60	23.95	1,916.00	49,816.00	24.79	1,983.20	51,563.20
	STEP 4	23.83	1,906.40	49,566.40	24.90	1,992.00	51,792.00	25.77	2,061.60	53,601.60
ADMINISTRATIVE ASSISTANT II (formally Clerk Typist II & Secretary I)	STEP 1	23.77	1,901.60	49,441.60	24.84	1,987.20	51,667.20	25.71	2,056.80	53,476.80
	STEP 1.5	24.21	1,936.80	50,356.80	25.30	2,024.00	52,624.00	26.19	2,095.20	54,475.20
	STEP 2	24.65	1,972.00	51,272.00	25.76	2,060.80	53,580.80	26.66	2,132.80	55,452.80
	STEP 3	25.51	2,040.80	53,060.80	26.66	2,132.80	55,452.80	27.59	2,207.20	57,387.20
	STEP 4	26.49	2,119.20	55,099.20	27.68	2,214.40	57,574.40	28.65	2,292.00	59,592.00
ADMINISTRATIVE ASSISTANT III (formally Secretary II & Secretary III)	STEP 1	28.01	2,240.80	58,260.80	29.27	2,341.60	60,881.60	30.29	2,423.20	63,003.20
	STEP 1.5	28.44	2,275.20	59,155.20	29.72	2,377.60	61,817.60	30.76	2,460.80	63,980.80
	STEP 2	28.94	2,315.20	60,195.20	30.24	2,419.20	62,899.20	31.30	2,504.00	65,104.00
	STEP 3	30.09	2,407.20	62,587.20	31.44	2,515.20	65,395.20	32.54	2,603.20	67,683.20
	STEP 4	31.14	2,491.20	64,771.20	32.54	2,603.20	67,683.20	33.68	2,694.40	70,054.40

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**CIVIL SERVICE DEPARTMENT
AFSCME - LOCAL 192
2025-2028 WAGE RATE SCHEDULE
EFFECTIVE 12/01/25**

<u>CLASSIFICATION</u>		3.5%			4.5%			3.5%		
		2025-2026			2026-2027			2027-2028		
		<u>HOURLY</u>	<u>BI-WEEKLY</u>	<u>ANNUAL</u>	<u>HOURLY</u>	<u>BI-WEEKLY</u>	<u>ANNUAL</u>	<u>HOURLY</u>	<u>BI-WEEKLY</u>	<u>ANNUAL</u>
ANIMAL CONTROL OFFICER	STEP 1	29.80	2,384.00	61,984.00	31.14	2,491.20	64,771.20	32.23	2,578.40	67,038.40
	STEP 1.5	30.29	2,423.20	63,003.20	31.65	2,532.00	65,832.00	32.76	2,620.80	68,140.80
	STEP 2	30.90	2,472.00	64,272.00	32.29	2,583.20	67,163.20	33.42	2,673.60	69,513.60
	STEP 3	32.02	2,561.60	66,601.60	33.46	2,676.80	69,596.80	34.63	2,770.40	72,030.40
	STEP 4	33.21	2,656.80	69,076.80	34.70	2,776.00	72,176.00	35.91	2,872.80	74,692.80
ASSESSING CLERK	STEP 1	28.01	2,240.80	58,260.80	29.27	2,341.60	60,881.60	30.29	2,423.20	63,003.20
	STEP 1.5	28.44	2,275.20	59,155.20	29.72	2,377.60	61,817.60	30.76	2,460.80	63,980.80
	STEP 2	28.94	2,315.20	60,195.20	30.24	2,419.20	62,899.20	31.30	2,504.00	65,104.00
	STEP 3	30.09	2,407.20	62,587.20	31.44	2,515.20	65,395.20	32.54	2,603.20	67,683.20
	STEP 4	31.14	2,491.20	64,771.20	32.54	2,603.20	67,683.20	33.68	2,694.40	70,054.40
BUILDING INSPECTOR	STEP 1	35.23	2,818.40	73,278.40	36.82	2,945.60	76,585.60	38.11	3,048.80	79,268.80
	STEP 1.5	35.91	2,872.80	74,692.80	37.53	3,002.40	78,062.40	38.84	3,107.20	80,787.20
	STEP 2	36.58	2,926.40	76,086.40	38.23	3,058.40	79,518.40	39.57	3,165.60	82,305.60
	STEP 3	37.91	3,032.80	78,852.80	39.62	3,169.60	82,409.60	41.01	3,280.80	85,300.80
	STEP 4	39.37	3,149.60	81,889.60	41.14	3,291.20	85,571.20	42.58	3,406.40	88,566.40
BUILDING MECHANIC I	STEP 1	27.99	2,239.20	58,219.20	29.25	2,340.00	60,840.00	30.27	2,421.60	62,961.60
	STEP 1.5	28.94	2,315.20	60,195.20	30.24	2,419.20	62,899.20	31.30	2,504.00	65,104.00
	STEP 2	29.88	2,390.40	62,150.40	31.22	2,497.60	64,937.60	32.31	2,584.80	67,204.80
	STEP 3	31.77	2,541.60	66,081.60	33.20	2,656.00	69,056.00	34.36	2,748.80	71,468.80
	STEP 4	33.67	2,693.60	70,033.60	35.19	2,815.20	73,195.20	36.42	2,913.60	75,753.60
BUILDING MECHANIC II	STEP 3	36.62	2,929.60	76,169.60	38.27	3,061.60	79,601.60	39.61	3,168.80	82,388.80
	STEP 4	37.94	3,035.20	78,915.20	39.65	3,172.00	82,472.00	41.04	3,283.20	85,363.20
	STEP 5	39.43	3,154.40	82,014.40	41.20	3,296.00	85,696.00	42.64	3,411.20	88,691.20
CODE ENFORCEMENT OFFICER	STEP 1	30.05	2,404.00	62,504.00	31.40	2,512.00	65,312.00	32.50	2,600.00	67,600.00
	STEP 1.5	30.63	2,450.40	63,710.40	32.01	2,560.80	66,580.80	33.13	2,650.40	68,910.40
	STEP 2	31.13	2,490.40	64,750.40	32.53	2,602.40	67,662.40	33.67	2,693.60	70,033.60
	STEP 3	32.28	2,582.40	67,142.40	33.73	2,698.40	70,158.40	34.91	2,792.80	72,612.80
	STEP 4	33.48	2,678.40	69,638.40	34.99	2,799.20	72,779.20	36.21	2,896.80	75,316.80

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**CIVIL SERVICE DEPARTMENT
AFSCME - LOCAL 192
2025-2028 WAGE RATE SCHEDULE
EFFECTIVE 12/01/25**

CLASSIFICATION		3.5%			4.5%			3.5%		
		2025-2026			2026-2027			2027-2028		
		HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL
CUSTODIAN	STEP 1	18.64	1,491.20	38,771.20	19.48	1,558.40	40,518.40	20.16	1,612.80	41,932.80
	STEP 1.5	19.04	1,523.20	39,603.20	19.90	1,592.00	41,392.00	20.60	1,648.00	42,848.00
	STEP 2	19.42	1,553.60	40,393.60	20.29	1,623.20	42,203.20	21.00	1,680.00	43,680.00
	STEP 3	20.24	1,619.20	42,099.20	21.15	1,692.00	43,992.00	21.89	1,751.20	45,531.20
	STEP 4	21.08	1,686.40	43,846.40	22.03	1,762.40	45,822.40	22.80	1,824.00	47,424.00
ELECTIONS SYSTEMS OPERATOR	STEP 1	25.80	2,064.00	53,664.00	26.96	2,156.80	56,076.80	27.90	2,232.00	58,032.00
	STEP 1.5	26.23	2,098.40	54,558.40	27.41	2,192.80	57,012.80	28.37	2,269.60	59,009.60
	STEP 2	26.78	2,142.40	55,702.40	27.99	2,239.20	58,219.20	28.97	2,317.60	60,257.60
	STEP 3	27.71	2,216.80	57,636.80	28.96	2,316.80	60,236.80	29.97	2,397.60	62,337.60
	STEP 4	28.70	2,296.00	59,696.00	29.99	2,399.20	62,379.20	31.04	2,483.20	64,563.20
ELECTION COORDINATOR <i>(per CR#475-06, eff. 10/12/06)</i>	STEP 1	29.72	2,377.60	61,817.60	31.06	2,484.80	64,604.80	32.15	2,572.00	66,872.00
	STEP 1.5	30.31	2,424.80	63,044.80	31.67	2,533.60	65,873.60	32.78	2,622.40	68,182.40
	STEP 2	30.92	2,473.60	64,313.60	32.31	2,584.80	67,204.80	33.44	2,675.20	69,555.20
	STEP 3	32.19	2,575.20	66,955.20	33.64	2,691.20	69,971.20	34.82	2,785.60	72,425.60
	STEP 4	33.48	2,678.40	69,638.40	34.99	2,799.20	72,779.20	36.21	2,896.80	75,316.80
ELECTRICAL INSPECTOR	STEP 1	35.23	2,818.40	73,278.40	36.82	2,945.60	76,585.60	38.11	3,048.80	79,268.80
	STEP 1.5	35.91	2,872.80	74,692.80	37.53	3,002.40	78,062.40	38.84	3,107.20	80,787.20
	STEP 2	36.58	2,926.40	76,086.40	38.23	3,058.40	79,518.40	39.57	3,165.60	82,305.60
	STEP 3	37.91	3,032.80	78,852.80	39.62	3,169.60	82,409.60	41.01	3,280.80	85,300.80
	STEP 4	39.37	3,149.60	81,889.60	41.14	3,291.20	85,571.20	42.58	3,406.40	88,566.40
ENVIRONMENTAL CONTROL OFFICER	STEP 1	35.23	2,818.40	73,278.40	36.82	2,945.60	76,585.60	38.11	3,048.80	79,268.80
	STEP 1.5	35.91	2,872.80	74,692.80	37.53	3,002.40	78,062.40	38.84	3,107.20	80,787.20
	STEP 2	36.58	2,926.40	76,086.40	38.23	3,058.40	79,518.40	39.57	3,165.60	82,305.60
	STEP 3	37.91	3,032.80	78,852.80	39.62	3,169.60	82,409.60	41.01	3,280.80	85,300.80
	STEP 4	39.37	3,149.60	81,889.60	41.14	3,291.20	85,571.20	42.58	3,406.40	88,566.40
EQUIPMENT MECHANIC I	STEP 1	31.59	2,527.20	65,707.20	33.01	2,640.80	68,660.80	34.17	2,733.60	71,073.60
	STEP 1.5	32.15	2,572.00	66,872.00	33.60	2,688.00	69,888.00	34.78	2,782.40	72,342.40
	STEP 2	32.66	2,612.80	67,932.80	34.13	2,730.40	70,990.40	35.32	2,825.60	73,465.60
	STEP 3	34.03	2,722.40	70,782.40	35.56	2,844.80	73,964.80	36.80	2,944.00	76,544.00
	STEP 4	35.23	2,818.40	73,278.40	36.82	2,945.60	76,585.60	38.11	3,048.80	79,268.80

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**CIVIL SERVICE DEPARTMENT
AFSCME - LOCAL 192
2025-2028 WAGE RATE SCHEDULE
EFFECTIVE 12/01/25**

<u>CLASSIFICATION</u>		3.5%			4.5%			3.5%		
		2025-2026			2026-2027			2027-2028		
		<u>HOURLY</u>	<u>BI-WEEKLY</u>	<u>ANNUAL</u>	<u>HOURLY</u>	<u>BI-WEEKLY</u>	<u>ANNUAL</u>	<u>HOURLY</u>	<u>BI-WEEKLY</u>	<u>ANNUAL</u>
EQUIPMENT MECHANIC II	STEP 3	36.62	2,929.60	76,169.60	38.27	3,061.60	79,601.60	39.61	3,168.80	82,388.80
	STEP 4	37.94	3,035.20	78,915.20	39.65	3,172.00	82,472.00	41.04	3,283.20	85,363.20
	STEP 5	39.43	3,154.40	82,014.40	41.20	3,296.00	85,696.00	42.64	3,411.20	88,691.20
EQUIPMENT MECHANIC TRAINEE	STEP 1	23.13	1,850.40	48,110.40	24.17	1,933.60	50,273.60	25.02	2,001.60	52,041.60
	STEP 1.5	23.64	1,891.20	49,171.20	24.70	1,976.00	51,376.00	25.56	2,044.80	53,164.80
	STEP 2	24.09	1,927.20	50,107.20	25.17	2,013.60	52,353.60	26.05	2,084.00	54,184.00
	STEP 3	25.10	2,008.00	52,208.00	26.23	2,098.40	54,558.40	27.15	2,172.00	56,472.00
FIRE EQUIPMENT MECHANIC	STEP 1	31.59	2,527.20	65,707.20	33.01	2,640.80	68,660.80	34.17	2,733.60	71,073.60
	STEP 1.5	32.15	2,572.00	66,872.00	33.60	2,688.00	69,888.00	34.78	2,782.40	72,342.40
	STEP 2	32.66	2,612.80	67,932.80	34.13	2,730.40	70,990.40	35.32	2,825.60	73,465.60
	STEP 3	34.03	2,722.40	70,782.40	35.56	2,844.80	73,964.80	36.80	2,944.00	76,544.00
	STEP 4	35.23	2,818.40	73,278.40	36.82	2,945.60	76,585.60	38.11	3,048.80	79,268.80
HEATING INSPECTOR	STEP 1	35.23	2,818.40	73,278.40	36.82	2,945.60	76,585.60	38.11	3,048.80	79,268.80
	STEP 1.5	35.91	2,872.80	74,692.80	37.53	3,002.40	78,062.40	38.84	3,107.20	80,787.20
	STEP 2	36.58	2,926.40	76,086.40	38.23	3,058.40	79,518.40	39.57	3,165.60	82,305.60
	STEP 3	37.91	3,032.80	78,852.80	39.62	3,169.60	82,409.60	41.01	3,280.80	85,300.80
	STEP 4	39.37	3,149.60	81,889.60	41.14	3,291.20	85,571.20	42.58	3,406.40	88,566.40
LIBRARIAN I <i>Effective 12.16.24 per LOU</i>	STEP 1	28.76	2,300.80	59,820.80	30.05	2,404.00	62,504.00	31.10	2,488.00	64,688.00
	STEP 1.5	29.35	2,348.00	61,048.00	30.67	2,453.60	63,793.60	31.74	2,539.20	66,019.20
	STEP 2	29.89	2,391.20	62,171.20	31.24	2,499.20	64,979.20	32.33	2,586.40	67,246.40
	STEP 3	31.12	2,489.60	64,729.60	32.52	2,601.60	67,641.60	33.66	2,692.80	70,012.80
	STEP 4	32.34	2,587.20	67,267.20	33.80	2,704.00	70,304.00	34.98	2,798.40	72,758.40
	STEP 5	33.63	2,690.40	69,950.40	35.14	2,811.20	73,091.20	36.37	2,909.60	75,649.60
LIBRARY AIDE I	STEP 1	24.23	1,938.40	50,398.40	25.32	2,025.60	52,665.60	26.21	2,096.80	54,516.80
	STEP 1.5	24.65	1,972.00	51,272.00	25.76	2,060.80	53,580.80	26.66	2,132.80	55,452.80
	STEP 2	25.09	2,007.20	52,187.20	26.22	2,097.60	54,537.60	27.14	2,171.20	56,451.20
	STEP 3	25.97	2,077.60	54,017.60	27.14	2,171.20	56,451.20	28.09	2,247.20	58,427.20
	STEP 4	26.90	2,152.00	55,952.00	28.11	2,248.80	58,468.80	29.09	2,327.20	60,507.20

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**CIVIL SERVICE DEPARTMENT
AFSCME - LOCAL 192
2025-2028 WAGE RATE SCHEDULE
EFFECTIVE 12/01/25**

CLASSIFICATION		3.5%			4.5%			3.5%		
		2025-2026			2026-2027			2027-2028		
		HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL
LIBRARY AIDE II	STEP 1	28.09	2,247.20	58,427.20	29.35	2,348.00	61,048.00	30.38	2,430.40	63,190.40
	STEP 1.5	28.59	2,287.20	59,467.20	29.88	2,390.40	62,150.40	30.93	2,474.40	64,334.40
	STEP 2	29.15	2,332.00	60,632.00	30.46	2,436.80	63,356.80	31.53	2,522.40	65,582.40
	STEP 3	30.11	2,408.80	62,628.80	31.46	2,516.80	65,436.80	32.56	2,604.80	67,724.80
	STEP 4	31.23	2,498.40	64,958.40	32.64	2,611.20	67,891.20	33.78	2,702.40	70,262.40
PERSONAL PROPERTY TAX COLLECTOR	STEP 1	25.76	2,060.80	53,580.80	26.92	2,153.60	55,993.60	27.86	2,228.80	57,948.80
	STEP 1.5	26.22	2,097.60	54,537.60	27.40	2,192.00	56,992.00	28.36	2,268.80	58,988.80
	STEP 2	26.75	2,140.00	55,640.00	27.95	2,236.00	58,136.00	28.93	2,314.40	60,174.40
	STEP 3	27.72	2,217.60	57,657.60	28.97	2,317.60	60,257.60	29.98	2,398.40	62,358.40
	STEP 4	28.75	2,300.00	59,800.00	30.04	2,403.20	62,483.20	31.09	2,487.20	64,667.20
	STEP 5	29.87	2,389.60	62,129.60	31.21	2,496.80	64,916.80	32.30	2,584.00	67,184.00
PLANNING TECHNICIAN	STEP 1	28.39	2,271.20	59,051.20	29.67	2,373.60	61,713.60	30.71	2,456.80	63,876.80
	STEP 1.5	28.91	2,312.80	60,132.80	30.21	2,416.80	62,836.80	31.27	2,501.60	65,041.60
	STEP 2	29.41	2,352.80	61,172.80	30.73	2,458.40	63,918.40	31.81	2,544.80	66,164.80
	STEP 3	30.53	2,442.40	63,502.40	31.90	2,552.00	66,352.00	33.02	2,641.60	68,681.60
	STEP 4	31.62	2,529.60	65,769.60	33.04	2,643.20	68,723.20	34.20	2,736.00	71,136.00
PLUMBING INSPECTOR	STEP 1	35.23	2,818.40	73,278.40	36.82	2,945.60	76,585.60	38.11	3,048.80	79,268.80
	STEP 1.5	35.91	2,872.80	74,692.80	37.53	3,002.40	78,062.40	38.84	3,107.20	80,787.20
	STEP 2	36.58	2,926.40	76,086.40	38.23	3,058.40	79,518.40	39.57	3,165.60	82,305.60
	STEP 3	37.91	3,032.80	78,852.80	39.62	3,169.60	82,409.60	41.01	3,280.80	85,300.80
	STEP 4	39.37	3,149.60	81,889.60	41.14	3,291.20	85,571.20	42.58	3,406.40	88,566.40
PROPERTY APPRAISER I	STEP 1	25.76	2,060.80	53,580.80	26.92	2,153.60	55,993.60	27.86	2,228.80	57,948.80
	STEP 1.5	26.22	2,097.60	54,537.60	27.40	2,192.00	56,992.00	28.36	2,268.80	58,988.80
	STEP 2	26.75	2,140.00	55,640.00	27.95	2,236.00	58,136.00	28.93	2,314.40	60,174.40
	STEP 3	27.72	2,217.60	57,657.60	28.97	2,317.60	60,257.60	29.98	2,398.40	62,358.40
	STEP 4	28.75	2,300.00	59,800.00	30.04	2,403.20	62,483.20	31.09	2,487.20	64,667.20
	STEP 5	29.87	2,389.60	62,129.60	31.21	2,496.80	64,916.80	32.30	2,584.00	67,184.00

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**CIVIL SERVICE DEPARTMENT
AFSCME - LOCAL 192
2025-2028 WAGE RATE SCHEDULE
EFFECTIVE 12/01/25**

CLASSIFICATION		3.5%			4.5%			3.5%		
		2025-2026			2026-2027			2027-2028		
		HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL
PUBLIC SERVICE WORKER I	STEP 1	26.14	2,091.20	54,371.20	27.32	2,185.60	56,825.60	28.28	2,262.40	58,822.40
	STEP 1.5	27.14	2,171.20	56,451.20	28.36	2,268.80	58,988.80	29.35	2,348.00	61,048.00
	STEP 2	28.11	2,248.80	58,468.80	29.37	2,349.60	61,089.60	30.40	2,432.00	63,232.00
	STEP 3	30.09	2,407.20	62,587.20	31.44	2,515.20	65,395.20	32.54	2,603.20	67,683.20
	STEP 4	32.06	2,564.80	66,684.80	33.50	2,680.00	69,680.00	34.67	2,773.60	72,113.60
PUBLIC SERVICE WORKER II	STEP 1	29.12	2,329.60	60,569.60	30.43	2,434.40	63,294.40	31.50	2,520.00	65,520.00
	STEP 1.5	29.73	2,378.40	61,838.40	31.07	2,485.60	64,625.60	32.16	2,572.80	66,892.80
	STEP 2	30.33	2,426.40	63,086.40	31.69	2,535.20	65,915.20	32.80	2,624.00	68,224.00
	STEP 3	31.60	2,528.00	65,728.00	33.02	2,641.60	68,681.60	34.18	2,734.40	71,094.40
	STEP 4	32.91	2,632.80	68,452.80	34.39	2,751.20	71,531.20	35.59	2,847.20	74,027.20
	STEP 5	34.26	2,740.80	71,260.80	35.80	2,864.00	74,464.00	37.05	2,964.00	77,064.00
SAFETY REPRESENTATIVE	STEP 1	34.03	2,722.40	70,782.40	35.56	2,844.80	73,964.80	36.80	2,944.00	76,544.00
	STEP 1.5	34.61	2,768.80	71,988.80	36.17	2,893.60	75,233.60	37.44	2,995.20	77,875.20
	STEP 2	35.23	2,818.40	73,278.40	36.82	2,945.60	76,585.60	38.11	3,048.80	79,268.80
SENIOR FIRE EQUIPMENT MECHANIC	STEP 3	36.62	2,929.60	76,169.60	38.27	3,061.60	79,601.60	39.61	3,168.80	82,388.80
	STEP 4	37.94	3,035.20	78,915.20	39.65	3,172.00	82,472.00	41.04	3,283.20	85,363.20
	STEP 5	39.43	3,154.40	82,014.40	41.20	3,296.00	85,696.00	42.64	3,411.20	88,691.20
TAX ACCOUNT CLERK	STEP 1	29.72	2,377.60	61,817.60	31.06	2,484.80	64,604.80	32.15	2,572.00	66,872.00
	STEP 1.5	30.31	2,424.80	63,044.80	31.67	2,533.60	65,873.60	32.78	2,622.40	68,182.40
	STEP 2	30.92	2,473.60	64,313.60	32.31	2,584.80	67,204.80	33.44	2,675.20	69,555.20
	STEP 3	32.19	2,575.20	66,955.20	33.64	2,691.20	69,971.20	34.82	2,785.60	72,425.60
	STEP 4	33.48	2,678.40	69,638.40	34.99	2,799.20	72,779.20	36.21	2,896.80	75,316.80
TAX CLERK I	STEP 1	20.22	1,617.60	42,057.60	21.13	1,690.40	43,950.40	21.87	1,749.60	45,489.60
	STEP 1.5	20.49	1,639.20	42,619.20	21.41	1,712.80	44,532.80	22.16	1,772.80	46,092.80
	STEP 2	20.86	1,668.80	43,388.80	21.80	1,744.00	45,344.00	22.56	1,804.80	46,924.80
	STEP 3	21.57	1,725.60	44,865.60	22.54	1,803.20	46,883.20	23.33	1,866.40	48,526.40
	STEP 4	22.33	1,786.40	46,446.40	23.33	1,866.40	48,526.40	24.15	1,932.00	50,232.00

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**CIVIL SERVICE DEPARTMENT
AFSCME - LOCAL 192
2025-2028 WAGE RATE SCHEDULE
EFFECTIVE 12/01/25**

CLASSIFICATION		3.5%			4.5%			3.5%		
		2025-2026			2026-2027			2027-2028		
		HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL
TELLER I	STEP 1	25.09	2,007.20	52,187.20	26.22	2,097.60	54,537.60	27.14	2,171.20	56,451.20
	STEP 1.5	25.51	2,040.80	53,060.80	26.66	2,132.80	55,452.80	27.59	2,207.20	57,387.20
	STEP 2	25.97	2,077.60	54,017.60	27.14	2,171.20	56,451.20	28.09	2,247.20	58,427.20
	STEP 3	26.90	2,152.00	55,952.00	28.11	2,248.80	58,468.80	29.09	2,327.20	60,507.20
	STEP 4	27.93	2,234.40	58,094.40	29.19	2,335.20	60,715.20	30.21	2,416.80	62,836.80
TELLER II	STEP 1	25.80	2,064.00	53,664.00	26.96	2,156.80	56,076.80	27.90	2,232.00	58,032.00
	STEP 1.5	26.23	2,098.40	54,558.40	27.41	2,192.80	57,012.80	28.37	2,269.60	59,009.60
	STEP 2	26.78	2,142.40	55,702.40	27.99	2,239.20	58,219.20	28.97	2,317.60	60,257.60
	STEP 3	27.71	2,216.80	57,636.80	28.96	2,316.80	60,236.80	29.97	2,397.60	62,337.60
	STEP 4	28.70	2,296.00	59,696.00	29.99	2,399.20	62,379.20	31.04	2,483.20	64,563.20
TELLER III	STEP 1	27.62	2,209.60	57,449.60	28.86	2,308.80	60,028.80	29.87	2,389.60	62,129.60
	STEP 1.5	28.16	2,252.80	58,572.80	29.43	2,354.40	61,214.40	30.46	2,436.80	63,356.80
	STEP 2	28.65	2,292.00	59,592.00	29.94	2,395.20	62,275.20	30.99	2,479.20	64,459.20
	STEP 3	29.70	2,376.00	61,776.00	31.04	2,483.20	64,563.20	32.13	2,570.40	66,830.40
	STEP 4	30.82	2,465.60	64,105.60	32.21	2,576.80	66,996.80	33.34	2,667.20	69,347.20
TRAFFIC ANALYST I	STEP 1	28.39	2,271.20	59,051.20	29.67	2,373.60	61,713.60	30.71	2,456.80	63,876.80
	STEP 1.5	28.91	2,312.80	60,132.80	30.21	2,416.80	62,836.80	31.27	2,501.60	65,041.60
	STEP 2	29.41	2,352.80	61,172.80	30.73	2,458.40	63,918.40	31.81	2,544.80	66,164.80
	STEP 3	30.53	2,442.40	63,502.40	31.90	2,552.00	66,352.00	33.02	2,641.60	68,681.60
	STEP 4	31.62	2,529.60	65,769.60	33.04	2,643.20	68,723.20	34.20	2,736.00	71,136.00
TRAFFIC ANALYST II	STEP 1	30.10	2,408.00	62,608.00	31.45	2,516.00	65,416.00	32.55	2,604.00	67,704.00
	STEP 1.5	30.67	2,453.60	63,793.60	32.05	2,564.00	66,664.00	33.17	2,653.60	68,993.60
	STEP 2	31.17	2,493.60	64,833.60	32.57	2,605.60	67,745.60	33.71	2,696.80	70,116.80
	STEP 3	32.37	2,589.60	67,329.60	33.83	2,706.40	70,366.40	35.01	2,800.80	72,820.80
	STEP 4	33.53	2,682.40	69,742.40	35.04	2,803.20	72,883.20	36.27	2,901.60	75,441.60

Classification	Step 1	Step 1.5	Step 2	Step 3	Step 4	New Title Proposal	Step 1	Step 1.5	Step 2	Step 3	Step 4
Clerk I	19.15	19.45	19.76	20.43	21.15	Administrative Assistant I	20.03	20.44	20.88	21.71	22.57
Clerk Typist I	19.45	19.81	20.17	20.87	21.58						
Clerk II	20.03	20.44	20.88	21.71	22.57						
Clerk Typist II	22.16	22.52	22.95	23.77	24.62	Administrative Assistant II	22.52	22.93	23.35	24.16	25.09
Secretary I	22.52	22.93	23.35	24.16	25.09						
Secretary II	25.49	25.98	26.51	27.39	28.46	Administrative Assistant III	26.53	26.94	27.41	28.50	29.50
Secretary III	26.53	26.94	27.41	28.50	29.50						

Step rates shown are the 2024-25 rates

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 9, 2026**

Meeting was called to order at 9:30 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Eileen McDonnell, President Reid. Absent: Brandon McCullough.

8. REQUEST TO APPROVE ADJUSTMENTS IN SALARY AND BENEFITS FOR NON-REPRESENTED CITY OF LIVONIA EMPLOYEES FOR THE PERIOD DECEMBER 1, 2025, THROUGH NOVEMBER 30, 2028.

Jeannine Laible, Human Resources Director, requested approval for adjustments for non-represented employees for wage adjustment, updated vacation time accruals, increase in personal business time, a rec-center membership, and an increase in retirement benefits.

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

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

8.

Civil Service
February 26, 2026

MEETING DATE

S030926/R032326

PRESENTED BY

Jeannine Laible, Human Resources Director

AGENDA ITEM

REQUEST TO APPROVE ADJUSTMENTS IN SALARY AND BENEFITS FOR NON-REPRESENTED CITY OF LIVONIA EMPLOYEES FOR THE PERIOD DECEMBER 1, 2025, THROUGH NOVEMBER 30, 2028.

BACKGROUND DETAILS

Honorable Members of City Council
City of Livonia

Subject: Adjustments in Salary and Benefits for Non-Represented City of Livonia Employees

Dear Council Members:

On February 25, 2026, AFSCME Union Local 192 ratified a three-year agreement effective December 1, 2025, through November 20, 2028. Historically, the wage and benefit adjustments negotiated between the City and Locals 1917 and 192 have been extended to the non-represented employees. We are requesting the following recommended changes for non-represented City employees.

1. Salary increases to all bargaining unit members as follows:

Effective December 1, 2025:	3.5% increase
Effective December 1, 2026:	4.5% increase
Effective December 1, 2027:	3.5% increase

2. In addition to the salary increases detailed above, to address retention and recruiting issues, and to keep with prior adjustments of other bargaining units, along with keeping Livonia wages competitive to neighboring communities, the parties agreed to a wage adjustment of 2% prior to implementation of the 3.5% December 1, 2025 increase.

3. Modification of 2nd tier vacation schedule by reducing service time an employee must work before reaching maximum to reward employees who have worked for the City for at least 10 years. After 10 years of service, an employee will accrue 13 hours per month.

4. Beginning January 1, 2027, modification of vacation accrual process to allow employees more flexibility in use and to ease administration of vacation time benefit.
5. Increase in maximum amount of vacation leave accrual to 520 hours to be consistent with provisions previously agreed to with other City bargaining units.
6. Increase in personal business time from 3 days to 4 days annually in recognition of loss of bonus vacation days resulting from implementation of ESTA.
7. Addition of Juneteenth as a City Holiday.
8. Increase in the City contribution to the Retiree Health Insurance Plan for those who are not eligible for retiree health insurance from \$90 per bi-weekly pay to \$100 per bi-weekly pay.
9. Increased the City contribution to Defined Contribution accounts from 12% to 13% for employees hired after 1997 and 14% to 15% for employees hired prior to 1997.
10. Annual membership to the Jack E. Kirksey Recreation Center, for employees only. Must be in good standing with the Recreation Center to be eligible.
11. Modification to the sick leave payout pay structure from a set 60% payout to a tiered system and add a \$6,000 bonus for the largest sick leave accrual banks. These changes are consistent with other collective bargaining agreements in the City. The payout percentage reductions at the lowest and middle tiers benefit the City, while the tiered system rewards employees who accrue enough sick leave to reach the top tier.
12. Increase the maximum accrual of compensatory time from 80 hours to 120 hours. Allow employees to request a payout of accrued compensatory time once a year in October.
13. For item numbers 1 through 3, 5, 8, and 9, they will be retroactively applied back to December 1, 2025.

Note: Updated vacation and compensatory benefits do not apply to exempt employees who have separate policies related to these matters.

At its Special Meeting of February 26, 2026, the Civil Service Commission adopted the following resolution:

Upon a motion by Ms. Mahoney, seconded by Mr. Spence, and unanimously adopted, it was

#26-35 RESOLVED, that having reviewed the memorandum from Jeannine Laible, Human Resources Director, dated February 25, 2026, regarding the salary and benefit changes for non-represented employees, effective December 1, 2025, to November 30, 2028, the Civil Service Commission does hereby approve the salary and benefit changes for non-represented employees, and submits same to City Council for their review and consideration.

If you have any questions concerning this matter, please call me at (734) 466-2527.

Sincerely,

Jeannine Laible
Human Resources Director

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

Approve as submitted

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

.

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

.

DETAILED WORK BEING PERFORMED

.

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

.

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

.

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

ATTACHMENTS

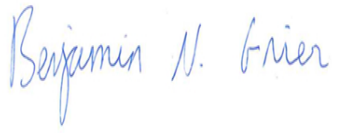
1. Adjustments in Salary and Benefits for Non-Represented City of Livonia Employees for the Period December 1, 2025 through November 30, 2028

APPROVED BY



Jeannine Laible, Human Resources Director

Date: February 26, 2026



Benjamin N. Grier, JD, CPA, Finance Director

Date: February 26, 2026



Carter Fisher, City Attorney

Date: February 26, 2026



Maureen Miller Brosnan, Mayor

Date: February 27, 2026

MEMORANDUM

TO: Civil Service Commission
FROM: Jeannine Laible, Human Resources Director 
DATE: February 25, 2026
SUBJECT: **Adjustments in Salary and Benefits for Non-Represented City of Livonia Employees**

The following recommended changes, for non-represented City employees, are reflective of the changes agreed to by the City and employees represented by AFSCME Union Locals 1917 and 192, for the contract period of December 1, 2025, through November 30, 2028:

1. Salary increases to all bargaining unit members as follows:

Effective December 1, 2025:	3.5% increase
Effective December 1, 2026:	4.5% increase
Effective December 1, 2027:	3.5% increase
2. In addition to the salary increases detailed above, to address retention and recruiting issues, and to keep with prior adjustments of other bargaining units, along with keeping Livonia wages competitive to neighboring communities, the parties agreed to a wage adjustment of 2% prior to implementation of the 3.5% December 1, 2025 increase.
3. Modification of 2nd tier vacation schedule by reducing service time an employee must work before reaching maximum to reward employees who have worked for the City for at least 10 years. After 10 years of service, an employee will accrue 13 hours per month.
4. Beginning January 1, 2027, modification of vacation accrual process to allow employees more flexibility in use and to ease administration of vacation time benefit.
5. Increase in maximum amount of vacation leave accrual to 520 hours to be consistent with provisions previously agreed to with other City bargaining units.
6. Increase in personal business time from 3 days to 4 days annually in recognition of loss of bonus vacation days resulting from implementation of ESTA.
7. Addition of Juneteenth as a City Holiday.
8. Increase in the City contribution to the Retiree Health Insurance Plan for those who are not eligible for retiree health insurance from \$90 per bi-weekly pay to \$100 per bi-weekly pay.
9. Increased the City contribution to Defined Contribution accounts from 12% to 13% for employees hired after 1997 and 14% to 15% for employees hired prior to 1997.

10. Annual membership to the Jack E. Kirksey Recreation Center, for employees only. Must be in good standing with the Recreation Center to be eligible.
11. Modification to the sick leave payout pay structure from a set 60% payout to a tiered system and add a \$6,000 bonus for the largest sick leave accrual banks. These changes are consistent with other collective bargaining agreements in the City. The payout percentage reductions at the lowest and middle tiers benefit the City, while the tiered system rewards employees who accrue enough sick leave to reach the top tier.
12. Increase the maximum accrual of compensatory time from 80 hours to 120 hours. Allow employees to request a payout of accrued compensatory time once a year in October.
13. For item numbers 1 through 3, 5, 8, and 9, they will be retroactively applied back to December 1, 2025.

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 9, 2026**

Meeting was called to order at 9:30 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Eileen McDonnell, President Reid. Absent: Brandon McCullough.

9. REQUEST TO APPROVE ADJUSTMENTS IN SALARY AND BENEFITS FOR NON-APPOINTED DEPARTMENT HEADS FOR THE PERIOD DECEMBER 1, 2025, THROUGH NOVEMBER 30, 2028.

Jeannine Laible, Human Resources Director, requested approval for adjustments for department heads in regard to wage adjustment, updated vacation time accruals, increase in personal business time, a rec center membership, and an increase in retirement benefits.

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

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

9.

Civil Service
February 26, 2026

MEETING DATE

S030926/R032326

PRESENTED BY

Jeannine Laible, Human Resources Director

AGENDA ITEM

REQUEST TO APPROVE ADJUSTMENTS IN SALARY AND BENEFITS FOR NON-APPOINTED DEPARTMENT HEADS FOR THE PERIOD DECEMBER 1, 2025, THROUGH NOVEMBER 30, 2028.

BACKGROUND DETAILS

Honorable Members of City Council
City of Livonia

Subject: Adjustments in Salary and Benefits for Non-Appointed City of Livonia Department Heads

Dear Council Members:

On February 25, 2026, AFSCME Union Local 192 ratified a three-year agreement effective December 1, 2025, through November 20, 2028. Historically, the wage and benefit adjustments negotiated between the City and Locals 1917 and 192 have been extended to the non-appointed City of Livonia Department Heads. We are requesting the following recommended changes for non-appointed City of Livonia Department Heads.

1. Salary increases to all bargaining unit members as follows:

Effective December 1, 2025:	3.5% increase
Effective December 1, 2026:	4.5% increase
Effective December 1, 2027:	3.5% increase

2. In addition to the salary increases detailed above, to address retention and recruiting issues, and to keep with prior adjustments of other bargaining units, along with keeping Livonia wages competitive to neighboring communities, the parties agreed to a wage adjustment of 2% prior to implementation of the 3.5% December 1, 2025 increase.

3. Increase in personal business time from 3 days to 4 days annually in recognition of loss of bonus vacation days resulting from implementation of ESTA.

4. Addition of Juneteenth as a City Holiday.

5. Increase in the City contribution to the Retiree Health Insurance Plan for those who are not eligible for retiree health insurance from \$90 per bi-weekly pay to \$100 per bi-weekly pay.
6. Increased the City contribution to Defined Contribution accounts from 12% to 13% for employees hired after 1997 and 14% to 15% for employees hired prior to 1997.
7. Annual membership to the Jack E. Kirksey Recreation Center, for employees only. Must be in good standing with the Recreation Center to be eligible.
8. Modification to the sick leave payout pay structure from a set 60% payout to a tiered system and add a \$6,000 bonus for the largest sick leave accrual banks. These changes are consistent with other collective bargaining agreements in the City. The payout percentage reductions at the lowest and middle tiers benefit the City, while the tiered system rewards employees who accrue enough sick leave to reach the top tier.
9. For item numbers 1, 2, 5, and 6 they will be retroactively applied back to December 1, 2025.

At its Special Meeting of February 26, 2026, the Civil Service Commission adopted the following resolution:

Upon a motion by Ms. Mahoney, seconded by Mr. Spence, and unanimously adopted, it was

#26-36 RESOLVED, that having reviewed the memorandum from Jeannine Laible, Human Resources Director, dated February 25, 2026, regarding the salary and benefit changes for non-appointed Department Heads, effective December 1, 2025, to November 30, 2028, the Civil Service Commission does hereby approve the salary and benefit changes for non-appointed Department Heads, and submits same to City Council for their review and consideration.

If you have any questions concerning this matter, please call me at (734) 466-2527.

Sincerely,

Jeannine Laible
Human Resources Director

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

Approve as submitted

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

.

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

.

DETAILED WORK BEING PERFORMED

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

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

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

ATTACHMENTS

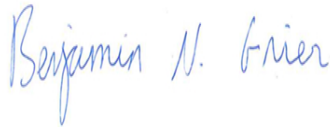
1. Adjustments in Salary and Benefits for Non-Appointed City of Livonia Department Heads for the Period December 1, 2025, through November 30, 2028

APPROVED BY



Jeannine Laible, Human Resources Director

Date: February 26, 2026



Benjamin N. Grier, JD, CPA, Finance Director

Date: February 27, 2026



Carter Fisher, City Attorney

Date: February 27, 2026



Maureen Miller Brosnan, Mayor

Date: February 27, 2026

MEMORANDUM

TO: Civil Service Commission
FROM: Jeannine Laible, Human Resources Director 
DATE: February 25, 2026
SUBJECT: **Adjustments in Salary and Benefits for Non-Appointed Department Heads**

The following recommended changes, for non-appointed department heads, are reflective of the changes agreed to by the City and employees represented by AFSCME Union Locals 1917 and 192, for the contract period of December 1, 2025, through November 30, 2028:

1. Salary increases to all bargaining unit members as follows:

Effective December 1, 2025:	3.5% increase
Effective December 1, 2026:	4.5% increase
Effective December 1, 2027:	3.5% increase
2. In addition to the salary increases detailed above, to address retention and recruiting issues, and to keep with prior adjustments of other bargaining units, along with keeping Livonia wages competitive to neighboring communities, the parties agreed to a wage adjustment of 2% prior to implementation of the 3.5% December 1, 2025 increase.
3. Increase in personal business time from 3 days to 4 days annually in recognition of loss of bonus vacation days resulting from implementation of ESTA.
4. Addition of Juneteenth as a City Holiday.
5. Increase in the City contribution to the Retiree Health Insurance Plan for those who are not eligible for retiree health insurance from \$90 per bi-weekly pay to \$100 per bi-weekly pay.
6. Increased the City contribution to Defined Contribution accounts from 12% to 13% for employees hired after 1997 and 14% to 15% for employees hired prior to 1997.
7. Annual membership to the Jack E. Kirksey Recreation Center, for employees only. Must be in good standing with the Recreation Center to be eligible.
8. Modification to the sick leave payout pay structure from a set 60% payout to a tiered system and add a \$6,000 bonus for the largest sick leave accrual banks. These changes are consistent with other collective bargaining agreements in the City. The payout percentage reductions at the lowest and middle tiers benefit the City, while the tiered system rewards employees who accrue enough sick leave to reach the top tier.
9. For item numbers 1, 2, 5, and 6 they will be retroactively applied back to December 1, 2025.

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 9, 2026**

Meeting was called to order at 9:30 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Eileen McDonnell, President Reid. Absent: Brandon McCullough.

10. REQUEST TO APPROVE PROPOSED UPDATES TO VARIOUS UNREPRESENTED EMPLOYEE CLASSIFICATIONS.

Jeannine Laible, Human Resources Director, requested updates to classifications to consolidate seven classifications into one.

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

DIRECTION:	APPROVING	CONSENT
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LETTER TO THE LIVONIA CITY COUNCIL

10.

Civil Service
February 27, 2026

MEETING DATE

S030926/R032326

PRESENTED BY

Jeannine Laible, Human Resources Director

AGENDA ITEM

REQUEST TO APPROVE PROPOSED UPDATES TO VARIOUS UNREPRESENTED EMPLOYEE CLASSIFICATIONS.

BACKGROUND DETAILS

Honorable Members of City Council
City of Livonia

Subject: Request to Update Various Unrepresented Classifications

Dear Council Members:

At the Special Civil Service Commission meeting of February 26, 2026, with Commissioner Roger L. Spence and Commissioner Charlotte S. Mahoney being present, it was requested that the Commission consider approving several updates to various unrepresented classifications. The updates are as follows:

Consolidation Request

In the most recent negotiations for the AFSCME Local 192 collective bargaining agreement, three new classifications have been proposed: Administrative Assistant I, Administrative Assistant II, and Administrative Assistant III. The purpose is to consolidate seven clerical classifications into three clerical classifications. These seven clerical classifications also exist as unrepresented classifications (non-highlighted items on the attachment). At minimum, we request that these unrepresented classifications also be consolidated to mirror their 192 counterparts.

In addition to these 192 counterparts, there are six additional classifications that we would like to consolidate. Some of these classifications have been vacant for many years and are no longer needed. Additionally, by consolidating the classifications, it modernizes the job titles which is a continuing goal of the Civil Service Department. Please see the attachment for details regarding the requested additional classification consolidations (yellow highlights) and a brief history of the classifications below:

- Clerk Stenographer I
 - Last Job Posting: 2001 (Civil Service)
 - # of Current Employees: 0

- Clerk Stenographer II
 - Last Job Posting: 1997 (Clerk's Office)
 - # of Current Employees: 0
- Legal Stenographer I
 - Last Job Posting: 2016 (Law)
 - # of Current Employees: 0
- Legal Stenographer II
 - Last Job Posting: 2019 (Law)
 - # of Current Employees: 0
- Secretary IV
 - Last Job Posting: 2020 (Engineering)
 - # of Current Employees: 1 (Temporary, Part-time)
- Council Secretary
 - Last Job Posting: 1981 (Council)
 - # of Current Employees: 0

The cost to update the seven classifications that mirror the 192 positions is nominal. Very few employees exist in these classifications and based on the 2024-25 rates and 2025 hours utilization, the cost difference would have been less than \$3000 total. The request to consolidate the six additional classifications is cost neutral to the City. The City only employs one person out of these six classifications and their rate of pay would not change.

Archive Request – PBX Operator

The Civil Service Department would like to archive the PBX Operator classification. This position was the switchboard operator for the City's phone line and handled all incoming calls to the City. This position was last utilized in the late 1970s and is no longer needed nor relevant with today's technology and infrastructure.

Title Change Request – Administrative Assistant to Facility Manager

The City already has a classification titled Administrative Assistant which will cause confusion if the new Administrative Assistant I, II, III, and IV classifications are approved. In the last 15 years, this position has only existed in the Parks & Recreation department for an employee who acts as the Facility Manager for the Rec Center. Therefore, we are proposing a title change for this position from "Administrative Assistant" to "Facility Manager". Attached is the salary table (using the 2022-25 rates) showing the new, proposed title with no change in pay. This has been discussed with Michelle Koppin, Assistant Superintendent of Parks & Recreation, who supports this change.

Title Change Request – Personnel Clerk to Human Resources Specialist

The title of Personnel Clerk is outdated and the Civil Service Department is looking to modernize the job title. Additionally, the new title of Human Resources Specialist more accurately reflects the scope of work and level of experience needed for the position. This position only exists in the Civil Service Department, and this request has been discussed with Jeannine Laible, Human Resources Director, who supports this change. Attached is the salary table (using the 2022-25 rates) showing the new, proposed title with no change in pay.

The Civil Service Commission reviewed the request and upon motion by Ms. Mahoney, seconded

by Mr. Spence, and unanimously adopted, it was

#26-37 RESOLVED, that having reviewed the memorandum from Elizabeth Hallack, PHR, Personnel Analyst II, dated February 25, 2026, regarding an update to various unrepresented classifications, the Civil Service Commission does hereby approve the consolidation of 13 classifications into four new classifications, Administrative Assistant I, Administrative Assistant II, Administrative Assistant III, Administrative Assistant IV, the archiving of the PBX Operator classification, the title change of Administrative Assistant to Facilities Manager and the title change of Personnel Clerk to Human Resources Specialist, effective December 1, 2025. The Civil Service Commission submits the same to City Council for their review and consideration.

Therefore, it is recommended that the proposed updates to various unrepresented classifications be considered for adoption.

If you have any questions concerning this matter, please call me at (734) 466-2527.

Sincerely,

Jeannine Laible
Human Resources Director

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

Approve as submitted

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

.

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

.

DETAILED WORK BEING PERFORMED

.

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

.

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

.

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

ATTACHMENTS

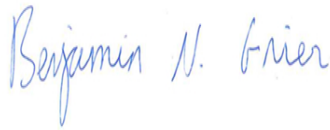
1. Request to Update Various Unrepresented Classifications

APPROVED BY



Jeannine Laible, Human Resources Director

Date: February 27, 2026



Benjamin N. Grier, JD, CPA, Finance Director

Date: February 27, 2026



Carter Fisher, City Attorney

Date: February 27, 2026



Maureen Miller Brosnan, Mayor

Date: February 27, 2026

MEMORANDUM

TO: Jeannine Laible, Human Resources Director
FROM: Elizabeth Hallack, PHR, Personnel Analyst II EH
DATE: February 25, 2026
SUBJECT: **Request to Update Various Unrepresented Classifications**

The Civil Service Department is requesting to make updates to various unrepresented classifications as follows:

Consolidation Request

In the most recent negotiations for the AFSCME Local 192 collective bargaining agreement, three new classifications have been proposed: Administrative Assistant I, Administrative Assistant II, and Administrative Assistant III. The purpose is to consolidate seven clerical classifications into three clerical classifications. These seven clerical classifications also exist as unrepresented classifications (non-highlighted items on the attachment). At minimum, we request that these unrepresented classifications also be consolidated to mirror their 192 counterparts.

In addition to these 192 counterparts, there are six additional classifications that we would like to consolidate. Some of these classifications have been vacant for many years and are no longer needed. Additionally, by consolidating the classifications, it modernizes the job titles which is a continuing goal of the Civil Service Department. Please see the attachment for details regarding the requested additional classification consolidations (yellow highlights) and a brief history of the classifications below:

- Clerk Stenographer I
 - Last Job Posting: 2001 (Civil Service)
 - # of Current Employees: 0
- Clerk Stenographer II
 - Last Job Posting: 1997 (Clerk's Office)
 - # of Current Employees: 0
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 - Last Job Posting: 2016 (Law)
 - # of Current Employees: 0
- Legal Stenographer II
 - Last Job Posting: 2019 (Law)
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 - Last Job Posting: 2020 (Engineering)
 - # of Current Employees: 1 (Temporary, Part-time)
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 - Last Job Posting: 1981 (Council)
 - # of Current Employees: 0

The cost to update the seven classifications that mirror the 192 positions is nominal. Very few employees exist in these classifications and based on the 2024-25 rates and 2025 hours utilization, the cost difference would have been less than \$3000 total. The request

to consolidate the six additional classifications is cost neutral to the City. The City only employs one person out of these six classifications and their rate of pay would not change.

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Title Change Request – Administrative Assistant to Facility Manager

The City already has a classification titled Administrative Assistant which will cause confusion if the new Administrative Assistant I, II, III, and IV classifications are approved. In the last 15 years, this position has only existed in the Parks & Recreation department for an employee who acts as the Facility Manager for the Rec Center. Therefore, we are proposing a title change for this position from "Administrative Assistant" to "Facility Manager". Attached is the salary table (using the 2022-25 rates) showing the new, proposed title with no change in pay. This has been discussed with Michelle Koppin, Assistant Superintendent of Parks & Recreation, who supports this change.

Title Change Request – Personnel Clerk to Human Resources Specialist

The title of Personnel Clerk is outdated and the Civil Service Department is looking to modernize the job title. Additionally, the new title of Human Resources Specialist more accurately reflects the scope of work and level of experience needed for the position. This position only exists in the Civil Service Department, and this request has been discussed with Jeannine Laible, Human Resources Director, who supports this change. Attached is the salary table (using the 2022-25 rates) showing the new, proposed title with no change in pay.

In the CITY CHARTER, CHAPTER V, EXECUTIVE DIVISION, Section 16., *Department of Civil Service, (b) Powers and Duties of the Commission*, the Commission is given the authority to establish and administer a position classification plan. These requests have been approved by the Personnel Review Committee and Mayor Brosnan. Therefore, it is requested that the Civil Service Commission approve these requests to then be forwarded to City Council for their approval. If approved, all title and wage changes (if applicable) would be retroactive to December 1, 2025.

COMMENTS FROM THE HUMAN RESOURCES DIRECTOR:

Concur. Jeannine Laible

[illegible]

CITY OF LIVONIA
EXEMPT & CONFIDENTIAL
2022-2025 WAGE RATE SCHEDULE
EFFECTIVE 12/01/2022

<u>CLASSIFICATION</u>		2.0%			3.0%			2.5%		
		2022-2023			2023-2024			2024-2025		
		<u>HOURLY</u>	<u>BI-WEEKLY</u>	<u>ANNUAL</u>	<u>HOURLY</u>	<u>BI-WEEKLY</u>	<u>ANNUAL</u>	<u>HOURLY</u>	<u>BI-WEEKLY</u>	<u>ANNUAL</u>
PBX OPERATOR	STEP 1	22.51	1,800.80	46,820.80	23.19	1,855.20	48,235.20	23.77	1,901.60	49,441.60
	STEP 1.5	22.88	1,830.40	47,590.40	23.57	1,885.60	49,025.60	24.16	1,932.80	50,252.80
	STEP 2	23.30	1,864.00	48,464.00	24.00	1,920.00	49,920.00	24.60	1,968.00	51,168.00
	STEP 3	24.14	1,931.20	50,211.20	24.86	1,988.80	51,708.80	25.48	2,038.40	52,998.40
	STEP 4	25.06	2,004.80	52,124.80	25.81	2,064.80	53,684.80	26.46	2,116.80	55,036.80

**CITY OF LIVONIA
ADMINISTRATIVE & PROFESSIONAL
2022-2025 WAGE RATE SCHEDULE
EFFECTIVE 12/01/2022**

CLASSIFICATION		2.0%			3.0%			2.5%		
		2022-2023			2023-2024			2024-2025		
		HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL
ADMINISTRATIVE ASSISTANT <i>(per CR#196-22, eff. 7/2/22)</i>	STEP 1	34.49	2,759.20	71,739.20	35.52	2,841.60	73,881.60	36.41	2,912.80	75,732.80
	STEP 1.5	35.16	2,812.80	73,132.80	36.21	2,896.80	75,316.80	37.12	2,969.60	77,209.60
	STEP 2	35.86	2,868.80	74,588.80	36.94	2,955.20	76,835.20	37.86	3,028.80	78,748.80
	STEP 3	37.24	2,979.20	77,459.20	38.36	3,068.80	79,788.80	39.32	3,145.60	81,785.60
	STEP 4	38.68	3,094.40	80,454.40	39.84	3,187.20	82,867.20	40.84	3,267.20	84,947.20
	STEP 5	40.22	3,217.60	83,657.60	41.43	3,314.40	86,174.40	42.47	3,397.60	88,337.60
FACILITY MANAGER	STEP 1	34.49	2,759.20	71,739.20	35.52	2,841.60	73,881.60	36.41	2,912.80	75,732.80
	STEP 1.5	35.16	2,812.80	73,132.80	36.21	2,896.80	75,316.80	37.12	2,969.60	77,209.60
	STEP 2	35.86	2,868.80	74,588.80	36.94	2,955.20	76,835.20	37.86	3,028.80	78,748.80
	STEP 3	37.24	2,979.20	77,459.20	38.36	3,068.80	79,788.80	39.32	3,145.60	81,785.60
	STEP 4	38.68	3,094.40	80,454.40	39.84	3,187.20	82,867.20	40.84	3,267.20	84,947.20
	STEP 5	40.22	3,217.60	83,657.60	41.43	3,314.40	86,174.40	42.47	3,397.60	88,337.60

**CITY OF LIVONIA
EXEMPT & CONFIDENTIAL
2022-2025 WAGE RATE SCHEDULE
EFFECTIVE 12/01/2022**

<u>CLASSIFICATION</u>		2.0%			3.0%			2.5%		
		2022-2023			2023-2024			2024-2025		
		<u>HOURLY</u>	<u>BI-WEEKLY</u>	<u>ANNUAL</u>	<u>HOURLY</u>	<u>BI-WEEKLY</u>	<u>ANNUAL</u>	<u>HOURLY</u>	<u>BI-WEEKLY</u>	<u>ANNUAL</u>
PERSONNEL CLERK	STEP 1	25.13	2,010.40	52,270.40	25.88	2,070.40	53,830.40	26.53	2,122.40	55,182.40
	STEP 1.5	25.51	2,040.80	53,060.80	26.28	2,102.40	54,662.40	26.94	2,155.20	56,035.20
	STEP 2	25.96	2,076.80	53,996.80	26.74	2,139.20	55,619.20	27.41	2,192.80	57,012.80
	STEP 3	26.99	2,159.20	56,139.20	27.80	2,224.00	57,824.00	28.50	2,280.00	59,280.00
	STEP 4	27.94	2,235.20	58,115.20	28.78	2,302.40	59,862.40	29.50	2,360.00	61,360.00
HUMAN RESOURCES SPECIALIST	STEP 1	25.13	2,010.40	52,270.40	25.88	2,070.40	53,830.40	26.53	2,122.40	55,182.40
	STEP 1.5	25.51	2,040.80	53,060.80	26.28	2,102.40	54,662.40	26.94	2,155.20	56,035.20
	STEP 2	25.96	2,076.80	53,996.80	26.74	2,139.20	55,619.20	27.41	2,192.80	57,012.80
	STEP 3	26.99	2,159.20	56,139.20	27.80	2,224.00	57,824.00	28.50	2,280.00	59,280.00
	STEP 4	27.94	2,235.20	58,115.20	28.78	2,302.40	59,862.40	29.50	2,360.00	61,360.00

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 9, 2026**

Meeting was called to order at 9:30 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Eileen McDonnell, President Reid. Absent: Brandon McCullough.

11. REQUEST TO APPROVE HOURLY RATE INCREASE: for the professional services provided by Schultz and Young, P.C.

Jeannine Laible, Human Resources Director, requested an hourly rate increase for the labor attorney as they offer great services and understand how the city views labor relations.

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

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

11.

Civil Service
February 24, 2026

MEETING DATE

S030926/R042326

PRESENTED BY

Jeannine Laible, Human Resources Director

AGENDA ITEM

REQUEST TO APPROVE HOURLY RATE INCREASE: for the professional services provided by Schultz and Young, P.C.

BACKGROUND DETAILS

Dear Council Members:

At the Civil Service Commission meeting of February 18, 2026, with Commissioner Roger L. Spence and Commissioner Charlotte S. Mahoney being present, it was requested that the Commission consider approving an hourly rate increase for professional services for Attorney Gregory T. Schultz.

Attorney Schultz and his partner, Beth Young, established the firm of Schultz and Young, P.C. in 2011. They represented the City as Schultz and Young from 2011 to 2018 on labor and employment matters until they were invited to join the firm of Keller Thoma in 2018. Attorney Schultz and Attorney Young continued to represent the City in their capacity as attorneys at Keller Thoma. Recently, they have transitioned back to Schultz and Young.

Attorney Schultz has been representing the City on labor and employment matters since he first became an attorney in 1992, when he began his legal career at Riley and Roumell, and he takes great pride in having represented the City for over 33 years.

Currently, their billing rate for the City is \$140 per hour, which is very modest given the type of services they provide to the City. The \$140 rate was implemented in 2018 when they joined Keller Thoma, and they have not sought any increases since that time. As such, they are now requesting an increase in their hourly rate from \$140 to \$160. They believe an hourly rate of \$160 per hour is very reasonable and well within the range of rates charged by other firms to local municipalities for labor and employment services.

The Civil Service Commission reviewed the request and upon motion by Ms. Mahoney, seconded by Mr. Spence, and unanimously adopted, it was

26-33 RESOLVED, that having reviewed the letter of February 16, 2026, from Gregory T. Schultz, Attorney, Schultz and Young PC, requesting an increase in the hourly rate for professional services, the Civil Service Commission does hereby approve an hourly rate increase to \$160 per hour for legal services provided to the City of Livonia by the firm of Schultz and Young PC, to be effective upon City Council approval. The Civil Service Commission submits the same to City Council for

their review and consideration.

Therefore, it is recommended that the increase in the hourly rate for professional services provided by the firm of Schultz and Young PC be considered for adoption.

Thank you for your consideration.

Sincerely,

Jeannine Laible
Human Resources Director

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

Approve as submitted

ATTACHMENTS

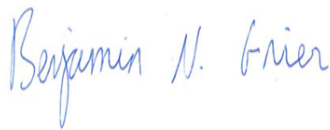
1. Letter to Civil Service re new hourly rate

APPROVED BY



Jeannine Laible, Human Resources Director

Date: February 24, 2026



Benjamin N. Grier, JD, CPA, Finance Director

Date: February 24, 2026



Carter Fisher, City Attorney

Date: February 24, 2026



Maureen Miller Brosnan, Mayor

Date: February 26, 2026

Schultz and Young PC

Gregory T. Schultz
Elizabeth A. Young

Attorneys And Counselors
26555 Evergreen, Suite 420
Southfield, MI 48076

Karin M. Young
Of Counsel

Gregory T. Schultz | Direct Dial 248.318.2584 | gschultz@schultzyounglaw.com

February 16, 2026

Honorable Members, Civil Service Commission
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154

Re: Schultz and Young Request for Increase in Hourly Rate

Dear Civil Service Commission Members:

I am following up on recent conversations I had with Mayor Maureen Brosnan and Human Resources Director Jeannine Laible in which I discussed a potential increase in our firm's hourly rate for services performed on behalf of the City as well as an unrelated change in our firm structure. Both Mayor Brosnan and Ms. Laible expressed support for the increase during our conversations and were excited to hear about the change in our firm structure.

For background purposes, my partner, Beth Young and I established the firm of Schultz and Young, P.C. in 2011. We represented the City as Schultz and Young from 2011 to 2018 on labor and employment matters until we were invited to join the firm of Keller Thoma in 2018. Beth and I continued to represent the City in our capacity as attorneys at Keller Thoma. Recently, Beth and I have been transitioning back to Schultz and Young. We will continue to maintain a good working relationship with Keller Thoma, and will be renting space in their office. As an aside, I have been representing the City on labor and employment matters since I first became an attorney in 1992, when I began my legal career at Riley and Roumell, and I take great pride in having been representing the City for over 33 years.

Currently our billing rate for the City is \$140 per hour, which is a very modest rate for the type of services we provide for the City. The \$140 rate was implemented in 2018 when we came to Keller Thoma, and we have not sought any increases since that time. Of course, our expenses have increased during this time, and we occasionally seek increases to support the higher cost it requires to operate in an efficient manner. As such, we are now requesting an increase in our hourly rate from \$140 per hour to \$160 per hour. We believe an hourly rate of \$160 per hour is very reasonable and well within the range of rates charged by other firms to other local municipalities for labor and employment services.

Thank you for considering our request for the increase in our hourly rate. Please feel free to call me with any questions regarding the requested rate increase or our transition back to

Schultz and Young. We truly appreciate the opportunity to continue serving the City and value our working relationship.

Very truly yours,

SCHULTZ AND YOUNG, P.C.

A handwritten signature in black ink, appearing to read 'Gregory T. Schultz', enclosed within a rectangular box.

Gregory T. Schultz

GTS/sad

cc: Mayor Maureen Brosnan
Ms. Jeannine Laible
Mr. Dave Varga

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 9, 2026**

Meeting was called to order at 9:30 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Eileen McDonnell, President Reid. Absent: Brandon McCullough.

12. REQUEST TO ADOPT A RESOLUTION PROCLAIMING FRIDAY, APRIL 24, 2026, AS ARBOR DAY IN THE CITY OF LIVONIA: to be celebrated at Riley Elementary, 15555 Henry Ruff, Livonia, Michigan.

David Lear, Assistant City Engineer, requested approval to celebrate Arbor Day on April 24th at Riley Elementary, three trees will be planted in the right of way, students will take home seedlings, and requested approval to fly an Arbor Day flag at both City Hall and Public Works.

Motion was made by Vice President Brockway to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION:	APPROVING	CONSENT
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LETTER TO THE LIVONIA CITY COUNCIL

12.

DPW

February 24, 2026

MEETING DATE

S030926/R032326

PRESENTED BY

Douglas L. Moore, MSA, Assistant Director of Public Works

AGENDA ITEM

REQUEST TO ADOPT A RESOLUTION PROCLAIMING FRIDAY, APRIL 24, 2026, AS ARBOR DAY IN THE CITY OF LIVONIA: to be celebrated at Riley Elementary, 15555 Henry Ruff, Livonia, Michigan.

BACKGROUND DETAILS

The Tree City Committee is planning on celebrating Arbor Day on Friday, April 24, 2026, to be celebrated at 2:00 pm at Riley Elementary, 15555 Henry Ruff. It is therefore requested that City Council consider and approve the attached proclamation in commemoration of Arbor Day.

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

ARBOR DAY 2026 PROCLAMATION

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource, giving up paper, wood for our homes, fuel for our fires, and countless other wood products; and

WHEREAS, trees in our City increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal; and

WHEREAS, Livonia has been recognized as a Tree City USA by The National Arbor Day Foundation for the last seventeen years and desires to continue its tree-planting practices.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and members of the City Council of the City of Livonia hereby proclaim Friday, April 24, 2026, as Arbor Day in the City of Livonia, and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands; and

FURTHER, we urge all citizens to plant trees to promote the well-being of this and future generations, and we invite citizens to join in the commemoration of Arbor Day planned by the Tree City Committee at Riley Elementary, 15555 Henry Ruff, at 2:00 pm on Friday, April 24, 2026.

BE IT FURTHER RESOLVED, that copies of this resolution be sent to Governor Gretchen Whitmer, State Senators Dayna Polehanki, and Mary Cavanaugh State Representatives Laurie Pohutsky and Stephanie Young, the Michigan Municipal League State and Federal Affairs Division, and the Conference of Western Wayne.

ATTACHMENTS

None

APPROVED BY



Douglas L. Moore, MSA, Assistant Director of Public Works

Date: February 24, 2026



Maureen Miller Brosnan, Mayor

Date: February 26, 2026

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 9, 2026**

Meeting was called to order at 9:30 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Eileen McDonnell, President Reid. Absent: Brandon McCullough.

13. REQUEST TO AUTHORIZE ADDITIONAL APPROPRIATION AND EXPENDITURE: for the Livonia (Glendale) Type III Landfill and Underground Storage Tank Investigations, in the amount of \$27,000.00, from budgeted funds.

David Lear, Assistant City Engineer, requested an amendment to the agreement with NTH Consultants as this past year additional regulations surrounding the landfill licensing, along with the replacement of the tanks at the police station, lead to the consultant estimating an amount of \$27,000 to cover the costs.

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

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

13.

DPW

February 24, 2026

MEETING DATE

S030926/R032326

PRESENTED BY

Douglas L. Moore, MSA, Assistant Director of Public Works

AGENDA ITEM

REQUEST TO AUTHORIZE ADDITIONAL APPROPRIATION AND EXPENDITURE: for the Livonia (Glendale) Type III Landfill and Underground Storage Tank Investigations, in the amount of \$27,000.00, from budgeted funds.

BACKGROUND DETAILS

Our environmental engineering consultant, NTH Consultants, Ltd. (NTH) provides a variety of as-needed services under a five-year contract for landfill related tasks under their existing contract (CR 216-33 and CR 217-23). Due to additional work items related to the landfill and the emergency replacement of fuel tanks at the Police Station and Whispering Willows Golf Course, additional funding will be required to complete the projects.

At the landfill, additional effort is needed this year for the license renewal and related tasks to address regulatory or engineering issues associated with the Glendale Landfill.

At the Police station, one gasoline and one diesel underground storage tank were removed. At Whispering Willows, the combined gasoline and diesel underground storage tank was removed. Michigan regulations require collection of environmental samples after removal to evaluate if fuel was released / leaked from the tank system (tank, piping, dispenser, etc.). Under the existing as-needed services contract, NTH completed pre- and post-removal regulatory filings, observed the removals, and collected and analyzed the required samples at both sites. Laboratory analysis of the samples indicated that parameters indicative of gasoline were detected at both sites. As such, in accordance with Michigan regulatory policy, a confirmed release was reported for the gasoline tank system at both sites.

Since a release was indicated, additional work to conduct soil borings at both sites and the associated sampling and testing was required.

Based on the additional work needed, it is recommended that the City Council proceed as follows:

- Approve an additional appropriation for NTH Consultants, Ltd., 41780 Six Mile Road, Northville, MI 48168 in the amount of \$27,000.00.
- Authorize an expenditure and payment in the amount of \$27,000.00 from budgeted funds in Account No. 226-528-818-041 (C/S Landfill remediation) to NTH Consultants, Ltd., 41780 Six Mile

Road, Northville, MI 48168.

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

Based on the additional work needed, it is recommended that the City Council proceed as follows:

- Approve an additional appropriation for NTH Consultants, Ltd., 41780 Six Mile Road, Northville, MI 48168 in the amount of \$27,000.00.
- Authorize an expenditure and payment in the amount of \$27,000.00 from budgeted funds in Account No. 226-528-818-041 (C/S Landfill remediation) to NTH Consultants, Ltd., 41780 Six Mile Road, Northville, MI 48168.

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

N/A

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

\$27,000.00

DETAILED WORK BEING PERFORMED

Additional work related to the landfill and the emergency replacement of fuel tanks at the Police Station and Whispering Willows Golf Course.

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

\$27,000.00 from Account No. 226-528-818-041 (C/S Landfill remediation).

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

N/A

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): As-needed services through an existing five-year contract (CR 216-33 and CR 217-23).

ATTACHMENTS

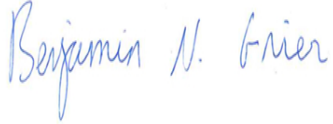
1. CR 216-23 - NTH Landfill Reporting
2. CR 217-23 - NTH As Needed Env Eng
3. NTH Change Request for Landfill and UST

APPROVED BY



Date: February 24, 2026

Douglas L. Moore, MSA, Assistant Director of Public Works



Date: February 27, 2026

Benjamin N. Grier, JD, CPA, Finance Director



Date: February 27, 2026

Carter Fisher, City Attorney



Date: February 27, 2026

Maureen Miller Brosnan, Mayor

#216-23 RESOLVED, that having considered the report and recommendation of the Assistant Director of Public Works, dated June 9, 2023, which bears the signatures of the Director of Public Works, the Director of Finance and the City Attorney, and is approved for submission by the Mayor, the Council does hereby accept the unit price quote of **NTH Consultants, Ltd.**, 41780 Six Mile Road, Suite 200, Northville, MI 48168, to provide environmental engineering services including monitoring, sampling, evaluating data, and reporting at the **City's Type III Landfill** and former Act 87 Landfill, and other related projects, for a period of five (5) years beginning July 1, 2023 through June 30, 2028, in an annual not to exceed amount from funds budgeted in Account No. 205-527-818-041 (contractual service – landfill remediation) for this purpose, as follows:

July 1, 2023 – June 30, 2024	\$37,400.00
July 1, 2024 – June 30, 2025	\$39,300.00
July 1, 2025 – June 30, 2026	\$41,300.00
July 1, 2026 – June 30, 2027	\$43,400.00
July 1, 2027 – June 30, 2028	\$45,600.00

based upon the Public Service Division's estimate of units involved, and subject to final payment based upon the actual units completed in accordance with the unit prices accepted herein; FURTHER, the aforesaid proposal is accepted without competitive bidding through the Qualification Based Selection Process (QBS), and such action is taken in accordance with Section 3.04.140.E.2.b of the Livonia Code of Ordinances, as amended; and the Mayor and City Clerk are hereby authorized to execute a contract, subject to approval as to form and substance by the Department of Law, for and on behalf of the City of Livonia with NTH Consultants, Ltd., and to do all other things necessary or incidental to the full performance of this resolution.

#217-23 RESOLVED, that having considered the report and recommendation of the Assistant Director of Public Works, dated June 12, 2023, which bears the signatures of the Director of Public Works, the Director of Finance and the City Attorney, and is approved for submission by the Mayor, the Council does hereby authorize an amendment to the five-year contract with **NTH Consultants, Ltd.**, 41780 Six Mile Road, Northville, MI 48168, pursuant to council resolution 257-19, adopted on July 22, 2019, to provide **as-needed environmental engineering services** related to the City's landfill in an annual amount not to exceed \$50,000.00 through June 30, 2028; FURTHER, the Council does hereby authorize an additional expenditure in an annual amount not to exceed \$50,000.00 from funds budgeted in Account No. 205-527-818-041 (Contractual Services – Landfill Remediation) for this purpose; FURTHER, the aforesaid amendment is accepted without competitive bidding through the Qualification Based Selection Process (QBS), and such action is taken in accordance with Section 3.04.140.E.2.b of the Livonia Code of Ordinances, as amended; and the Mayor and City Clerk are hereby authorized, for and on behalf of the City of Livonia, to execute a contract amendment with the aforesaid company, subject to approval as to form and substance by the Department of Law, and to do all other things necessary or incidental to the full performance of this resolution.

Douglas L. Moore, MSA
Assistant Director of Public Works
City of Livonia Department of Public Works
12973 Farmington Road
Livonia, Michigan 48150

February 24, 2026
NTH Project No. 23001529

**RE: Change Request No. 1 for As-Needed Services Related to
Livonia Landfill Compliance & Engineering
and Leaking Underground Storage Tanks Investigation
Livonia, Michigan**

Dear Mr. Moore:

As recently discussed, NTH Consultants, Ltd. (NTH) provides this change of budget request to the City of Livonia (City) for additional as-needed services related to the Livonia (Glendale) Type III Landfill and investigations related to leaking underground storage tanks (USTs) removed from the Livonia Police Station and Whispering Willows Golf Course.

Livonia (Glendale) Type III Landfill

Due primarily to additional effort for the landfill license renewal, as well as allocating budget to underground storage tank (UST) removals and other tasks, additional funding is needed for the current fiscal year due to extend through June 30, 2026. NTH will continue to provide consultation to support the City's landfill license application and potential additional tasks related to regulatory or engineering issues associated with the Glendale Landfill.

Leaking Underground Storage Tanks

On December 1, 2025, one gasoline and one diesel USTs were removed from the Livonia Police Station. On December 10, 2025, one combined gasoline and diesel UST was removed from the Whispering Willows Golf Course. Michigan regulations require collection of environmental samples after removal to evaluate if fuel was released / leaked from the tank system (tank, piping, dispenser, etc.). Under our existing as-needed services contract, NTH completed pre- and post-removal regulatory filings, observed the removals, and collected and analyzed the required samples at both sites. Laboratory analysis of the samples indicated that parameters indicative of gasoline were detected at both sites. As such, in accordance with Michigan regulatory policy, a confirmed release was reported for the gasoline tank system at both sites.

Reporting a release triggers a statutory obligation for a site owner to investigate, report and "close" the site; the first report is due within 180 days of the release being discovered. Since contamination was not evident during removal, we propose the following scope of services for a preliminary investigation and initial reporting at both sites:



- Contact MISS DIG a minimum of three working days prior starting fieldwork to arrange for marking of public and franchise utilities.
- Since site drawings are not available, retain the services of a private utility locating firm to evaluate the presence of utilities on the southwest side of the dispenser island at the Police Station.
- Retain a subcontractor to drill up to and up to 8 borings each at both sites. We note that to date, we have completed the designated borings at the Whispering Willows Golf Course and half of the designated borings at the Livonia Police Station. This change request includes fees for the remaining borings at the Livonia Police Station.
- Collect and analyze up to two environmental samples from each boring, for a combined total of 32 samples from both sites. We note that to date, we have completed analysis of the designated samples from the Whispering Willows Golf Course and half of the designated samples from the Livonia Police Station. This change request includes fees for the analysis of the remaining samples at the Livonia Police Station.
- If the results of an investigation indicate that a site is eligible for closure, a Closure Report will be prepared and submitted to EGLE for that site. However, if sample analysis indicates that contamination in excess of acceptable Michigan ELGE levels remains for a site, we will prepare and submit an Initial Assessment Report for that site and a budget increase for additional investigation and/or remediation as appropriate.

Summary of Budget Change Request

At this time, we request a budget increase of **\$27,000** as indicated below to complete the above tasks.

Current as-needed services budget	\$50,000
Budget Increase for Livonia (Glendale) Type III Landfill	\$7,500
<u>Budget Increase for Leaking Underground Storage Tanks</u>	<u>\$19,500</u>
New As-Needed Services Budget	\$77,000

Our services will be performed in accordance with our current Environmental Engineering Services Contract (CR #216-23) with the City of Livonia.

We appreciate the opportunity to be of service and look forward to continuing working with the City of Livonia. Please indicate your acceptance of this change request by signing below and returning a copy to us. Alternatively, please forward documentation of the City's authorization of this request.



Should you have any questions or need additional information, please feel free to contact us at (248) 662-2740.

Sincerely,

NTH Consultants, Ltd.

DocuSigned by:
Alan C. Erickson
C9112392EA304AC...

Alan C. Erickson, P.E.
Principal Engineer

DocuSigned by:
Bhushan C. Modi
2B348C09314C474...

Bhushan C. Modi
Project Manager

ACE/BCM/mlk

ACCEPTED BY: CITY OF LIVONIA
(NTH Project No. 23001529, Change Request No.1 dated February 24, 2026)

SIGNATURE: _____

NAME: _____
(Print)

TITLE: _____

DATE: _____

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 9, 2026**

Meeting was called to order at 9:30 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Eileen McDonnell, President Reid. Absent: Brandon McCullough.

14. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from Livonia Public Schools Early Childhood Center (ECC) in construction of a storm drain system that provides adequate drainage at 18000 Newburgh Road, in the S.W. 1/4 of Section 8.

David Lear, Assistant City Engineer, explained the agreement states if the facilities aren't maintained, the City will step in to take care of it and bill the cost for reimbursement, and requested approval for the agreement to finish construction.

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

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

14.

Engineering
February 23, 2026

MEETING DATE

S030926/R032326

PRESENTED BY

Todd Zilincik, P.E., City Engineer

AGENDA ITEM

REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from Livonia Public Schools Early Childhood Center (ECC) in construction of a storm drain system that provides adequate drainage at 18000 Newburgh Road, in the S.W. 1/4 of Section 8.

BACKGROUND DETAILS

In conjunction with the development of the property located at 18000 Newburgh Road, Livonia, Michigan, 48152, the City of Livonia required the proprietor to construct a storm drainage system to provide adequate drainage for the site at their own expense. In reference to this storm sewer system, the office has received the attached storm water maintenance agreement from the Assistant Superintendent of Operations and District Services for Livonia Public Schools requiring them to reimburse the City for any such maintenance that may become necessary.

The Engineering Division has approved the storm sewer plans and respectfully recommends that the City Council take the following actions:

- Accept the Storm Water Management System (SWMS) for the Livonia Public Schools Early Childhood Center (ECC) located at 18000 Newburgh Road in the S.W. ¼ of Section 8.
- Authorize the Mayor and the City Clerk to execute the Storm Water Facilities Maintenance Agreement on behalf of the City.

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

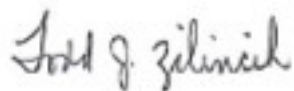
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- Authorize the Mayor and the City Clerk to execute the Storm Water Facilities Maintenance Agreement on behalf of the City.

ATTACHMENTS

1. Storm Water Facilities Maint Agrmt + Exhibits - LPS Livonia Early Childhood Center, 18000

APPROVED BY



Date: February 23, 2026

Todd Zilincik, P.E., City Engineer



Date: February 24, 2026

Douglas L. Moore, MSA, Assistant Director of Public Works



Date: February 26, 2026

Carter Fisher, City Attorney



Date: February 27, 2026

Maureen Miller Brosnan, Mayor

STORM WATER FACILITIES MAINTENANCE AGREEMENT

THIS STORM WATER FACILITIES MAINTENANCE AGREEMENT (the "Agreement") is made this 6th day of February, 2026, by and between the **City of Livonia**, a municipal corporation, with principal offices located at 33000 Civic Center Drive, Livonia, Michigan 48154, hereafter "City" and **Livonia Public Schools**, a Michigan general powers school district whose address is 15125 Farmington Road, Livonia, Michigan 48154 hereafter "School District."

RECITALS

1. The School District is the owner of certain real property located in the City of Livonia, Wayne County, Michigan, commonly known as the Livonia Public Schools' Early Childhood Center ("ECC"), located at 18000 Newburgh, Livonia, Michigan 48152 (the "Property") as more particularly described in **Exhibit "A"** attached hereto and incorporated herein by reference, wherein the School District recently constructed its Early Childhood Center (the "Project").
2. As part of the Project, the School District constructed a storm drainage system that provides adequate drainage to the Property.
3. Such storm drainage system encompasses or impacts storm runoff from the Property.
4. As part of the Project, the City has also issued a permit ("Permit") authorizing the construction, operation, and maintenance of a storm drainage system and related facilities (the "System") described in the Permit and as more particularly described in **Exhibit "A"** which is attached hereto and incorporated herein by reference.
5. The construction, operation, and maintenance of the System to service the School District's Property will benefit the School District and the Project.

NOW, THEREFORE, for and in consideration of the mutual covenants and benefits to be derived hereunder, the receipt, adequacy and sufficiency of which is hereby acknowledged, the City and the School District agree as follows:

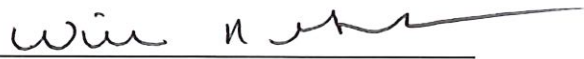
1. The School District, or any future owners of the Property, shall assume the following obligations under the Permit:
 - a. The School District agrees that School District will operate and maintain, at the School District's own expense, the System located on the Property. In the event the School District fails to maintain the System as herein agreed and after the City has notified School District in writing or electronic correspondence of such failure and given the School District an opportunity to remedy the issue, the City may enter upon said Property for the purposes of maintaining said System, in which event the School District agrees to pay the City all reasonable charges and expenses incurred thereon. The City will provide

sufficient written notification or electronic correspondence prior to performing any work for which the School District will be charged.

- b. To operate and maintain the System within the proposed Project up to its point of connection to either a Wayne County Department of Roads storm water asset, Wayne County Public Works Commission drain or other existing natural watercourse or wetland as defined and detailed in the Permit.
 - c. If it is found necessary to repair all or any portion of said System on the Property because of work initiated by School District, the City shall cause such repair to be accomplished, after providing notice to the School District, and all reasonable expenses to perform the foregoing, including engineering, will be remitted by the School District to the City. Prior to any work being performed in a City of Livonia road right-of-way, a separate permit shall be secured from the Engineering Department.
- 2. Without limitation of the foregoing, School District, or any future owners of the Property, at its sole cost and expense shall perform maintenance of the System located on the Property as described in the City of Livonia's Storm Water Management and Long-Term Maintenance Plan as **Exhibit "B"** attached hereto and incorporated herein by reference.
- 3. The School District shall retain ownership and jurisdiction over the System with its rights and remedies under any applicable statute, ordinance, rule or regulation are hereby preserved.
- 4. Any future owners of the Property, but not the School District, shall defend, indemnify and hold the City harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever (hereinafter "Claims"), fixed or contingent, known or unknown, arising out of or in any way connected with the design, construction, use, maintenance, repair or operation (or omission in such regard) of the System referred to in the Permit hereto, appurtenances, connections and attachments thereto which are the subject of this Agreement. This indemnity and hold harmless provision shall include any costs, expenses and attorneys' fees incurred by the City in connection with such Claims or the enforcement of this Agreement relative to any future owners of the Property only. However, the School District and City agree that both the City and School District shall be solely responsible for the acts and omissions of their respective employees, officials, administrators, officers, agents, representatives and any other person or entity associated with such entity.
- 5. In accordance with 1976 PA 453, the parties hereto covenant: (1) not to discriminate against any employee or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, or a matter directly or indirectly related to employment, or a matter directly or indirectly related to employment because of race, color, religion, national origin, sex, age, height, weight or marital status.

IN WITNESS WHEREOF, the School District and City have executed this Agreement on the day and year first above written.

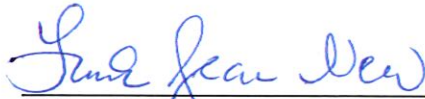
LIVONIA PUBLIC SCHOOLS,
a Michigan general powers school district

By: 
William R. Green II

Its: Assistant Superintendent of
Operations and District Services

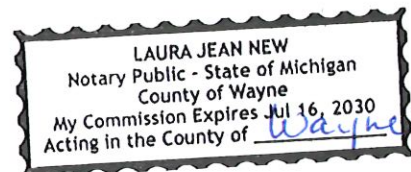
STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

On this 18th day of February, 2026, before me personally appeared William R. Green II, Assistant Superintendent of Operations and District Services of Livonia Public Schools, a Michigan general powers school district, to be known to be the same person who executed the within instrument on behalf of Livonia Public Schools and who acknowledges the same to be the free act and deed of Livonia Public Schools.


Notary Public

County of Wayne

My Commission Expires On: 7-16-2030



CITY OF LIVONIA,
a municipal corporation

By: _____
Maureen Miller Brosnan

Its: Mayor

By: _____
Lori L. Miller

Its: City Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

On this _____ day of _____, 2026, before me, a Notary Public in and for said County, appeared Maureen Miller Brosnan and Lori L. Miller to me personally known, who, being sworn, did for themselves say that they are respectively the Mayor and the City Clerk of the City of Livonia, the municipal corporation named in and which executed the within instrument and acknowledged said instrument the free act and deed of said municipal corporation.

Notary Public

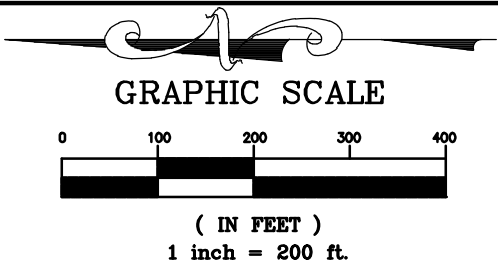
_____ County, Michigan

My Commission Expires On: _____

INSTRUMENT DRAFTED BY:
Todd J. Zilincik, P.E.
City Engineer
City of Livonia
12973 Farmington Road
Livonia, MI 48150

WHEN RECORDED RETURN TO:
City of Livonia
12973 Farmington Road
Livonia, MI 48150
Attn: Engineering Division

EXHIBIT "A"



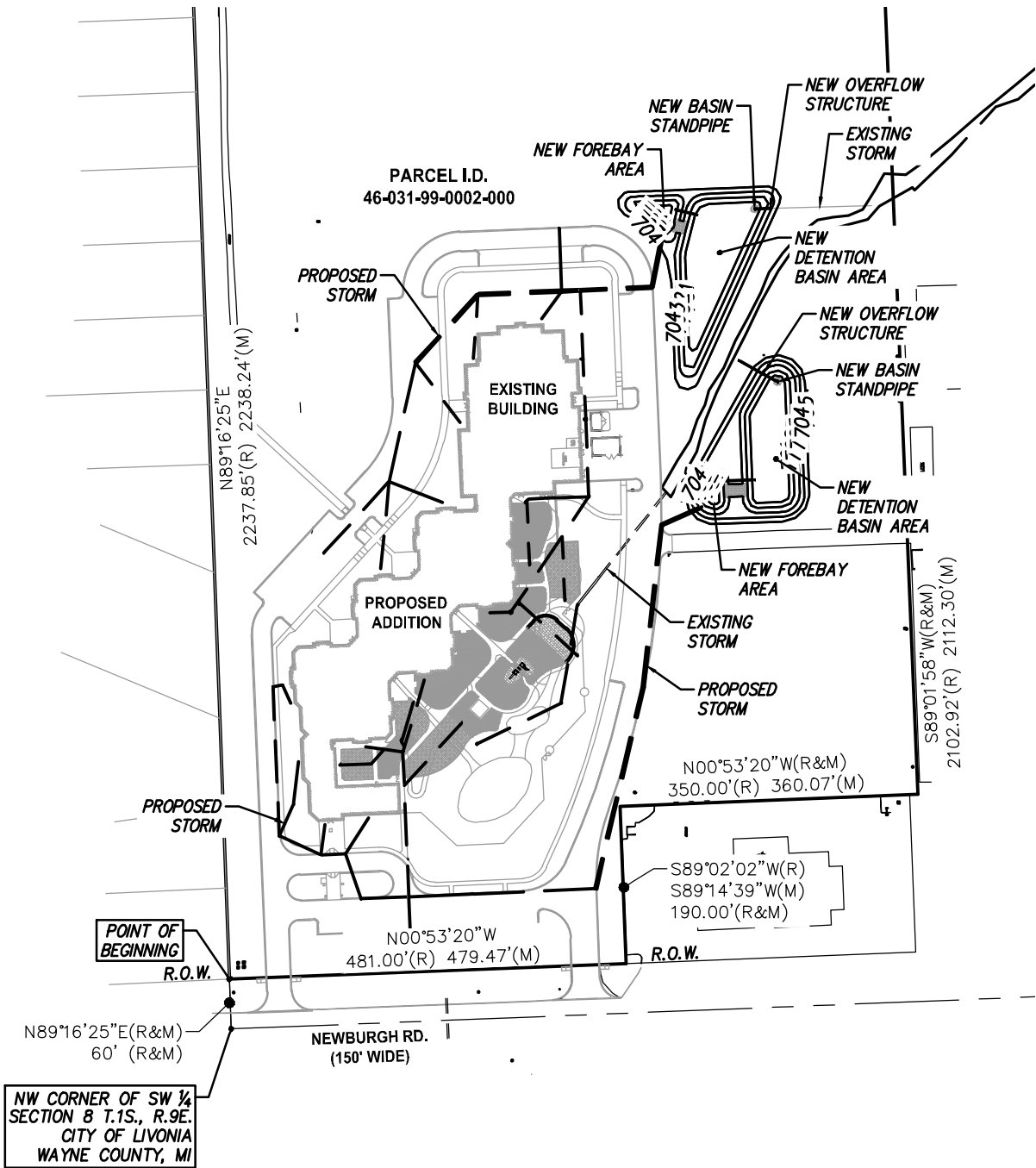
LEGAL DESCRIPTION

LIVONIA EARLY CHILDHOOD CENTER (ECC)
18000 NEWBURGH RD.
LIVONIA, MI 48152

PARCEL: #46-031-99-0002-000 1,851,977± SQUARE FEET = 42.51± ACRES

LAND IN THE CITY OF LIVONIA, WAYNE COUNTY, MI, DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST 1/4 OF SECTION 8, TOWN 1 SOUTH, RANGE 9 EAST; BEGINNING NORTH 89 DEGREES 16 MINUTES 25 SECONDS EAST 60 FEET FROM THE WEST 1/4 CORNER OF SECTION 8; THENCE NORTH 89 DEGREES 16 MINUTES 25 SECONDS EAST 2,237.85 FEET; THENCE SOUTH 57 DEGREES 10 MINUTES 06 SECONDS EAST 72.37 FEET; THENCE SOUTH 01 DEGREES 10 MINUTES 10 SECONDS EAST 790.58 FEET; THENCE SOUTH 89 DEGREES 01 MINUTES 58 SECONDS WEST 2,102.92 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 20 SECONDS WEST 350 FEET; THENCE SOUTH 89 DEGREES 02 MINUTES 02 SECONDS WEST 190 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 20 SECONDS WEST 481 FEET TO THE POINT OF BEGINNING.



SPALDING DeDECKER
Engineers | Surveyors

905 South Blvd. East Phone: (248) 844-5400
Rochester Hills, MI 48307 Fax: (248) 844-5404
www.sda-eng.com

DRAWN: JEC	DATE: 03-12-23
CHECKED: JEC	DATE: 03-12-23
MANAGER: T.SOVEL	SCALE: SEE AT TOP
JOB No. NP22-080	SHEET: 1 OF 1
SECTION 8 TOWN 1 SOUTH RANGE 9 EAST	
CITY OF LIVONIA WAYNE COUNTY, MI	

EXHIBIT "B"

LIVONIA EARLY CHILDHOOD CENTER (ECC)

A. PHYSICAL LIMITS OF THE STORM WATER MANAGEMENT SYSTEM

THE STORM WATER MANAGEMENT SYSTEM (SWMS) SUBJECT TO THIS LONG-TERM MAINTENANCE PLAN (LTMP) IS DEPICTED ON EXHIBIT A AND INCLUDES WITHOUT LIMITATION THE STORM SEWERS, MANHOLES, CATCH BASINS, FRENCH DRAINS, CLOSED CONDUITS, OPEN DETENTION BASIN AND OUTLET CONTROL STRUCTURES THAT CONVEY FLOW FROM THE OPEN DETENTION BASINS TO OUTLET CONTROL STRUCTURES WHEREAS:

DETENTION BASIN 1 CONSISTS OF AN OVERFLOW STRUCTURE THAT OUTLETS VIA A NEW END SECTION TO AN EXISTING ON-SITE CITY DRAIN

DETENTION BASIN 2 CONSISTS OF AN OVERFLOW STRUCTURE CONSTRUCTED OVER THE EXISTING STORM SEWER THAT OUTLETS TO AN ON-SITE CITY DRAIN.

FOR PURPOSES OF THIS SWMS, THIS STORM WATER MANAGEMENT SYSTEM AND ALL OF ITS COMPONENTS AS SHOWN ON EXHIBIT A IS REFERRED TO AS THE "SYSTEM".

B. TIME FRAME FOR LONG-TERM MAINTENANCE RESPONSIBILITY

THE PROPRIETOR IS RESPONSIBLE FOR MAINTAINING THE SYSTEM, INCLUDING COMPLYING WITH APPLICABLE REQUIREMENTS OF THE CITY OF LIVONIA, UNTIL THE CITY OF LIVONIA RELEASES THE CONSTRUCTION PERMIT. LONG-TERM MAINTENANCE RESPONSIBILITY FOR THE SYSTEM COMMENCES WHEN DEFINED BY THE MAINTENANCE PERMIT ISSUED BY THE CITY. LONG-TERM MAINTENANCE CONTINUES IN PERPETUITY.

THE OPERATION OF THE STORM WATER MANAGEMENT SYSTEM SHALL BE MONITORED TO VERIFY THAT THE SYSTEM IS PERFORMING AS INTENDED AND WILL BE REPAIRED OR MODIFIED AS REQUIRED TO INSURE THAT THE SYSTEM OPERATES AS INTENDED AND AS REQUIRED. ALL JETTED SEDIMENT IS TO BE VACTORED AND REMOVED FROM THE ON-SITE SYSTEM PRIOR TO ENTRY INTO THE CITY'S STORM SYSTEM.

MAINTENANCE OF STORM WATER COLLECTION SYSTEM CONSISTS OF THE FOLLOWING ITEMS, WHICH ARE TO BE DONE AT LEAST TWICE PER YEAR AS FOLLOWS:

- 1. CLEAN THE COVER OF ALL CATCH BASINS AND INLETS.
- 2. CHECK THE DEPTH OF ACCUMULATED SEDIMENT IN EACH STORM STRUCTURE AND TRENCH DRAIN CATCH BASINS. REMOVE THE SEDIMENT IF IT IS 12 OR MORE INCHES DEEP.
- 3. IF WHILE CHECKING THE SEDIMENT IN THE STORM STRUCTURES AND CATCH BASINS, IT BECOMES APPARENT THAT THE SEDIMENT HAS ENTERED THE CONNECTING PIPES, THE PIPES SHALL BE JETTED TO REMOVE THE SEDIMENT.
- 4. IF ANY SETTLING AROUND THE STORM STRUCTURES OR ALONG THE ROUTE OF THE PIPES IS EVIDENT, THE STRUCTURES AND THE PIPES SHALL BE CHECKED FOR OPEN JOINTS AND CRACKS WHICH, IF FOUND, SHALL BE REPAIRED.

MAINTENANCE OF THE OPEN DETENTION BASIN, OUTLET CONTROL STRUCTURES AND OUTLET PIPES MUST BE PERFORMED AT LEAST TWICE PER YEAR AS FOLLOWS:

- 1. THE OPEN DETENTION BASIN IS TO BE INSPECTED AND CLEANED OF ANY ACCUMULATED DEBRIS AND SEDIMENT WHEN SEDIMENT DEPTH REACHES 6 INCHES.
- 2. THE OPEN DETENTION BASIN MUST BE CLEANED IF ITS VOLUME IS REDUCED BY MORE THEN 10% DUE TO THE ACCUMULATION OF SILT AND SEDIMENT.
- 3. THE OUTLET CONTROL STRUCTURES AND OUTLET PIPES SHALL BE MAINTAINED IN ACCORDANCE WITH MAINTENANCE SCHEDULE FOR THE COLLECTION SYSTEM AS MENTIONED ABOVE.

C. MANNER OF ENSURING MAINTENANCE RESPONSIBILITY

THE PROPRIETOR HAS ASSUMED RESPONSIBILITY FOR LONG-TERM MAINTENANCE OF THE SYSTEM. THE STIPULATION BY WHICH THE PROPRIETOR HAS ASSUMED MAINTENANCE RESPONSIBILITY IS INDICATED IN THE "AGREEMENT FOR STORM SEWER MAINTENANCE". THE CITY OF LIVONIA RETAINS THE RIGHT TO ENTER THE PROPERTY AND PERFORM THE NECESSARY MAINTENANCE OF THE SYSTEM IF THE PROPRIETOR FAILS TO PERFORM THE REQUIRED MAINTENANCE ACTIVITIES.

TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PERPETUITY, THE "AGREEMENT FOR STORM SEWER MAINTENANCE" BETWEEN THE CITY OF LIVONIA AND THE PROPRIETOR TOGETHER WITH ITS EXHIBIT A (LEGAL DESCRIPTION OF PROPERTY AND THE MAP OF THE PHYSICAL LIMITS OF THE STORM WATER MANAGEMENT SYSTEM) AND EXHIBIT B (THIS PLAN FOR LONG TERM MAINTENANCE) WILL BE RECORDED WITH THE WAYNE COUNTY REGISTER OF DEEDS. UPON RECORDING, A COPY OF THE RECORDED DOCUMENTS WILL BE PROVIDED TO THE CITY OF LIVONIA.

D. LONG-TERM MAINTENANCE PLAN AND SCHEDULE

TABLE 1 IDENTIFIES THE MAINTENANCE ACTIVITIES TO BE PERFORMED, ORGANIZED BY CATEGORY (MONITORING/INSPECTIONS, PREVENTATIVE MAINTENANCE, AND REMEDIAL SECTIONS). TABLE 1 ALSO IDENTIFIES SITE-SPECIFIC WORK NEEDED TO ENSURE THAT THE STORM WATER MANAGEMENT SYSTEM FUNCTIONS PROPERLY AS DESIGNED.



SPALDING DeDECKER
Engineers | Surveyors
905 South Blvd. East Phone: (248) 844-5400
Rochester Hills, MI 48307 Fax: (248) 844-5404
www.sda-eng.com

DRAWN: JEC	DATE: 03-12-23
CHECKED: JEC	DATE: 03-13-23
MANAGER: T.SOVEL	SCALE: NONE
JOB No. NP22-080	SHEET: 1 OF 2
SECTION 8 TOWN 1 SOUTH RANGE 9 EAST	
CITY OF LIVONIA	WAYNE COUNTY, MI

EXHIBIT "B"

LIVONIA EARLY CHILDHOOD CENTER (ECC)

TABLE 1

Maintenance Activities	Open Detention System	Flow Restrictors, Overflow Structures & Outlet Pipes	Catch Basins, Inlets & Storm Sewers	Inlets to Detention/retention Systems	French Drain	Other	Frequency
Monitoring/Inspection							
Inspect for sediment accumulation**/clogging of stone filter	X	X	X	X	X		Annually
Inspect for floatables, dead vegetation and debris	X	X	X	X	X		Annually and after major events
Inspect all components during wet weather and compare to as-built plans	X	X	X	X	X		Annually
Ensure means of access for maintenance remain clear/open	X	X	X	X	X		Annually
Preventative Maintenance							
Remove accumulated sediment	X	X	X		X		As needed
Remove floatables, dead vegetation and debris	X		X	X	X		As needed
Sweeping of paved surfaces (streets and parking lots)						X	2 times per year
Provide increase inspection frequency and additional cleaning		X					
Mow	X						
Remedial Actions							
Repair/stabilize areas of erosion	X		X	X	X		As needed
Structural repairs	X	X	X	X	X		As needed
Make adjustments/repairs to ensure proper functioning	X	X	X	X	X		As needed

NOTE:

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Rochester Hills, MI 48307 Fax: (248) 844-5404
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DRAWN: JEC	DATE: 03-12-23
CHECKED: JEC	DATE: 03-12-23
MANAGER: T.SOVEL	SCALE: NONE
JOB No. NP22-080	SHEET: 2 OF 2
SECTION 8 TOWN 1 SOUTH RANGE 9 EAST	
CITY OF LIVONIA	WAYNE COUNTY, MI

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 9, 2026**

Meeting was called to order at 9:30 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Eileen McDonnell, President Reid. Absent: Brandon McCullough.

15. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from Livonia Public Schools Career Technical Center (CTC) in construction of a storm drain system that provides adequate drainage at 8985 Newburgh Road, in the S.E. 1/4 of Section 31.

David Lear, Assistant City Engineer, stated the item is the same as the previous but instead for the Career Technical Center, and requested approval to finish construction.

Motion was made by Vice President Brockway to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

15.

Engineering
February 23, 2026

MEETING DATE

S030926/R032326

PRESENTED BY

Todd Zilincik, P.E., City Engineer

AGENDA ITEM

REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from Livonia Public Schools Career Technical Center (CTC) in construction of a storm drain system that provides adequate drainage at 8985 Newburgh Road, in the S.E. 1/4 of Section 31.

BACKGROUND DETAILS

In conjunction with the development of the property located at 8985 Newburgh Road, Livonia, Michigan, 48150, the City of Livonia required the proprietor to construct a storm drainage system to provide adequate drainage for the site at their own expense. In reference to this storm sewer system, the office has received the attached storm water maintenance agreement from the Assistant Superintendent of Operations and District Services for Livonia Public Schools requiring them to reimburse the City for any such maintenance that may become necessary.

The Engineering Division has approved the storm sewer plans and respectfully recommends that the City Council take the following actions:

- Accept the Storm Water Management System (SWMS) for the Livonia Public Schools Career Technical Center (CTC) located at 8985 Newburgh Road in the S.E. ¼ of Section 31.
- Authorize the Mayor and the City Clerk to execute the Storm Water Facilities Maintenance Agreement on behalf of the City.

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

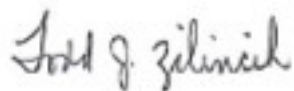
The Engineering Division has approved the storm sewer plans and respectfully recommends that the City Council take the following actions:

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- Authorize the Mayor and the City Clerk to execute the Storm Water Facilities Maintenance Agreement on behalf of the City.

ATTACHMENTS

1. Storm Water Facilities Maint Agrmt + Exhibits, LPS Livonia Career Technical Center, 8985

APPROVED BY



Date: February 23, 2026

Todd Zilincik, P.E., City Engineer



Date: February 24, 2026

Douglas L. Moore, MSA, Assistant Director of Public Works



Date: February 24, 2026

Carter Fisher, City Attorney



Date: February 26, 2026

Maureen Miller Brosnan, Mayor

STORM WATER FACILITIES MAINTENANCE AGREEMENT

THIS STORM WATER FACILITIES MAINTENANCE AGREEMENT (the "Agreement") is made this 6th day of February, 2026, by and between the **City of Livonia**, a municipal corporation, with principal offices located at 33000 Civic Center Drive, Livonia, Michigan 48154, hereafter "City" and **Livonia Public Schools**, a Michigan general powers school district whose address is 15125 Farmington Road, Livonia, Michigan 48154 hereafter "School District."

RECITALS

1. The School District is the owner of certain real property located in the City of Livonia, Wayne County, Michigan, commonly known as the Livonia Public Schools' Career Technical Center ("CTC"), located at 8985 Newburgh, Livonia, Michigan 48150 (the "Property") as more particularly described in **Exhibit "A"** attached hereto and incorporated herein by reference, wherein the School District recently constructed its Career Technical Center (the "Project").
2. As part of the Project, the School District constructed a storm drainage system that provides adequate drainage to the Property.
3. Such storm drainage system encompasses or impacts storm runoff from the Property.
4. As part of the Project, the City has also issued a permit ("Permit") authorizing the construction, operation, and maintenance of a storm drainage system and related facilities (the "System") described in the Permit and as more particularly described in **Exhibit "A"** which is attached hereto and incorporated herein by reference.
5. The construction, operation, and maintenance of the System to service the School District's Property will benefit the School District and the Project.

NOW, THEREFORE, for and in consideration of the mutual covenants and benefits to be derived hereunder, the receipt, adequacy and sufficiency of which is hereby acknowledged, the City and the School District agree as follows:

1. The School District, or any future owners of the Property, shall assume the following obligations under the Permit:
 - a. The School District agrees that School District will operate and maintain, at the School District's own expense, the System located on the Property. In the event the School District fails to maintain the System as herein agreed and after the City has notified School District in writing or electronic correspondence of such failure and given the School District an opportunity to remedy the issue, the City may enter upon said Property for the purposes of maintaining said System, in which event the School District agrees to pay the City all reasonable charges and expenses incurred thereon. The City will provide

sufficient written notification or electronic correspondence prior to performing any work for which the School District will be charged.

- b. To operate and maintain the System within the proposed Project up to its point of connection to either a Wayne County Department of Roads storm water asset, Wayne County Public Works Commission drain or other existing natural watercourse or wetland as defined and detailed in the Permit.
 - c. If it is found necessary to repair all or any portion of said System on the Property because of work initiated by School District, the City shall cause such repair to be accomplished, after providing notice to the School District, and all reasonable expenses to perform the foregoing, including engineering, will be remitted by the School District to the City. Prior to any work being performed in a City of Livonia road right-of-way, a separate permit shall be secured from the Engineering Department.
2. Without limitation of the foregoing, School District, or any future owners of the Property, at its sole cost and expense shall perform maintenance of the System located on the Property as described in the City of Livonia's Storm Water Management and Long-Term Maintenance Plan as **Exhibit "B"** attached hereto and incorporated herein by reference.
3. The School District shall retain ownership and jurisdiction over the System with its rights and remedies under any applicable statute, ordinance, rule or regulation are hereby preserved.
4. Any future owners of the Property, but not the School District, shall defend, indemnify and hold the City harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever (hereinafter "Claims"), fixed or contingent, known or unknown, arising out of or in any way connected with the design, construction, use, maintenance, repair or operation (or omission in such regard) of the System referred to in the Permit hereto, appurtenances, connections and attachments thereto which are the subject of this Agreement. This indemnity and hold harmless provision shall include any costs, expenses and attorneys' fees incurred by the City in connection with such Claims or the enforcement of this Agreement relative to any future owners of the Property only. However, the School District and City agree that both the City and School District shall be solely responsible for the acts and omissions of their respective employees, officials, administrators, officers, agents, representatives and any other person or entity associated with such entity.
5. In accordance with 1976 PA 453, the parties hereto covenant: (1) not to discriminate against any employee or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, or a matter directly or indirectly related to employment, or a matter directly or indirectly related to employment because of race, color, religion, national origin, sex, age, height, weight or marital status.

IN WITNESS WHEREOF, the School District and City have executed this Agreement on the day and year first above written.

LIVONIA PUBLIC SCHOOLS,
a Michigan general powers school district

By: [Signature]
William R. Green II

Its: Assistant Superintendent of
Operations and District Services

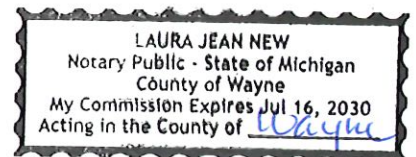
STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

On this 18th day of February, 2026, before me personally appeared William R. Green II, Assistant Superintendent of Operations and District Services of Livonia Public Schools, a Michigan general powers school district, to be known to be the same person who executed the within instrument on behalf of Livonia Public Schools and who acknowledges the same to be the free act and deed of Livonia Public Schools.

[Signature]
Notary Public

County of Wayne

My Commission Expires On: 7/16/2030



CITY OF LIVONIA,
a municipal corporation

By: _____
Maureen Miller Brosnan

Its: Mayor

By: _____
Lori L. Miller

Its: City Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

On this _____ day of _____, 2026, before me, a Notary Public in and for said County, appeared Maureen Miller Brosnan and Lori L. Miller to me personally known, who, being sworn, did for themselves say that they are respectively the Mayor and the City Clerk of the City of Livonia, the municipal corporation named in and which executed the within instrument and acknowledged said instrument the free act and deed of said municipal corporation.

Notary Public

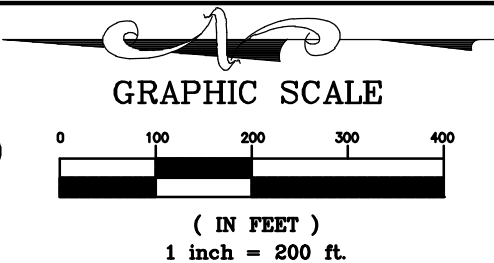
_____ County, Michigan

My Commission Expires On: _____

INSTRUMENT DRAFTED BY:
Todd J. Zilincik, P.E.
City Engineer
City of Livonia
12973 Farmington Road
Livonia, MI 48150

WHEN RECORDED RETURN TO:
City of Livonia
12973 Farmington Road
Livonia, MI 48150
Attn: Engineering Division

EXHIBIT "A"



LEGAL DESCRIPTION

LIVONIA PUBLIC SCHOOLS - LIVONIA CAREER TECHNICAL CENTER (CTC)
8985 NEWBURGH ROAD
LIVONIA, MI 48150

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

PARCEL 1

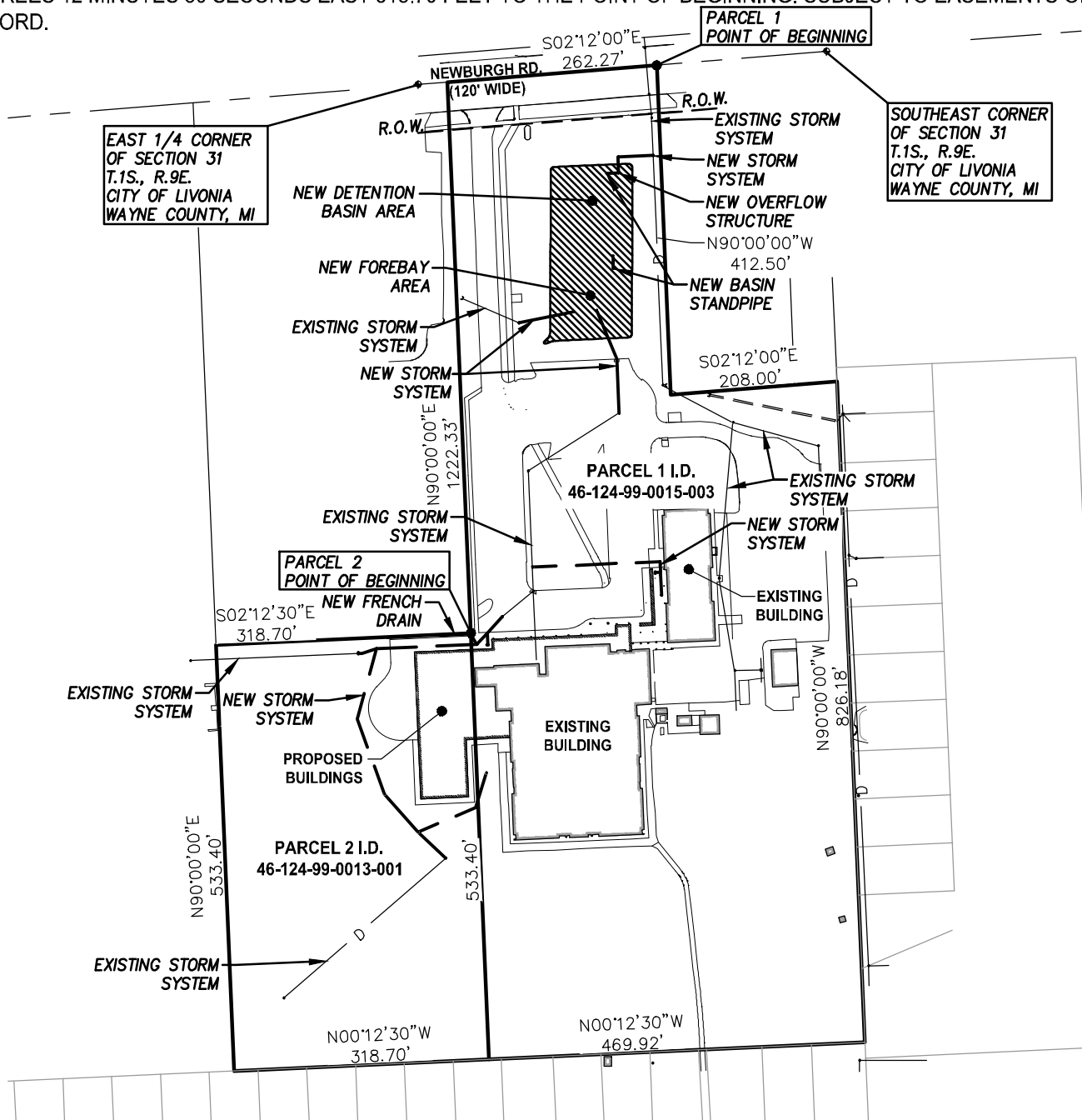
PARCEL: #46-124-99-0015-003 492,499± SQUARE FEET = 11.30± ACRES

BEGINNING NORTH 02 DEGREES 12 MINUTES WEST 870.20 FEET FROM THE SOUTHEAST CORNER OF SECTION 31, TOWN 1 SOUTH, RANGE 9 EAST; THENCE WEST 412.50 FEET; THENCE SOUTH 02 DEGREES 12 MINUTES EAST 208.00 FEET; THENCE WEST 826.18 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 30 SECONDS WEST 469.92 FEET; THENCE EAST 1222.33 FEET; THENCE SOUTH 02 DEGREES 12 MINUTES EAST 262.27 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS OF RECORD.

PARCEL 2

PARCEL: #46-124-99-0013-001 169,993± SQUARE FEET = 3.90± ACRES

BEGINNING NORTH 02 DEGREES 12 MINUTES 00 SECONDS WEST 1132.47 FEET AND WEST 688.93 FEET FROM THE SOUTHEAST CORNER OF SECTION 31, TOWN 1 SOUTH, RANGE 9 EAST; THENCE WEST 533.40 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 30 SECONDS WEST 318.70 FEET; THENCE EAST 533.40 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 30 SECONDS EAST 318.70 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS OF RECORD.



905 South Blvd. East Phone: (248) 844-5400
Rochester Hills, MI 48307 Fax: (248) 844-5404
www.sda-eng.com

DRAWN: T.DRUMMY	DATE: 07-14-22
CHECKED: J.SERBINKSI	DATE: 07-27-22
MANAGER: T.SOVEL	SCALE: SEE AT TOP
JOB No. NP21-115	SHEET: 1 OF 1
SECTION 31 TOWN 1 SOUTH RANGE 9 EAST	
CITY OF LIVONIA WAYNE COUNTY, MI	

Plotted: Feb 22, 2026, 3:13 PM by user: 1111 - Saved: 2/22/2026 by user: 1111
N:\NP\NLD Projects\NP21115 - Livonia Schools - Robotics Center\DWG\NP21115EAS.dwg

EXHIBIT "B"

LIVONIA CAREER TECHNICAL CENTER (CTC)

A. PHYSICAL LIMITS OF THE STORM WATER MANAGEMENT SYSTEM

THE STORM WATER MANAGEMENT SYSTEM (SWMS) SUBJECT TO THIS LONG-TERM MAINTENANCE PLAN (LTMP) IS DEPICTED ON EXHIBIT A AND INCLUDES WITHOUT LIMITATION THE STORM SEWERS, MANHOLES, CATCH BASINS, FRENCH DRAINS, CLOSED CONDUITS, OPEN DETENTION BASIN AND OUTLET CONTROL STRUCTURES THAT CONVEY FLOW FROM THE OPEN DETENTION BASIN TO A OUTLET CONTROL STRUCTURE BEFORE GOING TO A NEW MANHOLE CONSTRUCTED OF THE EXISTING STORM SEWER THAT OUTLETS TO A CITY STORM SEWER IN THE R.O.W.

FOR PURPOSES OF THIS SWMS, THIS STORM WATER MANAGEMENT SYSTEM AND ALL OF ITS COMPONENTS AS SHOWN ON EXHIBIT A IS REFERRED TO AS THE "SYSTEM".

B. TIME FRAME FOR LONG-TERM MAINTENANCE RESPONSIBILITY

THE PROPRIETOR IS RESPONSIBLE FOR MAINTAINING THE SYSTEM, INCLUDING COMPLYING WITH APPLICABLE REQUIREMENTS OF THE CITY OF LIVONIA, UNTIL THE CITY OF LIVONIA RELEASES THE CONSTRUCTION PERMIT. LONG-TERM MAINTENANCE RESPONSIBILITY FOR THE SYSTEM COMMENCES WHEN DEFINED BY THE MAINTENANCE PERMIT ISSUED BY THE CITY. LONG-TERM MAINTENANCE CONTINUES IN PERPETUITY.

THE OPERATION OF THE STORM WATER MANAGEMENT SYSTEM SHALL BE MONITORED TO VERIFY THAT THE SYSTEM IS PERFORMING AS INTENDED AND WILL BE REPAIRED OR MODIFIED AS REQUIRED TO INSURE THAT THE SYSTEM OPERATES AS INTENDED AND AS REQUIRED. ALL JETTED SEDIMENT IS TO BE VACTORED AND REMOVED FROM THE ON-SITE SYSTEM PRIOR TO ENTRY INTO THE CITY'S STORM SYSTEM.

MAINTENANCE OF STORM WATER COLLECTION SYSTEM CONSISTS OF THE FOLLOWING ITEMS, WHICH ARE TO BE DONE AT LEAST TWICE PER YEAR AS FOLLOWS:

- 1. CLEAN THE COVER OF ALL CATCH BASINS AND INLETS.
- 2. CHECK THE DEPTH OF ACCUMULATED SEDIMENT IN EACH STORM STRUCTURE AND TRENCH DRAIN CATCH BASINS. REMOVE THE SEDIMENT IF IT IS 12 OR MORE INCHES DEEP.
- 3. IF WHILE CHECKING THE SEDIMENT IN THE STORM STRUCTURES AND CATCH BASINS, IT BECOMES APPARENT THAT THE SEDIMENT HAS ENTERED THE CONNECTING PIPES, THE PIPES SHALL BE JETTED TO REMOVE THE SEDIMENT.
- 4. IF ANY SETTLING AROUND THE STORM STRUCTURES OR ALONG THE ROUTE OF THE PIPES IS EVIDENT, THE STRUCTURES AND THE PIPES SHALL BE CHECKED FOR OPEN JOINTS AND CRACKS WHICH, IF FOUND, SHALL BE REPAIRED.

MAINTENANCE OF THE OPEN DETENTION BASIN, OUTLET CONTROL STRUCTURES AND OUTLET PIPES MUST BE PERFORMED AT LEAST TWICE PER YEAR AS FOLLOWS:

- 1. THE OPEN DETENTION BASIN IS TO BE INSPECTED AND CLEANED OF ANY ACCUMULATED DEBRIS AND SEDIMENT WHEN SEDIMENT DEPTH REACHES 6 INCHES.
- 2. THE OPEN DETENTION BASIN MUST BE CLEANED IF ITS VOLUME IS REDUCED BY MORE THEN 10% DUE TO THE ACCUMULATION OF SILT AND SEDIMENT.
- 3. THE OUTLET CONTROL STRUCTURES AND OUTLET PIPES SHALL BE MAINTAINED IN ACCORDANCE WITH MAINTENANCE SCHEDULE FOR THE COLLECTION SYSTEM AS MENTIONED ABOVE.

C. MANNER OF ENSURING MAINTENANCE RESPONSIBILITY

THE PROPRIETOR HAS ASSUMED RESPONSIBILITY FOR LONG-TERM MAINTENANCE OF THE SYSTEM. THE STIPULATION BY WHICH THE PROPRIETOR HAS ASSUMED MAINTENANCE RESPONSIBILITY IS INDICATED IN THE "AGREEMENT FOR STORM SEWER MAINTENANCE". THE CITY OF LIVONIA RETAINS THE RIGHT TO ENTER THE PROPERTY AND PERFORM THE NECESSARY MAINTENANCE OF THE SYSTEM IF THE PROPRIETOR FAILS TO PERFORM THE REQUIRED MAINTENANCE ACTIVITIES.

TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PERPETUITY, THE "AGREEMENT FOR STORM SEWER MAINTENANCE" BETWEEN THE CITY OF LIVONIA AND THE PROPRIETOR TOGETHER WITH ITS EXHIBIT A (LEGAL DESCRIPTION OF PROPERTY AND THE MAP OF THE PHYSICAL LIMITS OF THE STORM WATER MANAGEMENT SYSTEM) AND EXHIBIT B (THIS PLAN FOR LONG TERM MAINTENANCE) WILL BE RECORDED WITH THE WAYNE COUNTY REGISTER OF DEEDS. UPON RECORDING, A COPY OF THE RECORDED DOCUMENTS WILL BE PROVIDED TO THE CITY OF LIVONIA.

D. LONG-TERM MAINTENANCE PLAN AND SCHEDULE

TABLE 1 IDENTIFIES THE MAINTENANCE ACTIVITIES TO BE PERFORMED, ORGANIZED BY CATEGORY (MONITORING/INSPECTIONS, PREVENTATIVE MAINTENANCE, AND REMEDIAL SECTIONS). TABLE 1 ALSO IDENTIFIES SITE-SPECIFIC WORK NEEDED TO ENSURE THAT THE STORM WATER MANAGEMENT SYSTEM FUNCTIONS PROPERLY AS DESIGNED.



SPALDING DeDECKER
Engineers | Surveyors
905 South Blvd. East Phone: (248) 844-5400
Rochester Hills, MI 48307 Fax: (248) 844-5404
www.sda-eng.com

DRAWN: T.DRUMMY	DATE: 07-14-22
CHECKED: J.SERBINKSI	DATE: 07-27-22
MANAGER: T.SOVEL	SCALE: NONE
JOB No. NP21-115	SHEET: 1 OF 2
SECTION 31 TOWN 1 SOUTH RANGE 9 EAST	
CITY OF LIVONIA	WAYNE COUNTY, MI

EXHIBIT "B"
LIVONIA CAREER TECHNICAL CENTER (CTC)

TABLE 1
STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE SCHEDULE SYSTEM COMPONENT

Maintenance Activities	Open Detention System	Flow Restrictors, Overflow Structures & Outlet Pipes	Catch Basins, Inlets & Storm Sewers	Inlets to Detention/retention Systems	French Drain	Other	Frequency
Monitoring/Inspection							
Inspect for sediment accumulation**/clogging of stone filter	X	X	X	X	X		Annually
Inspect for floatables, dead vegetation and debris	X	X	X	X	X		Annually and after major events
Inspect all components during wet weather and compare to as-built plans	X	X	X	X	X		Annually
Ensure means of access for maintenance remain clear/open	X	X	X	X	X		Annually
Preventative Maintenance							
Remove accumulated sediment	X	X	X		X		As needed
Remove floatables, dead vegetation and debris	X		X	X	X		As needed
Sweeping of paved surfaces (streets and parking lots)						X	2 times per year
Provide increase inspection frequency and additional cleaning		X					
Mow	X						
Remedial Actions							
Repair/stabilize areas of erosion	X		X	X	X		As needed
Structural repairs	X	X	X	X	X		As needed
Make adjustments/repairs to ensure proper functioning	X	X	X	X	X		As needed

NOTE:
CHEMICALS SHALL NOT BE APPLIED TO DETENTION AREA , BUFFER STRIPS AND VEGETATED SWALES OR WATERCOURSES.


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Engineers | Surveyors
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Rochester Hills, MI 48307
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Phone: (248) 844-5400
Fax: (248) 844-5404

DRAWN: T.DRUMMY	DATE: 07-14-22
CHECKED: J.SERBINKSI	DATE: 07-27-22
MANAGER: T.SOVEL	SCALE: NONE
JOB No. NP21-115	SHEET: 2 OF 2
SECTION 31 TOWN 1 SOUTH RANGE 9 EAST	
CITY OF LIVONIA	WAYNE COUNTY, MI

CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING
MARCH 11, 2026
7:00PM

A Capital Outlay and Infrastructure Committee meeting was held on March 11, 2026, in the Livonia City Hall Auditorium.

Committee Members Present: Robin Persiconi, Chair
Martha Ptashnik, Vice Chair

Committee Members Absent: Brandon McCullough, Member

City Council Members Present: Kayleigh Reid, President
Patrick Brockway, Vice-President
Carrie Budzinski
Eileen McDonnell

**City Officials
and Others Present:** Maureen Miller Brosnan, Mayor
Aarica Smith, Dir. Govt. Affairs
Carter Fisher, City Attorney
Eric Goldstein, Interim City Attorney
Benjamin Grier, Finance Director
Tom Goralski, Police Chief
Mark Taormina, Planning & Econ. Dev. Director
Tyler Vines, LPOA President
Peter Theriault, Plante Moran Realpoint
Kirk Loveall, OHM Advisors
Don Garofalo, Hobbs & Black

Additional attendees: Members of the public.

1. The subject matter of the construction of a new police station. (CR 38-26)

The meeting was convened at 7:00 PM and discussion was led by Robin Persiconi, Committee Chair.

A motion was put forth in January 2026, to have the Administration offer a report and recommendation on the construction of a new police station. The committee previously met on this subject on March 2, 2026.

Mayor Brosnan provided a legislative update regarding grant funding being sought for this project. The project planning team was introduced, and the administration focused its discussion on the following four main topics: Site location, Maintenance and Operational Costs, Wetland Status, and Ingress and Egress of the building.

Police Chief Tom Goralski discussed daily operational challenges for officers at the current location.

Don Garofalo, Hobbs & Black, spoke regarding how the new building design will address inefficiencies existing in the current building.

Kirk Loveall, OHM Director, provided information pertaining to the site location and the due diligence that has been performed to date.

Director of Finance, Benjamin Grier, presented information pertaining to the operational and maintenance costs of our current building vs anticipated operational and maintenance costs for a new building.

Paul Theriault, Plante Moran Realpoint, presented information pertaining to the useful life of different building systems and construction costs over the last five years. He further discussed cost implications of alternative locations, highlighting redesign costs, cost escalations, additional studies that would be required, and potential demolition costs if existing buildings are on a proposed site.

Director of Planning and Economic Development, Mark Taormina provided information pertaining to the wetlands, explaining differences between regulated and unregulated wetlands and providing a status update as to the wetlands on the proposed location.

Paul Theriault and Chief Goralski further discussed the ingress and egress of the building.

Livonia Police Officer Association President Tyler Vines spoke regarding the inefficiencies and current conditions of the current facility.

Residents participated in audience communication.

The meeting adjourned at 9:00 PM.

Vice Chair Martha Ptashnik offered two resolutions:

1. A resolution to issue letter of intent to bond, and

2. A resolution to amend the 2025-2026 budget to reallocate funds from capital improvement to police station construction.

Note: This item will remain in Committee.

This meeting will be reported at the **Regular Meeting of March 23, 2026.**

Robin Persiconi

Robin Persiconi, Chair

CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING
MARCH 11, 2026 - 7:00PM

NAME

DEPT OR CONTACT INFO FOR NOTIFICATIONS*

*PERTAINING THE SUBJECT MATTER OF THIS MEETING

Barbara Brown

Michael Oliver

Barbara Bushey

David Bushey

CONRAD SCHWARTZ

DONNA WALKER

Janet Machowicz

JAMES FINLEY

Sandra Ryehlinski

Mark Vines

Beverly Vines

Frances Parris

Jennifer Newme

Paul Montagna

Stephanie Lupa

Don Gaboro

Sue Grankemeyn

Allyson Spald

Rhonda & Wayne Snyder

Rosanne Martell

Ken Packer

Sheryl StJean

Mari McRobb

CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING
MARCH 11, 2026 - 7:00PM

NAME

DEPT OR CONTACT INFO FOR NOTIFICATIONS*

*PERTAINING THE SUBJECT MATTER OF THIS MEETING

Robert Bigg

Tom Roberts

Mike Girdler

Be Costello

Sal Cid

Michelle Cid

Bob Walters

Kim Minto

GLORIA BEARNE

Norm Reed

Ron & Chris Urso

JIM ~~ANDREAS~~ REZAKHAN

Laura Shoemaker

Jenaveve Lenoir

C Hersh

Marilyn Stace

BOB GORROWSKI

Dianne Marietti

JOAN GAUTHIER

CRAIG GAUTHIER

Tom Hoyerberg

From: noreply@civicplus.com
To: [CityCouncil](#)
Subject: Online Form Submittal: City Council Inquiries
Date: Monday, March 9, 2026 1:23:33 PM

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	PHYLLIS
Last Name	BRYAN
Address	14885 Fairfield St.
Email Address	pbryan5412@gmail.com
Phone Number	734-516-5893
Topic	City Council Meetings
Date of Issue	3/9/2026
Attachment (Optional)	<i>Field not completed.</i>
Comments	I urge City Council members to oppose the Mayor's plan to move our Police station from the current location to a site that borders Brookfield Street, a residential area. No one in Livonia denies that we need a new upgraded police station, but the optimal location is NOT where it borders and has road access into our residential area. As taxpayers, we should not have to be subjected to noise pollution, light pollution and loss of natural areas to accommodate this site when there is city owned land available ON Five Mile Road, which is a major artery with no residential areas adjacent to it.. The City Council was elected to serve the People of Livonia, not the Mayor. No other city of comparable size in our area has a police station (and multi-level parking structure) that encroaches into a residential area. If you lived on Brookfield, would you want the police station and huge communications tower in the location that's being proposed?

Email not displaying correctly? [View it in your browser.](#)



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
February 24, 2026

MEETING DATE

COI030226/COI031126/R032326

PRESENTED BY

Robin Persiconi Chair
Martha Ptashnik Vice Chair
Brandon McCullough Member

AGENDA ITEM

The subject matter of the construction of a new police station. (CR 38-26)

BACKGROUND DETAILS

A Capital Outlay and Infrastructure meeting was held on March 2, 2026 to discuss the subject matter.

At the Regular Meeting Minutes of January 14, 2026:

On a motion by Councilmember Persiconi, supported by Councilmember McCullough, and unanimously adopted, it was:

#38-26 RESOLVED, that upon the motion by Councilmember Robin Persiconi, supported by Councilmember Brandon McCullough, at the Regular Meeting held January 14, 2026, the Council does hereby refer subject matter of the construction of a new police station to the Capital Outlay and Infrastructure Committee for its report and recommendation.

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

To discuss the subject matter as presented.

ATTACHMENTS

1. Police Station Pitch Deck 030226 Recd 3-3-26
2. COI030226 LTC Construction of new PD station
3. R011426 Subject matter of construction of a new police station to COI CR 38-26

APPROVED BY

CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING
MARCH 2, 2026
7:00PM

A Capital Outlay and Infrastructure Committee meeting was held on March 2, 2026, in the Council Chambers at Livonia City Hall.

Committee Members Present: Robin Persiconi, Chair
Martha Ptashnik, Vice Chair
Brandon McCullough, Member

Committee Members Absent: None

City Council Members Present: Kayleigh Reid, President
Patrick Brockway, Vice-President
Carrie Budzinski
Eileen McDonnell

**City Officials
and Others Present:** Maureen Miller Brosnan, Mayor
Aarica Smith, Dir. Govt. Affairs
Carter Fisher, City Attorney
Eric Goldstein, Interim City Attorney
Dave Varga, Chief of Staff
Benjamin Grier, Finance Director
Tom Goralski, Police Chief
Mark Taormina, Planning & Econ. Dev. Director
Tyler Vines, LPOA President

Additional attendees: See the attached list.

1. The subject matter of the construction of a new police station. (CR 38-26)

The meeting was convened at 7:00 PM and discussion was led by Robin Persiconi, Committee Chair.

This item is new. A motion was put forth in January 2026, to have the Administration offer a report and recommendation on the construction of a new police station.

Mayor Brosnan presented a plan to construct a new police station to replace the current 50+ year old facility. The location would be adjacent to the 16th District Court to enable officer-court proximity and would allow for continued operations of the current station during construction. The project scope, including costs and funding of the project, and a proposed timeline were presented and the presentation deck is a part of this packet for reference. The highlights of this presentation included a project cost of approximately \$48 million dollars to be funded through a general bond, monies in the capital improvement fund balance, a tax administration fee, and county, state and federal grants. Desired add-ons to the building itself include but are not limited to a parking garage and the demolition of the current facility. This would be at an additional cost of \$8.7 million dollars that could be secured via the above-described funding for a maximum cost of \$56 million dollars.

Police Chief Tom Goralski discussed concerns with the current facility, citing the buildings age and condition, foundational issues, and operational inefficiencies. He further discussed his participation in the new building design features, that highlighted four key design elements:

1. Better, more adaptable spaces with enhanced work environment including natural light and windows,
2. Efficient workflow layout organizing related functions in proximity,
3. Modern security and safety design with all-sight-line jail facility, and
4. Future-ready infrastructure with room for technology expansion.

Specific design improvements were also discussed including:

- A fitness area with proper ventilation
- A centralized property room with a single access point with proper security, and crime scene unit adjacent for efficient processing,
- Integrated property processing where officers bring prisoners in through locker facility, and officers transition out of a separate door near the property room, enabling efficient processing flow;
- Consolidating specialized units;
- Addressing female officer facilities,
- Creating a separate kitchen/break area, a separate report writing area, community room, and dedicated training area.

Police Chief Tom Goralski further discussed the overall benefit of a new building for officer retention and officer health and wellness on various levels and the positive impacts it would have for continued community engagement opportunities.

Livonia Police Officer Association President Tyler Vines discussed top priority areas of improvement based on officer feedback.

Director of Finance, Benjamin Grier spoke about the general bond process explaining the debt service amount, anticipated interest rates, and duration of bond.

City Attorney Carter Fisher spoke about the bonding process timeline and the resolutions that would be needed by council to move forward.

Residents spoke about their concerns and asked questions. Some of the topics discussed were site selection, access points, wetlands and environmental concerns.

The meeting adjourned at 9:00 PM.

No committee recommendations were made.

Note: This item will remain in Committee for further discussion on March 11, 2026, at 7:00pm.

This meeting will be reported at the **Regular Meeting of March 23, 2026.**

Robin Persiconi

Robin Persiconi, Chair

Senareve Lenoir



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
February 20, 2026

MEETING DATE

COI030226

PRESENTED BY

Robin Persiconi Chair
Martha Ptashnik Vice Chair
Brandon McCullough Member

AGENDA ITEM

The subject matter of the construction of a new police station. (CR 38-26)

BACKGROUND DETAILS

At the Regular Meeting Minutes of January 14, 2026:

On a motion by Councilmember Persiconi, supported by Councilmember McCullough, and unanimously adopted, it was:

#38-26 RESOLVED, that upon the motion by Councilmember Robin Persiconi, supported by Councilmember Brandon McCullough, at the Regular Meeting held January 14, 2026, the Council does hereby refer subject matter of the construction of a new police station to the Capital Outlay and Infrastructure Committee for its report and recommendation.

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

To discuss the subject matter as presented.

ATTACHMENTS

1. COI030226 LTC Construction of new PD station
2. R011426 Subject matter of construction of a new police station to COI CR 38-26

APPROVED BY

Regular Meeting Minutes of January 14, 2026

On a motion by Councilmember Persiconi, supported by Councilmember McCullough, and unanimously adopted, it was:

#38-26 RESOLVED, that upon the motion by Councilmember Robin Persiconi, supported by Councilmember Brandon McCullough, at the Regular Meeting held January 14, 2026, the Council does hereby refer subject matter of the construction of a new police station to the Capital Outlay and Infrastructure Committee for its report and recommendation.

<i>RESOLUTION REQUESTED BY COUNCILMEMBER ROBIN PERSICONI</i> <i>(Regular Meeting of January 14, 2026)</i>
--

Motion: **Budzinski**
Second: **Ptashnik**
Ayes: **Brockway, McCullough, McDonnell, Budzinski, Persiconi, Ptashnik, Reid**
Nays: **None**
Absent: **None**



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
February 25, 2026

MEETING DATE

LE031626/R032326

PRESENTED BY

AGENDA ITEM

The subject matter of a proposed amendment to the noise ordinance. (CR 253-24)

BACKGROUND DETAILS

At the Regular Meeting Minutes of August 25, 2025:

Councilmember Scheel reported on the Law and Education Committee Meeting of August 18th, 2025, regarding the subject matter of a proposed amendment to the noise ordinance (CR 253-24).

A Law and Education Committee Meeting took place on August 18, 2025 to discuss this subject matter.

At the Regular Meeting of December 18, 2024:

Vice President Ptashnik reported on the subject matter of proposed amendments to the Noise Ordinance as discussed at the Law & Education Committee meeting of December 4, 2024, and indicated the matter will remain in committee. (CR 253-24)

At the Regular Meeting of August 7, 2024:

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

#253-24 RESOLVED, that having considered a communication from Steven Johnson, 18240 Sunset St., Livonia, MI 48152, dated June 24, 2024, wherein he requests a proposed Ordinance amendment to allow noise ordinance enforcement to begin at 10:00 p.m., the Council does hereby refer this item to the Law and Education Committee for its report and recommendation.

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

To discuss the subject matter as presented.

ATTACHMENTS

1. R082525 LE081825 Noise Ord Report RandF
2. LE081825 Min - Noise ord
3. LE081825 LTC Prop amend to noise ord
4. LE120424 Min
5. LE101424 LTC Prop amend to noise ord
6. R080724 Noise ord amend Steven Johnson Refer to LE CR 253-24

Regular Meeting Minutes of August 25, 2025

Councilmember Scheel reported on the Law and Education Committee Meeting of August 18th, 2025, regarding the subject matter of a proposed amendment to the noise ordinance (CR253-24).

This item will remain in Committee.

<i>UNFINISHED BUSINESS ITEM 13a. (Regular Meeting of August 25, 2025)</i>

Present:	Budzinski, Scheel, Morgan, Toy, Donovic, Ptashnik
Absent:	McCullough

LAW AND EDUCATION COMMITTEE MEETING
AUGUST 18, 2025

A Law and Education Committee meeting was held on August 18, 2025, in the City Hall Council Chambers.

Committee Members Present: Lynda L. Scheel, Chair
Laura Toy, Vice Chair
Martha Ptashnik, Member

Committee Members Absent: None

**City Officials and
Others Present:** Carrie Budzinski, Councilmember
Carter Fisher, City Attorney
Jerome Hanna, Inspection Director

Additional Attendees: See attached.

1. The subject matter of a proposed amendment to the noise ordinance. (CR 253-24)

The meeting convened at 6pm, led by Council Chair Lynda L. Scheel.

A motion was made by Council Vice President Martha Ptashnik for the subject matter to remain in Committee.

An email was sent by resident Steve Johnson that will be forwarded to the Law Department.

The Committee recommends:

- For this item to remain in committee.

This item is to be placed on the **Regular Meeting Agenda of August 25, 2025**

2. The subject matter of potential ordinance amendment(s) related to cloth coverings on fences (CR 157-25).

The meeting was led by Committee Chair Lynda L. Scheel.

A motion was made by Council Vice President Martha Ptashnik for the subject matter to be removed from Committee and suggested the resident refer the concern to the Zoning Board of Appeals for a variance to have a covering on their fence.

The meeting adjourned at 6:15pm

The Committee recommends:

- For this item to be removed from committee.
- For the resident to seek a variance with the Zoning Board of Appeals.

This item is to be placed on the **Regular Meeting Agenda of August 25, 2025**

Respectfully submitted,


Lynda L. Scheel, Chair

LAW AND EDUCATION COMMITTEE MEETING
MONDAY, AUGUST 18, 2025 - 6:00PM

NAME _____

DEPT OR CONTACT INFO FOR NOTIFICATIONS*
*PERTAINING THE SUBJECT MATTER OF THIS MEETING

Jim Boyer

Denise Miller

Laurie Aubrey

Greg Ochoa

Vickie Ochoa

Jerome Hanna

Inspection

Eileen McDonnell

Jenny O'Connor



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
September 25, 2024

MEETING DATE

LE101424/R110624

PRESENTED BY

AGENDA ITEM

The subject matter of a proposed amendment to the noise ordinance. (CR 253-24)

BACKGROUND DETAILS

Regular Meeting Minutes of August 7, 2024

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

#253-24 RESOLVED, that having considered a communication from Steven Johnson, 18240 Sunset St., Livonia, MI 48152, dated June 24, 2024, wherein he requests a proposed Ordinance amendment to allow noise ordinance enforcement to begin at 10:00 p.m., the Council does hereby refer this item to the Law and Education Committee for its report and recommendation.

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

To discuss the subject matter as presented.

ATTACHMENTS

1. R080724 Noise ord amend Steven Johnson Refer to LE CR 253-24

APPROVED BY

Regular Meeting Minutes of August 7, 2024

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

#253-24 RESOLVED, that having considered a communication from Steven Johnson, 18240 Sunset St., Livonia, MI 48152, dated June 24, 2024, wherein he requests a proposed Ordinance amendment to allow noise ordinance enforcement to begin at 10:00 p.m., the Council does hereby refer this item to the Law and Education Committee for its report and recommendation.

<i>CONSENT AGENDA ITEM 2 (Regular Meeting of July 15, 2024)</i>

Motion:	Toy
Second:	Jolly
Ayes:	Budzinski, Morgan, Toy, Jolly, Ptashnik, Donovic, McCullough
Nays:	None
Absent:	None



LETTER TO THE LIVONIA CITY COUNCIL

2.

Council Office
February 5, 2026

MEETING DATE

LE031626/R032326

PRESENTED BY

Brandon McCullough Chair
Eileen McDonnell Vice Chair
Martha Ptashnik Member

AGENDA ITEM

The subject matter of proposed ordinance amendment(s) to the City's Noxious Weed Ordinances to include non-enforcement language for residents who maintain native plant based gardens and meadows in lieu of conventional lawns. (CR 308-24)

BACKGROUND DETAILS

At the Regular Meeting Minutes of December 18, 2024

Vice President Ptashnik reported on the subject matter of proposed Ordinance amendments re: Noxious weeds as discussed at the Law & Education Committee meeting of December 4, 2024, and indicated the matter will remain in committee.

At the Regular Meeting of September 23, 2024

#308-24 RESOLVED, that upon the motion by Councilmember Jim Jolly, seconded by Council Vice President Martha Ptashnik, at the Regular Meeting held September 23, 2024, the Council does hereby refer the subject matter of proposed amendment(s) to the City's Noxious Weed Ordinances to include non-enforcement language for residents who maintain native plant based gardens and meadows in lieu of conventional lawns to the Law and Education Committee for further discussion and recommendation.

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

To discuss the subject matter as presented.

ATTACHMENTS

1. LE031626 LTC Prop amend to noxious weeds
2. R121824 LE Committee report - Prop amend for native weeds
3. R121824 New Data Item 13b (Noxious Weeds) Recd 12-9-24
4. R092324 Noxious Weed Ordinance to LE Committee CR 308-24)
5. LE120424 Item 2 - Noxious Weed Ord New Data 1 - Recd 12-2-24
6. LE120424 Item 2 - Noxious Weed Ord New Data 2 - Recd 12-2-24

APPROVED BY

Regular Meeting Minutes of December 18, 2024

An email communication received from the Livonia Managed Native Planting Team, dated December 9, 2024, re: proposed Ordinance amendments re: Noxious weeds, was received and placed on file for the information of the Council.

Vice President Ptashnik reported on the subject matter of proposed Ordinance amendments re: Noxious weeds as discussed at the Law & Education Committee meeting of December 4, 2024, and indicated the matter will remain in committee. (CR 208-24)

Karen Vrtachnik, 15454 Doris, spoke regarding vegetation growing in neighboring yards within her neighborhood which attract bees, birds, rodents and deer. Ms. Vrtachnik stated she was concerned about how this may affect her home's resale value in the future and asked Council to take this into consideration.

Mike Shesterkin, 38257 Donald, thanked Council and residents for taking up this subject matter and stated he was grateful to see the community look at sustainability, which he feels is very important. Mr. Shesterkin stated a "landscaped" lawn is diverse and subjective and encouraged Council to come up with an Ordinance this is flexible, keeping in mind perception of what a lawn should look like is quite different.

<i>UNFINISHED BUSINESS ITEM 13b. (Regular Meeting of December 18, 2024)</i>

Present:	Ptashnik, Budzinski, Morgan, Donovic and McCullough
Absent:	Toy

From: [Rosina N](#)
To: [Ptashnik, Martha](#); [Toy, Laura](#)
Cc: [McCullough, Brandon](#); [Donovic, Rob](#); [Morgan, Scott](#); [Budzinski, Carrie](#); [Jolly, Jim](#); [Mayor Maureen Miller Brosnan](#); [Kasprowicz, Sara](#); [Rosina N](#); [Bob Hauser](#); [Evan Rosin](#); [Cyndi Ross](#); [David Waxer ICE](#); [Anne Sarazin](#)
Subject: Resolution #308-24 - Livonia Noxious Weed Ordinance - LE Committee
Date: Monday, December 9, 2024 12:45:59 PM

Dear City of Livonia Law and Education Committee:

Vice President Martha Ptashnik, Chair

Laura M. Toy, Vice Chair

Jim Jolly, Member

cc: Maureen Miller Brosnan, Mayor
Brandon McCullough, Council President
Carrie Budzinski, Council Member
Rob Gjonaj Donovic, Council Member
Scott Morgan, Council Member
Sara Kasprowicz, Program Supervisor

Thank you for the opportunity for us to share at the December 4th LE Committee meeting regarding native plantings in Livonia. Thank you also for your kind and thoughtful consideration of all attendees' views.

We want to emphasize that we are recommending a brief edit to our current *Noxious Weed Ordinance* that includes

- adding a simple definition of a *Managed Native Planting (MNP)*; and
- adding exceptions in the ordinance. Wherever the ordinance indicates "'a height of nine (9) inches," we will add "except in *Managed Native Plantings (MNP)*."

Livonia would not need to write a new ordinance. This would not cost the City of Livonia any additional money. It will not require extensive study, nor additional staffing. A simple edit to our existing Livonia *Noxious Weeds and Refuse* ordinance would suffice.

Below is our feedback regarding the concerns voiced during the meeting by our community, our Livonia Inspection Department, and the Greenleaf

Commission.

- When we refer to landscapes that include native plants, we are referring to ***Managed Native Planting (MNP)***. This is a more accurate term than *Managed Natural Landscape*. As Mr. Hanna pointed out, some residents who are not familiar with the true definition of “native plant” are indeed using the term “natural” to allow noxious weeds to grow.
- In adding language for *Managed Native Planting (MNP)* to our existing *Noxious Weeds* ordinance, we should not focus on aesthetics, because “beauty is in the eye of the beholder.” Aesthetics is a personal, subjective opinion. Some residents view a turf grass lawn as park-like and aesthetically beautiful, whereas some residents view a landscape that includes Michigan native plants in a beneficial habitat design to be aesthetically beautiful. Aesthetics cannot be legislated.
- With the added *Managed Native Planting* language, we support the Livonia Inspection department in upholding our *Noxious Weed Ordinance*, focusing on noxious weed species as defined by the following professional resources
 - [Michigan.gov Invasive Species List](#)
 - [MDARD Prohibited and Restricted Weeds](#)
 - [Midwest Invasive Species Information Network](#)
- Different sizes of properties should dictate the different types of *Managed Native Planting (MNP)* allowed. The *MNP* for lower acreage residential properties may include native plants in smaller pollinator

and butterfly gardens. Larger properties (e.g. Zoned RUF) may include *MNPs* such as a native meadow design. Larger properties have a greater opportunity to

- reduce the square footage of commercially-maintained lawn; and
- solve more problems for their neighbors and the City of Livonia by utilizing Green Stormwater Infrastructure (e.g. meadows, rain gardens, tree plantings, etc.).
- One of the goals for the City of Livonia, in relation to our watershed management plan and the MS4 Stormwater permit under the larger NPDES permit, is to educate Livonia residents about the importance of using native plants. The purpose of this education is for residents to help manage stormwater in their own property, and therefore to reduce the *quantity* of stormwater runoff and to improve the *quality* of stormwater runoff flowing into our Rouge River. With the support of the City of Livonia, *Friends of the Rouge* and *Wild Ones* can facilitate this public education.
- The increase in the deer population, and the resulting damage to our landscapes, is a common issue in Livonia and all over Michigan, and unrelated to *Managed Native Plantings*.
- Rats and raccoons are most attracted to human food waste and unsecured structures. These and other pests are also a common problem that is unrelated to *Managed Native Plantings*.
- The primary reasons that residents across the country want to install *Managed Native Plantings* in their own properties are

- To reduce local flooding;
- To mitigate the amount of polluted water entering our local watershed, such as stormwater runoff containing fertilizers from landscapes; road salt, oil, and gas from pavements; etc. For Livonia residents, this means our portion of the Rouge River Watershed.
- To reduce or eliminate the need for lawnmowers, commercial fertilizers, and pesticides that are common in a conventionally-maintained lawn; and
- To provide crucial habitat benefitting songbirds, butterflies and other pollinators Planting local native plant species in our yard is what Doug Tallamy calls *Homegrown National Parks*.
- A revised *Livonia Noxious Weeds and Refuse* ordinance would include
 - appropriate *Cues to Care*, such as areas of manicured lawn/groundcover used as borders with neighbors and property boundaries; and
 - commonsense landscaping guidelines, such as choosing shorter plants along the intersection of driveways and roadways in order to keep a safe and clear line of sight for all Livonia drivers.

Let's make this easy. It does not need to be a complex or prolonged process. There is no need for the City to incur any additional costs. It doesn't require extensive study to implement. There are municipal precedents that can be used as guidelines, and there are Livonia residents and local organizations available as resources to streamline this process.

As qualified professionals in the industry, members of your *Managed Native Plantings Team* are willing and able to write a draft definition of a *Managed Native Planting* for consideration by the Livonia Law and Education Committee. Please let us know how we can further participate in the next steps of the process.

For some of us, this is the first time we have participated in our municipal government. We are grateful for the thoughtful and considerate attention that you have given to this issue.

In appreciation for your service,

Your Livonia *Managed Native Planting Team*,

Bob Hauser, resident and *Wayne County Wild Ones* vice president

Rosina Newton, resident and *Friends of the Rouge* staff

Evan Rosin, Wayne Co. Conservation District

Cyndi Ross, resident and *Friends of the Rouge* manager

Annie Sarazin, resident

David Waxer, resident

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

#308-24 RESOLVED, that upon the motion by Councilmember Jim Jolly, seconded by Council Vice President Martha Ptashnik, at the Regular Meeting held September 23, 2024, the Council does hereby refer the subject matter of proposed amendment(s) to the City's Noxious Weed Ordinances to include non-enforcement language for residents who maintain native plant based gardens and meadows in lieu of conventional lawns to the Law and Education Committee for further discussion and recommendation.

<i>RESOLUTION REQUESTED BY COUNCIL (Regular Meeting of September 23, 2024)</i>
--

Motion:	Jolly
Second:	Ptashnik
Present:	Jolly, Ptashnik, Donovic, Budzinski, Morgan, Toy, McCullough0
Absent:	None

From: [Rosina N](#)
To: [McCullough, Brandon](#); [Budzinski, Carrie](#); [Donovic, Rob](#); [Morgan, Scott](#); [Ptashnik, Martha](#); [Jolly, Jim](#); [Toy, Laura](#); [Kasprowicz, Sara](#)
Cc: [Rosina N](#); [Bob Hauser](#); [Evan Rosin](#); [Cyndi Ross](#); [David Waxer ICE](#); [Anne Sarazin](#)
Subject: Resolution #308-24, Proposed amendment(s) to the City's Noxious Weed Ordinances, Livonia Law & Education Committee
Date: Monday, December 2, 2024 8:03:07 AM
Attachments: [LE Committee - Roadmap to a Native Ordinance.pptx.pdf](#)

Dear Livonia City Council:

President Brandon McCullough, Members Carrie Budzinski, Rob Gjonaj Donovic, and Scott Morgan

As Livonia citizens, thank you for the opportunity to present our views at the September 23rd City Council meeting. We further appreciate your thoughtful consideration of our proposal to amend the City's Noxious Weed Ordinances, and for referring it to the Law and Education Committee.

We are sharing the following information with the Law and Education Committee this Wednesday, and we want to share with you all as well.

Enclosed please find materials for the December 4th meeting of the Law and Education Committee, in support of Resolution #308-24, the proposed amendment(s) to the City's Noxious Weed Ordinances.

Please note that the attached document, ***LE Committee - Roadmap to a Native Ordinance***, is an overview of our recommendations. We welcome the opportunity to share this brief presentation during the meeting.

The remaining documents, sent separately, are supportive resource documents for the Law and Education Committee and the City of Livonia, expanding on the recommendations contained in the presentation. Also please find live links within the *Roadmap to a Native Ordinance* that lead to websites with further information.

Attachments:

-

LE Committee - Roadmap to a Native Ordinance

- Livonia MS4 Stormwater Discharge Application 2016
- GSI Impact on Property Values
- ASLA - 5 Reasons Native Plants Help You Save Money and the Planet
- NCS - Letter of Support
- MSU - GSI - Building Sustainable and Resilient Communities
- Michigan prohibited and restricted weeds
- Native landscaping ordinance - Minnesota examples
- Native landscaping ordinance - United States examples
- Native landscaping ordinance - Wayne County Wild Ones sample

Thank you for this opportunity to present a simple solution benefiting the City of Livonia, Livonia residents, our Rouge River, and our environment.

Sincerely,
Livonia Native Landscape Ordinance Team

Rosina Newton, resident and *Friends of the Rouge* staff

Bob Hauser, resident and *Wayne County Wild Ones* vice president

Evan Rosin, Wayne Co. Conservation District, Board of Directors

Cyndi Ross, resident and *Friends of the Rouge* manager

Annie Sarazin, resident

David Waxer, resident

A Roadmap to



A City of Livonia Native Landscaping Ordinance

***Why* should Livonia adopt a Native Landscaping Ordinance?**



Native landscaping helps Livonia meet our stormwater permit requirements

“Everything you do on the land
affects the water quality in the
Rouge.”

Annette DeMaria
Alliance of Rouge Communities (ARC)

City of Livonia



MS4 Stormwater
Discharge Application

Permit No: MIG610015

April 1, 2016

Submitted by:

The City of Livonia
12973 Farmington Road
Livonia, MI. 48150
734.466.2655

In Collaboration with:



Green Stormwater Infrastructure (GSI), including native landscaping, is proven to solve municipal problems such as flooding

“Green stormwater infrastructure (GSI) is (used) to sustainably manage stormwater in the United States. Aside from mitigating floods, it provides other ecosystem services such as improved water quality, scenic beauty, and an increase in property values of surrounding houses, among others.”

<https://www.sciencedirect.com/science/article/pii/S2210670721001062>



GSI and native landscaping increase property values

“When you just see bare flat turf and nothing to create a transition between yard or pavement and home, it just doesn’t show as well. (Native plant landscaping is) such a tremendous asset, not a deterrent.”

Kristi Neidhardt, top-selling real estate agent



SUMMARY

Green stormwater infrastructure (GSI), such as rain gardens, swales and porous pavement allows us to use natural systems to control stormwater and urban flooding. GSI brings dozens of benefits to neighborhoods that traditional “gray” stormwater infrastructure does not, including places to play, habitats for other species, and cooling on hot days.

This report shows that GSI also adds value to homes. The Center for Neighborhood Technology (CNT) worked with SB Friedman Development Advisors to model the impact of GSI installations, such as rain gardens and swales, on property sales data in two cities and found statistically significant higher sales prices of homes near GSI. These findings add to a growing body of research that shows that nature-based solutions to stormwater management provide many benefits in addition to flood control.



photo credit: NACTO

What we found:

- **Doubling the square footage of rain gardens, swales, planters, or pervious pavement near a home is associated with a 0.28% to 0.78% higher home sale value, on average.¹**

What this means:

- A homeowner with a \$250,000 home could see an increase of \$700 to \$1,950 in home sales value with a doubling of nearby GSI.

Native landscaping requires less maintenance and less money



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Landscape Architects

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Residential Design

5 REASONS NATIVE PLANTS HELP YOU SAVE MONEY AND THE PLANET



2008 ASLA Honor Award, Residential Design Category, Beach House, Dirtworks / image: Dirtworks

1. Native plants are healthier and stronger. Plants native to an area are more likely to establish quickly and will naturally be hardy and healthy. Native plants have evolved over thousands of years, learning to thrive in particular areas—they grow in harmony with the environment, the soil, the water supply, the varying weather throughout all the seasons, and other native companions. Their root systems are deep, sometimes up to 15 feet, and acclimated to the soil, be it clay or sand, and average precipitation, whether it is high or low. Their stems and leaves can handle harsh sun or buffeting winds, for example, if that is the nature of the local environment. They are also part of a larger natural ecosystem.

Native landscaping is the current and future trend in horticulture

Gardeners

- are learning more about native & ecological gardening
- want less maintenance
- want to save money

Forbes

FORBES > SMALL BUSINESS

Gardening's Hottest Trend Is Here: The Big Shift To Native Plants And What It Means For Your Business

**Tammy Sons** Forbes Councils Member
Forbes Business Council **COUNCIL POST** | Membership (Fee-Based)

Feb 3, 2022, 10:00am EST

Updated Feb 9, 2022, 04:18am EST

Homeowners are tired of having hybrids that require care that includes hiring a lawn service or spending countless hours on their hands and knees. As homeowners realize how low-maintenance native plants are, they set all the herbicides, insecticides and pesticides aside to enjoy the ease of native plants.

This season, the popularity of native plants is off the charts. Keep reading to find out how you can prepare your nursery or gardening business for this growing trend.

Professional native landscaping businesses would benefit from a pro-native business climate in Livonia

John & Liz DeLisle

Principal Ecologist & Owner

Natural Community Services

<http://naturalcommunityservices.com/>



Cell: 248.672.7611

Email: info@naturalcommunityservices.com

LETTER OF SUPPORT FOR FRIENDS OF THE ROUGE TO CITY OF LIVONIA RE: NATIVE PLANTS/ORDINANCES

Dear Members of the City Council,

I am writing on behalf of Natural Community Services (NCS) to express our strong support for the efforts of Friends of the Rouge and WildOnes to amend the City of Livonia ordinances to allow for native landscaping, rain gardens, the management of invasive plants, and the removal of barriers to green infrastructure implementation.

As an organization dedicated to ecological restoration and sustainable landscape design, we recognize the significant environmental, economic, and social benefits that these practices can bring to our community. Native landscaping and rain gardens not only enhance the aesthetic appeal of our neighborhoods but also play a crucial role in improving water quality, reducing stormwater runoff, and providing habitat for local wildlife.

The management of invasive plants is essential to preserving the integrity of our native ecosystems. Invasive species can outcompete native plants, leading to a loss of biodiversity and negatively impacting the health of our natural areas. By allowing for the proactive management of these species, we can protect and restore the ecological balance within our community.

Furthermore, removing barriers to green infrastructure implementation is vital for promoting sustainable development and resilience against climate change. Green infrastructure, such as permeable pavements, green roofs, and bioswales, helps to manage stormwater, reduce urban heat islands, and improve air quality. These practices are not only environmentally beneficial but also cost-effective in the long term.

We commend Friends of the Rouge and WildOnes for their dedication to these important issues and their efforts to create a more sustainable and resilient Livonia. We urge the City Council to support these proposed ordinance changes and to recognize the value of integrating native landscaping, rain gardens, invasive plant management, and green infrastructure into our city's planning and development processes.

Thank you for your consideration.

Sincerely,

John DeLisle

City of Livonia
residents choosing
to garden
ecologically in their
own yard
would not be
punished with
citations



Friends
of the
ROUGE

HOME

ABOUT

NEWS & EVENTS

OUR WORK

WATER TRAIL

STORE

GET INVOLVED



Annie's Story

By: Rosina Newton, FOTR Restoration Assistant and Volunteer Coordinator

This is a story about my neighbor, Annie, but it could be about you or any Friend of the Rouge who wants to make a difference in their own corner of our world.

Annie hired a professional ecological landscaper to install beautiful Michigan native plants in her backyard to solve a flooding problem. It worked! This beautiful meadow now reduces flooding in her yard and her neighbors' and is a haven for pollinators and birds, as you can imagine.

However, this summer my friend received a citation from the City of Livonia that her vibrant meadow had to be cut down because of the "noxious weed ordinance," Section 8.40.050. The Livonia ordinance does not recognize the difference between actual noxious weeds, as defined by the Michigan Agriculture Department, and native plants. Many municipal ordinances across the country were written before there was widespread awareness of the benefits of native plant landscaping, and residents are working with their local governments to amend ordinances to allow more ecological landscaping.

Native Landscaping FAQs

Q: Aren't native landscapes messy looking? Isn't this just an excuse to be a bad neighbor?

A: No, a native plant ordinance provides guardrails with setback requirements and other “cues to care.”

Q: Don't native landscapes lower property values?

A: Patrick McVeigh, Michigan realtor, says this isn't true. A well-designed native landscape can increase property value!

Q: Aren't native plants too hard to maintain?

A: Just like all plants, natives need care until they become established. Once established, native plants require less water, and little or no fertilizer, insecticide, or herbicide because they are adapted to the conditions in Michigan.

Q: To make a difference, don't I have to plant a whole field of native plants?

A: Even one native plant is an ecosystem! A small native garden can provide habitat for songbirds and pollinators such as butterflies.



Photo Credit: Cindy O., Plymouth Resident

Native Landscaping Case Study in Livonia



BEFORE:

A sterile landscape without ecological value



AFTER:

A beautiful, vibrant native landscape

Livonia Inspection Department would be freed to focus on

- Dilapidated buildings
 - as mentioned by City Council member Rob Gjonaj Donovic on 9/23/24
- Existing noxious weeds
 - Private property
 - Commercial property
 - City property



Noxious weeds in a prominent Livonia location



Canadian Thistle, going to seed in a neighborhood yard

Livonia is already a *Tree City USA* since 1998

By promoting native plant ordinances, Livonia could gain further recognition



Livonia could gain further recognition

- Through National Wildlife Federation
 - Become a **Community Wildlife Habitat**
 - Take the **Mayors Monarch Pledge**
 - Create **Community Spaces**
- Through the Xerces Society
 - Be a **Bee City USA**
- Through MonarchWatch.org
 - Create a registered **Monarch Waystation**

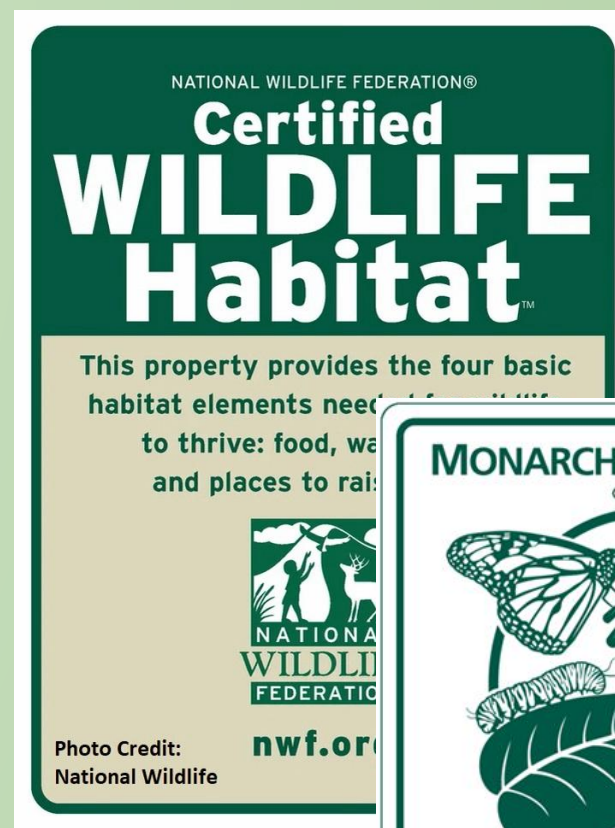


Photo Credit: Bee City USA

Livonia could be part of the solution

Native landscaping reduces pollution in our Rouge River watershed

Common pollutants

- *PFAS –the “forever chemical”*
- *Sewage overflows*
- *Fertilizer & pesticide runoff*
- *Street runoff*
 - *De-icing materials*
 - *Oil, fuel, transmission fluid, etc*

Green stormwater infrastructure: Building sustainable and resilient communities

Ruth Kline-Robach and Paige Filice, Michigan State University Extension - July 28, 2023

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Green stormwater infrastructure practices can protect waterways by reducing pollutants.



FERNDALE

[HOME](#) [GOVERNMENT](#) [RESIDENTS](#) [VISITORS](#)

RESOURCE:

Planned Natural Landscaping

Planned Natural Landscaping Benefits

MANAGES STORMWATER

Native landscapes provide better water infiltration by preventing stormwater from entering the City's combined water system. During heavy rains, stormwater enters the system and can combine with sanitary waste, which results in combined sewer water that can overflow downstream. This contaminates the water system, resulting in health risks to residents, infrastructure, and natural habitats. Green stormwater infrastructure provides better water infiltration to help prevent this. You can improve your stormwater management by



Huron
River
Watershed
Council

[Our Watershed](#) [What We Do](#)

Landscaping

[Take Action](#) [At Home](#) [Landscaping](#)

Discover the power of plants. Landscaping features like rain gardens, native plants, and trees catch and soak in polluted stormwater runoff.

Plants and trees that are native to Michigan boost your landscape's ability to absorb and infiltrate polluted runoff. Their deep, thirsty roots are much better at keeping water clean than the shallow roots of turf grass. Using native plants and trees in a rain garden amplifies their clean-water power even more.

Livonia could be part of the solution

- 665 species of Michigan plants, birds, mammals, reptiles, amphibians, fish, insects, & mollusks are known to be ***threatened, endangered, & special concern***.
- In Michigan, 46 plants & 10 animals are currently ***extinct or extirpated***.
(Michigan Natural Features Inventory 2006).



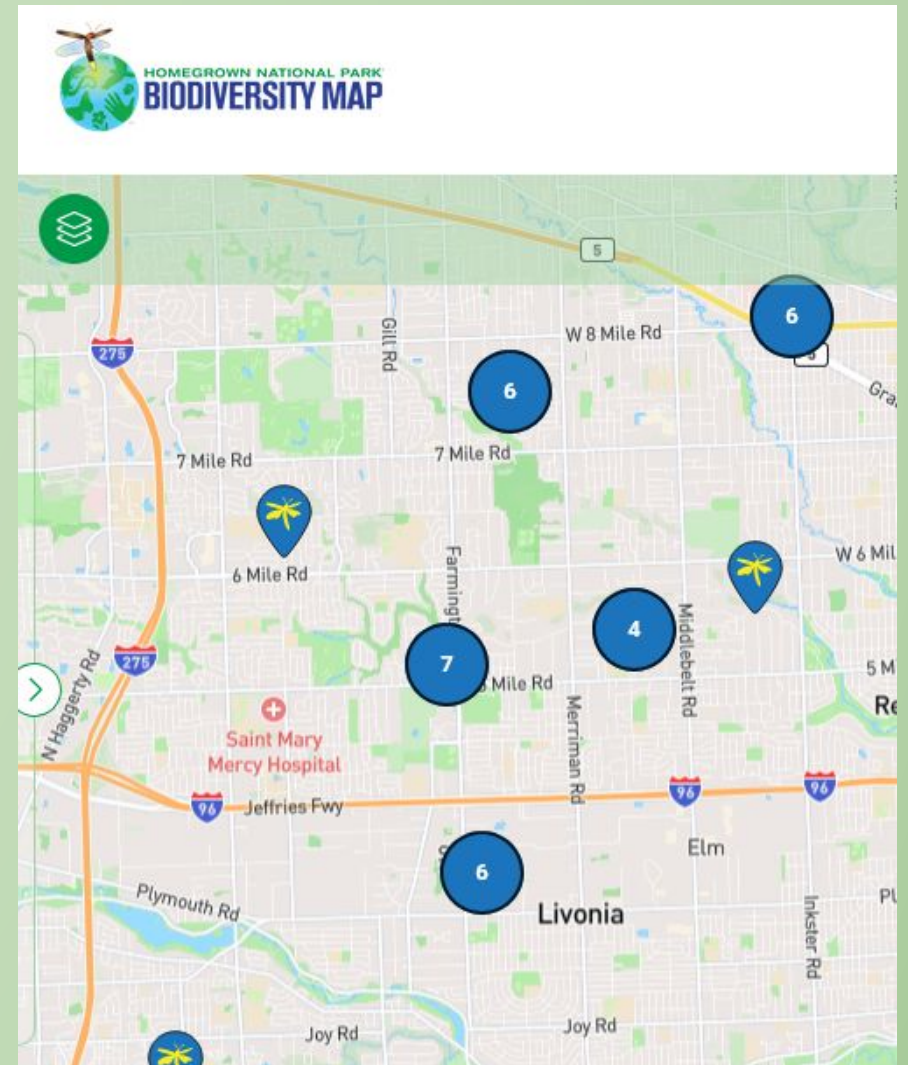
Photo: David Silsbee

Livonia could be part of the solution

“In the past, we have asked one thing of our gardens: that they be pretty. Now they have to support life, sequester carbon, feed pollinators, and manage water.”

“We can each make a measurable difference almost immediately.”

Doug Tallamy, author and co-founder of Homegrown National Parks



Livonia residents who have listed their native landscape on Doug Tallamy's Homegrown National Parks map

Livonia could be part of the solution by allowing residents to enjoy native/habitat landscaping in their own yards



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[FREQUENTLY ASKED QUESTIONS](#)

[ECOSYSTEMS](#)

Why do animals and plants become endangered?

Although extinctions occur naturally, the current rate of plant and animal extinctions is much higher than the natural or historical rates. Habitat loss is the primary cause of higher extinction rates. Other causes include habitat changes, over-exploitation of wildlife for commercial purposes, the introduction of harmful nonnative species, pollution, and the spread of diseases.

How can Livonia adopt a Native Landscaping Ordinance?

Livonia would not need to rewrite the entire Noxious Weeds and Refuse Ordinance!



Adopting a Livonia Native Landscaping Ordinance

Step 1 - Adopt a version of the sample *Wild Ones Native Planting Ordinance*, which

- defines a ***Managed Natural Landscape (MNL)***
- establishes the setback requirement

MUNICIPALITY OF _____

ORDINANCE NO. 2023-

IN MUNICIPAL _____, 2023

NATIVE PLANTING ORDINANCE

Sec. 1. TITLE.

This chapter shall be known and may be cited as "Municipality of _____ Landscape Ordinance Promoting the Use of Appropriate Native Vegetation."

Sec. 9. MANAGED NATURAL LANDSCAPE.

An owner, authorized agent, or authorized occupant of any privately owned lands or premises may, consistent with this subsection and all other applicable laws, statutes, rules, and ordinances, install and maintain a managed natural landscape.

Managed Natural Landscapes shall not include any plant identified by any applicable government agency as a noxious weed. Managed natural landscapes may include plants and grasses of any height and which have gone to seed. Managed natural landscapes shall not include plants that, due to location and/or manner of growth, constitute a hazard to the public.

Sec. 10. MANAGED LANDSCAPE SET BACK.

The managed landscape must be set back from property lines by at least _____ feet. The setback is not required where the defined landscape area abuts another similar private or public landscape area, a wetland, pond, lake, or stream or if a fully opaque fence at least four feet in height is installed along the lot line adjoining the planned landscape area.

Adopting a Livonia Native Landscaping Ordinance

Step 2 - Make a few line edits
to add references to **Managed
Natural Landscapes**,
wherever necessary

8.40.050 - Removal of other weeds, grass, brush, deleterious, unhealthful growths and refuse and debris required.

A.

It is unlawful for the owner or occupant, or any person having control or management of any lot, place, area or parcel of land within the city, to permit or allow the presence thereon or in the unpaved portion of any public right-of-way immediately adjacent thereto of weeds, grass, brush or deleterious, unhealthful growths of any species or variety exceeding a height of nine (9) inches above ground level (except in a “Managed Natural Landscape” (as defined in Sec. 3(h) of Ordinance No. ... , the “Native Planting Ordinance”) where native plants in excess of 9 inches are permitted), or any refuse or debris, and the same are declared to be a public nuisance. It shall be the duty of every owner or occupant, or every person in charge of such property upon which any of the abovementioned weeds, grass, brush, deleterious, unhealthful growths or refuse or debris are permitted to remain, to cause the same to be cut down, destroyed or removed, in the same manner and within the time provided in Section [8.40.040](#), or as more often as may be necessary.

B.

Adopting a Livonia Native Landscaping Ordinance

Step 3 - To define noxious weeds, refer to the species listed here

- [Michigan.gov Invasive Species List](#)
- [MDARD Prohibited and Restricted Weeds](#)
- [Midwest Invasive Species Information Network](#)

Michigan Invasive Species

Identify and Report Take Action Laws State Response Education & Outreach

Invasive Species: Plants

Identify and Report > Plants

Invasive Plants



Aquatic

Michigan Department of AGRICULTURE & Rural Development

Prohibited and Restricted Weeds

Michigan laws regulate the possession and sale of certain plant species which are considered undesirable from agricultural as well as environmental viewpoints. These unwanted species are listed below according to the applicable laws and regulations.

A. Prohibited Plant Species (Natural Resources and Environmental Protection Act Part 413 (Act 451 of 1994, as amended))

Any of the following plants, fragments, seeds or a hybrid or genetically engineered variant thereof, including plants labeled under an older scientific name (synonym):

Scientific Name
Cabomba caroliniana
Cylindrospermopsis
Egeria densa (synonym)

MISIN Midwest Invasive Species Information Network

HOME ABOUT REPORT EXPLORE PROJECTS STATES TOOLS HELP

Canada thistle (*Cirsium arvense*)

Common Names: Creeping thistle, Field thistle, Californian thistle

Description: This species is listed under Regulation No. 715 - Seed Law Implementation as a prohibited noxious weed by the Michigan Department of Agriculture. Canada thistle was introduced to North America from Europe in the early 1600s.

Habit: Perennial, rhizomatous thistle ranging in height from 0.6-1.5 m (2-5 ft), forms large monocultures.



**Westland has
adopted a very
simple native
landscaping
ordinance**

ARTICLE IV. - WEEDS[1]

Sec. 106-91. - Definitions.

Noxious weeds means all species identified in the State of Michigan's noxious weeds definition, and the restricted noxious weed list available from the Michigan Department of Agriculture and Rural Development, as established under Act 329 of 1965; provided however, this term shall not include native prairie and plant habitats cultivated and maintained on private property by the property owner.

Other neighboring communities have also adopted native plant support or ordinances

- Ferndale
- Southfield
- Warren
- State of Minnesota

ARTICLE III. - PLANNED NATURAL LANDSCAPING AREA^[2]

State Law reference— MCL 117.4q.

Footnotes:

--- (2) ---

Cross reference— *Garbage and rubbish, Ch. 16; International Property Maintenance Code sections 302, 308, and 309 as a maintenance generally, Ch. 28; and Zoning generally, Appendix A.*

Sec. 38-19. - Purpose.

The purpose of this article is to encourage property owners to plant and planting **native** plants reduces greenhouse gasses and pollution, reduces water savings money on watering, reduces soil erosion, decreases the need for pest potential of sewer overflow and basement flooding.

(Ord. No. 80-745, 11-22-16)

Sec. 38-20. - Goals.

The city will strive to plant **native** plants, greatly reduce mowed turf grass property owners to do the same. The city will work toward creating a thirty (

(Ord. No. 80-745, 11-22-16)

Sec. 38-21. - Planned natural landscaping area requirements

(a) Property

(1) Regi

(2) P

Focus on New Laws: Managed Natural and Native Landscaping Permitted in Cities



July 7, 2023

Cities must now allow managed natural landscaping to be installed and maintained on all parcels.

Effective July 1, 2023, municipalities are required to allow property owners and occupants to install and maintain managed natural landscapes.

Chapter 62 (HF 1830*/SF 1426) is the omnibus state government finance bill that was signed into law on May 24, 2023. Article 3, section 9 creates a new provision of law as Minnesota Statutes, section 412.925:

- Subpoint (a) requires all statutory cities or home rule charter cities to allow an owner, authorized agent, or authorized occupant of any privately owned lands or premises to install and maintain a managed natural landscape and defines a number of associated.

Managed natural landscape defined

"Managed natural landscape" is defined as a planned, intentional, and maintained planting of native or nonnative grasses, wildflowers, forbs, ferns, shrubs, or trees, including but not limited to rain gardens, meadow vegetation, and ornamental plants. Managed natural landscapes does not include turf-grass lawns left unattended for the purpose of returning to a natural state.

The bill permits landowners to maintain managed natural landscapes in excess of 8 inches in height. However, weeds or grasses that are growing on land in a city, are taller than 8 inches, have gone to seed, and are not a part of a managed natural landscape are prohibited. The law went into effect July 1, 2023, and supersedes any local regulations requiring residents to maintain a managed turf-grass lawn.

The screenshot shows the Ferndale city website. At the top is the navigation bar with 'HOME', 'GOVERNMENT', and 'RESIDENTS'. Below the header is a 'RESOURCE:' section titled 'Planned Natural Landscaping' in green. The text describes the benefits of native plants for local wildlife and ecosystems, noting that native plants require less watering and maintenance. A green button labeled 'Register Your Yard' is visible. Below this is a section titled 'Planned Natural Landscaping Benefits' with a sub-header 'REDUCES COST AND MAINTENANCE'. The text explains that native plants are self-sufficient and can save up to 90% of the costs of traditional lawns by requiring less labor, water, fertilizer, and pesticides.

Local resources for Livonia in adopting a native landscaping ordinance

- Friends of the Rouge supports green stormwater infrastructure and native landscaping through education and grant-funded projects
- Wild Ones provides a *Sample Native Plant Ordinance* to support municipalities
- Livonia Native Landscaping Ordinance Team members Rosina Newton, Bob Hauser, and Evan Rosin



Photo Credit: Plymouth Pollinators

Examples of beautiful local native landscapes



Photo: Wayne State Native Garden, by Michelle S.



Photo: Michelle S. with her Wayne State Garden



Photo: Plymouth Pollinators Monarch
Waystation



Photo: Livonia Resident, Ted H.

A photograph of a well-maintained garden. In the foreground, there are several pink and white flowers, possibly coneflowers, growing in a bed of mulch. A black garden lamp with a white light fixture stands in the middle ground. The background is filled with various green plants, shrubs, and trees. The overall scene is vibrant and colorful.

Thank you! Questions?

Livonia Native Landscaping Ordinance Team Members

Contact us with any
questions

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Evan Rosin - 248-752-4090
evan.rosin@gmail.com

Cyndi Ross

Annie Sarazin

David Waxer

winner in the 2023 Detroit News
Homestyle garden photo contest!

NEW DATA RECEIVED FOR THE LAW AND EDUCATION
COMMITTEE MEETING OF DECEMBER 4, 2024

From: [Rosina N](#)
To: [McCullough, Brandon](#); [Budzinski, Carrie](#); [Donovic, Rob](#); [Morgan, Scott](#); [Kasprowicz, Sara](#)
Cc: [Rosina N](#); [Bob Hauser](#); [Evan Rosin](#); [Cyndi Ross](#); [David Waxer ICE](#); [Anne Sarazin](#)
Subject: Resolution #308-24, Additional Materials
Date: Monday, December 2, 2024 8:11:14 AM
Attachments: [ASLA 5 Reasons Native Plants Help You Save Money and the Planet.pdf](#)
[GSI-Impact-on-Property-Values.pdf](#)
[Michigan prohibited and restricted weeds.pdf](#)
[Native Landscaping Ordinance Minnesota Examples.pdf](#)
[Native Landscaping Ordinance United States Examples.pdf](#)
[Native Landscaping Ordinance Wild Ones Sample.pdf](#)
[MSU GSI Building sustainable and resilient communities.pdf](#)
[NCS letter of support.pdf](#)
[Livonia MS4 Stormwater Discharge Application 2016.pdf](#)

Dear Livonia City Council

President Brandon McCullough, Members Carrie Budzinski, Rob Gjonaj
Donovic, and Scott Morgan

Enclosed please find additional supportive resource documents for the
December 4th meeting.

Thank you!

Sincerely,
Livonia Native Landscape Ordinance Team

Rosina Newton, resident and *Friends of the Rouge* staff
Bob Hauser, resident and *Wayne County Wild Ones* vice president
Evan Rosin, Wayne Co. Conservation District
Cyndi Ross, resident and *Friends of the Rouge* manager
Annie Sarazin, resident
David Waxer, resident



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Landscape Architects

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Menu

Residential Design

5 REASONS NATIVE PLANTS HELP YOU SAVE MONEY AND THE PLANET



2008 ASLA Honor Award, Residential Design Category, Beach House, Dirtworks / image: Dirtworks

1. Native plants are healthier and stronger. Plants native to an area are more likely to establish quickly and will naturally be hardy and healthy. Native plants have evolved over thousands of years, learning to thrive in particular areas—they grow in harmony with the environment, the soil, the water supply, the varying weather throughout all the seasons, and other native companions. Their root systems are deep, sometimes up to 15 feet, and acclimated to the soil, be it clay or sand, and average precipitation, whether it is high or low. Their stems and leaves can handle harsh sun or buffeting winds, for example, if that is the nature of the local environment. They are also part of a larger natural ecosystem.



2014 ASLA Honor Award, Residential Design Category, Hill Country Prospect, Studio Outside Landscape Architects / image: Arlen Kennedy Photography and Robert Reck Photography

2. Native plants create wildlife habitat in your backyard. When native plants thrive in their original environment, they create a natural habitat for wildlife that is both beneficial to the environment and adds life to your outdoor space. We think of the obvious pollinators, like bees, birds, and butterflies, but these plants can also help create homes for small animals, warm and cold-blooded, and microscopic organisms in the soil. All these living things have jobs to do; the natural environment promotes a symbiotic relationship.



2013 ASLA Honor Award, Residential Design Category, Maple Hill Residence by Stephen Stimson Associates Landscape Architects / image: Charles Mayer Photography

3. Native plants help the environment. Native plants also have other benefits. They require much less watering, fertilizer, and pesticides. In fact, they can prevent water run-off and improve air quality. Native plants can help decrease pollution because they eliminate the need for mowers and other equipment. Native plants have the ability to pull and store excess carbon.



2013 ASLA Honor Award, Residential Design Category, Sonoma Retreat by Aidlin Darling / image: Bruce Damonte

4. Native plants are low maintenance. The long-term upkeep of native plants can be dramatically less costly than turf grass, as well as take less time. The [EPA](#) cites a study of larger properties that estimates that over a 20-year period, the cumulative cost of maintaining a prairie or a wetland totals \$3,000 per acre versus \$20,000 per acre for non-native turf grasses.



2013 ASLA Honor Award, Residential Design Category, Recovered Modernism: A Landscape Matrix Enriches a Dallas Hacienda
by Reed Hilderbrand LLC / image: Alan Ward

5. Native plants add splendor to your landscape. Your native garden can be a sculpted formal space designed with harmony, unity, and interest. Native plants provide a wealth of colors, textures, varying heights, and bloom times, resulting in a stunning display over multiple seasons.



ASLA 2011 Honor Award, Residential Design Category, Carnegie Hill House by Nelson Byrd Woltz Landscape Architects /
image: Eric Piasecki



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GREEN STORMWATER INFRASTRUCTURE IMPACT ON PROPERTY VALUES



photo credit: Philadelphia Water Department

SUMMARY

Green stormwater infrastructure (GSI), such as rain gardens, swales and porous pavement allows us to use natural systems to control stormwater and urban flooding. GSI brings dozens of benefits to neighborhoods that traditional “gray” stormwater infrastructure does not, including places to play, habitats for other species, and cooling on hot days.

This report shows that GSI also adds value to homes. The Center for Neighborhood Technology (CNT) worked with SB Friedman Development Advisors to model the impact of GSI installations, such as rain gardens and swales, on property sales data in two cities and found statistically significant higher sales prices of homes near GSI. These findings add to a growing body of research that shows that nature-based solutions to stormwater management provide many benefits in addition to flood control.



photo credit: NACTO

What we found:

- **Doubling the square footage of rain gardens, swales, planters, or pervious pavement near a home is associated with a 0.28% to 0.78% higher home sale value, on average.¹**

What this means:

- A homeowner with a \$250,000 home could see an increase of \$700 to \$1,950 in home sales value with a doubling of nearby GSI.
- Property value benefits can be part of funding and financing plans for GSI. If the impact we found holds at scale, a community of 10,000 homes could see \$7 million to \$20 million in value created by doubling the size of GSI near each home.
- However, property value increases can create housing insecurity for renters, seniors and other residents. Communities must take pre-emptive action to address any potential displacement risk or financial stress caused by GSI's impacts on home values.

1. Findings are % change in residential sales price per 100% increase of square footage of GSI within a 250-foot buffer of the home.

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IMPORTANCE OF GSI AND PROPERTY VALUES



Stormwater management is critical to community resilience needs as we face the impacts of a changing climate, including more frequent and stronger storms. Asphalt and concrete that prevents rainwater from soaking into the ground leads to urban flooding. Better performing solutions, such as swales and pervious pavement, allow stormwater to infiltrate into the ground instead of flowing into streets and homes. We know that adapting our communities to prevent flooding will save money when storms hit. What the Center for Neighborhood Technology (CNT) and SB Friedman Development Advisors (SB Friedman)'s new research shows is that Green Stormwater Infrastructure (GSI) is also associated with higher property sales prices that create value for residents even during blue skies.

The benefits of trees and parks to property values have been well documented and are already considered in home appraisals and purchase decisions, but newer types of GSI, such as swales and rain gardens, have been less well documented. Accounting for the full economic benefit of GSI is essential to increasing the scale at which it is used as an infrastructure solution. As communities calculate the lifecycle costs and benefits of GSI they can now include a property value benefit based on this research.

This paper documents our research findings on GSI and property values and their implications for communities in terms of GSI finance and preventing household displacement. This research adds to the suite of tools and information CNT provides on GSI benefits, including:

- [Green Values Calculator](#) (coming December, 2020), which includes these latest findings on property value impacts in an interactive online tool.
- [Green Values Strategy Guide](#) (2020), which provides information on how to document other health, economic, climate and transportation benefits of GSI.
- [Increasing Funding and Financing Options for Sustainable Stormwater Infrastructure](#) (2020), which lays out funding and financing models, including lessons learned from the energy and transportation sectors.

IMPACTS OF GSI ON PROPERTY VALUES

We used geocoded data from Seattle and Philadelphia on GSI installations along with real estate sales data to assess the impacts of GSI on property values. Our hedonic pricing model controls for other factors affecting home sales price, including property characteristics like number of bedrooms, location characteristics like distance to transit, and season of sale, to isolate the impact of GSI on home sales price. The following describes our findings for four groups of GSI types.

Rain Gardens, Swales and Planters

Rain gardens, swales and planters are quintessential applications of distributed GSI that are typically vegetated and allow stormwater to infiltrate into the ground. Their stormwater control impacts are well documented, but they also provide aesthetic appeal and other benefits that may impact property values.

What we found

In Seattle and Philadelphia, we found that a 100% increase in square footage of rain gardens, swales or planters within 250 feet of a home is associated with a **0.38% to 0.69%** higher residential sale price.

What this means

That implies that going from 100 square feet to 200 square feet of rain gardens or swales could create \$950 to \$1,725 in additional value for a \$250,000 home.



photo credit: Leonel Ponce on Flickr

Stormwater planter, Philadelphia.

Pervious Pavement

Pervious pavements are materials that allow stormwater to infiltrate sidewalks, driveways or even some roads. Depending on the material and design, pervious pavement may incorporate vegetation or look similar to traditional pavement, but its stormwater management performance is significantly better.

What we found

In Seattle and Philadelphia, we found that a 100% increase in square footage of pervious pavement within 250 feet of a home is associated with a **0.28% to 0.78%** higher residential sale price.

What this means

That implies that going from 100 square feet to 200 square feet of pervious pavement could create \$700 to \$1,950 in additional value for a \$250,000 home.



Pervious pavement

Wetlands, Basins and Trenches

Wetlands, Basins and Trenches are larger-scale stormwater management forms typically designed for stormwater detention, although they may also allow infiltration. These GSI types can be designed to provide aesthetic or recreational value to a community or have relatively utilitarian design features.

- In Philadelphia, the relationship between wetlands, basins, trenches and home sales prices was not as strong as it was for other GSI types. We found that a 100% increase in square footage of wetlands, basins or trenches within 250 feet of a home was associated with a **0.23%** higher residential sale price when controlling for homeownership in the census tract at a 0.1 level of statistical significance. We did not find any statistically significant relationship when controlling for education or poverty rates in the census tract.
- In Seattle, there were only 9 wetlands, 2 basins and no trenches in our data, which may be why we did not find a statistically significant relationship with these GSI types and home sales prices in Seattle.



photo credit: Christopher B. Hoffman Landscape Architect

Green Roofs and Cisterns

Green roofs and cisterns retain and reduce runoff. Green roofs can also be designed for recreation or urban agriculture. The economic benefits of green roofs to commercial building owners, rental property owners and more are well documented in the literature (see Bibliography). However, our findings in Philadelphia showed a negative correlation with residential sales values and the Green Roofs and Cistern GSI types. We hypothesize that this negative correlation may be because green roofs and cisterns in Philadelphia are often on commercial properties.² Therefore, the residential home sales near these green roofs and cisterns in our dataset may be impacted by lack of residential neighborhood amenities, commercial operations or other factors that are not captured in our model. This is an area worthy of further research.

- We found that a 100% increase in square footage of green roofs and cisterns within 250 feet of a home is associated with a **-0.61% to -1.5%** lower residential sale price. However, as described above, we hypothesize that this value may not be representative of residential green roofs and recommend caution in using this finding. See the bibliography for additional research on green roof impacts.
- In Seattle, there was only one green roof in our data, and that sample was too small to find meaningful results.



photo credit: areedle on Flickr

Green roof on the 17th floor of the Russell Investments Center in Seattle

2. Philadelphia offers a business tax credit of up to 50% for green roofs, which is a significant incentive for commercial installation. The city also has a grant program for non-residential stormwater projects, and commercial developments face stormwater requirements that can be met in part with green roofs and cisterns. As a result, there are grocery stores, office buildings, hospitals, and other non-residential facilities with green roofs throughout the city. These are a great benefit to the city's stormwater management needs and provide many co-benefits, including heat island mitigation.

See also: City of Philadelphia. "Green Roof Tax Credit." Accessed October 2020. <https://www.phila.gov/services/payments-assistance-taxes/tax-credits/green-roof-tax-credit/>

City of Philadelphia, Philadelphia Water Department. "Stormwater Grants, Application Guide. Vol 2.0." December 2019. <https://www.phila.gov/water/wu/Stormwater%20Grant%20Resources/StormwaterGrantsManual.pdf>

IMPLICATIONS FOR FUNDING AND FINANCING GSI

Overall, the findings that rain gardens, swales, planters and pervious pavement are associated with higher home sales prices is evidence of their value creation. This additional value can play a role in funding and financing green infrastructure installation by individual property owners, municipalities or stormwater utilities.

As with most infrastructure investment, the capital cost of GSI must occur before its stormwater management benefits or its impact on property values can be realized. Communities use a variety of financing mechanisms to address this gap between investment and return. The research presented in this paper shows statistically significant evidence of residential value creation that can be leveraged to fund GSI, such as through special service districts or tax increment financing-like tools.

Special Service Districts

Special service districts—also called special assessments, Local Improvement Districts, or other names depending on where they are implemented—are distinct areas in a city that choose to invest in additional amenities or infrastructure and pay for the increased service over time through an added tax or fee on real property. One example is a business improvement district that elects to add benches, public recycling bins, wayfinding signs and other amenities for tourists.

In the context of GSI, managing stormwater at the neighborhood-scale with GSI could be financed through a special service district and paid back over time with an assessment to property owners. Knowing that GSI may add 0.28% to 0.78% to their home sales price may make property owners more likely to participate.

Tax Increment Financing

In communities that regularly re-assess properties, our findings that GSI is associated with a 0.28% to 0.78% higher home sales price may mean the presence of GSI is increasing the property tax base. This also indicates there will likely be property tax growth following GSI investment. Tax Increment Financing (TIF) and other TIF-like structures use future tax growth like that to fund infrastructure investment.

Our findings mean GSI could be installed in a neighborhood and paid for, at least in part, over time using the increased property tax that it generates. To make a full TIF worthwhile, including financing costs and other associated expenses, distributed GSI like we are describing in this research would likely need to be part of a broader community development or climate resilience infrastructure package.

Consider a city block with 20 homes. If each home were worth \$250,000 today, our findings show that doubling the GSI on that block could mean those homes sell for \$700 to \$1,950 more. If that is incorporated into their tax assessments each home would generate \$21 to \$59 in additional property taxes annually at a 3% tax rate—or \$8,000 to \$23,000 total for the block over the next 20 years. That value could be used to help pay for the capital cost of the GSI or to fund ongoing GSI maintenance to ensure the installations continue to provide value.

A specific TIF may not be necessary to create this kind of value capture, and the relatively modest benefits of distributed GSI alone may not warrant a stand-alone value capture mechanism. However, the evidence of increased property value associated with GSI could make it easier to use non-TIF financing tools that are paid back through municipal general funds. These mechanisms can also be used to meet other community needs and address displacement risk, as discussed in the next section of this report.

In areas with new development, these property value findings can make the case for exploring additional GSI development fees to create neighborhoods that are resilient in the face of a changing climate.

CNT's report [Increasing Funding and Financing Options for Sustainable Stormwater Infrastructure](#) (2020), lays out funding and financing models for GSI, including lessons learned from the energy and transportation sectors. Value capture has been used with Transit Oriented Development in recent years and may serve as a model for GSI financing.

GSi AND ANTI-DISPLACEMENT STRATEGIES

The findings of this research on the property value benefits of GSI poses a challenge:

- **On the one hand**, the many benefits of GSI make it an even better financial investment than if it only mitigated flooding. This can increase the range of funding and financing available for GSI installations in flood-prone neighborhoods, which is important as we face climate-change-driven storms and flooding.
- **On the other hand**, in a time when housing costs are stretching families to the brink, anything that might increase those costs is a risk to communities unless specific steps are taken to prevent displacement.

This section looks at strategies that can be used together with GSI to improve housing security and financial security for neighborhood residents. This is a crucial consideration and must be brought to the forefront in any community before GSI planning and financing are underway. Consider this statement from the University of Minnesota's CREATE Initiative on the interactions between green investments and other systems:

“What green gentrification shows us is that sustainability policies must be viewed within their political and social context. Green investments interact with an economic system that incentivizes property speculation, private profit, and growth. Any reference to environmental justice without a sincere consideration for who will benefit from green investments in a context of privilege and power is merely an appropriation of the movement.”³

Flooding, housing and stormwater infrastructure are intertwined in many ways. As we have paved over our communities the water has nowhere else to go and finds its way into homes. Urban flooding can damage homes, destroy furnishings, and create unhealthy conditions as dampness leads to mold.

The environmental injustices that have been placed on frontline communities, especially Black and Latinx residents, have been compounded by a lack of infrastructure investment. Climate change is making these disparities even worse. As we seek to address the very real problem of urban flooding, we cannot do it in a way that puts residents at risk of displacement.

Groundwork USA's Climate Safe Neighborhoods shows how flooding, impervious surfaces, lack of trees and high heat relates to historical redlining housing discrimination in cities. The areas suffering from urban flooding and lacking green infrastructure today are often the same areas that were “redlined” and denied federal home loans because they had large numbers of immigrants and residents of color.

The red outlined areas in the maps of Richmond, VA below were determined to be the “riskiest” investment areas for federal homeownership dollars in the 1930's. Today the areas with the most impervious surface (dark gray areas on left map), least tree cover (white areas in center map), and highest temperatures (orange/red areas in right map) align closely with those redlined areas.⁴ This makes the need for GSI and climate resilience action all the more important.

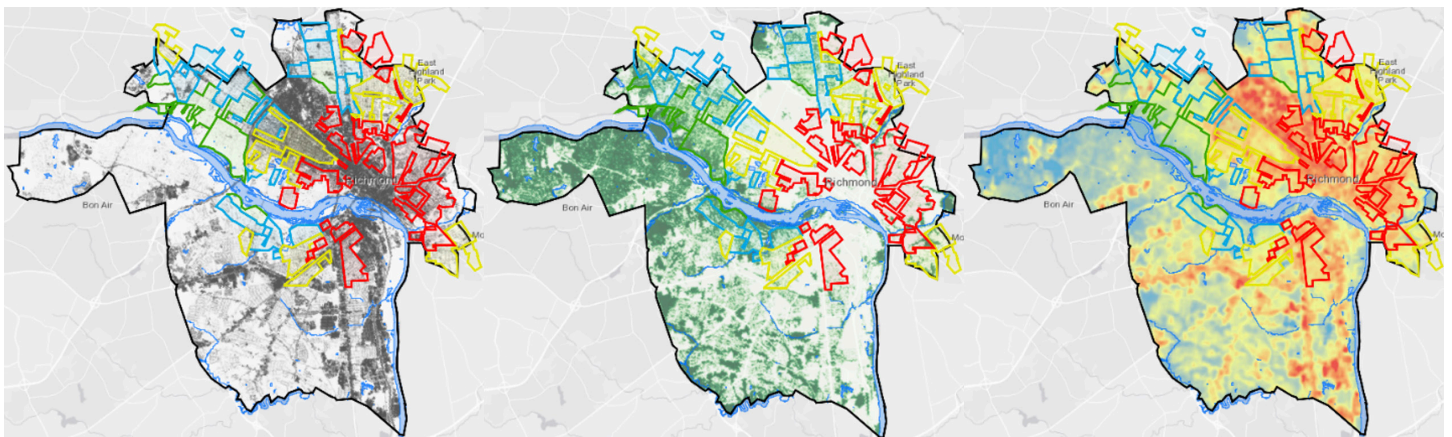


Figure 2. Historical Redlining and Current Impervious Surface (left), Tree Cover (center), and Temperatures (right) in Richmond, VA. Source: Groundwork USA <https://groundworkusa.org/climate-safe-neighborhoods/>

3. University of Minnesota, CREATE Initiative, “Green Gentrification,” May 2019.

<https://canvas.umn.edu/courses/136810/files/8231845/download> For more tools and information from the CREATE Initiative see <https://create.umn.edu/>

4. Groundwork USA, “Climate Safe Neighborhoods,” 2019 <https://groundworkusa.org/climate-safe-neighborhoods/>

There is a great deal of discussion among scholars and practitioners about the definitions of gentrification and displacement. While it is true that increased neighborhood wealth need not lead to displacement, without careful planning and intent it *can* and *does*. Dr. Devin Michelle Bunten describes the interconnections as follows:

“Gentrification is the territorial expansion of a wealthy community into a disinvested neighborhood, the installation of the social and legal regimes of the newcomers, and the deployment of new physical capital, both on a small scale—by homeowners undertaking renovations—and on a larger scale, by landed capitalists and public-sector officials keen to raise revenue. It is the disruption and displacement of the original residents and their spatially realized social networks.”⁵

Investment without Displacement

So, how do we encourage the investment needed in communities to fight flooding without putting existing residents at risk of displacement? The best practices around the country look at GSI as part of a suite of actions that are neighborhood-driven. GSI is not treated as a stand-alone activity that is unrelated from other neighborhood needs. In that spirit this paper includes strategies that are not purely GSI-related but will help stabilize neighborhoods and ensure residents are able to receive the benefits of GSI investment.

Too often parks, greenspace and other green investments have come to a neighborhood from outside and created consequences that, while likely unintentional, cause real harm: residents reporting feeling excluded from their own landscape, the alienation of culturally-illiterate urban design, investment dollars and jobs that flow to outside contractors, housing and community instability as higher-wealth entities are drawn to the neighborhood, and frustrations as other basic neighborhood needs remain unmet.⁶

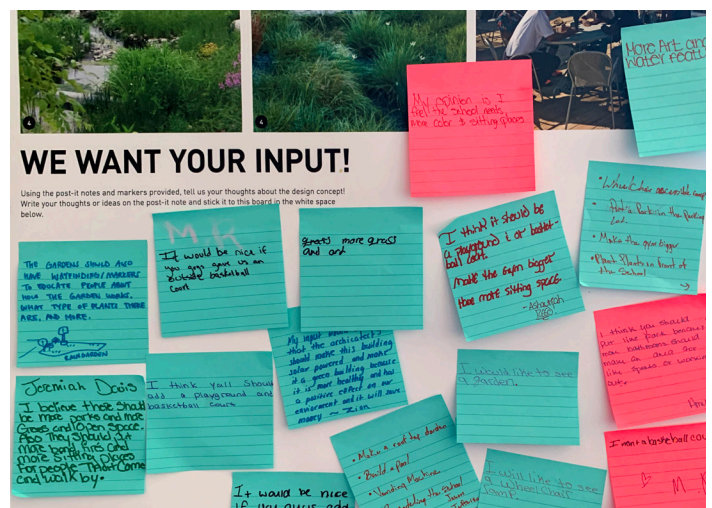
Addressing more than one issue at a time might seem like a high bar to clear in a community that is struggling for GSI funds alone, but we live in an era of disruption from climate change and we recognize that every action we take must lead to racial justice, so it is no longer viable to solve for one problem in a vacuum. We must start working smarter and our investment choices need to have multiple measures of impact.

The good news is that our findings show that a dispersed set of GSI strategies on public and private property can add to home values, but we did not find that rain gardens, swales, planters or pervious pavement cause home prices to skyrocket. While the impacts of well-known large-scale green investments, such as the High Line in New York or the 606 in Chicago have been large,⁷ rain gardens, swales, porous pavement and other stormwater strategies can be implemented in meaningful ways without the same degree of shock to a neighborhood.

This is not to dismiss the many benefits of these GSI strategies, but to say that with some careful planning the benefits can be realized while minimizing negative impacts. The strategies we highlight here to do that include community planning, community ownership, renters rights, affordable housing, job creation, value capture, and equity-focused program design. This is not a comprehensive list, and we expect knowledge of successful strategies to grow over time as communities approach GSI as part of comprehensive, neighborhood-driven climate resilience.

Community Planning

A commitment to GSI investment without displacement must begin with meaningful engagement of communities from day one and throughout the process of identifying needs, setting priorities, design, implementation and beyond. A good starting point is to create common ground on investment principles. As an example in the housing and infrastructure policy field, California-based ClimatePlan has done this with a multi-stakeholder platform agreed to by 20 organizations.⁸



5. Devin Michelle Buntin, "Untangling the Housing Shortage and Gentrification," *CityLab*, October 23, 2019, <https://www.citylab.com/perspective/2019/10/neighborhood-gentrification-affordable-housing-california/598135/>

6. For example, see: Pendarvis Harshaw, "Do Parks Push People Out?" *Bay Nature*, October 1, 2018, <https://baynature.org/article/do-parks-push-people-out/>

7. Institute for Housing Studies at DePaul University. "Measuring the Impact of the 606: Understanding How a Large Public Investment Impacted the Surrounding Housing Market." 2016. https://www.housingstudies.org/media/tiler_public/2016/10/31/ihs_measuring_the_impact_of_the_606.pdf

8. "ClimatePlan's Commitment to Investment without Displacement." 2019.
[https://43n8a8oro7vnxm.cloudfront.net/climateplan/pages/348/attachments/original/1554421571/ClimatePlan's Commitment to Investment without Displacement 442019.pdf?1554421571](https://43n8a8oro7vnxm.cloudfront.net/climateplan/pages/348/attachments/original/1554421571/ClimatePlan's%20Commitment%20to%20Investment%20without%20Displacement%20442019.pdf?1554421571)



GSI planning at the Overton Campus near Bronzeville, Chicago developed a plant voting board for the rain garden to collect feedback on the types of plants and gathering space amenities folks wanted to see at the site.

If there are essential community needs—such as inability to pay utility bills, food insecurity, or community safety—the planning process should make space for incorporating those in a real way. GSI that reduces a street’s flooding problem can also be designed to mitigate public health emergencies from high heat days. This is not to say that a community has to solve all of its problems at once, but rather that resilience planning can’t leave urgent needs off the planning table.

Identifying needs can also create opportunities to involve other entities that might not usually be involved in stormwater discussions, such as energy utilities or affordable housing agencies, that might bring creative solutions—and additional funding—to solve multiple problems at once. An example might be a comprehensive housing rehabilitation strategy to address flooding, install GSI, improve energy efficiency and mitigate health hazards like mold all together instead of through 3-4 separate programs.

In addition to identifying needs and setting community priorities, planning should include developing agreed-upon performance standards and metrics. Is there agreement on the existing conditions and the forces affecting the community today? Does everyone have the information they need to make informed decisions? Are there

investments that would be “green enough” and meet the resilience needs of the community without signaling gentrification? How will the community track and score equity impacts over time? How will the city or utility respond if maintenance of GSI declines? Though often used for larger-scale investments, Community Benefits Agreements (CBAs) can be a tool for documenting commitments to a community in a binding way.⁹ Additionally, community-based participatory research (CBPR) is a useful framework for partnering on data collection, analysis, and benchmarking.

Another element of community planning is incorporating the cultural aspects of the existing neighborhood in GSI. Are there cultural touchstones that would continue to give the community a sense of belonging as GSI is added?¹⁰

Community Ownership

There are several aspects of “ownership” to consider as part of GSI investment planning. The first is the ownership of the vision and goals, which should be addressed through meaningful community-based planning as discussed previously. The second is ownership of the benefits created by GSI. If GSI is adding financial value to a neighborhood, how are existing residents accessing that?¹¹

9. PolicyLink. All In Cities. “Community Benefits Agreements.” <https://allincities.org/toolkit/community-benefits-agreements>

10. See examples of several Chicago sites that combine art, culture and green infrastructure at: <https://www.cnt.org/blog/public-art-installations-meet-green-stormwater-infrastructure>

11. For a good discussion of policy options see: Anna Cash and Miriam Zuk. “Investment Without Displacement: From Slogan to Strategy.” *Shelterforce*. June 21, 2019. <https://shelterforce.org/2019/06/21/investment-without-displacement-from-slogan-to-strategy>

For current owners, an example might be a property tax freeze or credit for seniors and fixed income households to prevent them from facing housing insecurity due to property value increases.

Another example is improving housing security and ownership for existing residents through the transition of rental property to ownership models through cooperatives or land trusts. Land trusts discourage speculation and improve home ownership opportunities by holding land in trust and separating land value from the value of the structure on it.¹²

The financial benefits of green investment could also be channeled into investments prioritized by existing community members and managed by community organizations, such as a community development corporation. Once established, this can be a common platform for multiple types of investment, such as if the community chooses to pursue affordable housing development or community solar investment. The financing tools discussed in the previous section of this report could also be part of this structure.

Renters Rights and Affordable Housing

Renters are often most at risk for displacement as investment occurs in neighborhoods. The article, “Investment Without Displacement: From Slogan to Strategy,” outlines many good examples for addressing renter needs.¹³ These interventions can range from voluntary to regulatory. Strategies like code enforcement can ensure rental homes are safe and meeting resident needs. Enabling renters to act through tenants unions, a renters bill of rights, or legal assistance can also be powerful. Stronger tools may be necessary to permanently protect existing residents from the tides of investment, gentrification and displacement. These can include rent control, acquisition of naturally affordable housing by a non-profit affordable housing provider, inclusionary zoning, or the development of new subsidized housing.

Consideration should also be given to the commercial renters in the neighborhood. Legacy businesses essential to community culture or those affordably meeting existing resident needs may need the same type of protections as renter households.

Portland’s Living Cully is an example of combining affordable housing needs with green infrastructure. In 2018, a 25-acre park was created in the neighborhood,

but new affordable housing was created at the same time.¹⁴ Job training, local hiring and the inclusion of local priorities, such as a new commercial kitchen and day care center in the development are all part of the neighborhood coalition’s comprehensive approach.

Job Creation

GSI investment creates near-term cash flows for the workers and companies that design, install and maintain it. Directing those funds to the community can add to local economic stability. For example, job training that begins long before shovels hit the ground in the community—perhaps through paid apprenticeships at other GSI sites—can enable residents to be hired to build their community’s GSI. Local sources of materials and contracts for the GSI can support community businesses and entrepreneurship. If GSI is going to require long-term maintenance, perhaps work with community members to create a business that can meet that need.

Consider, also, paying residents for their expertise throughout the process—including during the planning phase. This has the benefit of creating a team of equals, rather than community volunteers and paid staff and consultants from the city or utility, which can result in better projects and a greater long-term sense of ownership and personal investment in success.

The individual strategies listed here are unlikely to prevent displacement from occurring as property values rise on their own. But several of them together, as part of a comprehensive strategy that starts even before GSI planning, have a real chance to create intentional neighborhood change that is beneficial to existing residents, rather than unintended changes that result in their displacement.

The remainder of this document further describes our research approach and findings of property value impacts associated with GSI investment. It is our intention that by incorporating these research findings with the anti-displacement strategies discussed above future GSI investment will channel its value creation toward both climate and economic resilience for existing residents.

12. Miriam Axel-Lute and Dana Hawkins-Simons. “Community Land Trusts Grown from Grassroots: Neighborhood Organizers Become Housing Developers.” Lincoln Land Institute. July 2015.
<https://www.lincolniinst.edu/publications/articles/community-land-trusts-grown-grassroots>

13. Anna Cash and Miriam Zuk. “Investment Without Displacement: From Slogan to Strategy.” *Shelterforce*. June 21, 2019..
<https://shelterforce.org/2019/06/21/investment-without-displacement-from-slogan-to-strategy/>

14. CNT. Urban Opportunity Agenda, Case Study, Living Cully, 2019.
<https://uoa.cnt.org/case-studies/living-cully/>

RESEARCH METHOD

City Selection

We compiled GSI project and program information into a matrix of 17 cities based on literature and partners in the field. We then began paring the list down based on several variables—1) Number of GSI installations in a city, to ensure we had a robust data sample; 2) GSI installations before 2015, so there has been time for GSI to potentially impact property sales; 3) Geospatial GSI data in a format we could match to property sales records; and 4) Accessible home sales data with detailed home attribute information. Using these criteria and conversations with our network of GSI experts we selected three cities for analysis—Philadelphia, PA; Seattle, WA; and Milwaukee, WI. Unfortunately, the Milwaukee GSI data were not ultimately a good match to the study design and home sales data, so this document presents findings for Philadelphia and Seattle. We have included a discussion of data in the “Areas for Further Research and Action” section later in this document.

GSI Typology

To facilitate modeling we grouped the GSI installations in each city into a set of four types based on their characteristics as follows:

- Group 1 includes swales, planters, rain gardens, and bumpouts, which are distributed forms of GSI that are typically vegetated, smaller in scale, and designed for stormwater infiltration.
- Group 2 includes wetlands, basins and trenches, which are larger-scale stormwater management forms typically designed for stormwater detention. Infiltration and storage trenches are included in this group, but trenches specifically designated as tree trenches were excluded, because the property value impact of trees is well documented and we wanted to examine the impacts of other GSI types.
- Group 3 includes only pervious pavement, which is a hard surface that allows stormwater to infiltrate.
- Group 4 includes green roofs and cisterns, which both reduce stormwater runoff.

Table 1 lists the GSI types included in this study by group along with counts of each type in the Philadelphia and Seattle data sets along with GSI definitions from Philadelphia’s GSI Planning and Design Manual.

Table 1. GSI Typology and Count of Installations in Philadelphia and Seattle

GSI Group	GSI Type	Philadelphia Count by Type (2019) ¹⁵	Seattle Count by Type (2019) ¹⁶	Definition ¹⁷
1	Swale	29	101	"A depressed channel designed to convey stormwater. It can be designed to attenuate and/or infiltrate runoff where feasible."
1	Planter	114	29	"A structure filled with soil media and planted with vegetation or trees. Designed to detain and release stormwater runoff and/or infiltrate where feasible. Planters often contain curb edging or fencing as barrier protection around the planter."
1	Rain Garden	544	14	"A shallow depressed area designed to detain and release stormwater runoff and/or infiltrate where feasible. Vegetated and non-mowed. May also be referred to as bio-infiltration basins and bio-retention basins."
1	Bumpout	28		"A vegetated curb extension that intercepts gutter flow. Designed to detain and release stormwater runoff and/or infiltrate where feasible."
2	Wetland	5	9	"A vegetated basin designed principally for pollutant removal. It typically holds runoff for periods longer than 72 hours and may include a permanent pool. Can also detain and release stormwater runoff."
2	Basin	130	2	"A depression that is vegetated with mowed grass. Designed to detain and release stormwater runoff and/or infiltrate where feasible."
2	Trench	1198		"A subsurface structure designed to detain and release stormwater runoff and/or infiltrate where feasible. Infiltration / storage trenches are frequently installed underneath of other SMP's such as rain gardens, planters, and bump-outs."
3	Pervious Pavement	345	37	"A hard permeable surface commonly composed of concrete, asphalt, or pavers. It is designed to detain and release stormwater runoff and/or infiltrate where feasible."
4	Green Roof	196	1	"A vegetated surface installed over a roof surface. Effective in reducing the volume and rate of stormwater runoff."
4	Cistern	17		"A tank or storage receptacle that captures and stores runoff and can thereby reduce runoff volume. The stored water may be used to serve a variety of non-potable water needs (e.g., irrigation)." May also include Rain Barrels.

15. GSI data from OpenDataPhilly as of 2019.

<https://www.opendataphilly.org/>

16. GSI data from City of Seattle Open Data Portal as of 2019.

<https://data.seattle.gov/>

17. City of Philadelphia, Philadelphia Water Department. "Green Stormwater Infrastructure Planning & Design Manual, Version 2.0, Appendix A.3." April 2018.

http://documents.philadelphiawater.org/gsi/GSI_Planning_and_Design_Manual.pdf

Model Development

Hedonic price modeling is a well-established type of statistical analysis that looks at the impact of a particular factor—in this case GSI—on home sales prices while holding other factors constant. We examined the existing literature on home value impacts of trees, parks, and GSI in the development of our model:

- We classified the variables used in the literature, such as building size, number of bedrooms or distance from transit, and tracked which variables were identified as statistically significant. The variables we used in our model were:
 - Property characteristics: living area square feet, # bathrooms, # bedrooms, fireplace, garage, basement, whether the home is detached, whether the home is an apartment unit
 - Geographic factors: within .25 or .5 miles of parks, water, and fixed-rail public transit (separate variables for each)
 - Time of sale: year (2009 through 2019), quarter (spring, summer, fall, winter)
 - Sales which occurred in the intervention area prior to GSI installation are used to control for unobserved spatial effects.
- Most models of this type also include one or more census tract-level variables to control for demographic factors. We model our findings three times using three separate demographic variables: education (percentage of residents with a bachelor's degree or higher), poverty rate, and homeownership rate. Due to the way mixed-effect models are calculated and the level of correlation between tract-level variables, it was not possible to incorporate more than one tract-level variable in the same model run.
- The majority of the studies we documented in the literature modeled sales price as their outcome variable, which is what we did in this study.
- The literature uses several different approaches to defining the main effect they were studying, but most models used distance in their definition—such as whether a home value goes up as it is closer to a park or whether trees within 100 feet of a home impact its value—so we have included a distance element in our model as well. GSI within 250 feet of a home was examined for its impact on the home's value.

Home Sales Data

For the home sale data, we used residential property sales, both single- and multifamily, from 2009 through early 2020 for each case study city. The home sale data for Philadelphia were obtained from the city's MLS provider – BrightMLS. Seattle home sale data was obtained from the publicly-accessible platform provided by the King County Department of Assessments. All home sale data were reviewed and edited to remove any duplicate sales records and non-arm's length transactions, as well as identifiable judicial or tax sales.

After obtaining, reviewing and filtering the data, our home sale datasets included approximately 127,000 sales records for Philadelphia and 66,000 for Seattle. We also examined 44,000 sales records for Milwaukee from MetroMLS, but as mentioned previously, we did not find a good match between the study design, home sales and GSI data in that city and so were not able to use it in our model.

Impacts by Number of GSI Installations

In addition to analyzing GSI impact by square footage as described earlier, we also looked at the relationship between number of GSI installations and home sales price. These results using GSI counts are more complex, which may speak to the variability of GSI types—being located near a single stormwater planter is quite different than having a swale filled with native plantings lining the entire front of your property.

- Effect of proximity to any one or more GSI installations:
 - As Table 2 shows, we found that proximity to one or more rain garden, swale, or stormwater planter was associated with a 2.8% higher home sales price in Seattle, but no statistically significant relationship was found for that in Philadelphia.
 - We found 3.1% to 3.2% higher home sales prices near wetlands, basins, trenches and pervious pavement in Philadelphia when controlling for education and homeownership.
 - When controlling for the poverty rate in the census tracts the observed impact diverged, with a 6% home sales value increase near pervious pavement and no statistically significant increase associated with wetlands, basins or trenches.
 - As discussed previously, the nearby presence of green roofs and cisterns was associated with a lower home sales price, which we hypothesize may be due to the commercial, rather than residential nature of many of those GSI types in Philadelphia.
- Another way to look at the impact of the number of GSI installations is to consider the incremental impact of each additional GSI installation on sales price.
 - In this case we found that each additional rain garden, swale, stormwater planter or pervious pavement was associated with a 1.5 %to 1.9% higher home sales price in Philadelphia when we controlled for education or homeownership levels in the census tract, but the impact again diverged when we controlled for poverty rates in the census tract.
 - In Seattle, we found a 0.19% to 0.33% increase in home sales price was associated with an additional rain garden, swale, planter or pervious pavement installation.
 - The variability between the cities on this finding is not immediately explainable. The values for effect per hundred percent increase in GSI square footage are more consistent across the two cities, so we recommend using that metric of value creation.

Table 2. Effect of Nearby GSI Installations on Residential Sales Prices in Philadelphia and Seattle

Effect of Proximity to Any (One or More) GSI Installations ^

Site	Philadelphia			Seattle		
Census Tract Control Variable	Education	Poverty	Homeowner	Education	Poverty	Homeowner
Group 1: rain gardens, swales, planters	--	--	--	2.8% ***	2.8% ***	2.8% ***
Group 2: wetlands, basins, trenches	3.1% **	--	3.1% **	--	--	--
Group 3: pervious pavement	3.2% *	6.0% ***	3.2% **	!	!	!
Group 4: green roofs, cisterns	-5.2% **	-13.1% ***	-5.8% **	!	!	!
Conditional R ² (LMM)	0.96	0.95	0.91	0.85	0.85	0.84
Number of sales	126,898			65,767		
Number of sales within 250 ft of a GSI	10,073			29,384		

Effect per Hundred Percent Increase in GSI Square Footage ^

Site	Philadelphia			Seattle		
Census Tract Control Variable	Education	Poverty	Homeowner	Education	Poverty	Homeowner
Group 1: rain gardens, swales, planters	0.69% **	0.50% *	0.63% **	0.40% ***	0.38% ***	0.39% ***
Group 2: wetlands, basins, trenches	--	--	0.23% '	--	--	--
Group 3: pervious pavement	0.52% **	0.78% ***	0.53% **	0.30% ***	0.28% ***	0.29% ***
Group 4: green roofs, cisterns	-0.61% *	-1.5% ***	-0.69% **	--	!	--
Conditional R ² (LMM)	0.96	0.95	0.91	0.86	0.93	0.86
Number of unique SF estimates	1,356			6,849		
Average and Standard Deviation of GSI SF	115 (2,037)			117 (921)		

Effect of Each Additional GSI on Sale Price ^

Site	Philadelphia			Seattle		
Census Tract Control Variable	Education	Poverty	Homeowner	Education	Poverty	Homeowner
Group 1: rain gardens, swales, planters	1.9% **	--	1.9% **	0.20% ***	0.23% ***	0.19% ***
Group 2: wetlands, basins, trenches	0.51% *	--	0.36% '	--	--	--
Group 3: pervious pavement	1.5% **	1.8% ***	1.5% **	0.33% ***	0.24% ***	0.33% ***
Group 4: green roofs, cisterns	--	--	--	--	--	--
Conditional R ² (LMM)	0.96	0.95	0.91	0.83	0.92	0.84
Maximum Numbers of GSI per Sale	52			37		

Significance levels: " ' " = .10, " * " = .05, " ** " = .01, " *** " = .001.

"--" indicates no significant relationship. "!" indicates that the parameter was too similar to the spatial control to create a reliable estimate.

^After controlling for property characteristics, time of sale, and geographic features.

Property characteristics: living area sf, # bathrooms, # bedrooms, fireplace, garage, basement, is detached, is apartment unit

Geographic factors: within .25 or .5 miles of parks, water, and fixed-rail public transit (separate variables for each)

Time of sale: year (2009 through 2020), quarter (spring, summer, fall, winter)

Sales which occurred in the intervention area prior to GSI installation are used to control for unobserved spatial effects.

AREAS FOR FURTHER RESEARCH AND ACTION

GSI Data

The trend of cities making geocoded GSI data available through their open data portals made this study possible, and we strongly support expanding the capacity for more cities to geocode their GSI assets and publish that data publicly. This would not only enable research like this, but is crucial to tracking, maintaining, and valuing GSI like the significant infrastructure it is.

There are GSI characteristics like square footage, that were essential to this study, but not tracked by every city consistently. A survey of GSI installations including detailed descriptive data, much like many cities have done for their tree inventories, would be valuable in any city. As more GSI information is tracked it will be most useful if it is done so using a common data structure across cities, so we support the creation of a GSI data standard. The General Transit Feed Specification (GTFS) standard used in the public transportation field in recent years allows transit service to be shown on tools like Google Maps and is a great example of how a common data format can bring value.

Interactions of Benefits

While we have documented an association between GSI and property value to a high degree of statistical significance for many GSI types, we do not know exactly what benefits are driving that value. Is it because GSI installations full of flowers and native plants looks nice? Is it because a neighborhood full of GSI is a neighborhood managing its stormwater? Or, as at least one study theorizes, is the presence of GSI a social signal of environmentalism or community-cohesion that influences home buyers?¹⁸

Additionally, GSI is often implemented together with other improvements—for example, pervious pavement might be part of a complete streets project that adds pedestrian and bicycle infrastructure. The large number of home sales data in our study means some of our control group homes are near bicycle and pedestrian infrastructure, so we are finding a real association with pervious pavement and other GSI types, but teasing out the impacts of individual project and design elements in a community would be of value.

Similarly, we do not know the factors that may be limiting GSI's benefits in our dataset. We hypothesize that commercial areas may have elements that offset the

benefits of commercial green roofs to neighboring homes. A study of stormwater basins in Baltimore County, Maryland theorizes that stormwater basins perceived as “unkempt, overgrown, or unsightly” may drive down home values. This could speak to the need for upfront design that prioritizes aesthetics, ongoing maintenance and community education to transform the perception of native plants and nature-based landscapes from unkempt to beautiful.¹⁹

Incorporation in Appraisal and Financing

Incorporation of GSI in home value appraisals can help solidify its value as an infrastructure system, and, as discussed in the funding and financing section, enable GSI investment. Trees are an example of GSI that is regularly included in home appraisals. The findings presented here for other GSI types make a case for including them as well.

This study looked at GSI impacts on residential property values, but similar research on commercial and institutional property values would benefit the field of knowledge and provide further tools for funding and financing.

Displacement

By documenting the property value impact associated with GSI investment we are hoping to bring to light a financial force that has been implicitly understood in communities around the country but has rarely been explicitly quantified. We have provided several best-practice-strategies for avoiding displacement in this paper. However, we would like to see these findings and strategies applied together by GSI implementers as a cohesive community-driven strategy to create community resilience followed by quality evaluation to track outcomes.

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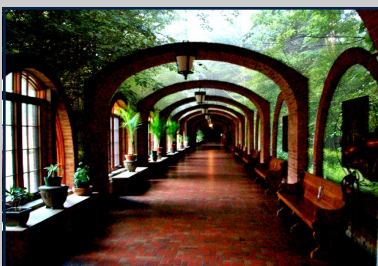
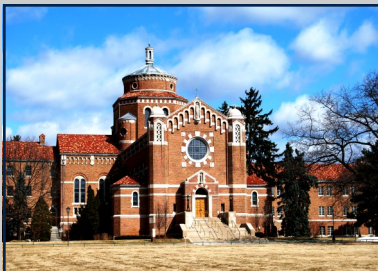
City of Livonia



MS4 Stormwater Discharge Application

Permit No: MIG610015

April 1, 2016



Submitted by:

The City of Livonia
12973 Farmington Road
Livonia, MI. 48150
734.466.2655

In Collaboration with:



Working together, restoring the river



State of Michigan

National Pollutant Discharge Elimination System

Permit Application for Discharge of Storm Water to Surface Waters of the State from a Municipal Separate Storm Sewer System

DEPARTMENT OF ENVIRONMENTAL QUALITY
WATER RESOURCES DIVISION
PERMITS SECTION
TELEPHONE: 517-284-5568
FAX: 517-241-9003



Michigan Department of Environmental Quality – Water Resources Division

STORM WATER DISCHARGE PERMIT APPLICATION

PURPOSE AND AUTHORITY

The National Pollutant Discharge Elimination System (NPDES) Program protects the surface waters of the state by assuring that discharges of wastewater comply with state and federal regulations. Anyone discharging or proposing to discharge wastewater to the surface waters of the state are required to make application for and obtain a valid NPDES permit prior to wastewater discharge.

NPDES permits are required under Section 402 of the Federal Clean Water Act (the “Federal Act”), as amended (33 U.S.C. 1251 et seq., P.L. 92-500, 95-217), and under Part 31, Water Resources Protection, of Michigan’s “Natural Resources and Environmental Protection Act”, 1994 PA 451, as amended (NREPA). Part 31 of the NREPA also provides authority for the State to issue NPDES permits. The Michigan Department of Environmental Quality (DEQ) administers the NPDES permit program for the State of Michigan.

This Application should be used to apply for a storm water discharge from a regulated Municipal Separate Storm Sewer System (MS4) to the surface waters of the state.

ELIGIBLE PERMITTEES

Except as excluded below, any public body that owns or operates a regulated MS4 may be eligible for permit coverage including, but not limited to, the United States, the State of Michigan, a city, village, township, county, public school district, public college or university, a single purpose governmental agency, or any other governing body which is created by federal or state statute or law.

The DEQ will determine eligibility for permit coverage.

Nongovernmental entities, such as individuals, private schools, private colleges, and private universities, or industrial and commercial entities, are not eligible for permit coverage.

PENALTIES

The information in this Application is required by the Part 21 Rules of the NREPA. A municipality, business, or industry that violates the Part 21 Rules may be enjoined by action commenced by the Attorney General in a court of competent jurisdiction.

Federal and State laws provide penalties for submitting false application information. The laws imposing those penalties are cited below.

The Federal Act, Section 309(c)(4): “Any person who knowingly makes any false material statement, representation, or certification in any application, record, report, plan, or other document filed or required to be maintained under this chapter or who knowingly falsifies, tampers with, or renders inaccurate any monitoring device or method required to be maintained under this chapter, shall upon conviction, be punished by a fine of not more than \$10,000, or by imprisonment for not more than 2 years, or by both. If a conviction of a person is for a violation committed after a first conviction of such person under this paragraph, punishment shall be a fine of not more than \$20,000 per day of violation, or by imprisonment of not more than 4 years, or by both.”

The NREPA, Section 3115(2): “A person who at the time of the violation knew or should have known that he or she discharged a substance contrary to this part, or contrary to a permit or order issued or rule promulgated under this part, or who intentionally makes a false statement, representation, or certification in an application form pertaining to a permit or in a notice or report required by the terms and conditions of an issued permit, or who intentionally renders inaccurate a monitoring device or record required to be maintained by the department, is guilty of a felony and shall be fined not less than \$2,500.00 or more than \$25,000.00 for each violation. The court may impose an additional fine of not more than \$25,000.00 for each day during which the unlawful discharge occurred. If the conviction is for a violation committed after a first conviction of the person under this subsection, the court shall impose a fine of not less than \$25,000.00 per day and not more than \$50,000.00 per day of violation. Upon conviction, in addition to a fine, the court, in its discretion may sentence the defendant to imprisonment for not more than 2 years or impose probation upon a person for a violation of this part. With the exception of the issuance of criminal complaints, issuance of warrants, and the holding of an arraignment, the circuit court for the county in which the violation occurred has exclusive jurisdiction. However, the person shall not be subject to the penalties of this subsection if the discharge of the effluent is in conformance with and obedient to a rule, order, or permit of the department. In addition to a fine, the attorney general may file a civil suit in a court of competent jurisdiction to recover the full value of the injuries done to the natural resources of the state and the costs of surveillance and enforcement by the state resulting from the violation.”

The Michigan Department of Environmental Quality will not discriminate against any individual or group on the basis of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. Questions or concerns should be directed to the Office of Personnel Services, P.O. Box 30473, Lansing, MI 48909.

Michigan Department of Environmental Quality – Water Resources Division
STORM WATER DISCHARGE PERMIT APPLICATION

Applicants for either new permit coverage or reissuance of a permit shall include all of the following requested information for Sections I-VIII.

SECTION I. APPLICANT NAME AND MAILING ADDRESS		Current Permit/COC Number (if applicable) MIG610015
City of Livonia		
Additional Applicant Name Information		
Street Address or P.O. Box 12973 Farmington Road		e-mail drohrraff@ci.livonia.mi.us
City or Village Livonia	State MI	ZIP Code 48150
Telephone (with area code) 734-466-2200		FAX Number (with area code) 734-466-2660

SECTION II. CONTACTS	☒ Application Contact ☒ Storm Water Program Manager ☒ Storm Water Billing	First Name Doug	Last Name Moore		
		Title Superintendent of Public Service		Business City of Livonia	
		Address 1 12973 Farmington Rd		Address 2	
		City Livonia		State MI	ZIP Code 48150
		Telephone (with area code) 734-466-2617	FAX (with area code) 734-466-2660		e-mail dmoore@ci.livonia.mi.us
		First Name		Last Name	
	☐ Application Contact ☐ Storm Water Program Manager ☐ Storm Water Billing	Title		Business	
		Address 1		Address 2	
		City		State	ZIP Code
		Telephone (with area code)	FAX (with area code)		e-mail
		First Name		Last Name	
		☐ Application Contact ☐ Storm Water Program Manager ☐ Storm Water Billing	Title		Business
	Address 1		Address 2		
	City		State	Zip Code	
	Telephone (with area code)		FAX (with area code)		e-mail

SECTION III. PERMIT ACTION REQUESTED: ☐ New Authorization ☒ Reissuance of Previous Authorization ☐ Modification of Current Permit
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Michigan Department of Environmental Quality – Water Resources Division
STORM WATER DISCHARGE PERMIT APPLICATION

SECTION IV. REGULATED AREA

Provide a map identifying the urbanized area within the applicant's jurisdictional boundary as defined by the 2010 Census. The regulated municipal separate storm sewer system (MS4) means an MS4 owned or operated by a city, village, township, county, district, association, or other public body created by or pursuant to state law and the nested MS4 identified in Section VI. that is located in an urbanized area and discharges storm water into surface waters of the state. The 2010 Census maps are located at http://www.michigan.gov/documents/deq/wrd-stormwater-urbanizedareas_374344_7.pdf

Location of Urbanized Area Map: *e.g., Attachment A* See Appendix A

SECTION V. OUTFALLS AND POINTS OF DISCHARGE

Identify and provide the surface water of the state that receives the discharge from each of the applicant's outfalls and points of discharge in Table 1 or an alternative format. Please note that an MS4 is not a surface water of the state. For example, an open county drain that is a surface water of the state is not an MS4.

Outfalls and Points of Discharge Location Reference: *e.g., Attachment B* See Appendix A

SECTION VI. NESTED JURISDICTIONS

Submit the name and general description of each nested MS4 for which a cooperative agreement has been reached to carry out the terms and conditions of the permit for the nested jurisdiction. The applicant shall be responsible for assuring compliance with the permit for those nested jurisdictions with which they have entered into an agreement and listed as part of the Application. If the primary jurisdiction and the nested jurisdiction agree to cooperate so that the terms and conditions of the permit are met for the nested MS4, the nested jurisdiction does not need to apply for a separate permit. A city, village, or township shall not be a nested jurisdiction.

NESTED JURISDICTION NAME AND GENERAL DESCRIPTION: The City has no nested jurisdictions.

SECTION VII. STORM WATER MANAGEMENT PROGRAM (SWMP)

This Application requires a description of the Best Management Practices (BMPs) the applicant will implement for each minimum control measure and the applicable water quality requirements during this permit cycle. The applicant shall incorporate the BMPs to develop a SWMP as part of the Application. The SWMP shall be developed, implemented, and enforced to reduce the discharge of pollutants from the MS4 to the Maximum Extent Practicable and protect water quality in accordance with the appropriate water quality requirements of the NREPA 451, Public Acts of 1994, Part 31, and the Federal Water Pollution Control Act, as amended, (33 U.S.C. 1251 *et seq.*). The Maximum Extent Practicable may be met by implementing the BMPs identified in the SWMP and demonstrating the effectiveness of the BMPs. The applicant shall attach any appropriate and necessary documentation to demonstrate compliance with the six minimum control measures and applicable water quality requirements as part of the Application.

The applicant shall complete this Application to the best of its knowledge and ensure that it is true, accurate, and meets the minimum requirements for a SWMP to the Maximum Extent Practicable.

When answering the questions in this section of the Application, the applicant's MS4 encompasses what the applicant identified in Sections IV, V, and VI, above. The applicant shall include a measurable goal for each BMP. Each measurable goal shall include, as appropriate, a schedule for BMP implementation (months and years), including interim milestones and the frequency of the action. Each measurable goal shall have a measure of assessment to measure progress towards achieving the measurable goal. A United States Environmental Protection Agency (USEPA) guidance document on measurable goals is available at http://water.epa.gov/polwaste/npdes/swbmp/upload/measurablegoals.pdf#_ga=1.38737702.463004347.1438199466.

Several minimum control measures include a statement requesting the applicant to indicate in the response if you are, or will be, working collaboratively with watershed or regional partners on any or all activities to meet the minimum control measure requirements. If the applicant chooses to work collaboratively with watershed or regional partners to implement parts of the SWMP, each applicant will be responsible for complying with the minimum permit requirements.

For purposes of this Application, a procedure means a written process, policy or other mechanism describing how the applicant will implement minimum requirements. It may be helpful to read all questions in each section first.

Enforcement Response Procedure (ERP)

The applicant shall describe the current and proposed enforcement responses to address violations of the applicant's ordinances and regulatory mechanisms identified in the SWMP. The following question represents the minimum requirement for the ERP. Please complete the question below.

Michigan Department of Environmental Quality – Water Resources Division
STORM WATER DISCHARGE PERMIT APPLICATION

1. Provide the ERP. The ERP shall include the applicant's expected response to violations to compel compliance with an ordinance or regulatory mechanism implemented by the applicant in the SWMP (e.g., written notices, citations, and fines). The ERP shall contain a method for tracking instances of non-compliance, including, as appropriate, the entity responsible for violating the applicant's ordinance or regulatory mechanism, the date and location of the violation, a description of the violation, a description of the enforcement response used, a schedule for returning to compliance, and the date the violation was resolved. The applicant may keep an electronic file or hard copy file of the enforcement tracking.

ERP Reference (page and paragraph of attachments): e.g., *Attachment A, Page 3, Section b.* See Appendix B

Public Participation/Involvement Program (PPP)

The applicant shall describe the current and proposed BMPs to meet the minimum control measure requirements for the PPP to the maximum extent practicable, which shall be incorporated into the SWMP. Please indicate in your response if you are, or will be, working collaboratively with watershed or regional partners on any or all activities in the PPP during the permit cycle (i.e., identify collaborative efforts in the procedures). The following questions represent the minimum control measure requirements for the PPP. Please complete all the questions below. A measurable goal with a measure of assessment shall be included for each BMP, and, as appropriate, a schedule for implementation (months and years), including interim milestones and the frequency of the BMP.

☒ Proposing to work collaboratively on any or all activities in the PPP during the permit cycle.

2. Provide the procedure for making the SWMP available for public inspection and comment. The procedure shall include a process for notifying the public when and where the SWMP is available and of opportunities to provide comment. The procedure shall also include a process for complying with local public notice requirements, as appropriate.

Procedure Reference (page and paragraph of attachments): e.g., *Attachment A, Page 3, Section b.* See Appendix C, Section B

3. Provide the procedure for inviting public involvement and participation in the implementation and periodic review of the SWMP.

Procedure Reference (page and paragraph of attachments): See Appendix C, Section D

Public Education Program (PEP)

The applicant shall describe the current and proposed BMPs to meet the minimum control measure requirements for the PEP to the maximum extent practicable, which shall be incorporated into the SWMP. Please indicate in your response if you are, or will be, working collaboratively with watershed or regional partners on any or all activities in the PEP during the permit cycle. The following questions represent the minimum requirements for the PEP. Please complete all the questions below. A measurable goal with a measure of assessment shall be included for each BMP, and, as appropriate, a schedule for implementation (months and years), including interim milestones and the frequency of the BMP. The responses shall reflect the nested MS4s identified in Section VI.

☒ Proposing to work collaboratively on any or all activities in the PEP during the permit cycle.

4. Provide the procedure with the assessment of high priority, community-wide issues and targeted issues to reduce pollutants in storm water runoff as part of the PEP. The assessment shall include a list of the priority issues.

☒ Procedure Reference (page and paragraph of attachments): e.g., *Attachment A, Page 3, Section b* See Appendix D, Section A

☐ Not applicable – PEP topics will not be prioritized.

5. The applicant shall identify applicable PEP topics below and, if prioritizing topics, prioritize based on the assessment in Question 4. The PEP topics may be prioritized as high, medium, and low or in order from 1-11 based on the assigned priority level (e.g., 1 being the highest priority topic and 11 being the lowest priority topic). For each applicable topic, identify the target audience; key message; delivery mechanism; year and frequency the BMP will be implemented; and the responsible party.

For each topic below, complete one or more of the following

- Fill out Table 2 for each applicable PEP topic.
- Reference the page number in your existing PEP document.
- Explain why the PEP activity is not applicable or a priority issue.

A. Promote public responsibility and stewardship in the applicant's watershed(s).

Priority Ranking High

☒ See Table 2

☒ Attach existing approved PEP (page and paragraph of attachments): Appendix D, Section C

☐ Not applicable. Provide explanation below.

Michigan Department of Environmental Quality – Water Resources Division
STORM WATER DISCHARGE PERMIT APPLICATION

- B. Inform and educate the public about the connection of the MS4 to area waterbodies and the potential impacts discharges could have on surface waters of the state.

Priority Ranking High

☒ See Table 2

☒ Attach existing approved PEP (page and paragraph of attachments): **Appendix D, Section C**

☐ Not applicable. Provide explanation below.

High

- C. Educate the public on illicit discharges and promote public reporting of illicit discharges and improper disposal of materials into the MS4.

Priority Ranking High

☒ See Table 2

☒ Attach existing approved PEP (page and paragraph of attachments): **Appendix D, Section C**

☐ Not applicable. Provide explanation below.

High

- D. Promote preferred cleaning materials and procedures for car, pavement, and power washing.

Priority Ranking Medium

☒ See Table 2

☒ Attach existing approved PEP (page and paragraph of attachments): **Appendix D, Section C**

☐ Not applicable. Provide explanation below.

High

- E. Inform and educate the public on proper application and disposal of pesticides, herbicides, and fertilizers.

Priority Ranking High

☒ See Table 2

☒ Attach existing approved PEP (page and paragraph of attachments): **Appendix D, Section C**

☐ Not applicable. Provide explanation below.

High

- F. Promote proper disposal practices for grass clippings, leaf litter, and animal wastes that may enter into the MS4.

Priority Ranking High

☒ See Table 2

☒ Attach existing approved PEP (page and paragraph of attachments): **Appendix D, Section C**

☐ Not applicable. Provide explanation below.

High

- G. Identify and promote the availability, location, and requirements of facilities for collection or disposal of household hazardous wastes, travel trailer sanitary wastes, chemicals, and motor vehicle fluids.

Priority Ranking High

☒ See Table 2

☒ Attach existing approved PEP (page and paragraph of attachments): **Appendix D, Section C**

☐ Not applicable. Provide explanation below.

High

- H. Inform and educate the public on proper septic system care and maintenance, and how to recognize system failure.

Priority Ranking High

☒ See Table 2

☒ Attach existing approved PEP (page and paragraph of attachments): **Appendix D, Section C**

☐ Not applicable. Provide explanation below.

High

Michigan Department of Environmental Quality – Water Resources Division
STORM WATER DISCHARGE PERMIT APPLICATION

- I. Educate the public on, and promote the benefits of, green infrastructure and Low Impact Development.

Priority Ranking ~~High~~

☒ See Table 2

☒ Attach existing approved PEP (page and paragraph of attachments): Appendix D, Section C

☐ Not applicable. Provide explanation below.

High

- J. Identify and educate commercial, industrial, and institutional entities likely to contribute pollutants to storm water runoff.

Priority Ranking ~~Low~~

☒ See Table 2

☒ Attach existing approved PEP (page and paragraph of attachments): Appendix D, Section C

☐ Not applicable. Provide explanation below.

High

6. Provide the procedure for evaluating and determining the effectiveness of the overall PEP. The procedure shall include a method for assessing changes in public awareness and behavior resulting from the implementation of the PEP and the process for modifying the PEP to address ineffective implementation.

Procedure Reference (page and paragraph of attachments): Appendix D, Section D

Illicit Discharge Elimination Program (IDEP)

The applicant shall describe the current and proposed BMPs to meet the minimum control measure requirements for the IDEP to the Maximum Extent Practicable, which shall be incorporated into the SWMP. Please indicate in your response if you are or will be working collaboratively with watershed or regional partners on any or all BMPs in the IDEP during the permit cycle (e.g., identify collaborative efforts in the procedures). The following questions represent the minimum control measure requirements for the IDEP. Please complete all the questions below. A measurable goal with a measure of assessment shall be included for each BMP, and, as appropriate, a schedule for implementation (months and years), including interim milestones and the frequency of the BMP. The responses shall reflect the nested MS4s identified in Section VI.

The following definitions apply to the terms used below:

- **Illicit Discharge:** Any discharge to, or seepage into, an MS4 that is not composed entirely of storm water or uncontaminated groundwater except discharges pursuant to an NPDES permit. A discharge that originates from the applicant's property and meets the illicit discharge definition is considered an illicit discharge.
- **Illicit Connection:** A physical connection to an MS4 that primarily conveys non-storm water discharges other than uncontaminated groundwater into the MS4; or a physical connection not authorized or permitted by the local authority, where a local authority requires authorization or a permit for physical connections.

The following resources are available to assist with the development of an IDEP.

- The MDEQ has an IDEP Compliance Assistance Document available at http://michigan.gov/documents/deg/wrd-storm-MS4-IDEP-ComplianceAssistance_473378_7.pdf.
- The Center for Watershed Protection has a guide available at http://water.epa.gov/polwaste/npdes/stormwater/upload/idde_manualwithappendices.pdf#_ga=1.139876918.463004347.1438199466.

☒ Proposing to work collaboratively on any or all BMPs in the IDEP during the permit cycle.

Storm Sewer System Map

7. Provide the location where an up-to-date storm sewer system map(s) is available. The map(s) shall identify the following: the storm sewer system, the location of all outfalls and points of discharge, and the names and location of the surface waters of the state that receive discharges from the permittee's MS4 (for both outfalls and points of discharge). A separate storm sewer system includes: roads, catch basins, curbs, gutters, parking lots, ditches, conduits, pumping devices, and man-made channels. A storm sewer system map(s) may include available diagrams, such as certification maps, road maps showing rights-of-way, as-built drawings, or other hard copy or digital representation of the storm sewer system.

The map (or maps) is available at the following location: e.g., *The Department of Public Works front office* _____

The Department of Public Works front office at 12973 Farmington Road

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Illicit Discharge Identification and Investigation

8. Provide the procedure for prioritizing the applicant's MS4 for detecting non-storm water discharges. The goal of the prioritization process is to target areas with high illicit discharge potential. The procedure shall document the process for selecting each priority area using the list below.
- Areas with older infrastructure
 - Industrial, commercial, or mixed use areas
 - Areas with a history of past illicit discharges
 - Areas with a history of illegal dumping
 - Areas with septic systems
 - Areas with older sewer lines or with a history of sewer overflows or cross-connections
 - Areas with sewer conversions or historic combined sewer systems
 - Areas with poor dry-weather water quality
 - Areas with water quality impacts, including waterbodies identified in a Total Maximum Daily Load
 - Priority areas applicable to the applicant not identified above

☒ Procedure Reference (page and paragraph of attachments): e.g., Attachment A, Page 3, Section b See Appendix E, Section C
☐ Not applicable – The applicant will perform illicit discharge identification and investigation throughout the entire MS4. Skip to Question 10.

9. Provide the geographical location of each prioritized area using either a narrative description or map and identify the prioritized areas that will be targeted during the permit cycle.

IDEP Prioritized Areas (page and paragraph of attachments): See Appendix E, Section C

10. Provide the procedure for performing field observations at all outfalls and points of discharge in the priority areas as identified in the procedure above or for the entire MS4 during dry-weather at least once during the permit cycle. The procedure shall include a schedule for completing the field observations during the permit cycle or more expeditiously if the applicant becomes aware of a non-storm water discharge. *As part of the procedure, the applicant may submit an interagency agreement with the owner or operator of the downstream MS4 identifying responsibilities for ensuring an illicit discharge is eliminated if originating from the applicant's point(s) of discharge. The interagency agreement would eliminate the requirement for performing a field observation at that point(s) of discharge. Areas not covered by the interagency agreement shall be identified with a schedule for performing field observations included in the procedure.*

The focus of the field observation shall be to observe the following:

- | | |
|--|-----------------------|
| • Presence/absence of flow | • Water clarity |
| • Deposits/stains on the discharge structure or bank | • Color |
| • Vegetation condition | • Odor |
| • Structural condition | • Floatable materials |
| • Biology, such as bacterial sheens, algae, and slimes | |

Procedure Reference (page and paragraph of attachments): See Appendix E, Section D

11. Provide the procedure for performing field screening if flow is observed at an outfall or point of discharge and the source of an illicit discharge is not identified during the field observation. Field screening shall include analyzing the discharge for indicator parameters (e.g., ammonia, fluoride, detergents, and pH). The procedure shall include a schedule for performing field screening.

Procedure Reference (page and paragraph of attachments): See Appendix E, Section D

12. Provide the procedure for performing a source investigation if the source of an illicit discharge is not identified by field screening. The procedure shall include a schedule for performing a source investigation.

Procedure Reference (page and paragraph of attachments): See Appendix E, Section D

13. Provide the procedure for responding to illegal dumping/spills. The procedure shall include a schedule for responding to complaints, performing field observations, and follow-up field screening and source investigations as appropriate.

Procedure Reference (page and paragraph of attachments): See Appendix E, Section D

14. Provide the procedure for responding to illicit discharges upon becoming aware of such a discharge outside of the priority areas. The procedure shall include a schedule for performing field observations, and follow-up field screening and source investigations as appropriate.

☒ Procedure Reference (page and paragraph of attachments): See Appendix E, Section D
☐ Not applicable – Field observations will be conducted at all outfalls and points of discharge

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15. Provide the procedure that includes a requirement to immediately report any release of any polluting materials from the MS4 to the surface waters or groundwaters of the state, unless a determination is made that the release is not in excess of the threshold reporting quantities in the [Part 5 Rules](#), by calling the appropriate [MDEQ District Office](#), or if the notice is provided after regular working hours call the MDEQ's 24-Hour Pollution Emergency Alerting System telephone number: 800-292-4706. *(Example threshold reporting quantities: a release of 50 pounds of salt in solid form or 50 gallons in liquid form to waters of the state unless authorized by the MDEQ for deicing or dust suppressant.)*

Procedure Reference (page and paragraph of attachments): See Appendix H, Spill Response Procedure, Section C

16. If the procedures requested in Questions 8 through 14 do not accurately reflect the applicant's procedure(s), describe the alternative approach to meet the minimum requirements.

This Collaborative and Alternative approach meets and/or exceeds the expected results from minimum control measure requirements as described in Attachment E, Section B.

☒ Not applicable

17. Provide the procedure for responding to illicit discharges once the source is identified. The procedure shall include a schedule to eliminate the illicit discharge and pursue enforcement actions. The procedure shall also address illegal spills/dumping.

Procedure Reference (page and paragraph of attachments): See Appendix E, Section E

IDEP Training and Evaluation

18. Provide the program to train staff employed by the applicant, who, as part of their normal job responsibilities, may come into contact with or otherwise observe an illicit discharge to the regulated MS4, on the following topics. The program shall include a training schedule for this permit cycle. *It is recommended that staff be trained more than once per permit cycle.*

- Techniques for identifying an illicit discharge or connection, including field observation, field screening, and source investigation.
- Procedures for reporting, responding to, and eliminating an illicit discharge or connection and the proper enforcement response.
- The schedule and requirement for training at least once during the term of this permit cycle for existing staff and within the first year of hire for new staff.

Program Reference (page and paragraph of attachments): See Appendix E, Section D

19. Provide the procedure for evaluating and determining the overall effectiveness of the IDEP. The procedure shall include a schedule for implementation. *Examples of evaluating overall effectiveness include, but are not limited to, the following: evaluate the prioritization process to determine if efforts are being maximized in areas with high illicit discharge potential; evaluate the effectiveness of using different detection methods; evaluate the number of discharges and/or quantity of discharges eliminated using different enforcement methods; and evaluate program efficiency and staff training frequency.*

Procedure Reference (page and paragraph of attachments): See Appendix E, Section F

Illicit Discharge Ordinance or Other Regulatory Mechanism

20. Provide the ordinance or regulatory mechanism in effect that prohibits non-storm water discharges into the applicant's MS4 (except the non-storm water discharges addressed in Questions 21 and 22).

Ordinance number(s) or regulatory mechanism title(s) (attach a copy): See Appendix E, Attachment E, Table 1

21. Does the ordinance or other regulatory mechanism exclude prohibiting the discharges or flows from firefighting activities to the applicant's MS4 and require that these discharges or flows only be addressed if they are identified as significant sources of pollutants to waters of the State? The ordinance shall not authorize illicit discharges; however, the applicant may choose to exclude prohibiting the discharges and flows from firefighting activities if they are identified as not being significant sources of pollutants to waters of the state.

☒ Yes, ordinance or regulatory mechanism reference (page and paragraph of attachments): See Appendix E, Attachment E, Table 1

☐ Not applicable – All non-storm water discharges into the applicant's MS4 will be prohibited.

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22. Does the ordinance or other regulatory mechanism prohibit the following categories of non-storm water discharges or flows if identified as significant contributors to violations of Water Quality Standards? The ordinance shall not authorize illicit discharges; however, the applicant may choose to exclude prohibiting the following discharges or flows if they are identified as not being a significant contributor to violations of Water Quality Standards.

- a. Water line flushing and discharges from potable water sources
- b. Landscape irrigation runoff, lawn watering runoff, and irrigation waters
- c. Diverted stream flows and flows from riparian habitats and wetlands
- d. Rising groundwaters and springs
- e. Uncontaminated groundwater infiltration and seepage
- f. Uncontaminated pumped groundwater, except for groundwater cleanups specifically authorized by NPDES permits
- g. Foundation drains, water from crawl space pumps, footing drains, and basement sump pumps
- h. Air conditioning condensation
- i. Waters from noncommercial car washing
- j. Street wash water
- k. Dechlorinated swimming pool water from single, two, or three family residences. (A swimming pool operated by the permittee shall not be discharged to a separate storm sewer or to surface waters of the state without NPDES permit authorization from the MDEQ.)

☒ Yes, ordinance or regulatory mechanism reference (page and paragraph of attachments): See Appendix E, Attachment E, Table 1
☐ Not applicable – All non-storm water discharges into the applicant's MS4 will be prohibited.

23. Provide the ordinance or regulatory mechanism that regulates the contribution of pollutants to the applicant's MS4.

Ordinance or regulatory mechanism reference (page and paragraph of attachments): See Appendix E, Attachment E, Table 1

24. Provide the ordinance or regulatory mechanism that prohibits illicit discharges, including illicit connections and the direct dumping or disposal of materials into the applicant's MS4.

Ordinance or regulatory mechanism reference (page and paragraph of attachments): See Appendix E, Attachment E, Table 1

25. Provide the ordinance or regulatory mechanism with the authority established to inspect, investigate, and monitor suspected illicit discharges into the applicant's MS4.

Ordinance or regulatory mechanism reference (page and paragraph of attachments): See Appendix E, Attachment E, Table 1

26. Provide the ordinance or regulatory mechanism that requires and enforces elimination of illicit discharges into the applicant's MS4, including providing the applicant the authority to eliminate the illicit discharge.

Ordinance or regulatory mechanism reference (page and paragraph of attachments): See Appendix E, Attachment E, Table 1

Construction Storm Water Runoff Control Program

The applicant shall describe the current and proposed BMPs to meet the minimum control measure requirements for the construction storm water runoff control program to the maximum extent practicable, which shall be incorporated into the SWMP. Please indicate in your response if you are or will be working collaboratively with watershed or regional partners on any or all requirements of this program during the permit cycle. The following questions represent the minimum control measure requirements for the construction storm water runoff control program. Please complete all the questions below. A measurable goal with a measure of assessment shall be included for each BMP, and, as appropriate, a schedule for implementation (months and years), including interim milestones and the frequency of the BMP. The responses shall reflect the nested MS4s identified in Section VI.

☐ Proposing to work collaboratively on any or all requirements of the Construction Storm Water Runoff Control Program during the permit cycle.

Qualifying Local Soil Erosion and Sedimentation Control Programs

27. Is the applicant a Part 91 Agency? A list of Part 91 agencies is available at http://www.michigan.gov/deq/0,4561,7-135-3311_4113-8870--,00.html.

Yes. Choose type: ☐ County Enforcing Agency ☒ Municipal Enforcing Agency ☐ Authorized Public Agency

☐ No, the applicant relies on the following Qualifying Local Soil Erosion and Sedimentation Control Program (Part 91 Agency)

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28. Provide the procedure with the process for notifying the Part 91 Agency or appropriate staff when soil or sediment is discharged to the applicant's MS4 from a construction activity, including the notification timeframe. The procedure shall allow for the receipt and consideration of complaints or other information submitted by the public or identified internally as it relates to construction storm water runoff control. For non-Part 91 agencies, consideration of complaints may include referring the complaint to the qualifying local Soil Erosion and Sedimentation Control Program as appropriate. Construction activity is defined pursuant to Part 21, Wastewater Discharge Permits, Rule 323.2102 (K). The applicant may consider as part of their procedure when and under what circumstances the Part 91 Agency or appropriate staff will be contacted.

Procedure Reference (page and paragraph of attachments): *e.g., Attachment A, Page 3, Section b* Appendix F, Section C

29. Provide the procedure for when to notify the MDEQ when soil, sediment, or other pollutants are discharged to the applicant's MS4 from a construction activity, including the notification timeframe. Other pollutants include pesticides, petroleum derivatives, construction chemicals, and solid wastes that may become mobilized when land surfaces are disturbed. The applicant may consider as part of their procedure when and under what circumstances the MDEQ will be contacted.

Procedure Reference (page and paragraph of attachments): Appendix F, Section E

30. Provide the procedure for ensuring that construction activity one acre or greater in total earth disturbance with the potential to discharge to the applicant's MS4 obtains a Part 91 permit, or is conducted by an approved Authorized Public Agency as appropriate. Note: For applicants that conduct site plan review, the procedure must be triggered at the site plan review stage.

Procedure Reference (page and paragraph of attachments): Appendix F, Section B

31. Provide the procedure to advise the landowner or recorded easement holder of the property where the construction activity will occur of the State of Michigan Permit by Rule (Rule 323.2190).

Procedure Reference (page and paragraph of attachments): Appendix F, Section F

Post-Construction Storm Water Runoff Program

Post-construction storm water runoff controls are necessary to maintain or restore stable hydrology in receiving waters by limiting surface runoff rates and volumes and reducing pollutant loadings from sites that undergo development or significant redevelopment.

The applicant shall describe the current and proposed BMPs to meet the minimum control measure requirements for the post-construction storm water runoff program to the maximum extent practicable, which shall be incorporated into the SWMP. Please complete the questions below as appropriate. If the "No" response is selected but a date is requested for the minimum requirement to be available, please provide a date to meet the minimum requirement. All dates provided by the applicant in this Application should be on or before **October 1, 2016**. Some questions are set up to allow for additional responses to meet the minimum requirements. If space is not available for an additional response, then the minimum requirement must be met in accordance with the question. A measurable goal with a measure of assessment shall be included for each BMP, and, as appropriate, a schedule for implementation (months and years), including interim milestones and the frequency of the BMP. The responses shall reflect the nested MS4s identified in Section VI.

An applicant may reference in its ordinance or regulatory mechanism other technical documents used to implement the post-construction storm water runoff program. For example, an applicant may answer a question with a reference to a performance or technical standards document in the ordinance **and** the reference in the technical document. When referencing the ordinance, regulatory mechanism, or other technical documents, attach the document and provide the page and paragraph reference.

The MDEQ has the following resources available to assist with development of a Post-Construction Storm Water Runoff Program.

- A Post-Construction Storm Water Runoff Program Compliance Assistance Document available at www.michigan.gov/documents/deq/wrd-storm-MS4-ComplianceAssistance_470350_7.pdf
- A manual titled *Low Impact Development Manual for Michigan* available at <http://www.semcog.org/LowImpactDevelopment.aspx>. Chapter 9 of the manual provides a methodology for addressing post-construction storm water runoff.

Ordinance or Other Regulatory Mechanism

32. Is an ordinance or other regulatory mechanism in effect to address post-construction storm water runoff from new development and redevelopment projects, including preventing or minimizing water quality impacts? The ordinance or other regulatory mechanism shall apply to private, commercial, and public projects, including projects where the applicant is the developer. This requirement may be met using a single ordinance or regulatory mechanism or a combination of ordinances and regulatory mechanisms.

☒ Yes, ordinance or regulatory mechanism reference (page and paragraph of attachments): *e.g., Attachment A, Pages 1-15* See Appendix G
☐ No, the ordinance or regulatory mechanism will be available on _____

33. Does the ordinance or other regulatory mechanism apply to projects that disturb at least one or more acres, including projects less than an acre that are part of a larger common plan of development or sale and discharge into the applicant's MS4?

☒ Yes, ordinance or regulatory mechanism reference (page and paragraph of attachments): See Appendix G
☐ No, the ordinance or regulatory mechanism will be available on _____

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Federal Facilities

Federal facilities are subject to the Energy Independence and Security Act of 2007. Section 438 of this legislation establishes post-construction storm water runoff requirements for federal development and redevelopment projects.

34. Is the applicant the owner or operator of a federal facility with a storm water discharge?

- ☐ Yes
☒ No, skip to Question 36

35. Is the applicant implementing the post-construction storm water runoff control requirements in Section 438 of the Energy Independence and Security Act? A guidance document is available at

http://www.epa.gov/greeningepa/documents/epa_swm_guidance.pdf

- ☐ Yes, regulatory mechanism reference (page and paragraph of attachments): _____
☐ No, the regulatory mechanism will be available on _____

Water Quality Treatment Performance Standard

36. Does the ordinance or other regulatory mechanism include one or more of the following water quality treatment standards?

- ☐ Treat the first one inch of runoff from the entire project site. Ordinance or other regulatory mechanism reference (page and paragraph of attachments) _____ Skip to Question 38.
☒ Treat the runoff generated from 90 percent of all runoff-producing storms for the project site. Ordinance or other regulatory mechanism reference (page and paragraph of attachments) See Wayne County Storm Water Management Standards, Chapter 6
☐ No, the ordinance or other regulatory mechanism will be available on _____
☐ The ordinance or other regulatory mechanism is/will be available on _____ and includes the following water quality treatment standard. Provide an explanation as to how the water quality treatment standard will prevent or minimize water quality impacts.

37. What is the source of the rainfall data if the applicant has chosen the water quality treatment standard of requiring the treatment of the runoff generated from 90 percent of all runoff-producing storms?

- ☐ The MDEQ's memo dated March 24, 2006 providing the 90 percent annual non-exceedance storm statistics. The memo is available at http://www.michigan.gov/documents/deq/lwm-hsu-nps-ninety-percent_198401_7.pdf.
☐ An analysis of at least ten years of local published rain gauge data following the method in the March 25, 2006, MDEQ memo titled *90 Percent Annual Non-Exceedance Storms* cited above.
☒ Other rainfall data source (page and paragraph of attachments) See Wayne County Storm Water Management Standards, Chapter 6

38. Does the ordinance or other regulatory mechanism require that BMPs be **designed** on a site-specific basis to reduce post-development total suspended solids loadings by 80 percent or achieve a discharge concentration of total suspended solids not to exceed 80 milligram per liter?

- ☐ Yes, ordinance or other regulatory mechanism reference (page and paragraph of attachments): _____
☐ No, the ordinance or other regulatory mechanism will be available on _____
☒ The ordinance or other regulatory mechanism defines treatment as follows:

See Wayne County Storm Water Management Standards, Chapter 6

Channel Protection Performance Standard

39. Does the ordinance or other regulatory mechanism require that the post-construction runoff rate and volume of discharges not exceed the pre-development rate and volume for all storms up to the two-year, 24-hour storm at the project site? At a minimum, pre-development is the last land use prior to the planned new development or redevelopment. A *spreadsheet to assist with these calculations* is available at www.michigan.gov/documents/deq/wb-storm-MS4-RunoffVolume_331235_7.xls

- ☒ Yes, ordinance or other regulatory mechanism reference (page and paragraph of attachments): See Wayne County Storm Water Management Standards, Chapter 8
☐ No, the ordinance or other regulatory mechanism will be available on _____
☐ The ordinance or other regulatory mechanism is/will be available on _____ and includes the following channel protection standard. Provide an explanation as to how the channel protection standard will prevent or minimize water quality impacts.

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40. Does the ordinance or other regulatory mechanism exclude any waterbodies from the channel protection performance standard? The channel protection performance standard is not required for the following waterbodies: the Great Lakes or connecting channels of the Great Lakes; Rouge River downstream of the Turning Basin; Saginaw River; Mona Lake and Muskegon Lake (Muskegon County); and Lake Macatawa and Spring Lake (Ottawa County).

☐ Yes, ordinance or other regulatory mechanism reference (page and paragraph of attachments): _____
☐ No, the ordinance or other regulatory mechanism will be available on _____
☒ Not applicable

Site-Specific Requirements

41. Provide the procedure for reviewing the use of infiltration BMPs to meet the water quality treatment and channel protection standards for new development or redevelopment projects in areas of soil or groundwater contamination in a manner that does not exacerbate existing conditions. The procedure shall include the process for coordinating with MDEQ staff as appropriate.

Procedure Reference (page and paragraph of attachments): See Wayne County Storm Water Management Standards, Chapter 8

42. Does the ordinance or other regulatory mechanism require BMPs to address the associated pollutants in potential hot spots as part of meeting the water quality treatment and channel protection standards for new development or redevelopment projects? Hot spots include areas with the potential for significant pollutant loading such as gas stations, commercial vehicle maintenance and repair, auto recyclers, recycling centers, and scrap yards. Hot spots also include areas with the potential for contaminating public water supply intakes.

☒ Yes, ordinance or other regulatory mechanism reference (page and paragraph of attachments): See Wayne County Storm
☐ No, the ordinance or other regulatory mechanism will be available on _____ Water Management Standards, Chapter 4

Off-Site Mitigation and Payment in Lieu Programs

43. Does the ordinance or other regulatory mechanism allow for the approval of off-site mitigation for redevelopment projects that cannot meet 100 percent of the performance standards on-site after maximizing storm water retention? Off-site mitigation refers to BMPs implemented at another location within the same jurisdiction and watershed/sewershed as the original project. *A watershed is the geographic area included in a 10-digit Hydrologic Unit Code and a sewershed is the area where storm water is conveyed by the applicant's MS4 to a common outfall or point of discharge.*

☐ Yes, ordinance or other regulatory mechanism reference (page and paragraph of attachments): _____
☐ No, the ordinance or other regulatory mechanism will be available on _____
☒ Not pursuing this option

44. Does the ordinance or other regulatory mechanism allow for the approval of payment in lieu for projects that cannot meet 100 percent of the performance standards on-site after maximizing storm water retention? A payment in lieu program refers to a developer paying a fee to the applicant that is applied to a public storm water management project within the same jurisdiction and watershed/sewershed as the original project in lieu of installing the required BMPs onsite. The storm water management project may be either a new BMP or a retrofit to an existing BMP and shall be developed in accordance with the applicant's performance standards. *A watershed is the geographic area included in a 10-digit Hydrologic Unit Code and a sewershed is the area where storm water is conveyed by the applicant's MS4 to a common outfall or point of discharge.*

☐ Yes, ordinance or other regulatory mechanism reference (page and paragraph of attachments): _____
☐ No, the ordinance or other regulatory mechanism will be available on _____
☒ Not pursuing this option. If "not pursuing this option" was selected for both Questions 43 and 44, skip to Question 52.

45. Does the ordinance or other regulatory mechanism establish criteria for determining the conditions under which off-site mitigation and/or payment in lieu are available and require technical justification as to the infeasibility of on-site management? The determination that performance standards cannot be met on-site shall not be based solely on the difficulty or cost of implementing, but shall be based on multiple criteria related to the physical constraints of the project site, such as: too small of a lot outside of the building footprint to create the necessary infiltrative capacity even with amended soils; soil instability as documented by a thorough geotechnical analysis; a site use that is inconsistent with the capture and reuse of storm water; too much shade or other physical conditions that preclude adequate use of plants. The criteria shall also include consideration of the stream order and location within the watershed/sewershed as it relates to the water quality impacts from the original project site (*e.g., the water quality impact from a project site with a discharge to a small-sized stream would be greater than a project site on a large river and an offset downstream of the project site may provide less water quality benefit.*) The highest preference for off-site mitigation and in lieu projects shall be given to locations that yield benefits to the same receiving water that received runoff from the original project site.

☐ Yes, ordinance or other regulatory mechanism reference (page and paragraph of attachments): _____
☐ No, the ordinance or other regulatory mechanism will be available on _____

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46. Does the ordinance or other regulatory mechanism establish a minimum amount of storm water to be managed on-site as a first tier for off-site mitigation or payment in lieu? A higher offset ratio is required if off-site mitigation or payment in lieu is requested for the amount of storm water identified as the first tier. *For example, a minimum of 0.4 inches of storm water runoff shall be managed on-site as a first tier.*

☐ Yes, ordinance or other regulatory mechanism reference (page and paragraph of attachments): _____

☐ No, the ordinance or other regulatory mechanism will be available on _____

☐ The ordinance or other regulatory mechanism requires the following:

47. Does the ordinance or other regulatory mechanism require an offset ratio of 1:1.5 for the amount of storm water above the first tier (identified in Question 46) not managed on-site to the amount of storm water required to be mitigated at another site or for which in-lieu payments shall be made?

☐ Yes, ordinance or other regulatory mechanism reference (page and paragraph of attachments): _____

☐ No, the ordinance or other regulatory mechanism will be available on _____

☐ The ordinance or other regulatory mechanism requires the following:

48. Does the ordinance or other regulatory mechanism require that if demonstrated by the developer to the applicant that it is completely infeasible to manage the first tier of storm water identified in Question 47 on-site, the offset ratio for the unmanaged portion is 1:2?

☐ Yes, ordinance or other regulatory mechanism reference (page and paragraph of attachments): _____

☐ No, the ordinance or other regulatory mechanism will be available on _____

☐ The ordinance or other regulatory mechanism requires the following:

49. Does the ordinance or other regulatory mechanism require a schedule for completing off-site mitigation and in-lieu projects? *Off-site mitigation and in-lieu projects should be completed within 24 months after the start of the original project site construction.*

☐ Yes, ordinance or other regulatory mechanism reference (page and paragraph of attachments): _____

☐ No, the ordinance or other regulatory mechanism will be available on _____

☐ The ordinance or other regulatory mechanism requires the following:

50. Does the ordinance or other regulatory mechanism require that offsets and in-lieu projects be preserved and maintained in perpetuity, such as deed restrictions and long-term operation and maintenance?

☐ Yes, ordinance or other regulatory mechanism reference (page and paragraph of attachments): _____

☐ No, the ordinance or other regulatory mechanism will be available on _____

☐ The ordinance or other regulatory mechanism requires the following:

51. Describe the tracking system implemented, or to be implemented, to track off-site mitigation and/or in-lieu projects.

52. Are there any other exceptions to the performance standards, other than off-site mitigation and payment in lieu, being implemented or to be implemented during the permit cycle? The applicant shall demonstrate how the exception provides an equivalent or greater level of protection as the performance standards.

☐ Yes, demonstration reference (page and paragraph of attachments): _____ ☒ No

Site Plan Review

53. Does the ordinance or other regulatory mechanism include a requirement to submit a site plan for review and approval of post-construction storm water runoff BMPs?

☒ Yes, ordinance or regulatory mechanism reference (page and paragraph of attachments): See Appendix G and Ordinance

☐ No, the ordinance or regulatory mechanism will be available on _____

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54. Provide the procedure for site plan review and approval.

Procedure Reference (page and paragraph of attachments): Appendix G, City of Livonia Site Plan Design Standards, Section I, Part A

55. Provide the reference in the site plan review and approval procedure to the process for determining how the developer meets the performance standards and ensures long-term operation and maintenance of BMPs.

Procedure Reference (page and paragraph of attachments): Appendix G, City of Livonia Site Plan Design Standards, Section I, Part A

Long-Term Operation and Maintenance of BMPs

56. Does the ordinance or other regulatory mechanism require the long-term operation and maintenance of all structural and vegetative BMPs installed and implemented to meet the performance standards in perpetuity?

- ☒ Yes, ordinance or other regulatory mechanism reference (page and paragraph of attachments): Appendix G, City of Livonia Site
☐ No, the ordinance or other regulatory mechanism will be available on _____ Plan Design Standards, Section I, Part A

57. Does the ordinance or other regulatory mechanism require a maintenance agreement between the applicant and owners or operators responsible for the long-term operation and maintenance of structural and vegetative BMPs installed and implemented to meet the performance standards?

- ☒ Yes, ordinance or other regulatory mechanism reference (page and paragraph of attachments): Appendix G, City of Livonia Site
☐ No, the ordinance or other regulatory mechanism will be available on _____ Plan Design Standards, Section I, Part A
☐ The ordinance or other regulatory mechanism requires the following:

58. Does the maintenance agreement or other legal mechanism allow the applicant to complete the following? (Check if yes)

- ☐ Inspect the structural or vegetative BMP
☐ Perform the necessary maintenance or corrective actions neglected by the BMP owner or operator
☐ Track the transfer of operation and maintenance responsibility of the BMP (e.g., deed restrictions)

If any of the boxes above were not checked, provide a response explaining how the maintenance agreement or other legal mechanism allows the applicant to verify and ensure maintenance of the BMP.

See Wayne County Storm Water Management Standards, Chapter 9

59. Provide the procedure for tracking compliance with a maintenance agreement or other legal mechanism to ensure the performance standards are met in perpetuity.

Procedure Reference (page and paragraph of attachments): See Wayne County Storm Water Management Standards, Chapter 9

Pollution Prevention and Good Housekeeping Program

The applicant shall describe the current and proposed BMPs to meet the minimum control measure requirements for the Pollution Prevention and Good Housekeeping Program to the maximum extent practicable, which shall be incorporated into the SWMP. The applicant shall develop and implement a Pollution Prevention and Good Housekeeping Program to prevent or reduce the discharge of pollutants from municipal facilities and operations.

The following definitions apply to the terms used below:

- Fleet: A group of vehicles owned or operated as a unit.
- Maintenance (includes, but not limited to): adding/changing vehicle fluids, fueling, lubrication, painting, mechanical repairs, parts degreasing, and vehicle/equipment washing.
- Storage Yard (includes, but not limited to): areas where vehicles are stored longer than overnight/weekend; areas where road maintenance materials are stored; areas where vehicle maintenance materials are stored; areas where chemicals in bulk are stored; areas where catch basin cleaning wastes are stored; and areas where maintenance equipment such as mowers, tractors, vactor trucks, and sweepers is stored.

Please complete the questions below as appropriate. A "Not Applicable" response is appropriate in cases where the applicant does not own or operate a municipal facility or storm water structural control or does not perform the operation in the question. A measurable goal with a measure of assessment shall be included for each BMP, and, as appropriate, a schedule for implementation (months and years), including interim milestones and the frequency of the BMP. The responses shall reflect the nested MS4s identified in Section VI.

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Municipal Facility and Structural Storm Water Control Inventory

60. Provide an up-to-date inventory of applicant-owned or operated facilities and storm water structural controls with a discharge of storm water to surface waters of the state. The inventory shall include the location of each facility. **Provide an estimate of the number of structural storm water controls throughout the entire MS4 for each applicable category below (e.g., 100 catch basins and 7 detention basins).**

Inventory Reference (Page and Paragraph of Attachments): e.g., *Attachment A, Page 3, Section b* Appendix H - P2GH, Section D, Table 1

Check all applicant-owned or operated facilities with a discharge of storm water to surface waters of the state:

- | | |
|--|--|
| ☒ Administration buildings and libraries | ☐ Animal Control Building |
| ☐ Airports | ☐ Cemeteries |
| ☐ Chemical storage facilities | ☒ Fire Stations |
| ☒ Fuel Farms | ☒ Parks |
| ☒ Police Stations | ☒ Public golf courses |
| ☒ Public parking lots | ☐ Public schools |
| ☐ Recycling facilities | ☒ Vacant land and open space |
| ☒ Vehicle storage | |

Facilities that may have the high potential to discharge pollutants:

- | | |
|--|--|
| ☒ Bus Stations and Garages | ☐ Composting facilities |
| ☐ Hazardous waste handling/disposal/transfer facilities | ☒ Equipment storage and maintenance facilities |
| ☒ Fleet maintenance facilities | ☒ Materials storage and Public Works yards |
| ☒ Outdoor wash areas | ☒ Salt storage facilities |

☐ Other facilities – Provide a description below:

Check all applicant-owned or operated structural storm water controls with a discharge of storm water to surface waters of the state:

- | | |
|--|---|
| ☒ Catch basins | ☐ Constructed wetlands |
| ☒ Detention basins | ☐ Infiltration basins and trenches |
| ☐ Oil/water separators | ☐ Porous pavement |
| ☒ Pump Stations | ☐ Rain gardens |
| ☐ Secondary containment | ☒ Underground storage vaults or tanks |
| ☒ Vegetated swales | |

☐ Other structural storm water controls – Provide a description below:

61. Provide the location where an up-to-date map (or maps) is available with the location of the facilities and structural storm water controls identified in Question 60. *The location of the facilities and structural storm water controls may be included on the storm sewer system map maintained for the IDEP.*

The map (or maps) is available at the following location: DPW Administrative Building, 12973 Farmington Rd, Livonia, MI

62. Provide the procedure for updating and revising the inventory in Question 60 and map (or maps) identified in Question 61 as facilities and structural storm water controls are added, removed, or no longer owned or operated by the applicant. *A suggested timeframe for updating/revising the inventory and map(s) is 30 days following adding/removing a facility or structural storm water control.*

Procedure Reference (page and paragraph of attachments): Appendix H - P2GH General Procedures, Section C

Michigan Department of Environmental Quality – Water Resources Division
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Facility-Specific Storm Water Management

63. Provide the procedure for assessing each facility identified in Question 60 for the potential to discharge pollutants to surface waters of the state. The procedure shall include a process for updating and revising the assessment. *A recommended timeframe for updating/revising the assessment is 30 days prior to discharging storm water from a new facility and within 30 days of determining a need to update/revise the facility assessment.*

The applicant should consider the following factors when assessing each facility:

- Amount of urban pollutants stored at the site (e.g., sediment, nutrients, metals, hydrocarbons, pesticides, fertilizers, herbicides, chlorides, trash, bacteria, or other site-specific pollutants)
- Identification of improperly stored materials
- The potential for polluting activities to be conducted outside (e.g., vehicle washing)
- Proximity to waterbodies
- Poor housekeeping practices
- Discharge of pollutants of concern to impaired waters

- ☒ Procedure Reference (page and paragraph of attachments): Appendix H - P2GH General Procedures, Section B
☐ Not Applicable – The applicant does not own a facility that discharges storm water to surface waters of the state in the urbanized area. Skip to Question 71.

64. Provide the list of prioritized facilities using the assessment in Question 63. Each facility shall be prioritized based on having the high, medium, or low potential to discharge pollutants to surface waters of the state. Facilities with the high potential for pollutant runoff shall include, but are not limited to, the applicant's fleet maintenance and storage yards. The applicant may submit a demonstration with a description of how the applicant's fleet maintenance and storage yard has the low potential to discharge pollutants to surface waters of the state.

- ☒ Prioritized Facility List (page and paragraph of attachments): Appendix H - P2GH General Procedures, Section D
☐ Fleet Maintenance and Storage Yard Demonstrations (page and paragraph of attachments): _____

65. Is a site-specific standard operating procedure (SOP) available identifying the structural and non-structural storm water controls implemented and maintained to prevent or reduce pollutant runoff at each facility with the high potential for pollutant runoff? The SOP shall be available at each facility with the high potential for pollutant runoff and upon request from the MDEQ. The SOP shall identify the person responsible for oversight of the facility. *The MDEQ may request the submission of the SOP during the application review process.*

- ☒ Yes, a site-specific SOP is available at each facility with the high potential for pollutant runoff
☐ Not Applicable – The applicant does not own or operate any facilities with the high potential for pollutant runoff. Skip to Question 70.

66. Provide the reference in the SOP, for each facility with the high potential for pollutant runoff, to the following: the list of significant materials stored on-site that could pollute storm water; the description of the handling and storage requirements for each significant material; and the potential to discharge the significant material.

SOP Reference (page and paragraph of attachments): _____

This space is available to reference multiple site-specific SOPs

Appendix H - P2GH DPW Facility; Appendix H - P2GH Glendale Storage Yard/Landfill

67. Provide the reference in the SOP, for each facility with the high potential for pollutant runoff, identifying the good housekeeping practices implemented at the site. *Good housekeeping practices include keeping the facility neat and orderly, properly storing and covering materials, and minimizing pollutant sources to prevent or reduce pollutant runoff.*

SOP Reference (page and paragraph of attachments): _____

This space is available to reference multiple site-specific SOPs

Appendix H - P2GH DPW Facility; Appendix H - P2GH Glendale Storage Yard/Landfill

68. Provide the reference in the SOP, for each facility with the high potential for pollutant runoff, to the description and schedule for conducting routine maintenance and inspections of storm water management and control devices to ensure materials and equipment are clean and orderly and to prevent or reduce pollutant runoff. *A biweekly schedule is recommended for routine inspections.*

SOP Reference (page and paragraph of attachments): _____

This space is available to reference multiple site-specific SOPs

Appendix H - P2GH DPW Facility; Appendix H - P2GH Glendale Storage Yard/Landfill

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69. Provide the reference in the SOP, for each facility with the high potential for pollutant runoff, to the description and schedule for conducting a comprehensive site inspection at least once every six months. The comprehensive inspection shall include an inspection of all structural storm water controls and a review of non-structural storm water controls to prevent or reduce pollutant runoff.

SOP Reference (page and paragraph of attachments): _____

This space is available to reference multiple site-specific SOPs

Appendix H - P2GH DPW Facility; Appendix H - P2GH Glendale Storage Yard/Landfill

70. Provide the procedure identifying the BMPs currently implemented or to be implemented during the permit cycle to prevent or reduce pollutant runoff at each facility with the **medium and lower potential for the discharge of pollutants** to surface waters of the state using the assessment and prioritized list in Questions 63 and 64.

Procedure Reference (page and paragraph of attachments): Appendix H - P2GH General Procedures, Section D

Structural Storm Water Control Operation and Maintenance Activities

71. Provide the procedure for prioritizing each catch basin for routine inspection, maintenance, and cleaning based on preventing or reducing pollutant runoff. The procedure shall include assigning a priority level for each catch basin and the associated inspection, maintenance and cleaning schedule based on preventing or reducing pollutant runoff. The procedure shall include a process for updating/revising the priority level for a catch basin giving consideration to inspection findings and citizen complaints. *A recommended timeframe for updating/revising the procedure is 30 days following the construction of a catch basin or a change in priority level.*

- ☒ Procedure Reference (page and paragraph of attachments): Appendix H - P2GH General Procedures, Section G
☐ Not Applicable – The applicant does not own or operate catch basins. Skip to Question 75.

72. Provide the geographic location of the catch basins in each priority level using either a narrative description or map.

Catch Basin Priority Location (page and paragraph of attachments): Appendix H - P2GH General Procedures, Section F

73. Provide the procedure for inspecting, cleaning, and maintaining catch basins to ensure proper performance. Proper cleaning methods include ensuring accumulated pollutants are not discharged during cleaning and are removed prior to discharging to surface waters of the state. *A compliance assistance document titled Catch Basin Cleaning Activities Guidance Document is available at http://www.michigan.gov/documents/deq/wb-stormwater-CatchBasinGuidance_216198_7.pdf.*

Procedure Reference (page and paragraph of attachments): Appendix H - P2GH General Procedures, Section G

74. Provide the procedure for dewatering, storage, and disposal of materials extracted from catch basins. *A compliance assistance document titled Catch Basin Cleaning Activities Guidance Document is available at http://www.michigan.gov/documents/deq/wb-stormwater-CatchBasinGuidance_216198_7.pdf.*

Procedure Reference (page and paragraph of attachments): Appendix H - P2GH General Procedures, Section H

75. Provide the procedure for inspecting and maintaining the structural storm water controls identified in Question 60, excluding the structural storm water controls included in an SOP as part of Question 65 and catch basins. The procedure shall include a description and schedule for inspecting and maintaining each structural storm water control and the process for disposing of maintenance waste materials. The procedure shall require that controls be maintained to reduce to the maximum extent practicable the contribution of pollutants to storm water. The procedure shall include a process for updating/revising the procedure to ensure a maintenance and inspection program for each structural storm water control. *A recommended timeframe for updating/revising the procedure is 30 days following the implementation of a new structural storm water control.*

- ☒ Procedure Reference (page and paragraph of attachments): Appendix H - P2GH DPW Facility
☐ Not Applicable – Applicant does not own or operate any structural storm water controls

76. Provide the procedure requiring new applicant-owned or operated facilities or new structural storm water controls for water **quantity** be designed and implemented in accordance with the post-construction storm water runoff control performance standards and long-term operation and maintenance requirements.

Procedure Reference (page and paragraph of attachments): Appendix H - P2GH General Procedures, Section K

Michigan Department of Environmental Quality – Water Resources Division
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Municipal Operations and Maintenance Activities

77. Provide the procedure with the assessment of the applicant's operation and maintenance activities for the potential to discharge pollutants to surface waters of the state. The assessment shall identify all pollutants that could be discharged from each applicable operation and maintenance activity and the BMPs being implemented or to be implemented to prevent or reduce pollutant runoff. The procedure shall include a process for updating and revising the assessment. *A suggested timeframe for updating/revising the assessment is 30 days following adding/removing BMPs to address new and existing operation and maintenance activities.*

At a minimum, the procedure shall include assessing the following municipal operation and maintenance activities if applicable (check all that apply):

- ☒ Road, parking lot, and sidewalk maintenance (e.g., pothole, sidewalk, and curb and gutter repair)
- ☒ Bridge maintenance
- ☒ Right-of-way maintenance
- ☐ Unpaved road maintenance
- ☒ Cold weather operations (e.g., plowing, sanding, application of deicing agents, and snow pile disposal)
- ☒ Vehicle washing and maintenance of applicant-owned vehicles (e.g., police, fire, school bus, public works)

- ☒ Procedure Reference (page and paragraph of attachments): Appendix H - P2GH General Procedures; Appendix H - P2GH Glendale Storage Yard/Landfill
- ☐ Not Applicable – Provide an explanation below.

78. Provide the procedure for prioritizing applicant-owned or operated streets, parking lots, and other impervious infrastructure for street sweeping based on the potential to discharge pollutants to surface waters of the state. The procedure shall include assigning a priority level for each parking lot and street and the associated cleaning schedule (i.e., sweeping frequency and timing) based on preventing or reducing pollutant runoff. The procedure shall include a process for updating/revising the priority level giving consideration to street sweeping findings and citizen complaints. *A recommended timeframe for updating/revising the prioritization is 30 days following the construction of a new street, parking lot, or other applicant-owned or operated impervious surface or within 30 days of identifying a need to revise a priority level.*

- ☒ Procedure Reference (page and paragraph of attachments): Appendix H - P2GH General Procedures, Section I
- ☐ Not Applicable – The applicant does not own or operate any streets, parking lots, or other impervious infrastructure. Skip to Question 82.

79. Provide the geographic location of the streets, parking lots, and other impervious surfaces in each priority level using either a narrative description or map.

Street Sweeping Priority Location (page and paragraph of attachments): Appendix H - P2GH General Procedures, Section I

80. Provide the procedure identifying the sweeping methods based on the applicant's sweeping equipment and use of additional resources in sweeping seasonal leaves or pick-up of other materials. *Proper sweeping methods include operating sweeping equipment according to the manufacturers' operating instructions and to protect water quality.*

Procedure Reference (page and paragraph of attachments): Appendix H - P2GH General Procedures, Section I

81. Provide the procedure for dewatering, storage, and disposal of street sweeper waste material. *A compliance assistance document titled Catch Basin Cleaning Activities Guidance Document is available at http://www.michigan.gov/documents/deq/wb-stormwater-CatchBasinGuidance_216198_7.pdf.*

Procedure Reference (page and paragraph of attachments): Appendix H - P2GH General Procedures, Section H

Managing Vegetated Properties

82. Provide the procedure requiring the applicant's pesticide applicator to be certified by the State of Michigan as an applicator in the applicable category, to prevent or reduce pollutant runoff from vegetated land. A description of the categories is located at http://www.michigan.gov/mdard/0,4610,7-125-1569_16988_35289-11992--,00.html

- ☒ Procedure Reference (page and paragraph of attachments): Appendix H - P2GH General Procedures, Section L
- ☐ Not Applicable – Provide an explanation below (e.g., the applicant's pesticide applicator only uses ready-to-use products from the original container).

Michigan Department of Environmental Quality – Water Resources Division
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Contractor Requirements and Oversight

83. Provide the procedure requiring contractors hired by the applicant to perform municipal operation and maintenance activities comply with all pollution prevention and good housekeeping BMPs as appropriate. The procedure shall include the process implemented for providing oversight of contractor activities to ensure compliance.

Procedure Reference (Page and Paragraph of Attachments): Appendix H - P2GH General Procedures, Section N

Employee Training

84. Provide the employee training program to train employees involved in implementing or overseeing the pollution prevention and good housekeeping program. The program shall include the training schedule. At a minimum, existing staff shall be trained once during the permit cycle and within the first year of hire for new staff.

Program Reference (Page and Paragraph of Attachments): Appendix H - P2GH General Procedures, Section M

Total Maximum Daily Load (TMDL) Implementation Plan

The following questions address discharges to impaired waters with a USEPA approved TMDL that includes a pollutant load allocation assigned to the permittee's MS4. BMPs shall be implemented to reduce the discharge of the TMDL pollutant from the MS4 to make progress in meeting Water Quality Standards. Applicable TMDLs are TMDLs approved prior to the applicant being notified of the need to apply for permit reissuance. Applicable TMDLs for the applicant were provided in the application notice letter.

The applicant shall describe the current and proposed BMPs to meet the minimum requirements for the TMDL Implementation Plan, which shall be incorporated into the SWMP. Please indicate in your response, if you are or will be working collaboratively with watershed or regional partners on any or all activities in the TMDL Implementation Plan during the permit cycle. The following questions represent the minimum requirements for a TMDL Implementation Plan. Please complete the following questions as appropriate. A measurable goal with a measure of assessment shall be included for each BMP, and, as appropriate, a schedule for implementation (months and years), including interim milestones and the frequency of the BMP. The responses shall reflect the nested MS4s identified in Section VI.

The USEPA has a document to assist with developing a TMDL Implementation Plan available at http://water.epa.gov/lawsregs/lawsguidance/cwa/tmdl/upload/region3_factsheet_tmdl.pdf.

- ☒ Proposing to work collaboratively on any or all activities in the TMDL Implementation Plan during the permit cycle.

85. Was a TMDL included in the applicant's application notice?

☒ Yes, the following approved USEPA TMDL(s) was included in my application notice letter:

☐ No, Skip to Section VIII.

86. Provide the procedure for identifying and prioritizing BMPs currently being implemented or to be implemented during the permit cycle to make progress toward achieving the pollutant load reduction requirement in each TMDL identified in Question 85. The procedure shall include a process for reviewing, updating, and revising BMPs implemented or to be implemented to ensure progress in achieving the TMDL pollutant load reduction.

Procedure Reference (page and paragraph of attachments): *e.g., Attachment A, Page 3, Section b* See Appendix I

87. Provide the list of prioritized BMPs currently being implemented or to be implemented during the permit cycle to make progress toward achieving the pollutant load reduction requirement in each TMDL identified in Question 85. Each BMP shall include a reference to the targeted TMDL pollutant.

TMDL BMP Priority List (page and paragraph of attachments): See Appendix I

88. Provide the monitoring plan for assessing the effectiveness of the BMPs currently being implemented, or to be implemented, in making progress toward achieving the TMDL pollutant load reduction requirement, including a schedule for completing the monitoring. Monitoring shall be specifically for the pollutant identified in the TMDL. Monitoring may include, but is not limited to, outfall monitoring, in-stream monitoring, or modeling. At a minimum, monitoring shall be conducted two times during the permit cycle or at a frequency sufficient to determine if the BMPs are adequate in making progress toward achieving the TMDL pollutant load reduction. *Existing monitoring data may be submitted for review as part of the plan to meet part of the monitoring requirement.*

TMDL Monitoring Plan (page and paragraph of attachments): See Appendix I

Michigan Department of Environmental Quality – Water Resources Division
STORM WATER DISCHARGE PERMIT APPLICATION

SECTION VIII. CERTIFICATION

Rule 323.2114(1-4), promulgated under the NREPA, requires that this Application be signed by either a principal executive officer or ranking elected official (e.g., mayor, village president, city or village manager, or clerk). Note: If the signatory is not a principal executive officer or ranking elected official, but is authorized to sign the Application, please provide documentation of the authorization.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision In accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for having knowledge of violations."

I understand that my signature constitutes a legal agreement to comply with the requirements of the NPDES Permit. I certify under penalty of law that I possess full authority on behalf of the legal owner/permittee to sign and submit this Application. I certify to the best of my knowledge that it is true, accurate and meets the minimum permit requirements for a SWMP to the MEP.

Print Name: **Doug Moore**

Title: **Superintendent of Public Service**

Representing: **City of Livonia**

Signature:

Date:

STORM WATER DISCHARGE PERMIT APPLICATION

Table 2: Public Education Program Best Management Practices (BMPs)

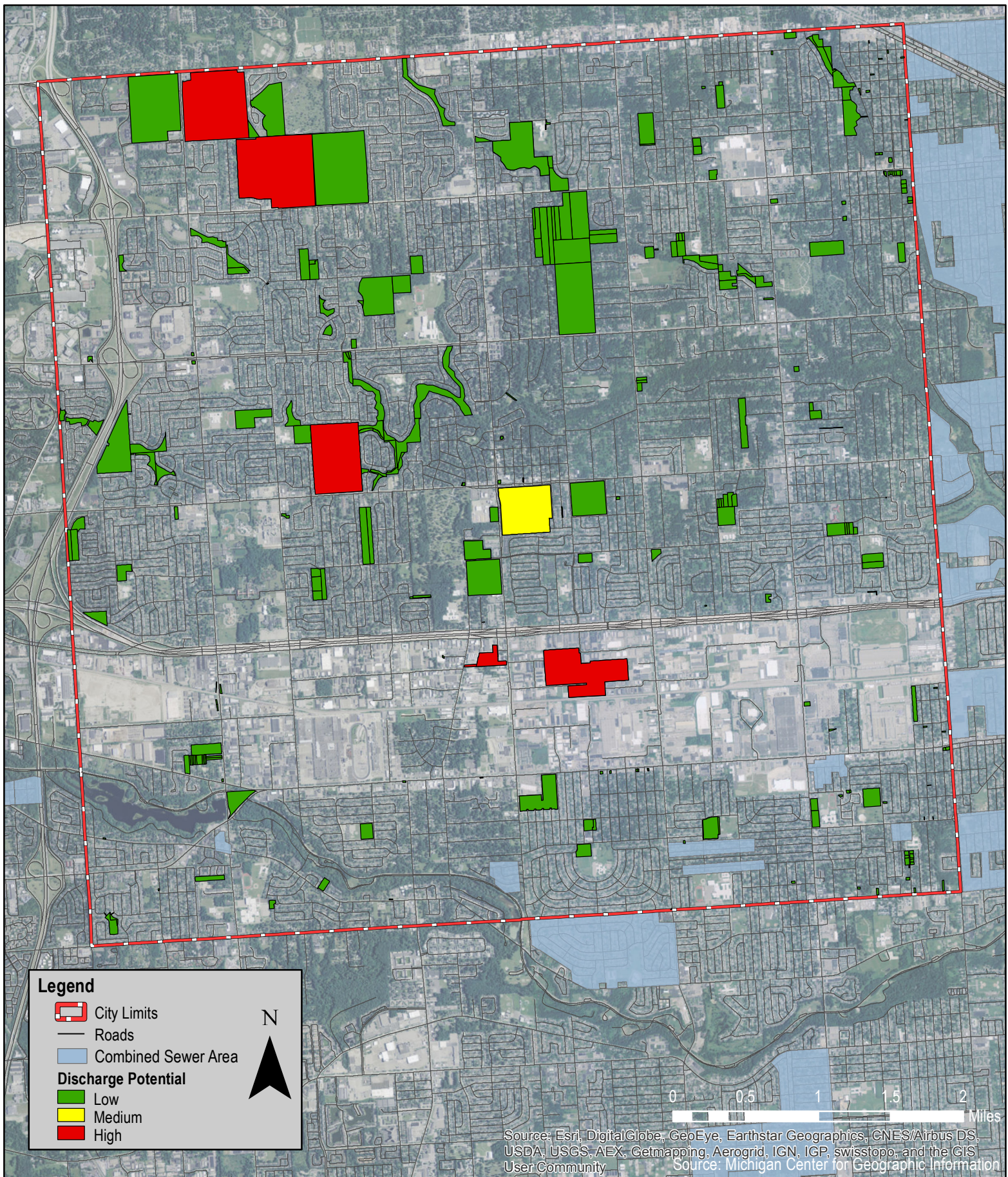
PEP Topic	BMP Identifier	BMP Descriptor	Partner Collaboration	Target Audience	Key Messages	Delivery Mechanism	Year	Frequency	Responsible Party	Measurable Goal
A B C D E F G H I	1	Distribute pollution prevention literature on various topics through brochures, educational materials and other media	ARC member communities, counties and cooperative partners	General public	Educating on public connection of MS4 to area waterbodies, public reporting illicit discharge, septic system care and failure, proper disposal of pesticides, herbicides and fertilizers, public responsibility and stewardship in the Rouge River watershed, proper disposal of grass, leaf and animal wastes, promote HHHW including trailer, motor vehicle and chemical waste, GI and LID, cleaning materials and proper car, pavement and power washing.	Brochures, educational materials and electronic media	Ongoing	Current and new items annually	ARC member communities listed in Appendix D, Attachment A	Amount of materials distributed, number of views through electronic media
A B C D E F G H I J	2	Coordinate existing and create new community articles and ad graphics on pollution prevention and watershed restoration and stewardship	ARC member communities, counties and cooperative partners	General public, businesses	Educating on connection of MS4 to area waterbodies, public reporting illicit discharge, septic system care and failure, proper disposal of pesticides, herbicides and fertilizers, public responsibility and stewardship in the Rouge River watershed, proper disposal of grass, leaf and animal wastes, promote HHHW including trailer, motor vehicle and chemical waste, GI and LID, cleaning materials and proper car, pavement and power washing and educate commercial, industrial and educational institutional entities about pollution prevention.	Articles and ad graphics	Ongoing	Current items annually; five new articles and/or ad graphics during the permit cycle	ARC member communities listed in Appendix D, Attachment A	List of articles/ad graphics distributed, number of views on websites/social media
A B C D	3	Provide static displays and posters on pollution	ARC member communities, counties and	General public	Educating on connection of MS4 to area waterbodies, public reporting illicit discharge, septic system care	Static displays and posters	Current displays – ongoing; new	Current displays annually; up to 4 new	ARC member communities listed in	Date and title of events static displays used at, number of posters distributed annually and

PEP Topic	BMP Identifier	BMP Descriptor	Partner Collaboration	Target Audience	Key Messages	Delivery Mechanism	Year	Frequency	Responsible Party	Measurable Goal
E F G H I		prevention and watershed restoration and stewardship	cooperative partners		and failure, proper disposal of pesticides, herbicides and fertilizers, public responsibility and stewardship in the Rouge River watershed, proper disposal of grass, leaf and animal wastes, promote HHHW including trailer, motor vehicle and chemical waste, GI and LID, cleaning materials and proper car, pavement and power washing.		posters in 2016 and new displays during the permit cycle	posters in 2016 and then annually; new static displays annually upon completion	Appendix D, Attachment A	where posters were displayed
A B C E G J	4	Promote environmental hotlines to educate the public on illicit discharges and promote public reporting of illicit discharges and improper disposal of materials into the MS4	ARC member communities, Wayne County, Oakland County, Washtenaw County, State of Michigan	General public, municipal employees and businesses	Educating on connection of MS4 to area waterbodies, public reporting illicit discharge, public responsibility and stewardship in the Rouge River watershed, proper disposal of pesticides, herbicides and fertilizers, promote HHHW including trailer, motor vehicle and chemical waste, educate commercial, industrial and educational institutional entities about pollution prevention.	Websites, social media, brochures, electronic media, at events and trainings	Ongoing	Annually	ARC member communities listed in Appendix D, Attachment A	Number of materials distributed and number of views on website/social media
A B C D E F G H I	5	Development of "homeowners" materials to promote the importance of pollution prevention and watershed restoration and stewardship	ARC member communities, counties and cooperative partners	General public	Educating on connection of MS4 to area waterbodies, public reporting illicit discharge, septic system care and failure, proper disposal of pesticides, herbicides and fertilizers, public responsibility and stewardship in the Rouge River watershed, proper disposal of grass, leaf and animal wastes, promote HHHW including trailer, motor vehicle and chemical waste, GI and LID, and cleaning materials and proper car, pavement and power washing	Brochure	During the permit cycle	Annually	ARC member communities listed in Appendix D, Attachment A	Number of materials distributed
A B C D E F G H I	6	Develop and promote educational workshops and presentations	ARC member communities, Friends of the Rouge and counties and cooperative partners	General public, businesses	Educating on connection of MS4 to area waterbodies, public reporting illicit discharge, septic system care and failure, proper disposal of pesticides, herbicides and fertilizers, public responsibility and stewardship in the Rouge River watershed, proper	Workshops and presentations	Ongoing	6 during the permit cycle	ARC member communities listed in Appendix D, Attachment A	Sign-in sheets and topics from workshops/presentations and number of materials distributed

PEP Topic	BMP Identifier	BMP Descriptor	Partner Collaboration	Target Audience	Key Messages	Delivery Mechanism	Year	Frequency	Responsible Party	Measurable Goal
J					disposal of grass, leaf and animal wastes, promote HHHW including trailer, motor vehicle and chemical waste, GI and LID, cleaning materials and proper car, pavement and power washing and educate commercial, industrial and educational institutional entities about pollution prevention.					
A B C D E F G H I J	7	Promote and support volunteer activities	ARC member communities, Wayne County, Oakland County, Washtenaw County, Friends of the Rouge, Cranbrook Institute of Science, University of Michigan - Dearborn	General public, businesses and schools	Promoting the importance of volunteer activities in the Rouge River Watershed such as River Day, Rouge Rescue, workdays, water festivals and green schools programs will encourage public responsibility and stewardship in the Rouge River.	Website/social media, materials distributed and presentations and workdays	Ongoing	Promotion of activities will be annually and up to 4 workdays may be hosted during the permit cycle	ARC members listed in Appendix D, Attachment A	Number of views on website/social media, number of volunteers attending various events and survey results from various events
A B C I J	8	Promotion and support volunteer monitoring activities within the Rouge River Watershed	ARC member communities, Wayne County, Oakland County, Washtenaw County, Friends of the Rouge	General public and businesses	Promote the importance of pollution prevention and watershed restoration and stewardship through volunteer monitoring. This monitoring may include general macroinvertebrates, stoneflies, and frogs and toads and/or fish. Volunteer monitoring will provide education, build stewardship and provided valuable data for the protection and restoration of the Rouge River.	Website/social media, materials distributed and presentations	Ongoing	Minimum of once during the permit cycle with 1 Winter Stonefly Search and 1 Spring Bug Hunt or other like programs, 1 Fall Bug Hunt and 2 other volunteer monitoring training exercises and/or workshops	ARC members listed in Appendix D, Attachment A	Number of public and businesses attending monitoring events and survey results from various events

PEP Topic	BMP Identifier	BMP Descriptor	Partner Collaboration	Target Audience	Key Messages	Delivery Mechanism	Year	Frequency	Responsible Party	Measurable Goal
A B F I	9	Rouge River Watershed signage	ARC member communities, Wayne County, Oakland County, and Washtenaw County	General public	River/Road Crossing signs, Don't Feed the Geese/Waterfowl signs, and Grow Zone signs and disposal practices of animal waste or other pollution prevention topic. This activity helps to educate and increase public awareness about the interconnectedness of the watershed and the storm sewer system.	Signs and sticker	Ongoing and one new sign and/or bumper sticker during the permit cycle	Annually	ARC members listed in Appendix D, Attachment A	Documentation of current signage, maintenance required, and future signage placement and the number of new signs/stickers distributed
A B C D E F G H I J	10	Continued participation in regional partnership activities	ARC member communities, Wayne County, Oakland County, Washtenaw County, SEMCOG, and various other organizations as opportunities arise	Organizations, businesses and governmental agencies	To build partnerships with organizations like the Alliance of Downriver Watersheds, SEMCOG, Great Lakes Commission and other regional partners to coordinate storm water permit related public education and other storm water related initiatives.	Participate and collaborate with regional partners	Ongoing	Annually	ARC members listed in Appendix D, Attachment A	Meeting dates, summaries of activities and partner annual reports

APPENDIX A
Outfall and Point of Discharge Information



City of Livonia Facilities Location Map

Wayne County, Michigan



APPENDIX B
Enforcement Response Procedure

1.12.010 - Code violations constitute misdemeanors or civil infractions—Offenses by minors—Penalty—Additional remedy.

- A. It is unlawful and constitutes a misdemeanor for any person to violate or fail to comply with any of the provisions of this Code, unless such violation or failure is by state statute declared to be a felony; provided further, however, that any violation of this Code declared by Act No. 510 of the Public Acts of 1978, as amended, to be a civil infraction, is declared to be a civil infraction in this Code. Except as set forth in 10.03.050 of this Code, every person convicted of a misdemeanor for a violation of or failure to comply with any provision of this Code or any regulation lawfully promulgated pursuant thereto shall, unless otherwise prescribed in this Code, be punished by a) a fine of not more than five hundred dollars (\$500.00), b) imprisonment for a period of time not to exceed ninety (90) days, or, where allowed by law, ninety-three (93) days, c) any other costs permitted by law, or d) any combination of the foregoing, in the discretion of the court.
- B. Any minor under the age of seventeen (17) years who violates any provision of this Code or any ordinance of the City shall be dealt with by the juvenile division of the probate court, except as otherwise prescribed by the laws of the state including, but not limited to, the civil infraction provisions of the Michigan Motor Vehicle Code.
- C. In addition to all other remedies, the City may commence and prosecute appropriate actions or proceedings in court to restrain or prevent any noncompliance with or violation of any of the provisions of this Code, or to correct, remedy or abate such noncompliance or violation. (Ord. 2885, § 1, 2012: Ord. No. 2611, § 1, 2003: Ord. 1709 § 1, 1983: prior code § 1-110)

1.12.020 - Continuing violations.

In addition to the penalties hereinabove provided, any condition caused or permitted to exist in violation of any of the provisions of this code or any ordinance shall be deemed a new and separate offense for each day that such condition continues to exist. (Prior code § 1-111)

15.36.020 - Enabling authority—Designation of municipal enforcing agency.

- A. It is the intent of the City to become the municipal enforcing agency in regard to implementing the provisions of Part 91, Soil Erosion and Sedimentation Control ("Part 91"), of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (the "Act"), MCL 324.9101 et seq.), adopting by reference the latest rules promulgated by the Michigan Department of Environmental Quality relative to Part 91 within the municipal corporate limits of the City. Wherever the provisions of this Chapter conflict with those of Part 91, the more restrictive standard shall govern.
- B. The Engineering Division of the Department of Public Works is designated as the Municipal Enforcing Agency responsible for administering and enforcing Part 91 and rules promulgated thereunder, as well as this ordinance, within the City. (Ord. 2679, § 1, 2004)

15.36.090 - Failure to complete work—Work performed by City when—Costs.

In the event of failure to complete the work or failure to comply with all the requirements, conditions and terms of permit, the City Engineer may order such work as is necessary to eliminate any danger to persons or property and to leave the site in a safe condition, and he may authorize completion of all necessary temporary or permanent soil erosion and sedimentation control measures. The permittee and the person issuing the instrument of credit or making the cash deposit shall continue to be firmly bound under a continuing obligation for the payment of all necessary costs and expenses that may be insured or expended by the City in causing any and all such work to be done. In the case of a cash deposit, any unused portion thereof shall be refunded to the permittee. (Ord. 2679, § 1, 2004)

15.36.180 - Enforcement.

- A. If the Engineering Division determines that soil erosion or sedimentation of adjacent properties or the waters of the State has or will reasonably occur from land in violation of this chapter, Part 91, or the rules promulgated under Part 91, the Engineering Division may seek to enforce such a violation by notifying the person who owns the land, by mail, with return receipt requested, of its determination. The notice shall contain a description of the violation and what must be done to remedy the violation and shall specify a time to comply with this chapter, Part 91, and the rules promulgated under Part 91.
- B. Within five (5) days after the issuance of such notice of violation, the person who owns the land subject to the notice shall implement and maintain soil erosion and sedimentation control measures in conformance with this chapter, Part 91, and the rules promulgated under Part 91.
- C. Not sooner than five (5) days after such notice has been mailed, if the condition of the land, in the opinion of the Engineering Division, may result in or contribute to soil erosion or sedimentation of adjacent properties or to the waters of the State, and if soil erosion and sedimentation control measures in conformance with this chapter, Part 91, and the rules promulgated under Part 91 are not in place, the Engineering Division or its designee may enter upon the land and construct, implement, and maintain soil erosion and sedimentation control measures in conformance with this chapter, Part 91, and the rules promulgated under Part 91. However, the enforcing agency shall not expend more than ten thousand dollars (\$10,000.00) for the cost of the work, materials, labor, and administration without prior written notice in the notice provided in subsection (A) above for the owner of the land that the expenditure of more than ten thousand dollars (\$10,000.00) may be made. If more than ten thousand dollars (\$10,000.00) is to be expended under this Section, then the work shall not begin until at least ten (10) days after the notice of violation has been mailed.
- D. Notwithstanding the existence or pursuit of any other remedy, the City may maintain an action in its own name in any court of competent jurisdiction for an injunction or other process against any person to restrain or prevent violations of this chapter.
- E. The City Engineer or his/her duly authorized agents, may enter at all reasonable times in or upon any private or public property for the purpose of inspecting and investigating conditions and practices which may be a violation of this chapter, Part 91, or the rules promulgated pursuant to Part 91. (Ord. 2679, § 1, 2004)

APPENDIX C

Collaborative Public Participation/Involvement Program (PPP)

Click [here](#) for link to Collaborative PPP Plan

APPENDIX D

Collaborative Public Education Program (PEP)

Click [here](#) for link to Collaborative PEP Plan

APPENDIX E

Collaborative Illicit Discharge Elimination Plan (IDEP)

Click [here](#) for link to Collaborative IDEP

APPENDIX F
Construction Stormwater Runoff Control

STANDARD OPERATING PROCEDURE CONSTRUCTION SITE STORMWATER RUNOFF CONTROL

PREPARED FOR:

THE CITY OF LIVONIA
12973 FARMINGTON ROAD, LIVONIA, MICHIGAN 48150



APRIL 2016

SECTION A – PURPOSE

The MDEQ NPDES Phase II Stormwater Discharge Permit Application requires a description of current and proposed BMPs to meet the minimum Soil Erosion and Sedimentation Control measure requirements for the construction stormwater runoff control program to the maximum extent practicable. The City of Livonia does administer a Part 91 program and is a designated Municipal Enforcement Agency. The following standard operating procedure provides a description of the procedures the City requires for construction site runoff control that includes notification procedures and ensuring proper permits are obtained by those disturbing greater than one acre of soil or are within 500 feet of a lake shore, stream bank, or wetland.

SECTION B – APPLICATION PROCEDURE

Prior to any earth disturbance, the City will ensure that construction activities of one acre or greater in total earth disturbance with the potential to discharge to the MS4 does obtain a Part 91 Permit and/or a State of Michigan Permit by Rule or is reviewed by an approved Authorized Public Agency through the site plan review process. These requirements are documented in both the City's Building Code and Grading and Soil Erosion Control Ordinances.

B.1 Chapter 15.36.040 – Plan Requirements

- a. *"A soil erosion and sedimentation control permit is required when an earth change is proposed which is within five hundred (500) feet of a lake or stream or will disturb one (1) or more acres of land."*
- b. *"Prior to issuance of the permit, an erosion and sedimentation control application and plan shall be submitted to the City Engineer in accordance with the rules promulgated under Part 91."*

B.2 Chapter 15.04.250 – Plot Plan

"There shall also be filed a plot plan drawn in accordance with an accurate boundary line survey showing to scale the size and location of all the new construction and all existing structures on the site and distances from lot lines. The plot plan shall also show the established street grades, proposed structures, existing structures, sidewalk and easement final grades and elevations at each lot corner and at all other grade change points. All grades are to be in accordance with any subdivision development plans that have been previously approved for the property. The Building Official shall be responsible for the review and approval of the plot plan as to grades before any building permit may be issued."

B.3 Chapter 15.04.260 – Building Grade Requirements

"Subsequent to the issuance of a building permit and prior to the commencement of construction, the permit holder or his authorized agent shall set survey stakes on the property which shall delineate the building grade in conformance with the approved plot plan"

SECTION C – INSPECTIONS/COMPLAINTS

As the Part 91 regulating authority, the City will inspect active construction sites that have obtained a Soil Erosion and Sedimentation Control Permit from the City.

C.1 Chapter 15.36.170 – Inspection Requirements

- a. *“The requirements of this chapter shall be enforced by the City Engineer. The City Engineer shall inspect the work and may require adequate inspection of compaction of by a soil engineer or by a soil testing agency approved by the City Engineer.”*
- b. *“If the City Engineer finds any conditions not as stating in any application, grading permit or approved plan, he/she may refuse to approve further work until approval of a revised grading plan which will conform to the existing conditions.”*

Complaints regarding soil erosion and sedimentation control issues made by the public will be forward to the City Engineer’s office. At that time, the City Engineer will direct a site inspection to document any violations of the soil erosion and sedimentation control/grading permit within 2 to 48 hours and pursue enforcement actions as appropriate. See the Enforcement Response Procedure for a summary of the enforcement protocols to ensure compliance with the City’s Part 91 program.

SECTION D – MEASUREABLE GOALS

To demonstrate the effectiveness of the City’s Part 91 program, the following metrics will be tracked for reporting purposes:

- Number of Part 91 related complaints received.
- Number of Part 91 permits issued by the City.
- Number of enforcement actions taken to achieve compliance with the City’s Part 91 program.

These metrics will be tracked over the reporting cycle that is specified in the City’s Certificate of Coverage for the MS4 Permit.

SECTION E – REPORTABLE DISCHARGES

The City will not report instances of *de minimis* soil discharges to MDEQ. For instances where the discharge of sediment cannot be immediately contained on site, or if there are other pollutants that include pesticides, petroleum derivatives, construction chemicals, and solid waste associated with the discharge in quantities that are consistent with the spill response plan as defined in the collaborative IDEP, the City will notify the MDEQ within 24 hours through the Pollution Emergency Alert System (PEAS) at 1-800-292-4706.

SECTION F –STATE OF MICHIGAN PERMIT BY RULE

The City shall advise the landowner or recorded easement holder of the State of Michigan Permit by Rule (Rule 323.2190) for storm water discharge from construction activity if the area of the disturbance is greater than 5 acres. These criteria will be identified during the site plan review process and will be included in correspondence with the landowner as appropriate.

SECTION G – PROCESS FOR REVISION

Any questions on this policy and procedure should be directed to the Stormwater Manager or the City Manager. This procedure shall be reviewed once per permit cycle by the Stormwater Manager for any updates to streamline the requirements.

APPENDIX G
Post-Construction Stormwater Runoff Program

STANDARD OPERATING PROCEDURE POST CONSTRUCTION STORMWATER RUNOFF CONTROL

PREPARED FOR:

THE CITY OF LIVONIA
12973 FARMINGTON ROAD, LIVONIA, MICHIGAN 48150



APRIL 2016

SECTION A – PURPOSE

The MDEQ NPDES Phase II Stormwater Discharge Permit Application requires a description of current and proposed BMPs to meet the minimum control measure requirements for the post-construction stormwater runoff control program to the maximum extent practicable. Post-construction stormwater runoff controls are necessary to maintain or restore stable hydrology in receiving waters by limiting surface runoff rates and volumes and reducing pollutant loadings from site that undergo development or significant redevelopment.

SECTION B – ADOPTION OF COUNTY STANDARDS

The City of Livonia has adopted the Wayne County Stormwater Management Standards. Should any revisions to these standards be implemented by the County, the City will subsequently review and implement the revised standards as appropriate.

SECTION C – MEASURABLE GOALS

To demonstrate the effectiveness of the post construction stormwater runoff control program, the following metrics will be tracked for reporting purposes:

- Number of stormwater site plan reviews requested and completed
- Number of maintenance violations of constructed BMPs
- Number of instances where the City had to undertake corrective measures

These metrics will be tracked over the reporting cycle that is specified in the City's Certificate of Coverage.

SECTION D – PROCESS FOR REVISION

This procedure shall be reviewed every two years by the Stormwater Manager for any updates to streamline the requirements.

APPENDIX H
Pollution Prevention and Good Housekeeping

STANDARD OPERATING PROCEDURE POLLUTION PREVENTION AND GOOD HOUSEKEEPING

GENERAL PROCEDURES

PREPARED FOR:

THE CITY OF LIVONIA
12973 FARMINGTON ROAD, LIVONIA, MICHIGAN 48150



APRIL 2016

SECTION A – PURPOSE

The MDEQ NPDES Phase II Stormwater Discharge Permit Application requires a description of current and proposed Best Management Practices (BMPs) to meet the minimum control measure requirements for the Pollution Prevention and Good Housekeeping Program to the maximum extent practicable to prevent or reduce the discharge of pollutants from municipal facilities and operations.

SECTION B – FACILITY ASSESSMENT AND PRIORITIZATION

City owned and operated facilities have been assessed for their potential to discharge pollutants to the waters of the state. Each facility was evaluated based on the following criteria:

1. Amount of urban pollutants stored at the site (i.e. sediment, nutrients, metals, hydrocarbons, pesticides, fertilizers, herbicides, chlorides, trash, bacteria, or other site-specific pollutants)
2. Identification of improperly stored materials
3. Potential for polluting activities to be conducted outside (i.e. vehicle washing)
4. Proximity to water bodies
5. Poor housekeeping practices
6. Discharge of pollutants of concern to impaired waters

Based on these criteria, the potential for each facility to discharge pollutants to the waters of the state were rated high, medium, or low. For “low” facilities where no assessment factors are present, catch basin cleaning and street sweeping will be performed as indicated in the applicable procedures for these activities. For “medium facilities”, appropriate BMPs are considered based on the assessment factors present to prevent or minimize the potential for pollutants from entering surface waters of the state. “High” priority facilities have specific procedures that are included in this document.

SECTION C– UPDATES AND PRIORITY REVISION

This inventory shall be updated within 30 days as facilities and structural stormwater controls are added, removed, or no longer owned or operated by the applicant. Priority level assessments shall be revised within 30 days prior to discharging stormwater at a new facility, or when the storage of materials, equipment, or vehicles changes at a facility.

SECTION D – MUNICIPAL INVENTORY AND ASSESSMENT

The following table identifies the City’s owned or operated facilities with a discharge of stormwater to surface waters of the state. **Table 1** includes a list of properties owned or operated by the City that has stormwater controls on site and provides the estimated number of stormwater structural controls (i.e. catch basins, detention basins, etc.) at each site, along with the priority level of potential discharge of pollutants to waters of the state.

Table 1

Facility Name	Structural Controls	Priority Level	Assessment Factors	BMP's Implemented
DPW Facility	Catch Basins (9) Storm Manholes (4) Dumpster (5) HHW Storage (1) Propane Tank (1) Underground Storage Tank (1) Vehicle Wash Area (1)	High	1, 3	See Section E
Glendale Landfill and Recycling Center	Catch Basins (4) Storm Manholes (1) Brine Tanks (2) Stockpiles (5) Salt Dome (2) Open Storage Structure (1)	High	1, 3	See Section E
Civic Center	Catch Basins (32) Storm Manholes (35) Underground Storage Tank (1)	Medium	1	Catch basin cleaning Street sweeping
Community Recreation Center	Catch Basins (4) Storm Manholes (20)	Low	1	Catch basin cleaning Street Sweeping
Devonaire Ice Arena	Catch Basins (1) Storm Manholes (1)	Low	1	Catch basin cleaning Street sweeping
Edgar Ice Arena/Ford Field	Catch Basins (14) Storm Manholes (3)	Low	1	Catch basin cleaning Street sweeping
Rotary Park	Dumpster (1) Grow Zones (2)	Low	1	Street sweeping Grow zone maintenance
Bicentennial Park	Catch Basins (3) Storm Manholes (8) Bioswale (1)	Low	1	Catch basin cleaning Street sweeping Bioswale maintenance
Jaycee Park	Storm Manholes (4) Detention Basins (2)	Low	1,4	Street sweeping Ditch Maintenance Detention basin inspection
Shelden Park	Dry Detention Areas (4) Catch Basins (15) Storm Manholes (17)	Low	1	Catch basin cleaning Street sweeping Detention basin inspection
Botsford Park	Catch Basins (3) Storm Manholes (2)	Low	1,4	Catch basin cleaning Street sweeping
Robert E. McCann Park	Catch Basins (2) Storm Manholes (1)	Low	1	Catch basin cleaning Street sweeping
Fire Station #5	None	Low	1	None
Fire Station #6	Catch Basins (2) Storm Manholes (2)	Low	1	Catch basin cleaning Street sweeping
Newburgh Village Retirement Community	Storm Manholes (22)	Low	1	Street sweeping
Silver Village Retirement Community	Catch Basins (15) Storm Manholes (3)	Low	1	Catch basin cleaning Street sweeping

Table 1 (cont'd)

Facility Name	Structural Controls	Priority Level	Assessment Factors	BMP's Implemented
Whispering Willows Golf Course	Catch Basins (5) Storm Manholes (6) Stockpiles (2) Dumpsters (3) Propane Tank (1) Underground Storage Tanks (2) Vehicle Wash Areas (2) Material Storage Shed (1)	High	1, 4	See Section E
Fox Creek Golf Course	Catch Basins (3) Storm Manholes (4) Stockpiles (3) Dumpsters (2) Above Ground Storage Tanks (2) Vehicle Wash Area (1) Material Storage Shed (1) Ditch (1)	High	1, 4	See Section E
Idyl Wyld Golf Course	Catch Basins (3) Storm Manholes (1) Stockpiles (2) Dumpsters (2) Propane Tank (1) Above Ground Storage Tanks (2) Vehicle Wash Areas (2)	High	1,4	See Section E

SECTION E –SITE SPECIFIC SOP FOR HIGH PRIORITY SITES

The MDEQ NPDES Phase II Stormwater Discharge Permit Application requires a standard operating procedure (SOP) for identifying the structural and non-structural stormwater controls implemented and maintained to prevent or reduce pollutant runoff at each facility with the high potential for pollutant runoff.

E.1 Inventory and Description of Materials and Activities

The majority of the City's Department of Public Works (DPW) operations are conducted at their 12973 Farmington Road and Glendale Storage Yard facilities. An additional fueling area is located at City Civic Center at 33000 Civic Center Drive. The City also operates three (3) golf courses, which all have fueling areas and grounds maintenance operations. All six (6) sites are considered a high priority sites due the following operations:

DPW Facility – 12973 Farmington Road

- Fuel Storage and Fueling
- Maintenance and cleaning of vehicles and equipment

Glendale Storage Yard/Landfill

- Salt Storage

- Stockpiled materials
- Significant dust or particulate generating processes

Fox Creek, Idyl Wyld, and Whispering Willows Golf Courses

- Fuel Storage and Fueling
- Maintenance and cleaning of vehicles and equipment
- Stockpiled materials
- Storage of pesticides, herbicides, and fertilizers

Site specific standard operating procedures have been developed for these facilities and are included as separate documents. Please see the Standard Operating Procedures – DPW Facility, Standard Operating Procedures – Glendale Storage Yard/Landfill, and Standard Operating Procedures – City Golf Courses.

SECTION F –CATCH BASIN MAINTENANCE PRIORITY

Catch basins that are inspected and maintained by the City have been prioritized for routine inspection, maintenance, and cleaning. The criteria for the priority levels that include low, medium, and high are defined as follows:

Low Priority – Catch basins that are of low priority have very little sediment accumulation and do not require routine maintenance. Low priority catch basins are inspected on an as needed basis based on complaints or by DPW staff during normal work activities.

Medium Priority – Catch basins that are of medium priority have a higher rate of sediment accumulation and will require maintenance more frequently than low priority catch basins.

High Priority – Catch basins that are of high priority have a high rate of sediment accumulation and will require regular routine maintenance and inspection. These catch basins are typically located in areas where sediment is easily mobilized and transported by runoff.

All of the City's catch basins have very little sediment accumulation rates, require little maintenance and are of low priority. Catch basins that prompt resident complaints or are subject to isolated instances where structures are plugged or damaged will be maintained and inspected by DPW as needed. At that time, it will be determined if the catch basin will require maintenance on a more frequent interval and warrants a reclassification to a medium priority rating. In the event the priority rating of a catch basin is changed, or new catch basins are constructed, this procedure will be updated and revised to reflect the change in priority within 30 days.

SECTION G – CATCH BASIN INSPECTION, MAINTENANCE, AND CLEANING

Catch basins are visually inspected during normal work activities or if a complaint is registered by a resident. A visual inspection of the structure will document any structural defects which may include collapse, cracking, frame damage, pipe collapse, blockage, etc. and will be documented using a standardized form. Catch basin structures in need of structural repairs are identified during the inspection and regular maintenance process based on the results of visual assessments conducted by the City. Structure repairs are prioritized based on public safety concerns. City owned catch basins are inspected concurrently with cleaning activities on a two and a half year cycle between April and November. DPW field staff utilized a Vactor truck to remove all solids and liquids from the structure to the extent possible. At no time is collected sediment and water allowed to be discharged back into the storm sewer system during the cleaning process. Catch basins that are located on private property are not inspected, cleaned, or maintained by the City.

SECTION H – DISPOSAL OF COLLECTED MATERIAL

Collected material from catch basin maintenance and street sweeping activities is transported to the Glendale Storage Yard and Landfill Facility where it is used as daily cover for landfill operations.

SECTION I –STREET SWEEPING PRIORITIZATION

City owned and maintained streets have been prioritized for street sweeping. The criteria for the priority levels that include low, medium, and high are defined as follows:

Low Priority – Residential streets within the City are of low priority due to their minimal sediment accumulation rates. They are generally swept at least three times per year.

Medium Priority – Major roads throughout the City are of medium priority due to the higher rate of sediment accumulation rates in comparison to low priority residential streets. Medium priority areas are generally swept seven to eight times per year.

High Priority – Areas that are of high priority have a high rate of sediment accumulation and will require regular, frequent sweeping. These areas are typically located in areas where sediment is easily mobilized and transported by runoff. Additionally, areas that prompt resident complaint or are subject to excessive road sediments are also considered a high priority area. There are currently no areas that have been assigned a high priority rating due to excessive road sediments and resident complaints. However, if DPW receives a complaint, a determination of the area will be made by DPW staff to increase sweeping on a more frequent interval as well as a reclassify the area to high priority rating.

In the event a priority rating is changed, or new City owned streets are constructed, this procedure will be updated and revised to reflect the change in priority within 30 days.

Street sweeping activities are conducted by the City of Livonia and/or contracted services using both mechanical and regenerative air equipment according to the manufacturer's operating instructions. Collected sediment from street sweeping activities is disposed of as described in Section H. The City also has a formal leaf collection program that generally occurs from the third week of October through the first week of December. Following bulk leaf pickup, the City conducts street sweeping for the entire City to remove all remaining leaf residue. Street sweeping program activities are not implemented under the following conditions:

- Street sweeping is not conducted on County or State roads
- Sweeping activities are not conducted during wet and inclement weather
- Sweeping activities are not conducted on private streets or private parking lots

SECTION J – OTHER STRUCTURAL STORMWATER CONTROLS

In addition to implementing the catch basin maintenance and street sweeping programs, the City also performs inspections of open and enclosed drains that are located throughout the City.

J.1 Open and Enclosed Drain Inspections

The procedure for open drains consists of the inspection of the inlet grates for blockages as-needed, or when complaints received by the City warrant an inspection. In most cases, follow up maintenance activities involve the removal of logjams or other debris that has accumulated on the inlet grate. For enclosed drains, inspections are conducted on an as-needed basis, or by request.

J.2 Pump Stations

The City currently maintains one (1) stormwater pump station, which is located at the intersection of Newburgh Road and I-96 and is owned by Wayne County. Routine inspection of the pump station is conducted on a monthly basis. Any maintenance that is needed conducted on an as-needed basis and documented using the City's computer system.

The City does not have any other structural controls that are owned or maintained by the City. In the event additional structural stormwater controls are constructed, this procedure will be updated and revised to include the new controls within 30 days.

SECTION K – NEW APPLICANT OWNED FACILITIES

In the event the City acquires or constructs new structural stormwater controls, the design of these structures will comply with the stormwater standards that have been established by Wayne County. Site plans will be reviewed by the City, Wayne County, or its consultants, to ensure the appropriate standards are met.

SECTION L – CERTIFIED PESTICIDE APPLICATOR

The DPW does have certified pesticide applicators (6) on staff but does not apply or store fertilizers. In the event the application of pesticides is needed, the City will retain the services of a licensed applicator.

SECTION M – EMPLOYEE TRAINING

Employee training programs will be implemented to inform appropriate personnel at all levels of responsibility of safety, environmental impacts, and good housekeeping practices. The City participates in training opportunities that are made available by SEMCOG, Wayne County, the Alliance of Rouge Communities, and others as deemed appropriate. Employee training components for the City of Livonia DPW and golf course maintenance staff includes:

Employees Trained	Training Description and Frequency
New Livonia DPW Employees	Upon hire, employees will: • View the Municipal Storm Water Pollution Prevention Storm Watch training video. • Read and become familiar with the City's SOPs. • Perform at least one Routine Inspection and one Comprehensive Inspection with a current City employee. • Participate in a job shadow program where new staff is paired with an experienced staff member for 30 days.
All Livonia DPW Employees	• View the Municipal Stormwater Pollution Prevention Storm Watch training video. • Review proper materials storage and handling. • Review good housekeeping and pollution prevention practices. • Review examples of illicit discharges to the storm sewer system • Review City's Spill Response Procedures
Key staff	• Attendance of key staff to relevant training workshops by the Alliance of Rouge Communities, SEMCOG, or others, when available.

SECTION N – CONTRACT REQUIREMENTS AND OVERSIGHT

The contractors hired by the City to perform municipal operations that potentially impact stormwater are required to follow appropriate pollution prevention BMPs indicated in the City's contract language. In cases where an outside contractor is hired to perform services that could impact stormwater, the contracting company will be required to follow appropriate pollution prevention BMPs. All work performed by outside contractors are monitored by City staff through daily observation to ensure quality of work, adherence to the specified contract language, and to ensure that potential impacts to stormwater are minimized.

Measureable Goals – To demonstrate the effectiveness of this procedure, the following metrics will be tracked for reporting purposes.

- Number of stormwater pollution related incidents pertaining to activities or work performed by the contractor.

- Number of incidents where the City required corrective action by the contractor.

These metrics will be tracked over the reporting cycle that is specified in the City's Certificate of Coverage.

SECTION O – COMPLAINT PROCEDURE

Complaints received by the public are logged into the City's computer system and then routed to the appropriate department for follow up. Investigation into complaints routed to the DPW is conducted after the complaint has been reviewed by the City. At that time, the DPW will make a determination to correct any problems, or contact the responsible parties for appropriate action.

Measureable Goals – To demonstrate the effectiveness of this procedure, the following metrics will be tracked for reporting purposes.

- Number of complaints routed to the DPW for follow up.
- Number of incidents that prompted additional corrective actions by the DPW or other responsible party.

These metrics will be tracked over the reporting cycle that is specified in the City's Certificate of Coverage.

SECTION P – PROCESS FOR REVISION

This procedure shall be reviewed once per permit cycle by the Stormwater Manager for any updates to streamline the requirements.

APPENDIX I
Total Maximum Daily Loads (TMDL)
Click [here](#) for link to Collaborative TMDL

Prohibited and Restricted Weeds

Michigan laws regulate the possession and sale of certain plant species which are considered undesirable from agricultural as well as environmental viewpoints. These unwanted species are listed below according to the applicable laws and regulations.

A. Prohibited Plant Species (Natural Resources and Environmental Protection Act Part 413 (Act 451 of 1994, as amended))

Any of the following plants, fragments, seeds or a hybrid or genetically engineered variant thereof, including plants labeled under an older scientific name (synonym):

Scientific Name	Common Name
<i>Cabomba caroliniana</i>	fanwort
<i>Cylindrospermopsis raciborskii</i>	cylindro
<i>Egeria densa</i> (synonyms: <i>Elodea densa</i> , <i>Anacharis densa</i> and <i>Philotria densa</i>) ..	Brazilian elodea
<i>Fallopia japonica</i> (synonyms: <i>Reynoutria japonica</i> and <i>Polygonum cuspidatum</i>) including hybrids with <i>Fallopia sachalinensis</i> known as <i>Fallopia</i> × <i>bohemica</i>	Japanese knotweed
<i>Heracleum mantegazzianum</i>	giant hogweed
<i>Hydrilla verticillata</i>	hydrilla
<i>Hydrocharis morsus-ranae</i>	European frogbit
<i>Lagarosiphon major</i>	African oxygen weed
<i>Myriophyllum aquaticum</i> (synonyms: <i>Myriophyllum brasiliensis</i> , <i>Myriophyllum brasiliense</i> , <i>Myriophyllum proserpinacoides</i> and <i>Enydria aquatica</i>)	parrot's feather
<i>Nitellopsis obtusa</i>	starry stonewort
<i>Nymphoides peltata</i>	yellow floating heart
<i>Salvinia molesta</i> , <i>auriculata</i> , <i>biloba</i> , or <i>herzogii</i>	giant salvinia
<i>Stratiotes aloides</i>	water soldier
<i>Trapa natans</i>	water chestnut

B. Restricted Plant Species (Natural Resources and Environmental Protection Act Part 413 (Act 451 of 1994, as amended))

Any of the following plants, fragments, seeds or a hybrid or genetically engineered variant thereof, including plants labeled under an older scientific name (synonym):

Scientific Name	Common Name
<i>Butomus umbellatus</i>	flowering rush
<i>Elaeagnus umbellata</i>	autumn olive
<i>Lythrum salicaria</i>	purple loosestrife
<i>Myriophyllum spicatum</i>	Eurasian watermilfoil
<i>Phragmites australis</i>	Phragmites or common reed
<i>Potamogeton crispus</i>	curly leaf pondweed

C. Noxious Weeds (Michigan Seed Law (Act 329 of 1965) and Regulation 715 (Under Act 329) Seed Law Implementation)

1. Prohibited noxious weeds

Seeds of these species are prohibited as contaminants in seed offered for sale, including any sold under an older scientific name (synonym):

Scientific Name	Common Name
<i>Agropyron repens</i> (synonym <i>Elytrigia repens</i>)	quackgrass
<i>Cardaria draba</i>	whitetop = hoary cress = perennial peppergrass
<i>Carduus acanthoides</i>	plumeless thistle
<i>Carduus nutans</i>	musk thistle
<i>Centaurea maculosa</i>	spotted knapweed
<i>Centaurea picris</i>	Russian knapweed
<i>Cirsium arvense</i>	Canada thistle
<i>Cirsium vulgare</i>	bull thistle
<i>Convolvulus arvensis</i>	field bindweed
<i>Convolvulus sepium</i>	hedge bindweed
<i>Cuscuta spp.</i>	dodder
<i>Cyperus esculentus</i> , both seed and tubers.....	yellow nutsedge, chufa
<i>Euphorbia esula</i>	leafy spurge
<i>Ipomea species</i>	morning glory
<i>Nasella trichoma</i>	serrated tussock
<i>Solanum carolinense</i>	horsenettle
<i>Sonchus arvensis</i>	perennial sowthistle
<i>Sorghum halapense</i> , including <i>Sorghum alnum</i> and seed which cannot be distinguished from johnsongrass.....	johnsongrass
<i>Tribulus terrestris</i>	puncturevine

2. Restricted noxious weed seeds

Generally, agricultural seed offered for sale may not contain more than one seed of the following weed species per 2000 of agricultural seed offered for sale, including any weed seed identified under an older scientific name (synonym):

<i>Abutilon theophrasti</i>	velvetleaf
<i>Allium canadense</i>	wild onion
<i>Allium vineale</i>	wild garlic
<i>Avena fatua</i>	wild oat
<i>Barbarea vulgaris</i>	yellow rocket
<i>Berteroa incana</i>	hoary alyssum
<i>Brassica juncea</i>	Indian mustard
<i>Brassica nigra</i>	black mustard
<i>Datura stramonium</i>	jimsonweed
<i>Daucus carota</i>	wild carrot

Plantago lanceolatabuckhorn plantain
Raphanus raphanistrum.....wild radish
Rumex crispuscurled dock
Seteria faberii.....giant foxtail
Sinapis arvensischarlock
Solanum species: including all of the following species and any other species with
indistinguishable seed: nightshade complex
Solanum dulcamarabitter nightshade
Solanum eleagnifolium..... silver leaf nightshade
Solanum nigrumblack nightshade
Solanum ptycanthum eastern black nightshade
Solanum sarrachoides..... hairy nightshade
~~*Thlaspi arvense*~~ **Deregulated as of December 2015** pennycress = fanweed
Xanthium strumariumcocklebur

Green stormwater infrastructure: Building sustainable and resilient communities

Ruth Kline-Robach<kliner@msu.edu> and Paige Filice<filicepa@msu.edu>, [Michigan State University Extension](#) - July 28, 2023

Green stormwater infrastructure practices can protect waterways by reducing pollutants.



Filled with native grasses and flowering perennials, rain gardens are a cost effective and attractive way to reduce runoff

into waterways. Photo credit: Dr. Lois Wolfson

What happens when it rains? How we handle rainfall and where the water goes influences the quality of our lakes and rivers and impacts our everyday lives. Roadways and buildings have replaced areas that were once forested. Because of this urbanization, rainfall does not filter through the soil but instead runs off oily parking lots, fertilized lawns, salty roads, and other hardened landscapes and makes its way to our waterways unfiltered. Today we address a topic you might not have previously considered: stormwater runoff and management. Stormwater runoff is considered one of the greatest threats to clean water in the United States.

Stormwater runoff occurs when rainwater or melted snow flows over the ground, picking up pollutants and debris along the way. Historically, stormwater was handled through combined sewer systems, where both stormwater runoff and sanitary sewage flowed together in a single network of pipes to the nearest treatment facility. This approach worked well under normal precipitation events, but during heavy rainfall, the combined system would become overwhelmed, leading to untreated sewage overflowing to our lakes and rivers. Today, many (but not all) urbanized areas have separated stormwater from sanitary sewage lines. This

means that our sanitary waste travels to a treatment facility, while unfiltered stormwater leads directly to our rivers and lakes via storm drains. This untreated stormwater can have several negative impacts.

As urban areas expand and more land is developed, the natural landscape is altered. Increased impervious surfaces such as roadways, parking lots, and buildings lead to an increased volume and velocity of runoff. They can also cause higher water temperatures because sealed surfaces absorb sunlight and heat up faster than natural areas. In addition, stormwater runoff often contains pollutants such as oil, debris, road salt or fertilizers.

To address the problems created by untreated stormwater runoff, communities across the country are recognizing the need for Green Stormwater Infrastructure (GSI) practices. GSI refers to a range of techniques that manage stormwater runoff by mimicking nature's processes. Instead of using curbs and gutters to channel runoff directly to the nearest storm drain or water body, GSI practices aim to capture, treat, and store stormwater onsite, allowing it to settle and infiltrate the soil. Examples of GSI techniques include rain gardens, vegetated buffers, bioswales, constructed wetlands, permeable pavement, and green roofs. You have likely seen some of these practices near businesses and new development projects in your community. These techniques provide many benefits, including improved water quality, flood control and beautification of our landscapes.

Some communities also have local regulations in place that mandate the use of these techniques and promote responsible land development practices. An MS4 (Municipal Separate Storm Sewer System) community refers to a local government or municipality that has separated its sanitary and storm sewer systems. Many MS4 communities are regulated under the Clean Water Act, which requires them to manage stormwater runoff within their jurisdiction. Communities may install large-scale GSI projects on land owned by the municipality and require that stormwater design standards be followed for areas of redevelopment or new development of a certain size threshold (for example, on sites greater than one acre).

Property owners are also in a unique position to protect waterways from stormwater pollution. One simple way to capture and redirect water is with a rain barrel. Rain barrels are placed at the end of downspouts and collect water from rooftops and store it for later use. When placed on elevated platforms rain barrels make watering easy since gravity provides the water pressure. Another option to bring beauty and functionality to landscapes is with a rain garden. These are typically four to eight inches deep and can be designed in any shape or size. They are planted with a variety of deep-rooted native plants which help capture and filter water and are often placed near driveways or downspouts – places where runoff is common. Live near water? Installing a garden near waterways is one of the best ways to filter stormwater. Near shore gardens also add beauty and provide additional habitat for birds, fish, and other wildlife.

Get connected with the Michigan State University Extension Smart Gardening program to learn about other

nature-friendly landscaping techniques that help reduce pollutants and improve water quality.

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Examples of Native Landscape Ordinances from Minnesota Cities

Introduction

Many cities in Minnesota and elsewhere now allow or actively promote the use of native plants and natural or naturalized residential landscaping. Landscape types include meadow, prairie, rain gardens, lake and pond shorelines, and other natural areas. The ordinance excerpts included here show the range of approaches that cities are using. Some cities require a permit for native landscaping; others require setbacks but no permit; still others allow the practice by right.

Two important disclaimers:

1. These are summaries of or excerpts from local ordinances, not the complete ordinance. Most ordinances also include detailed prohibitions and procedures for removing weeds, brush, and other unmaintained or hazardous vegetation.
2. The ordinance excerpts were current as of December, 2019. Ordinances are likely to be amended or updated over time, so be sure to check the actual city code for the most current language.

General Guidance

The [Minnesota GreenStep Cities](#) program maintains a list of [Model Ordinances for Sustainable Development](#). The model ordinance for [Landscaping and Maintenance of Vegetation](#) distinguishes native plantings and other alternatives to turf grass and defines edible landscaping as a substitute for lawns. The ordinance requires a plan, setbacks, and maintenance of native landscaping to address the nuisance concerns that typically accompany alternatives to turf. (Last updated in 2008, some of the references are out-of-date but the ordinance language is useful.)

Austin

10.13 Grass and weeds on private property.

Subd. 1. It is unlawful for any owner, occupant or agent of any lot or parcel of land in the city to allow any noxious weeds as defined in Minnesota Statutes Sections 18.77 and 21.72 or grass growing upon any such lot or parcel of land to grow to a greater height than 8 inches.

A. The following areas and types of vegetation are exempted from this provision if managed in a manner so as not to become infested with weeds or to create a stagnant, foul-smelling condition;

1. Non-noxious weeds and grass vegetation in wetland areas;
2. Non-noxious weeds, grasses and herbaceous vegetation within 50' of designated storm water ponds or within 50' of natural or altered creeks, rivers and stream corridors, including riparian buffer strips, that convey water, provided they are cut to less than 10 inches at least once per year if located within 200' of an occupied residence or developed property;

3. Non-noxious weed and grass vegetation growing on land that has been agriculturally zoned land or has a history of being ag land, including pastures, that are fenced and contain animals, provided that a buffer zone of 10 feet between the ag land and any turf grass area will be required;
4. Temporary erosion control grasses;
5. **Maintained and weeded prairie, meadow or natural landscape vegetation** [emphasis added] that does not contain noxious weed growth and that includes the cultivation of native grasses indigenous to Minnesota provided that the property owner applies for and is issued a natural landscape permit and maintains the property in a condition sufficient to maintain the permit. Natural landscape permits are required if a proposed landscape includes native grasses that exceed or are expected to exceed 8 inches in overall height. Natural landscape permit applications shall be submitted to the Park Department. No natural landscape permits will be issued unless the following requirements are fulfilled by the owner;
 - a. They are set back not less than twenty feet from the front lot line. For the purposes of this ordinance, corner lots shall be deemed to have two front yards;
 - b. They are set back not less than five feet from the side and/or rear lot lines to provide a transition zone. No set back is required on the side or rear lot lines if (1) there is a fully opaque fence at least five feet in height installed between the native plants and the side or rear lot lines or (2) the native plants abut a neighboring Native Plant Landscape Area;
 - c. The Native Plant Landscape Area is cut at least once annually between April 15 and July 15 to a height no greater than ten (10) inches;
 - d. Turf grass is eliminated and the native plants, trees and shrubs are planted through transplanting or seed by human or mechanical means. Soil erosion should be controlled while the ground is bare of plant growth that is sufficient to inhibit erosion and is the sole responsibility of the owner or occupant;
 - e. Written authorization from the City Administrator or his/her designee is obtained for work within conservation or scenic easement areas, including planting, mowing or cutting.
6. A violation of any of the requirements set forth above will result in the revocation of the natural landscape permit by the City.
7. Grass and non-noxious weed vegetation in publicly owned parks designated as natural preserves or private property so designated by the City Council or natural undisturbed areas where the land and vegetation appears not to have been graded, landscaped or otherwise disturbed by human or mechanical means in recent time;
8. Grass and non-noxious weed vegetation on natural or altered slopes steeper than 2:1;
9. Ornamental grasses; and/ or
10. Natural wooded lots.

[\[link to code\]](#)

Bloomington

Chapter 10, Article VI, Weeds and Brush

§ 10.37 Definitions

BRUSH. Includes parts of plants, such as but not limited to, twigs, tree and shrub branches. **BRUSH** does not include firewood and construction material.

WEEDS. Includes all noxious weeds as defined by the statutes of the state and all such useless and troublesome plants as are commonly known as weeds to the general public including volunteer and scrub trees or shrubs.

§ 10.38 Nuisance

(a) Weeds and grass. All weeds or growing grass upon any lot, parcel of land or adjacent right-of-way area in the city to a height greater than eight inches, or which have gone or are about to go to seed, are hereby declared to be a nuisance and a detriment to the good order of the city with the following exceptions:

- (1) Native prairie and long grass areas shown on an approved landscape plan in accordance with § 19.52;
- (2) Native prairie and long grasses within a defined landscape area on a single- or two-family residential parcel, provided that such defined landscape area:
 - (A) Occupies no more than 50% of the pervious surface area of the parcel excluding natural wooded areas, wetlands, water bodies, rain gardens, lakescaping and scenic easements;
 - (B) Is set back from property lines by at least five feet. The setback is not required where the defined landscape area abuts another similar private or public landscape area, a wetland, pond, lake or stream or if a fully opaque fence at least four feet in height is installed along the lot line adjoining the planned landscape area; and
 - (C) Is maintained at least once per year through mowing or, if appropriate permits are obtained through the City Fire Marshal, burning.
- (3) Natural wooded areas;
- (4) Wetlands, ponds or rain gardens;
- (5) Lakescaping areas as defined in § 19.03; and
- (6) Areas where mowing is prohibited by easement or law.

[\[link to code\]](#)

Burnsville

Native Plantings Ordinance

The City has language specifically related to native plantings in its ordinances. Native prairie or other native habitat plantings are referred to as meadow vegetation in this document. Native plants used in a typical manicured garden are not regulated by this ordinance.

The following is a summary of the requirements of the native planting ordinance. Native plantings will be allowed as landscaping if they meet the following criteria:

- A landscape plan is submitted to the City and approved prior to the commencement of the project. More information on landscape plan requirements is listed below.
- The prior vegetation is eliminated and the native vegetation is planted through transplanting or seed by human or mechanical means.
- If weeds cover more than 25% of the planting, it must be cut to a height of no more than 8 inches at least once per year.
- The area is clearly defined by edging, fence, or similar material. A native planting that directly abuts at least a mower's width of mowed and maintained turf grass will be considered to have adequate edging.
- If on sloped ground, the native planting must have adequate erosion control measures installed while it establishes.
- The area does not extend into the public right of way.
- A sign is posted on the property in a location likely to be seen by the public, advising that a meadow or prairie is being established. This sign is required only if the planting is in an area likely to be seen by the public. This sign must be in addition to any sign permitted by the sign ordinance but must be no smaller than 10 inches square, no larger than one square foot, and no higher than 3 feet tall. The sign is no longer required when weeds cover 25% or less of the area.

Landscape Plans for Native Plantings

The City requires residents to submit a landscape plan for their native prairie planting prior to installation. Planting plans are reviewed and approved within 10-15 business days.

[Native Planting Landscape Plan\(PDF\)](#)

[\[Link to code\]](#) – see Section 7-1-9]

Minneapolis

One of the least restrictive ordinance examples is that of Minneapolis. Section 227.90 of the [Code of Ordinances](#) establishes a “right to install and maintain a managed natural landscape”, which is exempted from public nuisance regulations. Note that the ordinance applies to private parcels, not to boulevards, which do have height limits for vegetation.

*(a) In general.....*Except as part of a managed natural landscape as defined in this section, any weeds or grass growing upon any lot or parcel of land in the city to a greater height than eight (8) inches or which have gone or are about to go to seed are hereby declared to be a nuisance condition and dangerous to the health, safety and good order of the city.

(b) Right to install and maintain a managed natural landscape. An owner, authorized agent, or authorized occupant of any privately owned lands or premises may, consistent with this subsection and all other applicable laws, statutes, rules and ordinances, install and maintain a managed natural landscape.

(1) Definitions.

Managed natural landscape means a planned, intentional and maintained planting of native or non-native grasses, wildflowers, forbs, ferns, shrubs or trees, including but not limited to rain gardens, meadow vegetation, and ornamental plantings.

Meadow vegetation means grasses and flowering broad-leaf plants that are native to, or adapted to, the State of Minnesota, and that are commonly found in meadow and prairie plant communities, not including noxious weeds.

Noxious weed shall have the meaning assigned by Minnesota Statutes, Section 18.77, Subd. 8.

Ornamental plants means grasses, perennials, annuals and groundcovers purposefully planted for aesthetic reasons.

Rain garden means a native plant garden that is designed not only to aesthetically improve properties, but also to reduce the amount of stormwater and accompanying pollutants from entering streams, lakes and rivers.

Turf-grass lawn means a lawn comprised mostly of grasses common used in regularly cut lawns or play areas (such as but not limited to bluegrass, fescue, and ryegrass blends), intended to be maintained at a height of no more than eight (8) inches.

(2) Findings. The city council finds that the installation and maintenance of managed natural landscapes is beneficial to the city's environment and its residents and serves to further adopted city goals in that managed natural landscapes require fewer potentially harmful and costly inputs, improve stormwater retention, increase water quality and biodiversity, reduce greenhouse gas emissions, and provide habitat for wildlife such as birds, butterflies and other beneficial insects and species.

(3) Requirements.

- a. Managed natural landscapes may include plants and grasses in excess of eight (8) inches in height and which have gone to seed, but may not include any noxious weeds and must be maintained so as to not include unintended vegetation.

- b. Managed natural landscapes may not include any plantings, which due to location and manner of growth constitute a hazard to the public or may cause injury or damage to persons or property when such growth is in violation of sections [244.1580](#) or [427.280](#).
- c. Managed natural landscapes shall not include turf-grass lawns left unattended for the purpose of returning to a natural state.

[\[link to code\]](#)

Rochester

Rochester's ordinance includes specific requirements for a landscape permit and for a management and maintenance plan for the transition period to the natural landscape.

Intent: The City Council also determines that a variety of properly maintained landscapes in the City add diversity and a richness to the quality of life, and does not want to discourage the preservation, restoration and maintenance of diverse biologically stable natural plant communities or environmentally sound practices. The City Council finds that the establishment of native or naturalistic plant communities is an acceptable landscape treatment in the City. However, as a protection for the larger community, this change in vegetation must be properly planned, managed and maintained, and the length of transition period must be minimized or the property is likely to create a public nuisance.

Definitions:

Subd. 5. "Native and Naturalistic Vegetation" shall mean grasses and flowering broad-leaf plants that are native to, or adapted to, the State of Minnesota, and that are commonly found in meadow and prairie plant communities, except weeds.

Subd. 6. "Native grasses" shall mean grasses (Beach Grass, Wood Chess Grass, Sand Reed Grass, Wheat Grass, Bluestem Grass, Grama Grass, Brome Grass, Buffalo Grass, Switch Grass, Indian Grass, Wild Rye)) that existed in the area prior to European settlement.

Subd. 7. "Native plants" shall mean plants that existed in the area prior to European settlement.

Subd. 8. "Natural landscaping" shall mean the use of groups of plants native to the area.

Subd. 9. "Naturalistic landscaping" shall mean the use of native and nonnative plants.

Subd. 10. "Noxious weeds" shall mean plants so designated by the Commissioner of Agriculture pursuant to Minnesota Statute, those identified by Olmsted County, or USDA-APHIS.

Subd. 11. "Prairie" shall mean a plant community dominated by a diversity of native perennial herbaceous plants and grasses.

Subd. 12. "Regularly cut" shall mean mowing or otherwise cutting vegetation so that the dimension of the vegetation measured from the ground to the top of the vegetation(as extended upright) regardless if that is the blade of the vegetation or any other part of the plant does not exceed 12 inches in height.

Subd. 13. "Temporary Erosion Control Grasses" shall mean grasses (winter wheat, oats, annual rye or regreen) that are used as single growing season cover or nurse crops to assist in the establishment of permanent vegetation.

Subd. 14. "Traditional landscaping" shall mean the use of turf grasses and woody plants (shrubbery and trees) with defined areas for cultivation of annual and perennial plants.

Subd. 15. "Transitional period" shall mean the amount of time to change from one type of landscaping to another. The period should not extend three growing seasons for any specific area.

Subd. 16. "Turf grasses" shall mean bluegrass, fescue and ryegrass blends with non-woody vegetation interspersed with them commonly used in regularly cut lawns.

Subd. 17. "Weeds" shall mean prohibited noxious weeds as identified by the State of Minnesota Department of Agriculture, Olmsted County, or USDAAPHIS and any undesirable or troublesome plant that is horticulturally out of place exceeding the height limitations in this chapter. For the purposes of this ordinance, *Taraxacum* spp (common dandelion) is not considered a weed.

Exemption from nuisance regulation:

Maintained and weeded prairie, or natural/naturalistic landscape vegetation that does not contain noxious weed growth provided that the property owner applies for and is issued a natural or naturalistic landscape permit, and maintains the property in a condition sufficient to maintain the permit.

Permit requirements:

48.05. Natural or Naturalistic Landscape Permits. Natural or Naturalistic Landscape Permits are required if a proposed landscape includes grasses that exceed or are expected to exceed 12 inches in overall height. Permit applications shall be submitted to the Park Department.

48.06. Contents of Natural or Naturalistic Landscape Permit Application. The applications shall contain:

- A. The name and address of the applicant and the legal description of the property being permitted;
- B. A site plan for the area sought to be permitted. The scale of plan should be 1"=30' and include all adjacent properties and public streets and alleys;
- C. A general description of the vegetation types, plants and plant succession to be used; and
- D. A specific management and maintenance plan which shall include:
 - (1) The estimated transition period;
 - (2) The elimination of non-native or invasive vegetation;
 - (3) The replanting of the area by transplant or seeded by human or mechanical means;
 - (4) The maintenance of the area to a height of 12 inches or less if weeds cover more than 25% of the landscaped area equaling in excess of 144 square feet;
 - (5) The maintenance of all non-woody vegetation/grasses located in a buffer strip with a minimum distance of four feet from side and rear lot lines is to a height of 12 inches or less unless the

adjacent property owner has consented in writing that the buffer strip is not required, a copy of which is filed with the permit application; and

(6) Maintenance of all vegetation within 18 inches of any public street, walk, bikeway or alley to a height of 12 inches or less.

48.07. Issuance of Natural or Naturalistic Landscape Permit. The Park Department shall determine the completeness of the application and shall issue the Natural or Naturalistic Landscape Permit unless:

- A. The management and maintenance plan is incomplete or inconsistent with the application requirements; or
- B. The transition period for the area is longer than three growing seasons.

[\[link to ordinance\]](#)

United States Native Landscaping Ordinances Examples

Wayne, MI

https://codelibrary.amlegal.com/codes/wayne/latest/wayne_mi/0-0-0-53799

1219.06 PLANT MATERIAL STANDARDS.

(a) Minimum Requirements.

- (1) All landscape plans must include a minimum of fifty percent native plants.

Kane County, IL

Kane County's landscaping plan seeks to maintain and improve the ecological diversity of native plant species. The County applies its landscaping provisions to residential, commercial, and industrial sites.^[15] For industrial sites, the County requires a minimum of twenty-five percent of the area set aside for planting of native species.^[16] The owner or developer is required to select plants appropriate to local conditions and make improvements that restore diversity of onsite plant species.^[17] The County provides a list of approved plant species curated by local experts. In addition, the County requires the preservation of existing trees. The County further stipulates that when no native vegetation exists on the property, developers are required to plant at least two native tree species per lot.^[18] Finally, the County prohibits any disease prone, sterile clones, or plants with a negative rating from being planted within the County.

To view the provision, see [Kane County, IL, Subdivision Regulations § 19-127 \(2012\)](#).

Sanibel, FL

The City encourages the use of native plants for landscapes and prohibits invasive exotic vegetation.^[19] In Sanibel, new developments and redevelopments require a minimum 75% of native vegetation to be used in all landscaping with the remaining 25% restricted to only noncompeting plant species, while landscaping seaward of the 1974 Coastal Construction Control line is restricted to using only native species.^[20] Additionally, the City prohibits removal or transplanting of native vegetation without first obtaining a permit and holds the right to stop work or withhold a certificate of occupancy until vegetation deficiencies have been corrected.^[21] The City also requires removal of eight different invasive exotic species by all property owners.^[22] Properties are required not only to remove those invasive exotic species but keep such species permanently off the property, in addition to the City prohibiting the growing, propagating, or selling of such species on Sanibel.^[23] Furthermore, if the property owner is not applying for a development permit, the City provides financial assistance for removal of these species, and to assist in revegetation has a native plant nursery to provide readily available native vegetation for residents.^[24]

To view the provision, see [Sanibel, FL, Code of Ordinances § 122-169, 191 \(2004\)](#).

Schaumburg, IL

The City of Schaumburg provides a natural landscape provision within the zoning code to encourage the utilization of native plant species for landscaping improvements in recognition of the ecological, economic, and aesthetic benefits that native plant species provide.^[25] The City provides that tree and shrub species in natural landscaped areas must be 100% native plant species.^[26] Maintenance guidelines are provided, requiring at least one annual cutting to twelve inches or less or an annual burning obtained by permit through local agencies.^[27] The City does not limit natural landscaping to commercial or industrial lots but permits it in residential areas when a natural landscaping permit is acquired by the landowner.^[28]

To view the provision, see [Schaumburg, IL, Code of Ordinances § 154.136](#) (2014).

Minneapolis, MN

Minneapolis encourages and permits the use of native plant species by making installation and maintenance of natural landscapes a right with no application required.^[29] A significant barrier to the implementation of natural landscaping is the improper classification of native plant species as nuisances. Minneapolis eliminates this improper distinction by permitting natural landscaping and excluding it as a public nuisance when properly maintained.^[30]

The City defines a natural landscaping as a planned, intentional, and maintained planting of grasses, wildflowers, trees and shrubs. Natural landscaping is allowed to exceed maximum height and maintenance requirements of traditional turf landscapes.^[31] The City encourages native species in landscapes, but at a minimum, species used are required to be non-invasive and proven adaptable to the local climate.^[32]

To view the provision, see [Minneapolis, MN, Code of Ordinances §§ 227.90\(b\) \(2013\); 530.190, 200 \(2005\).](#)

Collier County, FL

Collier County applies landscaping requirements to all new commercial, industrial, and residential developments.^[33] For residential units, if minimum landscaping requirements are not met, the City requires the installation of such landscaping before a certificate of occupancy will be granted.^[34] The County requires plant species used to meet standards set out by Florida's Department of Agriculture and facilitates compliance by providing a Collier County native plant list and a map showing required native species planting zones.^[35] The County has also defined areas that require native landscaping. For example, in the area South and West of US-41, the County requires 100% native species when landscaping, whereas other sites not within these specific zones are required to have a minimum of 75% percent of plant species as listed in native species list.^[36]

To view the provision, see [Collier County, FL, Land Development Code § 4.06.05](#) (2018).

See also Preservation Standards at [Collier County, FL, Land Development Code § 3.05.07](#) (2018).

MUNICIPALITY OF _____
ORDINANCE NO. 2023-
IN MUNICIPAL _____, 2023

NATIVE PLANTING ORDINANCE

Sec. 1. TITLE.

This chapter shall be known and may be cited as “Municipality of _____ Landscape Ordinance Promoting the Use of Appropriate Native Vegetation.”

WHEREAS, Native Plants are localized, well adapted to the local soils and climate, tend to be more insect and disease resistant, and require less watering and fertilizing than non-native plants.

WHEREAS, local governments use native plant ordinances to improve the landscape principles that guide landscaping of all new development. Many communities find that the use of appropriate native vegetation in local landscaping helps achieve water conservation goals, preserves habitat in urban areas, greatly reduces landscaping maintenance costs, and protects property values.

WHEREAS, wildlife such as birds are more attracted to the Native Plants with which they co-evolved, and use such plants for food, cover, and rearing their young.

WHEREAS, Native Plants, having evolved in the climate, are extremely hardy and therefore have lower maintenance and replacement costs.

WHEREAS, in much the same way as saving an historic home, the use of Native Plants helps to preserve our local heritage.

WHEREAS, Native Plant usage helps restore the ecological balance we have lost through development and can help maintain, or even increase, property values.

Sec. 2. PURPOSE AND INTENT.

The purpose of these regulations is to establish minimum standards for the design, installation, and maintenance of landscaped areas that require the use of appropriate native vegetation and to promote the preservation of indigenous plant communities on site. The Municipality recognizes the significant benefits of establishing and protecting appropriate native vegetation and, therefore, the necessity to maximize the use of appropriate native vegetation in all public and private landscaped areas within the Municipality. It is the intent of this ordinance that these minimum landscape requirements be incorporated in order to promote the public health, safety, and welfare.

It is the intent of this ordinance that these minimum landscape requirements be incorporated in order to combat the climate crisis, species extinction, and global warming, and to promote the public health, safety, and welfare by: (a) Acknowledging that pollination is an essential ecological survival function, and without native plants and the pollinators that depend on them, the human race and all of earth's terrestrial ecosystems will not survive; (b) doing our part to reverse the massive decline in native pollinator populations from widespread use of pesticides in agribusiness, loss of habitat from development, and from our insistence on non-native plants in landscaping; (c) protecting and promoting genetically diverse and appropriate native vegetation; (d) promoting microhabitats in urban areas for the conservation of wildlife by establishing new, and maintaining and connecting existing, wildlife habitat; (e) creating larger, more connected plant populations and helping ensure the future of native plant species by increasing their ability to migrate in response to changes in climate; (f) promoting public health through the long term, widespread adoption of diverse native plantings; and (g) educating residents on the importance of native plant species and native pollinators to the ecosystem.

Sec. 3. DEFINITIONS.

- (a) Community Garden: a public or community use area intended for the purposes of gardening.
- (b) Community Play Area: public use areas, including school and athletic fields, composed of predominantly turfgrass intended for use for recreational purposes.
- (c) Endangered Plant: any plant species which is in danger of extinction throughout all or a significant part of its range.
- (d) Garden: a cultivated area dedicated to growing vegetables, fruits, annual and perennial plants, ornamental grasses, and ground cover in a well-defined location.
- (e) Invasive Plant: a plant reproducing outside its native range and outside cultivation that disrupts naturally occurring native plant communities by altering structure, composition, natural processes, or habitat quality.

(f) Landscaped Area: the entire parcel less the building footprint, driveway, non-irrigated portions of parking lots, hardscapes such as decks and patios, and other non-porous areas. Water features are included in the calculation of landscaped areas.

(g) Landscaping: any combination of living plants and non-living landscape material such as rocks, pebbles, sand, mulch, walls, fences, or decorative paving materials.

(h) Managed Natural Landscape: a planned, intentional, and maintained planting of native or non-native grasses, wildflowers, forbs, ferns, shrubs, or trees, including but not limited to rain gardens, meadow vegetation, and ornamental plantings. Meadow vegetation means grasses and flowering broad-leaf plants that are native to, or adapted to, and that are commonly found in meadow and prairie plant communities, not including noxious weeds.

(i) Native Plant: those species of plants occurring within a specific habitat or biogeographical region prior to European contact, according to best scientific and historical documentation. Those species of plants naturally occurring with a specific habitat.

(j) Pollinators: animals (primarily insect, but sometimes avian or mammalian) that fertilize plants, resulting in the formation of seeds and the fruit surrounding seeds, that humans and other animals rely on to produce nuts and fruits that are essential components of a healthy diet, and that the majority of flowering plant species found world-wide rely on to make the seeds that will become the next generation of plants.

(k) Rain Garden: a native plant garden that is designed not only to aesthetically improve properties, but also to reduce the amount of storm water and accompanying pollutants from entering streams, rivers, and lakes.

(l) Remove: to transport a native plant from the premises on which it has been growing.

(m) Straight Species: a native plant that is not a cultivar or has not been bred to emphasize or minimize certain traits of the parent plant. Naturally occurring hybrids of native plants shall be considered as Straight Species for the purpose of this ordinance.

(n) Threatened Plant: any plant species that is likely to become an endangered plant within the foreseeable future throughout all or a significant portion of its range, including but not limited to species listed as threatened, at risk, or listed as likely to become endangered by any federal or applicable state or county agency.

(o) Tree: a self-supporting woody plant having a single trunk or a multi-trunk of lower branches, growing to a mature height of at least twelve (12) feet.

(p) Turfgrass: continuous plant coverage consisting of a grass species that is mowed to maintain an established height.

Sec. 4. APPLICABILITY.

This ordinance shall be a minimum standard and shall apply to all public and private buildings, developments, subdivisions, and land within the incorporated and unincorporated areas of the Municipality.

Sec. 5. LIMITS ON WEED CONTROL LAWS.

No regulation shall be enacted by the Municipality or any person or entity which prohibits or discourages the planting, maintenance, or protection of native plants or requires or incentivizes the removal or reduction of native vegetation, except when deemed necessary for public safety.

Sec. 6. INCENTIVE PROGRAM.

The Municipality may provide incentives to promote the use of native plants. Examples of such incentives include: 1) fast track permitting for building and landscape permits; 2) reduced permitting fees; 3) certified native landscape programs/marketing; 4) tax breaks/user fee reductions; 5) payment or cost-share programs for removal of invasive species.

Sec. 7. INVASIVE PLANTS FORBIDDEN.

After the effective date of this ordinance, the Municipality shall not use or install any invasive plant in any Municipal property. Landowners shall not allow any invasive plants on their property.

Sec. 8. PRIORITIZING STRAIGHT SPECIES.

The Municipality shall, to the extent possible and to the extent such plants are reasonably available, prioritize using and installing native plants that are straight species on any Municipal property.

Sec. 9. MANAGED NATURAL LANDSCAPE.

An owner, authorized agent, or authorized occupant of any privately owned lands or premises may, consistent with this subsection and all other applicable laws, statutes, rules, and ordinances, install and maintain a managed natural landscape.

Managed Natural Landscapes shall not include any plant identified by any applicable government agency as a noxious weed. Managed natural landscapes may include plants and grasses of any height and which have gone to seed. Managed natural landscapes shall not include plants that, due to location and/or manner of growth, constitute a hazard to the public.

Sec. 10. MANAGED LANDSCAPE SET BACK.

The managed landscape must be set back from property lines by at least _____ feet. The setback is not required where the defined landscape area abuts another similar private or public landscape area, a wetland, pond, lake, or stream or if a fully opaque fence at least four feet in height is installed along the lot line adjoining the planned landscape area.

The managed landscape may be planted up to the property line.

Sec. 11. CONFLICTING REGULATIONS REPEALED.

All rules and regulations that are in conflict with this article, in whole or in part, are hereby repealed to the extent that they are in conflict.

Sec. 12. SEVERABILITY.

If any portion of this article is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate provision and shall not affect the validity of the remaining portions of the article.

Sec. 13. EFFECTIVE DATE.

This article shall take effect _____ days after it is enacted by the Municipality; provided, however, that this article shall not apply to any plantings carried out pursuant to existing contracts, invitations to bid, or designs completed prior to the effective date of this article.

Approved:

President

Council

Mayor

LETTER OF SUPPORT FOR FRIENDS OF THE ROUGE TO CITY OF LIVONIA RE: NATIVE PLANTS/ORDINANCES

Dear Members of the City Council,

I am writing on behalf of Natural Community Services (NCS) to express our strong support for the efforts of Friends of the Rouge and WildOnes to amend the City of Livonia ordinances to allow for native landscaping, rain gardens, the management of invasive plants, and the removal of barriers to green infrastructure implementation.

As an organization dedicated to ecological restoration and sustainable landscape design, we recognize the significant environmental, economic, and social benefits that these practices can bring to our community. Native landscaping and rain gardens not only enhance the aesthetic appeal of our neighborhoods but also play a crucial role in improving water quality, reducing stormwater runoff, and providing habitat for local wildlife.

The management of invasive plants is essential to preserving the integrity of our native ecosystems. Invasive species can outcompete native plants, leading to a loss of biodiversity and negatively impacting the health of our natural areas. By allowing for the proactive management of these species, we can protect and restore the ecological balance within our community.

Furthermore, removing barriers to green infrastructure implementation is vital for promoting sustainable development and resilience against climate change. Green infrastructure, such as permeable pavements, green roofs, and bioswales, helps to manage stormwater, reduce urban heat islands, and improve air quality. These practices are not only environmentally beneficial but also cost-effective in the long term.

We commend Friends of the Rouge and WildOnes for their dedication to these important issues and their efforts to create a more sustainable and resilient Livonia. We urge the City Council to support these proposed ordinance changes and to recognize the value of integrating native landscaping, rain gardens, invasive plant management, and green infrastructure into our city's planning and development processes.

Thank you for your consideration.

Sincerely,

John DeLisle



LETTER TO THE LIVONIA CITY COUNCIL

3.

Council Office
February 5, 2026

MEETING DATE

LE031626/R032326

PRESENTED BY

Brandon McCullough Chair
Eileen McDonnell Vice Chair
Martha Ptashnik Member

AGENDA ITEM

The subject matter of Charter process improvement. (CR 36-26)

BACKGROUND DETAILS

At the Regular Meeting of January 14, 2026:

On a motion by Councilmember McCullough, supported by Councilmember McDonnell, and unanimously adopted, it was:

#36-26 RESOLVED, that having considered the request of Councilmember Brandon McCullough, supported by Councilmember Eileen McDonnell, at the Regular Meeting held January 14, 2026, the Council does hereby refer the subject matter of a Charter Process Improvement to the Law and Education Committee for its report and recommendation.

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

To discuss the subject matter as presented.

ATTACHMENTS

1. R011426 Subject matter of charter Process Improvement to LE CR 36-26

APPROVED BY

Regular Meeting Minutes of January 14, 2026

On a motion by Councilmember McCullough, supported by Councilmember McDonnell, and unanimously adopted, it was:

#36-26 RESOLVED, that having considered the request of Councilmember Brandon McCullough, supported by Councilmember Eileen McDonnell, at the Regular Meeting held January 14, 2026, the Council does hereby refer the subject matter of a Charter Process Improvement to the Law and Education Committee for its report and recommendation.

<i>RESOLUTION REQUESTED BY COUNCILMEMBER BRANDON MCCULLOUGH</i> <i>(Regular Meeting of January 14, 2026)</i>

Motion: Budzinski
Second: Ptashnik
Ayes: Brockway, McCullough, McDonnell, Budzinski, Persiconi, Ptashnik, Reid
Nays: None
Absent: None



LETTER TO THE LIVONIA CITY COUNCIL

4.

Council Office
February 5, 2026

MEETING DATE

LE031626/R032326

PRESENTED BY

Brandon McCullough Chair
Eileen McDonnell Vice Chair
Martha Ptashnik Member

AGENDA ITEM

The subject matter of residential property enforcement. (CR 37-26)

BACKGROUND DETAILS

At the Regular Meeting of January 14, 2026

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

#37-26 RESOLVED, that having considered the request by Councilmember Brandon McCullough, supported by Councilmember Carrie Budzinski, at the Regular Meeting held January 14, 2026, the Council does hereby refer the subject matter of residential property enforcement to the Committee of Law and Education for its report and recommendation.

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

To discuss the subject matter as presented.

ATTACHMENTS

1. R011426 Subject matter of residential property enforcement to LE CR 37-26

APPROVED BY

Regular Meeting Minutes of January 14, 2026

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

#37-26 RESOLVED, that having considered the request by Councilmember Brandon McCullough, supported by Councilmember Carrie Budzinski, at the Regular Meeting held January 14, 2026, the Council does hereby refer the subject matter of residential property enforcement to the Committee of Law and Education for its report and recommendation.

<i>RESOLUTION REQUESTED BY COUNCILMEMBER BRANDON MCCULLOUGH</i> <i>(Regular Meeting of January 14, 2026)</i>

Motion: Budzinski
Second: Ptashnik
Ayes: Brockway, McCullough, McDonnell, Budzinski, Persiconi, Ptashnik, Reid
Nays: None
Absent: None



LETTER TO THE LIVONIA CITY COUNCIL

5.

Council Office
February 24, 2026

MEETING DATE

LE031626/R032326

PRESENTED BY

Brandon McCullough Chair
Eileen McDonnell
Vice Chair
Martha Ptashnik
Member

AGENDA ITEM

The subject matter of exterior lighting and luminosity from businesses. (CR 66-26)

BACKGROUND DETAILS

At the Regular Meeting of February 9, 2026

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

#66-26 RESOLVED, that having considered the request by Councilmember Budzinski, supported by Councilmember Ptashnik, at the Regular Meeting held February 9, 2026, the Council does hereby refer the subject matter of exterior lighting and luminosity from businesses to the Committee of Law and Education for its report and recommendation.

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

To discuss the subject matter as presented.

ATTACHMENTS

1. R020926 Subject matter of exterior lighting and luminosity from businesses CR 66-26
2. S012626 BMcCullough request for exterior lighting to LE Committee Minutes
3. R012626 Letter from resident recd 01-26-26
4. R121901-Outdoor lighting policy

APPROVED BY

Regular Meeting Minutes of February 09, 2026

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

#66-26 RESOLVED, that having considered the request of Councilmember Brandon McCullough at the Study Meeting held January 26, 2026, regarding the subject matter of exterior lighting and luminosity from businesses, the Council does hereby refer this item to the Law and Education Committee for its report and recommendation.

Jerry Karasinski, Bainbridge Ave., noted an urgent care that opened on Seven Mile Road near his home that has very bright lights.

Eric Fitzpatrick, Rosedale Gardens, stated the Plymouth Road street lights do not comply with Livonia's policies, they should be retrofitted, and requested a review of the ordinance.

<i>UNFINISHED BUSINESS ITEM 15 (Regular Meeting of February 9, 2026)</i>
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Motion: Budzinski
Second: Ptashnik
Ayes: McDonnell, Budzinski, Persiconi, Ptashnik, Brockway, McCullough, Reid
Nays: None
Absent: None

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD JANUARY 26, 2026**

Meeting was called to order at 9:21 p.m. by President Reid. Present: Brandon McCullough, Eileen McDonnell, Robin Persiconi, Carrie Budzinski, Vice President Brockway, President Reid. Absent: Martha Ptashnik.

Elected and appointed officials present: Carter Fisher, City Attorney; David Lear, Assistant City Engineer.

Request by Councilmember McCullough to refer to the Law and Education Committee the topic of exterior lighting and luminosity with a motion to be made at the next meeting.

January 26, 2026

Dear Council Members,

Our community's night time appearance has suffered from bad outdoor lighting, which has made many areas in our city take on a trashy appearance at night. Much of this bad lighting is used by, but not limited to gas stations, car washes, fast food restaurants, convenience stores, and the streetlights on Plymouth road and in Wonderland mall. (As a side note, the Plymouth road street lights are the only roadway lights in Livonia that are not shielded, as the policy mandates) Part of the problem with the lighting is by design. It shines at high angles and/or has excessively high output levels. Light that shines at high angles or horizontally causes annoying glare which also:

- Gives the area a trashy, prison yard, ghetto like appearance.
- Reduces safety because of glare, which interferes with vision for drivers and pedestrians on nearby roads. This problem is greater for the elderly and those with vision problems. I have noticed this a bit as I am a little older now.
- Reduces awareness of activity. A passerby or policeman's attention is drawn to the bright lights, and is diverted from store/service station activity.
- Shines in residential property and windows in many cases.
- Appears to serve no purpose except advertising.
- Is just being an obnoxious eyesore.

All one has to do is drive by one of these areas and look to notice the above.

To aggravate the above problems even more, excessive levels of lighting compounds the problem. Excessive illumination and glare is more of a problem in some neighboring communities, especially those which are less desirable. But it is also here in Livonia and spreading. Pictures of some of these and other examples have been enclosed with this letter.

Another problem which needs to be addressed is extremely bright lighting, especially with the newer Light Emitting Diode (LED) floodlighting. See attachment for examples. Because these fixtures are so bright, they create an incredible amount of harsh glare. Again, this amount of glare from fixtures with such high illumination levels degrades the area's night time aesthetics, and jeopardizes safety due to impairment of vision, and not to mention the several negative environmental impacts. This should be reviewed and addressed before it gets more out of hand like it has in neighboring cities.

Also, another problem that has arisen over the past 25 years, is lighting intensity. Because of newer LED technology, light or 'lumens' per watt has increased. Because of this, intensity abuse has become more of a major issue. Even if lighting is shielded and directed down/away from adjacent properties, it is still a big problem as the brightness alone reflects off of other surfaces creating significant light trespass and environmental issues. In some cases in Livonia, the sky is so lit up from these installations, literally a newspaper or other document can be read easily from the light pollution alone from these lights from almost a mile away.

Livonia's Outdoor Lighting Policy needs to be amended to address this!

There is nothing in the current policy that does.

Other advantages would include a good environmental image. By limiting illumination levels and preventing waste by shielding, you also limit electricity used and pollutants caused from power generation. Also, this would benefit certain plant life, animals, and insects that are sensitive to outdoor lighting, which the world has become more aware of over the past quarter century. Local stargazing would also benefit, as shielding and reducing excessive illumination would prevent the pure waste of light being sent into the sky, making the stars more visible as obscuring light pollution would be reduced. Unfortunately, over the past 25 years, visibility of the stars have taken a major hit due the extreme increase in illumination levels. You can barely see the big dipper these days in south Livonia because of this. A true tragedy.

However, if we do want to "save the stars" specifications must be made to prevent light spillage into to sky and address extreme illumination levels. Many communities have already created specifications and ordinances to prevent bad/out of control outdoor lighting. In some of those communities you can really see a difference, and as a result, their night time environment has taken on a "classy" appearance in many respects. From my over 40 years experience with outdoor lighting practices, I have clearly seen there is a direct correlation with quality, non-excessive outdoor lighting and the desirability of said area with very little deviation. Examples or communities with excellent non-excessive outdoor lighting and comprehensive/enforced outdoor lighting ordinances include and are not limited to: Hilton Head, The Hamptons, Sedona and Prescott Arizona, and San Diego. Also, I have clearly observed that the much less desirable communities have the most terrible, trashy, and excessive lighting.

By addressing and revisiting Livonia's outdoor lighting, Livonia could be a national leader in excellent night time aesthetics and safety. With Livonia's current Outdoor Lighting Policy and implementation, it is clear that Livonia is a leader in good outdoor lighting practices when comparing the City to surrounding communities. Again, our city would have a much nicer night time appearance and improving the over all image of Livonia by amending, enforcing the policy, and just having an over all awareness of good lighting practices.

Sincerely,

Eric J. Fitzpatrick
9327 Montana
Livonia, MI 48150-3779
(734) 612-2887
efitzpat123@gmail.com



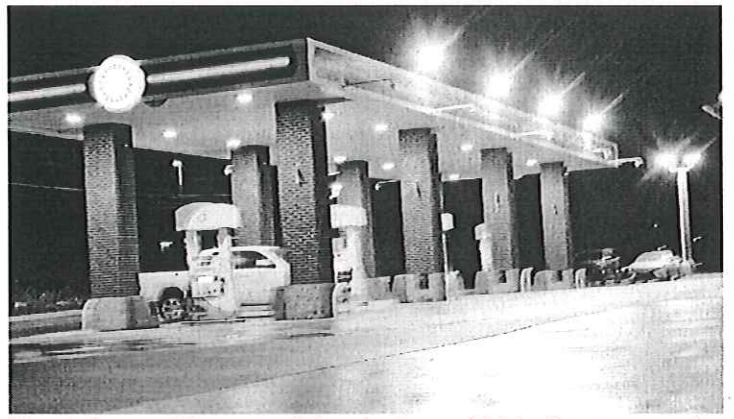
PRDA streetlights and Dealerships N. side of Plymouth by Hubbard. Although the dealership lights are shielded and pointing down as the policy says, the light intensity is very extreme. The residential properties on the S. side of Plymouth are lit up like day, and the sky is so bright from this, almost a mile away you can read a newspaper from the light pollution alone mostly caused by these lights. This is compounded by the Plymouth road street lights, which are way more brighter than other streetlights Livonia. Also, the custom made Plymouth road street lights are in no way shielded, brightly shine into many homes, and do not adhere to Livonia's outdoor lighting policy.



Properties brightly lit up by the Plymouth road streetlights and said dealerships. For starters, if these dealerships followed the policy's recommendation of at least turning off a reasonable amount of the lights at 11:00 p.m., it would give some decent relief to the problem. Not to mention reducing the high levels of sky glow seen from miles around.



Other properties lit up by the Plymouth road streetlights and said dealerships. These two properties only represent a small fraction of properties significantly impacted by the extreme light trespass/pollution from this installation.



Gas station on SE corner of Farmington and I-96. By no means do the 4 canopy lights or pole lights adhere to the policy. Plus they are excessively bright which high intensities are more easily achievable with the newer LED technology.



SE corner of Ann Arbor trail and Wayne. Again, this does not meet the Outdoor lighting policy's requirements at all ('aimed or shielded to minimize stray light..., prevent light trespass..., do not shine directly into a window...'). Because of this, several residential properties in the area are lit up brightly and have excessive, obnoxious lights shining on their property and in their windows all night long whether the property owners like it or not.



A fraction of the properties horrendously lit up by the example to the left (Ann Arbor trail and Wayne).

R030701

CR 112-01 RESOLVED, that having considered a letter from Eric J. Fitzpatrick, 9327 Montana, dated February 8, 2001, with regard to the safety, aesthetics and environmental concerns of excessive or inappropriate outdoor lighting at various businesses throughout the City, the Council does hereby **refer the subject of considering establishment of a new policy or ordinance regulating excessive outdoor lighting in the City of Livonia to the Mayor** for a report and recommendation.

CR 113-01 RESOLVED, that having considered a letter from Eric J. Fitzpatrick, 9327 Montana, dated February 8, 2001, with regard to the safety, aesthetics and environmental concerns of excessive or inappropriate outdoor lighting at various businesses throughout the City, the Council does hereby **refer this matter to the Streets, Roads and Plats Committee** for its report and recommendation..

R051601

CR 329-01 RESOLVED, that having considered the report and recommendation of the Streets, Roads and Plats Committee, dated May 1, 2001, submitted pursuant to Council Resolution 113-01, and a letter from Eric J. Fitzpatrick, 9327 Montana, dated February 8, 2001, with regard to the safety, aesthetics and environmental concerns of excessive or inappropriate outdoor lighting at various businesses throughout the City, the Council does hereby refer the **subject of a proposed Policy for Outdoor Lighting for Businesses throughout the City and whether City ordinances should be amended to incorporate the suggestions made by Mr. Fitzpatrick to the Administration for its report and recommendation.**

R121901

CR 776-01 RESOLVED, that having considered the report and recommendation of the Department of Law, dated November 27, 2001, submitted pursuant to Council Resolution 329-01, and a letter from Eric J. Fitzpatrick, 9327 Montana, Livonia, Michigan 48150, dated February 8, 2001, with regard to the safety, aesthetics and environmental concerns of excessive or inappropriate outdoor lighting at various businesses throughout the City, the Council does hereby **approve of the City of Livonia Outdoor Lighting Policy, dated October 31, 2001, as attached to the aforementioned report from the Department of Law and does hereby request that the Planning Department and/or Inspection Department take all steps necessary to implement this policy.**

DEPARTMENT OF LAW

CITY ATTORNEY
Sean P. Kavanagh

CHIEF ASSISTANT CITY ATTORNEY
Cathryn K. White

ASSISTANT CITY ATTORNEY
Michael E. Fisher

ASSISTANT CITY ATTORNEY
Barbara J. Scherr



Jack E. Kirksey
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2520
FAX: (734) 421-4870

November 27, 2001

TO: HONORABLE MEMBERS OF THE CITY COUNCIL

FROM: DEPARTMENT OF LAW

SUBJECT: Policy for outdoor lighting for businesses

REF: Council Resolution 329-01

Dear Council Members:

Your resolution 329-01, adopted at the regular meeting of May 16, 2001, referred to the Administration the subject of a proposed policy for outdoor lighting for businesses throughout the City, and the question whether to amend City ordinances to incorporate suggestions made by Mr. Eric Fitzpatrick to the Council's Streets, Roads and Plats Committee at its May 1, 2001 meeting. A proposed policy is enclosed, although no ordinance changes are recommended at this time.

Land use regulations are set forth in the Zoning Ordinance. This would be the logical place to insert any new regulations on outdoor lighting. However, existing uses are generally protected by law from the application of new amendments to the Zoning Ordinance, meaning that any such regulations would only apply to new construction, or to premises which require site plan amendments. Given the essentially developed nature of the City, it is probably too late to reorient outdoor lighting for businesses throughout the City, regardless of what ordinance changes are adopted.

Moreover, the general tendency toward State-imposed uniformity in construction codes and related regulations makes it unclear how much additional regulation the City can impose by ordinance.

To: Honorable Members of the Council
Re: Policy for outdoor lighting for businesses

November 27, 2001
Page 2

Nevertheless, Mr. Fitzpatrick made some good recommendations and these have inspired the attached City of Livonia Outdoor Lighting Policy. As the Policy indicates, it will be considered as part of the site plan review process. That would appear to be the best vehicle for addressing these concerns. The policy was developed by the Planning Department, in consultation with the Law and Inspection Departments, and avoids needlessly technical and hard-to-enforce rules in favor of principles to be applied generally.

It is hoped that this policy will satisfy the purposes of Council Resolution 329-01.

Approved for submission:

Very truly yours,

Jack E. Kirksey, Mayor

Sean P. Kavanagh, City Attorney

Michael E. Fisher, Asst. City Attorney

Mark Taormina, Planning Director

David Woodcox, Director of Inspection

MEF:mv

Attachment

cc: Mayor, Clerk, Council, Planning, Inspection

P:\Council\2001\admin responses\outdoor lighting 329-01

CITY OF LIVONIA OUTDOOR LIGHTING POLICY

The City of Livonia finds it necessary to establish guidelines for the installation of exterior lighting in all non-residential zoning districts. The purpose and intent of establishing these guidelines are as follows:

- To reduce glare and light pollution as a result of unnecessary and improperly designed light fixtures.
- To prevent light trespass into residential homes.
- To provide safe roadways for motorists, cyclists and pedestrians.
- To conserve energy by promoting efficient and cost effective lighting.
- To allow for flexibility in the style of lighting fixtures.
- To provide sufficient illumination for safety, convenience and security.
- To assist residents, business and property owners, city departments, the Planning Commission, City Council, and other governmental agencies in bringing outdoor lighting into conformance with the purposes of this policy.

The City of Livonia Inspection Department shall consider the following guidelines and criteria at the time a building permit is applied for, and in the case of projects that require the review and approval of a site plan by the Planning Commission and/or City Council, such guidelines shall be considered as part of the site plan review process. The Inspection Department or Planning Department may request additional information, as it deems necessary in determining whether or not the following guidelines are being met. Such information may include, but shall not be limited to: lighting plans with a layout of the proposed fixture locations; photometric data showing the spatial distribution of the output of the proposed fixtures; and manufacturer's catalog cuts that present a description of the equipment, including glare reduction devices, lamps, and mounting heights.

- 1) All light fixtures should be located, aimed or shielded so as to minimize stray light trespassing across property boundaries.
- 2) Pole mounted lights should not exceed a height of 20 feet as measured from the surface of the parking lot or ground surrounding the base of the proposed light fixture. Exceptions will be allowed in cases where there are unique circumstances due to topography, or the location and size of the parking lot in relation to residential districts and public thoroughfares is such that increasing the height of the light poles will not cause a nuisance or result in any safety hazards.
- 3) Flat lens "shoebox" or full cutoff design with horizontally aligned flush-mounted (non-protruding) lens style light fixtures are preferred over sag-lens or drop lens fixtures, which tend to waste energy and produce unnecessary glare.

- 4) Any canopy structures should have recessed lights with diffusers, which do not extend below the surface of the canopy. Canopy mounted sag-lens or drop lens fixtures are discouraged.
- 5) Where security is a concern, fluorescent and metal halide lamps are preferred source of outdoor lighting.
- 6) Directional fixtures such as floodlights, spot lights and sign lights should be installed or aimed so that they do not shine directly into the window of a neighboring residence, directly into a roadway, or skyward. Photocells with timers that allow a floodlight to go on at dusk and off by 11:00 p.m. are encouraged.
- 7) All outdoor light fixtures should be equipped with or be capable of being back fitted with light directing devices such as shields, visors or hoods when necessary to redirect offending light distribution.
- 8) All non-essential exterior lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.
- 9) The use of mercury vapor lamps is discouraged.

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD FEBRUARY 23, 2026**

Meeting was called to order at 8:00 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Brandon McCullough, President Reid. Absent: Eileen McDonnell.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Planning and Economic Development Director.

5. SITE PLAN PETITION: Petition 2025-12-08-09, submitted by Schoolcraft Lodge Inc., requesting site plan approval to construct a four-story hotel at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road between Merriman Road and Hubbard Avenue in the Northeast $\frac{1}{4}$ of Section 27.

Mark Taormina, Planning and Economic Development Director, stated the site plan was originally approved in 2023, it has since expired after no action was taken, and the layout of the hotel has not changed after previous approval.

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

DIRECTION:

APPROVING

REGULAR



LETTER TO THE LIVONIA CITY COUNCIL

5.

Planning
January 14, 2026

MEETING DATE

S022326/R030926

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

SITE PLAN PETITION: Petition 2025-12-08-09, submitted by Schoolcraft Lodge Inc., requesting site plan approval to construct a four-story hotel at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road between Merriman Road and Hubbard Avenue in the Northeast ¼ of Section 27.

BACKGROUND DETAILS

January 14, 2026

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2025-12-08-09 – Staybridge Hotel

Dear Council Members:

At the 1,240th Meeting held by the Livonia City Planning Commission on January 13, 2026, the following resolution was adopted:

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

#01-02-2026 RESOLVED, That the City Planning Commission does hereby recommend to the City Council that Petition 2025-12-08-09 submitted by Schoolcraft Lodge Inc. requesting approval under Sections 3.13, 6.30, and 13.13 of the Livonia Zoning Ordinance, as amended, to construct a four-story hotel at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road between Merriman Road and Hubbard Avenue in the Northeast ¼ of Section 27, be approved subject to the following conditions:

1. That the Site Plan marked Sheet C1 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
2. That the Dimension Plan marked Sheet C2 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
3. That the Grading Plan marked Sheet C3 dated December 12, 2025, 2026, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;

4. That the Utility Plan and Details marked Sheets C4 and C5 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
5. That the Photometric Plan marked Sheet 1 of 1 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
6. That the Floorplans marked Sheets A1.01 and A2.02 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
7. That the Exterior Elevations marked Sheet A2.2 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
8. That the Landscape Plan marked Sheet LS-1 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
9. That the site's landscaping shall be updated to amend the landscaping on the north side of the Merriman Drive to a species that better accommodate the neighboring parcel's addition to the satisfaction of the Planning Director and thereafter permanently maintained in a healthy condition;
10. That all landscaped and sodded areas shall be permanently maintained in a healthy condition;
11. 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;
12. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadways;
13. 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;
14. 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;
15. Pursuant to Section 13.13 of the Livonia Zoning Ordinance, as amended, 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.

ATTACHMENTS

1. 2025-12-08-09_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: January 20, 2026



Maureen Miller Brosnan, Mayor

Date: January 30, 2026

CITY OF LIVONIA, MICHIGAN
APPLICATION FOR SITE PLAN REVIEW & APPROVAL

All petitions for Site Plan Approval shall be filed with the City Planning Commission,
33000 Civic Center Drive, Livonia, MI 48154-3097.

For filing fee see computation below

Date Filed: 12/11/25 Petition Site Plan 2025-12-08-09
Site Address: 31501 Schoolcraft Rd Sidwell 105-990-029-003
Requesting Approval to Construct Hotel
Applicant Robert Nofar Business/Company: Schoolcraft Lodge Inc
Applicant's Address: 27451 Schoolcraft City: Livonia State: MI Zip Code: 48150
Applicant's Phone # (248) 787-6511 Applicant's Email robertnofar@msn.com
Contact Person: Brian Biskner Business/Company: Umlor Group
Contact's Address: 49287 West Road City: Wixom State: MI Zip Code: 48393
Contact's Phone # (248) 773-7656 x124 Contact's Email bbiskner@umlorgroup.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 (if proposed must submit separate sign application)
- 2) **Detailed Landscape Plan** including:
 - listing or labeling of all planted materials as to type and size
 - areas to be fully irrigated
 - percentage of landscaping provided (15% of total site required)
- 3) **Building Elevation Plan** depicting:
 - architectural quality
 - wall section & detail plan - exterior building materials must be labeled (i.e. brick, thin brick, E.F.I.S.)
 - all visible rooftop mechanical equipment and how they will be screened
- 4) **General Floor Plan** showing:
 - floor layout
 - entrances & exits
 - restaurants are required to illustrate seating arrangement & capacity
- 5) One (1) set of reduced plans (i.e. site, landscape, elevation, floor), a maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to: planning@livonia.gov
- 6) **Legal Description** of the property to be considered (Clearly Printed)
- 7) One (1) completed application form & three (3) sets of full-size drawings

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

FEE COMPUTATION	<u>18,737</u> sq. ft. of new construction x \$20.00 per 1,000 sq. ft.	\$600.00
	(NOTE: Round off to nearest 1,000) + <u>375.00</u>	
	Total Amount Due \$	<u>975.00</u>

Owner of Property: Same as Applicant
Owner's Address: _____ City: _____ State: _____ Zip Code: _____
Owner's Phone # (____) _____ Owner's Email _____
Signature of Owner: [Signature] Print Name Robert Nofar

CITY OF LIVONIA
PLANNING DEPARTMENT

DEC 15 2025

RECEIVED

**MINUTES OF THE 1,240th PUBLIC HEARINGS AND REGULAR MEETING
HELD BY THE CITY PLANNING COMMISSION
OF THE CITY OF LIVONIA**

On Tuesday, January 13, 2026, the City Planning Commission of the City of Livonia held its 1,240th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

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

Members absent: None

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

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

ITEM #1 PETITION 2025-12-08-09

Staybridge

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2025-12-08-09 submitted by Schoolcraft Lodge Inc. requesting approval under Sections 3.13, 6.30, and 13.13 of the Livonia Zoning Ordinance, as amended, to construct a four-story hotel at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road between Merriman Road and Hubbard Avenue in the Northeast ¼ of Section 27.

Mr. Uhazie: Thank you, Mr. Chairman. This is a request to construct a four-story hotel that was previously approved in 2023. The location of the flag-shaped parcel is next to our last petitioner, on the corner of Schoolcraft and Merriman Road. The parcel contains frontage along both Schoolcraft and Merriman Roads. It has about 397, feet of frontage along Schoolcraft and 66 feet along Merriman Road. This site was previously zoned C-3 (Highway services), and was rezoned to C-4 in 2023. Hotels up to four stories are permitted in the C-4 district. As I mentioned, the site plan was approved in April 2023 but after one year of no permits, it relapsed and has to go through site plan approval again. The surrounding neighborhood includes to the east, a gas station zoned C-2, that we've discussed here earlier. To the south and west are industrial uses zoned M-1, and across the highway are commercial uses along west bound Schoolcraft. The site contains a vacant 7,748 square foot building, originally built as Mountain Jack's restaurant that was converted to a beauty school. Three driveways provide access to the site, including two along Schoolcraft and one along Merriman. The building and other site improvements would be removed as part of this petition. The proposal is for a new hotel to be positioned near the middle of the property, with parking on all four sides. The main entrance would face Schoolcraft Road. The building's overall length would be about 243 feet each floor. Each floor plate measures about 17,730 square feet, and the general floor area of the building would be about 70,920, square feet. The first floor would contain 10 guest suites and a great room, a shared living room, a pantry, lobby area, offices, a fitness center and indoor pool, as well as guest in hotel laundry rooms. Layouts for the second, third and fourth floor would all be similar. Each floor would contain 28 guest suites. Altogether, there would be 94 suites in the hotel. The proposed hotel would be setback approximately 80 feet from Schoolcraft Road and be 90 feet from the west property line and 60 feet from the eastern property line and 25 feet from the south property line. The proposed hotel complies with all the city's required side yard setbacks. Parking for hotels is based on one space for each guest room, plus one per employee. This would require 98 spaces. The site plan shows a total of up to 99 spaces. As mentioned at the study, 15 of these spaces were land baked. Last time we saw this petition, those spaces were along the southern end the excess along the excess road to Merriman. The dumpster would be located in the southwest corner with an opening facing north. The walls would be eight feet high and consist of an enclosure material to match the building. Access gates would be wood on a steel frame. The enclosure must be constructed from masonry materials, and the swing gate must be either solid metal or composite. Access to the site would rely on

the same number of curb cuts. Two on Schoolcraft and one on Merriman. The only change is that the westerly drive on Schoolcraft would be shifted further west. All three approaches are designed to accommodate two-way traffic. For stormwater, the site would be detained underground and the landscaping plan shows nine full size trees, four ornamental and 69 shrubs along Schoolcraft. Landscaping is also provided around the site's perimeter, within the parking lot islands and along the foundation of the building. All this landscaping would remain the same as it was under the 2023 petition. The building's exterior consists primarily of E.I.F.S. Portions of the first floor include stone veneer and either tile metal or composite panels. Buildings would have a flat roof with an overall height of about 54 feet and five inches. The colors appeared to be a mix of brown beige and either dark blue or black. The structural design is of a wood frame. A column supported canopy is provided at the building's main entry. The submitted photometric plans, information on site lighting, including the light fixtures, type, height, locations and illumination levels, all appear to comply with the zoning ordinance. The height of the poles is 20 feet. Hotels would be allowed one wall sign at 235 square feet. The development would also be allowed one ground sign at 30 square feet. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: Mr. Uhazie: The first item is from the Engineering Division, dated December 22, 2025, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items: 1. The subject parcel is assigned the address of #31501 Schoolcraft Road. Should additional addresses be needed, the owner will need to contact this Department once approval has been obtained. 2. The existing parcel is currently serviced by public sanitary sewer and water main and storm sewer. The submitted drawings indicate revised utility leads for the property, including storm water detention. Proposed utilities and calculations will be reviewed when plans are submitted for permitting. 3. Any disturbances within the Merriman Road right-of-way, including replacement of the drive approach or sidewalk will require permitting through the Wayne County Department of Public Service."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated January 2, 2026, which reads as follows: *"This office has reviewed the site plan submitted in connection with the new construction and use of the property located at the*

above referenced address. No objections to this proposal with the stipulations: Subject building(s) are to be provided with an automatic sprinkler system, and on-site hydrants shall be located between 50 feet and 100 feet from the Fire Department connection. Sprinkler permit and plans are a required submission to the building department. 3rd party review may be required. Fire protection detection and monitoring shall be installed and reporting. Fire alarm permits and plans are a required submission to the building department. Knox Box (Knox Locks on gated entries) must be installed for Fire Department access. Any site-specific issues will be addressed during the Life Safety inspection. A further detailed plan review will take place when this division receives an official plan set." The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated April 7, 2025, which reads as follows: *"I have reviewed the plans in connection with the petition. I have concerns with the lack of parking provided in this proposal. It is not unreasonable to require a minimum one parking spot per room and employee for this proposal. It is inevitable that the proposed establishment will reach full occupancy at some point during its operation and there would be no parking provided for all patrons. Furthermore, there is no legal public parking in the vicinity to supplement this deficiency, creating potential issues with neighboring businesses."* The letter is signed by Paul Walters, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated January 6, 2026, which reads as follows: *"Pursuant to your request, the above-referenced Petition has been reviewed. This Department has no objections to this Petition."* The letter is signed by Jerome Hanna, Director of Inspection. That is the extent of the correspondence.

Mr. Wilshaw: All right. Thank you. Mr. Uhazie. Any questions for our planning staff?

Mr. Bongero: Jake, do we have a parking issue?

Mr. Uhazie: I don't believe so. The plans that went out, he did not see the discussions that we've had previously about the land baked parking. So it would be sufficient if we required that right away, but we do have that option with the land baking that was all ironed out in 2023.

Mr. Bongero: Okay, so we're comfortable with this. Okay, thank you.

Mr. Long: Same question.

Mr. Ventura: Same question.

Mr. Wilshaw: Very good. And I, as I recall, the conversation back a few years ago was that the petitioner stated that there's a certain percentage of their customer base that does come by Uber or other forms, so they don't necessarily have a vehicle with them, which is why we, I think, went the route we did with the land banking back then. Just for a reminder. Is there anything else for our planning staff? If not, our petitioner is in the audience, feel free to come forward to our podium. Good evening, sir.

Brian Biskner, Umlor Group. The only thing that I'll add to the discussion is we have six EV out front of the building and the landscaping, we feel that with whatever happens to the to the previous applicant, we can, we can remove those and put some low Arbor values or something there, but our landscape plan hasn't changed, so I'm here for all your questions.

Mr. Wilshaw: Thank you. Let's see if there's any questions for our petitioner. Any questions for our Petitioner this evening? I think we have taken care of all questions...Mr. Caramagno.

Mr. Caramagno: Just a basic question. So, this came before us a little over a year ago, and what if anything has changed between then and now, other than reapplying for the expiration of time?

Mr. Biskner: Just finances. They felt that construction materials were too much and interest rates, and so they kind of hemmed and hawed and let it go by.

Mr. Caramagno: Okay. And another question that I had at the study session...just reaffirm this. So, the fellows that are building this site and have another hotel a couple miles down at Inkster Road. Business here is good, and there's still demand for something like this in our area?

Mr. Biskner: Yeah, they wouldn't be doing it if it didn't, if it wasn't going to be profitable.

Mr. Caramagno: Okay? And the last question, how long will something like this take to build?

Mr. Biskner: About a year.

Mr. Caramagno: So a year from permit you'll be open?

Mr. Biskner: Yeah, this is an extended stay. You don't have many extended stays. And it accommodates a business traveler, in, like that. So, it's a unique property.

Mr. Caramagno: Yeah, they answered that question last week at our study session, what extended stay is, you know, is that two weeks, 10 weeks, four years, apartment living. What does it turn into? And I understand what they told me, business travelers, and it varies, but the intent is hotel living for a period of time.

Mr. Biskner: Yep.

Mr. Caramagno: Okay. Thank you.

Mr. Wilshaw: Thank you. Mr. Caramagno. Any other questions for our petitioner?

Ms. Dinero: Can you give us some clarity on when you expect work? Since this is, you know, it's been almost two years since you originally came in front of us. When do you guys expect to break ground and actually start building this?

Mr. Biskner: Break ground? Pretty much as soon as possible, which would be Spring and so it'll be a Spring, Summer grand opening. Next year grand opening.

Mr. Wilshaw: I think your partner is behind you there too. Some additional answers there. Good evening.

Robert Nofar, Nofar Hotel Group. As you said, soon as we get permitting all approved and everything is ready to go, we anticipate maybe late spring, somewhere in that time frame, okay, if there's no, you know, delays in any, any other areas.

Mr. Wilshaw: Thank you, sir. . Any other questions?

Ms. Dinero: No. Thank you.

Mr. Wilshaw: All right. Any other questions for our petitioner?

Mr. Ventura: I recall that when you were here a year or year and a half ago, one of the requests we made of you was that the amount of E.I.F.S on the exterior this building be reduced and more alternative materials that are not E.I.F.S being used on the exterior. And since there's only one elevation in our package, and we can only see the front and a little bit of the one side of the

building. Can you tell us what's going on with the other two sides of the building in terms of building materials?

Mr. Nofar: Well, the first floor is mainly all brick. Then you got, I think, those the middle part where the entrance is, it's all...

Mr. Ventura: Where the darker colors are.

Mr. Nofar: The darker color, I think the brown, well, the dark blue would be E.I.F.S., and the middle part would be metal paneling, and the remaining would be E.I.F.S. So, you have three different types of materials.

Mr. Ventura: What about the south side of the building?

Mr. Nofar: You got brick and E.I.F.S. I'd have to look at the plans to be honest with you. They should be in the plan as far as what the details?

Mr. Ventura: Right. I guess I'd simply make the same request. Is that...take a look at this building, and as you move through the process here, you add some masonry to the building and reduce the amount of E.I.F.S.

Mr. Nofar: I'm sorry say that again the last what you said.

Mr. Ventura: Some more exterior materials that are not E.I.F.S.

Mr. Nofar: Well, you know what the prototypical type recalls for exactly what we need. And to be honest with you, this project is so expensive, and we're trying to keep the cost low, just so we can make this thing work. And the design is meant to be the way it's supposed to be. That's the prototypical type. We like to stick with that, because any deviation, you know, if you need anything else different, it would really hinder the cost of the project, and it's very difficult today to try to get these projects up as we'd like. So any little deviations...

Mr. Ventura: Anything you can do would be appreciated.

Mr. Wilshaw: Thank you. Sure. No problem.

Mr. Ventura: Thank you, Mr. Chair.

Mr. Wilshaw: Thank you. Mr. Ventura. Any other questions? Comments? Mr. Nofar, what are you...I don't know if you have a feel for what the

pricing of this hotel is going to be. Do you have a frame of mind as to what this is going to rent for?

Mr. Nofar: I'm still putting it together. That's what I'm saying. I'm trying to get the best way to do this project is I have to really put a lot of time, and I've been doing this for over 30 years, so I, you know, there's a certain point that you know, either, if you go over and you know, it's not feasible anymore. So, we're putting the numbers together. I estimate between 12 to 14 million.

Mr. Wilshaw: Okay, that's helpful. I was also looking more at what the room rates would be. Do you have a feeling for what you're going to charge?

Mr. Nofar: The extended stay brands you normally, because you get long term commitment from a lot of these corporate guests that come in, because you're not worried about just regular people walking in. So we try to go by rough par, which is, you know, how much rooms you're selling in the rest compared to how many rooms you have in the hotel and how many guests are staying. You get the number of that. So we're looking at about a rough par of about 110 to 120 and just talking minimum.

Mr. Wilshaw: Okay, and how would this property compare, for example, to your property a mile to the east, the Holiday Inn property? Is this going to be a higher rent property or a similar room rate?

Mr. Nofar: The room rates are going to be more the ADR is going to be about 160 to 200. When I say rough par, I mean, if all the rooms are sold, right, the rough par would be about that much. But as far as the difference in pricing, that property at the Holiday Inn Express, it's more of a limited service. This is an extended stay. So you have bigger rooms. You got sweets in there, you got kitchenettes, you got big refrigerators. It's a lot more involved. It's a lot more amenities. So, we'd be getting a lot better rate at this location.

Mr. Wilshaw: Okay, so you're expecting the average daily rate to be much higher.

Mr. Nofar: Yes.

Mr. Wilshaw: Okay, that's good. Thank you. Any other questions? If not, anyone else in the audience wishing to speak on this item? We do have someone that's going to come down and speak. Mr. Nofar, if you want to just take a seat for a moment. Thank you.

Rick Deering 31763 Scone, Livonia, MI. Good evening, ladies and gentlemen, thank you for allowing me to be here to speak. My concerns were, I know we have another hotel east of where this project's going, and you know, there has, even though it has made, you know, money for the city, you know, which I'm happy for. They've had some with their share of problems with traffic and things like that. And I'm just wondering if a good possibility this project here can kind of do the same. It's already pretty much heavily trafficked area. Anyways, I've seen my share of accidents there because of the congestion. Even congestion is going over the bridges and that, you know, to connect to the neighborhood. So that's just one of my concerns.

Mr. Wilshaw: I'm not going to be able to give you an answer to your questions, necessarily, but I do understand that you're raising a concern about increased traffic in the area as part of this. We'll see if there's any additional comments that the petitioner will have when he comes back up. But we do understand that concern. Is there anything else that you'd like to say about this petition?

Mr. Deering: No, just that was my major concerns right there, the traffic, just the safety of the even traveling on school crap, because of, right now, a lot of the accidents and have been due to speed and, you know, with more traffic, that could just add to the equation, if I may be allowed to say.

Mr. Wilshaw: Sure, sure. That's a valid concern, and it's actually one that you heard at our last petition, which was, of course, the neighboring property the gas station. One of the concerns that we had was being able to potentially limit traffic coming out of those driveways, because, as Mr. Droze noted, there is a high volume of crashes at that intersection, so we are definitely aware of that, and it's a concern of ours as well.

Mr. Deering: All right. Well, I want to thank everybody for letting me have the chance to speak. And obviously whatever decision you make is your decision to make. So thank you again. I appreciate it.

Mr. Wilshaw: Thank you, Mr. Deering, for coming forward and speaking to us. All right, thank you for having me. I appreciate. Thank you. Thank you. There's one other gentleman I think that's going to come up here. Good evening, sir.

Gafencu Doru, 31670 Schoolcraft Road, Livonia, MI. Okay, so I'm on the other side the highway, just a little bit off. My concern is the magnitude of the project being four stories high. Everything's one to two stories currently, and this would be and even the police, as they

mentioned, it's a little extravagant for the plot. So, can that be limited to two stories, three stories, four stories, and having the light pollution and the traffic, like it was mentioned, it's a concern for me being pretty much across the street.

Mr. Wilshaw: We understand your concerns.

Mr. Doru: So I'm opposed to it.

Mr. Wilshaw: Okay. Thank you for coming and letting us know that. Thank you so much. Anyone else wishing to speak on this item, if not? Mr. Nofar, did you want to come up and add any additional comments before we close or address some of the concerns that were raised as far as traffic?

Mr. Nofar: As far as the traffic, I don't want any accidents, of course not. All right? Um, but you know, I don't know. I can't control the traffic. I mean, that's all I can say.

Mr. Wilshaw: Alright, and I know that you specifically designed this property to have that exit to the east so that you are giving it opportunities for some of your patrons to not only exit on Schoolcraft, but also directly on Merriman so they don't have to all be coming in and out of one location. Is that correct?

Mr. Nofar: That's correct.

Mr. Wilshaw: Okay, alright. Is there anything else you'd like to say before we make our decision? Always like to give you the last word.

Mr. Nofar: I've been, you know, we've been trying really hard to get this thing up and going. So hopefully things, you know, work out and we get started on it.

Mr. Wilshaw: Okay, all right. Well, thank you for your comments, and I'm going to go to my colleagues if there's no other questions or comments, and see if there is someone wishing to offer a motion.

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

#01-02-2026 **RESOLVED**, That the City Planning Commission does hereby recommend to the City Council that Petition 2025-12-08-09 submitted by Schoolcraft Lodge Inc. requesting approval under Sections 3.13, 6.30, and 13.13 of the Livonia Zoning Ordinance, as amended, to construct a four-story hotel at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road between

Merriman Road and Hubbard Avenue in the Northeast ¼ of Section 27, be approved subject to the following conditions:

1. That the Site Plan marked Sheet C1 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
2. That the Dimension Plan marked Sheet C2 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
3. That the Grading Plan marked Sheet C3 dated December 12, 2025, 2026, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
4. That the Utility Plan and Details marked Sheets C4 and C5 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
5. That the Photometric Plan marked Sheet 1 of 1 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
6. That the Floorplans marked Sheets A1.01 and A2.02 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
7. That the Exterior Elevations marked Sheet A2.2 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
8. That the Landscape Plan marked Sheet LS-1 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
9. That the site's landscaping shall be updated to amend the landscaping on the north side of the Merriman Drive to a species that better accommodate the neighboring parcel's addition to the satisfaction of the Planning Director and thereafter permanently maintained in a healthy condition;
10. That all landscaped and sodded areas shall be permanently maintained in a healthy condition;
11. 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;

12. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadways;

13. 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;

14. 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;

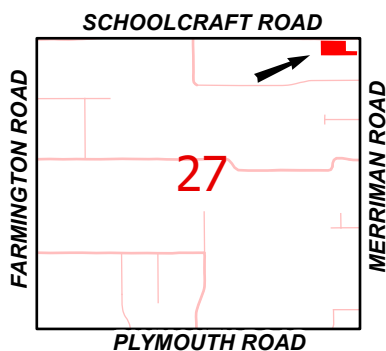
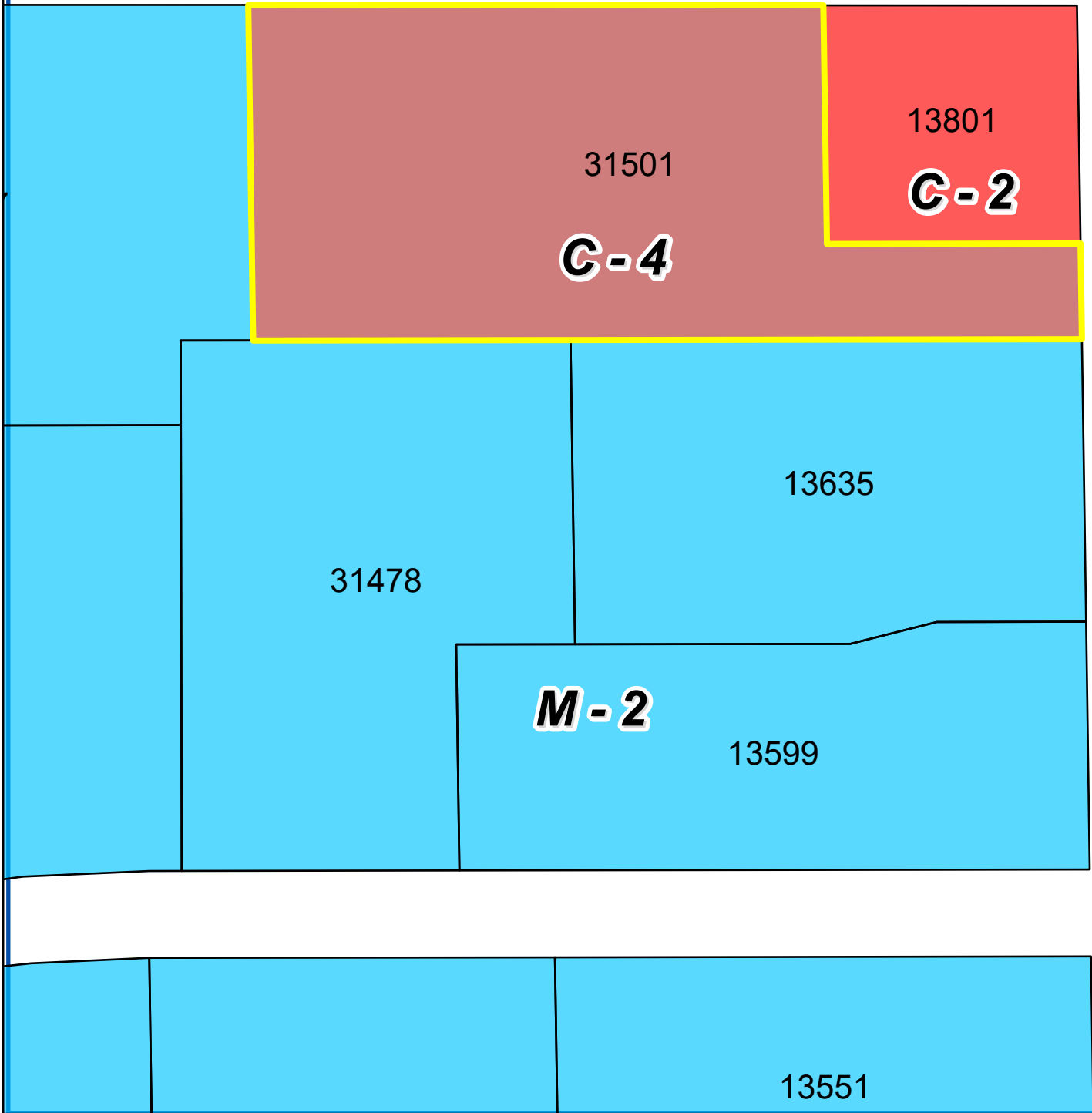
15. Pursuant to Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

Mr. 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.

SCHOOLCRAFT ROAD

MERRIMAN ROAD



Address & Zoning Map

Petition 2025-11-08-09
Nofar Staybridge
31501 Schoolcraft Road



Not to Scale



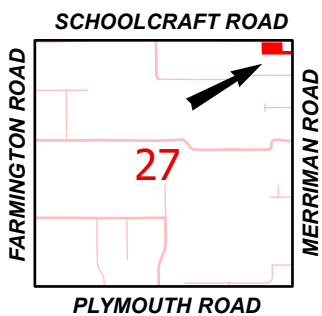
City of Livonia
Planning Department



I-96 FREEWAY

SCHOOLCRAFT ROAD

MERRIMAN ROAD



Aerial Map

Petition 2025-11-08-09
Nofar Staybridge
31501 Schoolcraft Road



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 2

Petition 2025-12-08-09 submitted by Schoolcraft Lodge Inc. requesting approval under Sections 3.13, 6.30, and 13.13 of the Livonia Zoning Ordinance, as amended, to construct a four-story hotel at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road between Merriman Road and Hubbard Avenue in the Northeast ¼ of Section 27.

January 6, 2026: Study Meeting:

This petition involves a request to construct a new, four-story hotel on the south side of Schoolcraft Road, just west of Merriman Road. The flag-shaped parcel contains frontage on both Schoolcraft and Merriman Roads. The frontage length along Schoolcraft Road is about 397 feet, and along Merriman Road, it measures approximately sixty-six feet (66'). A gas station sits at the southwest corner of Merriman and Schoolcraft Roads, immediately adjacent to the site of the proposed hotel. The property is 103,280 square feet in overall size or about 2.37 acres.

The subject site is currently zoned to C-4 (High Rise Commercial). Hotels up to four (4) stories in height are permitted in the C-4 zoning district. The zoning of the gas station at the corner of Merriman and Schoolcraft Roads is C-2 (General Business). To the south and west are industrial uses zoned M-2 (General Manufacturing). And to the north, across the highways, are commercial uses along westbound Schoolcraft Road.

The site presently contains a vacant 7,346-square-foot commercial building with parking lots on three (3) sides. Three (3) driveways currently provide access to the property, including two (2) along Schoolcraft Road and one (1) on Merriman Road. The existing building would be removed to accommodate the four-story hotel, and the entire site would be redeveloped, including utilities, stormwater management, parking and driveways, and site lighting.

The new hotel would be positioned near the middle of the property, with parking on all four sides and the main entrance facing Schoolcraft Road. The building's overall length would be approximately 243.7 feet. The first floor would contain ten (10) guest suites, a great room, a shared living room, a pantry, a lobby area, offices, a fitness center, an indoor pool, and guest and hotel laundry rooms. The layout of the second, third, and fourth floors would be similar, with each floor containing twenty-eight (28) guest suites. Altogether, there would be ninety-four (94) guest suites.

For a four-story building in a C-4 zoning district, the minimum required front yard setback is forty feet (40'). The site plan shows that the proposed hotel, at its closest point, would be set back approximately eighty-five feet (85') from the right-of-way of Schoolcraft Road. Where the property abuts M-2 zoning along the west and south and C-2 zoning to the east, the Ordinance allows for a zero-setback subject to applicable building and fire codes. The proposed hotel is approximately ninety-three feet (93') from the west property line, sixty-seven feet (67') from the east property line, and twenty-four feet (24') from the south (rear) property line. The proposed hotel complies with all of the City's required yard setbacks.

Off-street parking for hotels is computed based on one (1) space for each guest room plus one (1) additional space for each employee. Based on the number of guest rooms and employees (94 rooms + 4 employees), this hotel would require ninety-eight (98) parking spaces. The site plan shows that there would be a total of ninety-nine (99) parking spaces available. All parking spaces would have to conform to the Zoning Ordinance, which requires a minimum of ten feet (10') in width by twenty feet (20') in length. Six (6) parking spaces will be EV (electric vehicle) equipped.

A single trash enclosure is shown in the site's southwest corner, with the enclosure gates facing north. The walls of the enclosure would be eight feet (8') in height and consist of an *"encloser material to match the building."* The access gates would be wood on a steel frame. The enclosure walls must be constructed from masonry material, and the swing gates must be either solid metal or composite (i.e., cement fiber).

Access to the site would rely on the same number of curb cuts, including two (2) on Schoolcraft Road and one (1) drive on Merriman Road. The only change is the westerly drive on Schoolcraft Road, which would be shifted further to the west. All three (3) approaches are designed to accommodate two-way traffic, including ingress and egress from the main thoroughfares.

The site's stormwater would be detained underground. Stormwater drainage, treatment, and detention details must be submitted to the Engineering Department before obtaining permits for the proposed redevelopment.

For landscaping, Section 10.03 requires nine (9) full-size trees, four (4) ornamental trees, and sixty-eight (68) shrubs along Schoolcraft Road. The plan shows nine (9) full-size trees, four (4) ornamental trees, and sixty-nine (69) shrubs and is thus in compliance. The ordinance also requires interior landscaping in parking lots containing forty (40) or more stalls. Landscaping is provided around the site's perimeter, within the parking lot islands, and along the foundation of the building, including seventeen (17) Blackgum trees lining the Merriman Road entrance. This portion of the submitted landscape plan may need to be revised to account for the neighboring property to the east, which is constructing an addition near the shared property line.

A photometric plan provides information on site lighting, including the fixtures' type, height, location, and illumination levels. The height of the light poles is 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 do not exceed a height of twenty feet (20') above grade.

According to the provisions outlined in Section 11.08 of the sign regulations, this hotel would be allowed to have one (1) wall sign not to exceed 243.7 square feet (1 square foot for each lineal foot of the building frontage) on the front of the hotel. The development would also be allowed one (1) ground sign, not to exceed thirty (30) square feet in area, six feet (6') in height, and must be setback at least ten feet (10') from any right-of-way lines. For buildings not exceeding two (2) stories in height, one (1) wall sign per unit located on the front of the building. In the case of an end-cap unit or a single business occupying a single building, a second wall sign shall be allowed on the side of the building occupied by the business. For buildings greater than two (2) stories in height, a total of three (3) wall signs shall be allowed on the upper floor of the building, provided, that a maximum of two (2) wall signs shall be allowed on any single façade or elevation of the building. Any signage over what is permitted by the sign ordinance would require a variance from the Zoning Board of Appeals.

January 13, 2026: Study Meeting:

Approving Resolution: That the request , to construct a four-story hotel at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road between Merriman Road and Hubbard Avenue is hereby approved, subject to City Council approval and the following conditions:

1. That the **Site Plan** marked Sheet C1 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
2. That the **Dimension Plan** marked Sheet C2 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
3. That the **Grading Plan** marked Sheet C3 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
4. That the **Utility Plan** and **Details** marked Sheets C4 and C5 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;

MISCELLANEOUS

ITEM 2 Petition 2025-12-08-09 – Nofar Staybridge

Page 4

5. That the **Photometric Plan** marked Sheet 1 of 1 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
6. That the **Floorplans** marked Sheets A1.01 and A2.02 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
7. That the **Exterior Elevations** marked Sheet A2.2 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
8. That the **Landscape Plan** marked Sheet LS-1 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
9. That the site's landscaping shall be restored to the satisfaction of the Planning Director and thereafter permanently maintained in a healthy condition;
10. That all landscaped and sodded areas shall be permanently maintained in a healthy condition;
11. 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;
12. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadways;
13. 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;
14. 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;
15. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, as amended, 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.

Denying Resolution: That the request , to construct a four-story hotel at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road between Merriman Road and Hubbard Avenue is hereby denied, due the following reasons:

1. The petitioner has failed to affirmatively show that the proposed use complies with all of the special and general waiver use standards and requirements outlined in Sections 3.13, 6.30, and 13.13 of the Livonia Zoning Ordinance, as amended.
2. That too many issues still need to be solved, including increased traffic concerns, building architecture, signage, site layout, and compatibility with the surrounding retail and industrial uses.
3. The site lacks the capacity to handle the intensity associated with a ninety-four (94) guest suites hotel. It would therefore be detrimental to and not in harmony with the character of the surrounding neighborhood.
4. The hotel would significantly impact adjoining parcels, public services, and community planning efforts.
5. That the proposal conflicts with the spirit and intent of the Zoning Ordinance to promote and encourage a balanced and appropriate mix of uses; and
6. The petitioner has failed to comply with all the necessary concerns for the safety and welfare of the City and its residents.

A SITE PLAN FOR STAYBRIDGE LIVONIA

CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

LEGAL DESCRIPTION

PARCEL ID# 105-99-0029-003

A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 00 DEGREES 07 MINUTES 30 SECONDS EAST 508.14 FEET ALONG THE EAST LINE OF SAID SECTION 27, SAID LINE ALSO BEING THE CENTERLINE OF MERRIMAN ROAD (120 FEET WIDE); THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 60.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID MERRIMAN ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 572.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 30 SECONDS WEST 231.53 FEET PARALLEL WITH SAID EAST SECTION LINE AND CENTERLINE TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SCHOOLCRAFT ROAD (WIDTH VARIES); THENCE SOUTH 89 DEGREES 14 MINUTES 28 SECONDS EAST 397.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 00 DEGREES 07 MINUTES 30 SECONDS EAST 164.64 FEET PARALLEL WITH THE SAID EAST SECTION LINE AND CENTERLINE; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 175.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID MERRIMAN ROAD; THENCE SOUTH 00 DEGREES 07 MINUTES 30 SECONDS EAST 66.00 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE BEING PARALLEL WITH SAID EAST SECTION LINE AND CENTERLINE TO THE POINT OF BEGINNING. CONTAINING 2.37 ACRES OF LAND MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

LEGEND

FOUND MONUMENTATION	●
SET MONUMENTATION	○
CORNER	○
RECORD MEAS.	○
FIELD MEAS.	○
PRORATED DIST.	○
CALCULATED DIST.	○
PROPERTY LINE	---
SECTION LINE	---
SETBACK LINE	---
PARCEL LINE	---
PLATTED LINE	---
FENCE LINE	---
STORM SEWER	---
SANITARY SEWER	---
WATER LINE/MAIN	---
GAS LINE/MAIN	---
OVERHANG LINE	---
BURIED CABLE	---
BURIED ELEC.	---
GAS METER	○
GAS SHUT OFF	○
GAS MARKER/FLAG	○
WATER MANHOLE	○
HYDRANT	○
WATER SHUT OFF	○
WATER METER	○
WATER WELL	○
WATER MARKER/FLAG	○
STORM MANHOLE	○
STORM BASIN	○
STORM BEEHIVE BASIN	○
STORM OUTLET	○
SAN. MANHOLE	○
SAN. CLEANOUT	○
SAN. MARKER/FLAG	○
COMM. MANHOLE	○
COMM. PEDESTAL	○
COMM. MARKER	○
LIGHT POLE	○
UTILITY POLE	○
POWER TRANSFORMER	○
ELEC. MARKER/FLAG	○
ELEC. METER	○
GRND. WTR. MON. WELL	○
SIGN	○
AIR CONDITIONING UNIT	○
FOUND IRON ROD	○
FOUND CAPPED PIPE	○
SET CAPPED IRON	○
BACK OF CURB	○
TOP OF CURB	○
CURB GUTTER	○
HIGH POINT	○
LOW POINT	○
FINISHED GRADE	○
FINISHED FLOOR	○
MATCH EX. GRADE	○
AS-BUILT MEAS.	○
POINT OF CURVE	○
POINT OF REV. CURVE	○
POINT OF COMP. CURVE	○
RIGHT OF WAY	○
POINT OF BEGIN	○
POINT OF COMMENCE	○
EX. SPOT ELEVATION	○
PROPOSED ELEVATION	○
DECIDUOUS TREE	○
EVERGREEN TREE	○

PLANNING COMMISSION NOTES:

- The three walls of the trash dumpster area shall be constructed from materials that complement the building. The enclosure gates shall be of solid panel steel construction or a durable, long-lasting solid panel material.
- All light fixtures shall not exceed twenty feet (20') in height and shall be shielded to minimize glare trespassing on adjacent properties and roadways.
- No LED light band or exposed neon shall be permitted on this site, including the building or around the windows.

DEVELOPER:

SCHOOLCRAFT LODGE INC.
MR. ROBERT NOFAR
27451 SCHOOLCRAFT ROAD
LIVONIA, MI 48150
248-787-6511

SURVEYOR:

NOWRY & HALE
192 N. MAIN STREET, SUITE D
PLYMOUTH, MI 48170
734-446-5501

ARCHITECT:

MR. WILLIAM JARRATT
JARRATT ARCHITECTURE
248-568-5200

LANDSCAPE ARCHITECT:

MR. JAMES GRAY
VERT VERDE
PLYMOUTH, MI
james@vertverde.com
734-249-3568

ENGINEER:

UMLOR GROUP
49287 WEST ROAD
WIXOM, MI 48393
FAX: (866) 690-4307
WEB: www.umlorgroup.com

MR. WES LEE UMLOR, P.E., P.S.
PHONE: (248) 773-7656
EMAIL: wumlor@umlorgroup.com

GENERAL NOTES:

- ALL CONSTRUCTION TO CONFORM AND COMPLY TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY, WAYNE COUNTY AND ANY OTHER GOVERNING AGENCY.
- LOADING/UNLOADING TO BE FROM A PARKING SPACE WITH A SMALL TRUCK - NO ADDITIONAL LOADING AND UNLOADING NEEDED FOR THE PROPOSED USE.
- WASTE WATER DISPOSAL TO BE DISCHARGED TO EXISTING CITY SEWER.
- WATER SUPPLY TO BE CONNECTED TO EXISTING PUBLIC WATER SUPPLY.
- A PERMIT FROM THE COUNTY ROAD COMMISSION IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC R/W.
- A SOIL EROSION AND SEDIMENTATION PERMIT WILL BE REQUIRED.
- EXTERIOR LIGHTING TO BE PER CITY REQUIREMENTS.
- SIGN DETAILS ARE TO BE PROVIDED TO THE CITY AND APPROVAL GRANTED PRIOR TO THE PLACEMENT OF ANY SIGNS. SIGN PLAN TO BE SUBMITTED AT A LATER DATE.
- SEE LANDSCAPE PLAN FOR PROPOSED LANDSCAPING (PROVIDED WITH SITE PLAN).
- ANY EXISTING ASPHALT DRIVES TO BE MAINTAINED FOR PROVIDE ACCESS FOR FIRE DEPARTMENT DURING CONSTRUCTION.
- SITE SHALL COMPLY WITH FIRE DEPARTMENT REQUIREMENTS.
- STORM SEWER DETENTION TO BE PROVIDED ON SITE IN DETENTION SYSTEM. ALL STORM WATER MUST BE APPROVED BY THE CITY.
- ALL REQUIREMENTS BY THE FIRE DEPARTMENT PER THE INTERNATIONAL FIRE CODE WILL BE MET.
- OWNER TO COORDINATE TRASH PICKUP FROM THE DUMPSTER AND BUILDING DELIVERIES AT NON-PEAK HOURS.

ZONING REQUIREMENTS

C-4 GENERAL BUSINESS

LOT - MIN. AREA: 4,000 FT.²

- MIN. WIDTH: N/A

COVERAGE - MAX. BLD.: N/A

SETBACKS - FRONT YARD: 40 FT.

- REAR YARD: 40 FT.

- SIDE YARD: 40 FT.

- SIDE TOTAL: 80 FT.

EXISTING CONDITIONS

LOT - AREA: 103,280 FT.²

- WIDTH: 66 FT.

COVERAGE - BLD.: 7,346 FT.² 7.1%

NOTE:

ALL CATCH BASINS ON PROPERTY WERE UNDER WATER ALL SIZES ARE BASED UPON A SITE PLAN FROM 1985

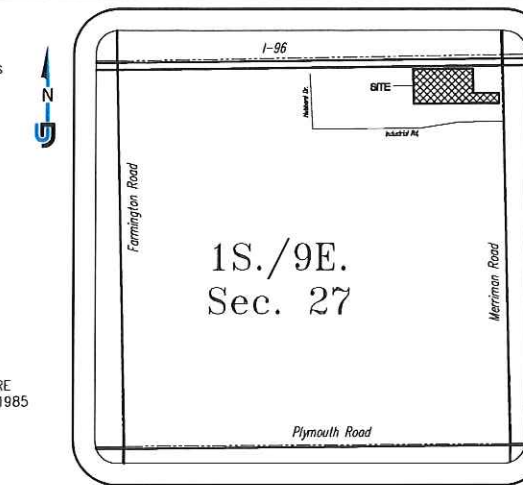
BENCHMARK:

1) THE NORTH RIM OF A STORM MANHOLE LOCATED 38.5 FEET EAST AND 125.6 FEET NORTH OF THE SOUTHEAST PROPERTY CORNER.

ELEVATION = 637.61 NAVD88

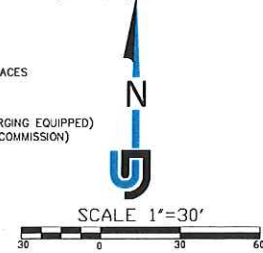
2) THE NORTH RIM OF A SANITARY MANHOLE LOCATED 197.2 FEET EAST AND 1.2 FEET SOUTH OF THE NORTHWEST PROPERTY CORNER.

ELEVATION = 639.83 NAVD88



SITE LOCATION MAP

(NO SCALE)

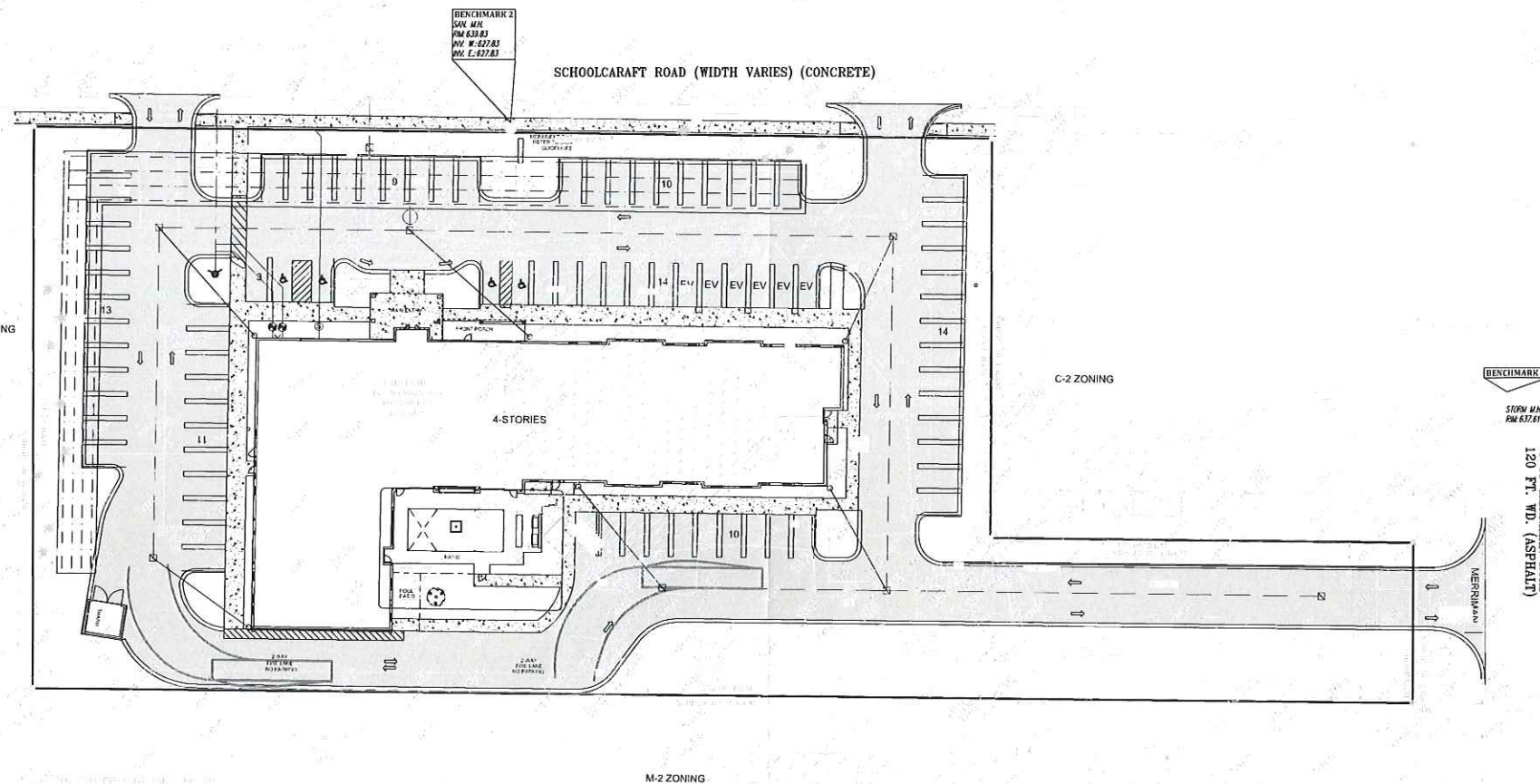


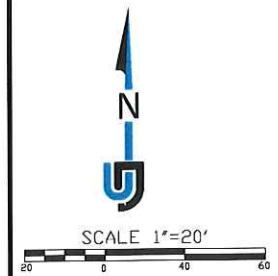
PARKING ANALYSIS:

HOTEL:
94 ROOMS * 1 spaces/room = 94
4 EMPLOYEES = 4
98 SPACES
98 SPACES REQUIRED
99 SPACES PREVIOUSLY PROPOSED
84 SPACES SUPPLIED (6 ARE EV CHARGING EQUIPPED)
(15 SPACES REMOVED PER PLANNING COMMISSION)

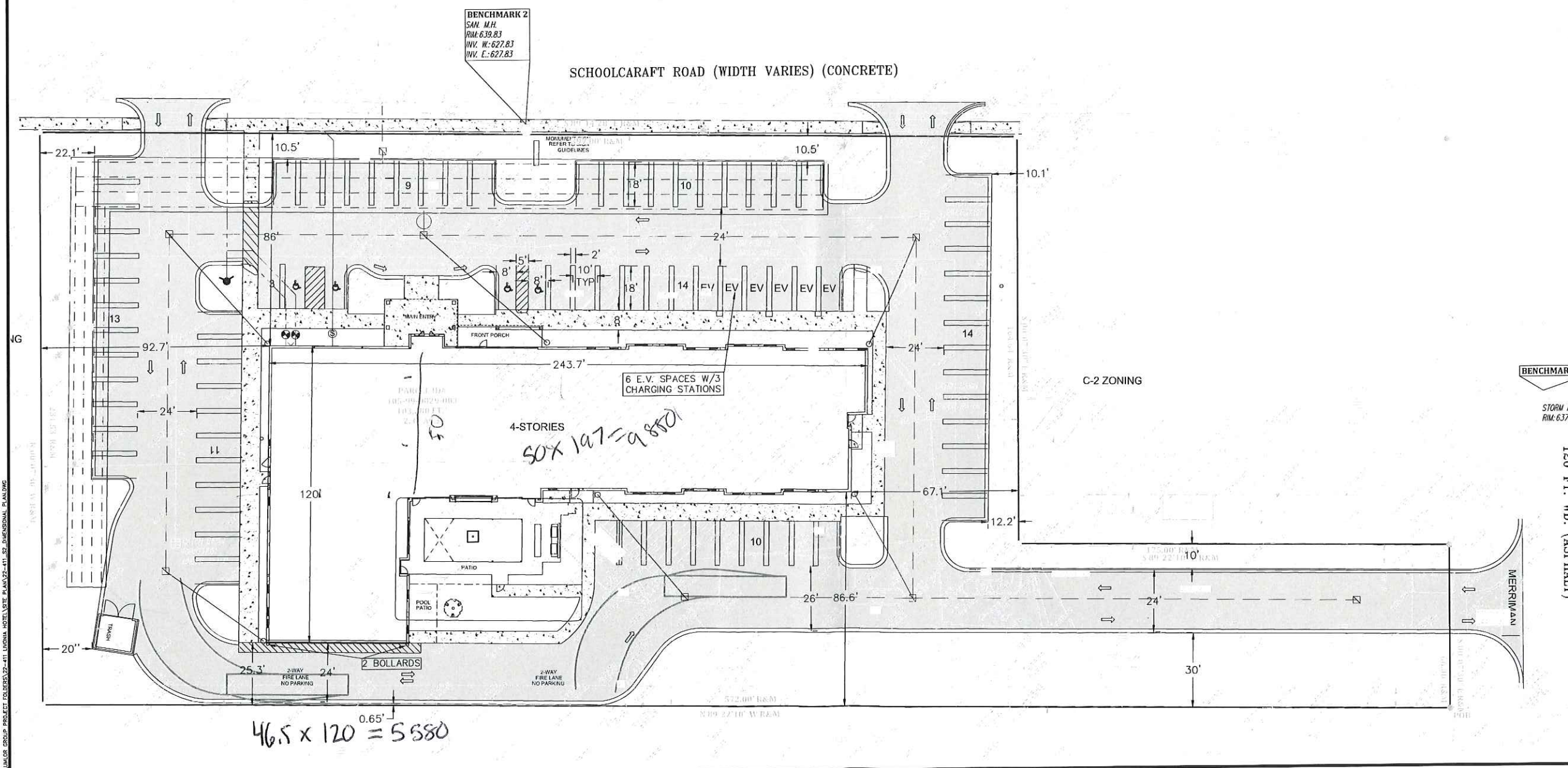
SHEET INDEX

- C1 SITE PLAN
- C2 DIMENSIONAL PLAN
- C3 GRADING PLAN
- C4 UTILITY PLAN
- C5 DETAILS
- 1 TOPO/BOUNDARY SURVEY
- 1 OF 1 PHOTOMETRIC PLAN
- 1S.1 LANDSCAPE PLAN
- A1.01 FIRST FLOOR PLAN
- A2.02 2-4 FLOOR PLANS
- A2.2 EXTERIOR ELEVATIONS





- LEGEND**
- EXISTING PROPERTY BOUNDARY
 - EXISTING CONTOUR
 - EXISTING OFFSITE PROPERTY BOUNDARY
 - EXISTING EDGE OF PAVEMENT
 - EXISTING WATERMAIN, HYDRANT AND GV
 - EXISTING STORM SEWER, CATCH BASIN, MANHOLE
 - EXISTING SANITARY, SANITARY MANHOLE
 - EXISTING OFFSITE BUILDING
 - PROPOSED BUILDING
 - PROPOSED CONTOUR
 - PROPOSED UTILITY EASEMENT
 - PROPOSED CURB WITH REVERSE GUTTER
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED EDGE OF CONCRETE WALK
 - PROPOSED SANITARY SEWER, SANITARY MANHOLE
 - PROPOSED STORM SEWER, CATCH BASIN, MANHOLE
 - PROPOSED WATERMAIN, HYDRANT, GATE VALVE
 - EXISTING ROAD PAVEMENT
 - EXISTING CONCRETE WALK
 - PROPOSED CONCRETE WALK/PAVEMENT
 - PROPOSED CONCRETE WALK V/THICKENED EDGE
 - PROPOSED ASPHALT PAVING
 - FLOW ARROW
 - PROPOSED SPOT ELEVATION
 - EXISTING SPOT ELEVATION
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 - DECIDUOUS TREE
 - EVERGREEN TREE



THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN IN THIS PLAN IS BASED ON RECORD PLANS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, INJURY, LOSS, OR DEATH, OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

811
Know what's below.
Call before you dig.

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.

These documents are instruments of service in support of the Project and are not to be used for any other purpose without written verification of approval by the Under Group. Use for the specific purposes intended will be at User's sole risk and without liability or legal exposure to UG and their staff, employees, including attempts, their agents, out of or resulting therefrom. Any such verification or explanation will entitle UG to further compensation at rates to be agreed upon by User and UG.

UMLOR GROUP
1000 WEST ROAD WINDOM, MI 48093
TEL: 248.773.7656 - FAX: 248.696.1507

SECTION 27
TOWN 1 SOUTH, RANGE 9 EAST
CITY OF LIVONIA
WAYNE COUNTY, MI

DATE: 12/11/25
REVISIONS

STAYBRIDGE LIVONIA
CLIENT: SCHOLCRAFT LODGE INC.
3101 SCHOOLCRAFT RD
LIVONIA, MI 48150

DIMENSIONAL PLAN

DR BY: AO
CHK BY: WJ
P.L. DB

SCALE: 0 10 20
1" = 20 FEET

NO. NO. 251202
SHEET NO. C2

SHEET 2 OF 5

3 = 20/2 10
1 = 6.6
6.1/2
40
6
96 1/2

STORM WATER CALCULATIONS

DETERMINATION OF 'C' FACTOR

Area	Area (Acres)	C Factor	Weighted C
TOTAL AREA GOING INTO POND (GROSS & NET)	2.37	@ 0.95	1.08
PAVING AREA (WALKS, DRIVES, ROAD)	1.14	@ 0.95	0.43
BUILDING AREA	0.45	@ 0.95	0.23
LAWN AREA	0.78	@ 0.30	0.23

TOTAL AREA = 2.37 ACRES
Cavg. = TOTAL C / TOTAL ACRES = 1.74 / 2.37 = **0.74**

TIME OF CONCENTRATION IN PIPE

$V = 3 \text{ ft/sec average (manning)}$
pipe length (ft) = 550
 $T_t = L/V = 550 / 3 = 183.33 \text{ min}$
 $T_c = 3.06$

100-YEAR INTENSITY CALCULATION

$I_{100} = \frac{101}{(T_c + 12.33)^{0.84}} = 10.17 \text{ in/hr}$

100 YEAR PEAK INFLOW CALCULATION:

$Q_i = C \times I_{100} \times A = 17.73 \text{ cfs}$

100 YEAR ALLOWABLE AGRICULTURAL RUNOFF ULTIMATE OUTLET PIPE

$Q_{allow} = 0.15 \text{ cfs/acre} = 0.36 \text{ cfs}$

VARIABLE RELEASE RATE CALCULATION:

$Q_{allow} = 1.1055 - 0.206 \times \ln(A) = 0.93 \text{ cfs/acre}$
 $Q_o = Q_{allow} \times A = 2.20 \text{ cfs}$

100 YEAR STORAGE REQUIRED:

$V_s = V_r \times [0.206 - 0.15 \times \ln(Q_{allow}/Q_i)] = 17194$

ONSITE STORAGE PROVIDED

Pipe Capacity	Lineal Footage	Pipe Capacity	Storage Volume
36" Perforated storm =	1616	7.069	11423

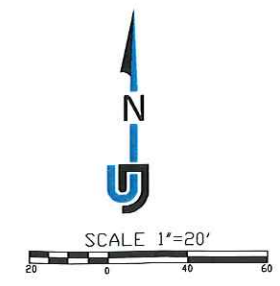
Capacity in Stone Voids
16 sq. ft. trench (assume 40% voids) = 1646
(16sq ft. x 7.07 sf/ft) = 11632
Total storage in pipe = 11423 cu. ft.
Total storage in stone = 5880 cu. ft.

Provided onsite storage = 17302 cf
Required onsite storage = 17194 cf

DRAINAGE NARRATIVE

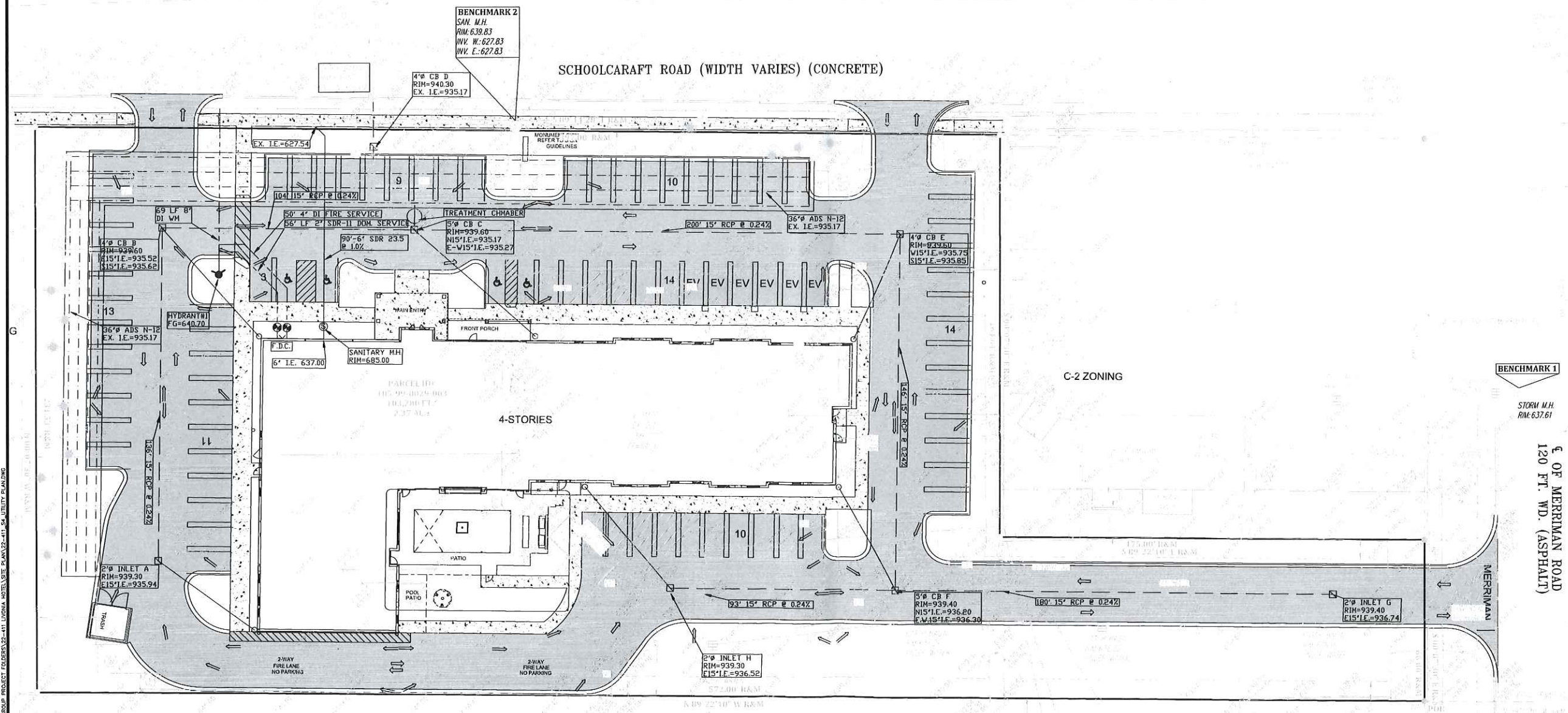
THE EXISTING SALON BUILDING AND SITE PROVIDED A 10 YEAR STORAGE VOLUME IN THE PIPES AND RESTRICTED THE OUTLET TO THE SCHOOLCRAFT R/W STORM SYSTEM WITH A 4" DIAMETER PIPE.

WE PROPOSE TO STORE A 100YR STORM IN THE 36" DIA ADS N-12 PERF PIPE IN STONE BED AND OUT LET TO A SCHOOLCRAFT RD STORM STRUCTURE VIA RESTRICTED OUTLET.



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 - MATCH EX. GRADE
 - AS-BUILT MEAS.
 - POINT OF CURVE
 - POINT OF REV. CURVE
 - POINT OF COMP. CURVE
 - RIGHT OF WAY
 - POINT OF BEGIN
 - POINT OF COMMENCE
 - EX. SPOT ELEVATION
 - PROPOSED ELEVATION
 - DECIDUOUS TREE
 - EVERGREEN TREE



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROPRIATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND ACCEPTS TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

811
Know what's below.
Call before you dig.

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.

CONTRACTOR'S RESPONSIBILITY: ALL RIGHTS RESERVED.

These documents are instruments of service in support of the physical and legal review without written verification or adaptation by The Under Group (UG) for the specific purposes intended will be at User's sole risk and without liability or legal exposure to UG and User shall indemnify and hold harmless UG from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom. Any such verification or adaptation will entitle UG to further compensation as relates to be agreed upon by User and UG.

UMLOR GROUP
19287 WEST ROAD WINOM, MI 48303
TEL 248.771.7650 - FAX 866.660.1007

SECTION 27
TOWN 1 SOUTH, RANGE 9 EAST
CITY OF LIVONIA
WAYNE COUNTY, MI

DATE: 12/11/25
REVISIONS

STAYBRIDGE LIVONIA
SCHOOLCRAFT LODGE INC.
31501 SCHOOLCRAFT RD
LIVONIA, MI 48150

UTILITY PLAN

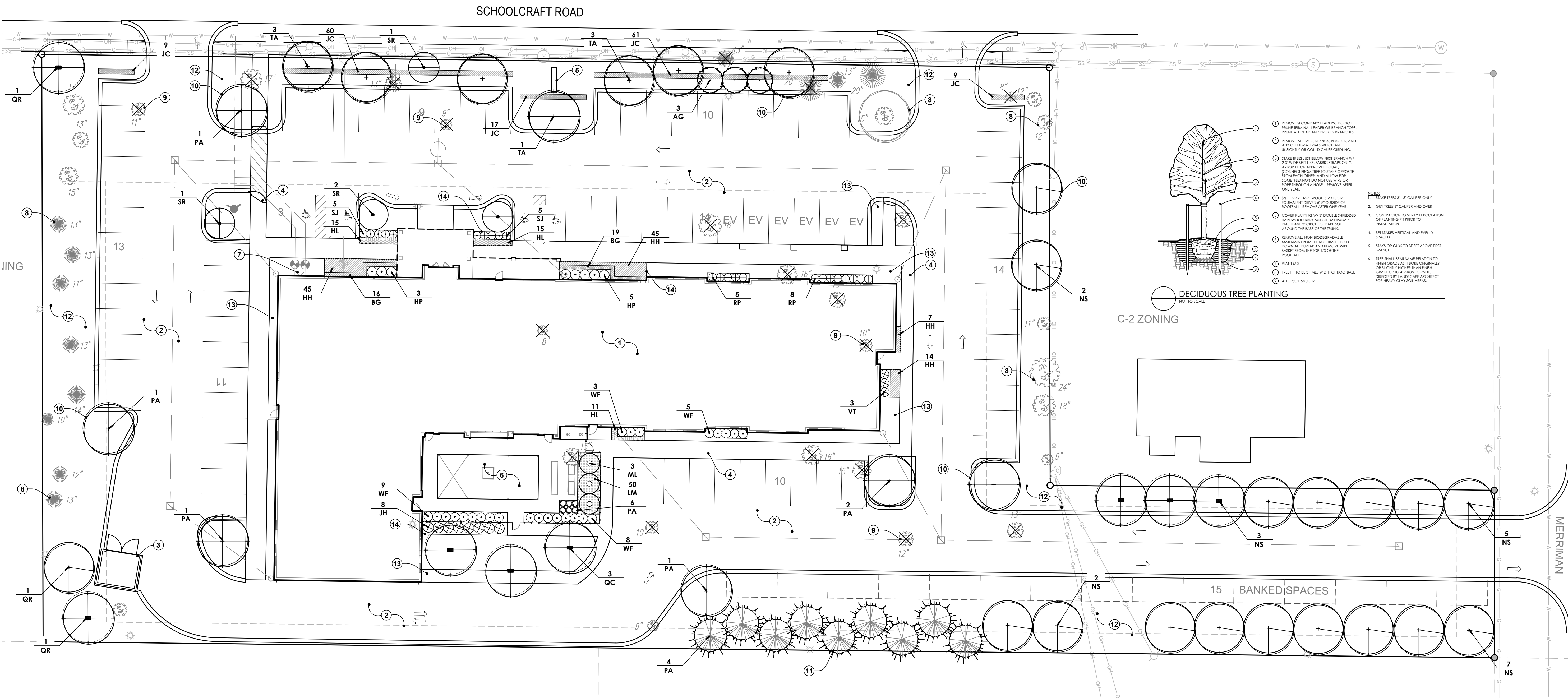
CLIENT: STAYBRIDGE LIVONIA

DATE: 12/11/25
BY: AO
CHK BY: MU
PWL: BB
SCALE: 0 10 20
1" = 20 FEET
JOB NO: 251202
SHEET NO: C4
SHEET 4 OF 5

NOT FOR
CONSTRUCTION



Drawn: JG
Checked: JG
Date: 03.2023
Scale: 1" = 20'-0"



INSTALLATION & MAINTENANCE NOTES

ALL LANDSCAPE MATERIALS, INSTALLATION, AND MAINTENANCE SHALL COMPLY W/ ZONING ORDINANCE.

ALL PLANT MATERIAL SHALL BE LOCALLY GROWN OR OF THIS NORTH MIDWEST AMERICAN REGION AND CONFORM TO THE CURRENT AAN STANDARDS. USE NO.1 GRADE PLANT MATERIAL.

ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION FREE OF WEEDS AND DEBRIS WITH ONE CULTIVATION FOR WEED CONTROL PER MONTH DURING JUNE, JULY AND AUGUST. THIS ESTABLISHMENT PERIOD SHALL BE ONE (1) YEAR FROM THE DATE OF APPROVAL OF PLANTINGS BY THE TOWNSHIP. FAILING PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR.

ALL TREE WRAP, STAKES AND GUY WIRES SHALL BE REMOVED AFTER ONE WINTER SEASON.

ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.

PLANT SCHEDULE

TREES							
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT	COMMENTS
3	AG	<i>Amelanchier x g. 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	6'-7' ht.	as shown	B&B	Minimum 5 stems
5	PA	<i>Platanus x. acerifolia 'Bloodgood'</i>	Bloodgood London Plane Tree	2.5' cal.	as shown	B&B	Single straight trunk
19	NS	<i>Nyssa sylvatica</i>	Blackgum	2' cal.	as shown	B&B	Single straight trunk
3	ML	<i>Malus Lollipop</i>	Lollipop Crabapple	2' cal.	as shown	B&B	Single straight trunk
3	QC	<i>Quercus coccinea</i>	Scalet Oak	2.5' cal.	as shown	B&B	Single straight trunk
3	QR	<i>Quercus rubra</i>	Red Oak	2.5' cal.	as shown	B&B	Single straight trunk
4	SR	<i>Syringa r. 'Ivory Silk'</i>	Japanese Tree Lilac	2' cal.	as shown	B&B	Single straight trunk
7	TA	<i>Tilia americana 'Redmond'</i>	Redmond American Basswood	2.5' cal.	as shown	B&B	Single straight trunk
SHRUBS							
35	BG	<i>Buxus 'Green Velvet'</i>	Green Velvet Boxwood	24" ht.	24" o.c.	cont.	Well rooted
8	HP	<i>Hydrangea p. 'Little Lime'</i>	Little Lime Hydrangea	36" ht.	as shown	cont.	Well rooted
156	JC	<i>Juniperus c. 'Sea Green'</i>	Sea Green Juniper	24" sprd.	30" o.c.	cont.	Well rooted
8	JH	<i>Juniperus c. 'Hetz Columnar'</i>	Hetz Columnar Juniper	48" ht.	as shown	B&B	Single straight trunk
10	SJ	<i>Spirea japonica 'Neon Flash'</i>	Neon Flash Spirea	24" ht.	as shown	cont.	Well rooted
25	WF	<i>Weigela f. 'Wine & Roses'</i>	Wine & Roses Weigela	30" ht.	as shown	cont.	Well rooted
13	RP	<i>Rhododendron 'P.J.M.'</i>	PJM Rhododendron	30" ht.	as shown	cont.	Well rooted
3	VT	<i>Viburnum trilobum 'Bailey's Compact'</i>	Bailey's Compact Cranberry Bush	36" ht.	as shown	B&B	Single straight trunk
PERENNIALS							
111	HH	<i>Hosta 'Halcyon'</i>	Halcyon Hosta	#1	as shown	cont.	Well rooted
41	HL	<i>Hemerocallis 'Little Grapette'</i>	Little Grapette Daylily	#1	as shown	cont.	Well rooted
50	LM	<i>Liriope muscari 'Big Blue'</i>	Big Blue Lilyturf	#1	as shown	cont.	Well rooted
6	PA	<i>Pennisetum a. 'Red Head'</i>	Red Head Dwarf Fountain Grass	#1	as shown	cont.	Well rooted

SITE LANDSCAPE CALCULATIONS

FRONTAGE LANDSCAPE:

1 Tree and 8 shrubs / 40 lf.
1 Ornamental tree / 100 lf.
Total Road Frontage: 345 lf. (Excludes driveway and sidewalk openings)

Trees Required: 9 (345 / 40)
Trees Provided: 9 (3 existing to remain)

Ornamental Trees Required: 4 (345 / 100)
Ornamental Trees Provided: 4

Total Shrubs Required: 69 (345 / 40)*8
Total Shrubs Provided: 69

INTERIOR PARKING LOT LANDSCAPE:

Minimum 5% of all paved areas
Total Paved Area: 43,121 sf

Landscape Area Required: 2,156 sf
Landscape Area Provided: 3,291 sf.

1 Tree / 300 SF of landscape area required

Trees Required: 8 (2,156 / 300)
Trees Provided: 8 (1 existing to remain)

GENERAL LANDSCAPE:

Minimum of 1 Tree / 3,000 sf. of unpaved area
Total SF of unpaved area: 23,261 sf

Total Trees Required: 8 (23,261 / 3,000 sf)
Total Trees Provided: 8

GREENBELT LANDSCAPE:

East Property Line (Type A)
Minimum of 1 Tree per 30 lf. of abutting property line
Abutting Property Line Length: 465.9 lf.

Trees Required: 12 (339 / 30)
Trees Provided: 12 (5 existing to remain)

West Property Line (Type B)
Abutting Property Line Length: 231 lf.

Trees Required: 12 (231 / 20)
Trees Provided: 12 (11 existing to remain)

South Property Line (Type B)
Minimum of 1 Tree per 20 lf. of abutting property line (minimum 50% must be evergreen)
Abutting Property Line Length: 353 lf.

Trees Required: 18 (353 / 20)
Trees Provided: 18 (9 evergreen provided)

NOTE KEY:

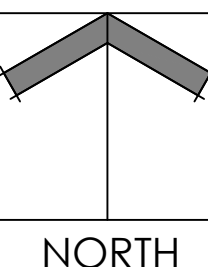
- 1 PROPOSED BUILDING
- 2 ASPHALT PARKING LOT, SEE CIVIL ENGINEERING DRAWINGS
- 3 PROPOSED DUMPSTER ENCLOSURE
- 4 PROPOSED CONCRETE SIDEWALK, TYPICAL
- 5 PROPOSED MONUMENT SIGN
- 6 PROPOSED POOL, SEE ARCHITECTURE
- 7 FIRE DEPARTMENT CONNECTION, SEE ARCHITECTURE
- 8 EXISTING TREES TO REMAIN, PROTECT AS REQUIRED
- 9 EXISTING TREES TO BE REMOVED, SEE CIVIL ENGINEERING DRAWINGS FOR TREE LIST
- 10 DECIDUOUS CANOPY TREE, SEE PLANT SCHEDULE AND TYPICAL DETAIL
- 11 EVERGREEN TREE, SEE PLANT SCHEDULE AND TYPICAL DETAIL
- 12 SEEDED LAWN OVER MINIMUM 4" DEPTH TOPSOIL TO LIMITS OF DISTURBANCE
- 13 SODDED LAWN OVER MINIMUM 4" DEPTH TOPSOIL TO LIMITS OF DISTURBANCE
- 14 SHOVEL CUT EDGE BETWEEN LAWN AND LANDSCAPE BED, TYPICAL ALL PLANTING AREAS

SURVEY PROVIDED BY:

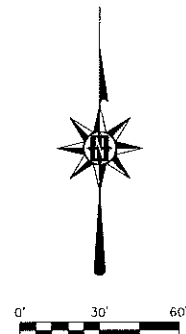
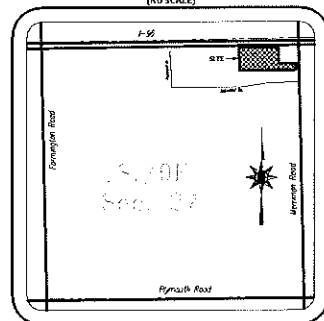
POWELL ENGINEERING, LLC
4700 Commerce Drive
White Lake, MI 48383
248.714.9895

POWELL JOB NUMBER: 18-475
Dated: 10.01.2018

SCALE: 1" = 20'-0"



SITE LOCATION MAP (NO SCALE)



LEGEND

FOOT MONUMENTATION	●
SECTION CORNER	○
RECORD MEAS	—
FIELD MEAS	—
PROXIMATE DIST	—
CALCULATED DIST	—
PROPERTY LINE	—
SECTION LINE	—
SETBACK LINE	—
PLATTED LINE	—
FENCE LINE	—
STORM SEWER	—
SAINTARY SEWER	—
WATER LINE/MAIN	—
GAS LINE/MAIN	—
OVERHANG LINE	—
BURIED CABLE	—
BURIED ELEC	—
DAS WIRE	—
GAS SHUT OFF	—
GAS MARKER/FLAG	—
WATER MANHOLE	—
HYDRANT	—
WATER SHUT OFF	—
WATER METER	—
WATER WELL	—
WATER MARKER/FLAG	—
STORM MANHOLE	—
STORM BASIN	—
STORM RESERVE BASIN	—
STORM OUTLET	—
SAN. MANHOLE	—
SAN. CLEANOUT	—
SAN. MARKER/FLAG	—
CONV. MANHOLE	—
CONV. PEDESTAL	—
CONV. MARKER	—
LIGHT POLE	—
UTILITY POLE	—
POWER TRANSFORMER	—
ELEC. MARKER/FLAG	—
ELEC. METER	—
COND. WTR. MON. WELL	—
SAN.	—
AIR CONDITIONING UNIT	—
FOUND IRON ROD	—
FOUND CAPPED PIPE	—
SET CAPPED IRON	—
SOI	—
BACK OF CURB	—
TOP OF CURB	—
CURB CUTTER	—
HIGH POINT	—
LOW POINT	—
FINISHED GRADE	—
FINISHED FLOOR	—
MAINT. EX. GRADE	—
AS-BUILT MEAS	—
POINT OF CURVE	—
POINT OF REY. CURVE	—
POINT OF COMP. CURVE	—
RIGHT OF WAY	—
ROOF	—
POINT OF BEGN.	—
POINT OF CONJUNCTION	—
EV. SPOT ELEVATION	—
PROPOSED ELEVATION	—
DECIDUOUS TREE	—
EVERGREEN TREE	—

BOUNDARY & TOPOGRAPHIC SURVEY 31501 Schoolcraft Road

LEGAL DESCRIPTION

PARCEL ID# 105-99-0029-003

A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27, THENCE SOUTH 00 DEGREES 07 MINUTES 30 SECONDS EAST 508.14 FEET ALONG THE EAST LINE OF SAID SECTION 27, SAID LINE ALSO BEING THE CENTERLINE OF MERIDIAN ROAD (120 FEET WIDE); THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 60.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID MERIDIAN ROAD AND THE POINT OF BEGINNING, THENCE CONTINUING NORTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 572.00 FEET, THENCE NORTH 00 DEGREES 07 MINUTES 30 SECONDS WEST 231.53 FEET PARALLEL WITH SAID EAST SECTION LINE AND CENTERLINE TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SCHOOLCRAFT ROAD (WITH VARIES), THENCE SOUTH 89 DEGREES 14 MINUTES 28 SECONDS EAST 397.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE, THENCE SOUTH 00 DEGREES 07 MINUTES 30 SECONDS EAST 64.64 FEET PARALLEL WITH THE SAID EAST SECTION LINE AND CENTERLINE, THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 175.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID MERIDIAN ROAD, THENCE SOUTH 00 DEGREES 07 MINUTES 30 SECONDS EAST 66.00 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE BEING PARALLEL WITH SAID EAST SECTION LINE AND CENTERLINE TO THE POINT OF BEGINNING, CONTAINING 2.37 ACRES OF LAND MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

ZONING REQUIREMENTS

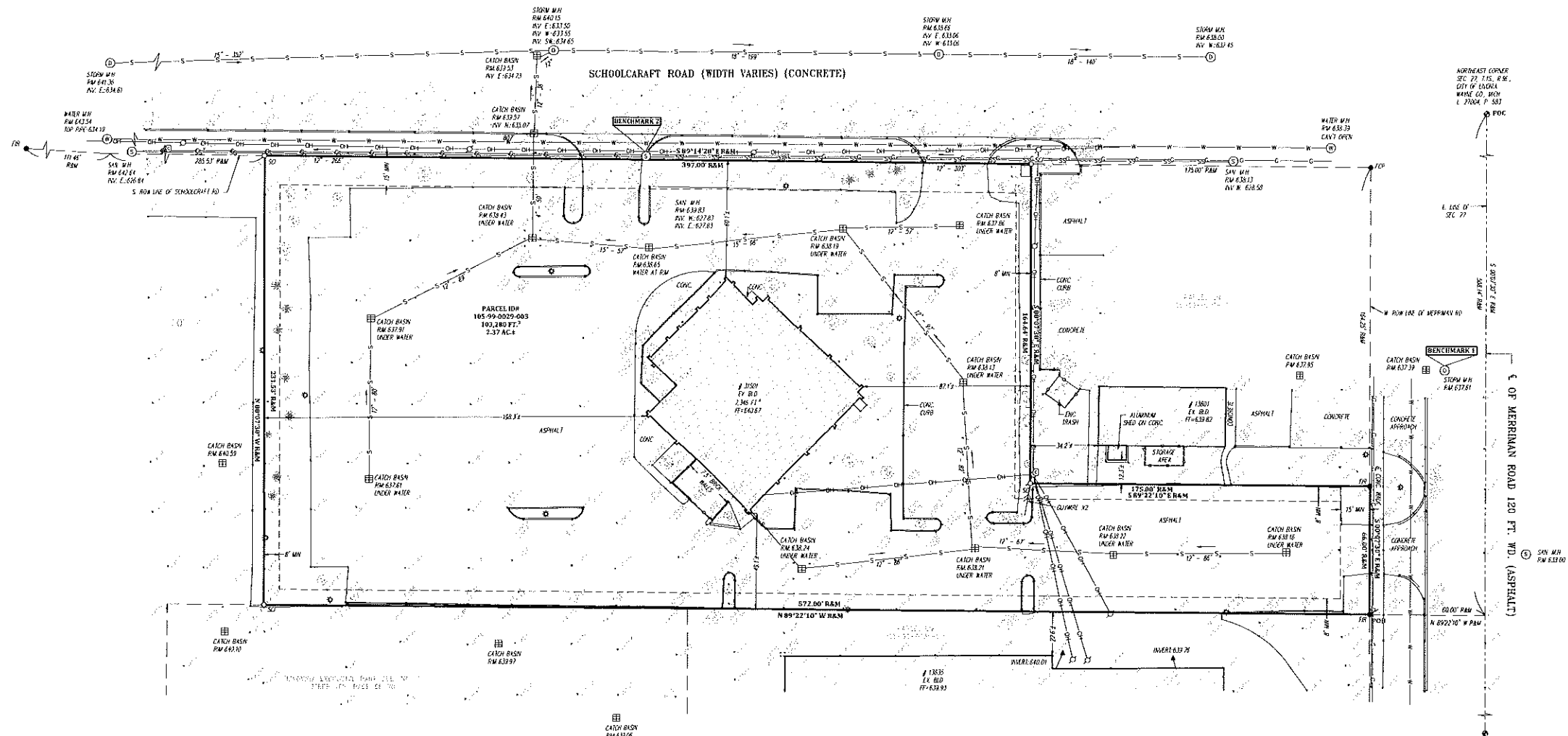
C-2 GENERAL BUSINESS
LOT - MIN. AREA 4,000 FT²
- MIN. WIDTH 11/4"
COVERAGE - MAX. BLD. N/A
SETBACKS - FRONT YARD 15 FT
- REAR YARD 8 FT
- SIDE YARD 8 FT
- SIDE TOTAL 16 FT
HEIGHT - MAX. BLD. 35 FT./2 STY.
EXISTING CONDITIONS
LOT - AREA 103,280 FT²
- WIDTH 66 FT
COVERAGE - BLD.: 7,346 FT² 7.1%

BENCHMARK:

1) THE NORTH RM. OF A STORM
MANHOLE LOCATED 38.5 FEET
EAST AND 125.6 FEET NORTH
OF THE SOUTHEAST PROPERTY
CORNER.
ELEVATION = 637.61 NAVD83
2) THE NORTH RM. OF A
SANITARY MANHOLE LOCATED
197.2 FEET EAST AND 1.2 FEET
SOUTH OF THE NORTHWEST
PROPERTY CORNER
ELEVATION = 639.83 NAVD83

NOTE:

ALL CATCH BASINS ON PROPERTY
WERE UNDER WATER ALL SITES ARE
BASED UPON A SITE PLAN FROM 1985



Boundary & Topographic Survey

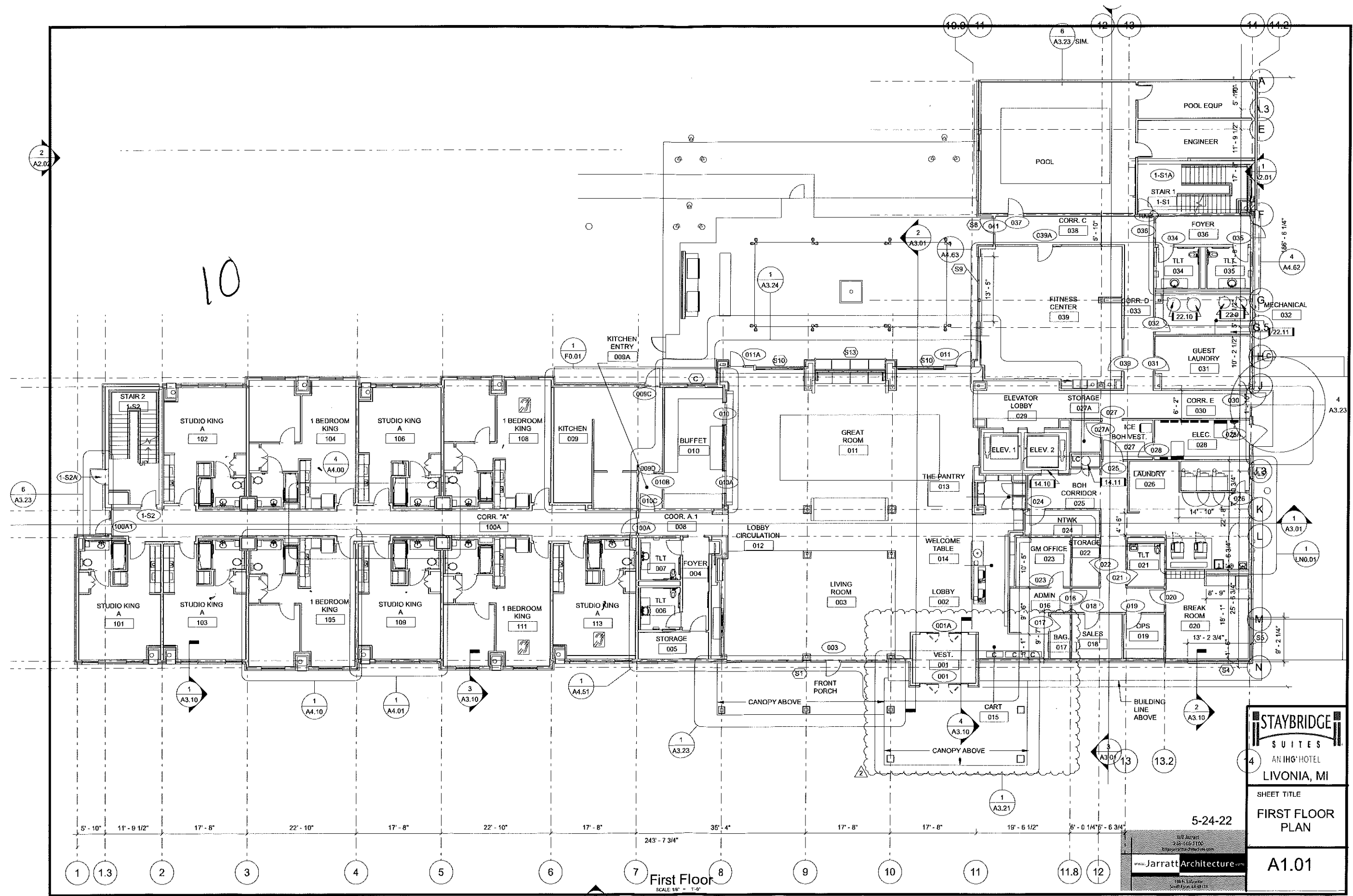
A PARCEL OF LAND BEING PART OF THE N.E. 1/4 OF SEC.
27, T.1S., R.9E., CITY OF LIVONIA, WAYNE CO., MICH.



SECTION: N.E. 1/4 Sec. 27 DATE: 03/29/22 CLIENT:
IN. ACRES: 15.78 PROJ. # 0221-027 Schoolcraft Lodge Inc. - Robert Neta
CITY/TWP: Livonia DNG. BY: VP/JCP 21500 Schoolcraft Road
COUNTY: Wayne 1 INCH = 30 FEET Livonia, MI 48150
PAGE 1 OF 1

I, Michael J. Nowry, a Professional Surveyor in the State of Michigan do hereby
Certify that the parcel of land described and delineated herein has been surveyed
under my supervision, that the first herein is a true representation of the survey as
performed, that the error of closure is no greater than 1 in 5000 and that I have
fully complied with the requirements of Section 3, Public Act 132 of 1970.

Michael J. Nowry Professional Surveyor # 52472



First Floor
SCALE 1/8" = 1'-0"



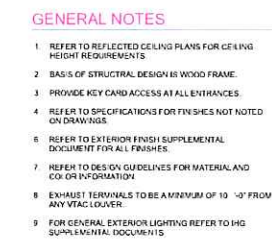
STAYBRIDGE
SUITES
AN IHG HOTEL
LIVONIA, MI

SHEET TITLE
FIRST FLOOR PLAN

A1.01

5-24-22

Bill Jarratt
248-445-1100
www.jarrattarchitecture.com
100 N. Lapeer
Livonia, MI 48150



BUILDING FLOOR DATA:

FLOOR 1 - 17,730 sf
10 GUESTROOMS

FLOOR 2 - 17,730 sf
28 GUESTROOMS

FLOOR 3 - 17,730 sf
28 GUESTROOMS

FLOOR 4 - 17,730 sf
28 GUESTROOMS



- PREPARED MATERIALS**
1. PREPARED MATERIAL WITH APPROXIMATELY 10% OF THE "GOLDEN" PARTICLES
2. PREPARED MATERIAL WITH APPROXIMATELY 20% OF THE "GOLDEN" PARTICLES
3. PREPARED MATERIAL WITH APPROXIMATELY 30% OF THE "GOLDEN" PARTICLES
4. PREPARED MATERIAL WITH APPROXIMATELY 40% OF THE "GOLDEN" PARTICLES
5. PREPARED MATERIAL WITH APPROXIMATELY 50% OF THE "GOLDEN" PARTICLES
6. PREPARED MATERIAL WITH APPROXIMATELY 60% OF THE "GOLDEN" PARTICLES
7. PREPARED MATERIAL WITH APPROXIMATELY 70% OF THE "GOLDEN" PARTICLES
8. PREPARED MATERIAL WITH APPROXIMATELY 80% OF THE "GOLDEN" PARTICLES
9. PREPARED MATERIAL WITH APPROXIMATELY 90% OF THE "GOLDEN" PARTICLES
10. PREPARED MATERIAL WITH APPROXIMATELY 100% OF THE "GOLDEN" PARTICLES

FRONT ELEVATION

SCALE: 1/8" = 1'-0"



STAYBRIDGE
SUITES
AN IHG HOTEL
LIVONIA, MI

SHEET TITLE

EXTERIOR ELEVATIONS

A2.1

12-11-25

Bill Jarratt
248-446-1100
billj@jarratt2architecture.com

www.JarrattArchitecture.com

100 N. Lafayette
Southaven, MS 38676

EXTERIOR FINISHES

May 1, 2019

Exterior Materials:



A Premium Panelized Material

Material: Porcelain Tile
Manufacturer: Porcelanosa
Product: Oxford 9" x 36"
Color/Finish: Castano
Grout: Mapei, Keracolor S, Magnolia



B1 Color 1 - Monolithic Appearing Material

Material: EIFS
Manufacturer: BASF Corporation (Must meet NFPA 285)
Color/Finish: SW 7037 Balanced Beige



B2 Color 2 - Monolithic Appearing Material

Material: EIFS
Manufacturer: BASF Corporation (Must meet NFPA 285)
Color/Finish: SW 6140 Moderate White



B3 Color 3 - Monolithic Appearing Material

Material: EIFS
Manufacturer: BASF Corporation (Must meet NFPA 285)
Color/Finish: SW 7504 Keystone Gray



C Panelized Material or a Monolithic Material with a Distinct Reveal Pattern

Material: EIFS
Manufacturer: BASF Corporation (Must meet NFPA 285)
Color/Finish: SW 6251 Outerspace



D Premium Panelized Material with a Panel Scale that Differs from the Scale of the Portal Material

Material: Metal Wall Panels
Manufacturer: MBCI
Product: Lokseam Snap-together Standing Seam Metal Panels, 1 3/4" Tall Vertical rib, 12" Coverage Width
Color/Finish: Medium Bronze (Manufacturer's standard paint finish to match all other products)



D1 Panelized Material or a Monolithic Material with a Distinct Reveal Pattern

Material: EIFS
Manufacturer: BASF Corporation (Must meet NFPA 285)
Color/Finish: SW 7039 Virtual Taupe



E Stone

Material: Cultured Stone (Dry Stack)
Manufacturer: Boral
Product: Southern LedgeStone
Color/Finish: Wolf Creek
Trim: Matching Wainscot Still at Stone Termination

Exterior Window Finishes:

Medium Bronze (Paint finish to match all other products)
Basis of Design: Win Vent Architectural Windows - Series 500 Architectural Windows

Automatic Sliding Door Finish:

Medium Bronze (Paint finish to match all other products)
Basis of Design: Dorma - esa300 Bi-Parting Sliding Door with Center Emergency Break Away Doors with Exterior Insulated Clear Glass

Exterior/Interior Storefront Finish:

Medium Bronze (Paint finish to match all other products)
Basis of Design: Kawneer Trifab™ VersaGlaze™ 451/451T Framing System

PTAC Grill / Louver Finish:

Medium Bronze (Paint finish to match all other products)

Coping Finish:

Custom to Match Adjacent Finish

Exterior Hollow Metal Door Finish:

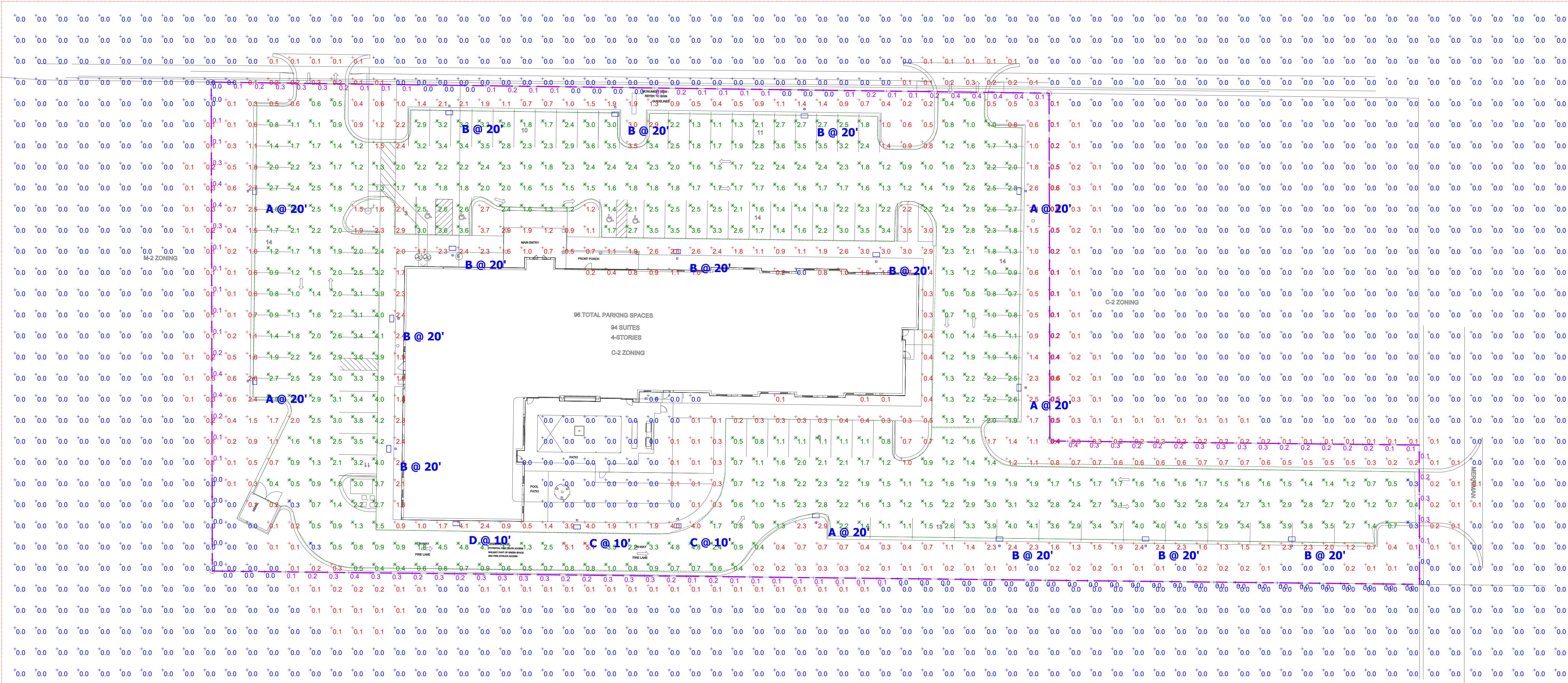
Medium Bronze (Paint finish to match all other products)

Pool/Patio Fence Finish:

Medium Bronze (Paint finish to match all other products)

Pool Deck:

Keystone Kool Deck Adobe Buff



Plan View
Scale - 1" = 25ft

General Note
1. SEE DRAWING FOR LUMINAIRE MOUNTING HEIGHT.
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

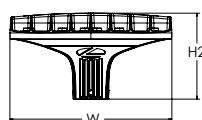
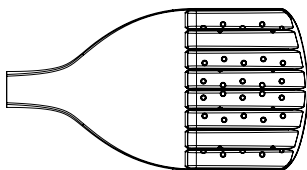
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Lamp	Light Loss Factor
	A	5	Lithonia Lighting	DSX0 LED 40K MVOLT	LED	0.9
	B	11	Lithonia Lighting	DSX0 LED 40K MVOLT	LED	0.9
	C	2	Lithonia Lighting	DSX0 LED 40K MVOLT	LED	0.9
	D	1	Lithonia Lighting	DSX0 LED 40K MVOLT	LED	0.9

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Grade @ 0'	+	0.6 fc	5.1 fc	0.0 fc	N/A	N/A	0.1:1
Parking Lot	✕	2.0 fc	5.1 fc	0.3 fc	17.0:1	6.7:1	0.4:1
Property Line	+	0.2 fc	0.6 fc	0.0 fc	N/A	N/A	0.3:1



Hit the Tab key or mouse over the page to see all interactive elements



Ordering Information

Accessories

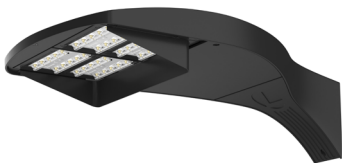
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²²
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²²
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²²
DSHORT SBK	Shorting cap ²²
DSX0HS 20C	House-side shield for P1, P2, P3 and P4 ²⁰
DSX0HS 30C	House-side shield for P10, P11, P12 and P13 ²⁰
DSX0HS 40C	House-side shield for P5, P6 and P7 ²⁰
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSX0EGS (FINISH)	External glare shield

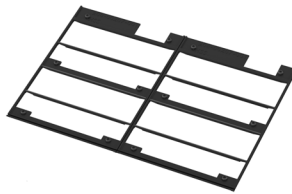
NOTES

- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- HVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in packages P1, P2 or P10.
- SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type 5 distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1, P2 and P10 using XVOLT.
- PIR not available with NLTAIR2, PER, PER5, PER7, FAO BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P1, P2 and P10 using XVOLT.
- PER/PER5/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, or DMG.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO and DMG.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50 and FAO.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- Option HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGS. Contact Technical Support for availability.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.

Shield Accessories



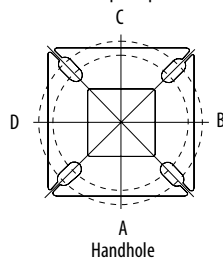
External Glare Shield (EGS)



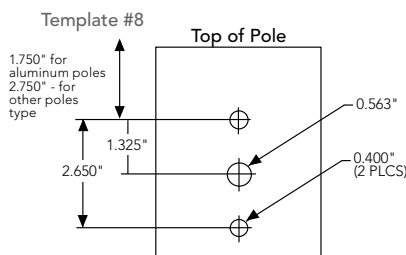
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION (from top of pole)



Handhole



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	---	1.16
DSX0 with SPA5, SPA8N	0.51	1.02	1.06	1.26	---	1.29
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with MA	0.64	1.28	1.24	1.67	1.70	1.93





DESIGN GUIDELINE DRAWINGS NEXT GENERATION V7.0

May 1, 2019

Revision 1 - July 19, 2019

Revision 2 - October 31, 2019



THREE RAVINIA DRIVE
SUITE 100
ATLANTA, GA 30346

PROTOTYPE SET
NOT FOR CONSTRUCTION

PROTOTYPE V7.0



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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

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2571
FAX: (734) 466-2195

December 22, 2025

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2025-12-08-09 – 31501 Schoolcraft Road (Staybridge Hotel)

Dear Mr. Canty:

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

1. The subject parcel is assigned the address of **#31501 Schoolcraft Road**. Should additional addresses be needed, the owner will need to contact this Department once approval has been obtained.
2. The existing parcel is currently serviced by public sanitary sewer and water main and storm sewer. The submitted drawings indicate revised utility leads for the property, including storm water detention. Proposed utilities and calculations will be reviewed when plans are submitted for permitting.
3. Any disturbances within the Merriman Road right-of-way, including replacement of the drive approach or sidewalk will require permitting through the Wayne County Department of Public Service.

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

Sincerely,

A blue ink signature of David W. Lear, P.E. is written over a horizontal line.

David W. Lear, P.E.
Assistant City Engineer

Cc: 2025 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

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

DATE: January 2, 2026
TO: Kristoffer Canty, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: **Petition 2025-12-08-09 at 31501 Schoolcraft Rd. 4 story hotel.**

This office has reviewed the site plan submitted in connection with the new construction and use of the property located at the above referenced address.

No objections to this proposal with the stipulations:

Subject building(s) are to be provided with an automatic sprinkler system, and on-site hydrants shall be located between 50 feet and 100 feet from the Fire Department connection. Sprinkler permit and plans are a required submission to the building department. 3rd party review may be required.

Fire protection detection and monitoring shall be installed and reporting. Fire alarm permits and plans are a required submission to the building department.

Knox Box (Knox Locks on gated entries) must be installed for Fire Department access.

Any site-specific issues will be addressed during the Life Safety inspection.

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

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

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

January 5th 2026

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

Re: Petition 2025-12-08-09 – 31501 Schoolcraft Road

Mr. Canty,

I have reviewed the plans in connection with the petition. I have concerns with the lack of parking provided in this proposal. It is not unreasonable to require a minimum one parking spot per room and employee for this proposal. It is inevitable that the proposed establishment will reach full occupancy at some point during its operation and there would be no parking provided for all patrons. Furthermore, there is no legal public parking in the vicinity to supplement this deficiency, creating potential issues with neighboring businesses.

Please feel free to contact me, should you have any questions.

Sincerely,

FOR THE CHIEF OF POLICE,

Paul Walters, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2580
FAX: (734) 466-2095

Date: January 6, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2025-12-08-09 - 31501 Schoolcraft Road

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

This Department has no objections to this Petition.

I trust this provides the requested information.

Jerome Hanna

Jerome Hanna
Director of Inspection

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 9, 2026**

Meeting was called to order at 9:30 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Eileen McDonnell, President Reid. Absent: Brandon McCullough.

1. WAIVER PETITION: Petition 2026-01-02-01, submitted by Great Lakes Pawn, requesting waiver use approval for outdoor display of merchandise, at 27675 Grand River Avenue, located on the South side of Grand River Avenue between Eight Mile Road and Antago Street, in the Northeast ¼ of Section 1.

Mark Taormina, Planning and Economic Development Director, stated the approval conditions include the outdoor display occur only in the marked location, no overnight outdoor storage, parking lot repair, a dumpster enclosure, the removal of light pole bases, and limiting the waiver use to the petitioner.

Motion was made by Councilmember Budzinski to put the matter on the Regular portion of the next Regular Agenda and referred to the Committee of the Whole.

DIRECTION:	APPROVING & DENYING	REGULAR
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LETTER TO THE LIVONIA CITY COUNCIL

1.

Planning
February 25, 2026

MEETING DATE

S030926/R032326

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

WAIVER PETITION: Petition 2026-01-02-01, submitted by Great Lakes Pawn, requesting waiver use approval for outdoor display of merchandise, at 27675 Grand River Avenue, located on the south side of Grand River Avenue between Eight Mile Road and Antago Street, in the northeast ¼ of Section 1.

BACKGROUND DETAILS

.February 27, 2026

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2026-01-02-01 – Great Lakes Pawn

Dear Council Members:

At the 1,242nd Meeting held by the Livonia City Planning Commission on February 24, 2026, the following resolution was adopted:

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

#02-10-2026 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on February 24, 2026, on Petition 2026-01-02-01 submitted by Great Lakes Pawn, requesting waiver use approval under Sections 3.11 and Section 6.45 of the Livonia Zoning Ordinance, as amended, for outdoor display of merchandise, at 27675 Grand River Avenue, located on the south side of Grand River Avenue between Eight Mile Road and Antago Street, in the northeast ¼ of Section 1, the Planning Commission does hereby recommend to the City Council that Petition 2026-01-02-01 be approved subject to the following conditions:

1. Outdoor display of merchandise shall be permitted only during regular business hours. All items shall be removed from the exterior of the property and stored indoors at the close of each business day.
2. No overnight outdoor storage shall be permitted.

3. That the parking lot shall be repaired, resealed, and restriped as necessary to the satisfaction of the Inspection Department. Parking spaces shall be doubled striped at ten feet (10') wide by twenty feet (20') in length.
4. A dumpster enclosure shall be installed in accordance with the city's ordinance requirements to the satisfaction of the Inspection Department; And that the three walls of the trash dumpster area shall be constructed out of building materials that shall complement that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass. The trash dumpster area shall be maintained and when not in use closed at all times.
5. The two light pole bases that no longer have light poles installed shall be removed to the satisfaction of the Inspection Department.
6. Outdoor display shall be limited to the specific areas depicted on the approved site plan. Displays shall not encroach into required parking spaces, drive aisles, fire lanes, accessible routes, or landscape areas.
7. The total square footage of outdoor display areas shall be clearly defined and shall not be expanded without further approval from the Planning Commission.
8. All display areas shall be maintained in a neat and orderly manner. Merchandise shall be arranged in an organized fashion and shall not create visual blight, safety hazards, or obstruction of pedestrian or vehicular circulation; and
9. This waiver approval is limited to this applicant and can only be transferred to another user with approval by the City Council.

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

ATTACHMENTS

1. 2026-01-02-01_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: March 02, 2026



Maureen Miller Brosnan, Mayor

Date: March 04, 2026

Petition 2026-01-02-01 submitted by Great Lakes Pawn, requesting waiver use approval under Sections 3.11 and Section 6.45 of the Livonia Zoning Ordinance, as amended, for outdoor display of merchandise, at 27675 Grand River Avenue, located on the south side of Grand River Avenue between Eight Mile Road and Antago Street, in the northeast ¼ of Section 1.

CITY OF LIVONIA, MICHIGAN
APPLICATION FOR WAIVER USE APPROVAL

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

For filing fee see below for computation

Date Filed: 1-23-2026 Petition 2026-01-02-01
Site Address: 27675 Grand River Blvd. Sidwell _____ Zoning of Property _____
Requesting Approval To Display a few items (seasonal) outside
Applicant: Ivan Jarbou Business/Company: Great Lakes Pawn
Applicant's Address: 5253 Vineyards Blvd. City: Sterling Hts State: MI Zip Code: 48314
Applicant's Phone # (586) 855-0357 Applicant's Email Ivanjarbou@yahoo.com
Contact Person: Ivan Jarbou Business/Company: Great Lakes Pawn
Contact's Address: 27675 Grand River City: Livonia State: MI Zip Code: 48152
Contact's Phone # (586) 855-0357 Contact's Email _____

Please provide the following information:

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

RECEIVED
JAN 23 PM 5:00
CITY OF LIVONIA
PLANNING DEPARTMENT
AVOID SCAMS! PLEASE BE AWARE
THAT THE CITY OF LIVONIA
PLANNING COMMISSION DOES NOT
SEND INVOICES EITHER BY
REGULAR MAIL OR EMAIL. WHEN
YOU APPLY, YOU WILL BE REQUIRED
TO PAY IN FULL AT THAT TIME. IF
YOU RECEIVE AN INVOICE, PLEASE
CONTACT US IMMEDIATELY.

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

FEE COMPUTATION	\$700.00	(\$400 publication fee plus \$300 base review fee) plus
_____ sq. ft. of new construction x \$20.00 per 1,000 sq. ft. or \$30 per lot or unit for residential construction.		
Total Amount Due \$ _____		(To avoid scams, please see note above regarding invoices)

Owner of Property: Ivan Jarbou
Owner's Address: 5253 Vineyards Blvd. City: Sterling Hts State: MI Zip Code: 48314
Owner's Phone # (586) 855-0357 Owner's Email Ivanjarbou@yahoo.com
Signature of Owner: [Signature] Print Name: Ivan Jarbou
Subscribed and sworn to before me, a Notary Public in and for the County of Oakland acting Wayne State of Michigan
on this 23rd day of January, 2026
Signature of Notary Sharon D. McEwen
Acting in the County of Wayne

SHARON D. MCEWEN
NOTARY PUBLIC STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires June 17, 2026
Acting in the County of Wayne

**MINUTES OF THE 1,242nd PUBLIC HEARINGS AND REGULAR MEETING
HELD BY THE CITY PLANNING COMMISSION
OF THE CITY OF LIVONIA**

On Tuesday, February 24, 2026, the City Planning Commission of the City of Livonia held its 1,242nd Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

Members present: Patrick Droze Sam Caramagno Glen Long
 Ian Wilshaw

Members absent: Peter Ventura David Bongero Wafa Dinaro

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

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

ITEM #1 PETITION 2026-01-02-01

Great Lakes Pawn

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2026-01-02-01 submitted by Great Lakes Pawn, requesting waiver use approval under Sections 3.11 and Section 6.45 of the Livonia Zoning Ordinance, as amended, for outdoor display of merchandise, at 27675 Grand River Avenue, located on the south side of Grand River Avenue between Eight Mile Road and Antago Street, in the northeast ¼ of Section 1.

Mr. Uhazie: Good evening. Thank you. Mr. Chair. This is a request to add outdoor display merchandise to the front and rear of the existing pawn shop. The pawn shop is located on the south side of Grand River Avenue, where the business has operated continuously at this location since 2015. The petitioner is seeking authorization to allow for the seasonal outdoor display of their merchandise. The site is approximately 0.25 acres in size, with about 69 feet of frontage along Grand River Avenue. The existing zoning is C-2 and all the adjoining properties are zoned C-2, as well. Under Section 6.45 of the zoning ordinance, outdoor sales, storage or outdoor display of merchandise is prohibited, but when the business opened in 2015, outside storage for merchandise and pawn shops was not explicitly prohibited under the existing zoning ordinance at the time. It was however against the city ordinance. Some background on this item. After discussions with the Law Department it was determined that the best course of action was to get waiver-use to allow outdoor storage. The proposal includes the two outdoor display areas. The first is located in the front of the building, underneath their existing awning, highlighted here. You can also see here in this picture, the second is located at the rear of the parking lot, highlighted here. We have evidence of them having outdoor storage in a maintained orderly fashion by going back to 2016 for reference. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated February 5, 2026, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items: 1. The subject parcel is assigned the address of #27675 Grand River Avenue. Should additional addresses be needed, the owner will need to contact this Department once approval has been obtained. 2. The existing parcel is currently serviced by public sanitary sewer and water main. The submitted drawings do not include any proposed utility information or calculations, so we cannot comment on any proposed impacts to the existing systems, but we do not believe the proposed usage will adversely affect the existing utilities should alterations to the existing services be required, the owner shall submit drawings to this department to determine if permits will be required. 3. Any disturbances within the Grand River Avenue right-of-way, including replacement of the drive approach or sidewalk will require permitting through the Michigan Department of*

Transportation (MOOT). 4. Handicap parking space and sign attached to building, including trash receptacle (obstruction) adjacent to parking space should be reviewed to ensure proper pavement markings along with other parking spaces meet ordinances. Removal of the existing concrete orange light pole base at east side of drive approach should be reviewed since there is no existing light pole attached." 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 24, 2026, which reads as follows: "This office has reviewed the site plan submitted in connection with exterior displays of seasonal items of the property located at the above referenced address. No objections to this proposal with the stipulations: - Displays cannot obscure the name of the business or obscure the numeric address which should be displayed on the address side of the building with numbers that contrast in color to the exterior finish of the building. - Do not fully obscure the windows or entrance door so that in an emergency situation the fire department can see inside the structure to accurately assess interior conditions." The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated February 2, 2026, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the proposals. The only public safety concern regarding this proposal would be maintaining clear and unobstructed public sidewalk access in front of the business, along with clear and unobstructed views of oncoming traffic from patrons leaving the business on the north and south driveways of the business."* The letter is signed by Brendan Adams, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated February 24, 2026, which reads as follows: *"Pursuant to your request, the above-referenced Petition has been reviewed. 1. The parking lot should be repaired or replaced as needed. 2. The parking spaces shall be 10' x 20' and double-striped. The spaces are currently faded and not visible. 3. The barrier-free van accessible parking space and access area shall be properly sized, signed, and striped. 4. There is no enclosure provided on site for the dumpster. An enclosure shall be installed in accordance with the ordinance's requirements. A building permit and inspections would be required for this. 5. The two light pole bases that no longer have light poles installed shall be removed. 6. The outside storage should not impede the required number of parking spaces or any walkways or exit ways. 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 9, 2026, 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 Benjamin Grier, Director of Finance. The next letter is from the Treasurer's Department, dated February 5, 2026, which reads as follows: "*The owner of the property is current of their property tax.*" The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Are there any questions for planning staff? If not, our petitioner is here this evening. We will need your name and address for the record please.

Randy Sokan 27675 Grand River Ave., Livonia, MI.

Mr. Wilshaw: Very good. What would you like to tell us about your request?

Mr. Sokan: We're just simply requesting reapproval for the outside displays, for sales, seasonal items. We've been in business since 2011. There was a name change in 2015, so that's why you're only seeing it at that time. We've never had any issues. We've always complied with city inspections, police departments, fire marshals, everything. You know, we complied. We're just simply just trying to get it approved as it's kind of hurting our sales a little bit, because we do pawn these items as well, and we just been kind of limited on taking them in, because we haven't been selling them as fast as we usually do. So, it does increase foot traffic. Having that storefront and also having it in the back parking lot. We've always kept it right before the sidewalk. Pedestrians never had any issues. Customers love it. In the back parking lot, it doesn't even take a parking space. It's a 16 by 16 little square just near the back door, so it's not interfering with any parking spaces. So, we're just asking for the approval again, if we can continue to do that. And it's displayed between 9am to 6pm and everything is brought right back in, so it's not stored outside. We chain everything up just for safety as well, and then we just put everything back inside.

Mr. Wilshaw: All right. Very good. Thank you. Mr. Sokan. Is there any questions for our petitioner?

Mr. Droze: Thank you, Mr. Chair. Just quick question. There was a couple items noted in engineering, building and fire. Are you planning to do...there was a mention of the dumpster enclosure, restriping the parking lot. Is that part of this? Or, I guess maybe respond to those items.

Mr. Sokan: So, we can definitely comply with all of that. As of right now, we came forward with the approval for the outside, you know, sales and displays. We are renovating the parking lot as we speak. I think it may take place this season. We might be repaving it all. I'm not sure what their plans are, but that is a part of, you know, the outdoor construction, I guess you can say, definitely. And then if you guys want to include the barricading the trash can or the dumpster, definitely, we can, you know, take that into consideration. Yeah, not a problem.

Mr. Wilshaw: Any other questions for the petitioner? Good. All right. Anybody in the audience wishing to speak on this item? Good evening, sir.

Jerry Karasinsky, 19498 Bainbridge, Livonia, MI. I just wanted to point out one thing that hasn't come up with this. There is another pawn shop in Farmington on the north side of Eight Mile about a quarter mile west, and I believe they also allow outside display of items. So this would just keep the petitioner competitive with another business that's near them. Thank you.

Mr. Wilshaw: Thank you. Mr. Karasinsky. All right. Anyone else in the audience wishing to speak on this item? No one else. Mr. Sokan, is there anything else that you'd like to tell us before we make our decision?

Mr. Sokan: You guys summed it all up for us, and I'm just hoping that you guys can continue to allow us to do that be a great help to our business.

Mr. Wilshaw: Okay, I'm going to close the public hearing, and I'm going to go to my colleagues to see if there's a motion.

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

#02-10-2026 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on February 24, 2026, on Petition 2026-01-02-01 submitted by Great Lakes Pawn, requesting waiver use approval under Sections 3.11 and Section 6.45 of the Livonia Zoning Ordinance, as amended, for outdoor display of merchandise, at 27675 Grand River Avenue, located on the south side of Grand River Avenue between Eight Mile Road and Antago Street, in the northeast ¼ of Section 1, the Planning Commission does hereby recommend to the City Council that Petition 2026-01-02-01 be approved subject to the following conditions:

1. Outdoor display of merchandise shall be permitted only during regular business hours. All items shall be removed from the exterior of the property and stored indoors at the close of each business day.
2. No overnight outdoor storage shall be permitted.
3. That the parking lot shall be repaired, resealed, and restriped as necessary to the satisfaction of the Inspection Department. Parking spaces shall be doubled striped at ten feet (10') wide by twenty feet (20') in length.
4. A dumpster enclosure shall be installed in accordance with the city's ordinance requirements to the satisfaction of the Inspection Department; And that the three walls of the trash dumpster area shall be constructed out of building materials that shall complement that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass. The trash dumpster area shall be maintained and when not in use closed at all times.
5. The two light pole bases that no longer have light poles installed shall be removed to the satisfaction of the Inspection Department.
6. Outdoor display shall be limited to the specific areas depicted on the approved site plan. Displays shall not encroach into required parking spaces, drive aisles, fire lanes, accessible routes, or landscape areas.
7. The total square footage of outdoor display areas shall be clearly defined and shall not be expanded without further approval from the Planning Commission.
8. All display areas shall be maintained in a neat and orderly manner. Merchandise shall be arranged in an organized fashion and shall not create visual blight, safety hazards, or obstruction of pedestrian or vehicular circulation; and
9. This waiver approval is limited to this applicant and can only be transferred to another user with approval by the City Council.

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

Mr. Wilshaw: Is there any discussion?

Mr. Sokan: Thank you so much. I appreciate it. One more question. Regarding the parking lot striping, the light posts and the dumpster. Will we receive a letter for that, or do we have to follow up with you guys?

Mr. Wilshaw: I think you can follow up with our Planning Department. They can give you those details.

Mr. Sokan: I'm not sure if there's a timestamp on that or whatnot, so I know the parking lot is definitely being considered for repaving and whatnot. I just didn't know how much time we had or just communicate with them.

Mr. Wilshaw: Yeah, you can work with the staff. They'll, they'll help you with determining the timeline on that.

Mr. Sokan: Okay, sounds good.

Mr. Wilshaw: We'll certainly work with you. We're reasonable.

Mr. Sokan: Appreciate it.

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

EIGHT MILE ROAD

GRAND RIVER AVENUE

27725

27699

27695

27675

27637

C - 2

ST. FRANCIS STREET

ANTAGO ST.

20432

20411

20424

20416

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20336

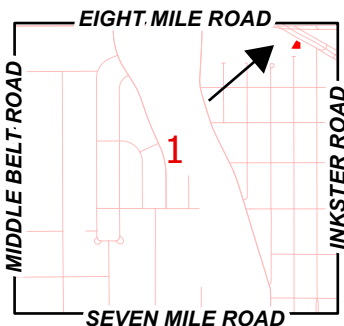
20401

N - 2

275

P

20



Address & Zoning Map

Petition 2026-01-02-01
Great Lakes Pawn
27675 Grand River Avenue



Not to Scale



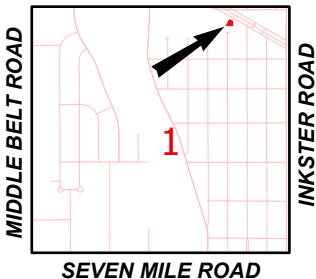
City of Livonia
Planning Department

EIGHT MILE ROAD

GRAND RIVER AVENUE



EIGHT MILE ROAD



Aerial Map

**Petition 2026-01-02-01
Great Lakes Pawn
27675 Grand River Avenue**



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PRE PUBLIC HEARING

ITEM 1

Petition 2026-01-02-01 submitted by Great Lakes Pawn, requesting waiver use approval under Sections 3.11 and Section 6.45 of the Livonia Zoning Ordinance, as amended, for outdoor display of merchandise, at 27675 Grand River Avenue, located on the south side of Grand River Avenue between Eight Mile Road and Antago Street, in the northeast ¼ of Section 1.

February 17, 2026 Study Meeting:

This petition involves a request for waiver use approval to permit the outdoor display of merchandise at Great Lakes Pawn, located on the south side of Grand River Avenue between Eight Mile Road and Antago Street. The business has operated continuously at this location since 2015, and the petitioner seeks authorization to allow the seasonal outdoor display of merchandise.

Livonia Vision 21 Zoning Ordinance. Section 6.45 of the Ordinance prohibits outdoor sales, storage, or outdoor display of merchandise. When Great Lakes Pawn went into operation outdoor storage at pawn shops was not prohibited under the zoning ordinance, but it was against city ordinances. After discussion with the law department it was determined the best course of action to allow outdoor storage is via waiver use approval.

The subject property is zoned C-2 (General Business) and is situated within a commercial corridor characterized by similarly zoned properties along Grand River Avenue.

The submitted plans depict the existing site layout and identify two (2) proposed outdoor display areas: one located at the rear of the parking lot and another positioned in front of the building to provide visibility of seasonal merchandise to both motorists and pedestrians.

The proposed outdoor display areas appear compatible with the surrounding commercial land uses, as the Grand River Avenue corridor is developed with a variety of retail and service-oriented businesses typical of the C-2 zoning classification. Given the site's long-standing operation as a pawn shop and its location within an established commercial district, the seasonal display of merchandise is not anticipated to create significant land use conflicts, provided that the displays are maintained in an orderly manner and do not impede pedestrian circulation, required parking, or vehicular maneuverability.

Potential impacts primarily relate to site aesthetics and the preservation of an organized commercial environment consistent with the intent of the Livonia Zoning Ordinance. Outdoor displays, if not properly regulated, may contribute to visual clutter or create the appearance of outdoor storage. As such,

consideration should be given to establishing reasonable conditions regarding the size, location, duration, and maintenance of the display areas.

From a precedent standpoint, approval of this request could support similar petitions from other businesses along the corridor seeking outdoor display allowances. Therefore, any approval should be carefully structured to ensure it does not undermine the ordinance's broader objective of limiting outdoor sales and storage. Applying clear conditions would help maintain administrative consistency while recognizing the practical merchandising needs of commercial operators.

GREAT LAKES PAWN



OPEN
ATM

GGY
KAND

PAWN'S
BUYERS

WATER 1st
GOLDEN 2nd
SILVER 3rd

OPEN
GOLD
&
SILVER
BUYERS

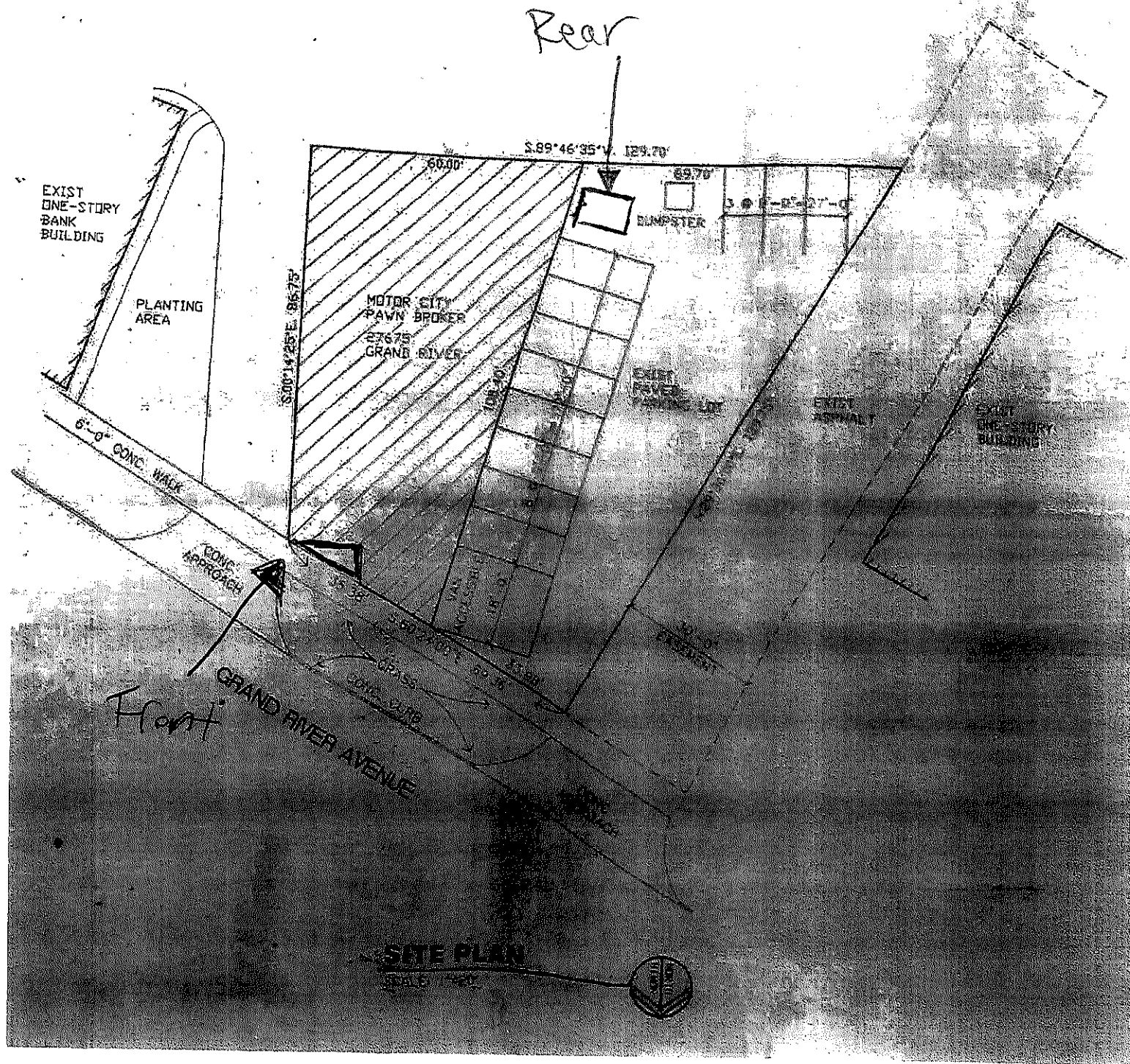
PAWN

OPEN

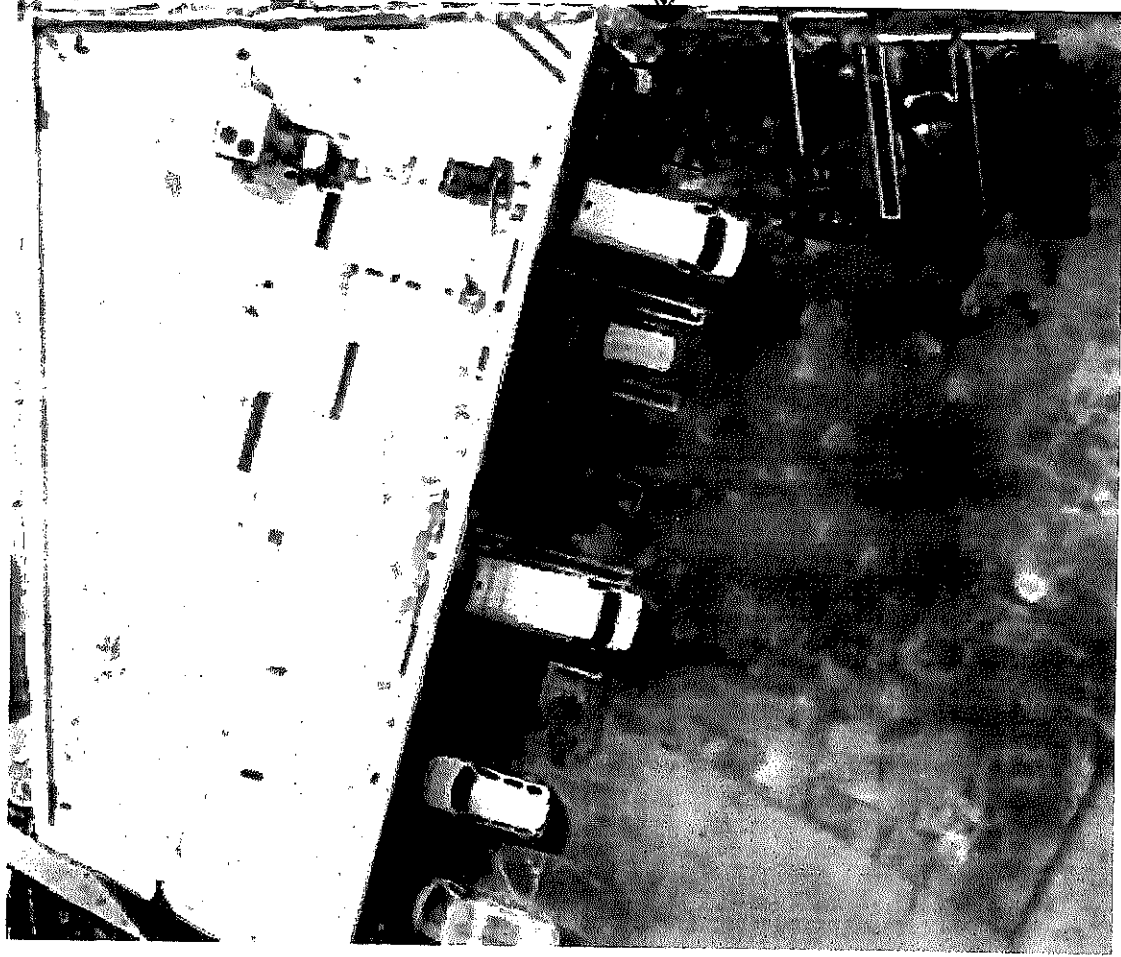
SPRING SALE!
PORENT
BUY • SELL • TRADE

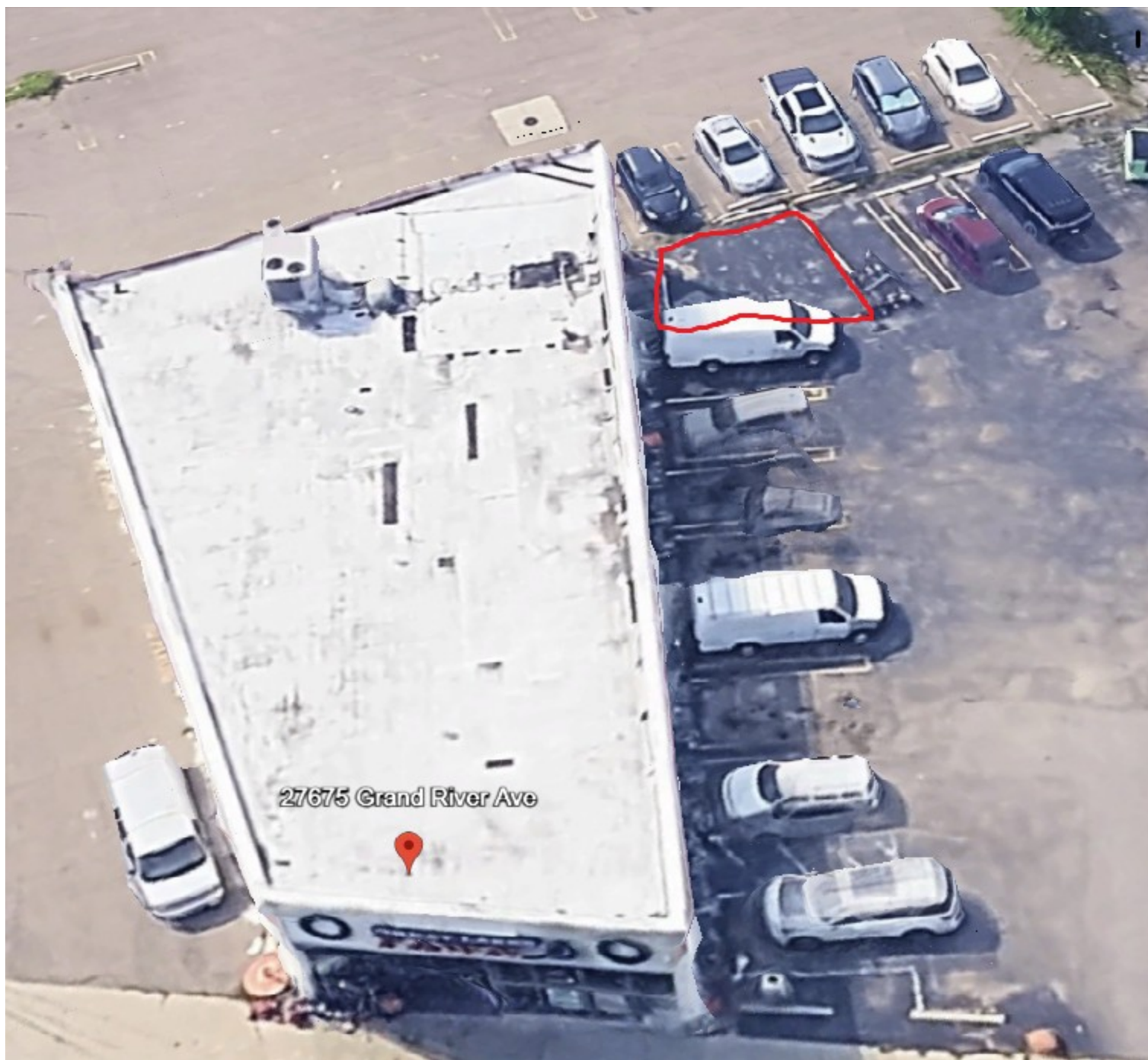
TOP
DOLLAR
PAID
GOLD

Front



Rear





To Whom It May Concern,

I am writing to formally request permission to display merchandise outside the business of Great Lakes Pawn located at 27675 Grand River.

Thank you for taking the time to talk to me today. I was asked to send an email of what we would like to do to see if planning department will approve it and to take necessary steps. We are requesting for permission to set seasonal items outside for sale. We would like to showcase a limited selection of our products outside. This initiative is intended to increase visibility and attract local foot traffic.

We would like to set these items in our back parking lot near our back door and approximately two feet from our front door under our awning, please see the attached pictures of where we would like to display these items. We circled the two areas in red where we would like to display these items. We are open to recommendations and suggestions that city may have for us.

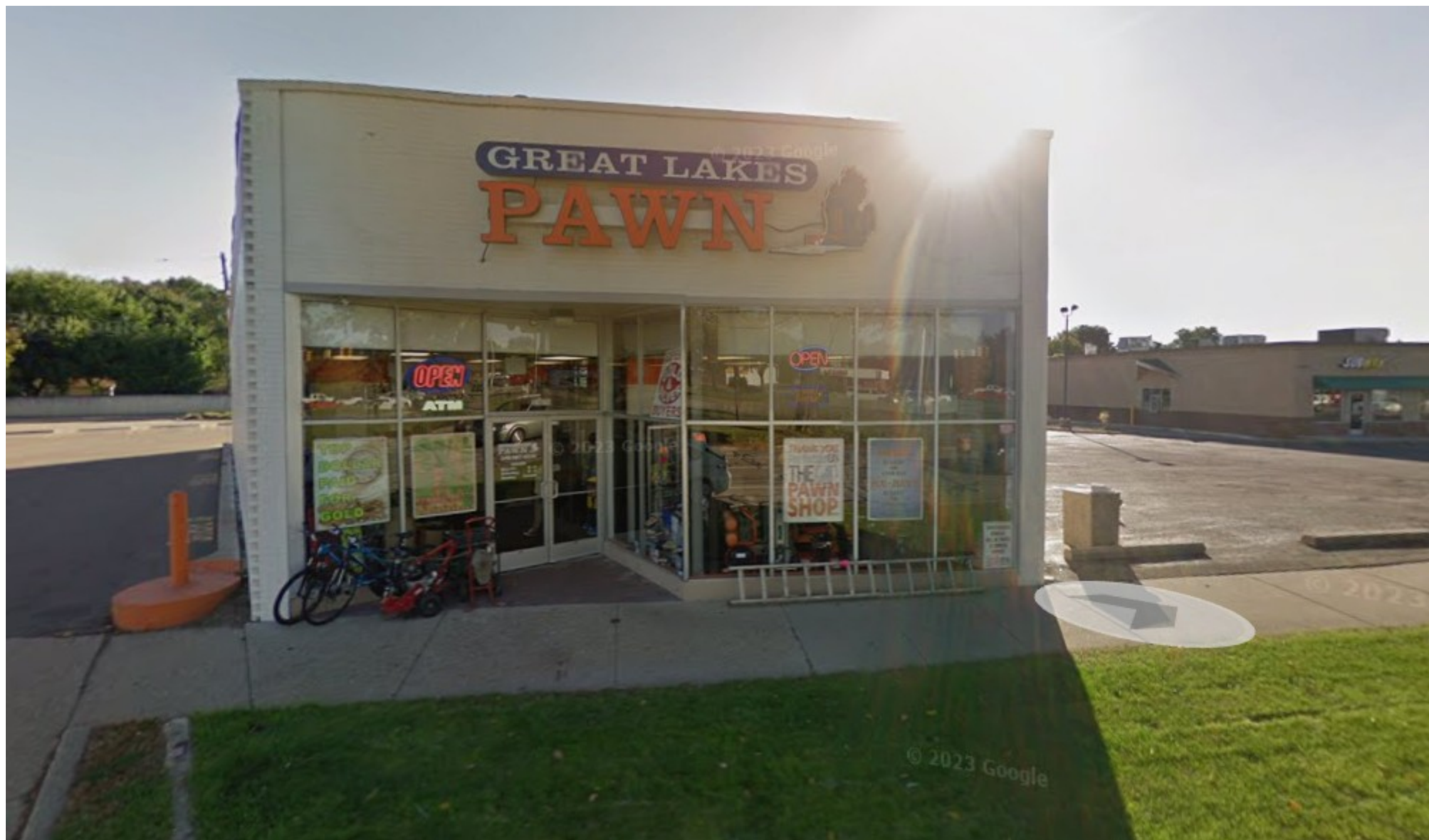
Some items that we would like to display in the summer, fall and spring will consist of lawn equipment and bikes. In the winter we would like to set out snow blowers. We would like to display these items only during business hours: Monday – Friday 9am to 6pm and Saturday 9am to 5pm. These items will not be stored or kept outside after business hours.

We are committed to maintaining a clean, safe and accessible walkway and ensuring displays will not obstruct pedestrian traffic or violate city ordinances.

Thank you for your time and assistance. I look forward to your response. Please let me know if you have any additional questions. I can be reached at 586-219-4045

Sincerely,

Valerie



Livonia, Michigan

 Google Street View

Oct 2025 [See more dates](#)





Outlook

FW: Petitions 2026-01-02-01 - 27675 Grand River

From Zilincik, Todd <tzilincik@livonia.gov>

Date Mon 2/2/2026 12:15 PM

To Drake, Lexie <adrake@livonia.gov>

 1 attachment (2 MB)

2026-01-02-01_ePacket.pdf;

Lexie,

Feel free to draft up letter for Planning Petition on this one just receive by Planning Department to have ready for February 9th to send back.

Thanks,

Todd

Todd Zilincik, P.E.

City Engineer

City of Livonia | Engineering

(734) 466-2561

tzilincik@livonia.gov

From: Canty, Kristoffer <kcanty@livonia.gov>

Sent: Monday, February 2, 2026 11:42 AM

To: Zilincik, Todd <tzilincik@livonia.gov>; Lear, David <DLear@livonia.gov>

Cc: Reece, Stephanie <SReece@livonia.gov>

Subject: Petitions 2026-01-02-01 - 27675 Grand River

Petition 2026-01-02-01 submitted by Great Lakes Pawn, requesting waiver use approval under Sections 3.11 and Section 6.45 of the Livonia Zoning Ordinance, as amended, for outdoor display of merchandise, at 27675 Grand River Avenue, located on the south side of Grand River Avenue between Eight Mile Road and Antago Street, in the northeast ? of Section 1.

After your review, we would appreciate receiving your report with respect to any public safety matters involved in your area of expertise, so these points may be considered by the Planning Commission when making its determination.

If you have any observations or concerns, we would appreciate receiving your comments by **Thursday, February 12, 2026**. Please transmit an **electronic copy** (PDF format please) to

planning@livonia.gov

Kristoffer Canty

Planner IV

City of Livonia | Planning Department

(734) 466-2296

kcanty@livonia.gov

CITY OF LIVONIA, MICHIGAN
APPLICATION FOR WAIVER USE & APPROVAL

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

For filing fee see below for computation

Date Filed: 1-23-2026 Petition 2026-01-02-01
Site Address: 27675 Grand River Sidwell _____ Zoning of Property _____
Requesting Approval To Display a few items (seasonal) outside
Applicant: Ivan Jarbou Business/Company: Great Lakes Pawn
Applicant's Address: 5253 Vineyards Blvd. City: Sterling Hts State: MI Zip Code: 48314
Applicant's Phone #: (586) 855-0357 Applicant's Email: Ivanjarbou@yahoo.com
Contact Person: Ivan Jarbou Business/Company: Great Lakes Pawn
Contact's Address: 27675 Grand River City: Livonia State: MI Zip Code: 48152
Contact's Phone #: (586) 855-0357 Contact's Email: _____

Please provide the following information:

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

RECEIVED
CITY OF LIVONIA
2026 JAN 23 PM 5:11
AVOID SCAMS! PLEASE BE AWARE
THAT THE CITY OF LIVONIA
PLANNING COMMISSION DOES NOT
SEND INVOICES EITHER BY
REGULAR MAIL OR EMAIL. WHEN
YOU APPLY, YOU WILL BE REQUIRED
TO PAY IN FULL AT THAT TIME. IF
YOU RECEIVE AN INVOICE, PLEASE
CONTACT US IMMEDIATELY.

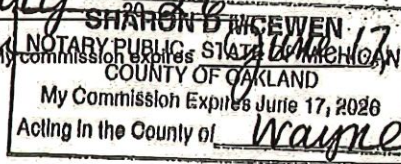
You are invited and encouraged to review your proposal with the Planning Department staff. Only one set of preliminary drawings will be necessary for this analysis:

FEE COMPUTATION	\$700.00 (\$400 publication fee plus \$300 base review fee) plus
_____ sq. ft. of new construction x \$20.00 per 1,000 sq. ft. or \$30 per lot or unit for residential construction.	
Total Amount Due \$ _____	(To avoid scams, please see note above regarding invoices)

Owner of Property: Ivan Jarbou
Owner's Address: 5253 Vineyards Blvd. City: Sterling Hts State: MI Zip Code: 48314
Owner's Phone #: (586) 855-0357 Owner's Email: Ivanjarbou@yahoo.com
Signature of Owner: _____ Print Name: Ivan Jarbou

Subscribed and sworn to before me, a Notary Public in and for the County of Oakland acting Wayne State of Michigan

on this 23rd day of January
Signature of Notary Sharon D. McEwen
Acting In the County of Wayne



EIGHT MILE ROAD

GRAND RIVER AVENUE

27725

27699

27695

27675

27637

C-2

ST. FRANCIS STREET

ANTAGO ST.

20432

20411

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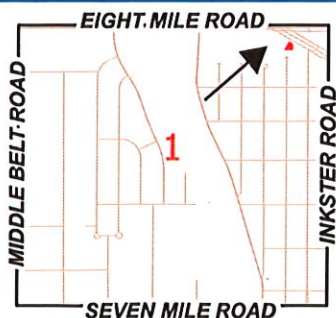
20405

20336

20401

Address & Zoning Map

Petition 2026-01-02-01
Great Lakes Pawn
27675 Grand River Avenue



Not to Scale



City of Livonia
Planning Department



EIGHT MILE ROAD

GRAND RIVER AVENUE



Aerial Map

**Petition 2026-01-02-01
Great Lakes Pawn
27675 Grand River Avenue**



Not to Scale



**City of Livonia
Planning Department**

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

DOUGLAS L. MOORE, MSA
INTERIM DIRECTOR OF PUBLIC
WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2655
FAX: (734) 466-2195

February 5, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-01-02-01 – 27675 Grand River Avenue (Great Lakes Pawn)

Dear Mr. Canty:

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

1. The subject parcel is assigned the address of **#27675 Grand River Avenue**. Should additional addresses be needed, the owner will need to contact this Department once approval has been obtained.
2. The existing parcel is currently serviced by public sanitary sewer and water main. The submitted drawings do not include any proposed utility information or calculations, so we cannot comment on any proposed impacts to the existing systems, but we do not believe the proposed usage will adversely affect the existing utilities.

Should alterations to the existing services be required, the owner shall submit drawings to this department to determine if permits will be required.

3. Any disturbances within the Grand River Avenue right-of-way, including replacement of the drive approach or sidewalk will require permitting through the Michigan Department of Transportation (MDOT).
4. Handicap parking space and sign attached to building, including trash receptacle (obstruction) adjacent to parking space should be reviewed to ensure proper pavement markings along with other parking spaces meet ordinances. Removal of the existing concrete orange light pole base at east side of drive approach should be reviewed since there is no existing light pole attached.

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

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

DATE: February 24, 2026
TO: Kristoffer Canty, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: **Petition 2026-01-02-01, 27675 Grand River**

This office has reviewed the site plan submitted in connection with exterior displays of seasonal items of the property located at the above referenced address.

No objections to this proposal with the stipulations:

- Displays cannot obscure the name of the business or obscure the numeric address which should be displayed on the address side of the building with numbers that contrast in color to the exterior finish of the building.
- Do not fully obscure the windows or entrance door so that in an emergency situation the fire department can see inside the structure to accurately assess interior conditions.

Sincerely,

Brian Kukla

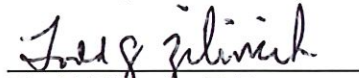
Brian Kukla
Fire Marshal

To: Mr. Kristoffer Canty
Re: Petition 2025-11-08-08 – 27675 Grand River Avenue (Great Lakes Pawn)

February 5, 2026
Page 2

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

Sincerely,



Todd Zilincik, P.E.
City Engineer

Ld:tjz

cc: 2026 Petition File

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

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

February 2nd 2026

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

Re: Petition 2026-01-02-01 – 27675 Grand River Ave.

Mr. Canty,

I have reviewed the plans in connection with the petition. I have no objections to the proposals.

The only public safety concern regarding this proposal would be maintaining clear and unobstructed public sidewalk access in front of the business, along with clear and unobstructed views of oncoming traffic from patrons leaving the business on the north and south driveways of the business.

Please feel free to contact me, should you have any questions.

Sincerely,

FOR THE CHIEF OF POLICE,

Brendan Adams, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2580
FAX: (734) 466-2095

Date: February 24, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2026-01-02-01 - 27675 Grand River

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

1. The parking lot should be repaired or replaced as needed.
2. The parking spaces shall be 10' x 20' and double-striped. The spaces are currently faded and not visible.
3. The barrier-free van accessible parking space and access area shall be properly sized, signed, and striped.
4. There is no enclosure provided on site for the dumpster. An enclosure shall be installed in accordance with the ordinance's requirements. A building permit and inspections would be required for this.
5. The two light pole bases that no longer have light poles installed shall be removed.
6. The outside storage should not impede the required number of parking spaces or any walkways or exit ways.

This Department has no further objections to this Petition.

I trust this provides the requested information.

Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

February 9th, 2026

Kristoffer Canty
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2026-01-02-01 – 27675 Grand River Ave (Great Lakes Pawn)

Dear Kristoffer,

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.

Please contact me if you have any further questions.

Very truly yours,

A handwritten signature in black ink that reads "Benjamin N. Grier".
Benjamin N. Grier
Director of Finance

BG: sc

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

February 5, 2026

RE: 27675 Grand River

Attention: Planning Commissioners

The owner of the property is current on their property tax.

If you have any further questions, please contact me

Thank you

Susan Nash
Livonia City Treasurer

From: [Davis, Ted](#)
To: [Kasprowicz, Sara](#)
Cc: [Mayor Staff](#); [Grier, Benjamin N.](#); [Fisher, Carter](#); [Miller, Lori](#)
Subject: 2/23 Regular Meeting
Date: Monday, February 23, 2026 9:57:41 AM
Attachments: [2026 acoustical panels to march 9 regular meeting.doc](#)
[2026 shelden site furnishings request to remove item 12.doc](#)

Good morning, Sara.

Please see the attached letters for the City Council agenda for tonight's meeting.

Ted Davis, CPRP

Superintendent of Parks and Recreation
City of Livonia | Parks and Recreation Department
(734) 466-2298
edavis@livonia.gov

DEPARTMENT OF PARKS & RECREATION

**PARKS AND RECREATION
COMMISSION**

MARK JOHNSON
CHAIRPERSON

KATIE JOLLY
CATHY KEVRA
ERIC LADWIG
KEVIN SUMMERS

15100 HUBBARD
LIVONIA, MICHIGAN 48154-3586
(734) 466-2410 RECREATION DIVISION
FAX: (734) 466-2679

MAUREEN MILLER BROSNAN
MAYOR

EDWARD DAVIS
SUPERINTENDENT



February 23, 2026

Honorable Council
City of Livonia

Re: Request to Move Item 22 to the March 9, 2026 Regular Meeting

Honorable Members of Council:

The Department of Parks and Recreation respectfully requests that Item 22, listed under Unfinished Business on the February 23, 2026, Regular Meeting Agenda — Award of Bid for the purchase of acoustical panels for the west gym at the Jack E. Kirksey Recreation Center

As outlined in our original correspondence dated January 29, 2026, the department completed the bidding process. It recommended awarding TIPS Group, LLC for the two-inch-thick acoustical panels, not to exceed \$36,940.00.

However, we are requesting additional time to confirm the final product specifications and installation details to ensure the proposed panels fully meet the west gym's acoustic performance and durability requirements. Given the investment involved and the importance of improving sound quality in this heavily used space, we believe it is prudent to take the additional time to validate all performance criteria before proceeding.

We anticipate returning to Council with confirmation and any necessary clarifications at the March 9, 2026, Regular Meeting.

We appreciate your consideration of this request and respectfully ask that Item 22 be moved accordingly.

Respectfully submitted by:

AQUATICS, ATHLETICS, COMMUNITY CENTER, GOLF, PARKS, and SPECIAL EVENTS
CREATING COMMUNITY THROUGH PEOPLE, PARKS & PROGRAMS

Edward Davis
Superintendent

cc: Mayor
Director of Finance
City Clerk
Law Department

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD February 9, 2026

Meeting was called to order at 8:00 p.m. by President Reid. Present: Eileen McDonnell, Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Brandon McCullough, President Reid. Absent: None.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer.

Councilmember Budzinski led the meeting with the Pledge of Allegiance.

6. AWARD OF BID: for the purchase of acoustical panels for the west gym at the Jack E. Kirksey Recreation Center, from budgeted funds.

Ted Davis, Superintendent of Parks and Recreation, explained how poor the acoustics are in the west gym and requests approval for the purchase of panels for all four walls.

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

DIRECTION:

APPROVING

REGULAR



LETTER TO THE LIVONIA CITY COUNCIL

6.

Parks and Recreation January 29, 2026

MEETING DATE

020926/R022326

PRESENTED BY

Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

AWARD OF BID: for the purchase of acoustical panels for the west gym at the Jack E. Kirksey Recreation Center, from budgeted funds.

BACKGROUND DETAILS

The Parks and Recreation Department, in coordination with the City's Purchasing Division, prepared specifications and advertised for bids for Acoustical Panels for the West Gym at the Jack E. Kirksey Recreation Center. An advertisement for bids was posted on the Michigan Intergovernmental Trade Network (MITN), and bids were publicly opened on January 27, 2026.

A total of five (5) bids were received from three (3) companies and reviewed for responsiveness and responsibility. Following a thorough review of the bid tabulation and submitted materials, we recommend the two (2) inch-thick panels submitted by TIPS Group, LLC, as providing the best value based on noise reduction and price.

Company	Panel Dimensions	Noise Coefficient	ReductionPrice
TIPS Group, LLC	48X72X1	0.80	\$31,730.00
TIPS Group, LLC	48X72X2	1.24	\$36,940.00
Simple Connect	48X96X1.125	0.90	\$62,454.96
Engineering Office	Station47X94	0.85	\$51,728.00
Enterprises, Inc. Office	Station47X70	0.85	\$41,848.00
Enterprises, Inc.			

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

It is recommended that the City Council authorize the Mayor and City Clerk to execute a purchase order for a not-to-exceed price of \$36,940.00 with TIPS Group, LLC., 625 Kenmoor Ave SE Ste 350, Grand Rapids, MI 49546.

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

N/A

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

\$36,940.

DETAILED WORK BEING PERFORMED

Purchase and installation of acoustical panels

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

\$36,940 from account 208-755-974-000

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

This was the lowest bid received

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

ATTACHMENTS

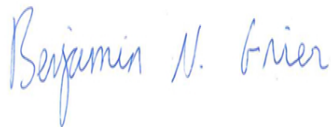
1. S020926 LTC Acoustic panels for west gym
2. 2026 Sound Reducing Acoustic Panels Data Sheets and Colors (1)
3. 2026 Sound Reducing Wall Panels Kirksey Rec Center West Gym (2)

APPROVED BY



Ted Davis, CPRP, Superintendent of Parks and Recreation

Date: January 29, 2026



Benjamin N. Grier, JD, CPA, Finance Director

Date: January 29, 2026



Maureen Miller Brosnan, Mayor

Date: January 29, 2026

PRODUCT DESCRIPTION

Solve your echo and reverberation issues with an Acoustics America Acoustic Panel. These fabric-wrapped, sound absorbing panels are available in a wide array of colors, sizes and thicknesses, and give you the freedom to absorb excess ambient noise according to your design and aesthetic needs. Once you mount these panels on your walls, you can listen clearly to the sounds that matter.

PRODUCT FEATURES

Maximum performance: Our panels are available with two different core options: high-density (6 PCF) fiberglass and polyester. Both cores are wrapped in acoustically-transparent fabric to ensure optimal sound performance. The fiberglass core offers excellent absorption for your most demanding treatment applications. Polyester cores, on the other hand, provide a lightweight, durable, and impact-resistant alternative that is ideal for spaces requiring tackability and a soft aesthetic.

More colors: We offer our panels in a wide range of colors across 4 fabric lines:

- *Classic 700 Series – Timeless colors with a warm aesthetic*
- *Acoustics America – A vibrant spectrum of colors inspired by American landscapes.*
- *Guilford of Maine Anchorage – Features a unique crepe texture often favored by designers for its distinctive look.*
- *Guilford of Maine FR701 – Finely woven with a smooth texture, this designer-favorite fabric offers a refined look.*

More sizes: These panels are available in 20 sizes, from 12" x 12" (1' x 1') all the way up to 120" x 48" (10' x 4').

Multiple thicknesses: Our panels are available in two thicknesses for your unique treatment needs:

- 1" inch panels are an ideal for residential and light commercial applications.
- 2" thick acoustic panels are optimal for heavy commercial spaces such as large gathering areas, music venues, restaurants and open office perimeters.
- A 2 inch thickness will also help you achieve maximum absorption per square foot of space.

Multiple mounting options: We offer two different mounting options, tailored to your application.

- Impaling clips: Suitable for wall-mount applications. Easy to install and included with your order, by default.
- Rotofast™ Snap-On anchors: This mounting option is suited for both wall and ceiling direct-mount applications. This option also does not require adhesive.

Safety and peace of mind: These panels are Class A fire rated (the highest rating possible) for use in indoor applications.

Proudly made in the USA.





SOUND ABSORPTION AT VARIOUS FREQUENCIES

Thickness	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz
Fiberglass 1" (.85 NRC)	.14	.27	.80	1.11	1.14	1.14
Fiberglass 2" (1.15 NRC)	.22	.81	1.24	1.30	1.21	1.16
Polyester 1" (.75 NRC)	.06	.34	.68	.93	.98	.97

FIBERGLASS CORE: TECHNICAL INFORMATION AND SPECIFICATIONS

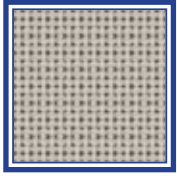
Core	Acoustically Rated Fiberglass
Core Density	6 pounds per cubic foot (6 PCF)
Design	Frameless
Flammability Rating	Class A
Manufacturing Tolerance	+/-1/4" from centerline
Architectural Product Reference	Sound Absorbing Wall Unit
Fabric Material	Polyester Blend

POLYESTER CORE: TECHNICAL INFORMATION AND SPECIFICATIONS

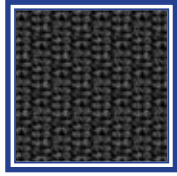
Core	Polyester
Core Density	5 pounds per cubic foot (5 PCF)
Design	Frameless
Flammability Rating	Class A
Manufacturing Tolerance	+/-1/4" from centerline
Architectural Product Reference	Sound Absorbing Wall Unit
Fabric Material	Polyester Blend



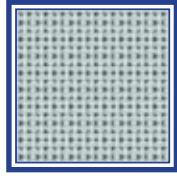
CLASSIC 700 SERIES FABRICS



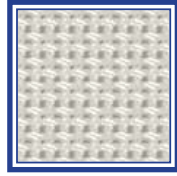
CLASSIC
TAN



CLASSIC
BLACK



CLASSIC
PATINA GREY

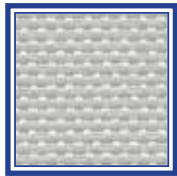


CLASSIC WHITE

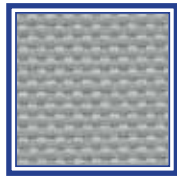
ACOUSTICS AMERICA FABRICS



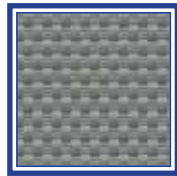
SEA FOAM
WHITE



FULL MOON
SILVER



INDUSTRIAL
STEEL GREY



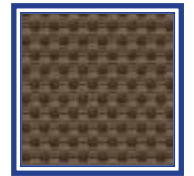
NATURAL
STONE GREY



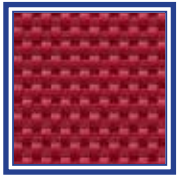
FREEDOM
GREY



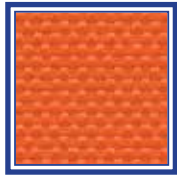
MIDNIGHT
BLACK



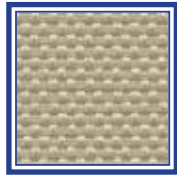
AMERICAN
WALNUT



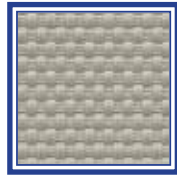
DELICIOUS
APPLE RED



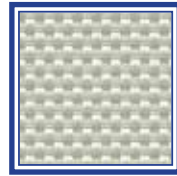
FALL HARVEST
ORANGE



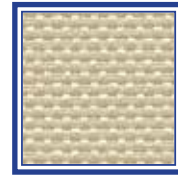
HEARTLAND
WHEAT



BARNWOOD
GREY



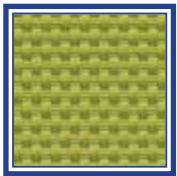
SAND SILVER



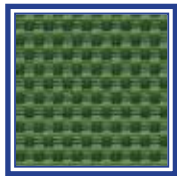
MOJAVE TAN



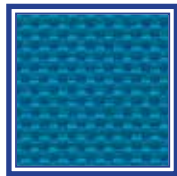
COUNTRY
CREAM



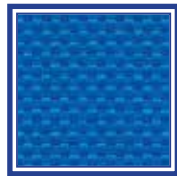
SAN JOAQUIN
OLIVE



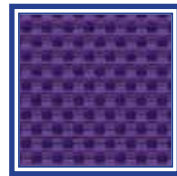
SILENT
EVERGREEN



GREAT LAKES
BLUE



WESTERN SKY
BLUE



WILD PLUM

PROPOSAL FORM

PURCHASE AND INSTALLATION OF SOUND REDUCING WALL PANELS

LOCATED AT

Jack E. Kirksey Recreation Center West Gym
15100 Hubbard Rd. Livonia, MI 48152

The undersigned, (name) Mark A. Thompson (company name) TIPS Group, LLC attests that he/she has visited the site and is familiar with all existing conditions of work hereinafter specified. He/She further agrees that he/she will enter a contract with the owner to furnish and pay for all labor, materials, supervision, insurance, and incidentals required to complete the work as specified. All work shall meet the current building code requirements, recognized by the City of Livonia, and shall conform to all codes and regulations of the local authorities. In addition, all work shall conform to specifications and other requirements provided in this "Proposal Form."

This proposal shall be irrevocable for a period of ninety (120) days from the date provided below. Furthermore, this proposal shall not become binding, and no contract award shall be made until this contract is approved by the City of Livonia.

	1" thick	2" thick
Labor Cost	\$ <u>9,600.00</u>	\$ <u>9,600.00</u>
Material Cost	\$ <u>22,130.00</u>	\$ <u>27,340.00</u>
Total Cost	\$ <u>31,730.00</u>	\$ <u>36,940.00</u>

2. This proposal shall be irrevocable for a period of ninety (120) days. This proposal shall not become binding, and no contract award shall be made until this contract is approved by the City of Livonia.
3. In submitting this bid, it is understood that the right is reserved by the Owner and City of Livonia to reject all bids. If written notice of the acceptance of this bid is mailed, telegraphed, or delivered to the undersigned within 60 days after the opening thereof, or at any time thereafter before this bid is withdrawn, the undersigned agrees to execute and deliver a contract in the prescribed form.
4. We agree to have work completed within 60 days of notice to proceed.
5. Attached hereto is an affidavit in proof that the undersigned has not entered any collusion with any person in respect to this proposal or any other proposal or the submitting of proposals for the contract for which his/her proposal is submitted.
7. Note: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

8. Contractor shall provide proof of insurance and license(s) to Owner.
9. Upon request by the Contractor, partial payment, not to exceed fifty percent (50%) of total project cost shall be made when fifty percent (50%) of the work is completed. The balance of project costs shall not be disbursed until the project is fully completed. And approved by the owner and the City of Livonia Inspection Department.

Mark A. Thompson / PRES. & CEO Dated: 1/27/26
SIGNATURE/TITLE MARK A. THOMPSON

TIPS Group, LLC
Company Name

(989) 615-3162
Phone Number

82-5269148
Employer Identification Number

YES NO X
Minority Business Enterprise

We will install 65 each nominal size 4 X 6' X 1" thick or 2" thick noise reducing panels on the 4 gymnasium walls.
The 65 panels will make up the 260 L/F of panels mentioned in the specification.
There will be approximately 16" of bare wall space between the panels.
This spacing will vary on wall length and obstructions like Doors, Signs, Electrical Boxes, and other openings or objects.
We will use the manufacturer's recommended fasteners. Rotofast fasteners.
We provided a price for each thickness 1" thick and 2" thick.
The 1" thick Panels will produce a Noise Reduction Coefficient of .80 at 500 Hertz
The 2" thick Panels will produce a Noise Reduction Coefficient of 1.24 at 500 Hertz
The panels will take 3 to 6 weeks to arrive.
We will install the panels in 8 to 10 working days.
Once the panels are delivered we request a nearby indoor storage location.

REFERENCES

Reference #1

Company	<u>Central Michigan University</u>
Contact	<u>John Latoski</u>
Telephone	<u>(989) 774-6540</u>
Email Address	<u>john.r.latoski@cmich.edu</u>
Project Name	<u>Theater sound insulation</u>
Describe work	<u>Install additional sound insulation in theater</u>
	<u></u>

Reference #2

Company	<u>Dow Corning</u>
Contact	<u>John Landis</u>
Telephone	<u>(989) 496-5953</u>
Email Address	<u>jlandis@dowcorning.com</u>
Project Name	<u>Sound attenuation project</u>
Describe work	<u>Install sound insulation on dividing wall</u>
	<u></u>

Reference #3

Company	<u>Central Michigan University</u>
Contact	<u>Peter Gorton</u>
Telephone	<u>(989) 774-6531</u>
Email Address	<u>peter.gorton@cmich.edu</u>
Project Name	<u>Sound insulation of mechanical room</u>
Describe work	<u>Reduce noise from air handler</u>

Equal Opportunity Clause
(EXECUTIVE ORDER 11246)

During the performance of this contract, the contractor agrees as follows:

- (a) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.
- (b) The contractor will, in all solicitations or advancements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.
- (c) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under Section 202 of Executive Order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- (d) The contractor will comply with all provisions of Executive Order No. 11246 of Sept. 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- (e) The contractor will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- (f) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be cancelled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of Sept. 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
- (g) The contractor will include the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the contractor may request the United States to enter into such litigation to protect the interests of the United States." [Sec. 202 amended by EO 11375 of Oct. 13, 1967, 32 FR 14303, 3 CFR, 1966-1970 Comp., p. 684, EO 12086 of Oct. 5, 1978, 43 FR 46501, 3 CFR, 1978 Comp., p. 230]

**NON-COLLUSIVE
AFFIDAVIT**

(Prime Bidder)

State of Michigan
County of Midland) ss.

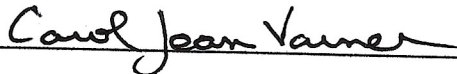
Mark A. Thompson, being duly sworn, deposes and says:

That (s)he is the President of TIPS Group, LLC
(a partner or officer of the firm of, etc.)
the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham;
that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or
person, to put in a sham bid or to refrain from bidding, has not in any manner, directly or indirectly, sought by
agreement or collusion, or communication or conference, with any person, to fix the bid price of affiant or of
any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder,
or to secure any advantage against the Local Housing Commission, or any person interested in the proposed
contract; and that all statements in said proposal or bid are true.

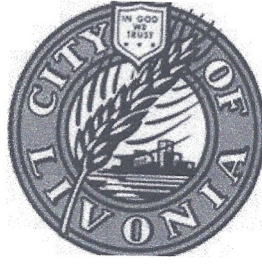
Signature 
Name Mark A. Thompson

Signature of:
Bidder, if the bidder is an individual:
Partner, if the bidder is a partnership:
Officer, if the bidder is a corporation.

Subscribed and sworn to before me
this 27th day of January 2026.

Notary Public 

My Commission expires October 28, 2028.



Date: From: To: Subject:

January 14, 2026

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Addendum No. 1 – Acoustic Panels Bid
Clarification,

Jack Kirksey Rec

Center

Addendum No. 1 is being issued in response to bid questions.

THE DUE DATE REMAINS THE SAME. All other provisions of the solicitation remain the same. Firms should acknowledge receipt of this addendum with their proposal response.

ADDENDUM NO. 1 – Acoustic Panels Bid Clarification

1. All bidders will need to provide a lift for installation of acoustic panels. Floor protection will also be needed when using the lift.

2. All bidders will need to include material lead time and installation timeline with bid submission.
3. Elevation of space will be included as a separate attachment to Addendum No. 1.

Addendum accepted and acknowledged by:

Vendor Name: TIPS Group, LLC

Vendor Rep: 
Mark A. Thompson

Date: January 27, 2026

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 9, 2026**

Meeting was called to order at 9:30 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Eileen McDonnell, President Reid. Absent: Brandon McCullough.

16. REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND APPROVE THE 2026 LANE LINE MARKING PROGRAM BY EXTENDING CONTRACT 25-H UNIT PRICES WITH PK CONTRACTING, INC.: for Contract 26-H in the amount of \$125,000.00 (CR 281-25).

David Lear, Assistant City Engineer, requested an extension for the yearly contract for the Lane Line Marking Program with PK Contracting with no increase in price.

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

DIRECTION:

APPROVING

REGULAR

NEW DATA RECEIVED FOR THE REGULAR
MEETING OF MARCH 23, 2026

From: [Lear, David](#)
To: [Kasprowicz, Sara](#)
Subject: 25-H Lane Line Marking Program
Date: Tuesday, March 10, 2026 8:32:05 AM
Attachments: [Accounting Sheet for PK Contracting - 2025 Lane Line Marking, Contract 25-H.xlsx](#)
[Payment #1.pdf](#)

Sara,

Last night for item #16 on the Study meeting, Ms. McDonnell asked for a history of payments to the contractor for the 2025 program that we are looking to extend. Attached is the Accounting sheet for last years project showing the one payment that was made and the final amount of the contract which ended up \$55,857.19 under budget. (that's why we reduced the overall amount of the contract this year)

I am guessing that I need to send this to you so that you can distribute it accordingly.

Thanks,

Dave

David Lear
Assistant City Engineer
City of Livonia | Engineering
(734) 466-2608
DLear@livonia.gov

[illegible]

City of Livonia
Accounts Payable Edit Listing

Vendor/Remittance Address	Number	Description	Invoice Date	G/L Date	Due Date	Received Date	Confirming EFT G/L Date	Notes	Amounts
---------------------------	--------	-------------	--------------	----------	----------	---------------	-------------------------	-------	---------

Batch Department: 447 ENGINEERING		Batch Date: 10/21/2025	Batch Number: 2025-00008588		Batch Description: RFP				
6637 - PK CONTRACTING, LLC	25/CR 281-25, 1	2025 LANE LINE MARKING PROGRAM 25-H, CR 281-25, PMT 1	10/20/2025	10/21/2025	10/21/2025			No	Gross: 96,457.97
Invoice Department: 447 ENGINEERING		Check Sort Code:			Bank Account:	A/P Positive Pay Checking		Freight:	0.00
P. K. CONTRACTING, INC.		Check Code:			Invoice Terms:	NET 30 DAYS		State Tax:	0.00
1965 BARRETT		Manual Check: No			Hold Reason:			County Tax:	0.00
TROY, MI 48084		Check Number:						Local/City Tax:	0.00
								Discount:	0.00
								Retainage:	0.00
								Net Amount:	\$96,457.97

Detail:	P.O. Number	C/D/F/T/A/1099	Description	Quantity	U/M	Amount/Unit	Total Amount
		N/N/N/N/N/N	2025 LANE LINE MARKING PROGRAM 25-H, CR 281-25, PMT 1	1.0000	EA	96,457.9700	96,457.97

G/L Distribution:	G/L Account/Project	Expensed	Unencumbered
	202-463-818-118 (MAJOR STREET FUND-MAINTENANCE-STREET-Cont Ser-Lane Line Mark)	96,457.97	0.00

Total Invoice Items:	1	Invoice Amount Expensed:	\$96,457.97	Invoice Amount Unencumbered:	\$0.00
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Batch Total Invoices:	1
Batch Total Gross:	\$96,457.97
Batch Total Freight:	\$0.00
Batch Total State Tax:	\$0.00
Batch Total County Tax:	\$0.00
Batch Total Local/City Tax:	\$0.00
Batch Total Discount:	\$0.00
Batch Total Retainage:	\$0.00
Batch Total Net:	\$96,457.97
Batch Total Unencumbered:	\$0.00
Grand Total Invoices:	1
Grand Total Gross:	\$96,457.97

10/21/25

City of Livonia

Grand Total Freight:	\$0.00
Grand Total State Tax:	\$0.00
Grand Total County Tax:	\$0.00
Grand Total Local/City Tax:	\$0.00
Grand Total Discount:	\$0.00
Grand Total Retainage:	\$0.00
Grand Total Net:	\$96,457.97
Grand Total Unencumbered:	\$0.00

**CITY OF LIVONIA
ENGINEERING SECTION
CONSTRUCTION ESTIMATE**

PROJECT: 2025 Lane Line Marking Program
CONTRACT : 25-H
CONTRACTOR: PK Contracting, LLC
 1965 Barrett Drive
 Troy, MI 48084
 (248) 362-2130

Construction Estimate # 1
DATE: October 20, 2025
Work Performed 9/17/2025 - 9/26/2025
C.R. #281-25

	ITEM OF WORK	UNIT	UNIT PRICE	ORIGINAL ESTIMATED QUANTITIES	PREVIOUS QUANTITIES COMPLETED	PERIOD QUANTITIES	PERIOD AMOUNT	QUANTITY COMPLETED TO DATE	TOTAL AMOUNT TO DATE
1	Sprayable Thermoplastic 4" Wide Segmented Yellow Line	sta	\$19.10	690	-	173.00	\$3,304.30	173.00	\$3,304.30
2	Sprayable Thermoplastic 4" Wide Solid Yellow Line	sta	\$24.35	1,800	-	1,782.00	\$43,391.70	1,782.00	\$43,391.70
3	Sprayable Thermoplastic 4" Wide Segmented White Line	sta	\$19.10	1,400	-	321.00	\$6,131.10	321.00	\$6,131.10
4	Sprayable Thermoplastic 4" Wide Solid White Line	sta	\$24.35	400	-	335.00	\$8,157.25	335.00	\$8,157.25
5	Sprayable Thermoplastic 12" Wide Solid White Line	sta	\$53.00	40	-	35.50	\$1,881.50	35.50	\$1,881.50
6	Polyurea Pavement Marking 4" Wide Segmented Yellow Line	sta	\$26.50	10	-		-	0.00	-
7	Polyurea Pavement Marking 4" Wide Solid Yellow Line	sta	\$116.60	10	-		-	0.00	-
8	Polyurea Pavement Marking 4" Wide Segmented White Line	sta	\$26.50	20	-		-	0.00	-
9	Polyurea Pavement Marking 4" Wide Solid White Line	sta	\$116.60	10	-		-	0.00	-
10	Cold Plastic 12" Wide Solid Yellow	l.f.	\$6.90	100	-		-	0.00	-
11	Cold Plastic 6" Wide Cross Walk Lines	l.f.	\$3.15	1600	-	3,269.00	\$10,297.35	3,269.00	\$10,297.35
12	Cold Plastic 24" Wide Cross Walk Lines	l.f.	\$13.25	600	-	1,210.00	\$16,032.50	1,210.00	\$16,032.50
13	Cold Plastic Pavement Marking Yield White Triangle	ea.	\$37.10	40	-	4.00	\$148.40	4.00	\$148.40
14	Cold Plastic Pavement Marking Symbol (Left Arrow)	ea.	\$196.10	30	-	16.00	\$3,137.60	16.00	\$3,137.60
15	Cold Plastic Pavement Marking Symbol (Straight & Left Arrow)	ea.	\$217.30	5	-	2.00	\$434.60	2.00	\$434.60
16	Cold Plastic Pavement Marking Symbol (Straight & Right Arrow)	ea.	\$217.30	5	-	2.00	\$434.60	2.00	\$434.60
17	Cold Plastic Pavement Marking Symbol (Straight Arrow)	ea.	\$185.50	5	-	2.00	\$371.00	2.00	\$371.00
18	Cold Plastic Pavement Marking Symbol (Right Arrow)	ea.	\$196.10	30	-	10.00	\$1,961.00	10.00	\$1,961.00
19	Cold Plastic Pavement Marking Symbol (R.R. Crossing)	ea.	\$375.00	2	-	2.00	\$750.00	2.00	\$750.00
20	Cold Plastic Pavement Marking Symbol (School Legend)	ea.	\$222.60	4	-	3.00	\$667.80	3.00	\$667.80
21	Cold-Plastic 12" Crosswalk Lines	l.f.	\$6.90	1000	-	350.00	\$2,415.00	350.00	\$2,415.00
22	Cold-Plastic 24" Stop-Bar Lines	l.f.	\$13.25	500	-		-	0.00	-
23	Remove 6" Wide Crosswalk Lines	l.f.	\$1.60	500	-	234.00	\$374.40	234.00	\$374.40
24	Remove 12" Wide Crosswalk Lines	l.f.	\$3.20	500	-	130.00	\$416.00	130.00	\$416.00
25	Remove 24" Wide Stop-Bar Lines	l.f.	\$6.40	750	-	149.00	\$953.60	149.00	\$953.60

**CITY OF LIVONIA
ENGINEERING SECTION
CONSTRUCTION ESTIMATE**

PROJECT: 2025 Lane Line Marking Program
CONTRACT : 25-H
CONTRACTOR: PK Contracting, LLC
1965 Barrett Drive
Troy, MI 48084
(248) 362-2130

Construction Estimate # 1
DATE: October 20, 2025
Work Performed 9/17/2025 - 9/26/2025
C.R. #281-25

	ITEM OF WORK	UNIT	UNIT PRICE	ORIGINAL ESTIMATED QUANTITIES	PREVIOUS QUANTITIES COMPLETED	PERIOD QUANTITIES	PERIOD AMOUNT	QUANTITY COMPLETED TO DATE	TOTAL AMOUNT TO DATE
26	Remove Pavement Marking Legend (Only)	ea.	\$55.00	10	-		-	0.00	-
27	Remove Pavement Marking Symbol (Left Arrow)	ea.	\$55.00	5	-		-	0.00	-
28	Remove Pavement Marking Symbol (Straight & Left Arrow)	ea.	\$80.00	2	-		-	0.00	-
29	Remove Pavement Marking Symbol (Straight & Right Arrow)	ea.	\$80.00	2	-		-	0.00	-
30	Remove Pavement Marking Symbol (Straight Arrow)	ea.	\$50.00	2	-		-	0.00	-
31	Remove Pavement Marking Symbol (Right Arrow)	ea.	\$55.00	5	-	5.00	\$275.00	5.00	\$275.00
32	Remove Pavement Marking Symbol (School Legend)	ea.	\$65.00	1	-		-	0.00	-
33	Remove Pavement Marking Symbol (R.R. Crossing)	ea.	\$175.00	1	-		-	0.00	-
34	Inspector Days @ \$500.00	days	\$500.00	9	-	5.00	\$2,500.00	5.00	\$2,500.00
								SUB-TOTAL:	\$101,534.70
								Total Completed to Date:	\$101,534.70
								*Less Amount Reserved:	\$5,076.74
								Total Completed Less Reserved:	\$96,457.97
								Less Previous Estimates:	-
								Amount Due This Estimate:	\$96,457.97

Contract Date: August 25, 2025

Contract Amount: \$157,391.90

Starting Date: September 17, 2025

Completion Date: October 17, 2025

Extended To:

Remarks:

Prepared by: Jeff Michael (PSW II)

Approved for Payment:

Todd J. Zilinski, P.E., City Engineer

MAIN OFFICE
1965 Barrett Drive
Troy, MI 48064-5372
PHONE 248-362-2130
FAX 248-362-4969

RECEIVED

OCT 20 2025

CITY OF LIVONIA
ENGINEERING DEPARTMENT

INVOICE

TO: CITY OF LIVONIA
33000 CIVIC CENTER DRIVE
LIVONIA MI 48154

INVOICE DATE:	10/1/2025
DUE DATE:	UPON RECEIPT

PK INVOICE # 251326-1
LIVONIA 2025 PAVEMENT MARKINGS
CONTRACT 25-H

TODD J ZILINCIK
TZILINCIK@LIVONIA.GOV
EBACHELOR@LIVONIA.GOV
DLEAR@LIVONIA.GOV

PAVEMENT MARKINGS

WORK OF: **SEPTEMBER 17 THRU SEPTEMBER 26, 2025**

[illegible]

PLEASE REMIT PAYMENT TO:
PK CONTRACTING
1965 BARRETT
TROY MI 48084

CONTRACTOR'S DECLARATION

I hereby declare that I have not, during the period SEPTEMBER 17, 2025
to SEPTEMBER 26TH, A.D. 2025, performed any work, furnished any
material, sustained any loss, damage or delay for any reason, including soil conditions
encountered or created, or otherwise done anything for which I shall ask, demand, sue
for, or claim compensation from the City of Livonia, the Owner, or its agents, in addition
to the regular items set forth in the contract numbered 25-H, and
dated

AUGUST 25, A.D., 2025,
for 2025 LANE LINE MARKING PROGRAM

executed between myself and the City of Livonia, and in the Change Orders for work
issued by the City of Livonia in writing as provided thereunder, except as I hereby make
claim for additional compensation and/or extension of time, as set forth on the itemized
statement attached hereto.

There is (circle one) not (circle one) an itemized statement attached.

The Contractor further certifies that all his indebtedness for labor and material
incorporated in the work covered by this estimate has been fully paid and/or satisfactory
arrangements with material supplies have been made.

PK CONTACTING
Contractor
By [Signature]
Title AGENT

Date: 10/20/2025



LETTER TO THE LIVONIA CITY COUNCIL

16.

Engineering
February 24, 2026

MEETING DATE

S030926/R032326

PRESENTED BY

Todd Zilincik, P.E., City Engineer

AGENDA ITEM

REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND APPROVE THE 2026 LANE LINE MARKING PROGRAM BY EXTENDING CONTRACT 25-H UNIT PRICES WITH PK CONTRACTING, INC.: for Contract 26-H in the amount of \$125,000.00 (CR 281-25)

BACKGROUND DETAILS

The Engineering Division has received a letter dated March 2, 2026, from Nicholas C. Shea, Vice President of PK Contracting, Inc. to indicate their willingness to extend the contract for lane line markings to 2026 with no increase from their 2025 contract unit prices.

There is currently \$125,000.00 budgeted for the annual lane line markings throughout the City of Livonia to cover over 373 miles of City jurisdiction roads of which 60 miles are on our major roads such as Newburgh, Ann Arbor Trail, Levan, Stark, and Lyndon.

This office is familiar with PK Contracting, Inc. We have found their performance to be satisfactory and their ability to work with the City when any changes or additional requests for improving pedestrian crossing markings near schools have arisen.

Per the Contract 25-H, Form of Proposal on Page FP-4, Note: C, which states that the City of Livonia Engineering will consider extending the contract up to one (1) year past the approved contract year based on satisfactory work performance, and a letter provided by the contractor requesting an extension letter based on holding contract unit prices and the contractor meeting these requirements, it is the recommendation of the Engineering Division that the City Council proceed as follows:

- Waive the formal bidding process under Section 3.04.140.E.3 of the Livonia Code of Ordinances, as amended, since no advantage to the City would result from competitive bidding.
- Approve a one (1) year extension for 2026 with PK Contracting, Inc., 1965 Barrett Dr., Troy, Michigan 48084 at the unit prices from the 2025 Lane Line Marking Contract (25-H).
- Award a contract in the amount of \$125,000.00 to PK Contracting, Inc., 1965 Barrett Dr., Troy, Michigan 48084 for fiscal year 2026. The award should be based on the unit bid prices, said amount to be adjusted based upon the quantities of work actually completed.
- Authorize an expenditure in the amount of \$125,000.00 for the 2026 Lane Line Marking Program

from budgeted funds in Account No. 202-463-818-118 (Contractual Services – Lane Line Marking).

- Authorize the City Engineer to make minor changes, as needed.

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

It is the recommendation of the Engineering Division that the City Council proceed as follows:

- Waive the formal bidding process under Section 3.04.140.E.3 of the Livonia Code of Ordinances, as amended, since no advantage to the City would result from competitive bidding.
- Approve a one (1) year extension for 2026 with PK Contracting, Inc., 1965 Barrett Dr., Troy, Michigan 48084 at the unit prices from the 2025 Lane Line Marking Contract (25-H).
- Award a contract in the amount of \$125,000.00 to PK Contracting, Inc., 1965 Barrett Dr., Troy, Michigan 48084 for fiscal year 2026. The award should be based on the unit bid prices, said amount to be adjusted based upon the quantities of work actually completed.
- Authorize an expenditure in the amount of \$125,000.00 for the 2026 Lane Line Marking Program from budgeted funds in Account No. 202-463-818-118 (Contractual Services – Lane Line Marking).
- Authorize the City Engineer to make minor changes, as needed.

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

N/A

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

\$125,000.00

DETAILED WORK BEING PERFORMED

2026 Lane Line Marking Program, Contract 26-H

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

\$125,000.00 from Account No. 202-463-818-118

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

One (1) year extension for 2026 with PK Contracting, Inc., 1965 Barrett Dr., Troy, Michigan 48084 at the unit prices from the 2025 Lane Line Marking Contract (25-H).

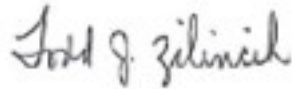
REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Waive the formal bidding process under Section 3.04.140.E.3 of the Livonia Code of Ordinances, as amended, since no advantage to the City would result from

competitive bidding.

ATTACHMENTS

1. CR 281-25
2. PK Contracting Letter Dated 3.2.26 Extending 2025 Unit Prices for 2026

APPROVED BY



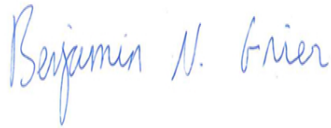
Date: March 02, 2026

Todd Zilincik, P.E., City Engineer



Date: March 02, 2026

Douglas L. Moore, MSA, Assistant Director of Public Works



Date: March 03, 2026

Benjamin N. Grier, JD, CPA, Finance Director



Date: March 04, 2026

Maureen Miller Brosnan, Mayor

Newburgh Road (\$4,648.00) and 36800 Riverview Road (\$10,800.00), in connection with the Newburgh Road Reconstruction Project (Ann Arbor Trail to Plymouth Road), from funds budgeted in Account Number 202-463-818-125 (City Participation in County/MDOT Projects) for this purpose; and the Mayor and City Clerk are hereby authorized to do all other things necessary or incidental to the full performance of this resolution.

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

#281-25 RESOLVED, that having considered the report and recommendation of the City Engineer, dated August 13, 2025, which bears the signatures of the Director of Public Works and the Director of Finance, and is approved for submission by the Mayor, the Council does hereby accept the unit price bid of **P.K. Contracting, Inc.**, 1965 Barrett Dr., Troy, Michigan 48084 for performing all work required in connection with the **2025 Lane Line Marking Program (Contract 25-H)**, for the not to exceed amount of \$157,391.90, based on the Engineering Division's estimate of units involved, and subject to a final payment based upon the actual units completed in accordance with the unit prices accepted herein, said estimated cost and unit prices having been in fact the sole bid received and meets all specifications; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed \$125,000.00 from funds budgeted in Account No. 202-463-818-118 (Contractual Services Lane Line Marking) and an additional appropriation and expenditure in an amount not to exceed \$32,391.90 from Account No. 204-463-974-200 (Non-Motorized Paths) for this purpose; FURTHER, 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, for and on behalf of the City of Livonia, to execute a contract, approved as to form and substance by the Department of Law, with the aforesaid bidder and to do all other things necessary or incidental to the full performance of this resolution.

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

#282-25 RESOLVED, that having considered the report and recommendation of the City Engineer, dated August 13, 2025, which bears the signatures of the Director of Public Works and the Director of Finance, and is approved for submission by the Mayor,



MAIN OFFICE

1965 Barrett Drive
Troy, MI 48084-5372
PHONE 248-362-2130
FAX 248-362-4969

March 2, 2026

Todd Zilincik, P.E.
City Engineer
City of Livonia
Engineering Department
12973 Farmington Road
Livonia, MI 48150

Hello,

P.K. Contracting, LLC is requesting to extend the pricing used in the 2025 Pavement Marking program to the 2026 calendar year.

Please let me know of any questions, issues, or if there is any other information being requested from P.K. Contracting, LLC regarding the project.

Thanks,

A handwritten signature in black ink, appearing to read 'Nicholas C. Shea', written in a cursive style.

Nicholas C. Shea
Vice President

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 9, 2026**

Meeting was called to order at 9:30 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Eileen McDonnell, President Reid. Absent: Brandon McCullough.

17. REQUEST APPROVAL OF CHARTER AMENDMENTS AND CONSIDERATION OF PLACING PUBLIC SAFETY RENEWAL AND CULTURAL/SENIOR SERVICES MILLAGES ON THE AUGUST 2026 PRIMARY ELECTION BALLOT.

Carter Fisher, City Attorney, requested Council approval to add the items to the ballot as charter amendments to renew the current millages for public safety and cultural/senior services.

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

DIRECTION:

APPROVING

REGULAR



LETTER TO THE LIVONIA CITY COUNCIL

17.

Law
March 5, 2026

MEETING DATE

S030926/R032326

PRESENTED BY

Carter Fisher, City Attorney

AGENDA ITEM

REQUEST APPROVAL OF CHARTER AMENDMENTS AND CONSIDERATION OF PLACING PUBLIC SAFETY RENEWAL AND CULTURAL/SENIOR SERVICES MILLAGES ON THE AUGUST 2026 PRIMARY ELECTION BALLOT.

BACKGROUND DETAILS

Dear Council Members:

As you know, the City's public safety as well as the cultural/senior services millages are set to expire at the end of this year. The revenue from these millages is essential to the operations of the Livonia Police Department, Livonia Fire Department and Department of Parks and Recreation.

Therefore, the Mayor has directed the Law Department to draft proposed Charter amendments for your review and consideration which would renew and continue the public safety millage (1.7 of 1 mill) and the cultural/senior services millage (.25 of 1 mill) for a period of ten years. Provided that you concur with the continuation of these millages, it is recommended that these matters be placed before the voters on the same date as the state primary election to be held on August 4, 2026.

Accordingly, this office has prepared the attached amendments to Chapter VIII, Section 1 of the Livonia City Charter, which is substantially similar to the language of the amendments that were previously approved by the voters in 2016. We have also drafted proposed ballot questions and request approval to leave the amounts raised blank at the present time. The amount anticipated to be raised by the public safety millage is currently \$9,500,000 after it is levied in December 2026. It is expected that the cultural/senior services millage will generate roughly \$1,400,000 after it is levied in December 2026. However, it is important to understand that these amounts may change after the assessment data is finalized in April of this year. Therefore, we respectfully request the authority to insert the most accurate figure before we send the ballot language to Wayne County.

Upon approval by the Council, the proposed ballot language will be submitted to the Michigan Attorney General's office for their review and approval as to its form and substance and then to the Wayne County Clerk for their review and to ensure that the language is added to the August ballot. Given that the language in these proposed ballot initiatives closely mirrors the language in prior renewals, we are confident that the language will be certified, but we will not receive formal approval unless and until Council first votes to approve.

If you have any questions, please do not hesitate to contact the Law Department.

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

Approve proposed Charter Amendments as submitted regarding the renewal of Public Safety and Cultural/Senior Services Millages.

ATTACHMENTS

1. Resolution approving public safety millage ballot language
2. Resolution senior and cultural services millage ballot language

APPROVED BY



Carter Fisher, City Attorney

Date: March 05, 2026



Maureen Miller Brosnan, Mayor

Date: March 06, 2026

WHEREAS, having sufficient police and fire personnel and support costs is of concern to citizens, residents and property owners in the City of Livonia, and

WHEREAS, the Council of the City of Livonia has determined that there is an immediate and pressing need to properly provide for the ongoing costs of public safety within the community, and

WHEREAS, the Council of the City of Livonia has determined that in order to maintain proper standards of police and fire personnel and to have sufficient revenues for police and fire personnel and support costs, it is necessary to levy and collect a tax of 1.7 mills annually for a ten year period on all real and personal property subject to taxation in the City of Livonia, in addition to amounts previously authorized;

NOW THEREFORE, BE IT RESOLVED, that the Council of the City of Livonia, by a three-fifths (3/5) vote of the members of said Council and pursuant to the provisions of Section 21 of Act 279 of the Public Acts of 1909, as amended, does hereby propose that the Livonia City Charter be amended by changing Section 1 in Chapter VIII, which changed section shall read as follows:

CHAPTER VIII

GENERAL TAXATION

Section 1. Power to Tax; Tax Limit. The City shall have the power to annually levy and collect taxes for municipal purposes, but such levy shall not exceed one-half (1/2) of one (1) per centum of the assessed value of all real and personal property subject to taxation in the City; provided, however, that in addition thereto the City shall have the power to annually levy and collect taxes each year, commencing on December 1, 1965, in an amount not to exceed one-tenth (1/10) of one (1) per centum of the assessed value of all real and personal property subject to taxation in the City for the sole and exclusive purpose of providing additional revenues for police protection and law enforcement personnel, equipment, supplies and facilities of the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year commencing on December 1, 1978 in an amount not to exceed fifteen one-hundredths (15/100) of one (1) per centum of the assessed value of all real and personal property subject to taxation in the City for the sole and exclusive purpose of providing additional revenues for fire, police and snow removal personnel, equipment, supplies and facilities of the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year commencing on December 1, 1984 in an amount not to exceed one-tenth (1/10) of one (1) per centum of the assessed value of all real and personal property subject to taxation in the City for the sole and exclusive purpose of providing additional revenues for library personnel, equipment,

supplies and library facilities of the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year commencing on December 1, 1990 in an amount not to exceed sixty-three one-thousandths ($63/1000$) of one (1) per centum of the assessed value of all real and personal property subject to taxation in the City for the sole purpose of defraying City expenses and liabilities for the collection and disposal activities required for curbside recycling and yard waste composting programs; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year commencing on December 1, 1999 in an amount not to exceed four-fiftieths ($4/50$) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for the establishment of a community recreation center and for recreation personnel, equipment, supplies, operations and facilities in the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a ten year period commencing on December 1, 2002 in an amount not to exceed eighty-nine one-thousandths ($89/1000$) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for repairing or replacing public roads, sidewalks and trees within the City; provided, further, that in addition thereto, the City shall have the power, only if the City first withdraws from the Wayne County Transportation Authority (which funds are currently used in part for the operation of the Suburban Mobility Authority for Regional Transportation [SMART]), to annually levy and collect taxes each year commencing on July 1, 2006, in an amount not to exceed five one-hundredths ($5/100$) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for the City's community transit program and capital improvements within the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a five year period, commencing on December 1, 2011 in an amount not to exceed one hundred seventy one-thousandths ($170/1000$) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for police and fire personnel and support costs in the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a five year period, commencing on December 1, 2011 in an amount not to exceed twenty-five one-thousandths ($25/1000$) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for staff, maintenance, and support costs for cultural and senior services in the City, including the Livonia Senior Center and Greenmead Historical Village; provided, further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a ten year period commencing on December 1, 2012, in an amount not to exceed eighty-nine onethousandths ($89/1000$) of one (1) per

centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for repairing or replacing public roads, sidewalks and trees within the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a ten year period commencing on December 1, 2016 in an amount not to exceed one hundred seventy one-thousandths (170/1000) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for police and fire personnel and support costs in the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a ten year period commencing on December 1, 2016 in an amount not to exceed twenty-five one-thousandths (25/1000) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for staff, maintenance, and support costs for cultural and senior services in the City, including the Livonia Senior Center and Greenmead Historical Village; provided, further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a ten year period commencing on December 1, 2022, in an amount not to exceed eighty-nine onethousandths (89/1000) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for repairing or replacing public roads, sidewalks and trees within the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a ten year period commencing on December 1, 2026 in an amount not to exceed one hundred seventy one-thousandths (170/1000) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for police and fire personnel and support costs in the City.

RESOLVED FURTHER. that the provisions of the existing section of the Charter of the City of Livonia which is altered. abrogated or affected by this proposal. if adopted, now reads as follows:

CHAPTER VIII

GENERAL TAXATION

Section 1. Power to Tax; Tax Limit. The City shall have the power to annually levy and collect taxes for municipal purposes, but such levy shall not exceed one-half (1/2) of one (1) per centum of the assessed value of all real and personal property subject to taxation in the City; provided, however, that in addition thereto the City shall have the power to annually levy and collect taxes each year, commencing on December 1, 1965, in an amount not to exceed

one-tenth (1/10) of one (1) per centum of the assessed value of all real and personal property subject to taxation in the City for the sole and exclusive purpose of providing additional revenues for police protection and law enforcement personnel, equipment, supplies and facilities of the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year commencing on December 1, 1978 in an amount not to exceed fifteen one-hundredths (15/100) of one (1) per centum of the assessed value of all real and personal property subject to taxation in the City for the sole and exclusive purpose of providing additional revenues for fire, police and snow removal personnel, equipment, supplies and facilities of the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year commencing on December 1, 1984 in an amount not to exceed one-tenth (1/10) of one (1) per centum of the assessed value of all real and personal property subject to taxation in the City for the sole and exclusive purpose of providing additional revenues for library personnel, equipment, supplies and library facilities of the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year commencing on December 1, 1990 in an amount not to exceed sixty-three one-thousandths (63/1000) of one (1) per centum of the assessed value of all real and personal property subject to taxation in the City for the sole purpose of defraying City expenses and liabilities for the collection and disposal activities required for curbside recycling and yard waste composting programs; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year commencing on December 1, 1999 in an amount not to exceed four-fiftieths (4/50) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for the establishment of a community recreation center and for recreation personnel, equipment, supplies, operations and facilities in the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a ten year period commencing on December 1, 2002 in an amount not to exceed eighty-nine one-thousandths (89/1000) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for repairing or replacing public roads, sidewalks and trees within the City; provided, further, that in addition thereto, the City shall have the power, only if the City first withdraws from the Wayne County Transportation Authority (which funds are currently used in part for the operation of the Suburban Mobility Authority for Regional Transportation [SMART]), to annually levy and collect taxes each year commencing on July 1, 2006, in an amount not to exceed five one-hundredths (5/100) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for the City's community transit program and capital improvements within the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect

taxes each year for a five year period, commencing on December 1, 2011 in an amount not to exceed one hundred seventy one-thousandths (170/1000) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for police and fire personnel and support costs in the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a five year period, commencing on December 1, 2011 in an amount not to exceed twenty-five one-thousandths (25/1000) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for staff, maintenance, and support costs for cultural and senior services in the City, including the Livonia Senior Center and Greenmead Historical Village; provided, further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a ten year period commencing on December 1, 2012, in an amount not to exceed eighty-nine onethousandths (89/1000) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for repairing or replacing public roads, sidewalks and trees within the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a ten year period commencing on December 1, 2016 in an amount not to exceed one hundred seventy one-thousandths (170/1000) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for police and fire personnel and support costs in the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a ten year period commencing on December 1, 2016 in an amount not to exceed twenty-five one-thousandths (25/1000) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for staff, maintenance, and support costs for cultural and senior services in the City, including the Livonia Senior Center and Greenmead Historical Village; provided, further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a ten year period commencing on December 1, 2022, in an amount not to exceed eighty-nine onethousandths (89/1000) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for repairing or replacing public roads, sidewalks and trees within the City.

RESOLVED FURTHER, that the purpose of the proposed amendment shall be designated on the ballot as follows:

City Charter amendment authorizing City to renew the levy and collect annually commencing December 1, 2026 for a ten year period, a tax not exceeding 1.7 mills to provide revenues for police and fire personnel and support costs.

RESOLVED FURTHER, that the City Clerk shall forthwith transmit a copy of the proposed amendment to the Governor of the State of Michigan for his approval and transmit a copy of the foregoing statement of purpose of such proposed amendment to the Attorney General of the State of Michigan for his approval as provided by law.

RESOLVED FURTHER, that the proposed Charter amendment shall be and the same is ordered to be submitted to the qualified electors of the City at a Special City Election to be held on August 4, 2026, and the City Clerk is hereby directed to give notice of election and notice of registration therefor in the manner prescribed by law and to do all things and to provide all supplies necessary to submit such proposed Charter amendment to the vote of the electors as required by law.

RESOLVED FURTHER, that Tuesday, August 4, 2026 is hereby designated as the date for holding a Special Election on the proposed Charter amendment and question.

RESOLVED FURTHER, that the proposed amendment shall be submitted to the electors in the following form, to wit:

For only public safety services and support costs, shall the Livonia City Charter be amended to renew the levy and collect annually commencing December 1, 2026, for ten-year period, a tax not exceeding 1.7 mills providing revenues only for police and fire personnel and support costs? Estimated revenue from 1.7 of 1 mill would be approximately \$_____ when levied on December 1, 2026.

Yes /____/

No /____/

RESOLVED FURTHER, that the proposed amendment shall be published in full, together with the existing Charter provisions altered, abrogated or affected thereby, at least once in the official newspaper of the City of Livonia at least ten (10) days prior to said Special City Election to be held on August 4, 2026.

RESOLVED FURTHER, that the City Clerk be and is hereby ordered and directed to post within the voting booths and in the polling places in which said election is conducted, a

verbatim statement of said proposed amendment and to post and publish such other notices or copies of the proposed amendment pertaining to the submission of said amendment in said election as may be required by law and to do and perform all necessary acts in connection with such election as may be required by law.

WHEREAS, maintaining cultural and senior services is of concern to citizens, residents and property owners in the City of Livonia, and

WHEREAS, the Council of the City of Livonia has determined that there is an immediate and pressing need to properly provide for the ongoing costs of cultural and senior services within the community, including the Livonia Senior Center and Greenmead Historical Village, and

WHEREAS, the Council of the City of Livonia has determined that in order to have sufficient revenues for staff, maintenance, and support costs for cultural and senior services, including the Livonia Senior Center and Greenmead Historical Village, it is necessary to levy and collect a tax of 0.25 mill annually for a ten year period on all real and personal property subject to taxation in the City of Livonia, in addition to amounts previously authorized;

NOW THEREFORE, BE IT RESOLVED, that the Council of the City of Livonia, by a three-fifths (3/5) vote of the members of said Council and pursuant to the provisions of Section 21 of Act 279 of the Public Acts of 1909, as amended, does hereby propose that the Livonia City Charter be amended by changing Section 1 in Chapter VIII, which changed section shall read as follows:

CHAPTER VIII

GENERAL TAXATION

Section 1. Power to Tax; Tax Limit. The City shall have the power to annually levy and collect taxes for municipal purposes, but such levy shall not exceed one-half (1/2) of one (1) per centum of the assessed value of all real and personal property subject to taxation in the City; provided, however, that in addition thereto the City shall have the power to annually levy and collect taxes each year, commencing on December 1, 1965, in an amount not to exceed one-tenth (1/10) of one (1) per centum of the assessed value of all real and personal property subject to taxation in the City for the sole and exclusive purpose of providing additional revenues for police protection and law enforcement personnel, equipment, supplies and facilities of the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year commencing on December 1, 1978 in an amount not to exceed fifteen one-hundredths (15/100) of one (1) per centum of the assessed value of all real and personal property subject to taxation in the City for the sole and exclusive purpose of providing additional revenues for fire, police and snow removal personnel, equipment, supplies and facilities of the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year commencing on December 1, 1984 in an amount not to exceed one-tenth (1/10) of one (1) per centum of the assessed value of all real and personal property subject to taxation in the City for the sole and exclusive purpose of providing additional revenues for library personnel, equipment,

supplies and library facilities of the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year commencing on December 1, 1990 in an amount not to exceed sixty-three one-thousandths ($63/1000$) of one (1) per centum of the assessed value of all real and personal property subject to taxation in the City for the sole purpose of defraying City expenses and liabilities for the collection and disposal activities required for curbside recycling and yard waste composting programs; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year commencing on December 1, 1999 in an amount not to exceed four-fiftieths ($4/50$) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for the establishment of a community recreation center and for recreation personnel, equipment, supplies, operations and facilities in the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a ten year period commencing on December 1, 2002 in an amount not to exceed eighty-nine one-thousandths ($89/1000$) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for repairing or replacing public roads, sidewalks and trees within the City; provided, further, that in addition thereto, the City shall have the power, only if the City first withdraws from the Wayne County Transportation Authority (which funds are currently used in part for the operation of the Suburban Mobility Authority for Regional Transportation [SMART]), to annually levy and collect taxes each year commencing on July 1, 2006, in an amount not to exceed five one-hundredths ($5/100$) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for the City's community transit program and capital improvements within the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a five year period, commencing on December 1, 2011 in an amount not to exceed one hundred seventy one-thousandths ($170/1000$) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for police and fire personnel and support costs in the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a five year period, commencing on December 1, 2011 in an amount not to exceed twenty-five one-thousandths ($25/1000$) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for staff, maintenance, and support costs for cultural and senior services in the City, including the Livonia Senior Center and Greenmead Historical Village; provided, further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a ten year period commencing on December 1, 2012, in an amount not to exceed eighty-nine onethousandths ($89/1000$) of one (1) per

centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for repairing or replacing public roads, sidewalks and trees within the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a ten year period commencing on December 1, 2016 in an amount not to exceed one hundred seventy one-thousandths (170/1000) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for police and fire personnel and support costs in the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a ten year period commencing on December 1, 2016 in an amount not to exceed twenty-five one-thousandths (25/1000) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for staff, maintenance, and support costs for cultural and senior services in the City, including the Livonia Senior Center and Greenmead Historical Village; provided, further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a ten year period commencing on December 1, 2022, in an amount not to exceed eighty-nine onethousandths (89/1000) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for repairing or replacing public roads, sidewalks and trees within the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a ten year period commencing on December 1, 2016 in an amount not to exceed twenty-five one-thousandths (25/1000) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for staff, maintenance, and support costs for cultural and senior services in the City, including the Livonia Senior Center and Greenmead Historical Village.

RESOLVED FURTHER. that the provisions of the existing section of the Charter of the City of Livonia which is altered. abrogated or affected by this proposal. if adopted, now reads as follows:

CHAPTER VIII

GENERAL TAXATION

Section 1. Power to Tax; Tax Limit. The City shall have the power to annually levy and collect taxes for municipal purposes, but such levy shall not exceed one-half (1/2) of one (1) per centum of the assessed value of all real and personal property subject to taxation in the City; provided, however, that in addition thereto the City shall have the power to annually levy and

collect taxes each year, commencing on December 1, 1965, in an amount not to exceed one-tenth ($1/10$) of one (1) per centum of the assessed value of all real and personal property subject to taxation in the City for the sole and exclusive purpose of providing additional revenues for police protection and law enforcement personnel, equipment, supplies and facilities of the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year commencing on December 1, 1978 in an amount not to exceed fifteen one-hundredths ($15/100$) of one (1) per centum of the assessed value of all real and personal property subject to taxation in the City for the sole and exclusive purpose of providing additional revenues for fire, police and snow removal personnel, equipment, supplies and facilities of the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year commencing on December 1, 1984 in an amount not to exceed one-tenth ($1/10$) of one (1) per centum of the assessed value of all real and personal property subject to taxation in the City for the sole and exclusive purpose of providing additional revenues for library personnel, equipment, supplies and library facilities of the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year commencing on December 1, 1990 in an amount not to exceed sixty-three one-thousandths ($63/1000$) of one (1) per centum of the assessed value of all real and personal property subject to taxation in the City for the sole purpose of defraying City expenses and liabilities for the collection and disposal activities required for curbside recycling and yard waste composting programs; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year commencing on December 1, 1999 in an amount not to exceed four-fiftieths ($4/50$) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for the establishment of a community recreation center and for recreation personnel, equipment, supplies, operations and facilities in the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a ten year period commencing on December 1, 2002 in an amount not to exceed eighty-nine one-thousandths ($89/1000$) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for repairing or replacing public roads, sidewalks and trees within the City; provided, further, that in addition thereto, the City shall have the power, only if the City first withdraws from the Wayne County Transportation Authority (which funds are currently used in part for the operation of the Suburban Mobility Authority for Regional Transportation [SMART]), to annually levy and collect taxes each year commencing on July 1, 2006, in an amount not to exceed five one-hundredths ($5/100$) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for the City's community transit program and capital improvements within the City; provided

further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a five year period, commencing on December 1, 2011 in an amount not to exceed one hundred seventy one-thousandths (170/1000) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for police and fire personnel and support costs in the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a five year period, commencing on December 1, 2011 in an amount not to exceed twenty-five one-thousandths (25/1000) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for staff, maintenance, and support costs for cultural and senior services in the City, including the Livonia Senior Center and Greenmead Historical Village; provided, further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a ten year period commencing on December 1, 2012, in an amount not to exceed eighty-nine onethousandths (89/1000) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for repairing or replacing public roads, sidewalks and trees within the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a ten year period commencing on December 1, 2016 in an amount not to exceed one hundred seventy one-thousandths (170/1000) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for police and fire personnel and support costs in the City; provided further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a ten year period commencing on December 1, 2016 in an amount not to exceed twenty-five one-thousandths (25/1000) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for staff, maintenance, and support costs for cultural and senior services in the City, including the Livonia Senior Center and Greenmead Historical Village; provided, further, that in addition thereto, the City shall have the power to annually levy and collect taxes each year for a ten year period commencing on December 1, 2022, in an amount not to exceed eighty-nine onethousandths (89/1000) of one (1) per centum of the taxable value of all real and personal property subject to taxation in the City for the sole purpose of providing additional revenues for repairing or replacing public roads, sidewalks and trees within the City.

RESOLVED FURTHER, that the purpose of the proposed amendment shall be designated on the ballot as follows:

Charter amendment to renew commencing December 1, 2026 for a ten year period the tax levy not exceeding 0.25 mill annually providing revenues for cultural and senior services, including Senior Center and Greenmead.

RESOLVED FURTHER, that the City Clerk shall forthwith transmit a copy of the proposed amendment to the Governor of the State of Michigan for his approval and transmit a copy of the foregoing statement of purpose of such proposed amendment to the Attorney General of the State of Michigan for his approval as provided by law.

RESOLVED FURTHER, that the proposed Charter amendment shall be and the same is ordered to be submitted to the qualified electors of the City at a Special City Election to be held on August 4, 2026, and the City Clerk is hereby directed to give notice of election and notice of registration therefor in the manner prescribed by law and to do all things and to provide all supplies necessary to submit such proposed Charter amendment to the vote of the electors as required by law.

RESOLVED FURTHER, that Tuesday, August 4, 2026 is hereby designated as the date for holding a Special Election on the proposed Charter amendment and question.

RESOLVED FURTHER, that the proposed amendment shall be submitted to the electors in the following form, to wit:

To maintain cultural and senior services including the Livonia Senior Wellness Center and Greenmead Historical Village, shall the Livonia City Charter be amended for authority to renew the levy and collect annually commencing December 1, 2026, for a ten-year period, a tax not exceeding 0.25 mill providing revenues only for staff, maintenance, and support costs? Estimated revenue from 0.25 mill would be approximately \$_____ when first levied in December 2026.

Yes /___/

No /___/

RESOLVED FURTHER, that the proposed amendment shall be published in full, together with the existing Charter provisions altered, abrogated or affected thereby, at least once in the official newspaper of the City of Livonia at least ten (10) days prior to said Special City Election to be held on August 4, 2026.

RESOLVED FURTHER, that the City Clerk be and is hereby ordered and directed to post within the voting booths and in the polling places in which said election is conducted, a verbatim statement of said proposed amendment and to post and publish such other notices or copies of the proposed amendment pertaining to the submission of said

amendment in said election as may be required by law and to do and perform all necessary acts in connection with such election as may be required by law.