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**OFFICE OF THE COUNCIL**

**MEETING PACKET FOR THE  
PUBLIC HEARING OF  
MONDAY, APRIL 20, 2026  
6:00 P.M.\***

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**PUBLIC HEARING AGENDA OF THE LIVONIA CITY COUNCIL**  
**Monday, April 20, 2026**  
**6:00 P.M.**  
**Livonia City Hall Auditorium**  
**33000 Civic Center Drive, Livonia, Michigan 48154**

**AGENDA ITEM(S)**

1. Appeal of the denial of the Planning Commission regarding 2026-02-02-08: submitted by Gregory Goodbred on behalf of the Rack Charity Poker, requesting to amend Council Resolution #277-24 granted on August 26, 2024, to The Rack pool hall in connection with the approval of a Class C liquor license, to host charity poker games at 28410 Joy Road, located on the north side of Joy Road between Thorpe Street and Harrison Avenue in the Southeast ¼ of Section 36.

For the Regular meeting of May 4, 2026

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## LETTER TO THE LIVONIA CITY COUNCIL

1.

Planning  
April 6, 2026

### MEETING DATE

### PRESENTED BY

Mark Taormina, Planning and Economic Development Director

### AGENDA ITEM

Appeal of the denial of the Planning Commission regarding 2026-02-02-08: submitted by Gregory Goodbred on behalf of the Rack Charity Poker, requesting to amend Council Resolution #277-24 granted on August 26, 2024, to The Rack pool hall in connection with the approval of a Class C liquor license, to host charity poker games at 28410 Joy Road, located on the north side of Joy Road between Thorpe Street and Harrison Avenue in the Southeast  $\frac{1}{4}$  of Section 36.

### BACKGROUND DETAILS

April 6, 2026

Honorable Members of the City Council  
City of Livonia, Michigan

Re: Petition 2026-02-02-08– Charity Poker

Dear Council Members:

At the 1,243rd Meeting held by the Livonia City Planning Commission on March 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)

#03-16-2025 RESOLVED, That the City Planning Commission does hereby recommend to the City Council that Petition 2026-02-02-08 submitted by Gregory Goodbred on behalf of the Rack Charity Poker requesting to amend Council Resolution #277-24 granted on August 26, 2024, to The Rack pool hall in connection with the approval of a Class C liquor license, to host charity poker games at 28410 Joy Road, located on the north side of Joy Road between Thorpe Street and Harrison Avenue in the Southeast  $\frac{1}{4}$  of Section 36., be denied for the following reasons:

1. The proposed expansion of gaming activities is not consistent with the character of the surrounding commercial corridor and may introduce additional impacts, including noise, traffic, and late-night activity, that are not compatible with adjacent uses.
2. The addition of charity poker operations in conjunction with an existing liquor establishment may intensify the use of the site beyond what was originally approved, creating concerns related to

over-concentration of such activities and potential negative effects on public safety.

3. The increased intensity of use associated with charity poker events may result in parking deficiencies and circulation conflicts on-site, contrary to the intent of the off-street parking requirements outlined in the Livonia Zoning Ordinance.

4. That the petitioner has failed to affirmatively show that the proposed utilization of a Class C liquor license at this location would comply with all the general waiver use standards and requirements as set forth in Section 6.22 of the Livonia Zoning Ordinance.

5. Approval of the amendment could establish an undesirable precedent for similar requests within the City, potentially leading to an overconcentration of gaming-related activities in commercial districts without sufficient regulatory controls.

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. 2026-02-02-08\_E-COUNCIL Pkt
2. R082624 2024-06-02-12, The Rack CR 277-24

#### APPROVED BY



Date: April 07, 2026

\_\_\_\_\_  
Mark Taormina, Planning and Economic Development Director



Date: April 10, 2026

\_\_\_\_\_  
Maureen Miller Brosnan, Mayor

**Petition 2026-02-02-08 submitted by Gregory Goodbred on behalf of the Rack Charity Poker** requesting to amend Council Resolution #277-24 granted on August 26, 2024, to The Rack pool hall in connection with the approval of a Class C liquor license, to host charity poker games at 28410 Joy Road, located on the north side of Joy Road between Thorpe Street and Harrison Avenue in the Southeast ¼ of Section 36.

APR 07 2026

Dear Members of the Livonia Planning Commission,

I am writing on behalf of the proposed Charity Poker Room to respectfully request reconsideration of the denial of our charity poker license application associated with The Rack.

We sincerely appreciate the Commission's time and thoughtful review, and we would like to address the concerns outlined in the decision.

First, regarding compatibility with the surrounding area, our organization is focused specifically on supporting Livonia-based charities, with all proceeds directly benefiting local community programs and initiatives. This is not a commercial gaming operation, but a regulated charitable fundraising effort designed to positively impact the Livonia community.

We also want to emphasize that the proposed activity will not extend beyond the current operating hours of The Rack. All events will take place strictly within existing permitted hours. As a result, noise levels will remain consistent with the current use of the facility, and no additional late-night or external disturbances are expected.

In response to concerns about public safety and intensity of use, we are committed to implementing enhanced security measures, including the hiring of on-site security personnel and the installation of additional surveillance cameras. These measures are intended to ensure a safe, controlled, and well-monitored environment at all times.

We would also like to clarify the strict financial controls and operational limits associated with charitable poker events. Under Michigan regulations, charities are limited to a maximum of \$20,000 in chip sales per day, and in practice, totals are often significantly lower by the end of the night. Each participating charity will provide 2–4 dedicated workers to oversee operations and ensure that all funds are handled properly. All transactions are program-monitored to ensure transparency and accountability. At the conclusion of events, remaining funds are typically limited (generally in the range of \$2,000–\$4,000) and are handled in a secure manner, with cash-outs conducted under supervision and escorted by security personnel.

Regarding the concern about overconcentration of gaming-related uses, we respectfully reiterate that charitable poker is limited, regulated, and fundamentally different from commercial gaming. Its sole purpose is to generate funding for local charitable causes, and it does not operate as a high-volume or continuous gaming activity.

With respect to parking and circulation, we are working directly with the ownership of The Rack to demonstrate that adequate on-site parking is available. The property owner is prepared to provide further clarification confirming that the existing parking capacity is sufficient and that the proposed use will not create congestion or overflow.

Additionally, to further address any concerns and demonstrate our commitment to being a responsible community partner, we are fully willing to operate under a probationary or trial period. This would allow the City to evaluate the operation in practice and confirm that it meets all expectations regarding safety, traffic, and community impact.

We are committed to full compliance with all regulations and are open to reasonable conditions that ensure this activity remains compatible with the surrounding area.

We respectfully request reconsideration of our application and welcome the opportunity to provide additional information or meet with the Commission to address any remaining concerns.

Thank you for your time and consideration.

Sincerely,  
Greg Goodbred & Nick Tomilenko

**MINUTES OF THE 1,243<sup>rd</sup> PUBLIC HEARINGS AND REGULAR MEETING  
HELD BY THE CITY PLANNING COMMISSION  
OF THE CITY OF LIVONIA**

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On Tuesday, March 24, 2026, the City Planning Commission of the City of Livonia held its 1,243<sup>rd</sup> 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             Ian Wilshaw

Members absent:   Peter Ventura

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

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

**ITEM #2   PETITION 2026-02-02-08                           Gregory Goodbred**

Mr. Caramagno, Secretary, announced the first item on the agenda Petition 2026-02-02-08 submitted by Gregory Goodbred on behalf of Garden City Police requesting to amend Council Resolution #277-24 granted on August 26, 2024, to The Rack pool hall in connection with the approval of a Class C liquor license, to host charity poker games at 28410 Joy Road, located on the north side of Joy Road between Thorpe Street and Harrison Avenue in the Southeast ¼ of Section 36.

Mr. Uhazie: This is a request to amend Council resolution number 277-24 that was granted on August 26, 2024 to The Rack pool hall in connection with the approval of a Class C liquor license to now include hosting charity poker games. The Rack is located within a shopping center on the north side of Joy Road between Thorpe and Harrison Avenue. The Rack is part of a group of commercial centers consisting of eight individually owned buildings. Together, the buildings comprise about 26,480 square feet of floor area. All the storefronts face southward toward Joy Road with parking provided in the front yard. The Rack building occupies about 6,400 square feet and is the largest of the eight buildings located near the middle of the shopping center. The site has 46 existing parking spaces. Per the ITE manual, billiard halls require, on average, 43 parking spaces for a hall this size. So, one thing to note is that with the addition of poker, the parking could get limited at this site. If we're going off the ITE standards, they're already almost there in compliance with that, but they are getting close to the max number. The floor plan shows the petition is split between a west pool hall and east pool hall to accommodate the poker area. The interior alterations would only affect the eastern pool hall. The rack owner has agreed to remove three current pool tables and replace them with two or possibly three poker tables shown here in the corner. Each table can accommodate a max of nine players. Based on the setup, the petitioner expects 10 to 25 poker participants throughout the day. Staffing would consist of approximately five rotating dealers and two floor managers. Charitable poker is treated under the Michigan Millionaire or Million Dollar Party License. This would be a small, regulated gaming setup, similar in nature to a bingo hall or raffle space, not a casino. The Millionaire parties are sanctioned and licensed by the Michigan Gaming Control Board and operated by a licensed supplier. Charity poker events, when conducted, must comply with the Michigan Gaming Control and Revenue Act and be licensed by the State of Michigan. The petition proposes operating the charity poker event four nights a week, from Wednesday through Saturday, 2pm to 2am and they would be limited to 20,000 chips per charity, per day. No tournaments would be conducted on site. 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 March 2, 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 waiver use at this time, but would like to note the following items: 1. The subject*

*parcel is assigned the address of #2841O Joy Road. 2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. There is no mention of utility revisions with the proposal, so we do not believe there will be any adverse effects on the existing systems. 3. Should any revisions to the utility services to the building, or any work on the right-of-way be required, the owner will need to submit drawings to this Department to determine if Engineering permits will be required.”* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated March 5, 2026, which reads as follows: *“This office has reviewed the site plan submitted in connection with the request of the use and operation of a Class C Liquor License for use of the property located at the above referenced address. This office has not received a request/paperwork from the State of Michigan through Livonia PD Detective Jeff Ronayne for a required Liquor License occupancy Life Safety inspection. Once the inspection is performed and approved, the event must comply with the occupancy load of The Rack and not exceed the approved occupancy load number. 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 March 2, 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 March 23, 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. The next letter is from the Finance Department, dated March 5, 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 13, 2026, which reads as follows: *“The owner of the property is current on their property tax.”* The letter is signed by Susie Nash, Treasurer. The last letter is from the Police Department, Special Services Bureau, which reads as follows: *“We have received the plans submitted by Gregory Goodbred on behalf of The Rack requesting waiver use approval under Sections 3.11 and 6.09 of the Livonia Zoning Ordinance, as amended, to host charity poker games at the existing The Rack pool hall at 2841O Joy Road, located at the Northwest corner of Joy Road and Thorpe Street in the southeast¼ of Section 36. The review of the plans has*

*determined that the request does not comply with the separation requirement guidelines as it pertains to the Class C liquor license. The proposed establishment is inside the separation requirement distance of at least four hundred (400) feet from any church or school. Christ embassy Church located at 28350 Joy Road is fifty (50) feet from the proposed "The Rack" site. Furthermore, the Mirage Market at 28292 Joy Road has SOD & SOM liquor licenses and is 378 feet from the proposed "The Rack" site. We would recommend that the Planning Commission and City Council consider maintaining separation requirement guidelines. It is our opinion that these guidelines are good for local establishment businesses and maintains Livonia's family atmosphere."* The letter is signed by Jeffrey Ronayne, Special Services Bureau. That is the extent of the correspondence.

Mr. Wilshaw: Are there any questions for staff?

Ms. Dinaro: Jacob, can you tell us a little bit about the regulatory requirements that the city has in place for places like this? I think for me, this is the first time something like this comes in front of us. What does the city have in place to make sure this is this doesn't get out of hand?

Mr. Uhazie: After speaking with our Law Department, as far as the zoning ordinance is concerned, we are actually just looking at the amendment to the liquor license approval, under the original waiver. Since we granted the waiver for the pool hall only, now they're amending it to include that poker element. The zoning ordinance doesn't specify anything for gambling, per se. So, pertaining to this, we're looking at just the use of what's going on in The Rack to allow that Class C license.

Ms. Dinaro: Okay, so, how do we...so, this is charity poker operations, so there's nothing on our books to ensure that this is charity. It would all be through this stage, right?

Mr. Uhazie: Correct.

Ms. Dinaro: Okay, thank you.

Mr. Wilshaw: Thank you. Any other questions?

Mr. Droze: Mr. Uhazie, we've had...this is the second site we've had in this development in last six months or so, and that, I believe it was a kind of a event center that came in a couple doors down and I remember when that site came in, we were talking a little bit about parking, and then there's a church on the end. You talked about

the additional parking that this would require. I don't know if you've looked at this in general, but what's the general feel about parking and are we starting to push up against...as some of these uses start to overlap in terms of days and that sort of thing?

Mr. Uhazie: That's why we pulled in a little bit more detail on the ITE manual. They are within the recommended limits by three for a pool hall specifically. Now if you start adding in the charity poker, if they're expecting nine to 20 people, they could start being...it could start filling the parking lot more than was originally anticipated.

Mr. Droze: Okay, and do we know the, I guess, general operation hours of the church on the end. Is it just Sundays, or is it?...

Mr. Uhazie: We do not know the exact hours. It sounds like it's probably just limited to that. We've heard that they're there, but they're there at pretty limited hours.

Mr. Droze: Okay, thank you.

Mr. Wilshaw: Thank you. Mr. Droze. Any other questions for staff? I don't see any other questions for staff. Is the petitioner in our audience? Feel free to come forward.

Nick Tomilenko, applicant for petition, 43056 Avon Road, Canton, MI. We're both petitioners. I wasn't out at the study meeting, but we're partners in this and very knowledgeable on the subject. So if you guys have any questions, just go ahead.

Greg Goodbred, .5440 W. Chicago, Livonia, MI.

Mr. Wilshaw: Alright. Thank you. Is there anything that you'd like to tell us about your request for this expansion of your or this change in your licensing at this location.

Mr. Tomilenko: So, as far as the parking goes, we kind of asked the owner of The Rack like, when the church was there and he said, mainly on Sunday. So, we're gonna stay away from Sundays to try and, you know, make sure the parking, you know, down to a minimum, because we are pushing like he said. He also mentioned too, in terms of relevance, his pool hall usually only has about 10 to 20 people in it, so his occupancy and spaces are usually down. So he didn't seem to be a big concern in terms of keeping our parking with his parking and kind of the joint address. He doesn't seem to think that parking will be an issue going with also not operating on Sundays.

Mr. Wilshaw: Okay, is there anything else about the poker aspect of this request that you wanted to explain to us?

Mr. Tomilenko: So, mostly we're going to keep it local. Livonia charities, Wayne County. It is all regulated by the state, so they have a state director come out every other week make sure we're following the rules. You know, I know we had, there was Players at Levan and Plymouth in the past, where the owner was the same owner as the poker room. And technically that was illegal, so they had to shut down. And then Docs had a charity room as well, but they ended up shutting down. I don't think they're doing anything illegal, but it was just part of the business, and they just kind of deteriorated when Docs closed. So, for comparisons, I don't know if you guys are familiar with Vision Lanes, they operate, that's one of like, that'd be like our local competitor. Vision Lanes, they operate a charity room out of the bowling alley. They've been doing so for years, but doing so legally and pretty much they the state regulates, like you said, they regulate what we give to charities, making sure we're doing everything by the books. So they allow us to take a percentage of poker hands, and then we give half of that, 50%, to the charities that are supporting the event. are supporting the event. Roughly, the charity will make...we sell \$20,000 maximum in chips. The charity is going to make around like \$2,500 and then, as well, I have experience working at Vision Lanes. I dealt there for years. I helped manage, so I know a lot of the rules that go into it and regulations.

Mr. Wilshaw: Okay, excellent. Let's see if there's some additional questions for you from any of my colleagues. Anyone with questions for our petitioner?

Mr. Droze: I participated in one of these charity events years ago, and I guess...talk a little bit about like how the cash works in this. Is it...because I seem to remember that the charity has to bring cash to the site, and then I guess, just kind of talk through that a little bit, and I'm kind of thinking about just, you know, cash moving in and out, like just, you know, looking at things that might concern me.

Mr. Tomilenko: It's pretty regulated, so like at the casino, when you're tipping the dealers, you can use chips and, you know, that's no problem. But for the charity, they have to bring singles. And when you're trying to tip the dealer, you have to call for five singles. They give you \$5 chip. The charity gives five singles. Us running it, and anyone who's working, the managers, the dealers, they actually can't touch the physical money. The charity has to handle that. So, we're gonna have to train the charities on how to handle the

money, the process, and make sure the books are right. And then, after the, you know, we shut down for the night, we have to go over the books, make sure all the numbers are right, and basically make sure everything's done correctly and complying with the state.

Mr. Droze: In terms of that cash, because I think the charity has to bring cash, do they? And then they have to leave. Like, how does that...would somebody be leaving with a bunch.

Mr. Goodbred: They wouldn't really have to bring the cash, because the players are buying in with the cash. Yeah. So they're gonna handle all the cash.

Mr. Tomilenko: We can sell \$20,000 worth of chips per day, and then you would sell out. So, if you sold out of chips, you get enough players to come in for \$20,000 of chips it is sold out, then nobody would...we'd be sold out for the day. That charity would be sold out. Nobody else would be coming to play. In terms of that money, say the state regulates \$8 of rake per hand for us, we would pull from that \$20,000 maybe four grand would come off the tables. And then the charities would get that to, like you said, \$2,200-\$2,500 worth. And then me and him would just split the remaining money and tip out dealers.

Mr. Goodbred: The charity still handles all the money, and they deposit it into their bank. And then we would get a check the next weekend. So we technically wouldn't touch the money, until, you know, the charity gives us our check, okay? And then the charity, they actually pay the rent per day of use. So, for open four days a week, they pay roughly, I think it's \$150 to \$200 a day in rent to the rack. And then, of course, the business owner, The Rack would benefit from drinks and food sales.

Mr. Droze: But at the end of the night, the charity is...do they walk out with the \$ ,2500 or is it...?

Mr. Goodbred: Yeah, there's usually like three to four people that are working a single charity. So it's pretty well organized. And, you know, we make sure they go got safely to their cars and all that.

Mr. Droze: Okay? Thank you.

Mr. Wilshaw: Thank you. Mr. Droze. Ms. Dinaro.

Ms. Dinaro: Can you explain to me how it works for charities? Do you guys go out and find the charities? Are they coming to you? How are

you...? What's your process? Are you making sure they are 501(c)(3), walk me through that process, please.

Mr. Tomilenko: Yes. So basically, I mean, we'd have to go to charities like I said. We're going to start with local charities, youth sports, veterans, somewhat of that. And then basically we would have to do the research, make sure they're regulated. They have the 501(c)(3) or, I think that's what it's called. There's a process if they don't have it. They have to go through the state, get approved, which is usually about a one-to-two-month process, and then they're only allowed to operate, I think it's four times a year, or four separate weeks a year, so 16 different sessions. So roughly, we need about 12 to 14 charities a year. If we're only running one charity per week. Vision lanes, they run two charities a week because they've been established for about 10 to 15 years. So, to start, if we get approved, we're only going to start with one charity. Make sure we're doing everything right. The numbers are right. Everything makes sense.

Ms. Dinaro: And do they bring in their own poker players? Or is it open to the public?

Mr. Tomilenko: Yeah, so it's open to the public. They are just coming to help run it. And they have no, you know, they don't tell people to come play or anything. We're already going to have an established player base based on like, you know, we have really good connections. We've been in the poker scene for about 20 years now, so we're pretty well established with the community.

Ms. Dinaro: Thank you.

Mr. Wilshaw: Thank you. Ms. Dinaro. Any other questions?

Mr. Bongero: So in a given night, if you're doing good, you'll do 20 grand in cash.

Mr. Goodbred: Yes.

Mr. Bongero: How many nights a week?

Mr. Tomilenko: So, we're gonna be working four nights a week, hopefully, and then...so the \$20,000, it's not gonna be like, oh, there's \$20,000 at the night the charity has. There's gonna be cash out. So, a player buys in \$200 you know, they can either, they could lose it, but if someone cashed out \$1,000, they're gonna go up to the charity with a rack of chips. You know, here, I'm here to cash out. They'll give them \$1,000.

Mr. Bongero: So, in a given week, say you guys are just hammering it every night, you're maxed out. So there could be, in essence, be \$80 grand that cycles through that facility in cash. So, how is it? What's the security like there? How's that money secure? Keeping somebody from coming in and holding up the call or something?

Mr. Tomilenko: Well, no problem. Well, we're gonna work on getting a security guard, but the camera is already well established in the place. We are going to focus on getting more just to surround the poker room and make sure everything's secure. There's only...we're going to be away from the entrance, so it's not like someone would just run in there, like, give me all the money. You know, I think we're going to be well secured in the location, we've talked about it, and we're going to have more security cameras on site, if we get approved, and make sure everything is done right, and make sure everyone's safe.

Mr. Bongero: Okay. Thank you.

Mr. Wilshaw: Thank you. Mr. Bongero. Any other questions?

Mr. Caramagno: Tell me a little bit about the hours that this is proposed to operate.

Mr. Goodbred: Right now, the schedule is 2pm to 2am, ideally, Wednesday through a little bit into the weekend, Wednesday to Saturday.

Mr. Caramagno: So, you'll be open till 2am. Is it a hard cut off?

Mr. Tomilenko: Yeah, it wouldn't go past that. Usually, it would stop around 1:30 because it's going to take about a half hour to go over the numbers, make sure there's no money missing and make sure everything's done correctly. It could, if it sells out at \$20,000 at 9pm, then we'd have to close down once all the chips are either cashed out or they're done playing. So it could end...

Mr. Goodbred: it would be a hard stop, but like, ideally, that we sell out before then, like you.

Mr. Caramagno: So if it goes to 2am, last hand is the last hand, then you have to get your finances in order for the night. So what time does The Rack stay open until?

Mr. Goodbred: Right now, I believe they're open till one or 1:30.

Mr. Caramagno: So, they're extending their hours for the operation of the gambling poker room. And then if you close up, last hand, let's just say two in the morning, best case, in other words, for you, then you have to make good on your financial arrangements. So is it possible you don't get out of it until three in the morning?

Mr. Goodbred: I don't think it would take that long, and I think we'd have to talk to The Rack. I'm pretty sure it one or 2am. It might be two, but it could be one. Yeah, it's something we're slacking on, but anyway would focus on probably being closed when they're closed. So it might be 1am that we would shut down because we don't want to extend their hours and cut in.

Mr. Caramagno: Okay, so those details a little loose as well as security. What type of other gambling is here in Livonia? You mentioned Doc's. Doc's has been gone for, hell, probably five to six years now, maybe longer. The one on Plymouth Road is closed up for illegal gambling. Is there any others in Livonia? Or where is the next closest, other than I think you do something in Canton.

Mr. Tomilenko: There's the Ivory Room, and then there's Vision Lanes on Ford. Both of those on Ford and Hicks.

Mr. Caramagno: The ivory room on Ford Road.

Mr. Goodbred: Yeah, same owners.

Mr. Tomilenko: But they're struggling at that location.

Mr. Caramagno: Why are they struggling?

Mr. Goodbred: A lot of the tables is really outdated. Their venues, not the greatest. Bowling alleys not the greatest idea to where we would kind of go more....do it right. Expensive tables are not ripping the chairs are they don't stink, stuff like that. Just creating a good esthetic. Open pool room too. If players were waiting, they could shoot pool. It's just a more desirable area. We think we'd sell out. And like I said, we would make sure we do it right. Just even being a police officer, like that's going to be my obsession, just making sure the books are right, and the charities are getting what's owed to them. That's why Doc's failed.

Mr. Caramagno: So it's my next question. So why? Why The Rack? Why this location? There's a million bars. Why this location?

Mr. Tomilenko: So I personally know Richie Issa. Issa took over ownership, but I've been playing poker with Richie for a while now at MGM

Vision, and we've built a relationship. And he knew I was kind of looking for an establishment to maybe run a charity poker room at. So he actually came to me and asked me if I'd be willing to help him open one in his room. which is desirable too, because they're a sustained business. They've been around, I think, over 20 years now, so we know they're not really going anywhere in terms of, he said it was Doc's. They were a bar owner. Was it Doc's?

Mr. Tomilenko: They just closed down, but it was Players.

Mr. Goodbred: The business is going to is going to be there.

Mr. Caramagno: Okay, thanks, guys.

Mr. Wilshaw: Any other questions for the petitioner?

Mr. Bongero: Just one quick follow up. So, you're a police officer?

Mr. Goodbred: Yeah.

Mr. Bongero: So you're gonna be there most of the time?

Mr. Goodbred: I'm gonna be there. That's why we're kind of doing it. It's easier to run this as a partnership. I'm gonna be there as much as humanly possible, and then he would be there the rest of the time. And there'll be a lot of times where we're there together.

Mr. Bongero: I think that'd be a good idea.

Mr. Goodbred: Absolutely. And we already know, like, for the security issue, like, that's already been brought up. Issa, owner of The Rack, didn't have a huge concern, but we thought of it as well. And we do have a security guy also, that's a poker player that is interested in possibly starting off at that as well. Okay, yeah, we don't mind paying a security guard. Yeah, a fee per

Mr. Bongero: Gotcha. Thank you.

Mr. Long: I pulled up The Rack's website, and they're open until midnight during the week and 2am on the weekends, so you're just gonna adhere to their hours then?

Mr. Tomilenko: Yeah, that's something we'll definitely talk about and establish definitely, yeah, we can work out...maybe, I think even like 12pm would be just fine. So, like I said, we don't have to extend their hours or operation for the poker charity.

Mr. Long: You said you're very familiar with the poker community. So, are you planning to cannibalize from the casinos in Detroit? Is that where you're going to draw your players from?

Mr. Tomilenko: So, you're not really supposed to advertise, right? So, I mean, there's a gray area too. Obviously, if you're like, close with someone, you say, hey, come check out our new place, but the state doesn't really want you advertising, you know, on a website or anything like that. So, it's more kind of word of mouth and spreading the word out, which we still don't think there would be a problem getting people.

Mr. Long: So, is it just Hold 'em? Is that what you play?

Mr. Tomilenko: Yes, it'd be Texas Hold 'em, maybe a little Omaha four card, which is very common in poker rooms nowadays. And last year, Motor City, their room shut down. The only poker room in downtown is MGM that's left. So, we think we can maybe get some of those people that are missing out on those poker rooms, since it's a little in between Vision and downtown.

Mr. Long: Okay, thank you. So, if this does pass, I know you've kind of emphasized it here, but I really highly recommend that you come up with a better security plan than you seem to have at this point. Thanks.

Mr. Wilshaw: Thank you. Mr. Long. Any other questions?

Mr. Caramagno: I've got a question. Sorry, but why does the state not want you to advertise your business? Why would they tell you to not advertise? What's the reason for that?

Mr. Tomilenko: So, you know, I think it's mainly because the casinos...they're not really big fans of charity poker because you're taking...they've never really been a big fan, but the state's always regulated at some it's just very regulated, and there's a bunch of gray area, but they like make it so, you know, you have to tip with the ones instead of the chips, so it's a little harder for the dealers. You know, it's just a lot more regulated and make sure everything's, you know, following the rules and all that.

Mr. Caramagno: Okay, thanks.

Mr. Wilshaw: Any other questions, I just have a couple brief ones. How many tables do they run at Vision Lanes? Do you know?

Mr. Tomilenko: They have about, I think 11 there. But they also run big tournaments, so that cuts into their \$20,000 they're able to sell per charity. They have three cash tables, and then I think seven or eight tournament tables.

Mr. Wilshaw: Okay, yeah, I'm aware of Vision Lanes being a very popular operation for the poker tournaments. I have friends that go there from all over.

Mr. Tomilenko: Yeah, the owners are former Westland cops too.

Mr. Wilshaw: And as far as you guys proposing this poker operation at the pool hall, I don't know if I fully understood kind of the genesis of how this happened. But is it, did the pool hall owner come to you? Did you go to him? Why is this coming up?

Mr. Tomilenko: The pool owner came directly to me. He heard from someone that I was looking to open a charity room in a well-established business, because that's part of the rules. You got to have an established business three years or more, and he just came to me and asked me if I'd be willing to try and open one inside of his pool room.

Mr. Wilshaw: Okay, so he's willing to sacrifice three tables from his location for this.

Mr. Tomilenko: Yes.

Mr. Wilshaw: Okay, I see, all right, that's kind of where I was headed, was to understand, you know, the impact that it would have.

Mr. Tomilenko: I know it's not the best drawing,

Mr. Wilshaw: But it gets the point across. That's fine.

Mr. Goodbred: He'll benefit, he thinks, from obviously the charities assisting in the rent of the building, as well as the foot traffic for food and drinks, because that's all still The Rack, and he gets all of that revenue because it is a separate business in a business.

Mr. Wilshaw: Sure makes sense. Appreciate that. Do we have any other questions from the Commission? Is there anyone in the audience wishing to speak on this item, for or against? I don't see anyone coming forward. Is there anything else that you would like to tell us before we make our decision.

Mr. Tomilenko: I don't think so.

Mr. Wilshaw: I always like to give you the last word, I'm good, you're good. All right, excellent. If that's the case, I'm going to close the public hearing, and a motion would be in order.

**RESOLVED**, That the City Planning Commission does hereby recommend to the City Council that Petition 2026-02-02-08 submitted by Gregory Goodbred on behalf of the Rack Charity Poker requesting to amend Council Resolution #277-24 granted on August 26, 2024, to The Rack pool hall in connection with the approval of a Class C liquor license, to host charity poker games at 28410 Joy Road, located on the north side of Joy Road between Thorpe Street and Harrison Avenue in the Southeast ¼ of Section 36., be approved for the following reasons:

1. The operation of charity poker games shall comply with all applicable provisions of the Michigan Gaming Control Board and the Michigan Liquor Control Commission, including obtaining and maintaining all required permits and licenses.
2. Charity poker activities shall be limited to hours consistent with the approved liquor license and shall be conducted entirely within the designated interior area of the establishment. No outdoor gaming activities shall be permitted, and such use shall not interfere with required parking, ingress/egress, or adjacent properties, consistent with applicable provisions of the Livonia Zoning Ordinance.
3. The petitioner shall provide appropriate on-site supervision and security during all charity gaming events to ensure public safety and compliance with City ordinances. Any issues related to noise, loitering, or nuisance activities shall be promptly addressed to the satisfaction of the City's Inspection Department and Police Department.
4. That charity poker hours are limited to the same hours of operation as the Rack Pool Hall.

**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.

Approving motion made by Long.  
The motion failed due to lack of support.

A roll call vote on the foregoing resolution resulted in the following:

AYES: Long, Bongero,  
NAYS: Droze, Dinaro, Caramagno, Wilshaw  
ABSENT: Ventura  
ABSTAIN: None

Mr. Wilshaw: The motion fails. Does someone else have an alternative motion they would like to offer?

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

**#03-16-2025** **RESOLVED**, That the City Planning Commission does hereby recommend to the City Council that Petition 2026-02-02-08 submitted by Gregory Goodbred on behalf of the Rack Charity Poker requesting to amend Council Resolution #277-24 granted on August 26, 2024, to The Rack pool hall in connection with the approval of a Class C liquor license, to host charity poker games at 28410 Joy Road, located on the north side of Joy Road between Thorpe Street and Harrison Avenue in the Southeast ¼ of Section 36., be denied for the following reasons:

1. The proposed expansion of gaming activities is not consistent with the character of the surrounding commercial corridor and may introduce additional impacts, including noise, traffic, and late-night activity, that are not compatible with adjacent uses.
2. The addition of charity poker operations in conjunction with an existing liquor establishment may intensify the use of the site beyond what was originally approved, creating concerns related to over-concentration of such activities and potential negative effects on public safety.
3. The increased intensity of use associated with charity poker events may result in parking deficiencies and circulation conflicts on-site, contrary to the intent of the off-street parking requirements outlined in the Livonia Zoning Ordinance.
4. That the petitioner has failed to affirmatively show that the proposed utilization of a Class C liquor license at this location would comply with all the general waiver use standards and requirements as set forth in Section 6.22 of the Livonia Zoning Ordinance.

5. Approval of the amendment could establish an undesirable precedent for similar requests within the City, potentially leading to an overconcentration of gaming-related activities in commercial districts without sufficient regulatory controls.

**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.

**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: 1/14/26 Petition 0026-02-02-08  
 Site Address: 28410 Joy Rd Sidwell 144 03 0065 004 Zoning of Property C-2  
 Requesting Approval To Host Charity Games  
 Applicant: Gregory Goodbred Business/Company: Garden City Police  
 Applicant's Address: 35440 W Chicago City: Livonia State: MI Zip Code: 48150  
 Applicant's Phone # (734) 674-1810 Applicant's Email gregory.goodbred@gmail.com  
 Contact Person: \_\_\_\_\_ Business/Company: \_\_\_\_\_  
 Contact's Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Contact's Phone # ( ) \_\_\_\_\_ Contact's Email \_\_\_\_\_

Please provide the following information:

**CITY OF LIVONIA  
PLANNING DEPARTMENT**

FEB 12 2026

**RECEIVED**

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

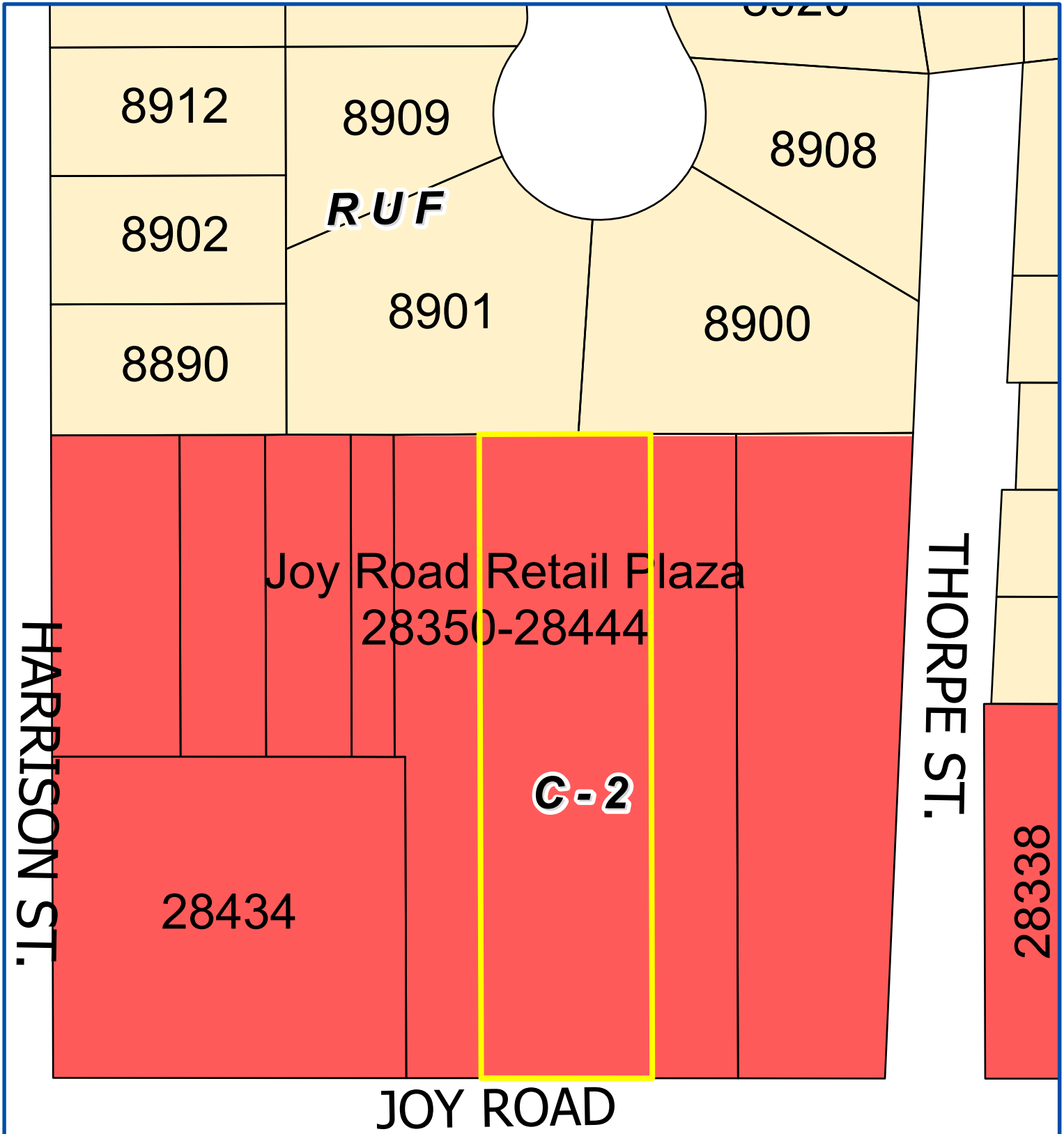
You are invited and encouraged to review your proposal with the Planning Department staff. Only one set of preliminary drawings will be necessary for this analysis.

<b>FEE COMPUTATION</b>	<b>\$700.00 (\$400 publication fee plus \$300 base review fee) plus</b>
_____ sq. ft. of new construction x \$20.00 per 1,000 sq. ft. or \$30 per lot or unit for residential construction.	Total Amount Due \$ _____

Owner of Property: Issa Eadeh  
 Owner's Address: 28410 Joy Rd City: Livonia State: MI Zip Code: 48150  
 Owner's Phone # (734) 422-7665 Owner's Email IssaEadeh@gmail.com  
 Signature of Owner: [Signature] Print Name: Issa Eadeh  
 Subscribed and sworn to before me, a Notary Public in and for the County of Wayne State of MI  
 on this 16 day of January 2026  
 Signature of Notary [Signature] My commission expires 11/29/31  
 Acting in the County of Wayne

**LORENZO CHRISTOPHER WILBORN**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF WAYNE  
 My Commission Expires November 29, 2031  
 Acting in the County of Wayne

1-16-26




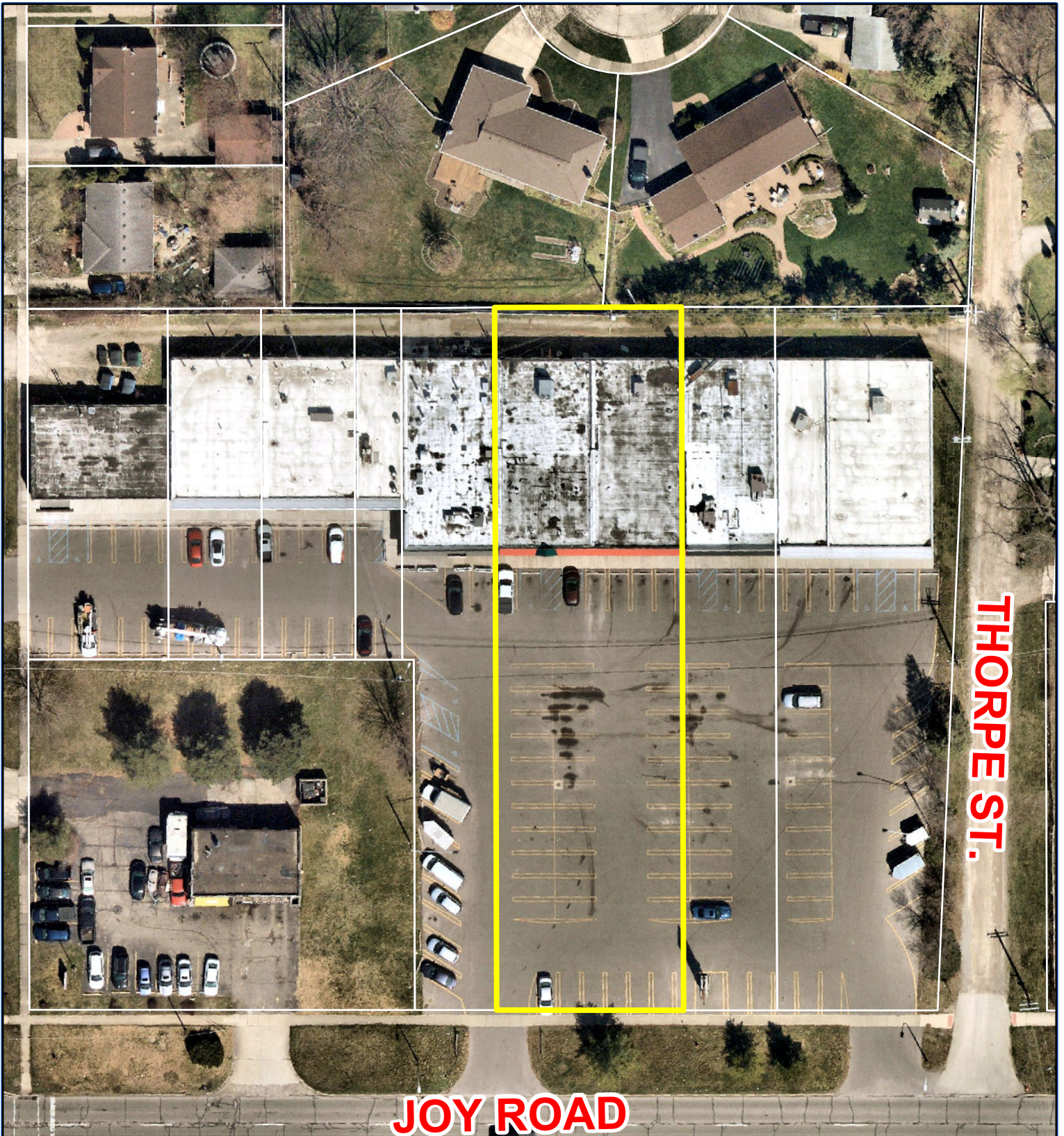
**Address & Zoning Map**

Petition 2026-02-02-08  
 Goodbred Charity Poker  
 28410 Joy Road

PLYMOUTH ROAD  
 MIDDLEBELT ROAD  
 INKSTER ROAD  
 36  
 JOY ROAD

N  
 Not to Scale

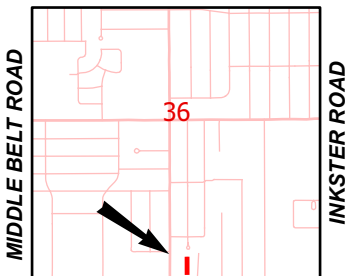
  
 City of Livonia  
 Planning Department



**JOY ROAD**

**THORPE ST.**

PLYMOUTH ROAD



JOY ROAD

**Aerial Map**

Petition 2026-02-02-08  
Goodbred Charity Poker  
28410 Joy Road



Not to Scale



City of Livonia  
Planning Department

# PLANNING COMMISSION STAFF NOTES

## PUBLIC HEARING

### ITEM 2

**Petition 2026-02-02-08 submitted by Gregory Goodbred on behalf of the Rack Charity Poker** requesting to amend Council Resolution #277-24 granted on August 26, 2024, to The Rack pool hall in connection with the approval of a Class C liquor license, to host charity poker games at 28410 Joy Road, located on the north side of Joy Road between Thorpe Street and Harrison Avenue in the Southeast ¼ of Section 36.

#### **March 10, 2026, Study Meeting:**

The Rack, an existing billiard hall located at the northeast corner of Joy Road and Harrison Avenue, is requesting to amend Council Resolution #277-24, adopted August 26, 2024, to allow the hosting of charity poker games within the establishment. Council Resolution #277-24 granted approval for a Class C liquor license where the waiver use and the operation of a Class C liquor license remains valid only as long as the property is owned by its current owner and the building retains its current use as a pool hall which shall be maintained in substantial compliance with the submitted floor plan.

A charitable gaming event space (operating under Michigan's million-dollar party license program). This would be a small, regulated gaming setup similar in nature to a bingo hall or raffle space, not a casino. Millionaire Parties are sanctioned and licensed by the Michigan Gaming Control Board and are operated by a licensed supplier.

Charity poker events, when conducted, must comply with the Michigan Gaming Control and Revenue Act and be licensed by the State of Michigan. This petition proposes operating the charity poker event four (4) days a week from Tuesday through Friday.

All poker operations would be conducted in compliance with the Michigan Control Gaming Control Board rules and oversight with each charity capped at the permitted daily sales limit of \$20,000. All dealers and staff would undergo required background checks and licensing.

The submitted floor plan shows that one of the pool tables located in the southeast corner of the building would be replaced by two (2) poker tables, each with the capacity to seat nine (9) players with a max total of eighteen (18) players.

Based on the setup the petitioner expects ten (10) to twenty-five (25) poker participants throughout each day. Staffing would consist of approximately five (5) rotating dealers and two (2) floor managers.

**March 24, 2026, Study Meeting:**

**Denying Resolution:** That the request to amend Council Resolution #277-24 granted on August 26, 2024, to The Rack Pool Hall in connection with the approval of a Class C liquor license to host charity poker games at 28410 Joy Road, is hereby denied for the following reasons:

1. The proposed expansion of gaming activities is not consistent with the character of the surrounding commercial corridor and may introduce additional impacts, including noise, traffic, and late-night activity, that are not compatible with adjacent uses.
2. The addition of charity poker operations in conjunction with an existing liquor establishment may intensify the use of the site beyond what was originally approved, creating concerns related to over-concentration of such activities and potential negative effects on public safety.
3. The increased intensity of use associated with charity poker events may result in parking deficiencies and circulation conflicts on-site, contrary to the intent of the off-street parking requirements outlined in the Livonia Zoning Ordinance.
4. That the petitioner has failed to affirmatively show that the proposed utilization of a Class C liquor license at this location would comply with all the general waiver use standards and requirements as set forth in Section 6.22 of the Livonia Vision 21 Zoning Ordinance.
5. Approval of the amendment could establish an undesirable precedent for similar requests within the City, potentially leading to an overconcentration of gaming-related activities in commercial districts without sufficient regulatory controls.

**Approving Resolution:** That the request to amend Council Resolution #277-24 granted on August 26, 2024, to The Rack pool hall in connection with the approval of a Class C liquor license to host charity poker games at 28410 Joy Road, is hereby approved for the following reasons, subject to City Council approval and the following conditions:

1. The operation of charity poker games shall comply with all applicable provisions of the Michigan Gaming Control Board and the Michigan Liquor Control Commission, including obtaining and maintaining all required permits and licenses.

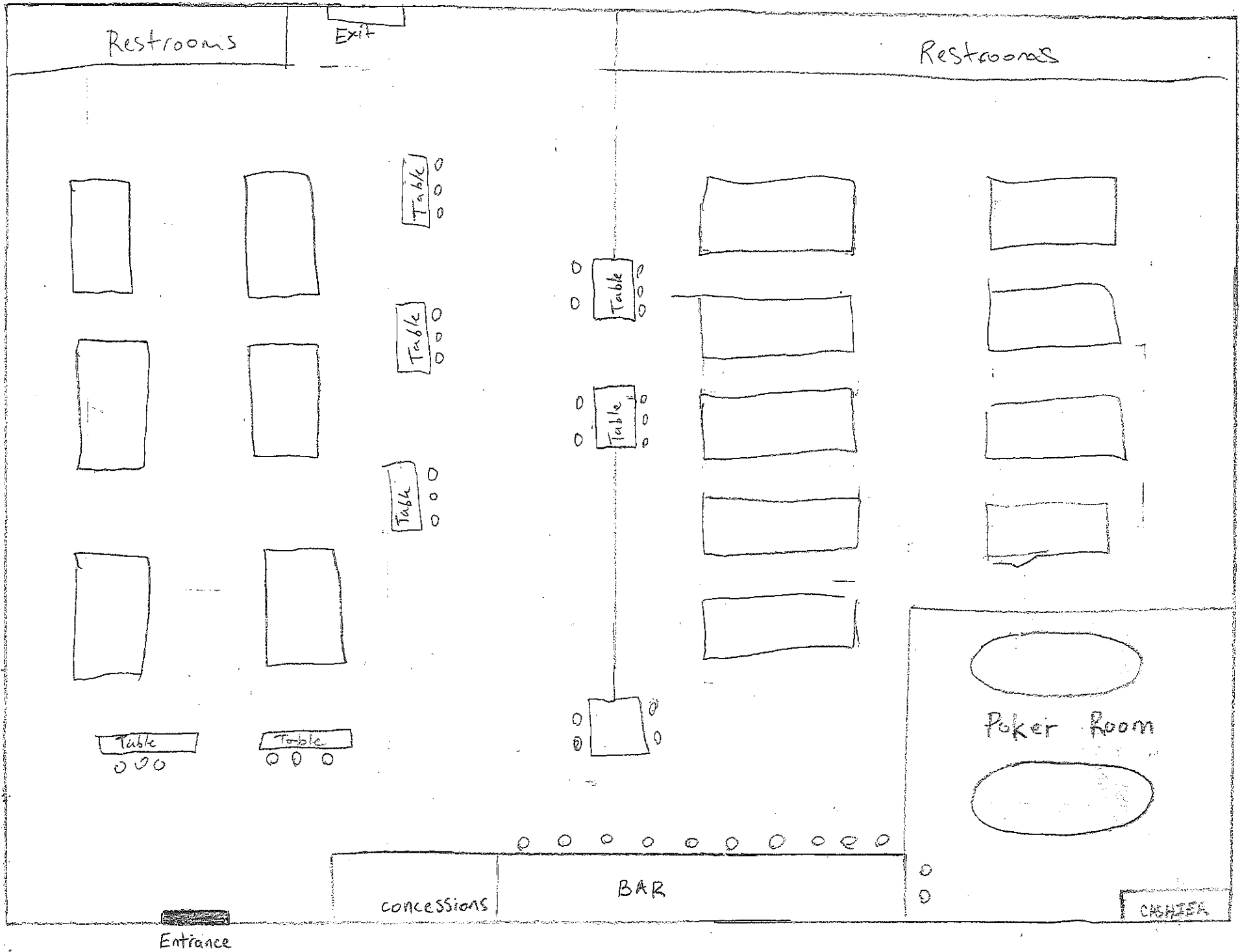
## **PUBLIC HEARING**

### **ITEM 2 Petition 2026-02-02-08 – The Rack Class C**

**Page 3**

2. Charity poker activities shall be limited to hours consistent with the approved liquor license and shall be conducted entirely within the designated interior area of the establishment. No outdoor gaming activities shall be permitted, and such use shall not interfere with required parking, ingress/egress, or adjacent properties, consistent with applicable provisions of the Livonia Zoning Ordinance.
3. The petitioner shall provide appropriate on-site supervision and security during all charity gaming events to ensure public safety and compliance with City ordinances. Any issues related to noise, loitering, or nuisance activities shall be promptly addressed to the satisfaction of the City's Inspection Department and Police Department.

# The Rack Layout



RECEIVED  
FEB 12 2026  
CITY OF LIVONIA  
PLANNING COMMISSION

2026-02-02-08

**ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR MEETING OF**  
**August 26, 2024**

**Petition 2024-06-02-12 – The Rack**

**#277-24** RESOLVED, that having considered a communication from the City Planning Commission, dated July 18, 2024, approved for submission by the Mayor, which transmits its resolution #07-34-2024, adopted on July 16, 2024, with regard to Petition 2024-06-02-12 submitted by Tiseo Architects, Inc., on behalf of The Rack, requesting waiver use approval to utilize a Class C liquor license (sale of beer, wine and spirits for consumption on the premises) in connection with the operation of the existing billiard hall at 28410 Joy Road, located on the north side of Joy Road between Floral and Harrison Avenues in the Southeast  $\frac{1}{4}$  of Section 36, the Council does hereby concur in the recommendation made by the City Planning Commission and Petition 2024-06-02-12 is hereby approved and granted, subject to the following conditions:

1. That a waiver of the 400-foot separation requirement between this location and the church at 28350 Joy Road shall be approved, pursuant to Section 6.22(2)(B) of the Livonia Zoning Ordinance;
2. That the Floor Plan identified as Sheet No. P3, dated June 12, 2024, prepared by Tiseo Architects, Inc., is hereby approved and shall be adhered to, and the maximum customer seating count in the bar service area shall not exceed a total of twenty-six (26) seats; and
3. This waiver use and the operation of a Class C liquor license remain valid only as long as the property is owned by its current owner and the building retains its current use as a pool hall which shall be maintained in substantial compliance with the submitted floor plan, Sheet P3, dated June 12, 2024, as prepared by Tiseo Architects, Inc.

**#278-24** RESOLVED, that having considered a communication from the City Planning Commission, dated July 18, 2024, approved for submission by the Mayor, which transmits its resolution #07-34-2024, adopted on July 16, 2024, with regard to Petition 2024-06-02-12 submitted by Tiseo Architects, Inc., on behalf of The Rack, requesting waiver use approval to utilize a Class C liquor license (sale of beer, wine and spirits for consumption on the premises) in connection with the operation of the existing billiard hall at 28410 Joy Road, located on the north side of Joy Road between Floral and Harrison Avenues in the Southeast  $\frac{1}{4}$  of Section 36, the Council does hereby waive the 400-foot separation requirement between this

location and the church located at 28350 Joy Road, as set forth in section 6.22(2)(b) of the Livonia Zoning Ordinance.

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

March 2, 2026

Mr. Kristoffer Canty  
Planner IV  
City of Livonia

**Re: Petition 2026-02-02-08 – #28410 Joy Road (The Rack Pool Hall)**

Dear Mr. Canty:

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

1. The subject parcel is assigned the address of **#28410 Joy Road**.
2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. There is no mention of utility revisions with the proposal, so we do not believe there will be any adverse effects on the existing systems.
3. Should any revisions to the utility services to the building, or any work on the right-of-way be required, the owner will need to submit drawings to this Department to determine if Engineering permits will be required.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "David W. Lear", is written over a horizontal line.

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:** March 5, 2026  
**TO:** Kristoffer Canty, Planner IV  
**FROM:** Livonia Fire Prevention Division  
**SUBJECT:** **Petition #2026-02-02-08, 28410 Joy Rd., The Rack**

This office has reviewed the site plan submitted in connection with the request of the use and operation of a Class C Liquor License for use of the property located at the above referenced address.

-This office has not received a request/paperwork from the State of Michigan through Livonia PD Detective Jeff Ronayne for a required Liquor License occupancy Life Safety inspection.

-Once the inspection is performed and approved, the event must comply with the occupancy load of The Rack and not exceed the approved occupancy load number.

**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

March 2<sup>nd</sup> 2026

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

**Re: Petition 2026-02-02-08 - 28410 Joy Road**

Mr. Canty,

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

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

Sincerely,

FOR THE CHIEF OF POLICE,

A handwritten signature in blue ink that reads 'Sgt. Adams'. The signature is written in a cursive style.

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: March 23, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2026-02-02-08 – 28410 Joy 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

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

March 5, 2026

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



Petition 2026-02-02-08 – 28410 Joy (Gregory Goodbred on behalf of Garden City Police)

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,

Handwritten signature of Benjamin N. Grier in blue ink.  
Benjamin N. Grier  
Director of Finance

BG: jw

**OFFICE OF THE TREASURER**

**SUSAN M. NASH**  
CITY TREASURER



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

March 2, 2026

RE:28410 Joy 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

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

March 17, 2026

Jacob Uhazie, Assistant Planning Director  
Planning Commission  
33000 Civic Center Drive  
Livonia, MI 48154

Re: Petition 2026-02-02-08 - 28410 Joy Road

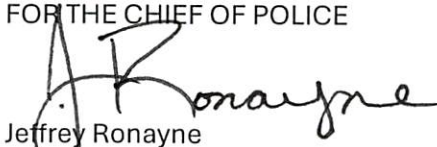
We have received the plans submitted by Gregory Goodbred on behalf of The Rack requesting waiver use approval under Sections 3.11 and 6.09 of the Livonia Zoning Ordinance, as amended, to host charity poker games at the existing The Rack pool hall at 28410 Joy Road, located at the Northwest corner of Joy Road and Thorpe Street in the southeast ¼ of Section 36.

The review of the plans has determined that the request does not comply with the separation requirement guidelines as it pertains to the Class C liquor license. The proposed establishment is inside the separation requirement distance of at least four hundred (400) feet from any church or school. Christ embassy Church located at 28350 Joy Road is fifty (50) feet from the proposed "The Rack" site. Furthermore, the Mirage Market at 28292 Joy Road has SDD & SDM liquor licenses and is 378 feet from the proposed "The Rack" site.

We would recommend that the Planning Commission and City Council consider maintaining separation requirement guidelines. It is our opinion that these guidelines are good for local establishment businesses and maintains Livonia's family atmosphere.

Sincerely,

FOR THE CHIEF OF POLICE

  
Jeffrey Ronayne  
Special Services Bureau