

**AGENDA
CITY PLANNING COMMISSION
CITY OF LIVONIA
TUESDAY, APRIL 28, 2026**

Study Meeting - Fifth Floor Gallery, City Hall

7:00 p.m.

PRE HEARING ITEM FOR MAY 5, 2026

1. **Petition 2026-03-02-11 submitted by Maison Rose Events** requesting waiver use approval under Sections 2.01, 3.11, and 6.14 of the Livonia Zoning Ordinance, as amended, to operate a banquet (event) facility with occupancy of over fifty (50) people, at 37176 Six Mile Road, located on the northside of Six Mile Road between Newburgh Road and Fitzgerald Road in the southwest ¼ of Section 8.
2. **Petition 2026-04-02-12 submitted by Second Showing LLC**, requesting waiver use approval pursuant to Sections 3.11 and 6.53 of the Livonia Zoning Ordinance to operate a consignment furniture establishment at 20412 Farmington Road, located on the east side of Farmington Road between Eight Mile Road and Norfolk Street in the Northwest ¼ of Section 3.
3. **Petition 2026-03-03-01 submitted by Schostak Brothers & Company Inc.**, pursuant to Section 12.03 of the Livonia Code of Ordinances, as amended, to vacate an existing water main easement and scenic easement at 33500 Seven Mile Road, located on the northwest corner of Farmington Road and Seven Mile Road in the southeast ¼ of Section 4.

REPORT FROM STAFF

4. Regular Meetings held by the City Council on April 20, 2026.

**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: 03/24/2026 Petition 2026-03-02-011
 Site Address: 37176 6 Mile Rd Sidwell 031 99 0011 013 Zoning of Property C-2

Requesting Approval To Operate a private, reservation-based event venue for small to mid-sized gatherings with controlled capacity. See attached statement.
 Applicant: Jamie Wienclaw Business/Company: Maison Rose Events
 Applicant's Address: 46782 Creeks Bnd City: Canton State: MI Zip Code: 48188
 Applicant's Phone #: 313 456-5578 Applicant's Email: info@maisonroseevents.com
 Contact Person: Alfonso Wienclaw Business/Company: Maison Rose Events
 Contact's Address: 46782 Creeks Bnd City: Canton State: MI Zip Code: 48188
 Contact's Phone #: 313 623-6114 Contact's Email: info@maisonroseevents.com

Please provide the following information:

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

**CITY OF LIVONIA
PLANNING DEPARTMENT**

MAR 27 2026

RECEIVED

**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: Bodhi Ventures, LLC
 Owner's Address: 24500 Northwestern Hwy Suite 100 City: Southfield State: MI Zip Code: 48075
 Owner's Phone #: 586 427-7475 Owner's Email: info@jmcmanagement.com
 Its: Authorized Representative Signature of Owner: Maranda Biddle Print Name: Its: Authorized Representative Maranda Biddle

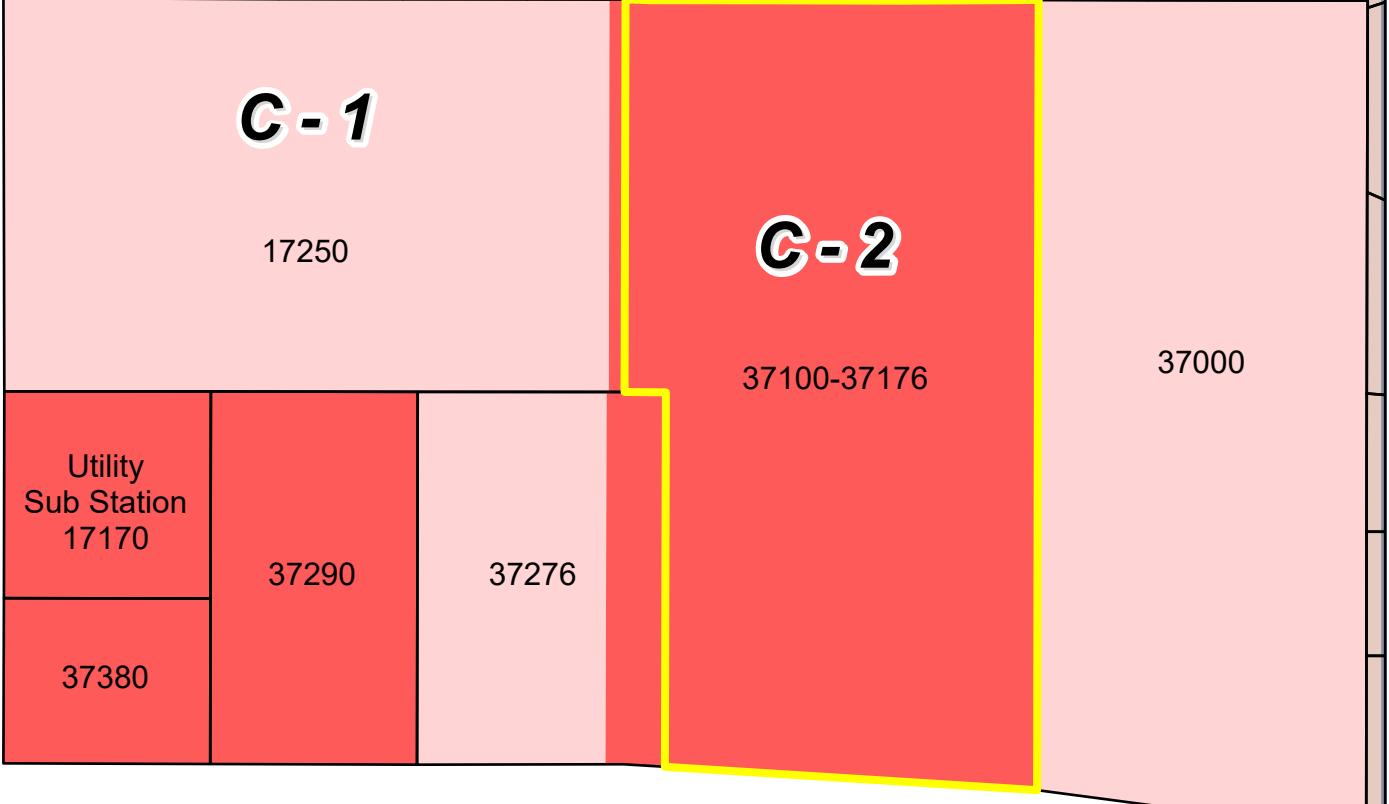
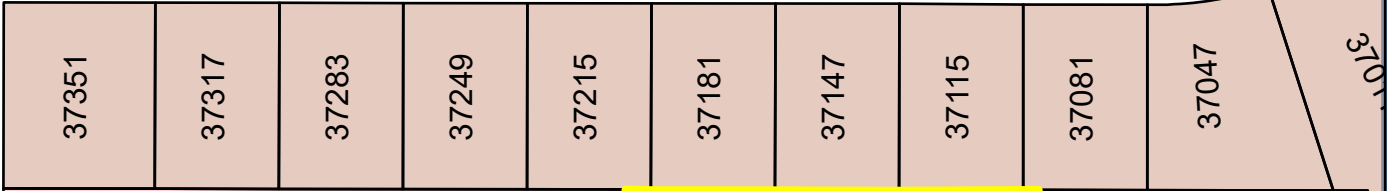
Subscribed and sworn to before me, a Notary Public in and for the County of WAYNE State of MICHIGAN
 on this 25th day of MARCH 20 26.
 Signature of Notary: [Signature] My commission expires 03-18-31.
 Acting in the County of OAKLAND.

ALGIANNAH ALBANIA
 NOTARY PUBLIC - STATE OF MICHIGAN
 COUNTY OF WAYNE
 My Commission Expires March 18, 2031
 Acting in the County of OAKLAND

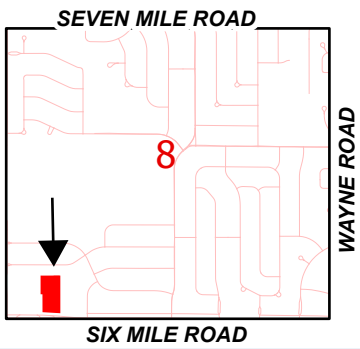
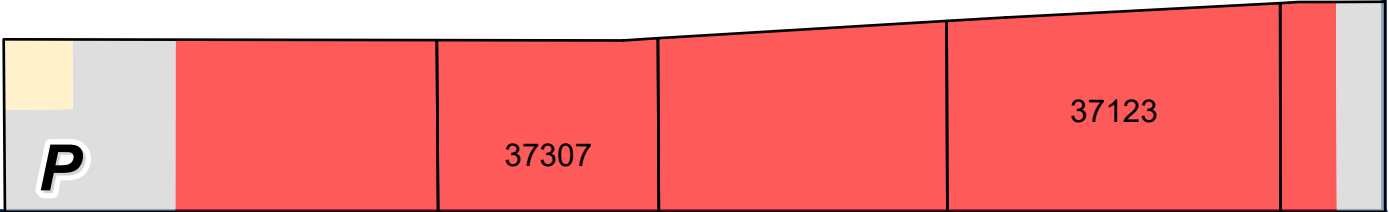
NEWBURGH ROAD



BENNETT STREET N2



SIX MILE ROAD



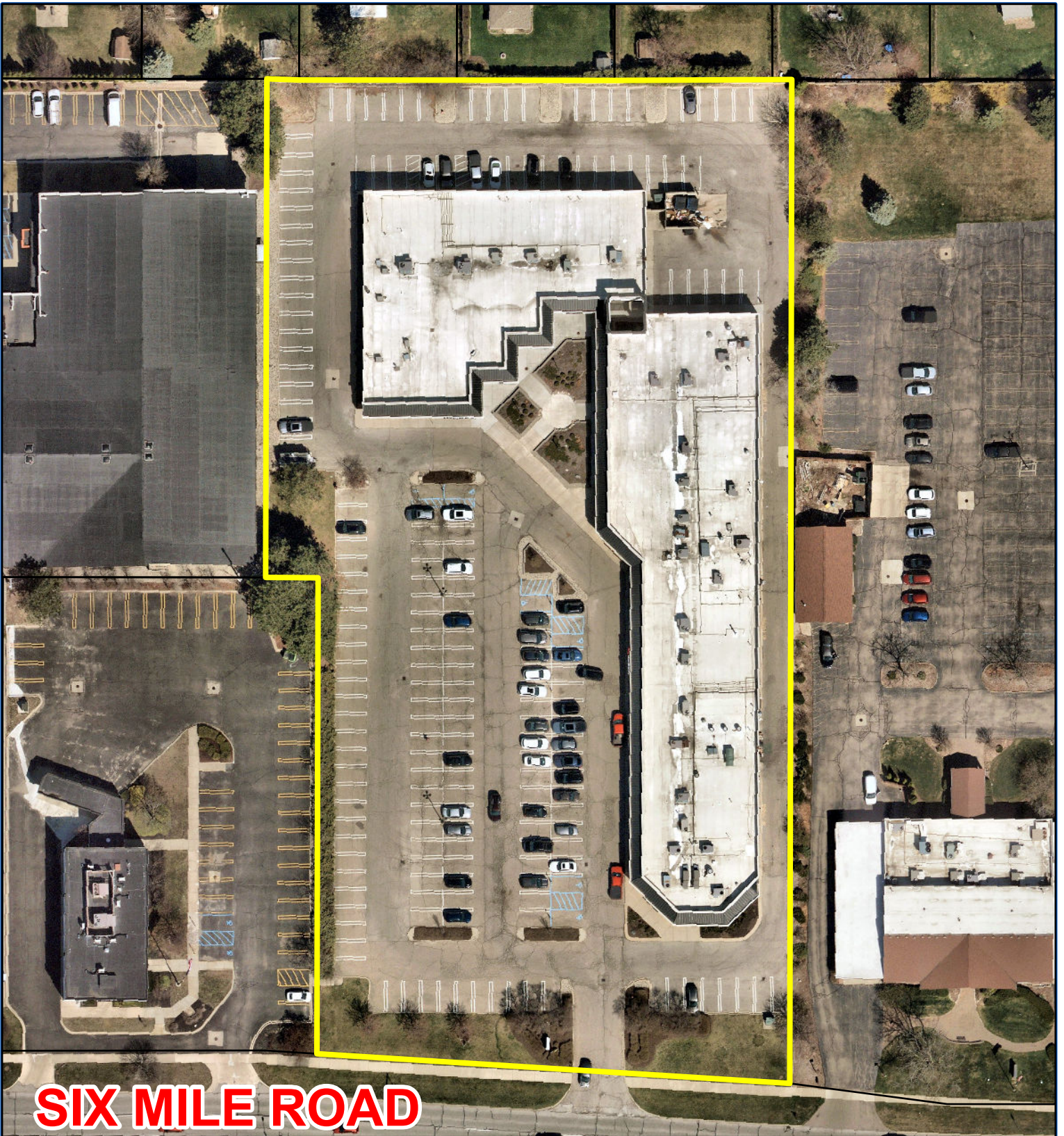
Address & Zoning Map

Petition 2026-03-02-11
Maison Rose Events
37176 Six Mile Road

N

Not to Scale

City of Livonia
Planning Department



SIX MILE ROAD

Aerial Map

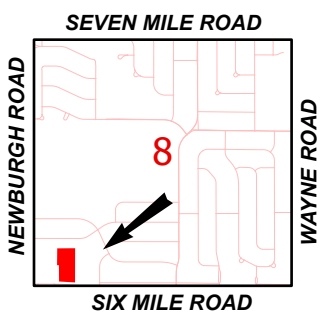
Petition 2026-03-02-11
Maison Rose Events
37176 Six Mile Road



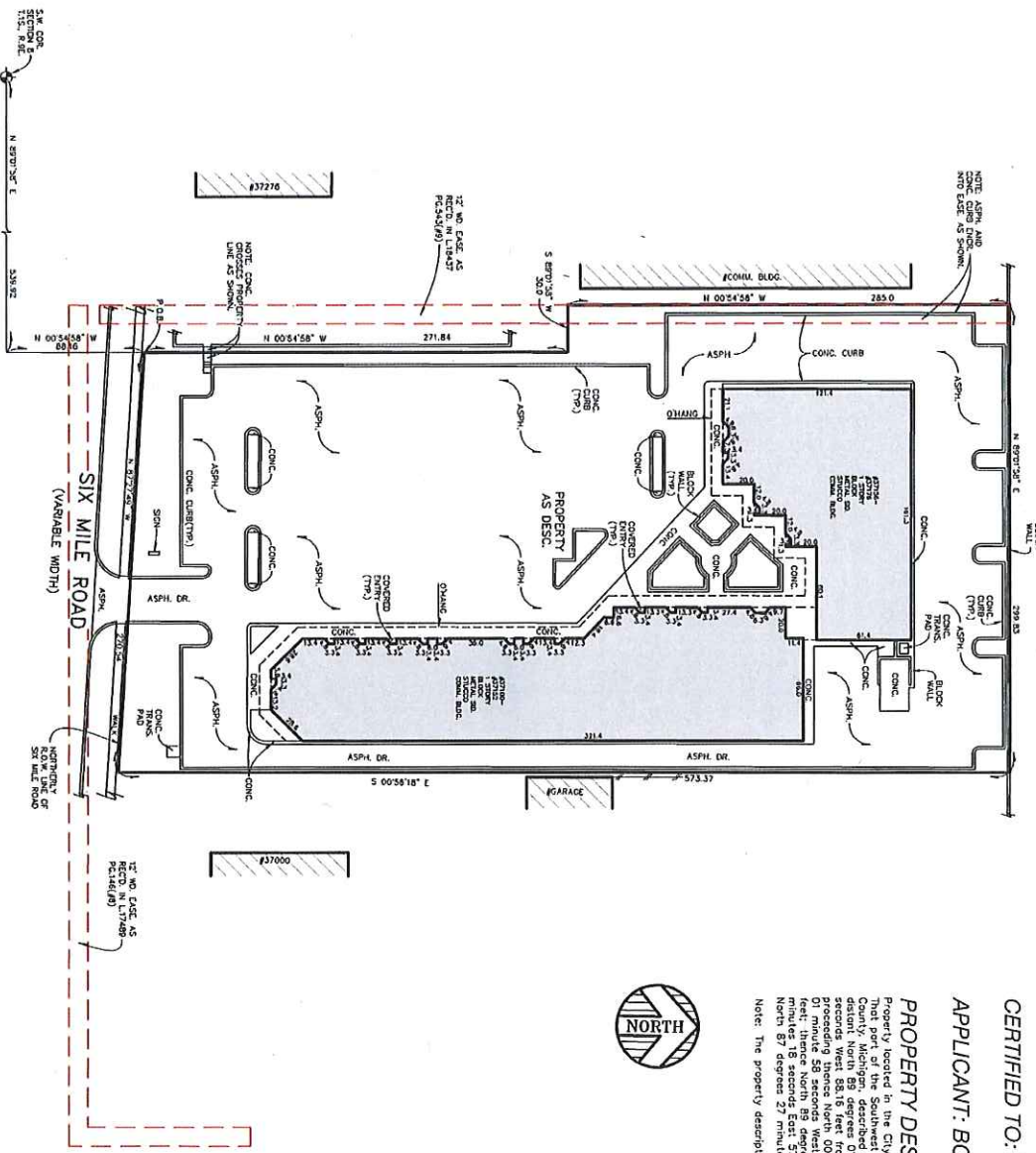
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City of Livonia
Planning Department



"GOLD MANOR SUBDIVISION"



MORTGAGE SURVEY

CERTIFIED TO: ETITLE AGENCY, INC.

APPLICANT: BODHI VENTURES, LLC

PROPERTY DESCRIPTION:

Property located in the City of Livonia, County of Wayne, State of Michigan. City of Livonia, Wayne County Plat No. 147, recorded in the County of Wayne, State of Michigan, Book 147, Page 147. The property is bounded by the following bearings and distances: Beginning at a point on the Northern right of way line of Six Mile Road distant North 89 degrees 01 minute 58 seconds East 539.92 feet; thence North 00 degrees 54 minutes 38 seconds West 88.18 feet from the Southwest corner of Section 5, Town 1 South, Range 3 East, and Range 1 West, thence North 89 degrees 01 minute 58 seconds East 54 minutes 56 seconds West 285.00 feet; thence North 89 degrees 01 minute 58 seconds East 299.83 feet; thence South 00 degrees 55 minutes 18 seconds East 573.37 feet; thence along the Northern right of way line of Six Mile Road North 01 degrees 27 minutes 49 seconds West 270.24 feet to the point of beginning.

Note: The property description is as furnished by client.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the same, and that the same is correctly shown on this plat, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach on the property hereon, and that the same is as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes shall be set, nor any other surveying done.

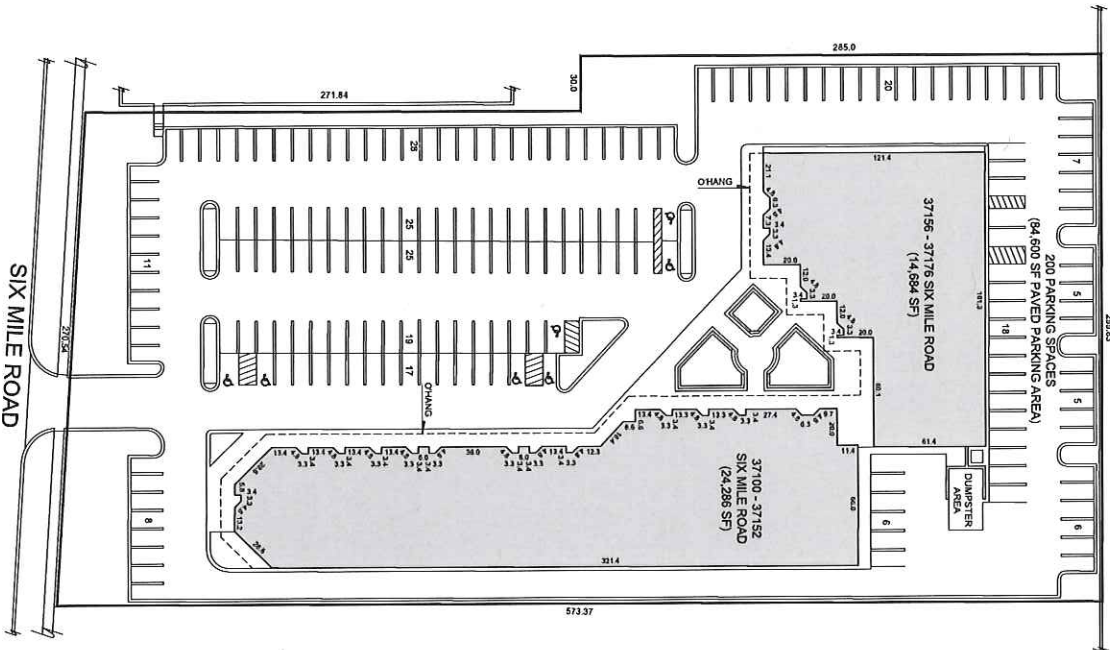
L. J. Johnson Jr.

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

KEM-TEC PROFESSIONAL SURVEYING & ENGINEERING SERVICES	2400 West Grand Blaine Farmington Hills, MI 48334 Fax: (248) 722-0444 Fax: (248) 949-9499 www.kemtecgroupofcompanies.com
PREPARED FOR: BODHI VENTURES, LLC	JOB #: 24-02105
DATE: 10/27/24	REV:
SCALE: 1" = 50'	REV:
DRW. BY: CS	REV:

KEYBANK COMMONS

37100-76 SIX MILE ROAD

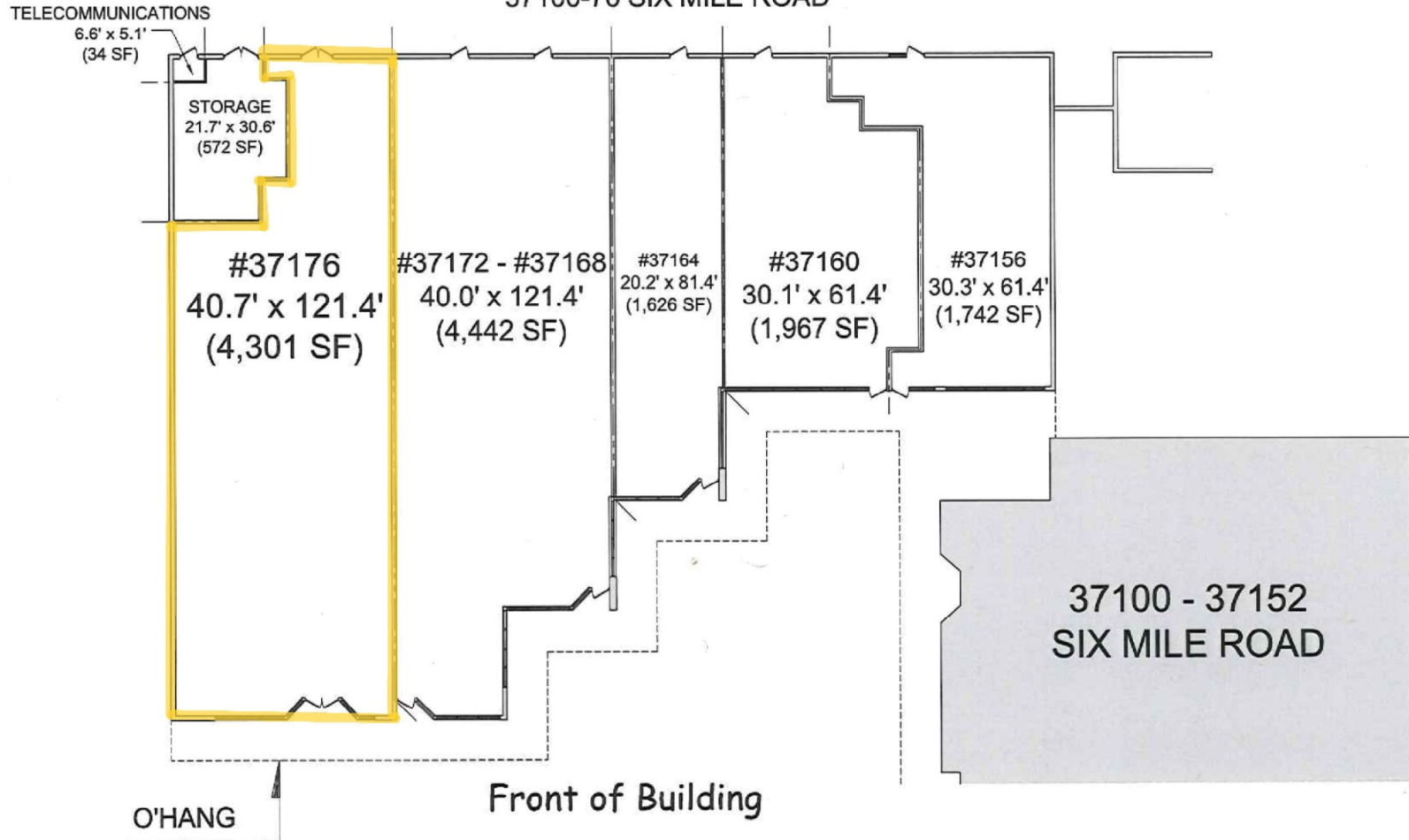


NORTH ↑
SITE PLAN
NOT TO SCALE

- NOTES:
1. TENANT SPACE AREA CALCULATIONS WHERE EXISTING DEMISING WALLS ARE PRESENT, DETERMINED BY MEASUREMENT TO THE CENTER OF DEMISING WALLS/PARTITIONS AND TO THE EXTERIOR FACE OF EXTERIOR WALLS.
 2. INTERIOR TENANT SPACE WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE AS SHOWN. EXACT WIDTH AND DEPTH DIMENSIONS, EACH TENANT SPACE SHOULD BE MEASURED BY A QUALIFIED PROFESSIONAL.
 3. THE ORIENTATION OF THE INDICATED NORTH ARROW MAY NOT BE TRUE NORTH, BUT IS SUBSTANTIALLY NORTH, AS SUCH, IT IS CALLED NORTH AND IS NOT INTENDED FOR NAVIGATIONAL USAGE.

KEYBANK COMMONS

37100-76 SIX MILE ROAD



JMC MANAGEMENT LLC
A FULL SERVICE BROKERAGE AND MANAGEMENT FIRM



FIRST FLOOR PLAN

NOT TO SCALE

NOTES:

1. TENANT SPACE AREA CALCULATIONS WHERE EXISTING DEMISING WALLS ARE PRESENT; DETERMINED BY MEASUREMENT TO THE CENTER OF DEMISING WALLS/PARTITIONS AND TO THE EXTERIOR FACE OF EXTERIOR WALLS.
2. INTERIOR TENANT SPACE WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE AS SHOWN. FOR EXACT WIDTH AND DEPTH DIMENSIONS, EACH TENANT SPACE SHOULD BE MEASURED BY A QUALIFIED PROFESSIONAL.
3. THE ORIENTATION OF THE INDICATED NORTH ARROW MAY NOT BE 'TRUE NORTH', BUT IS SUBSTANTIALLY NORTH. AS SUCH, IT IS 'CALLED NORTH' AND IS NOT INTENDED FOR NAVIGATIONAL USAGE.
4. UNIT SIZES & AREA ARE APPROXIMATE.

Maison Rose Events: Waiver Use Narrative for 37176 6 Mile Road

To the Livonia Planning Commission and City Council,

My name is Alfonso Wienclaw, and my wife Jamie and I are the owners of Maison Rose Events. We are submitting this narrative to support our waiver use application for the property at 37176 6 Mile Road. As a Registered Nurse and a Clinical Social Worker at the VA Ann Arbor Healthcare System, our professional lives are built on following strict regulations and serving the public. We are bringing that same disciplined, service-oriented mindset to our business.

Maison Rose Events is designed to be a refined, mid-sized venue for life's important milestones. While our space is over 1,000 square feet, we are not looking to operate a high-turnover "party hall." Our primary business consists of private, invitation-only social events—such as baby showers, bridal brunches, and family birthday celebrations. Additionally, we are passionate about using the space for community-focused programming, including wellness workshops, healthcare seminars, and local holiday resource drives.

We chose this location because we love the area, but we are fully aware of the 300-foot residential buffer and our neighbors at 37181 and 37147. Because we live and work in public service, being a "good neighbor" isn't just a talking point for us—it's how we intend to operate. To protect the quiet of the neighborhood, we have committed to the following:

- **A No-Alcohol Policy:** We have made the intentional choice not to sell alcohol. By keeping our events "dry," we naturally maintain a more controlled, family-friendly atmosphere and eliminate the noise and behavioral issues often associated with late-night venues.
- **Strict 11:00 PM Closing:** We respect that people have work and school the next day. All events will end by 11:00 PM at the latest, with the building cleared and secured shortly after.
- **Professional Oversight:** We don't just "rent the space" and leave. We provide on-site oversight for every event. For larger groups, we will utilize professional security to ensure guests park correctly in our designated lot and respect the property lines.
- **Sound and Light Control:** All music and activities stay strictly inside with the doors closed. We are also committed to using "shielded" parking lot lighting that points downward to avoid any light spilling into our neighbors' backyards.

We are proud to invest in Livonia and believe that Maison Rose Events will be a quiet, professional, and well-maintained addition to 6 Mile Road. We aren't looking to create a disruption; we're looking to provide a beautiful space for families and professionals to gather.

Thank you for your time and for considering our vision for this space.

Sincerely,

Alfonso Wienclaw, RN

Jamie Wienclaw, MSW

Owners, Maison Rose Events

Code & Use Statement

Intended Use & Occupancy

The proposed layout is designed to support small to mid-sized private events with controlled occupancy and structured seating. Events will be reservation-based and not open to the general public. The space is not intended to function as a nightclub, bar, or open assembly hall.

Occupant Load Consideration

The seating layout shown reflects a controlled arrangement of round tables (60") consistent with banquet-style seating. Occupant load will remain within limits appropriate for the available square footage and egress pathways.

Egress & Circulation

The layout maintains clear circulation paths, including a minimum 4-foot-wide hallway providing access to restrooms and back-of-house areas. Entry and exit points are maintained for safe and efficient occupant movement.

Restroom Facilities

Two restrooms are provided:

- One expanded restroom (approx. 17' x 7'), created by combining the existing 5' x 7' restroom with an additional 12' x 7' area
- One additional restroom (12' x 7')

Restroom facilities are designed to support the anticipated occupant load. Final fixture counts and ADA compliance will be confirmed during the building permit phase.

Accessibility (ADA Compliance)

Accessible routes are maintained throughout the space, including access to restrooms and main event areas. Final ADA compliance details will be incorporated in construction drawings submitted for permitting.

Kitchenette Use

The proposed kitchenette (14' x 7') is intended for light food preparation and staging only. No commercial cooking, grease-producing equipment, or ventilation hood systems are proposed.

Back-of-House Separation

Partition walls are proposed to clearly separate guest areas from operational spaces, including storage and kitchenette areas. This supports safe operations and organized event flow.

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

April 8, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-03-02-11 – #37176 Six Mile Road (Maison Rose Events)

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 range of #37100 - #37176 Six Mile Road, with the address of #37100 Six Mile Road being assigned to the overall parcel.
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 revisions to the utility services to the building, or any work within the Six Mile Road right-of-way be required, the owner will need to submit drawings to this Department for permitting.

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: April 13, 2026
TO: Kristoffer Canty, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: Petition # 2026-03-02-11 at 37176 Six Mile Rd.

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

Even though it is noted that the kitchenette "is intended for light food preparation and staging only", any commercial cooking or cooking that produces grease laden vapors is required to have a commercial grade Hood and Duct and suppression system.

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

Sincerely,

Brian R. Kukla

Brian R. Kukla
Fire Marshal

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

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

April 9th, 2026

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

Re: Petition 2026-03-02-11 - 37176 Six 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,

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

DEPARTMENT OF FINANCE

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE

Ermon Sims
CHIEF ACCOUNTANT



MAUREEN MILLER BROSAN
MAYOR

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

April 15, 2026

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

Petition 2026-03-02-11 - 37176 Six Mile Road (Maison Rose Events)

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,

Ermon Sims
Chief Accountant

ES: jw

Petition 20 26-0 3-0 2-11 Maison Rose events

From Danielle Smith <danielle@broadwaysalonstudios.com>

Date Mon 4/20/2026 3:17 PM

To Planning <Planning@Livonia.gov>

Dear Livonia Planning Commission,

I am writing on behalf of Broadway Salon Suites in Livonia, as the direct neighboring business to the proposed Maison Rose Events banquet facility.

We respectfully request the opportunity to present our concerns regarding the city's consideration of approving this space for banquet use with an occupancy exceeding 50 people.

As the adjacent business, we have serious concerns about the impact this type of operation may have on our property, our tenants, and our daily business operations.

Parking & Overflow Concerns

Our primary concern is the lack of adequate parking to support a banquet facility of this size. Based on our observations, the current parking infrastructure does not appear sufficient to accommodate large events without overflow. We are particularly concerned that event attendees may begin using our private parking lot, which is designated exclusively for Broadway Salon Suites tenants and their clients. This would create significant disruptions, limit accessibility for our customers, and negatively impact our business.

Additionally, our parking lot has already sustained wear and damage over time. Increased traffic and unauthorized overflow parking would likely accelerate deterioration, leading to further maintenance costs and safety concerns.

Trash & Property Maintenance Issues

We are already experiencing ongoing issues with litter and trash throughout the shared area. An increase in large gatherings and event activity would likely intensify this problem. Without a clear and enforceable waste management plan, the amount of debris and overall property impact will increase, affecting cleanliness, safety, and the professional appearance of surrounding businesses.

Traffic Flow & Congestion

Traffic flow in this area is already challenging, particularly when accessing Six Mile Road. The current layout and one-way traffic pattern often make it time-consuming and congested to enter and exit the area. Additional event-related traffic would further strain an already difficult situation, creating delays and frustration for both our tenants and their clients.

Quality of Business Environment

Broadway Salon Suites is a professional environment where our tenants rely on a clean, accessible, and calm atmosphere for their clients. Increased traffic, parking congestion, noise, and property strain from

frequent events could significantly compromise the experience we strive to provide.

We are not opposed to growth or development within our community; however, we strongly believe that proper planning, infrastructure, and safeguards must be in place to prevent negative impacts on neighboring businesses.

We respectfully request:

- The opportunity to formally present our concerns at any relevant planning meetings
- A thorough review of parking capacity and enforcement measures
- A plan to prevent overflow parking onto neighboring private lots
- A clear and enforceable waste management plan
- Consideration of traffic impact and congestion in this already busy area

Thank you for your time and consideration. We appreciate your attention to maintaining a balanced and sustainable business environment in Livonia.

Sincerely,
Broadway Salon Suites
Livonia

Danielle Smith
Property Manager
danielle@broadwaysalonstudios.com

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: April 2, 2026 Petition 2026-04-02-12

Site Address: 20412 Farmington Rd Sidwell 010-01-0008-003 Zoning of Property C-2

Requesting Approval To run consignment furniture

Applicant: Wendy Birnberg Business/Company: Second Showing LLC

Applicant's Address: 20412 Farmington Rd City: Livonia State: MI Zip Code: 48152

Applicant's Phone # (248) 987-2134 Applicant's Email secondshowing@mi.rr.com

Contact Person: same Business/Company: _____

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

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

Please provide the following information:

- 1) **Site Plan** showing:
 - property dimensions, including road right-of-way & building setback lines
 - foot print of building(s), including dimensions & square footage
 - all easements, protective walls, sidewalks & existing trees
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 - percentage of landscaping provided (15% of total site required)
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 - all visible rooftop mechanical equipment and how they will be screened
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FEE COMPUTATION	\$700.00 (\$400 publication fee plus \$300 base review fee) plus
_____ sq. ft. of new construction x \$20.00 per 1,000 sq. ft. or \$30 per lot or unit for residential construction.	Total Amount Due \$ _____

Owner of Property: Gregory Kramer

Owner's Address: 20414 Farmington City: Livonia State: MI Zip Code: 48152

Owner's Phone # (248) 915-8819 Owner's Email GKCHRO@msn.com

Signature of Owner: [Signature] Print Name: Gregory Kramer

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

on this 26th day of March 20 26

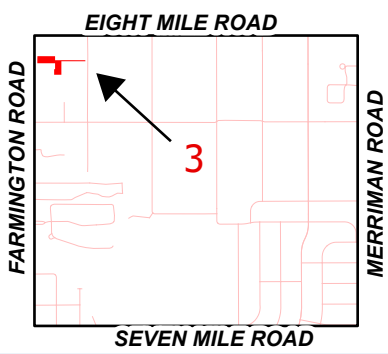
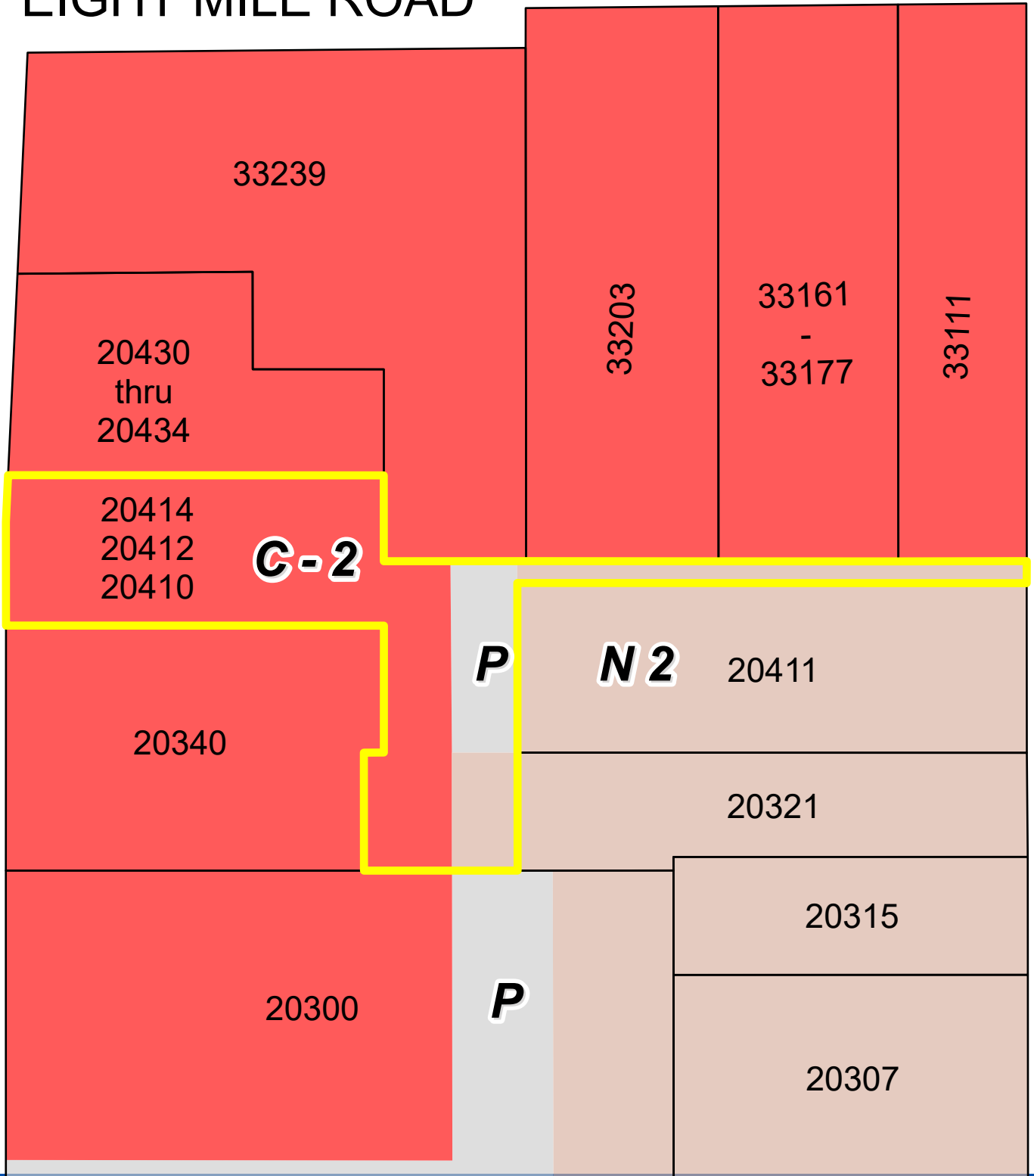
Signature of Notary [Signature] My commission expires 12-24-2027

Acting in the County of Oakland

DAGMAR LANDSMANN
 Notary Public, State of Michigan
 County of Oakland
 My Commission Expires Dec. 24, 2027
 Acting in the County of Oakland

EIGHT MILE ROAD

FARMINGTON ROAD



Address & Zoning Map

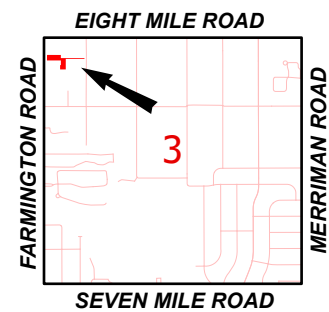
Petition 2026-04-02-12
Second Showing
20412 Farmington Road



Not to Scale



City of Livonia
Planning Department



Aerial Map

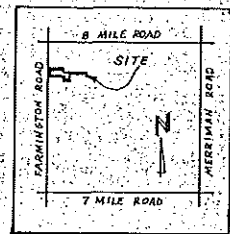
Petition 2026-04-02-12
Second Showing
20412 Farmington Road



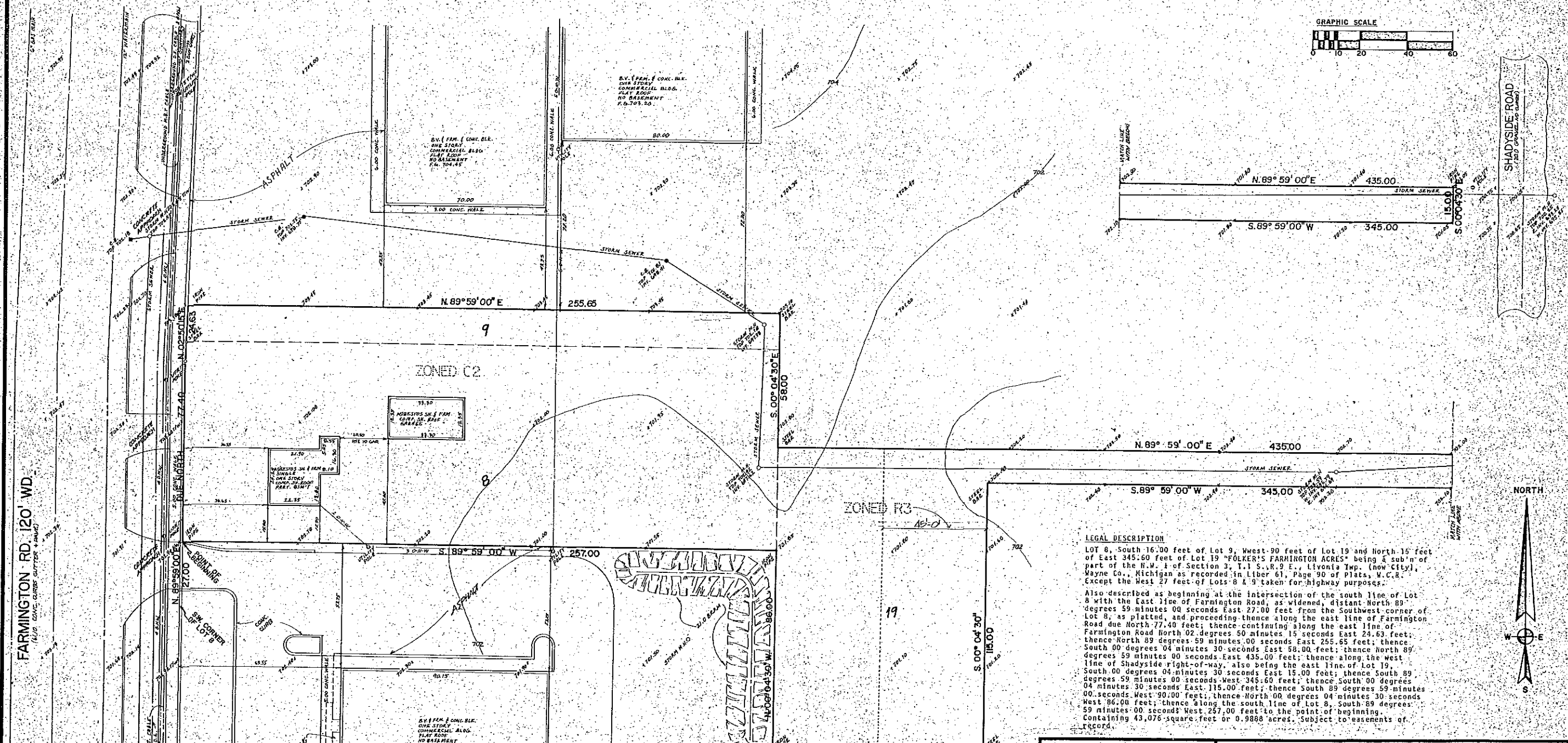
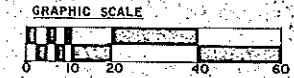
Not to Scale



City of Livonia
Planning Department



VICINITY MAP NO SCALE

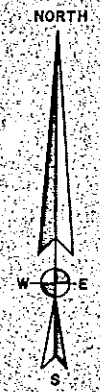


LEGAL DESCRIPTION
 LOT 8, South 16.00 feet of Lot 9, West 90 feet of Lot 19 and North 15 feet of East 345.60 feet of Lot 19 "FOLKER'S FARMINGTON ACRES" being a sub'n of part of the N.W. 1/4 of Section 3, T.1 S., R.9 E., Livonia Twp. (now City), Wayne Co., Michigan as recorded in Liber 61, Page 90 of Plats, W.C.R. except the West 27 feet of Lots 8 & 9 taken for highway purposes.
 Also described as beginning at the intersection of the south line of Lot 8 with the East line of Farmington Road, as widened, distant North 89 degrees 59 minutes 00 seconds East 27.00 feet from the Southwest corner of Lot 8, as platted, and proceeding thence along the east line of Farmington Road due North 77.40 feet; thence continuing along the east line of Farmington Road North 02 degrees 50 minutes 15 seconds East 24.63 feet; thence North 89 degrees 59 minutes 00 seconds East 255.65 feet; thence South 00 degrees 04 minutes 30 seconds East 58.00 feet; thence North 89 degrees 59 minutes 00 seconds East 435.00 feet; thence along the West line of Shadyside right-of-way, also being the east line of Lot 19, South 00 degrees 04 minutes 30 seconds East 15.00 feet; thence South 89 degrees 59 minutes 00 seconds West 345.60 feet; thence South 00 degrees 04 minutes 30 seconds East 115.00 feet; thence South 89 degrees 59 minutes 00 seconds West 90.00 feet; thence North 00 degrees 04 minutes 30 seconds West 86.00 feet; thence along the south line of Lot 8, South 89 degrees 59 minutes 00 seconds West 257.00 feet to the point of beginning. Containing 43,076 square feet or 0.9888 acres. Subject to easements of record.

- NOTES**
- Underground D.E. line information from Detroit Edison Co. from plans prepared by Basney & Smith, Inc. Job No. 79-3-81.
 - Underground M.B.T. line information from Mich. Bell Telephone Co. from plans prepared by Basney & Smith, Inc. Job #79-3-81.
 - Gas main size & location information from Mich. Consolidated Gas Co. from plans prepared by Basney & Smith, Inc. #79-3-81.
 - Water main information from City of Livonia.
 - Sewer information from City of Livonia.
 - Bench Mark - P.K. nail in south face of D.E. pole, 79 feet south & 108' east of the point of beginning of this property. ELEVATION: 703.00' (U.S.C. & G.S. Datum)
 - Check Title policy for possible easements in property.

THESE PLANS INDICATE APPROXIMATE LOCATIONS OF UTILITIES ONLY, AS DISCLOSED BY THE VARIOUS COMPANIES AND NO GUARANTEE IS GIVEN EITHER AS TO THE COMPLETION OR ACCURACY THEREOF. CONTRACTOR SHALL CALL "MIS DIG" - 647-7344 PRIOR TO THE START OF CONSTRUCTION.		TOPOGRAPHICAL SURVEY PART OF THE NW 1/4 OF SEC. 3, T.1 S., R.9 E., CITY OF LIVONIA, WAYNE CO., MI.							
THESE PLANS ARE THE PROPERTY OF BASNEY & SMITH, INC. NO CONSTRUCTION STAKING OR CONSTRUCTION INSPECTION OR CONSTRUCTION USE OF THE PLANS SHALL BE MADE BY ANYONE WITHOUT THE WRITTEN AUTHORIZATION OF BASNEY & SMITH, INC. BY WILLIAM L. ROCKSBY, PRESIDENT.		REVISIONS <table border="1"> <thead> <tr> <th>ITEM</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		ITEM	DATE	BY			
ITEM	DATE	BY							
SANITARY SEWER PERMIT NO. _____ WATER MAIN PERMIT NO. _____ AUTHORIZATION BY: William L. Rocksbly DATE _____									
BASNEY & SMITH, INC. 18124 BEECHDALE REDFORD, MICHIGAN 48223 ENGINEERING & SURVEYING <i>William L. Rocksbly</i>		DRAWN G.M.S. DATE 2-26-86 CHECKED JOB NO. 86-138 SCALE 1"=20' SHEET 1 OF 1							

FARMINGTON RD. 120' WD.
 (1/2" CONC. CURBS OUTSIDE & PAVED)



FW: Second Showing Consignment

From Uhazie, Jacob <juhazie@livonia.gov>

Date Wed 4/8/2026 9:53 AM

To Goff, Erika <egoff@livonia.gov>; Reece, Stephanie <SReece@livonia.gov>

Jacob Uhazie

Assistant Planning Director
City of Livonia | Planning Department
(734) 466-2293 | (734) 674-7647
juhazie@livonia.gov

From: secondshowing@mi.rr.com <secondshowing@mi.rr.com>

Sent: Tuesday, April 7, 2026 2:05 PM

To: Uhazie, Jacob <juhazie@livonia.gov>

Subject: Second Showing Consignment

Jacob,
Hoping you are able to share this with the board members.

City of Livonia,

We at Second Showing Consignment have submitted all of our paperwork and the fee in order to be approved by the zoning commission.

My husband and I are in our 70's and still enjoy working at our consignment furniture store in Livonia. We keep our hours of operation between 11:30 and 3:30 Monday through Saturday. It has been brought to our attention that the meetings in order to obtain our permit are held in the evening. This creates a problem for us since we do not drive at night.

In lieu of attending these meetings, we would like to share what Second Showing Consignment is about. We established our store in Farmington Hills over sixteen years ago. We moved to our current location in Livonia over two years ago. We showcase fine furnishings, decorative accessories, art and unique one of a kind pieces. Our success is based off of our vast knowledge within the business. We consign and sell upscale goods and offer them to our smart savvy shoppers, many of them who have been with us for sixteen years. We take pride in our commitment to provide personal service. Every item that we sell is located inside of our store, we never have 'sidewalk sales." Our policy is a 50/50 split between consignors and the store.

We welcome the board members to come visit our store at 20412 Farmington Road, Livonia 48152.

Thank you,

Wendy Birnberg, owner

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

April 9, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-04-02-12 – #20412 Farmington Road (Second Showing, LLC)


Dear Mr. Canty:

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

1. The subject parcel is assigned the address range of #20410 - #20414 Farmington Road, with the address of #20412 Farmington Road being assigned to the overall parcel.
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 revisions to the utility services to the building, or any work within the Farmington Mile Road right-of-way be required, the owner will need to submit drawings to this Department and/or Wayne County for permitting.

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: April 13, 2026

TO: Kristoffer Canty, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: Petition # 2026-04-02-12 at 20412 Farmington Rd. Furniture Consignment

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

We have no objections to this proposal.

Once official permits are obtained and plans submitted, this division will further review code for the possibility for the need of a suppression system due to the type of use for this occupancy and fire load.

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

Sincerely,

Brian R. Kukla

Brian R. Kukla
Fire Marshal

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

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

April 9th, 2026

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

Petition 2026-04-02-12 - 20412 Farmington 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,

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

DEPARTMENT OF FINANCE

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE

Ermon Sims
CHIEF ACCOUNTANT



MAUREEN MILLER BROSAN
MAYOR

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

April 15, 2026

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

Petition 2026-04-02-12 - 20412 Farmington Road (Second Showing 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,

Ermon Sims
Chief Accountant

ES: jw



17800 Laurel Park Drive North, Suite 200C
Livonia, MI 48152
248.262.1000
www.schostak.com

DAVID H. JOHNS
Vice President
Development and Construction Division

direct: 248.357.6152
johns@schostak.com

March 26, 2026

Via Hand Delivery

City Council via City Clerk
City of Livonia
33000 Civic Center Drive
City Hall, 1st Floor
Livonia, MI 48154

**CITY OF LIVONIA
PLANNING DEPARTMENT
MAR 26 2026
RECEIVED**

**RE: Easement Vacations
7 Mile Planned General Development
33500 Seven Mile Road
Livonia, MI**

Dear City Council:

Pursuant to Section 2.3 of the Development Agreement between the City of Livonia and Seven Mile/Farmington Venture LP, attached are following items needed for the vacation of the existing easements regarding the 7 Mile Planned General Development:

- One (1) copy of ALTA / NSPS Land Title Survey (prior to redevelopment of site)
- One (1) copy of Exception 13 for the existing Water Main Easement, Liber 17973, page 705
- One (1) copy of Exception 17 for the existing Scenic Easement, Liber 26193, page 866
- One (1) Check No. 002591 in the amount of \$650 for the processing fee

We are requesting that the city vacate the existing water main and scenic easements as they are no longer needed as part of the redevelopment of this site. Please feel free to forward these items to the Law Department and Engineering Division as needed in order to place us on upcoming Planning Commission and City Council meeting agendas.

Please feel free to contact me if you have any questions or if you should need additional information. Thank you.

Sincerely,

SEVEN MILE/FARMINGTON VENTURE LP

By: Schostak Brothers & Company, Inc.
Its: Managing Agent

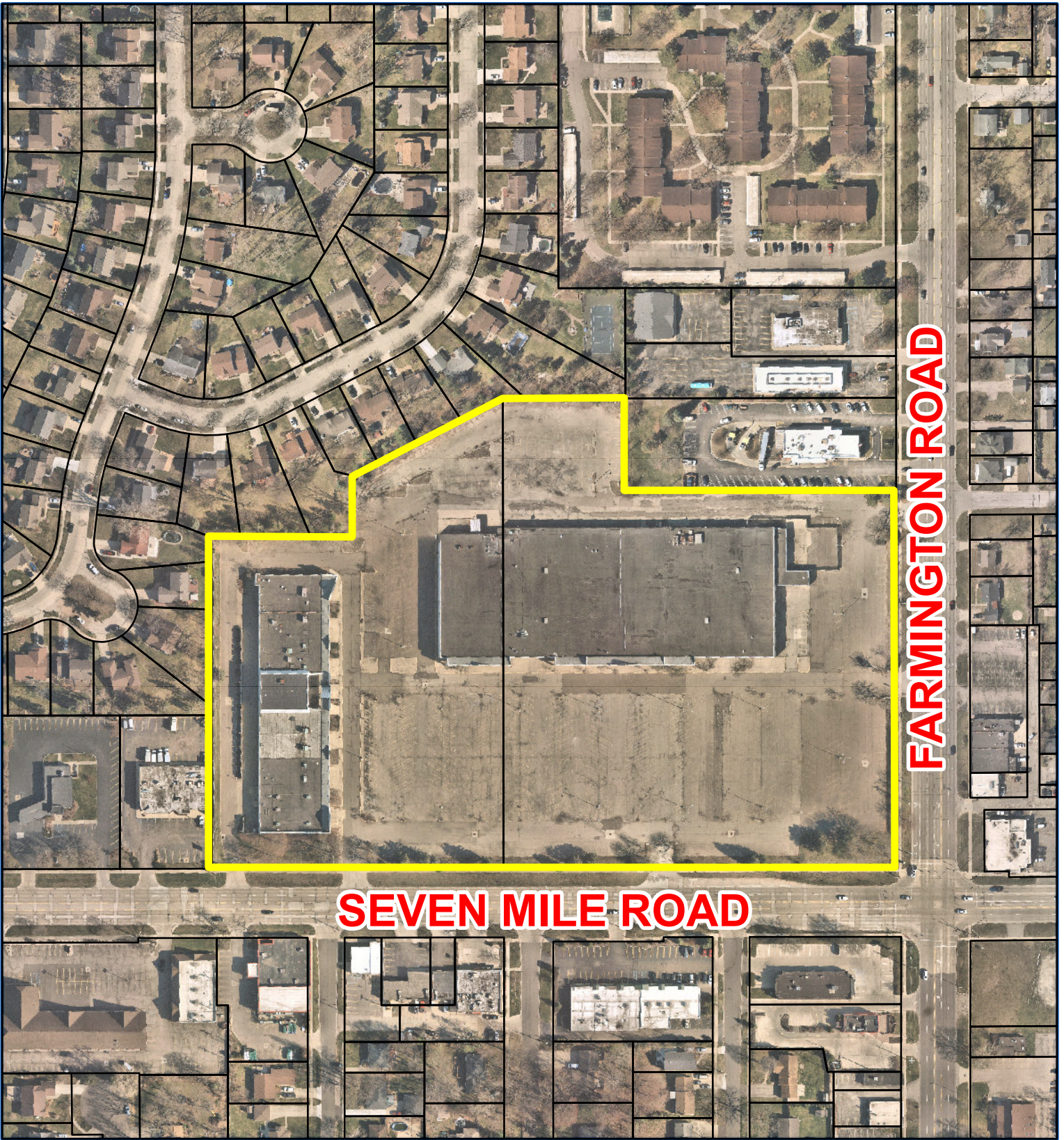
By: David H. Johns, VP Development & Construction
Its: Authorized Representative

DHJ/amg

Encls.

cc: Erik Fix





FARMINGTON ROAD

SEVEN MILE ROAD

Aerial Map

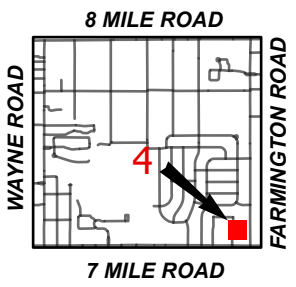
**Petition 2026-03-03-01
Schostak
33500 W. Seven Mile Rd.**



Not to Scale



City of Livonia
Planning Department



REC: FEB 3 1972 11:58 AM
BERTARD J. YOUNGBLOOD, Register of Deeds
WAYNE COUNTY, MICHIGAN 48226

F678509

L 17973 PA 705

GRANT OF EASEMENT

THIS INDENTURE, made this 26th day of October, 19 71,
between Jerome L. Schostak and Nat Korash, both married men,
whose street number and post office address is 21311 Civic Center Drive, Southfield,
Michigan, parties of the first part, and the CITY OF
LIVONIA, a Michigan Municipal Corporation, party of the second part, whose street
number and post office address is 33001 Five Mile Road, Livonia, Michigan, 48154.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of
One Dollar (\$1.00) and other valuable consideration to them in hand paid by the
said party of the second part, the receipt of which is hereby confessed and acknow-
ledged, do by these presents grant unto the said party of the second part, its
successors and assigns an easement for public purposes and use, in, unto and upon
that certain piece of land situated in the City of Livonia, County of Wayne and
State of Michigan, described as follows:

Twenty (20) foot wide easements, the center lines of said easements being more
particularly described as
Beginning at a point on the west line of Farmington Road (120' wide) distant
North 660 feet along the center line of Farmington Road and West 60 feet from
the S. E. corner of Section 4, T. 1 S., R. 9 E., City of Livonia, Wayne County,
Michigan; thence West 784.20 feet, thence South 600 feet to the North line of
Seven Mile Road (120' wide) and the point of ending

and
Beginning at a point distant 511 feet west and 660 feet north of the S. E. corner
of Section 4, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, thence
North 15 feet to the point of ending

and
Beginning at a point distant 884.20 feet West and 590 feet North from the S. E.
corner of Section 4, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan,
Thence West 278 feet to the point of ending

and
Beginning at a point distant 152 feet West and 660 feet North of the S. E. corner
of Section 4, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, thence
South 322 feet to the point of ending

and
Beginning at a point distant 844.20 feet West and 350 feet North of the S. E. corner
of Section 4, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, thence
West 33 feet to the point of ending.

(Water Main Easements)

LEGAL DESCRIPTION
APPROVED
10-26-71
A.E. Niemi

including the right of access in the party of the second part to go over and upon
that part of said piece of land of the parties of the first part, for public purposes
and use, of the party of the second part providing that the granting of the above
easement does not vest in the party of the second part authority to use any portion
of said property for any purpose other than herein designated; provided also, that
this easement shall continue only for such period of time as the said party of the
second part, its successors and assigns, shall maintain same for public purposes and
use.

IT IS UNDERSTOOD AND AGREED, as a part of the consideration for the granting
of the above easement, that the party of the second part will use every effort
possible to leave the premises in as good condition as at present.

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

In the presence of
Ruth Ross
Ruth Ross

Alice Dunning
Alice Dunning

Arlene Schostak
Arlene Schostak
Jerome L. Schostak
Jerome L. Schostak
Nat Korash
Nat Korash

Betty Jane Korash
Betty Jane Korash

768366

F678509

CITY OF LIVONIA
PLANNING DEPARTMENT

MAR 27 2026

RECEIVED

LI17973 PA 706

STATE OF MICHIGAN)
COUNTY OF WAYNE) SS

On this 26th day of October, 19 71, before me personally appeared Jerome L. Schostak and Nat Korash, Arlene Schoastak and Betty Korash to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Alice Dunning
Notary Public, Wayne County, Michigan
My Commission expires: June 15, 1974

(corporate form)

STATE OF MICHIGAN)
COUNTY OF WAYNE) SS

On this _____ day of _____, 19____, before me personally appeared _____ to me personally known, who being by me sworn, did each for himself say that they are respectively the _____ and _____ of the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and the said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and said _____ acknowledged said instrument to be the free act and deed of said corporation.

Notary Public, _____ County, Michigan
My commission expires: _____, 19__.

Approved as to form:
DEPARTMENT OF LAW

Dated: 10-29-71

Instrument drafted by:

Harry C. Tatigian - City Attorney
Department of Law
33001 Five Mile Road
Livonia, Michigan 48154

When recorded return to:
OFFICE OF THE CITY CLERK
33001 Five Mile Road
Livonia, Michigan 48154

768366

92267112

Misc
L126193 PA866

NATURAL USE, SCENIC AND OPEN SPACE EASEMENT

WHEREAS, Grantor, Seven Mile/Farmington Venture Limited Partnership, a Michigan limited partnership, whose address is First Center Office Plaza, Suite 600, 26913 Northwestern Highway, Southfield, Michigan 48034 (hereinafter referred to as the "Owner"), is the owner in fee simple of the real property described in CLAUSE I of this declaration, and is desirous of subjecting the real property described in CLAUSE I to the conditions, covenants, restrictions, reservations and easements hereinafter set forth, each and all of which is and are for the benefit of said property and/or any portion thereof, and shall inure to the benefit of said property and each and every parcel thereof, and for the public as described in the Conservation and Historic Preservation Easement Act.

NOW, THEREFORE, the Owner hereby conveys and grants an easement in the real property described in and referred to in CLAUSE I hereof to the City of Livonia, a Michigan municipal corporation, its successors and assigns, for the purposes, restrictions, reservations and limitations hereinafter set forth in CLAUSES II, III, IV, V and VI.

CLAUSE I

The land to be affected by the Natural Use, Scenic and Open Space Easement contained herein is described as follows:

The South 60 feet of the East 160 feet of the following parcel of land:

That part of the S.E. 1/4 of Section 4, T. 1 S., E. 9 E., City of Livonia, Wayne County, Michigan, described as: Beginning at the intersection of the W. line of Farmington Road with the N. line of Seven Mile Road, which point is distant S. 89° 57' 10" W., 60.00' and N. 00° 00' 50" W., 60.00' from the S.E. corner of said Section 4; thence along the N. line of said Seven Mile Road, S. 89° 57' 10" W., 886.20'; thence N. 00° 00' 50" W., 640.00'; thence N. 62° 55' 45" E., 275.11'; thence N. 89° 37' 10" E., 200.00'; thence S. 00° 00' 50" E., 150.00'; thence N. 89° 57' 10" E., 441.20' to a point on the W. line of said Farmington Road; thence along said line, S. 00° 00' 50" E., 615.00' to the point of beginning. 046-016-99-0016-003.

CLAUSE II

GENERAL PURPOSES OF EASEMENT

The real property described in CLAUSE I hereof is subjected to a Natural Use, Scenic and Open Space Easement in accordance with enabling provisions in Act No. 197 of the Michigan Public Acts of 1980, MCLA 399.251 et seq. to insure proper use and preserve and protect the property described in CLAUSE I hereof; to insure adequate and reasonable development of said property; to encourage the erection of attractive improvements thereon; and in general to provide adequately for landscaping and open space in and upon said property.

APPROVED AS TO FORM
ATTORNEY AT LAW

92 DEC -2 PM 2:12
FORREST L. ...
REGISTERED PROFESSIONAL
NOTARIAL PUBLIC
MICHIGAN
1991/9

212
17KJ

FORREST L. ... WAYNE COUNTY REGISTER OF DEEDS
DEC 1, 1992

L126193PAS67

CLAUSE III

OPEN SPACE

The property described in CLAUSE I hereof is to be used and utilized for natural, scenic, open space landscaping and beautification purposes only.

CLAUSE IV

LANDSCAPING

The Owner and its heirs, administrators, executors and assigns shall be required to maintain all plantings and landscaping located, from time to time, within the property described in CLAUSE I hereof.

CLAUSE V

INSTALLATION AND CONSTRUCTION OF SIGNS

With respect to any and all development and/or construction on the property described in CLAUSE I, it shall be required that prior to the installation and construction of any and all kinds and manner of signs, whether detached, affixed or free-standing, written approval of the City of Livonia be obtained. This Clause shall be applicable to the subject property regardless of any ordinance provisions promulgated by the City of Livonia which might otherwise permit the installation of such signs.

CLAUSE VI

INGRESS AND EGRESS - MOTOR VEHICLE TRAFFIC

No points of egress or ingress shall be permitted with respect to the subject property described in CLAUSE I relating to public rights-of-way. The application and effect of this Clause shall be limited to motor vehicle traffic only and shall not be applicable to pedestrian traffic.

Dated this 7th day of August, 1992.

Signed in the presence of:

SEVEN MILE/FARMINGTON VENTURE LIMITED PARTNERSHIP, a Michigan limited partnership

By: Seven Mile/Farmington, Inc., a Michigan corporation, General Partner

Carolyn Bloom
CAROLYN
Miriam Bloom
MIRIAM BLOOM

By: David W. Schostak
DAVID W. SCHOSTAK
Its: Bill Kowalski

PLANNING AND ZONING DEPARTMENT
CITY OF LIVONIA
10000 WOODLAND AVENUE
LIVONIA, MICHIGAN 48150
Tel: 734-465-1000

LI261.93PA868

STATE OF MICHIGAN)
) SS
COUNTY OF Livonia)

The foregoing instrument was acknowledged before me this 14 day of August 1992, by Carol M. Kowalski, David W. Hasty the Vice President of Seven Mile/Farmington, Inc., a Michigan corporation, which is a General Partner of Seven Mile/Farmington Venture Limited Partnership, a Michigan limited partnership, on behalf of said partnership.

CAROL M. KOWALSKI
Notary Public, State of Michigan
My Commission Expires: 5-25-95

George A. Weible
Notary Public
Livonia County, Michigan
My commission expires: 5-25-95

WHEN RECORDED RETURN TO:

Office of the City Clerk
Livonia City Hall
33000 Civic Center Drive
Livonia, Michigan 48154

DRAFTED BY:

George A. Weible
Assistant City Attorney
City of Livonia
33000 Civic Center Drive
Livonia, Michigan 48154

A5713g

FOREST HILLS, MICHIGAN COUNTY REGISTER OF DEEDS
DEC 1 1992

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) 466-2571
FAX: (734) 466-2195

March 31, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-03-03-01 – #33500 Seven Mile Road (Meijer)

Dear Mr. Canty:

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

1. The subject parcel is assigned the address of **#33500 Seven Mile Road**.
2. The developer has been in contact with this department and will be providing replacement easements over the public utilities installed during the proposed project, once the final locations are known.

Should you have any additional questions on this matter, please feel free to contact me 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 handwritten signature in black 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 FINANCE

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE

Ermon Sims
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

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

April 15, 2026

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

Petition 2026-03-03-01 - 33500 Seven Mile Road (Seven Mile/Farmington
Venture LP)

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,

Ermon Sims
Chief Accountant

ES: 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 30, 2026

RE: 33500 Seven Mile

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