

OFFICE OF THE COUNCIL

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PATRICK BROCKWAY, Vice President
CARRIE BUDZINSKI
BRANDON MCCULLOUGH
EILEEN MCDONNELL
ROBIN PERSICONI
MARTHA PTASHNIK



COMMITTEE MEMBERS:

CARRIE BUDZINSKI, Chair
PATRICK BROCKWAY, Vice Chair
EILEEN MCDONNELL, Member

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**MEETING PACKET FOR THE ECONOMIC
DEVELOPMENT AND
STRATEGIC PLANNING COMMITTEE
JUNE 3, 2026
7:00 P.M.**

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**ECONOMIC DEVELOPMENT, STRATEGIC PLANNING
& TECHNOLOGY COMMITTEE MEETING**

June 3, 2026

Livonia City Hall Auditorium

33000 Civic Center Drive, Livonia, MI 48154

7:00 PM

Members:

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

AGENDA ITEM(S)

1. [The subject matter of data centers and attendant zoning related issues. \(CR 02-26\)](#)
2. [The subject matter of limiting the number of gas stations and car washes in the city.\(CR 04-26\)](#)

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

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

**THIS MEETING WILL BE REPORTED AT
THE REGULAR MEETING OF June 15, 2026**

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

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



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
May 14, 2026

MEETING DATE

EDSPT60326/R061526

PRESENTED BY

Carrie Budzinski Chair
Patrick Brockway Vice Chair
Eileen McDonnell Member

AGENDA ITEM

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

BACKGROUND DETAILS

At the Regular Meeting of March 9, 2026:

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

#108-26 RESOLVED, that having considered the report and recommendation of the Economic Development, Strategic Planning and Technology Committee, dated February 25, 2026, submitted pursuant to Council Resolution 02-26, regarding the subject matter of data centers and attendant zoning related issues, the Council does hereby refer this item to the Department of law for preparation of a proposed one-year moratorium on data centers to allow time to update zoning ordinances to reflect best practices for building standards using the German energy efficiency act as a model.

An Economic Development & Strategic Planning Committee meeting was held on **February 25, 2026**.

At the Regular Meeting of January 14, 2026:

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

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

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

To discuss the subject matter as presented.

ATTACHMENTS

1. EDSPT022526 LTC Data Centers
2. R011426 Subject matter of data centers to SCFE CR 02-26

3. EDSPT022526 Minutes

APPROVED BY

Regular Meeting Minutes of March 9, 2026

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

#108-26 RESOLVED, that having considered the report and recommendation of the Economic Development, Strategic Planning and Technology Committee, dated February 25, 2026, submitted pursuant to Council Resolution 02-26, regarding the subject matter of data centers and attendant zoning related issues, the Council does hereby refer this item to the Department of law for preparation of a proposed one-year moratorium on data centers to allow time to update zoning ordinances to reflect best practices for building standards using the German energy efficiency act as a model.

<i>UNFINISHED BUSINESS ITEM 17b (Regular Meeting of March 9, 2026)</i>
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Motion: Budzinski
Second: Persiconi
Ayes: Persiconi, Ptashnik, Brockway, McDonnell, Budzinski, Reid
Nays: None
Absent: McCullough

The following residents spoke regarding Item 17: Steve King and Jerry Karasinski.

**ECONOMIC DEVELOPMENT, STRATEGIC PLANNING
AND TECHNOLOGY COMMITTEE MEETING
FEBRUARY 25, 2026
7:00PM**

An Economic Development, Strategic Planning and Technology Committee meeting was held on February 25, 2026, at Livonia City Hall in the City Council Chambers on the 2nd floor.

Committee Members Present: Carrie Budzinski, Chair
Patrick Brockway, Vice Chair
Eileen McDonnell, Member

Committee Members Absent: None

City Officials Present: Kayleigh Reid, Council President
Brandon McCullough, Councilmember
Carter Fisher, City Attorney
Eric Goldstein, Assistant City Attorney
Sydnee Rogers, Assistant City Attorney
Mark Taormina, Planning and Economic Dev. Director
Aarica Smith, Director of Government Affairs
Jerome Hanna, Inspection Director

Additional attendees: See the attached list.

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

The Committee meeting commenced at 7 PM and discussion was led by Carrie Budzinski, Committee Chair.

This item was originally discussed in committee in May 2025. A motion was put forth to have the Administration offer a report and recommendation to update the fee schedule to be more aggressive and provide for a compounded annual rate. Within the Home Rule Cities Act, an ordinance can be passed that would allow the city to prevent a property owner from moving forward in a development project at one site if another is considered vacant/blighted.

City Attorney Carter Fisher provided an update on the Administration's work on this issue and recommends expanding the ordinance department's ability to issue civil infractions allowing for ticket issuance and actionable enforcement options outside of court. There is a possibility of using nuisance laws for serious offenders and the legal options related to Home Rule is being worked on. Presently fines are limited to \$500 per issue, per the Charter, Council may choose to re-evaluate that.

Director of Inspection, Jerome Hanna, provided additional background information. All businesses in Livonia are inspected each year. Vacant properties are registered, their exteriors inspected/cited as needed but interior inspections are not done until the building is set to be reoccupied.

Council discussed options for inspecting the interior of vacant properties on a regular basis regardless of occupancy – including the possibility of using a third-party company (Safe Built) to avoid burdening the department or putting staff at undue safety risk.

Council also discussed the possibility of expanding the ordinance request from Law related to 911 abuse calls requesting help from LFD by local senior facilities to include calls to LPD related to blighted businesses (notably trespassing).

Councilmembers discussed having a more detailed discussion on notable commercial buildings that are vacant and blighted in a different committee at a later date.

Residents shared their thoughts on blight and offered recommended action.

The Committee recommends:

- Motion put forward by Council Vice President Patrick Brockway requesting the Law Department draft an ordinance on expanding the ability of the inspection department to issue civil infractions for vacancy and blight

Note: This item will remain in Committee.

This item is to be placed on the **Regular Meeting Agenda of March 9, 2026**

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

It was noted that topic was put into committee instead of a direct motion to allow time for research and for the city to be proactive and not reactive. Currently there are no pending proposals for a data center in Livonia.

Schoolcraft College student Naz Cimsit gave a presentation on research on this topic. Items of note:

- In 2024, 4% of energy was used by data center; In 2025 it has increased to 12%
- Data Centers use the amount of electricity of 2,000 households daily and have shown to cause water contamination and drought. Noise pollution is also a threat that can be disruptive and result in hearing loss.
- Cimsit spoke with Dr. Patrick Brody at the University of Dublin and in Ireland there have been increased energy costs for citizens and even blackouts
- German Energy Efficiency Act is a notable model for Livonia and calls for all data centers to have closed loop heat and water systems, frequent energy audits and public reporting on energy use.
- Cimsit noted that smaller size data centers are increasingly being proposed and due to Michigan's state-wide incentives there is an increase possibility that these centers would look to locate in Livonia.
- It was noted that carbon-offsetting is often done outside of the community of development and Livonia should avoid allowing investors to do that.

Planning Director Mark Taormina noted that data centers are currently a permitted-use in the industrial district.

Residents spoke on their concerns about data centers, offered suggestions for action and noted that some businesses have internal use only data centers that should not be impacted by a new ordinance.

The Committee recommends:

- Motion put forward by Council Vice President Patrick Brockway requesting the Law Department draft a one-year moratorium on data centers to allow time to update zoning ordinances to reflect best practices for building standards using the German Energy Efficiency Act as a model.

Note: This item will remain in Committee.

This item is to be placed on the **Regular Meeting Agenda of March 9, 2026**

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

This item was put in committee by Vice President Patrick Brockway and he introduced note surrounding communities that have placed moratoriums on car washes and gas stations.

City Attorney Carter Fisher noted that moratoriums require motivation based on fact finding that can be centered on public health, the environment and commercial saturation. He cautioned that too many active moratoriums weaken the credibility of all of them and at this time Livonia has pending proposals for moratoriums on car washes and data centers.

Councilmembers discussed the merits and unintended consequences of moratoriums – noting that there is less investment in the NE section of Livonia and residents in that area may prefer a car wash to a vacant property. It was also noted that gas stations and car washes require a use waiver and Council has broad discretion on whether or not to approve those requests. It was decided that at this time it is best to take no new action and leave the item in committee.

The Committee meeting adjourned at 9 PM.

Note: This item will remain in Committee.

This item is to be placed on the **Regular Meeting Agenda of March 9, 2026**



Carrie Budzinski, Committee Chair

ECONOMIC DEVELOPMENT, STRATEGIC PLANNING AND TECHNOLOGY
COMMITTEE MEETING
FEBRUARY 25, 2026 - 7:00PM

NAME

DEPT OR CONTACT INFO FOR NOTIFICATIONS*

*PERTAINING THE SUBJECT MATTER OF THIS MEETING

Hunter Anderson Youth Commission

Barbara Glover resident

Jerry Karasinski

Julian Partita resident

Sydney Rogers law Dep.

Christina Urso Resident

Donna Willbanks Resident

Annie Wilk Resident

Selma Ba Resident

Jerome Hanna Inspection

Amanda Smith Gen Affairs

Francis resident

Kevin McEl

Leana Shoemaker Resident

Pete Riggio

Naz Ernst



LETTER TO THE LIVONIA CITY COUNCIL

2.

Council Office
February 4, 2026

MEETING DATE

EDSPT022526/R030926

PRESENTED BY

Carrie Budzinski Chair
Patrick Brockway Vice Chair
Eileen McDonnell Member

AGENDA ITEM

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

BACKGROUND DETAILS

At the Regular Meeting of January 14, 2026:

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

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

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

To discuss the subject matter as presented.

ATTACHMENTS

1. EDSPT022526 LTC Data Centers
2. R011426 Subject matter of data centers to SCFE CR 02-26

APPROVED BY

Regular Meeting Minutes of January 14, 2026

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

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

*RESOLUTION REQUESTED BY COUNCILMEMBER CARRIE BUDZINSKI
(Regular Meeting of January 14, 2026)*

Motion: Budzinski
Second: Ptashnik
Ayes: Brockway, McCullough, McDonnell, Budzinski, Persiconi, Ptashnik, Reid
Nays: None
Absent: None



LETTER TO THE LIVONIA CITY COUNCIL

2.

Council Office
May 14, 2026

MEETING DATE

EDSPT022526/R030926

PRESENTED BY

Carrie Budzinski Chair
Patrick Brockway Vice Chair
Eileen McDonnell Member

AGENDA ITEM

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

BACKGROUND DETAILS

Committee Chair, Carrie Budzinski, reported the Economic Development & Strategic Planning Committee meeting of February 25, 2026 at the Regular Meeting of March 9, 2026.

At the Regular Meeting of January 14, 2026:

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

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

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

To discuss the subject matter as presented.

ATTACHMENTS

1. EDSPT060326 LTC limit # of gas stations car washes
2. EDSPT022526 LTC limit # of gas stations/carwashes
3. R011426 Subject matter of number of new gas stations and car washes to EDSPT CR 04-26

APPROVED BY



LETTER TO THE LIVONIA CITY COUNCIL

3.

Council Office
February 4, 2026

MEETING DATE

EDSPT022526/R030926

PRESENTED BY

Carrie Budzinski Chair
Patrick Brockway Vice Chair
Eileen McDonnell Member

AGENDA ITEM

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

BACKGROUND DETAILS

At the Regular Meeting of January 14, 2026:

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

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

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To discuss the subject matter as presented.

ATTACHMENTS

1. EDSPT022526 LTC limit # of gas stations and carwashes
2. R011426 Subject matter of number of new gas stations and car washes to EDSPT CR 04-26

APPROVED BY

Regular Meeting Minutes of January 14, 2026

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

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

*RESOLUTION REQUESTED BY VICE PRESIDENT PATRICK BROCKWAY
(Regular Meeting of January 14, 2026)*

Motion: Brockway
Second: Budzinski
Ayes: Brockway, McCullough, McDonnell, Budzinski, Persiconi, Ptashnik, Reid
Nays: None
Absent: None