

OFFICE OF THE COUNCIL

COUNCIL MEMBERS

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



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

OFFICE OF THE COUNCIL

**MEETING PACKET FOR THE
STUDY MEETING OF
MONDAY, JUNE 1, 2026**

8:00 P.M.*

***The start time of the Study Meeting may be delayed if the
7:00 PM Regular Meeting has not yet adjourned.**

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

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

Study Meeting of the Council of the City of Livonia
Monday, June 1, 2026

*8:00 p.m. - City Hall Auditorium

33000 Civic Center Drive, Livonia, Michigan

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

AUDIENCE COMMUNICATION

NEW BUSINESS

External Requests

1. [BLOCK PARTY AND STREET BARRICADE: Lauren Feigel, to be held Sunday, June 28, 2026, from 4:00 p.m. to 10:00 p.m. along the Five Mile Service Road from 36996 to 36916 Five Mile Road.](#)
2. [BLOCK PARTY: Collin Buerkle, to be held Saturday, July 4, 2026, from 12:00 p.m. to 10:00 p.m., on Roycroft Street, between Woodring and Loveland Streets.](#)
3. [BLOCK PARTY: James Rumrill, Ray Franges and Mark Miller, to be held Saturday, August 29, 2026, from 12:00 p.m. to 10:00 p.m., on Brentwood Street between Jacquelyn Drive and Meadowlark Street, with a rain date of Sunday, August 30, 2026.](#)
4. [REQUEST FOR DESIGNATION AS A NON-PROFIT ORGANIZATION: Barbara Sexton, Kindred Spirits Quilters of Livonia, as required by the State of Michigan to obtain a Charitable Gaming License to allow a raffle fundraiser in the future.](#)
5. [REQUEST TO WAIVE THE DRIVEWAY ORDINANCE REQUIREMENT: Aquelio Garcia, to allow the current driveway approach to remain in excess of 2 feet, 4 inches.](#)

Planning Commission

6. [WAIVER PETITION 2026-03-02-11: submitted by Maison Rose Events, requesting waiver use approval to operate a banquet \(event\) facility with occupancy of over fifty \(50\) people, at 37176 Six Mile Road, located at the northeast corner of Newburgh Road and Six Mile Road in the southwest ¼ of Section 8.](#)
7. [WAIVER PETITION 2026-04-02-12: submitted by Second Showing LLC, requesting waiver use approval 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.](#)

16th District Court

8. [APPOINTMENT OF A SUBSTITUTE MAGISTRATE FOR THE 16TH DISTRICT COURT: per Administrative Order No. 3035, appointing Timothy J. Klisz as a Substitute Magistrate, pursuant to Public Act 16 of the Public Acts of 1976, MCLA Section 600.8501\(2\).](#)

Office of the City Treasurer

9. [REQUEST TO ADOPT A RESOLUTION PLACING SPECIAL ASSESSMENTS UPON REFERENCED PROPERTIES WHOSE OWNERS HAVE NOT PAID CHARGES: in connection with the 2025 Sidewalk Program, Contract 25-G, Single lot assessments. \(CR 74-24\)](#)

Department of Public Works

10. [AWARD OF BID: for custodial supplies, from budgeted funds.](#)

Engineering Division

11. [REQUEST TO AUTHORIZE APPROPRIATION AND EXPENDITURE: for removal and installation of streetlights for the Idyl Wyld Golf Course west parking lot at 35780 Five Mile Road.](#)

City Council

12. APPOINTMENT OF DANIEL STEELE TO THE ZONING BOARD OF APPEALS BY COUNCIL PRESIDENT KAYLEIGH REID: for a three-year term, which will expire on July 12, 2029.
13. APPOINTMENT OF CHRISTOPHER BOLOVEN TO THE ZONING BOARD OF APPEALS BY COUNCILMEMBER MARTHA PTASHNIK: for a three-year term which will expire on July 12, 2029.

AUDIENCE COMMUNICATION

For the Regular Meeting of June 15, 2026.

NOTICE(S)

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



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
May 21, 2026

MEETING DATE

S060126/R061526

PRESENTED BY

AGENDA ITEM

BLOCK PARTY AND STREET BARRICADE: Lauren Feigel, to be held Sunday, June 28, 2026, from 4:00 p.m. to 10:00 p.m. along the Five Mile Service Road from 36996 to 36916 Five Mile Road.

BACKGROUND DETAILS

A block party and street barricade requested by Lauren Feigel, to be held Sunday, June 28, 2026, from 4:00 p.m. to 10:00 p.m. along the Five Mile Service Road from 36996 to 36916 Five Mile Road.

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

To approve the request as submitted.

ATTACHMENTS

1. S060126 Block Party/Street barricade Lauren Feigel

APPROVED BY

**REQUEST FOR NOISE WAIVER BLOCK PARTY and/or
BARRICADING OF CITY STREETS**

Send to: Livonia City Council, c/o City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097
or hand deliver to the City Clerk's Office at least 8 weeks prior to the planned event

PLEASE PRINT

Date of Application: 5/15/26 Date to appear at a Council Meeting: 6/1/26

Name of Neighborhood Representative: Lauren Feigel

Address (please include zip code): 36916 5 mile, Livonia, MI , 48154

Telephone Number with area code: Home: _____ Office: _____

Email: lfeigle@livoniapublicschools.org

Please circle what is being requested – “**BLOCK PARTY**” and/or “**STREET BARRICADING**”

6/28/26 Ø 4pm - 10pm
Date of Block Party and/or Barricading Rain Date Start/end time of Block Party and/or Barricading
End time is no later than 10:00 p.m.

Location of Block Party and/or Barricading: (Be specific. Indicate which streets and between which boundaries).

5 mile service drive between 5 mile road and Fitzgerald.
(barricaded)

Type of Event: Briefly (Describe activities planned. Music, barbecue, games, etc.) Block party w/ road closed
for food, pod party, street tent, basketball, bikes/scooters,
watching fireworks from pier in front of boulevard.

How many barricades are you requesting (max. 10)? 4

Approximate Number Attending: 50

Date of Council Approval/Denial: 6/1/26

Council Resolution Number: _____

RECEIVED
CITY CLERK
MAY 20 2026 3:31 PM



LETTER TO THE LIVONIA CITY COUNCIL

2.

Council Office
May 18, 2026

MEETING DATE

S060126/R061526

PRESENTED BY

AGENDA ITEM

BLOCK PARTY: Collin Buerkle, to be held Saturday, July 4, 2026, from 12:00 p.m. to 10:00 p.m., on Roycroft Street, between Woodring and Loveland Streets.

BACKGROUND DETAILS

A block party request from Collin Buerkle, to be held Saturday, July 4, 2026, from 12:00 p.m. to 10:00 p.m., on Roycroft Street, between Woodring and Loveland Streets.

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

To approve the request as submitted.

ATTACHMENTS

1. S060126 Block Party Collin Buerkle

APPROVED BY

**REQUEST FOR NOISE WAIVER BLOCK PARTY and/or
BARRICADING OF CITY STREETS**

Send to: Livonia City Council, c/o City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097
or hand deliver to the City Clerk's Office at least 8 weeks prior to the planned event

PLEASE PRINT

Date of Application: 05/18/26 Date to appear at a Council Meeting: _____

Name of Neighborhood Representative: Collin Buerkle

Address (please include zip code): 15490 Woodring St 48154

Telephone Number with area code: Home: 734-634-9836 Office: _____

Email: nill0c@yahoo.com

Please circle what is being requested - "BLOCK PARTY" and/or "STREET BARRICADING"

<u>07/04/25</u>	<u>No rain date</u>	<u>12:00PM-10:00PM</u>
Date of Block Party and/or Barricading	Rain Date	Start/end time of Block Party and/or Barricading End time is no later than 10:00 p.m.

Location of Block Party and/or Barricading: (Be specific. Indicate which streets and between which boundaries).

To block one block of Roycroft St. , Between - Woodring Street and
Loveland Street.

Type of Event: Briefly (Describe activities planned. Music, barbecue, games, etc.)

4th July BBQ, Games, etc.

How many barricades are you requesting (max. 10)? 6

Approximate Number Attending: 25

Date of Council Approval/Denial: _____

Council Resolution Number: _____

RECEIVED
OFFICE OF THE CITY CLERK
2026 MAY 18 PM 1:19



LETTER TO THE LIVONIA CITY COUNCIL

3.

Council Office
May 8, 2026

MEETING DATE

S060126/R061526

PRESENTED BY

AGENDA ITEM

BLOCK PARTY: James Rumrill, Ray Franges and Mark Miller, to be held Saturday, August 29, 2026, from 12:00 p.m. to 10:00 p.m., on Brentwood Street between Jacquelyn Drive and Meadowlark Street, with a rain date of Sunday, August 30, 2026.

BACKGROUND DETAILS

A block party request from James Rumrill, Ray Franges and Mark Miller, to be held Saturday, August 29, 2026, from 12:00 p.m. to 10:00 p.m., on Brentwood Street between Jacquelyn Drive and Meadowlark Street, with a rain date of Sunday, August 30, 2026.

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

To approve request as submitted.

ATTACHMENTS

1. S060126 Block Party Rumrill, Franges, Miller

APPROVED BY

**REQUEST FOR NOISE WAIVER BLOCK PARTY and/or
BARRICADING OF CITY STREETS**

Send to: Livonia City Council, c/o City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097
or hand deliver to the City Clerk's Office at least 8 weeks prior to the planned event

PLEASE PRINT

Date of Application: 5-8-26 Date to appear at a Council Meeting: _____

Name of Neighborhood Representative: James Rumrill, Ray Franges, Mark Miller

Address (please include zip code): 14430 Brentwood, Livonia 48154

Telephone Number with area code: Home: 734-684-7153 Office: _____

Email: _____

Please circle what is being requested – **“BLOCK PARTY”** and/or **“STREET BARRICADING”**

<u>8/29/26</u>	<u>8/30/26</u>	<u>12:00 Noon - 10:00 PM</u>
Date of Block Party and/or Barricading	Rain Date	Start/end time of Block Party and/or Barricading End time is no later than 10:00 p.m.

Location of Block Party and/or Barricading: (Be specific. Indicate which streets and between which boundaries).

Brentwood St Between Jacquelyn + Meadowlark

Type of Event: Briefly (Describe activities planned. Music, barbecue, games, etc.) Bar-B-Q, Music
Games, Bouncy House

How many barricades are you requesting (max. 10)? 4

Approximate Number Attending: 100

Date of Council Approval/Denial: _____

Council Resolution Number: _____

RECEIVED
OFFICE OF THE CITY CLERK
2026 MAY -8 PM 12:06



LETTER TO THE LIVONIA CITY COUNCIL

4.

Council Office
May 21, 2026

MEETING DATE

S060126/R061526

PRESENTED BY

AGENDA ITEM

REQUEST FOR DESIGNATION AS A NON-PROFIT ORGANIZATION: Barbara Sexton, Kindred Spirits Quilters of Livonia, as required by the State of Michigan to obtain a Charitable Gaming License to allow a raffle fundraiser in the future.

BACKGROUND DETAILS

A request from Barbara Sexton, Kindred Spirits Quilters of Livonia, to be recognized as a non-profit organization, as required by the State of Michigan to obtain a Charitable Gaming License in order to allow raffle fundraisers.

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

To approve the request as submitted.

ATTACHMENTS

1. S060126 Req to recognize Kindred Spirits Quilters of Livonia as nonprofit

APPROVED BY



Kindred Spirits Quilters of Livonia
Meetings held at:
St Timothy's Presbyterian Church
16700 Newburgh Rd
Livonia, MI 48154
248-961-0688

Mailing address:
20604 Chestnut Cir
Livonia, MI 48152

May 20, 2026

The Honorable Mayor and Members of the City Council
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154

Subject: Request for Approval Of Raffle License and Resolution of Recognition for Tax Exempt Status

Dear Mayor and City Council,

On behalf of Kindred Spirits Quilters of Livonia, I am writing to formally request the City Council of Livonia approve our application to conduct a raffle and adopt a resolution recognizing our organization as a tax exempt social club operating in the city.

Kindred Spirits Quilters of Livonia is a tax exempt 501(c)(7) social club organized exclusively for the education and promotion of quilting among its members through meetings and events that focus on quilting methods, techniques, tools and other quilting related topics. The membership is limited to 80 members. Monthly, a meeting is held to discuss business, listen to a speaker, share quilts and other projects made and to socialize. Monthly, a sewing event (sit and stitch) is held. The member brings their sewing machine to learn a new technique from an instructor, create a new project from an instructor or sew on an existing project (open sew). At one sit and stitch, Kindred Spirits Quilters of Livonia sponsors an annual Charity Sew where quilts are made for donation to specific charities. Kindred Spirits provides batting, some materials and lunch for the members attending. Also, members make charity quilts at home. Last year, Kindred Spirits Quilters of Livonia donated over 100 quilts to AAA Pregnancy Center and Ann Arbor Veterans Administration. This year the charities are the same and we anticipate donating around 100 quilts again.

Kindred Spirits Quilters of Livonia are planning to host a gift basket raffle to raise funds for our Charity Sew program, for speakers at our meetings, and for instructors at sit and stitch.

RECEIVED
OFFICE OF THE CITY CLERK
2026 MAY 20 AM 10:53

The details of the proposed raffle are:

Raffle Event Name:

~~Make It Bake It Take It Event.~~ This is an event open to Kindred Spirits Quilters of Livonia members and their family and friends (by invitation only). It is not open to the public.

Address of Event:

St Timothy Presbyterian Church
16700 Newburgh Rd
Livonia Mi 48154

Date of Event: September 29, 2026

Time of Drawing: 7:00 pm

Ticket Price: 6 tickets for \$5, 12 tickets for \$10, 25 tickets for \$20 (roll type tickets)
This is a gift basket raffle, where each prize has a description and container. The member places a ticket stub in the prize container they are interested in. The winner is determined by pulling a ticket stub from each container.

Total Prize Value: Estimated to be around \$750 to \$800

Members donate the prizes including gift certificates, quilt kits, table toppers, quilt notions, baked goods and other items. The member determines the prize value of the item donated. Kindred Spirits Quilters of Livonia is still in the process of obtaining prizes to be raffled. The final prize value cannot be determined at this time.

Enclosed with this letter is the required State of Michigan Raffle License Application including a blank State of Michigan Local Governing Body Resolution for Charitable Gaming Licenses form, a copy of our tax exempt IRS 501(c)(7) determination letter, a copy of our articles of incorporation, and a copy of our by laws.

We kindly request the City Council approve the license request and pass the necessary resolution at the upcoming June 1 meeting. Should you require any additional information or if you have any questions regarding our organization or this event, please contact me directly at 248-910-1901 or kindredbarb25@gmail.com.

Thank you for your time, support and consideration.

Sincerely,

Barbara Sexton
Treasurer
Kindred Spirits Quilters of Livonia



Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

Date:
01/08/2026
Employer ID number:
39-2739543
Person to contact:
Name: Daniel Sinclair
ID number: 5585180
Telephone: (877)829-5500
Accounting period ending:
December 31
Form 990/990-EZ/990-N required:
Yes
Effective date of exemption:
May 21, 2025
Contribution deductibility:
No
Addendum applies:
No

KINDRED SPIRITS QUILTERS OF LIVONIA
20604 CHESTNUT CIR
LIVONIA, MI 48152-2084

Dear Applicant:

We determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(7). This letter could help resolve questions on your exempt status.

Donors cannot deduct contributions they make to you under IRC Section 170(c).

As an organization described in IRC Section 501(c)(7), you're permitted to receive up to 35 percent of your gross receipts, including investment income, from sources outside of your membership without losing your tax-exempt status. Of the 35 percent, not more than 15 percent of your gross receipts can come from general public use of your club facilities or services. Income greater than these limits may jeopardize your continued tax-exempt status.

If we indicated that you're required to file an annual information return, you must file one of the following:

- Form 990, Return of Organization Exempt From Income Tax
- Form 990-EZ, Short Form Return of Organization Exempt From Income Tax
- Form 990-N, Electronic Notice, e-Postcard for Tax-Exempt Organizations Not Required to File Form 990 or Form 990EZ.

If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

What you should know

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

Where to find more information

For important information about your responsibilities as a tax-exempt organization:

- Visit [IRS.gov/charities](https://www.irs.gov/charities)
- Read Publication 4221-NC, Compliance Guide for Tax-Exempt Organizations (Other than 501(c)(3) Public Charities and Private Foundations)

Find tax forms or publications by visiting [IRS.gov/forms](https://www.irs.gov/forms) or calling 800-TAX-FORM (800-829-3676).

Keep a copy of this letter for your records.

Sincerely,

Stephen A. Marting

Stephen A. Marting
Director, Exempt Organizations
Rulings and Agreements

03



**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
CORPORATIONS, SECURITIES & COMMERCIAL LICENSING BUREAU**

Date Received

APR 28 2025

AC1

(FOR BUREAU USE ONLY)

MAY 19 2025

This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.

Transmitted 05/02/25 10:22 AM
 Fee: \$30.00
 ID: KINRED SPIRITS QUILTERS OF LIVONIA

Name

Address

City

State

ZIP Code

FILED

EFFECTIVE DATE:

MAY 21 2025

Document will be returned to the name and address you enter above.
 If left blank, document will be returned to the registered office.



ADMINISTRATOR
CORPORATIONS DIVISION

ARTICLES OF INCORPORATION

For use by Domestic Nonprofit Corporations

(Please read information and instructions on the last page)

Pursuant to the provisions of Act 162, Public Acts of 1982, the undersigned corporation executes the following Articles:

ARTICLE I

The name of the corporation is:

Kindred Spirits Quilters of Livonia

ARTICLE II

The purpose or purposes for which the corporation is formed are:

The Corporation is organized exclusively for the education and promotion of quilting among its members as an exempt corporation under section 501(c)7 of the Internal Revenue Code. The purpose of Kindred Spirits Quilters of Livonia is to promote quilting among its members through meetings and events that focus on quilting methods, techniques, tools and other quilting related topics. The corporation encourages its member to make and donate quilts for various charities in the state of Michigan.

ARTICLE III

1. The corporation is formed upon a Nonstock basis.
 (Stock or Nonstock)

2. If formed on a stock basis, the total number of shares the corporation has authority to issue is

_____. If the shares are or are to be divided into classes, the designation of each class, the number of shares in each class, and the relative rights, preferences and limitations of the shares of each class to the extent that the designations, numbers, relative rights, preferences, and limitations have been determined are as follows:

11

ARTICLE III (cont.)

3. a. If formed on a nonstock basis, the description and value of its real property assets are: (if none, insert "none")
None.

b. The description and value of its personal property assets are: (if none, insert "none")

There is personal property assets of cash only: \$10,000).

c. The corporation is to be financed under the following general plan:

*membership dues, yearly craft show, and
membership events*

d. The corporation is formed on a Directorship basis.
(Membership or Directorship)

ARTICLE IV

1. The name of the resident agent at the registered office is:

Joan Zarosley

2. The address of its registered office in Michigan is:

8118 Amy Lane

(Street Address)

Canton

(City)

, Michigan

48187

(ZIP Code)

3. The mailing address of the registered office in Michigan if different than above:

(Street Address or PO Box)

(City)

, Michigan

(ZIP Code)

ARTICLE V

The name(s) and address(es) of the incorporator(s) is (are) as follows:

Name

Residence or Business Address

Joan Zarosley

8118 Amy Lane Canton MI 48187

Kathy Schillaci

30536 John Hawk Garden City MI 48135

Barbara Sexton

20604 Chestnut Circle Livonia MI 48152

Use space below for additional Articles or for continuation of previous Articles. Please identify any Article being continued or added. Attach additional pages if needed.

U

I, (We), the incorporator(s) sign my (our) name(s) this 22 day of April, 2025

Jean Zussley

Kathy Schuber

Barbara Sxtm

Kindred Spirits Quilters Of Livonia By Laws

1.0 Purpose

Kindred Spirits Quilters of Livonia is a non profit social club dedicated to sharing the interest, friendship, art, and education of quilting. The members of Kindred Spirits Quilters of Livonia share quilting information on shops, shows, exhibits, and participate in "Show & Share" for inspiration and motivation. The guild encourages participation in its annual charity sew. Passing on the love and art of quilting to current and future members is also encouraged.

2.0 Membership

To be eligible for membership in Kindred Spirits Quilters of Livonia, the individual must have an interest in the art of quilting. Members in good standing may hold office and receive membership benefits. Good standing is defined as being current on annual dues and participating in guild activities. Membership benefits include (but not limited to) receiving membership information, newsletters, zoom meetings, and access to guild Facebook page.

The membership will be limited to eighty members. This number is evaluated by the board on an annual basis. If there is a waiting list, the Membership Chairperson is responsible for maintaining it.

3.0 Meetings and Events

Meetings are held on the 4th Tuesday of each month, except December, at St. Timothy Presbyterian Church, 16700 Newburgh Rd., Livonia, MI 48154 at 6:30PM. If Livonia Schools are closed, the guild meeting is cancelled and will resume the following month. If St. Timothy is not available for meetings an alternative venue will be communicated to the guild.

The meetings include business discussion, committee reports, presentations on quilting history, technique and tools. Speakers include members of the guild, local shop owners and quilt experts/teachers. At the end of each meeting is "Show and Share". Show and Share is when a member shows a quilting project they made and provides a brief explanation about the quilt, such as who it was made for and what pattern they used.

Monthly (typically the first Saturday of the month), members of the guild meet to "sit and stitch", which provides the member the opportunity to sew in a group setting. The sit and stitch theme may vary each month. Some months it is an "open" sew where the member brings in a project and works on it. Other months the guild sponsors a specific project for the member to make or a new technique to learn. Past examples include mini bags, quilted ornaments, and how to quilt using a ruler.

For the existing annual events of Charity Sew (May), Make It Bake It Take It (September), and Holiday Market (November), their scheduled month cannot be changed without board approval.

Annually, the guild supports a charity sew. The month of May sit and stitch is designated for members to sew quilts for various local charities. The guild supplies batting, fabric, and lunch

for the individuals attending. The members use their own sewing supplies and are encouraged to donate fabric. Members are also encouraged to make quilts at home during the year for donation. Quilts made have been donated to the Veteran's Association in Ann Arbor and the AAA Pregnancy Center in Livonia. The Charity Committee Chair decides the charities to donate to.

Annually, members may attend an overnight quilting retreat (4 days and 3 nights) where they work on projects of their choice and share their knowledge with other individuals attending. The guild sponsors a scholarship (pays the cost of attending the retreat) for one member in good standing.

4.0 Dues

Membership dues are \$30 per year payable at the January meeting, \$15 for members joining in July or after.

Guests who are interested in the guild may attend one meeting before dues are required. Guests who attend meetings in January through May are joining the guild effective the 1st of the following month and will pay \$30. Guests who attend meetings in June through October are joining the guild effective the 1st of the following month and will pay \$15. Guests who attend the November meeting are joining the guild effective January 1st of the following year and will pay \$30.

Dues must be paid by February 28. If payment is not received by the due date, the member will be dropped from the roster. The first person on the waiting list will be contacted for membership.

Executive Board members and committee chairpersons are exempt from paying dues.

5.0 Guild Funds

Money collected by Kindred Spirits Quilters of Livonia will be used for membership purposes only. This includes classes, speakers, food, office supplies, member gifts/prizes and charity sew. Expenses are approved by the board based upon dollar limits and annual budgeted items.

The treasurer is responsible for maintaining deposit documentation, expense documentation, financial reports, and the filing of state and federal forms and annual reports.

6.0 Officers/Executive Board

The Kindred Spirits Quilters of Livonia executive board will consist of the President, Vice President, Secretary, Treasurer, Membership Coordinator, Newsletter and Program Chair.

Officer positions are voluntary. If an individual wants to apply for an open board position, they inform the President. If only one individual volunteers for a position, the membership approves via an oral vote. If more than one person is running for an office, a ballot will be distributed to the membership for voting. No active board member may resign from their current position with the intent of taking a vacant board position.

Officers shall be elected by a majority vote of the membership at the November meeting, with their effective date January of the following year.

The term of office is two calendar years (January through December). Officer positions are staggered, with the intention of not having all new board members at once. The President, Secretary and Newsletter positions are elected in even years. The Vice President, Treasurer, Membership and Program Chair are elected in odd years.

For detailed Board position responsibilities refer to the Kindred Spirits Quilters of Livonia Board Positions Responsibilities forms.

7.0 Standing Committees

Individuals can volunteer to be a committee chair. The Committee chair is approved by the executive board. The current committees include Facebook/Photographer, Make It Bake It Take It, Charity, Party Coordinator, Sunshine Lady, UFO Challenge, Birthday Basket, Snack Coordinator, and Holiday Market.

For detailed Committee position responsibilities, refer to the Kindred Spirits Quilters of Livonia Committee Positions Responsibilities forms.

8.0 Non-profit Nature

No part of the net earnings of this corporation shall inure to the benefit of or be distributed to its member, officers or other private persons, with the exception of the corporation to be authorized to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of their purpose. As a social club, donations made by an individual to this corporation are not tax deductible, this includes dues and fees paid by the members.

Kindred Spirits Quilters of Livonia is not organized and shall not be operated for the private gain of any person or individual. The corporation may pay reasonable compensation for services rendered and make other payments and distributions consistent with the articles of incorporation and by laws.

9.0 Personal Liability

No officer of this corporation shall be personally liable for the debts or obligations of Kindred Spirits Quilters of Livonia of any nature whatsoever, nor shall any of the property or assets of the officers be subject to the payment of the debts or obligations of the corporation.

10.0 Dissolution

Upon the termination or dissolution of Kindred Spirits Quilters of Livonia, assets shall be distributed to one or more charities, designated by the majority vote of the executive board, within the meaning of section 501(c)3 of the Internal Revenue Code, or the corresponding section of any future federal tax code.

11.0 Prohibited Distributions

No part of the net earnings or assets of this corporation, on dissolution or otherwise, shall inure to the benefit of, or be distributable to, its members, officers, or any other private person or individual, except that the corporation shall be authorized to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purpose defined in the articles of incorporation and by laws.

12.0 Restricted Activities

No substantial part of the activities of this corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene (including the publishing or distribution of statements) in any political campaign on behalf of or in opposition to any candidate for public office.

13.0 Prohibited Activities

Notwithstanding any other provision of the articles of incorporation and by laws, this corporation shall not carry on any other activities not permitted to be carried on by a corporation exempt from federal income tax as an organization described by Section 501(c)7 of the Internal Revenue Code or the corresponding section of any future tax code.

14.0 Governance

Kindred Spirits Quilters of Livonia shall be governed by its executive board/officers. The executive board is responsible for decision making, including the ability to change or amend the articles of incorporation and bylaws.

Any changes to the articles of incorporation or bylaws may be adopted by approval of two-thirds (2/3) of the executive board.

The board will review the bylaws on an annual basis. Changes made must be in compliance with maintaining social club tax exempt status under section 501(c7) of the Internal Revenue Code.

15.0 Financial Year

Kindred Spirits Quilters of Livonia fiscal year will be the calendar year (January 1 through December 31).

Adopted June 2025 by Executive Board

Certificate of Adoption of By Laws for Kindred Spirits Quilters of Livonia

We, the undersigned, do hereby certify that the above stated By Laws of Kindred Spirits Quilters of Livonia were approved by the board of directors on June 12, 2025 and constitute a complete copy of the By Laws of Kindred Spirits Quilters of Livonia.

Board of Directors:

President: Joan Zarosley 8118 Amy Lane Canton MI 48187
Secretary: Kathleen Schillaci 30536 John Hawk Garden City MI 48135
Treasurer: Barbara Sexton 20604 Chestnut Circle Livonia MI 48152

Joan Zarosley
Joan Zarosley President

6/12/25
Date

Kathleen Schillaci
Kathleen Schillaci Secretary

6/12/25
Date

Barbara Sexton
Barbara Sexton Treasurer

6-12-25
Date

QUALIFICATION INFORMATION

THIS IS AN INFORMATION FORM ONLY, NOT A LICENSE APPLICATION. Complete this form and submit with the required qualification documents listed on the attached Qualification Requirements sheet. A Bingo, Raffle, or Charity Game Ticket license application and fee may also be submitted with this information. See box #5 below for mailing instructions.

1. ORGANIZATION INFORMATION

Organization Name Kindred Spirits Quilters of Livonia			Organization Telephone Number 248-961-0688
Organization Physical Street Address Meetings held at 16700 Newburgh Rd			
City Livonia	State MI	Zip Code 48152	County 82 Wayne
Organization Mailing Address 20604 Chestnut Circle			☐ Same as Physical Address
City Livonia	State MI	Zip Code 48152	County 82 Wayne
Organization Email Address kindredbarb25@gmail.com			

2. ORGANIZATION PURPOSE

Briefly describe the purpose of your organization.

Kindred Spirits is a social club organized exclusively for the education and promotion of quilting among its members through meetings and events focusing on quilting tools, techniques, methods, etc. Kindred Spirits also makes and donates quilts to various charities.

3. LICENSE APPLICATION

Enclosed is a completed application and fee for a ☐ Bingo ☒ Raffle ☐ Charity Game Ticket license

For all license applications, visit our website at www.michigan.gov/cg/qualify-and-apply. Make checks payable to STATE OF MICHIGAN.

4. PRINCIPAL OFFICER INFORMATION

Principal Officer Name Barbara Sexton			Title Treasurer
Mailing Address 20604 Chestnut Circle			City Livonia
State MI	Zip Code 48152	Telephone Number (Day) 248-910-1901	Telephone Number (Evening) 248-910-1901
Email Address kindredbarb25@gmail.com			
By signing below, I hereby certify that the representations, information, and data presented are true, accurate, and complete to the best of my knowledge. I understand that failure to answer truthfully, completely, and accurately could preclude the organization from receiving an approval to obtain a gaming license.			
Principal Officer Signature			Date

5. MAILING INSTRUCTIONS

Mail this completed Qualification Information form, the required qualification documentation listed on the Qualification Requirements sheet, and the completed license application and fee (if also applying for a gaming license) to Charitable Gaming Division, PO Box 30023, Lansing, MI 48909. If submitting by overnight carrier (FedEx, UPS, etc.), send to Charitable Gaming Division, 101 East Hillsdale, Lansing, MI 48933.





Charitable Gaming Division
Box 30023, Lansing, MI 48909
OVERNIGHT DELIVERY:
101 E. Hillsdale, Lansing MI 48933
(517) 335-5780
www.michigan.gov/cg

LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSES

(Required by MCL.432.103a(i)(ii))

At a _____ meeting of the _____
REGULAR OR SPECIAL TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD

called to order by _____ on _____
DATE

at _____ a.m./p.m. the following resolution was offered:
TIME

Moved by _____ and supported by _____

that the request from _____ of _____
NAME OF ORGANIZATION CITY

county of _____, asking that they be recognized as a
COUNTY NAME

nonprofit organization operating in the community for the purpose of obtaining charitable

gaming licenses, be considered for _____
APPROVAL/DISAPPROVAL

APPROVAL

Yeas: _____

Nays: _____

Absent: _____

DISAPPROVAL

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is a true and complete copy of a resolution offered and

adopted by the _____ at a _____
TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD REGULAR OR SPECIAL

meeting held on _____
DATE

SIGNED: _____
TOWNSHIP, CITY, OR VILLAGE CLERK

PRINTED NAME AND TITLE

ADDRESS

COMPLETION: Required.
PENALTY: Possible denial of application.

BSL-CG-1153(R4/24)



LETTER TO THE LIVONIA CITY COUNCIL

5.

Council Office
May 21, 2026

MEETING DATE

S060126/R061526

PRESENTED BY

AGENDA ITEM

REQUEST TO WAIVE THE DRIVEWAY ORDINANCE REQUIREMENT: Aquelio Garcia, to allow the current driveway approach to remain in excess of 2 feet, 4 inches.

BACKGROUND DETAILS

Email from resident requesting to waive the driveway ordinance requirement of 25 feet to allow the excess of 2 feet 4 inches.

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

To approve current driveway approach width.

ATTACHMENTS

1. S060126 Req to waive driveway ord 15273 Gary Ln
2. Livonia, MI Code of Ordinances - Curb Cuts

APPROVED BY

From: aqueliogarcia@gmail.com <aqueliogarcia@gmail.com>

Sent: Thursday, May 21, 2026 4:41 PM

To: Kasprowicz, Sara <skasprowicz@livonia.gov>

Subject: 15273 Gary Ln Curb

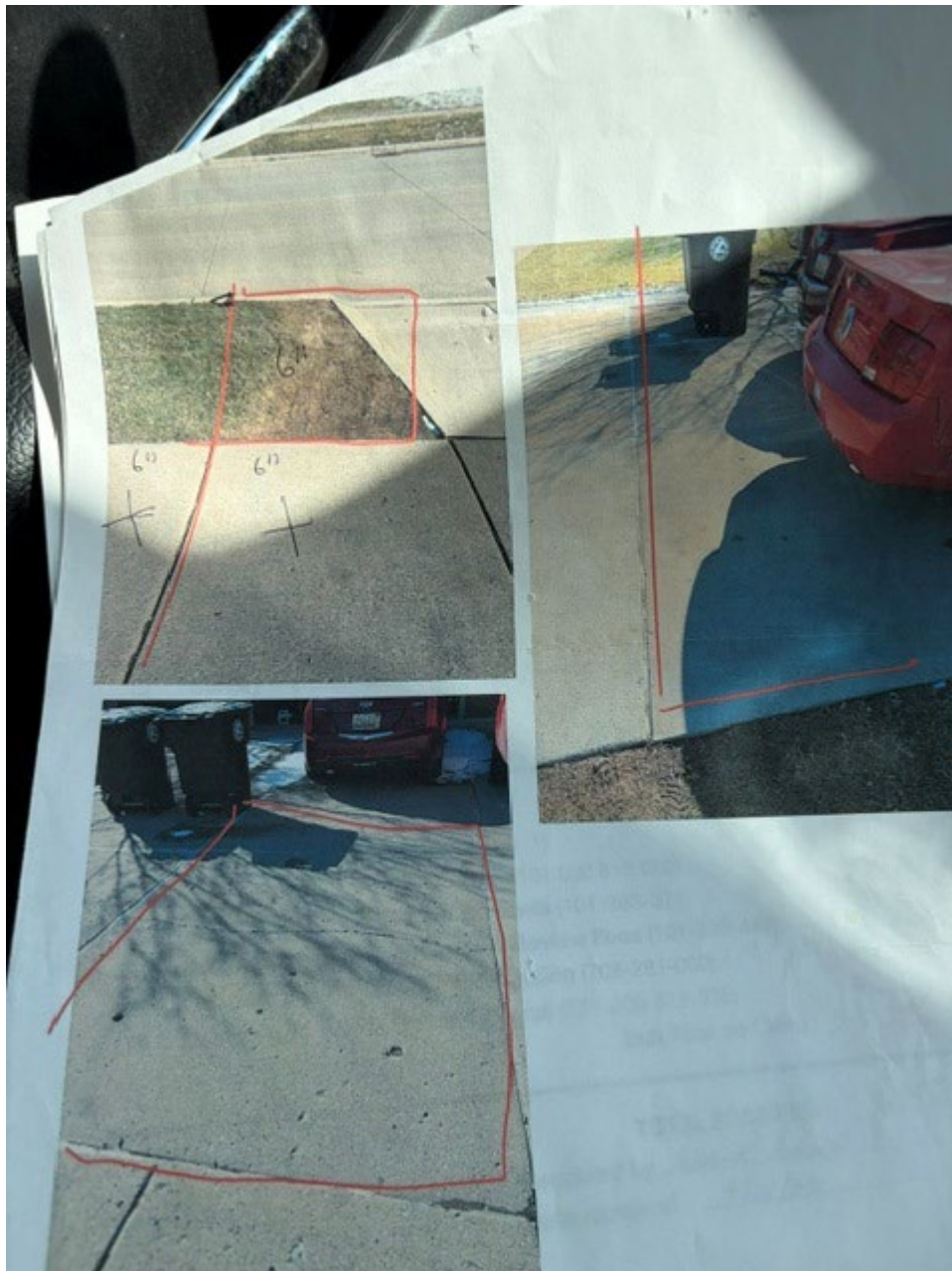
[Download full resolution images](#)

[Available until Jun 20, 2026](#)

This is Aquelio Garcia with affordable and reliable concrete. I pulled the permit for 15273 Gary Ln. When I talked to the lady at the front desk

I talked with her about cutting the curb 4 feet long from the existing approach. Her and another man came out and said it was fine so I was under the impression I was

ok to cut 4 feet away from the existing approach curb. It is no excuse I know I am at fault I'm looking for variance. The approach entrance is currently at 27' 4". If you can please schedule me for the June 1st hearing that will be much appreciated I will attach all pictures necessary to this matter thank you very much 734-833-5386.





Aquelio Garcia
734-833-5386
aqueliogarcia@gmail.com

AFFORDABLE & RELIABLE CONCRETE

13163 A
Southgate MI, 48

ESTIMATE SUBMITTED TO: <u>Frank Tornambe</u>	JOB NAME <u>WATERPARK</u>	TIME
ADDRESS <u>15273 Gary Lane</u>	EMAIL <u>WATERPARK</u>	
CITY, STATE <u>Livonia MI</u>	DATE <u>03-01-2024</u>	
PHONE NO. <u>734-891-1175</u>	APPROX. DATE WORK WILL BEGIN <u>Weather permitting</u>	

We hereby submit specifications and estimates for:
Remove and replace, 21 A Stone for base, 6 bag cement mix

Driveway 250 square feet
4 squares each square 9x9
customer responsible for any clay or
muck underneath concrete.
Approach 4 x 8 Pour concrete curb ~~not~~
included
+ \$800

TERMS OF PAYMENT: CASH, CHECK, DEBIT & CREDIT. There is a 3% fee for any debit or credit transaction.
All jobs must be paid in full upon completion or a late fee of 10% will apply after 7 days.

City Permit	<u>Additional Fee</u>	Job Total	<u>\$3350.00</u>
Deposit	<u>\$50.00 \$100</u>	Balance	<u>\$3250.00</u>
		Additional fee	<u>\$110 \$800 Add</u>

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon driver, workload, or days beyond our control.

ACCEPTANCE OF ESTIMATE
The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be as outlined above. No Refunds on Deposits. No Warranty - See back for details.

RESPECTFULLY SUBMITTED

SIGNATURE [Signature]



PROJECT # _____



RESIDENTIAL BUILDING PERMIT APPLICATION
CITY OF LIVONIA - BUILDING INSPECTION
33000 CIVIC CENTER DRIVE
LIVONIA, MI 48154
(734) 466-2580

LivoniaDATE: 03-28-26

CASH RECEIPT # _____

MASTER PLAN # _____

SEWER RECEIPT # _____

WATER PERMIT # _____

PLEASE PRINT

Aquello Garcia 13143 Argyle Southgate 48195 734-8335386
Contractors Name Street Address City/Zip Code Phone No.

Frank Tornambe 15273 Gary Lane Livonia 48154 734-891-1675
Residents Name Street Address City/Zip Code Phone No. (Required to Issue)

Is this property located within 500ft of any open water course (lake, river, stream, wetland, drain etc.) as outlined in part 91, of the
Natural Resources & Environmental Protection Act 1994 P.A. 451 YES ☐ NO ☒

CIVIC ASSOC. APPROVAL REQ'D: YES ☐ NO ☐ Contractors E-Mail Address aguriogarcia@gmail.com

TO CONSTRUCT: ☐ New Home ☐ Addition ☐ Alteration ☐ Garage ☐ Pool ☐ Deck
Check Box

☒ Other Concrete Driveway

Other Information on Project:

15273 Gary Lane Livonia, MI 48154 Estimated Cost: \$ 3350
Address of Project Street Zip Code

NOT TO BE FILLED IN BY APPLICANT

ZONING AND HOUSING EXAMINATION PLAN # _____ ON THE _____ SIDE OF
N/E/S/W

Street Address ZONING BETWEEN AND

LOT # SUBDIVISION SECTION

PROPERTY NUMBER LOT COVERAGE %

LOT WIDTH LOT DEPTH TOTAL AREA SQ. FT.

CORNER LOT INTERIOR LOT ALLEY REAR OR SIDE EASEMENT REAR OR SIDE
Size Size

PROPOSED BUILDING WIDTH DEPTH TOTAL HEIGHT STORY

FLOOR AREA OF BUILDING TO BE ERRECTED:

1ST FLOOR SQ FT 2ND FLOOR SQ FT. GARAGE SQ FT.

FRONT YARD DEPTH FT. REAR YARD DEPTH FT.

SIDE YARD: ON THE _____ SIDE FT. ON THE _____ SIDE FT. TOTAL FT.

PERMIT TO BE ISSUED FOR _____

MAIN BUILDING

TYPE USE SQ. FTG. _____

GARAGE AND/OR

TYPE USE SQ. FTG. _____

APPROVED BY DATE ZONING

ZONING GRANT # DATE _____

ESTIMATED COST \$ _____

PERMIT FEE \$ _____

PLAN REVIEW/ZONING FEE \$ _____

BUILDING REGISTRATION FEE \$ 15.00ADMIN. FEE \$ 45.00

TOTAL FEES \$ _____

Receipt # 9337

CITY OF LIVONIA
Engineering Cash ReceiptReceived From: AGUELIO GARCIA☐ Check # _____☒ Cash#☐ ResidentialAddress 15273 GARY☐ Commercial or Development

Name _____

Address _____

☒ Permit Processing Fee (101 000 618 030) \$ 35.00☐ Inspection/Review Fees (101 000 618 030) \$ 75.00☐ Spec. and Contract Documents (101 000 618 030) \$ _____

Contract(s) _____

☐ Refundable Cash Bond (101-283-447) \$ _____☐ Copies (101 000 627 000) \$ _____☐ Transportation Permit (101 000 618 030) \$ _____☐ Sundry Income - Miscellaneous (204 000 698 000) \$ _____☐ R.O.W. Small Cell (000-967-510) \$ _____Sub Total (to Treasurer) \$ 110.00☐ Soil Erosion☐ Soil Erosion Bond (101-283-371) \$ _____☐ Soil Erosion Control Permit (101 000 618 030) \$ _____☐ Development Bond Requirements (101-283-371) \$ _____☐ Prepaid Development Insp. & Review Fees (101-339-447) \$ _____☐ CIA Deposit for DTE Street Lighting (702-281-000) \$ _____☐ Other Fees - DPS (Trees & Signs) (101-000-618-025) \$ _____Sub Total (to Clerk) \$ 0

TOTAL RECEIVED

\$ 110.00Permit # 26-026Received by Aguelio GarciaDate received 4/01/20

CONTRACTOR

Q.O. NAME _____ TELEPHONE NO. 734 833-5386
 ADDRESS 13163 Argyle DRIVER LIC. # G620 070 235 067
 CITY Southgate STATE Mi ZIP CODE 48195
 BUILDERS LICENSE NO. 252600015 EXPIRATION DATE 05-31-28
 FEDERAL EMPLOYER ID NUMBER _____
 OR REASON FOR EXEMPTION 803292910
 WORKERS COMP INSURANCE CARRIER _____ MESC EMPLOYER NUMBER _____
 OR REASON FOR EXEMPTION UXTWEDPF3V-00- OR REASON FOR EXEMPTION _____
 GL

"Section 23a of the state construction codes act of 1972, Act No. 230 of Public Acts of 1972, being section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who perform work on residential building or a residential structure. Violators of section 23a are subjected to civil fines."

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable Ordinances of the City of Livonia including minimum structure setbacks (front, side and rear) and maximum lot coverage provisions of structures and that we will be in compliance upon completion OR we have been granted a zoning variance and/or appropriate Commission or Council approval:

ZBA GRANT: _____ PC/CR _____

HOMEOWNER AFFIDAVIT: INITIAL _____ YES _____ NO _____

I hereby certify the proposed work described on this permit application shall be installed by myself in my own home in which I am living or about to occupy. All work shall be installed in accordance with the Building Code and shall not be enclosed, covered up, or put into operation until it has been inspected and approved by the Building Inspector. I will cooperate with the Building Inspector and assume the responsibility to arrange for necessary inspections.

A PERMIT WILL BE CANCELLED WHEN NO INSPECTIONS ARE REQUESTED AND CONDUCTED WITHIN SIX MONTHS OF THE DATE OF ISSUANCE OR THE DATE OF A PREVIOUS INSPECTION. CANCELLED PERMITS MAY NOT HAVE A 60% REFUND IF AN INSPECTION/SITE VISIT HAS BEEN MADE OR SIX MONTHS TIME HAS ELAPSED SINCE PERMIT ISSUANCE. PLAN REVIEW AND ADMINISTRATION FEES ARE NOT REFUNDABLE.

The applicant warrants the truthfulness of the information in the plans and application and that if any of the information provided is incorrect, the building permit may be revoked. The applicant is responsible for scheduling all required inspections. A permit will be cancelled when no inspections are requested or conducted within six (6) months of the date of issuance or the date of a previous inspection. Cancelled permits cannot be refunded or reinstated.

SIGNATURE OF APPLICANT OR OWNER

PRINT NAME OF APPLICANT OR OWNER

Witnessed By: _____

INSPECTION DEPARTMENT

DATE

A MINIMUM OF 48 HOURS
OR TWO BUSINESS DAYS
PRIOR TO ANY
CONSTRUCTION, CALL
(734) 466-2655
FOR INSPECTION
SERVICES

72 HOURS BEFORE ANY
CONSTRUCTION CALL
MISS-DIG
811

CITY OF LIVONIA
ENGINEERING DIVISION
DEPT OF PUBLIC WORKS
12973 Farmington Rd., Livonia, MI 48150
Phone: (734) 466-2655

Permit # 26- 026

DATE ISSUED

4/1/26

PREPARED BY

SS

CITY JOB #

This permit shall be null and void if substantial construction has not occurred **within 90 days** from the date of issuance. If a contractor is to perform the construction work authorized by this permit and is supplying the cash deposit; he/she will fill out the information block below and thereby assumes responsibility along with the PERMIT HOLDER for all provisions of this permit. The PERMIT HOLDER'S attention is called to the General Conditions on the reverse side of this permit.

PERMIT TO CONSTRUCT, OPERATE, USE AND/OR
MAINTAIN THE ROAD OR EASEMENT RIGHT-OF-WAY
UNDER THE JURISDICTION OF THE CITY OF LIVONIA
PLEASE CALL 48 HOURS IN ADVANCE FOR INSPECTION.

Permit Holder's Name (Applicant and/or Permit Holder):
FRANK TORNAMBE

Mailing Address:

15273 GARYLANE

Permit Holder's Phone Number:

734-891-1675

Signature (If other than Property Owner, Give Title):

Contractor's Name (Individual, Company):

Aquilio GARCIA

Contractor's Mailing Address:

13163 ARGYLE

Contractor's Phone Number:

734-833-5386

Contractor's Signature (If signing for Contractor, Give Title):

OWNER

THIS PERMIT SHALL NOT BE ASSIGNABLE WITHOUT WRITTEN CONSENT OF THE CITY
In consideration of the permit holder agreeing to abide by and conform to all of the terms and conditions herein set forth, a permit is hereby issued to the above-named parties to construct, operate, use, and/or maintain a facility within the road right-of-way. (Indicate a detailed description of the desired facility and/or activity.)

15273 GARY

PROCESSING FEE \$35.00

CURB CUT

\$50.00

APPROACH WIDEN

25.00

SIDE WALK

NO POUR UNTIL MAY 1ST

BONDS FOR EXCAVATION PROJECTS WILL BE HELD A MINIMUM OF SIX (6) MONTHS.

NO CONCRETE MAY BE POURED IN THE PUBLIC RIGHT-OF-WAY BETWEEN NOVEMBER 1 AND APRIL 30.

REQUIRED ATTACHMENTS:

Plans ☐ Bonds ☐ Insurance: Personal Injury _____
Property Damage _____

FINANCIAL REQUIREMENTS:

CASH DEPOSIT

\$35.00

PROCESSING FEE

75.00

INSPECTION/REVIEW FEE

410.00

TOTAL

The construction and work described above shall be accomplished in accordance with approved plans, specifications, maps and statements filed with the City and which are incorporated and made a part of this permit. The General Conditions on the reverse side of this sheet are also an integral part of this permit.

ENGINEERING DIVISION

By: Todd J. Zilincik, P.E.

Title: City Engineer





12.04.250 - Curb cuts.

- A. It is unlawful for any person, other than employees, agents or contractors of the city, to make or cause to have made any opening in or through any curb of any street except as may otherwise be specifically authorized by a permit from the department.
- B. All curb cuts and sidewalk driveway crossings to provide access to private property shall comply with the following:
 - 1. No single curb-cut shall exceed twenty-five (25) feet nor be less than sixteen (16) feet.
 - 2. The minimum distance between any curb cut and a public crosswalk shall be five (5) feet.
 - 3. The minimum distance between curb cuts, except those serving residential property, shall be twenty-five (25) feet.
 - 4. The maximum number of lineal feet of sidewalk driveway crossings permitted for any lot, parcel of land, business or enterprise shall be forty-five percent (45%) of the total abutting street frontage up to and including two hundred (200) lineal feet of street frontage, plus twenty percent (20%) of the lineal feet of street frontage in excess of two hundred (200) feet.
 - 5. The necessary adjustments to utility poles, light standards, fire hydrants, catchbasins, street or railway signs, signals, street trees, or other public improvements or installations, shall be accomplished without cost to the city.
 - 6. All construction shall be in accordance with plans and specifications approved by the department.
(Ord. 1600 § 14, 1981: prior code § 5-125)



LETTER TO THE LIVONIA CITY COUNCIL

6.

Planning
May 6, 2026

MEETING DATE

S060126/R061526

PRESENTED BY

AGENDA ITEM

WAIVER PETITION 2026-03-02-11: submitted by Maison Rose Events, requesting waiver use approval to operate a banquet (event) facility with occupancy of over fifty (50) people, at 37176 Six Mile Road, located at the northeast corner of Newburgh Road and Six Mile Road in the southwest ¼ of Section 8.

BACKGROUND DETAILS

May7, 2026

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2026-03-02-11– Maison Rose Events

Dear Council Members:

At the 1,245th Meeting held by the Livonia City Planning Commission on May 5, 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)

#05-30-2026 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on May 5, 2026, on 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 at the northeast corner of Newburgh Road and Six Mile Road in the southwest ¼ of Section 8, the Planning Commission does hereby recommend to the City Council that Petition 2026-03-02-11 be approved subject to the following conditions:

1. That the submitted floor plan, dated March 27, 2026, is hereby approved and shall be adhered to;
2. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for;

3. That the establishment shall be limited to no more than one-hundred thirty six (136) guests;
4. That no signs, either freestanding or wall mounted, are approved with this petition. All such signage shall be separately submitted for review and approval by the Planning Commission and City Council;
5. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows; and
6. This waiver use is granted to this petitioner only, and any new user of this license is required to seek and receive City Council's consent prior to the transfer.

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. 2026-03-02-11_Notice of PH
2. 2026-03-02-11_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

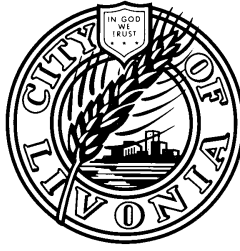
Date: May 18, 2026



Maureen Miller Brosnan, Mayor

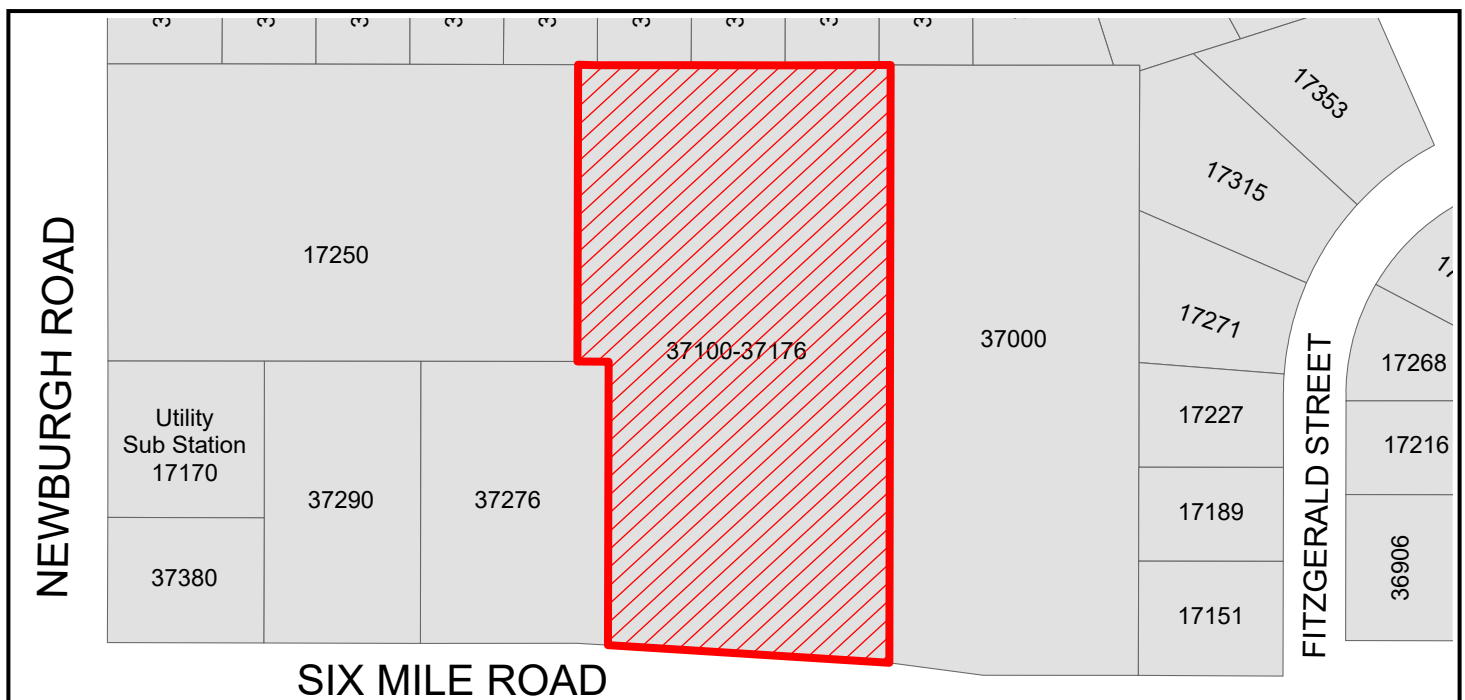
Date: May 21, 2026

NOTICE OF PUBLIC HEARING



A PUBLIC HEARING WILL TAKE PLACE BEFORE THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA ON TUESDAY MAY 5, 2026 AT THE LIVONIA CITY HALL, 33000 CIVIC CENTER DRIVE, LIVONIA, MICHIGAN AT 7:00 P.M., OR AS SOON THEREAFTER AS THE AGENDA WILL PERMIT ON THE FOLLOWING ITEM:

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 at the northeast corner of Newburgh Road and Six Mile Road in the southwest ¼ of Section 8.



YOU ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING AND PRESENT YOUR VIEWS ON THIS MATTER TO THE CITY PLANNING COMMISSION. IN LIEU OF ATTENDING THE MEETING, YOU MAY PRESENT YOUR VIEWS IN WRITING ADDRESSED TO: CITY OF LIVONIA PLANNING COMMISSION, 33000 CIVIC CENTER DRIVE, LIVONIA, MI 48154, OR BY EMAIL TO: PLANNING@LIVONIA.GOV

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the Planning Department of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs. Please call 734-466-2290 if you need assistance.

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
 - 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.
(i.e. brick, thin brick, E.F.I.S.)

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 Maranda Biddle Print Name: Its: Authorized Representative Maranda Biddle
Signature of Owner: _____

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

**MINUTES OF THE 1,245th PUBLIC HEARINGS AND REGULAR MEETING
HELD BY THE CITY PLANNING COMMISSION
OF THE CITY OF LIVONIA**

On Tuesday, May 5, 2026, the City Planning Commission of the City of Livonia held its 1,245th 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	David Bongero	Glen Long
	Peter Ventura	Sam Caramagno	Ian Wilshaw

Members absent: Patrick Droze

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

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

ITEM #1 PETITION 2026-03-02-11 Maison Rose Events

Mr. Caramagno, Secretary, announced the first item on the agenda, 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 at the northeast corner of Newburgh Road and Six Mile Road in the southwest ¼ of Section 8.

Mr. Uhazie: Thank you, Mr. Chairman. This is, as mentioned, located on the north side of Six Mile Road between Newburgh and Fitzgerald.

This is located within a commercial shopping center, the Key Bank Commons shopping plaza. The zoning for the shopping center is C-2. Surrounding the petition parcel to the west is a salon zoned C-1. To the north, are residential properties zoned N2. To the east is a funeral home zoned C-1 and to the south, across Six Mile Road, is C-2 zoning. The petition parcel is a total of 3.70 acres with about 270 feet of frontage on Six Mile Road with a depth of 570 feet. The Key Bank Commons shopping plaza is a multi-tenant shopping center and contains about 44,000 square feet of gross floor area. It is divided into 16 tenant areas. With this petition under the C-2 district, in the zoning ordinance would allow banquet/event centers with waiver-use approval. This would be a permitted use for under 50 people. Section 6.14 requires a separation of at least 300 feet from residential or church uses. The Gold Manor subdivision is adjacent to this property site to the north. Under the zoning ordinance, City Council does have the authority to waive or modify any special requirements of a waiver-use. Doing so does require adoption of a separate resolution in which two thirds of the members must concur. The proposed unit is located in the northwest corner of the site. Showing here zoomed in, this more northern building, the unit sits on the edge site here. The proposed unit measures 4,301 square feet in size, which is about 40 feet by 124 feet. The floor plan submitted includes a reception area, as well as a kitchenette and restroom facilities. The floor plan shows approximately 2,888 square feet of assembly area. The petitioner has stated that they will have a hard out at 11 o'clock. So, all occupants must be out by 11. Required parking for a assembly use such as this, requires one parking space per 50 square feet of assembly area. As I mentioned, the floor plan shows 2,888 square feet, which would require 58 parking spaces. For reference, the entire site has 199 spaces available. If the whole building was considered general retail, it would require 142 spaces, per the zoning ordinance. The site does have a shared dumpster enclosure in the rear of the building in the northeast, and then the tenant is permitted one wall mounted sign based on the frontage within the shopping center. 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 April 8, 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 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." The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated April 13, 2026, which reads as follows: "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." The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated April 9, 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 April 27, 2026, which reads as follows: " Pursuant to your request, the above-referenced Petition has been reviewed. 1. This petition is a change of use and would require that the building meet all current Michigan Building Codes, including the Michigan Barrier Free Code. This will be addressed further at the time of our plan review if this project moves forward. This Department has no further objections to this Petition." The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated April 15, 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 Ermon Sims, Chief Accountant. Next we have a letter from Broadway Salon Suites, dated April 20, 2026, and it reads: "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.” Lastly, we have a letter from a resident, dated May 5, 2026, that reads: “Dear City Planning Commission, I was planning on attending tonight meeting however, I am unsure I will

be there in time so I am emailing you as well. I am writing to express concerns regarding Petition 2026-03-02-11, which requests a waiver under Section 6.14 of the Livonia Zoning Ordinance to allow operation of a banquet facility with an occupancy exceeding fifty people at 37176 Six Mile Road. While I understand the potential benefits of allowing event-based businesses in the community, I would like to request further clarification and consideration on several points before any approval is granted:

- Traffic and Parking Impact: What measures are being proposed to manage increased traffic flow and parking demand, especially during peak event times? Although 6 mile is a major roadway, there is not heavy flow/noise of traffic in that area and tends to be quieter. How will this impact the flow/ noise of traffic?*
- Noise and Quality of Life: Banquet facilities often host evening and weekend events. What safeguards will be in place to minimize noise disturbances for nearby residents? Most of the business in that plaza close by 9 pm. Which allows for a peaceful /quieter evening. Will there be bands/DJ allowed and if so at what time will the event facility close?*
- Safety and Infrastructure: Has there been an assessment of whether the current infrastructure (roads, emergency access, utilities) can safely support gatherings exceeding fifty people?*
- Occupancy for the event facility-What is the maximum?*
- Hours of operation: what will the hours of operation be for the event facility?*
- Precedent for Future Requests: Approving a waiver of this nature may set a precedent. How will the City ensure consistent application of zoning standards moving forward? I respectfully ask the Commission to carefully evaluate these considerations and provide transparency on how potential negative impacts will be mitigated. I would appreciate any additional information or documentation related to this petition. Thank you for your time and attention to this matter."*

Signed Dina and Raghdeh Kakish, 17353 Fitzgerald, Livonia, MI.
That is the extent of the correspondence.

Mr. Wilshaw: Thank you, Mr. Uhazie. Is there any questions for our staff? I don't see any questions. Is out petitioner in our audience? Feel free to come forward to our podium. We'll ask that you start with your name and address for our record.

Alfonso Wieneclaw, 46782 Creeks Bend, Canton, Michigan, 48188

Mr. Wilshaw: Thank you for coming, sir. What would you like to tell us about your petition?

Mr. Wienclaw: So, what I want to say is that my wife and I are professional people. I've been a registered nurse for 15 years. My wife is a clinical social worker. We work at the VA hospital in Ann Arbor,

and my wife has a passion for decorating and event planning and all that kind of stuff. So naturally, this is the route that, you know, our business is taking us. We are extremely aware of the types of events that could take place, and that probably do take place at some of the event spaces that are around, you know, different parts of the city and different cities, but we strive to start a different kind of event venue. We don't want to just host parties, and we're not, you know, we want to have professional type of events. So wellness meetings, seminars, yoga classes, different things like that throughout the week. We will have baby showers and, you know, different kind of celebrations, but you know, a couple of the safeguards that we want to put in places, that we want to have on site security for all events. At the last meeting, there was an issue brought up of, you know, if alcohol was available. Would there be loitering? And the residential houses are right behind it. And so one of the things that I was going to do was put a no loitering policy in my contracts, and also the on-site security would be able to enforce that. There's a rear door in the back that's pretty close to the residential neighborhoods, and we would not allow access for that door, so guests would have to use the front door, which is 160 feet away from the back fence that it backs up to the neighborhood. Take any questions.

Mr. Wilshaw: Okay. Well, thank you, Mr. Wienclaw for telling us about your business and answering some of the issues up front. I'm sure we'll have some questions for you.

Mr. Wienclaw: I have one more. Sorry.

Mr. Wilshaw: Of course.

Mr. Wienclaw: Somebody from the meeting brought up the sound that could be...I talked to the owner after our meeting, and we agreed that we can go in on like soundproofing the walls, especially paying attention to that back wall, which backs up against the neighborhood, just to ensure that there wouldn't be any, you know, annoyances for the neighborhood. So that was it.

Mr. Wilshaw: Alright. Great. Thank you. I appreciate that. Do we have any questions for our petitioner this evening?

Ms. Dinero: Thank you, and thank you for taking into account what we talked about in the study session. The concern from the neighbors is still parking. Can you talk a little bit about how big your events will be, how many people will be there, assuming everyone brings an individual car, and the timing of your events, and how that relates to the other businesses in the strip.

Mr. Wienclaw: So, the larger events would likely take place, you know, weekends, evening times, you know. So, we've been doing this for a few years as decorators going to other venues, and so I...I have a pretty good idea of the space it takes, the amount of people that are there, the amount of cars that are there, and people come in in like four or five people a lot of times in a car. It's never...I mean a lot of the event spaces now are currently in shopping centers, and it's never been an issue or a nuisance. If we have a capacity of 120 people, I wouldn't expect more than 55 cars, you know, 60 cars. These are family events. The whole family's coming along like it's not a thing where there's going to be 120 cars. I've never seen, you know, obviously, I can't predict the future, but just going off, you know, what we've seen. So, you asked about the timing. We would have a hard end time at 11pm and like I said, my wife or one of us would be on site for these events, and also we would have on site security to enforce those.

Ms. Dinero: Thank you.

Mr. Wienclaw: You're welcome.

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

Ms. Dinero: That's it for me.

Mr. Wilshaw: Alright, any other questions from any of the other commissioners for our petitioner?

Mr. Ventura: Good evening. In our packet that was put together by Mr. Uhazie in the Planning Department, there is a letter that you wrote describing your business and describing what you intend to do here, and one of the bullet points that you have in here is 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." We asked you about this at the study session, and Mr. Long in particular, asked you to be sure that if you do not have alcohol, is it going to have an effect on your business that would be very substantial and negative. And so, I didn't hear you address alcohol tonight and so I have to ask you where you came out on that on that question. Do you need to have alcohol with these events?

Mr. Wienclaw: Yes, sir.

Mr. Ventura: Or can you do without?

Mr. Wienclaw: So, when I wrote that letter, my intention was that we wouldn't serve alcohol, and there are some venues that serve alcohol, they have a bar and they serve it, and then there's some events where the host hires a licensed bartender to come, and we would not want to limit a client from hiring licensed bartender. So, when I drafted that letter, my intention was that we would not serve it, you know, the venue and so that's why we put the safeguards and measure on site security and on site ownership. Beyond that, my wife and I are selective in in the type of events that we choose. We're not going to have rowdy parties there. This is not our intention. We are professionals. We live in a subdivision. We have a small family, and I know what that could look like to, you know, so I don't want for these neighbors what I wouldn't want for myself, and I want to be an asset to the community. I don't want to be known as a club or, you know, nightclub. This is not what we want to do, and we have control over that. That's the good thing. This is you can't walk in from the street and just party like we have control. There's meetings they, you know, before we allow someone to have an event here, we do a thorough process of interview and, you know, there's a vetting process. So, I just wanted to be clear that, you know, we have that control so...

Mr. Ventura: I understand your good intentions. I'd also submit to you that with one person supervising a group of 100 people, you're not going to be able to be everywhere all the time, and your proximity to a residential area, dense, a dense residential area, is of great concern to me, and I'm not comfortable with the fact that you have changed your position, and now want to include alcohol in your venue. And I'm not saying that's a bad thing. I mean, you know your business far better than I do. I just have significant reservations about having it that close to it.

Mr. Wienclaw: That's understandable. That's completely understandable. I've been to probably 1,000 events of these types, you know as decorators and one person controlling a group...it's not a group of rowdy people, it's mothers and baby showers and grandmoms and that kind of thing. This is not a prom dance, you know, where people are...this is happy celebration moments, and the host who has a deposit on the line for the place. If anybody ever got, you know, started to break the rules or do anything out of like rowdy the host is, it's likely the host's family member. And so, I've never seen any issues that would arise. So, I do respect your concerns, though.

Mr. Ventura: Thank you.

Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions for our petitioner?

Mr. Caramagno: Mr. Chair, I've got some. I wasn't at the study meeting, so I didn't hear all the things were vetted there, but a couple of questions. Do you operate a facility now, or you just decorate facilities?

Mr. Wienclaw: No, we just decorate other facilities.

Mr. Caramagno: Okay, and where are these facilities at?

Mr. Wienclaw: All throughout, we've a couple in Livonia. We've done Farmington Hills, just around different cities, pretty local.

Mr. Caramagno: You go in and organize them for what type of events?

Mr. Wienclaw: Mostly baby showers. We do a lot of birthdays, anniversaries. That's pretty much the bulk of it, baby showers, birthday parties, anniversaries. We're doing a 100th anniversary next week that that's like 95% of the, you know, those are the types of events that we do.

Mr. Caramagno: Okay, the booze. It was just asked of Pete. So that was already asked. Controls in place. You said someone from your organization will staff this while the events take place?

Mr. Wienclaw: So my wife or I would be on site.

Mr. Caramagno: Tell me about your vetting process? How does someone reach you? And then what tell me about the vetting process that you mentioned a few minutes ago.

Mr. Wienclaw: So, we have a website and an online presence currently, Facebook and Instagram and a website currently. So, this is how people reach us. A lot of it's through word of mouth. They might say, who decorated your party and you know, they'll reach out to us that way. And so, well, then I've never had an event space, so I'm kind of talking about our current business model, but we would have a meeting with the person. They would tell us what they intend, like, what type of event they're going to have, and then, you know, we'll go our separate ways. We don't, we wouldn't, you know, lock anything down at that time. We go our separate ways. And then, you know, in this day and age, social media is a real thing. So, we look folks up, you know, as much as we can, and seeing just what kind of people they are, we don't want to be associated with, you know...

Mr. Caramagno: So, this is what you will do, or what you...

Mr. Wienclaw: This is what we do currently, and what we will continue to do.

Mr. Caramagno: For your decorating, you do that currently?

Mr. Wienclaw: We currently do that.

Mr. Caramagno: So, you don't have a list of questions or a credit check or anything like that that you'll do with a with a person wanting to rent your space?

Mr. Wienclaw: No, I wouldn't check someone's credit to host a baby shower. I don't believe that I've ever thought about that.

Mr. Caramagno: Okay. The petition says occupancy of over 50 people. Is that something you chose?

Mr. Wienclaw: I think that's what the requirement was, that if it's over 50, then a special use was...

Mr. Caramagno: Over 50 and up to what? How many?

Mr. Wienclaw: What would be my max? Based on the drawings that I made there, that amount of tables would seat max 120 people. So, I mean, I don't know if like fire marshals get involved, again, this is my first time, so I'm not sure what it could be. What...if you guys have suggestions, you know, I don't know if that number is like... I'm open to, like, you know, discussing.

Mr. Caramagno: Okay, the last question I've got for you is, you know, at any event, there's people that still smoke and smoke cigars, smoke cigarettes. Where would you propose they go out and smoke these cigarettes, cigars? Are they going to go in the alley behind the building. Are they going to be in the parking lot? Where are people going to hang out? Is there a smoking designated area. Are there going to be facilities to throw cigarette butts in an ashtray. What? When you have parties, people tend to loosen up a little bit. So, what are you going to...what are your thoughts for that?

Mr. Wienclaw: So, first and foremost, that the back part of that building will be off limits to anybody. My security will probably, you know, be monitoring that back area. Those are where the houses are. I don't want anybody back there. Regarding the smoking, when I talked to the owner of the building following our last meeting, he talked about the building next door has one of those little like bus

stop looking places where people can go in there and smoke with ashtrays and stuff. That was an option. We talked about possibly putting it on the side near the entrance, something to contain that.

Mr. Caramagno: Okay, that's all the questions I got, thank you.

Mr. Wienclaw: Yes, sir.

Mr. Wilshaw: Thank you, Mr. Caramagno. Any other questions for the petitioner? I just briefly wanted to ask...I was doing some math while I was sitting here, which isn't easy for me. I went to public school, so I had to use a calculator. But there's 200 parking spaces total in this development. You said that you're not going to allow access to the back of the of the property through your rear door, yet there's 50 parking spaces behind the building that basically become inaccessible to the majority of your patrons because you're not letting them use the back of the property. So that means that we're looking at really about 150 parking spaces total in this complex that are accessible to your patrons easily, unless they want to walk around the building. So if we're down to 150 spaces, you're looking at, by your own testimony, potentially upwards of 60 cars if two people come in a car, potentially more. Another confession, I have gone to yoga classes before, and usually people show up one at a time to those types of things. They don't usually come in groups. That's been my experience. So, even at 60 cars for one of your events, you're looking at consuming 40% of the entire parking lot with one of your events. That's a concern to me, and I don't know how you can, if there's anything that you want to address in regards to that, because the concerns that we've heard from the neighboring property about overflow going into their lot are legitimate, and I have definitely some concerns over the parking situation. Is there anything that you can tell us about?

Mr. Wienclaw: Yeah, I mean, what I can say is that my wife and I have sat in this parking lot probably over 20 times since we've looked at this place to look at the idea. We want to see the type of people that come in and all that. In the parking lot on our peak times, the parking lot is never even a quarter full. And I know that's just...it doesn't matter. I'm up here saying that and it doesn't really mean anything. I get that, but if anybody here is familiar with this place during the evening time, on the weekend, that parking lot is not full at all like so, I mean, if people have to park, you know, along the side and in the front, that back line is what I want to stray people away from, you know. So on the side there, I would allow parking just that very back. So if that's going to affect our max

occupancy, then that's, you know, that's something worth, you know, talking about.

Mr. Wilshaw: When I counted the spaces and behind the building, I did not count the ones along the side of the property. That's another 20 spaces there. If those were off limits too, then you'd be down by even more. You'd be consuming at least half the parking lot with your venue. Alright, I just wanted to throw that out there for now, and we'll see where that goes. Is there anything else from any of my colleagues before I go to the audience? Nothing from my colleagues. Is there anyone in the audience wishing to speak on this? I don't see anyone lunging out of their chair, so I think we're okay. Is there anything else you'd like to tell us before we make our decision? Always give you the last word.

Mr. Wienclaw: Yeah. I'll just add one thing. Our larger events, which are going to be the ones that we're talking about, where the parking becomes a question, and those things at most are typically four times a month. So, it's the Saturday evenings. Those are the ones. The weekday stuff that's not more than 20 people coming in, you know. So, you know, during the work week and all that, it's not going to affect the flow of traffic or the parking or the folks that are already there and their business. It's usually the four days a month, you know. And also, I just want to say that I hope, you know...there's a stigma on event spaces, and I'm aware of that, and I just, I'm trying to set myself apart from that, you know. And I don't know if I can, but that's all I have.

Mr. Wilshaw: Okay, appreciate that. Thank you for your comments. Mr. Wienclaw. I am going to go to my colleagues. I'll close the public hearing, and a motion will be in order.

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

#05-30-2026 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on May 5, 2026, on 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 at the northeast corner of Newburgh Road and Six Mile Road in the southwest ¼ of Section 8, the Planning Commission does hereby recommend to the City Council that Petition 2026-03-02-11 be approved subject to the following conditions:

1. That the submitted floor plan, dated March 27, 2026, is hereby approved and shall be adhered to;
2. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for;
3. That the establishment shall be limited to no more than one-hundred thirty six (136) guests;
4. That no signs, either freestanding or wall mounted, are approved with this petition. All such signage shall be separately submitted for review and approval by the Planning Commission and City Council;
5. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows; and
6. This waiver use is granted to this petitioner only, and any new user of this license is required to seek and receive City Council's consent prior to the transfer.

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.

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

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

Mr. Wilshaw: Is there any discussion?

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with an approving resolution.

NEWBURGH ROAD

BENNETT STREET

N 2

C-1

17250

C-2

37100-37176

37000

Utility
Sub Station
17170

37290

37276

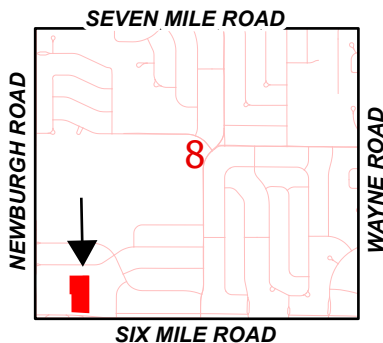
37380

SIX MILE ROAD

P

37307

37123



Address & Zoning Map

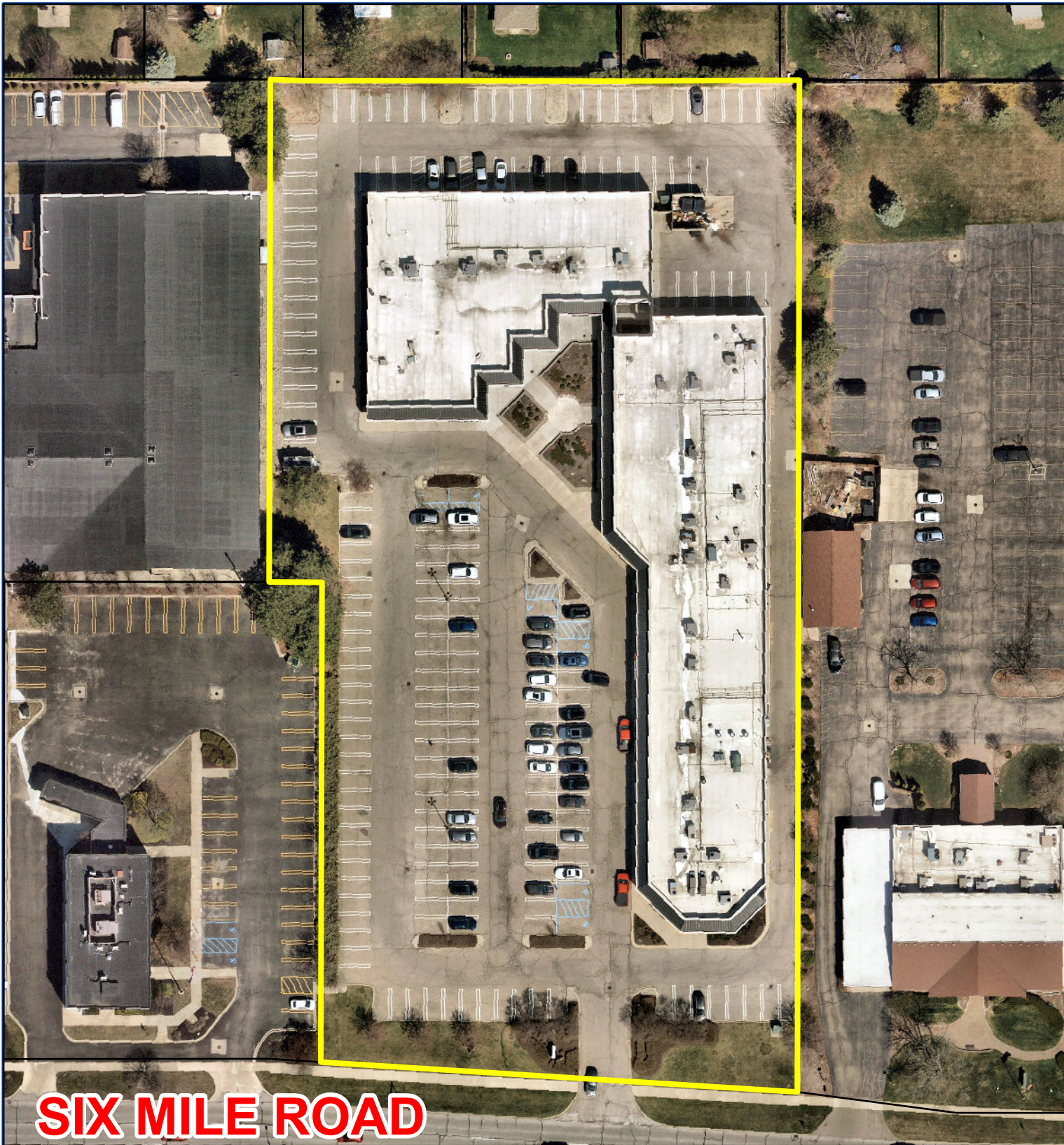
Petition 2026-03-02-11
Maison Rose Events
37176 Six Mile Road



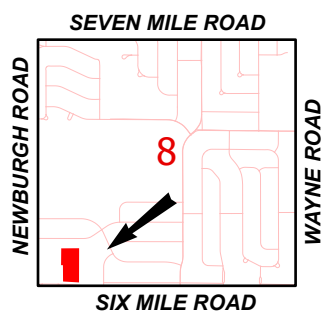
Not to Scale



City of Livonia
Planning Department



SIX MILE ROAD



Aerial Map

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



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 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 at the northeast corner of Newburgh Road and Six Mile Road in the southwest ¼ of Section 8.

April 28, 2026, Study Meeting:

The petitioner is requesting waiver use approval to establish a banquet (event) facility within an existing multi-tenant commercial shopping center located on the north side of Six Mile Road, just east of Newburgh Road. The subject tenant space is positioned toward the rear of the development and occupies the westernmost storefront within the plaza. The unit measures 4,301 square feet in size. The entire parcel is 160,939 square feet and contains a total of 44,237 square feet of building space. The parcel is approximately 570 feet deep with 270 feet of frontage along 6 Mile Road.

The proposed use is intended to accommodate small to mid-size private events with controlled occupancy and structured seating arrangements. As described by the petitioner, events will be reservation-based and not open to the general public. Pursuant to Section 3.11 of the Livonia Zoning Ordinance, banquet facilities with an occupancy exceeding fifty (50) persons are classified as waiver uses within the C-2 (General Business) zoning district and are therefore subject to review by the Planning Commission and City Council.

The subject property is zoned C-2 (General Business) and is part of an established commercial strip center. The surrounding land uses include residential properties zoned N-2 (Neighborhood District) to the north, commercial uses zoned C-2 across Six Mile Road to the south, and C-1 (Local Business) zoned properties to both the east and west, including the nearby Harry J. Will Funeral Home.

In accordance with Section 2.01 of the Zoning Ordinance, the proposed use meets the definition of a banquet facility, as it is intended to host private functions such as parties, receptions, and similar gatherings where food and beverages are consumed, and where the occupancy or floor area exceeds the ordinance thresholds.

Section 6.14 establishes a minimum separation distance of three hundred (300) feet between banquet facilities and any residential district. Based on the information provided, the subject site appears to not comply with this separation requirement. However, Section 13.13 of the Zoning Ordinance empowers the City Planning Commission to review waivers or approval of conditional uses to be

PUBLIC HEARING

ITEM 1 Petition 2026-03-02-11 Page 2

approved by the City Council, such waiver or use shall be approved only where the proposal complies with all of the special requirements for the waiver or use sought to be approved, except that any or all requirements may be waived or modified by a separate resolution, specifically delineating the requirement(s) waived or modified, in which two-concur.

The submitted plans, dated March 27, 2026, indicate a total floor area of approximately 4,301 square feet for the proposed event center. The layout includes a reception area, as well as a partitioned space measuring approximately thirty-nine (39) feet in length that will accommodate storage, a kitchenette, and restroom facilities. The floor plan shows approximately 2,888 square feet of assembly area.

While the tenant space is permitted one wall-mounted sign based on its frontage within the shopping center. A shared dumpster enclosure exists on-site.

Section 9.05 of the Zoning Ordinance requires one (1) parking space for every fifty (50) square feet of floor area used for dancing or assembly. The floor plan shows that the assembly area would be 2,888 square feet. An event center of this size requires 58 parking spaces ($2,888 / 50 = 58$). The entire site contains 199 parking spaces, and under the Zoning Ordinance would require 142 spaces for general retail purposes.

May 5, 2026, Public Hearing:

Approving Resolution: That the request to operate a banquet (event) facility with occupancy of over fifty (50) people, at 37176 Six Mile Road, is hereby approved, subject to City Council approval and the following conditions:

1. That the submitted floor plan, dated March 27, 2026, is hereby approved and shall be adhered to;
2. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for;
3. That the establishment shall be limited to no more than one-hundred thirty six (136) guests;
4. That no signs, either freestanding or wall mounted, are approved with this petition. All such signage shall be separately submitted for review and approval by the Planning Commission and City Council;

PUBLIC HEARING

ITEM 1 Petition 2026-03-02-11 Page 3

5. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows; and
6. This waiver use is granted to this petitioner only, and any new user of this license is required to seek and receive City Council's consent prior to the transfer.

Denying Resolution: The request for a waiver use operate a banquet (event) facility with occupancy of over fifty (50) people, at 37176 Six Mile Road, is hereby denied for the following reasons:

1. That the proposed development would have a detrimental effect upon the neighboring properties;
2. That the petitioner has not sufficiently demonstrated that the site can accommodate the required parking, circulation, and operational needs associated with a banquet facility of this scale;

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. That part of the Southwest 1/4 of Section 8, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Beginning at a point on the Northerly 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 58 seconds West 88.16 feet from the Southwest corner of Section 8, Town 1 South, Range 9 East, and proceeding thence North 00 degrees 54 minutes 58 seconds West 271.84 feet; thence South 89 degrees 01 minute 58 seconds West 30.0 feet; thence North 00 degrees 54 minutes 58 seconds West 285.00 feet; thence North 89 degrees 01 minute 58 seconds East 299.83 feet; thence South 00 degrees 56 minutes 18 seconds East 573.37 feet; thence along the Northerly right of way line of Six Mile Road, North 87 degrees 27 minutes 49 seconds West 270.54 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 purpose of a mortgage loan to be made by the forementioned applicants, mortgagee, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

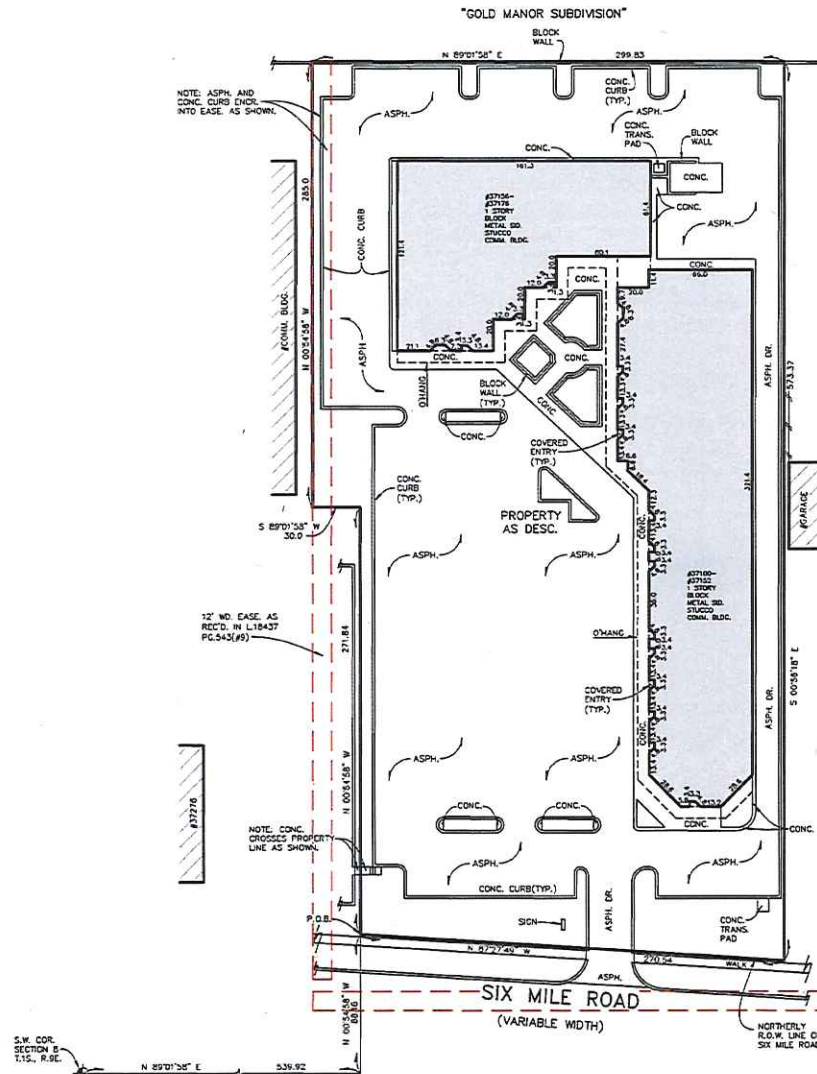
Anthony T. Sycko, Jr.

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

KEM-TEC PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
A GROUP OF COMPANIES
Eastpointe Detroit Ann Arbor Grand Blanc
(800) 267-7222 (734) 724-8877 (734) 994-0888 (800) 564-0801
FAX: (248) 772-4048 FAX: (248) 772-4048 FAX: (248) 994-0887 FAX: (810) 564-0553
www.kemtecagroupofcompanies.com

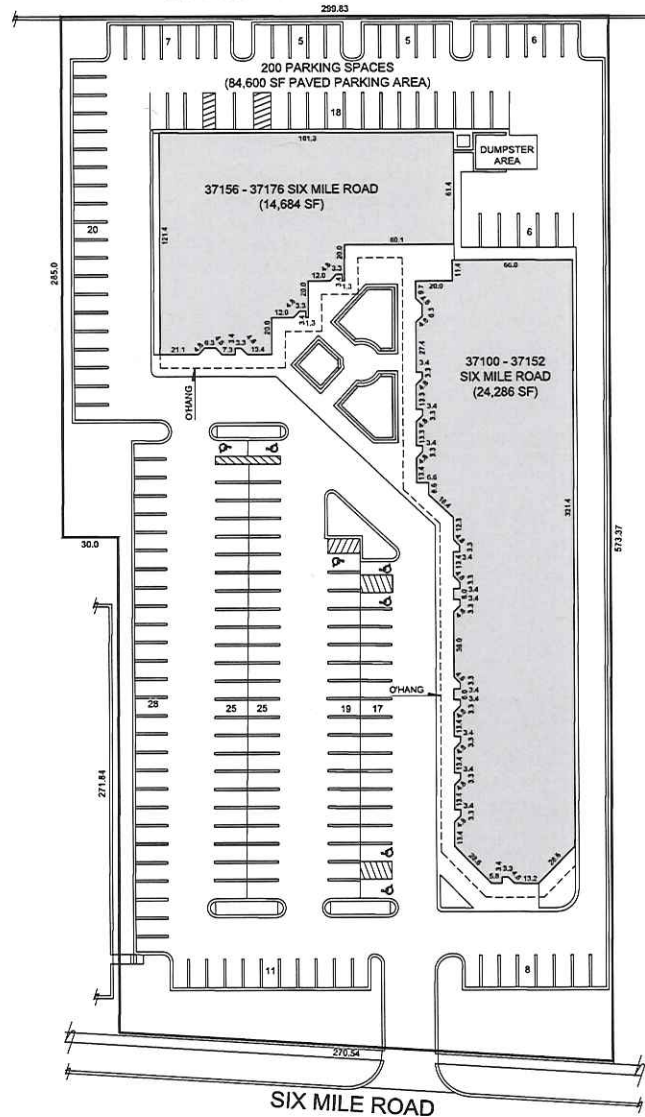
PREPARED FOR: BODHI VENTURES, LLC

DATE: 10/7/24	JOB #: 24-02105
SCALE: 1"=50'	REV.:
DRW. BY: CS	REV.:



KEYBANK COMMONS

37100-76 SIX MILE ROAD



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.



JMC MANAGEMENT^{LLC}
A FULL SERVICE BROKERAGE AND MANAGEMENT FIRM

KEYBANK COMMONS

37100-76 SIX MILE ROAD

TELECOMMUNICATIONS

6.6' x 5.1'
(34 SF)

STORAGE
21.7' x 30.6'
(572 SF)

#37176
40.7' x 121.4'
(4,301 SF)

#37172 - #37168
40.0' x 121.4'
(4,442 SF)

#37164
20.2' x 81.4'
(1,626 SF)

#37160
30.1' x 61.4'
(1,967 SF)

#37156
30.3' x 61.4'
(1,742 SF)

37100 - 37152
SIX MILE ROAD

O'HANG

Front of Building



JMC MANAGEMENT LLC
A FULL SERVICE BROKERAGE AND MANAGEMENT FIRM



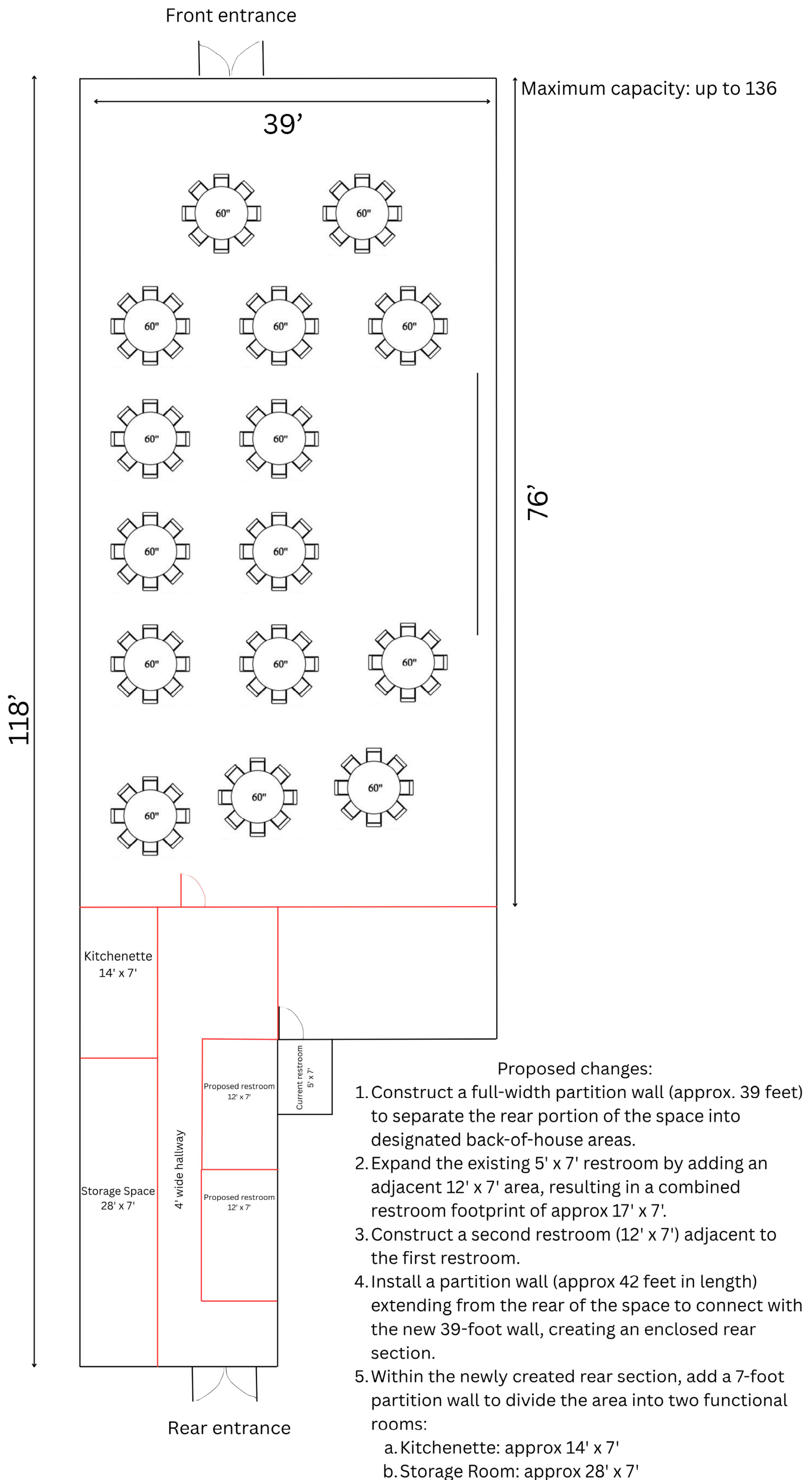
FIRST FLOOR PLAN

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.

Proposed changes to 37176 6 Mile Rd, Livonia, MI



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,

A blue ink signature of David W. Lear, P.E. is written over a horizontal line.

David W. Lear, P.E.
Assistant City Engineer

cc: 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

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: April 27, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2026-03-02-11 – 37176 Six Mile Road

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

1. This petition is a change of use and would require that the building meet all current Michigan Building Codes, including the Michigan Barrier Free Code. This will be addressed further at the time of our plan review if this project moves forward.

This Department has no further objections to this Petition.

I trust this provides the requested information.

Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE

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 2026-03-02-11 - 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 submitted by Maison Rose Events- Tonights Public Hearing

From Kakish, Dina <kakishd@med.umich.edu>

Date Tue 5/5/2026 2:37 PM

To Planning <Planning@Livonia.gov>

Dear City Planning Commission,

I was planning on attending tonight meeting however, I am unsure I will be there in time so I am emailing you as well.

I am writing to express concerns regarding Petition 2026-03-02-11, which requests a waiver under Section 6.14 of the Livonia Zoning Ordinance to allow operation of a banquet facility with an occupancy exceeding fifty people at 37176 Six Mile Road.

While I understand the potential benefits of allowing event-based businesses in the community, I would like to request further clarification and consideration on several points before any approval is granted:

- **Traffic and Parking Impact:** What measures are being proposed to manage increased traffic flow and parking demand, especially during peak event times? Although 6 mile is a major roadway, there is not heavy flow/noise of traffic in that area and tends to be quieter. How will this impact the flow/ noise of traffic?
- **Noise and Quality of Life:** Banquet facilities often host evening and weekend events. What safeguards will be in place to minimize noise disturbances for nearby residents? Most of the business in that plaza close by 9 pm. Which allows for a peaceful /quieter evening. Will there be bands/DJ allowed and if so at what time will the event facility close?
- **Safety and Infrastructure:** Has there been an assessment of whether the current infrastructure (roads, emergency access, utilities) can safely support gatherings exceeding fifty people?
- **Occupancy for the event facility**-What is the maximum?
- **Hours of operation:** what will the hours of operation be for the event facility?
- **Precedent for Future Requests:** Approving a waiver of this nature may set a precedent. How will the City ensure consistent application of zoning standards moving forward?

I respectfully ask the Commission to carefully evaluate these considerations and provide transparency on how potential negative impacts will be mitigated. I would appreciate any additional information or documentation related to this petition.

Thank you for your time and attention to this matter.

Sincerely,
Dina and Raghdeh Kakish

17353 Fitzgerald Street Livonia ,MI 48152

Cell:734-560-3076

Electronic Mail is not secure, may not be read every day, and should not be used for urgent or sensitive issues

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



LETTER TO THE LIVONIA CITY COUNCIL

7.

Planning
May 6, 2026

MEETING DATE

S060126/R061526

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

WAIVER PETITION 2026-04-02-12: submitted by Second Showing LLC, requesting waiver use approval 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.

BACKGROUND DETAILS

May7, 2026

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2026-04-02-12– Second Showing

Dear Council Members:

At the 1,245th Meeting held by the Livonia City Planning Commission on May 5, 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)

#05-31-2026 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on March 24, 2026, on 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, the Planning Commission does hereby recommend to the City Council that Petition 2026-04-02-12 be approved subject to the following conditions:

1. No overnight outdoor storage shall be permitted.
2. There shall be no outdoor sales, storage, or display of merchandise; and
3. This waiver approval is limited to this applicant and can only be transferred to another user with approval by the City Council.

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

ATTACHMENTS

1. 2026-04-02-12_Notice of PH
2. 2026-04-02-12_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: May 18, 2026



Maureen Miller Brosnan, Mayor

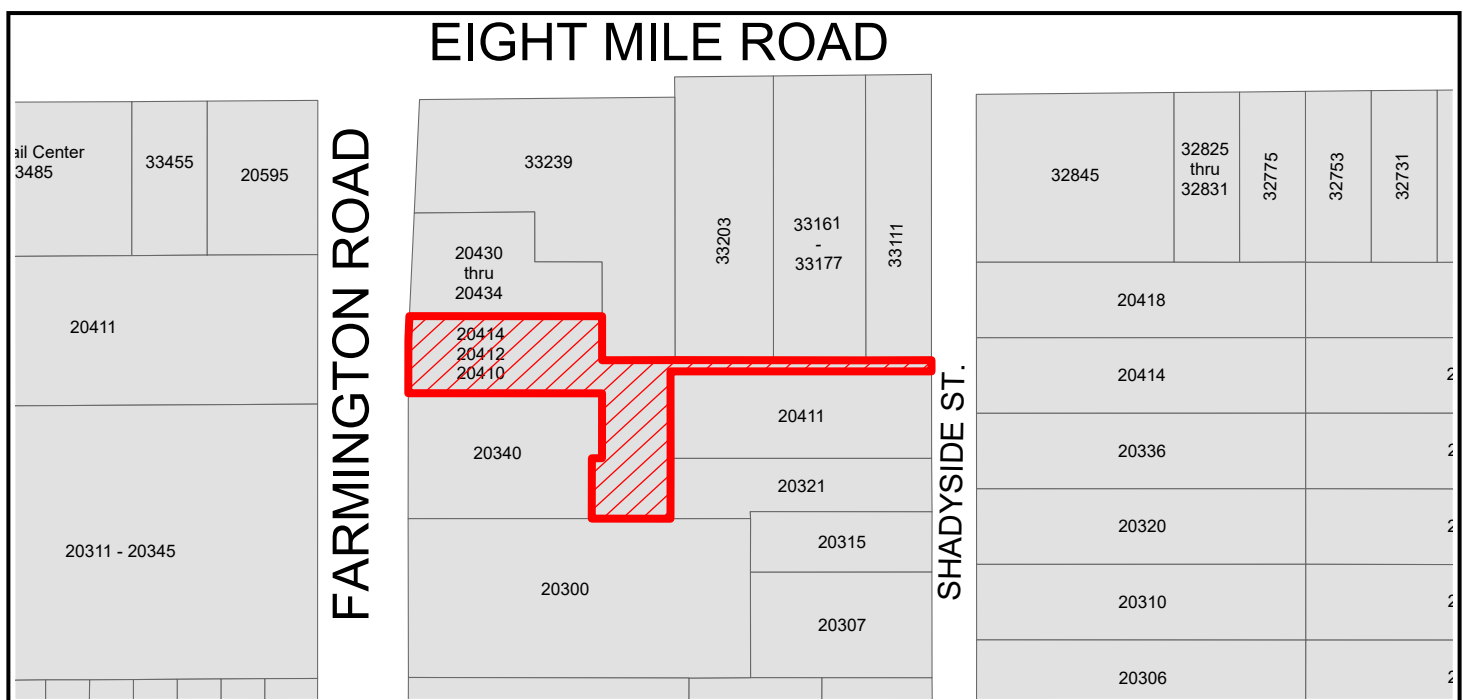
Date: May 21, 2026

NOTICE OF PUBLIC HEARING



A PUBLIC HEARING WILL TAKE PLACE BEFORE THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA ON TUESDAY MAY 5, 2026 AT THE LIVONIA CITY HALL, 33000 CIVIC CENTER DRIVE, LIVONIA, MICHIGAN AT 7:00 P.M., OR AS SOON THEREAFTER AS THE AGENDA WILL PERMIT ON THE FOLLOWING ITEM:

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.



YOU ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING AND PRESENT YOUR VIEWS ON THIS MATTER TO THE CITY PLANNING COMMISSION. IN LIEU OF ATTENDING THE MEETING, YOU MAY PRESENT YOUR VIEWS IN WRITING ADDRESSED TO: CITY OF LIVONIA PLANNING COMMISSION, 33000 CIVIC CENTER DRIVE, LIVONIA, MI 48154, OR BY EMAIL TO: PLANNING@LIVONIA.GOV

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the Planning Department of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs. Please call 734-466-2290 if you need assistance.

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
 - 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.

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

**MINUTES OF THE 1,245th PUBLIC HEARINGS AND REGULAR MEETING
HELD BY THE CITY PLANNING COMMISSION
OF THE CITY OF LIVONIA**

On Tuesday, May 5, 2026, the City Planning Commission of the City of Livonia held its 1,245th 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	David Bongero	Glen Long
	Peter Ventura	Sam Caramagno	Ian Wilshaw

Members absent: Patrick Droze

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 2026-04-02-12 Second Showing LLC

Mr. Caramagno, Secretary, announced the first item on the agenda 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.

Mr. Uhazie: Thank you, Mr. Chair. This is request to operate a furniture consignment store. One thing to note is this operation has been going on for two years at this location. A little history on the project, it was determined by the inspection department that even though they were allowed to go in without waiver originally, at their biannual review, it was noted that they should come back for a waiver-use approval. So this is not a situation where they went in trying to slip through the cracks. There were lots of discussion between planning, inspection and law of how to handle this. The site is zoned C2 as well as parking, or P for parking, and then N2 along the south and eastern portion of the property. The size of the property, is just under one acre in size, with 120 feet of frontage on front of Farmington road. The shopping plaza site contains three tenants and was built in 1987. The site has a total square footage of about 6,100 square feet. The neighboring properties to the west, across six Farmington road is C1 to the north is C2 zoning to the east is an N2 neighborhood, and to the south are additional C2 commercial properties. The C2 district does allow second hand in consignment shops with waiver-use approval. One thing to note, there is no outdoor storage allowed, but the petitioner has no outdoor storage. The business has been in operation for 16 years, total, the two years last two years at this location. Donation bins on site and drop offs are offered by appointment. The site contains 21 parking spaces in the front as well as 20 spaces in the rear, for a total of 41 spaces these this does meet the zoning ordinance requirements. The access drive to the property is 30 feet wide. And then, one thing to note I can we'll start by reading the letter submitted by the petitioner. They are not able to be here tonight due to their age and inability to drive at night. But I would like to read their letter first. *"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." 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 April 9, 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 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."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated April 13, 2026, which reads as follows: *"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."* The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated April 9, 2026, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is signed by Brendan Adams, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated February 21, 2026, which reads as follows: *"Pursuant to your request, the above-referenced Petition has been reviewed. This Department has no further objections to this Petition."* The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated April 15, 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 Ermon Sims, Chief Accountant. Lastly, we received an email from David Evangelista, dated May 5, 2026, that reads: “Dear City Planning Commission, I am a Livonia resident writing to submit a formal objection to be entered on the record for Petition 2026-04-02-12 (Second Showing LLC, 20412 Farmington Road), to be heard at the public hearing on May 5, 2026. To be clear, I am not opposing the proposed consignment furniture establishment itself. My objection is narrowly limited to one issue: the site as drawn appears to extend toward Shadyside Street, and the petition does not explicitly state how vehicular access to the property will be controlled. Shadyside Street is a residential minor street under the Livonia Zoning Ordinance, intended primarily to serve abutting residential properties. Routing any commercial traffic — including delivery vehicles, customer pickups of furniture, employee access, or service vehicles — through Shadyside is incompatible with its function as a residential street, and inconsistent with the access management standards that apply throughout the C-2 General Business District (Section 3.11) and the use standards for second-hand stores under Section 6.53. Commercial access to this property should be exclusively from Farmington Road, the adjacent major thoroughfare. Beyond the ordinance, Shadyside is a street where residents and children walk, ride bikes, and play. Introducing regular commercial vehicle traffic onto a residential street that has no commercial buffer or traffic controls designed for that purpose creates a foreseeable safety hazard. This is precisely the type of incompatibility the waiver use review process is designed to identify and prevent. I respectfully request that the Commission condition any approval of this waiver on the following: 1. All vehicular access to and from the property — including customer, delivery, employee, and service vehicle traffic — shall be exclusively from Farmington Road. 2. No driveway, curb cut, or access point of any kind shall be constructed connecting the property to Shadyside Street. 3. These restrictions shall be recorded as enforceable conditions of the waiver use approval. I plan to attend the May 5 hearing and would appreciate written confirmation that this objection has been entered into the record. Thank you for your consideration.” That is the extent of the correspondence.

Mr. Wilshaw: Alright, thank you, Mr. Uhazie. I think that is an important thing to note, because the writer of that letter, rightfully, probably was concerned given the boundary lines of this property do extend to Shadyside. There's a bit of an alleyway or an easement,

- Mr. Uhazie: Very unique shape to the site.
- Mr. Wilshaw: So yeah, that is not proposed to be changed at all. So that is good to know. Thank you. Any other questions? Comments for our staff?
- Ms. Dinaro: Not really a question. More clarity. I'm glad you clarified that there's only one entrance, and it's on Farmington. So, I just want to clarify that they've already been operating for two years.
- Mr. Uhazie: Correct.
- Ms. Dinaro: And have there been any issues or concerns with their business, with their operations?
- Mr. Uhazie: No, there been no interactions with Inspection. No violations or anything noted over those two years.
- Ms. Dinaro: Okay, thank you.
- Mr. Wilshaw: Thank you,. Ms. Dinaro. Any other questions for staff? Mr. Uhazie, just again, kind of on the similar subject, I just want to clarify myself, or at least make sure we understand how this came to us, because they have been operating for a couple of years. Am I correct in saying that when this business started, it was maybe perceived by the Inspection Department or Building Department as a furniture store, second hand furniture store, and used furniture store, and now it's really the consignment aspect of it.
- Mr. Uhazie: Correct. The zoning ordinance clearly lays out consignment as a waiver.
- Mr. Uhazie: So, I believe that's how it was first interpreted that way when they first got their certificate of occupancy. But then with the consignment, it was determined that they probably should come through just to be on the up and up.
- Mr. Wilshaw: So if I was, if I was operating just a used furniture store selling my used furniture that I acquired from whatever means, I wouldn't necessarily need the waiver-use in this particular zoning, but because of the consignment aspect, I need it?
- Mr. Uhazie: Correct. If you were selling used furniture that wasn't like donation based or if you're buying it in bulk, I would imagine, or something like that, and reselling it, it would just be considered general commercial.

Mr. Wilshaw: Okay, very good. Thank you. I appreciate that clarification. Well, I'm not going to go to the petitioner because we've already noted that the petitioner is not in our audience tonight due to their needs. They did submit a letter to us explaining their business and explain their reason for their request. Again, I will ask if there's anyone on the commission that has any questions. Mr. Uhazie will have to field them. Anybody have any questions on this item. If not, is there anyone in the audience who wishes to speak on this item? Feel free to come forward to our podium, and we will listen to you. There are a few folks in the audience that wish to speak, so feel free to come forward and we will hear your comments. Again, we ask that you start with your name and address and try to limit your comments to two minutes, please. Good evening, sir.

Kevin Crowell, 20336 Shadyside, Livonia, MI. You may have addressed it already. I think a clarification has to be totally brought out to us. There's quite a few of us from the street here, and it's in regard to access to our street, because we didn't even know there was a consignment store there, you know. It's so small. Worst case scenario, started thinking, well, they're going to be driving trucks up and down, putting in a street and, oh, my god, there's going to be access with all these stores cutting through Eight Mile coming around, you know, cutting through and coming in our street to avoid the stoplights and stuff like this. So, it's 100% that there will not be a street put in. Is that correct?

Mr. Wilshaw: 100%

Mr. Crowell: Beautiful.

Mr. Wilshaw: And it's a very valid concern. On your point, I'm glad that you are clarifying that for us.

Mr. Crowell: One of the things that...we had a tree that we...we've been here before with them putting up the strip mall, and had that...they wanted to have an access on Shadyside. We stopped that, but we also had them put up a berm and trees and stuff, beautiful, you know. We lost a tree that was up, and it was probably about a 30-footer, and when it fell, and it's been down, and I said, aha, that's first sign they're going to start doing some renovations back over there.

Mr. Wilshaw: It's not going to happen. If they were to change the site plan and put a road in, then it would come to us as probably a site plan approval, because they would be modifying the plan. But this is

strictly a waiver-use for a consignment shop, which is basically the same operation that they've already been running for the last two years. That's it. Nothing else is changing.

Mr. Crowell: Well. Thank you very much.

Mr. Wilshaw: Thank you for coming. Appreciate that. Is there anyone else wishing to speak on this item? Go ahead. Come forward. Good evening.

Lucy Eisenhardt Baldassara, 20260 Shadyside, Livonia, MI. In fact, I have two homes on Shadyside, because my Father-in-law was in one, and he passed away and left me his house next door.

Mr. Wilshaw: Sorry about that.

Ms. Baldassara: But our street...we just want to confirm, because the pictures that were sent out show that one section coming right to Shadyside, which we were...and it's a rumor, we confirmed that it's not, but we thought that one strip that was coming along the side was going to be a road, and that is our major concern, because we do have two families that live directly behind the consignment store with children. We have no sidewalks, so people are in our streets walking. We have many neighbors that walk their dogs and are walkers, and we access all...that neighborhood has no sidewalks, so we are in the roads all the time. Our biggest concern is traffic, and that was what we all conversed about. There's several of us from several houses. In fact, probably half the side of that street. We have acre property, so it's limited houses. But we're all have that same concern. We were the same concern when the strip mall went in at the end with the restaurants. We didn't want the access coming our way for that reason, and that's why I just want...we point out that we do have face here and people here, that multiple people are adamant we do not want a road ever to come through there.

Mr. Wilshaw: Definitely, we understand. When these items are sent out to the neighbors, and anytime we see a map, like the one that's on the screen now, our planning department always outlines the entire parcel of the property, and that is the shape of the property. That little strip that goes out...the Shadyside is their property. They always outline that entire parcel, just so we can see the entire site.

Ms. Baldassara: Which is our concern, because that strip also goes there...when they built the new buildings on the end the restaurant, several years ago, they have a reservoir, or rain reservoir there that goes

right alongside of that yellow strip. This side is homes. That side is a water reservoir, then the parking lot for the restaurants are behind it and in front of the restaurants. If they consume any of that for roadway ever in the future, we lose our reservoir, which then our houses get flooded because we did have yards flooding on that side of the street prior to building that reservoir for the water retention. So, there's not just people concerns, there's property concerns. If a road goes in there, we lose different kind of agricultural structure that we lose.

Mr. Wilshaw: Yeah, I'm not going to make you any promises for the future, because you never know what's going to happen. But I can tell you, this petition tonight has nothing to do with any road going in there.

Ms. Baldassara: Can I also request for in the future, for any other planning that...I know the commission only has to send out letters to people within 30 feet or 30 yards of the property. Can we get something in there whenever they change anything or want to change anything, that our whole street gets notified, because only the first five houses got notified. I went around and let everybody else know this is happening.

Mr. Wilshaw: Yeah, there's a ordinance that says what that radius is. I forget, how many is it? 100 feet or three?

Ms. Balassara: 300 feet.

Mr. Wilshaw: I know for you guys, it's not many houses, because you have big lots, but...

Ms. Baldassara: There's approximately 12 houses on each side of the street. But like I said, they do have kids in them. We do have...some of them are fenced and non-fenced.

Mr. Wilshaw: I get it.

Ms. Baldassara: It becomes obstructive. And right where that line comes out, it dead ends on Shadyside, right in between two houses. So, if that ever was a road, they're going to be going into their property.

Mr. Wilshaw: Don't worry about tonight, though. There's no roads proposed. You're good, and we do appreciate, though, you guys kind of being watchdogs for what's going on in that area. So, if anything ever comes up in the future, you know, at least we know that you're engaged, right?

Ms. Baldassara: We all are. We're all concerned. Not only on Shadyside. The people on Norfolk at the end where they would be taking...those houses also communicated to me that they did not...

Mr. Wilshaw: That's good, yeah, stay in touch with the neighbors. That's good.

Mr. Wilshaw: Nothing is going to change as far as access. You're good.

Ms. Baldassara: Great. Glad to hear that. Thank you.

Mr. Wilshaw: Thank you. Anyone else wishing to speak on this item?

Ron Irvin, 20181 Shadyside, Livonia, MI. As far as that little strip is concerned, is it possible that that could have been a road? I mean, is it...does it have enough width to even do that?

Mr. Wilshaw: I don't know the answer to that question, I would assume that it was some sort of an easement or something along those lines. Mr. Uhazie, do you know the history of that level.

Mr. Uhazie: I do not know the history of it. I don't know the width offhand, but it is zoned N2, so there'd probably be some issues there anyway, with getting it as just an access road.

Mr. Wilshaw: Yeah. I mean...

Mr. Irvin: It kind of looks like a strip that was used for utilities or something like that, as far as access, but if it does become a road, my concern would be like for dumping. That would be a perfect place to dump, because I drive in Detroit and I have a friend that his property is dumped on all the time, and it's his responsibility to clean it up and but...or it seems like crime is becoming on Eight Mile Road a little bit more and more, getting more stuff. So, I mean, that's just another place to hide. And as far as traffic our road, I don't think it's going to last the 10 years, because it's already beginning to crack because of all the trucks and stuff like that are going down there to cut the corner of Farmington and Eight. Just wanted to know if it was engineeringly possible that that would be able to have a road in there.

Mr. Wilshaw: That's a good question. I don't have a good answer for you. We don't know the exact width of it, but there are certain widths that are required for roads, and even this right-of-way and so on. I don't know if it's wide enough, but even the zoning itself would be problematic.

- Mr. Irvin: I know Norfolk should have been stretched another 18 inches wide because the school busses. They're afraid to clip a mailbox.
- Mr. Wilshaw: Alright, thank you. Thank you, sir. Anyone else with any comments or questions on this item? All right, if there's nobody else to speak on this item, I'm going to close the public hearing. Is there any other questions or comments from my colleagues?
- Mr. Bongero: Mr. Chair, just a comment on that. I think if anybody ever wanted to try to create access, it'd be so cost prohibitive they'd have to probably pave it and put storm sewers in, so I don't...it's never gonna happen, but never say never, but I don't think it'd ever be financially wise to even think about it.
- Mr. Wilshaw: All right, okay, appreciate that comment. Mr. Bongero, if there's nothing else, I'm going to go to my colleagues for a motion. A motion is in order.

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

#05-31-2026 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on March 24, 2026, on 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, the Planning Commission does hereby recommend to the City Council that Petition 2026-04-02-12 be approved subject to the following conditions:

1. No overnight outdoor storage shall be permitted.
2. There shall be no outdoor sales, storage, or display of merchandise; and
3. This waiver approval is limited to this applicant and can only be transferred to another user with approval by the City Council.

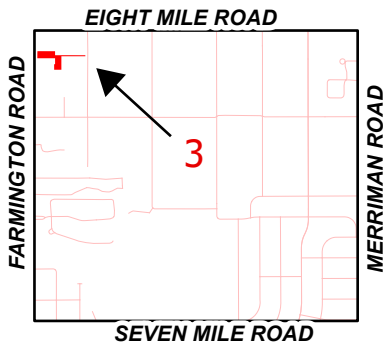
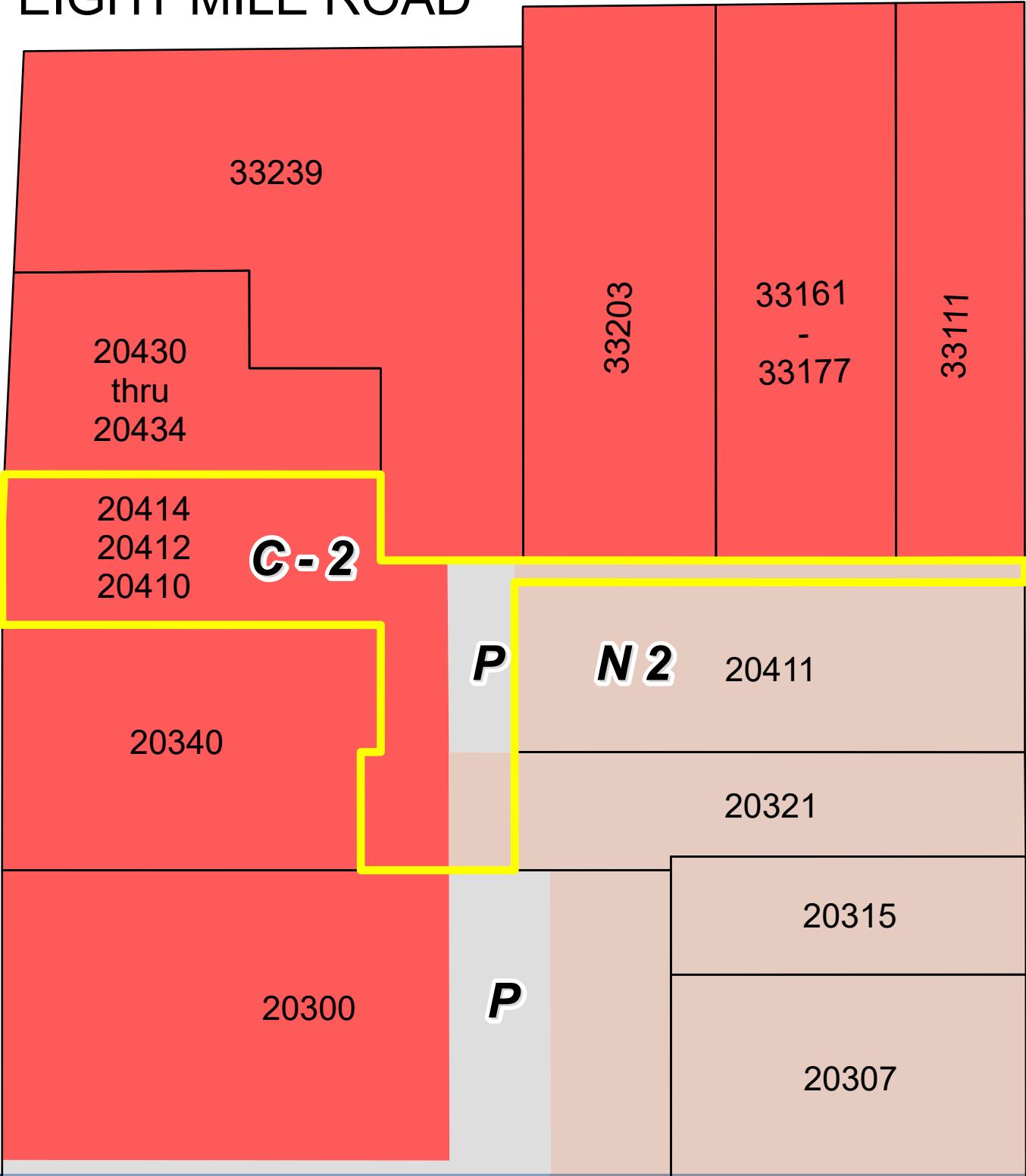
FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 of the Livonia Zoning Ordinance, as amended.

Mr. Wilshaw: Is there any discussion?

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with an approving resolution.

EIGHT MILE ROAD

FARMINGTON ROAD



Address & Zoning Map

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



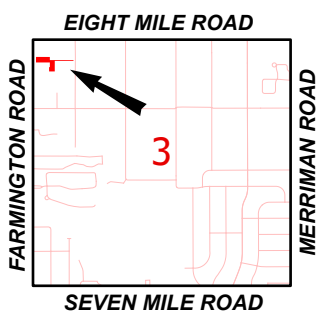
Not to Scale



City of Livonia
Planning Department



FARMINGTON ROAD



Aerial Map

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



Not to Scale



City of Livonia
 Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 3

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.

April 28, 2026, Study Meeting:

The petitioner is requesting approval to operate a consignment furniture business within an existing commercial suite located at 20412 Farmington Road. The petition site measures approximately 0.99 acres in size with 120 feet of frontage along Farmington Road. The commercial building was constructed in 1987 and is 6,105 square feet. The building has been spilt into three (3) units. Second Showing occupies the center space, which measures approximately 1,550 square feet. The other building tenants include Chiropractic Injury and Health Center to the north and Maxima Salon to the south.

The business has operated for sixteen (16) years and the last two (2) at this location. At their last annual inspection, it was determined that the business would need a waiver to operate as a consignment shop. The business is open from 11:30 am to 3:30 pm Monday through Saturday.

The subject property is zoned C-2 (General Business), which is intended to accommodate a wide range of retail, service, and commercial uses that serve the broader community. However, consignment retail establishments require a waiver use approval in the C-2 (General Business). The property is also zoned P (Parking) and N-2 (Neighborhood).

Surrounding land uses are predominantly commercial in nature, with properties zoned C-2 (General Business) located to the north and south, including the Clean Express Car Wash directly to the south. To the west lies a property zoned C-1 (Local Business), which generally accommodates smaller-scale commercial uses intended to serve nearby residential neighborhoods. To the east is a residentially zoned N-2 (Neighborhood) property.

Access to the subject property is provided via a thirty-foot (30') wide driveway, which appears adequate to accommodate two-way traffic and safe ingress and egress. The site contains three (3) parking areas at the front of the building, totaling twenty-one (21) parking spaces with twenty-five-foot (25') wide drive aisles, as well as a twenty-six-foot (26') wide drive along the side of the building. Additionally, two (2) parking areas are located at the rear of the building, providing twenty (20) parking spaces with twenty-five-foot (25') wide drive aisles. The internal circulation

PUBLIC HEARING

ITEM 3 Petition 2026-04-02-12 Page 2

pattern appears sufficient to support the anticipated customer traffic associated with the proposed use. The site is currently served by an existing trash enclosure located at the rear of the building.

Pursuant to Section 9.03 of the Zoning Ordinance, second-hand stores are required to provide one (1) parking space for every one hundred fifty (150) square feet of gross floor area. Based on the information provided, the site includes a total of forty-one (41) parking spaces, which satisfies the minimum parking requirement for the proposed use.

Any modifications to the site, including signage or minor exterior changes, should be reviewed for compliance with applicable sections of the Ordinance. Subject to compliance with all applicable Ordinance requirements, including the prohibition of outdoor storage and display, the request for waiver use approval may be considered supportable.

May 5, 2026, Public Hearing:

Approving Resolution: The request for a waiver use to operate a consignment furniture establishment at 20412 Farmington Road, is hereby approved for the following reasons, subject to City Council approval and the following conditions:

1. No overnight outdoor storage shall be permitted.
2. There shall be no outdoor sales, storage, or display of merchandise; and
3. This waiver approval is limited to this applicant and can only be transferred to another user with approval by the City Council.

Denying Resolution: The request for a waiver use to operate a consignment furniture establishment at 20412 Farmington Road, is hereby denied for the following reasons:

1. The petitioner has not demonstrated unique site conditions or practical difficulties that would justify deviation from the ordinance standards applicable to similarly situated properties within the C-2 (General Business) zoning district.
2. That the proposal is contrary to the goals and objectives of the Zoning Ordinance which, among other things, are intended to ensure suitability and appropriateness of uses.

PROPERTY DATA ZONED C-2 & R3A (SEE PLAN)

- 1. LOT AREA**

LOT #8	102.02' X 257.00' =	26,219.14 sq. ft.
LOT #9	90.00' X 130.00' =	11,700.00 sq. ft.
LOT #19	15.00' X 345.60' =	5,184.00 sq. ft.
TOTAL AREA =		43,103.14 sq. ft.
		TOTAL ACRES = .9895
- 2. LANDSCAPE REQUIREMENTS:**

A. Land Area to be Landscaped
15% of Total Area 6465.47 sq. ft.

B. Actual Landscape Area 7669.5 sq. ft.
or 17.8% of Total Area
- 3. ZONING SETBACKS:**

LOCATION	REQUIRED	PROVIDED
A. Front Yard	60'-0"	107'-8"
B. Rear Yard	5'-0"	26'-5"
C. Side Yard	15'-0"	N/A
D. Side Yard North	None	None
Side Yard South	5'-0"	29'-4"
- 4. BUILDING AREA (6105 SQ. FT. GROSS)**

A. Butcher Shop: 25'-4" x 60'-0" = 1520.4 sq. ft. Retail Area.

B. Rental Space: 42'-0" x 75'-0" = 3150 sq. ft. Assume 80% of Gross Retail Area for Rental Space. 3150 x .8 = 2520 sq. ft. for Rental. 2520 + 1520 = 4040 sq. ft. Floor Area

1) 4040 divided by 150 = 26.9 Cars Actual

2) 6105 x .8 = 4884 sq. ft. divided by 150 = 32.56 Cars

- PARKING REQUIREMENTS:**
- A. Actual Parking Required 27 Cars using Retail Area of Butcher Shop
- B. Parking Required using 80% Gross Floor area 23 Cars
- C. Parking Required based on Gross Building Area 41 Cars
- D. Parking Provided 41 Cars

LOT 18 ZONED C-2

LOT 19 ZONED R3A

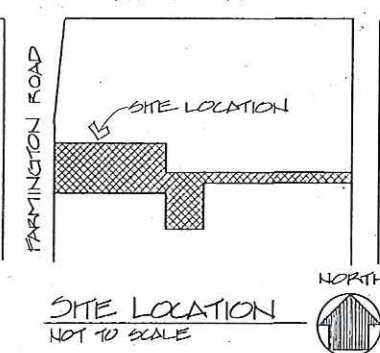
LANDSCAPE SCHEDULE

- | QTY | SPECIES | 2" CAL. LOCUST |
|-----|--------------------------------|----------------|
| 5 | 6' HIGH SCOTCH PINE | |
| 15 | 24'-30' SPREAD ANDORRA JUNIPER | |
- NOTE: AREA AROUND TREES & BUSHES TO BE WOOD CHIP MULCH WITH PLASTIC WEED BARRIER & 1" PLASTIC EDGING.

NOTE: ALL UNPAVED OR UNPLANTED AREAS ARE TO BE GRASS

NOTE: PROVIDE IRRIGATION SPRINKLERS IN ALL LANDSCAPE AREAS.

EIGHT MILE ROAD



SITE LOCATION NOT TO SCALE

RECEIVED
APR 02 2026
CITY OF LIVONIA
PLANNING COMMISSION
2026-04-02-12

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 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.

PROPOSED SITE PLAN
1"=20'-0"



NOTE: DO NOT SCALE DRAWINGS
USE FIGURE DIMENSIONS ONLY

GRAPHIC SCALES: 1/8" = 1'-0"
1/4" = 2'-0"
1/2" = 4'-0"
3/4" = 6'-0"
1" = 8'-0"

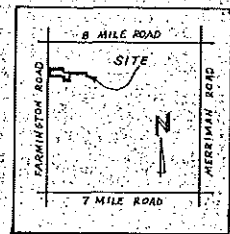
SHEET TITLE
SITE & LANDSCAPE PLAN

PROJECT TITLE
MEAT MARKET & RENTAL RETAIL SPACE FOR JAMES MARTIN
18211 PERSHING
LIVONIA, MICH 48152

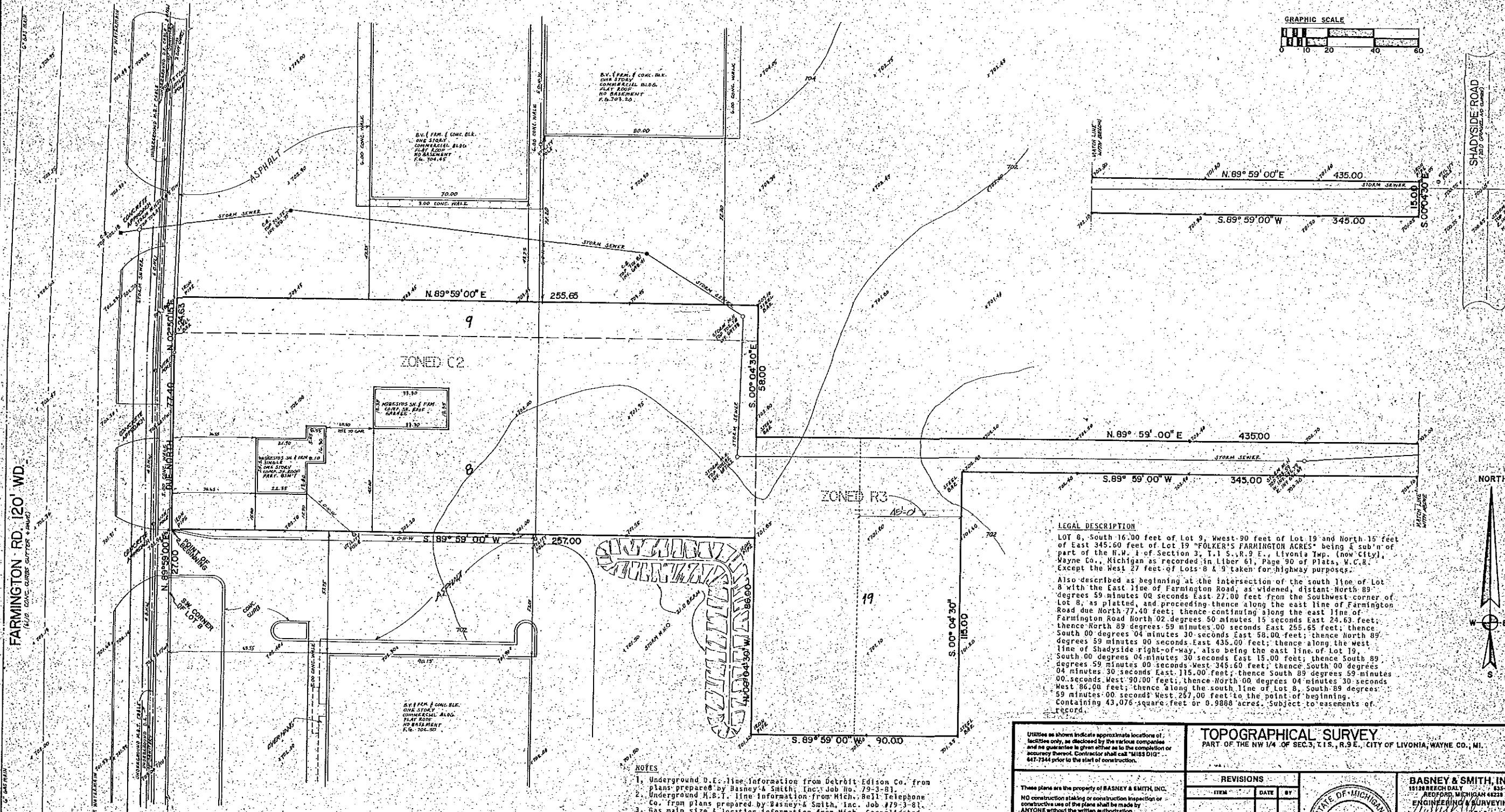
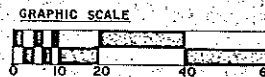
DRAWN
CHECKED
DATE
JOB NO
SHEET NO

1 OF 2

86-3-8-15



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

1. Underground D.E. line information from Detroit Edison Co. from plans prepared by Basney & Smith, Inc. Job No. 79-3-81.
2. Underground H.B.T. line information from Mich. Bell Telephone Co. from plans prepared by Basney & Smith, Inc. Job #79-3-81.
3. Gas main size & location information from Mich. Consolidated Gas Co. from plans prepared by Basney & Smith, Inc. #79-3-81.
4. Water main information from City of Livonia.
5. Sewer information from City of Livonia.
6. 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)
7. Check Title policy for possible easements in property.

TOPOGRAPHICAL SURVEY PART OF THE NW 1/4 OF SEC. 3, T.1 S., R.9 E., CITY OF LIVONIA, WAYNE CO., MI.	
REVISIONS	
ITEM	DATE BY
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. Rockaby, President.	
SANITARY SEWER PERMIT No. _____	
WATER MAIN PERMIT No. _____	
AUTHORIZATION BY William L. Rockaby DATE _____	
BASNEY & SMITH, INC. 18124 REECH DALE REDFORD, MICHIGAN 48238 ENGINEERING & SURVEYING <i>William L. Rockaby</i>	
DRAWN S.M.S.	DATE 2-26-86
CHECKED	JOB NO. 86-1-38
SCALE 1"=20'	SHEET 1 OF 1

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

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: April 22, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2026-04-02-12 – 20412 Farmington 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

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 2026-04-02-12 - 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

Petition 2026-04-02-12 — Objection to Shadyside Street Access — 20412 Farmington Road

From Dave Evangelista <devangelista317@gmail.com>

Date Tue 5/5/2026 10:20 AM

To Planning <Planning@Livonia.gov>

Dear City Planning Commission,

I am a Livonia resident writing to submit a formal objection to be entered on the record for Petition 2026-04-02-12 (Second Showing LLC, 20412 Farmington Road), to be heard at the public hearing on May 5, 2026.

To be clear, I am not opposing the proposed consignment furniture establishment itself. My objection is narrowly limited to one issue: the site as drawn appears to extend toward Shadyside Street, and the petition does not explicitly state how vehicular access to the property will be controlled.

Shadyside Street is a residential minor street under the Livonia Zoning Ordinance, intended primarily to serve abutting residential properties. Routing any commercial traffic — including delivery vehicles, customer pickups of furniture, employee access, or service vehicles — through Shadyside is incompatible with its function as a residential street, and inconsistent with the access management standards that apply throughout the C-2 General Business District (Section 3.11) and the use standards for second-hand stores under Section 6.53. Commercial access to this property should be exclusively from Farmington Road, the adjacent major thoroughfare.

Beyond the ordinance, Shadyside is a street where residents and children walk, ride bikes, and play. Introducing regular commercial vehicle traffic onto a residential street that has no commercial buffer or traffic controls designed for that purpose creates a foreseeable safety hazard. This is precisely the type of incompatibility the waiver use review process is designed to identify and prevent.

I respectfully request that the Commission condition any approval of this waiver on the following:

1. All vehicular access to and from the property — including customer, delivery, employee, and service vehicle traffic — shall be exclusively from Farmington Road.
2. No driveway, curb cut, or access point of any kind shall be constructed connecting the property to Shadyside Street.
3. These restrictions shall be recorded as enforceable conditions of the waiver use approval.

I plan to attend the May 5 hearing and would appreciate written confirmation that this objection has been entered into the record.

Thank you for your consideration.

Respectfully,

David Evangelista
20022 Shadyside St.
Livonia, MI 48152
248-914-4005
devangelista317@gmail.com



LETTER TO THE LIVONIA CITY COUNCIL

8.

16th District Court
May 21, 2026

MEETING DATE

S060126/R061526

PRESENTED BY

Judge James Jolly
16th District Court

AGENDA ITEM

APPOINTMENT OF A SUBSTITUTE MAGISTRATE FOR THE 16TH DISTRICT COURT: per Administrative Order No. 3035, appointing Timothy J. Klisz as a Substitute Magistrate, pursuant to Public Act 16 of the Public Acts of 1976, MCLA Section 600.8501(2).

BACKGROUND DETAILS

Per the attached letter from Judges Kavanagh and Jolly, upon your approval, the appointment of Timothy J. Klisz as a Substitute Magistrate of the 16th District Court.

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

To approve the appointment as requested.

ATTACHMENTS

1. ADMINISTRATIVE ORDER 2026-3035 APPOINTMENT OF ATTORNEY MAGISTRATE KLISZ
2. LETTER TO COUNCIL APPOINTMENT OF MAGISTRATE TIMOTHY KLISZ-16TH DISTRICT COURT
3. TIMOTHY KLISZ RESUME

APPROVED BY

State of Michigan



Sean P. Kavanagh
District Judge

James J. Jolly
District Judge

The District Court
16th Judicial District
32765 Five Mile Road
Livonia, Michigan 48154
Phone (734) 466-2500

Nadezda Stojcevska
Court Administrator

Katherine Worden
Deputy Court Administrator

Roger Spence
Magistrate

Administrative Order 2026 - _____ 3035

APPOINTMENT OF ATTORNEY MAGISTRATE

In accordance with Administrative Order 2009-6, effective January 1, 2010, and MCL 600.8501 and 600.8503, and upon approval of the State Court Administrative Office (SCAO),

IT IS ORDERED:

1. The judges of the 16th District Court appoint Timothy J. Klisz as attorney magistrate with the approval of the City of Livonia/ City Council.
2. Timothy J. Klisz:
 - a. Is a registered elector in the City of Livonia.
 - b. Will serve at the pleasure of the judges of the district court.
 - c. Will take the constitutional oath of office.
 - d. Will file a performance bond in the amount of \$50,000 with the City of Livonia treasurer and chief judge.
 - e. Will complete a training course in traffic law adjudication and sanctions given by SCAO.
 - f. Is licensed to practice law in Michigan.
3. Magistrate Timothy Klisz is authorized to perform the following duties:
 - a. Arraign and sentence upon pleas of guilty or nolo contendere for violations of the following acts or parts of acts, or local ordinances substantially corresponding to the following acts or parts of acts, if the maximum permissible punishment does not exceed 90 days in jail, a fine, or both [MCL 600.8511(a)]:

- 1) SPORT FISHING, part 487 of the natural resources and environmental protection act, MCL 324.48701 to 324.48740;
 - 2) WILDLIFE CONSERVATION, part 401 of the natural resources and environmental protection act, MCL 324.40101 to 324.40120;
 - 3) MARINE SAFETY, part 801 of the natural resources and environmental protection act, MCL 324.80101 to 324.80199;
 - 4) MOTOR CARRIER ACT, MCL 475.1 to 479.43;
 - 5) MOTOR CARRIER SAFETY ACT, MCL 480.11 to 480.25;
 - 6) DOG LAW OF 1919, MCL 287.261 to 287.290;
 - 7) MICHIGAN LIQUOR CONTROL CODE, MCL 436.1703 and 436.1915;
 - 8) GENERAL POWERS AND DUTIES, part 5 of the natural resources and environmental protection act, MCL 324.501 to 324.513;
 - 9) LITTERING, part 89 of the natural resources and environmental protection act, MCL 324.8901 to 324.8907;
 - 10) HUNTING AND FISHING LICENSES, part 435 of the natural resources and environmental protection act, MCL 324.43501 to 324.43561;
 - 11) RECREATIONAL TRESPASS, part 731 of the natural resources and environmental protection act, MCL 324.73101 to 324.73111; and
 - 12) TRESPASS, MCL 750.546 to 750.552c.
- b. Arraign and sentence upon pleas of guilty or nolo contendere for violations of the Michigan vehicle code, MCL 257.1 to 257.923, or local ordinances substantially corresponding to provisions of the Michigan vehicle code, if the maximum permissible punishment does not exceed 93 days in jail, a fine, or both, except for violations of MCL 257.625 and 257.625m or local ordinances substantially corresponding to these provisions. However, the magistrate is authorized to arraign defendants and set bond with regard to violations of MCL 257.625 and 257.625m or local ordinances substantially corresponding to these provisions. [MCL 600.8511(b)]
- c. Arraign and sentence upon pleas of guilty or nolo contendere for violations of the following acts, if the maximum permissible punishment does not exceed 93 days in jail, a fine, or both [MCL 600.8511(c)]:
- 1) OFF-ROAD RECREATION VEHICLES, part 811 of the natural resources and environmental protection act, MCL 324.81101 to 324.81150 or local ordinances substantially corresponding to these provisions, except for

violations of MCL 324.81134 and 324.81135. However, the magistrate is authorized to arraign defendants and set bond with regard to violations of MCL 324.81134 and 324.81135; and

- 2) SNOWMOBILE, part 821 of the natural resources and environmental protection act, MCL 324.82101 to 324.82160 or local ordinances substantially corresponding to these provisions, except for violations of MCL 324.82128 and 324.82129. However, the magistrate is authorized to arraign defendants and set bond with regard to violations of MCL 324.82128 and 324.82129.
- d. Accept pleas of guilty or nolo contendere and impose sentence for misdemeanor or ordinance violations punishable by fines and that are not punishable by imprisonment by the terms of the statutes or ordinances creating the offenses. [MCL 600.8512a(b)]
 - e. Issue search warrants under general authorization on individual cases. [MCL 600.8511(g); MCL 780.651(4)]
 - f. Issue warrants for the arrest of persons or summons to appear in court upon written authorization of the prosecuting or municipal attorney and set pre-arraignment bonds. Written authorization is not required for vehicle law or ordinance violations within the jurisdiction of the magistrate, if a police officer issued a traffic citation in accordance with MCL 257.728 and the defendant failed to appear. [MCL 600.8511(e); MCL 764.1(1)]
 - g. Fix bail and accept bond in all criminal cases. [MCL 600.8511(f)] Set bond and order the defendant to appear before the circuit court in the county for a hearing when the person has been arrested for violation of a personal protection order and the circuit court judge will not be present or available within 24 hours after an arrest. [MCL 764.15b(3)]
 - h. Conduct first appearances of defendants before the court in all criminal and ordinance violation cases, including acceptance of any written demand or waiver of preliminary examination and acceptance of any written demand or waiver of jury trial. However, the magistrate may only accept pleas of guilty or nolo contendere expressly authorized under MCL 600.8511 or MCL 600.8512a. [MCL 600.8513(1)]
 - i. Conduct arraignments for a contempt of court violation or a probation violation, if the violation arises directly out of a criminal case for which the magistrate has authority to conduct the first appearance and involves the same defendant, and if the maximum permissible penalty for the offense does not exceed one year in jail, a fine, or both. The magistrate may accept a plea and set bond, but may not conduct a contempt or probation violation hearing or sentencing. [MCL 600.8511(d)]
 - j. Hear and preside over civil infraction admissions, admissions with explanation, motions to set aside default or withdraw admissions, and conduct informal hearings in civil infraction actions, and impose all sanctions allowed by statute, under the authority of MCL 600.8512a(a), MCL 600.8512 (traffic, parking, recreational

marihuana, and medical marihuana civil infractions), 600.8719 (municipal civil infractions), MCL 600.8819 (state civil infractions), and other applicable sections of these acts. Informal hearings involving traffic or parking violations shall not be conducted until the magistrate has successfully completed the SCAO training course in traffic law adjudication and sanctions.

- k. Approve and grant petitions for the appointment of attorneys to represent indigent defendants accused of misdemeanor offenses punishable by imprisonment for not more than one year or ordinance violations punishable by imprisonment. [MCL 600.8513(2)(a)]
- l. Suspend payment of court fees by indigent parties in civil, small claims, or summary proceedings actions, until after judgment has been entered. [MCL 600.8513(2)(b)]
- m. Upon written authorization of the prosecuting or city attorney, sign nolle prosequis, dismissing any criminal or ordinance violation cases over which the district court has jurisdiction and release any bail bonds or bail bond deposits to the persons entitled to them, unless the preliminary examination or trial has commenced or a plea of guilty or nolo contendere has been accepted by a district court judge. [MCL 600.8513(2)(c)]
- n. Execute and issue process to effectuate authority expressly granted by law to district court magistrates. [MCL 600.8513(2)(d)]
- o. Administer oaths and affirmations and take acknowledgments in writing. [MCL 600.8317]
- p. Perform marriages and charge a fee of \$10 which shall be deposited with the court for transmission to the funding unit at the end of each month. [MCL 600.8316]
- q. Issue summonses to appear and show cause why the animal should not be destroyed, issue other preliminary orders, conduct hearings, and make necessary dispositive orders, regarding animals alleged to be dangerous and to have caused serious injury or death to a person or a dog. [MCL 287.322]
- r. Hear cases in the small claims division of the district court. [MCL 600.8401, MCL 600.8427, MCL 600.8514]
- s. Conduct probable cause conferences and all matters allowed at the probable cause conference, except for the taking of pleas and sentencings, under MCL 766.4. [MCL 600.8511(h)]
- t. Issue a suppression order for a search warrant affidavit. [MCL 780.651(9)]
- u. Issue a suppression order for a search warrant tabulation until the final disposition of the case unless otherwise ordered. [MCL 780.655(2)]
- v. Hear, preside over, and issue orders regarding abandoned vehicles filed under MCL 257.252a, 257.252b, and MCL 257.252d. [MCL 257.252f]

Effective Date:

Date: 5-28-26

A handwritten signature in blue ink, appearing to read "Leon P. Givens". The signature is fluid and cursive, with a large initial "L" and a long, sweeping tail.

Chief Judge Signature:

State of Michigan



Sean P. Kavanagh
District Judge

Nadezda Stojcevska
Court Administrator

The District Court
16th Judicial District
32765 Five Mile Road
Livonia, Michigan 48154
Phone (734) 466-2500

Katherine Worden
Deputy Court Administrator

James J. Jolly
District Judge

Roger Spence
Magistrate

May 12, 2026

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

RE: Appointment of Magistrate Timothy J. Klisz as a substitute Magistrate for the 16th District Court

Honorable Members of Council:

Enclosed you will find a copy of the proposed Administrative Order No. 3035 appointing Timothy J. Klisz as a substitute Magistrate of the 16th District Court. This Administrative Order has been entered pursuant to Public Act 16 of the Public Acts of 1976, which is M.C.L.A. Section 600.8501(2). Under the provision of this statute, the appointment of a magistrate is subject to approval of the governing body of the district court unit, which, of course, is in our case the City of Livonia.

Enclosed is Mr. Klisz' resume for your review.

Should you have any questions, do not hesitate to call.

Respectfully submitted,

A blue ink signature of Sean P. Kavanagh, written in a cursive style.

Sean P. Kavanagh, Chief Judge

A blue ink signature of James J. Jolly, written in a cursive style.

James J. Jolly, District Judge

TIMOTHY J. KLISZ, J.D.

18210 Manor Ln., Livonia, MI 48152

■ C: (313)402-0853 ■ F: (866)456-8341 ■

tim@kliszlaw.com

www.kliszlaw.com ■ <http://www.linkedin.com/pub/timothy-klisz/7/73b/835>

PROFESSIONAL SUMMARY

Secretary - City of Livonia Zoning Board of Appeals – Appointed by President of City Council – May, 2016 to present

Attorney who communicates clearly and effectively with clients, opposing counsel, jurors and judges. Develops lasting professional relationships.

A teacher and mentor to young attorneys and students through the State Bar of Michigan Mentor Program and through Madonna University.

A community and professional leader as former President, Vice President, Treasurer and Board Member of the Livonia Bar Association and past Member of the Board of Directors for Livonia Family YMCA.

COMMUNITY INVOLVEMENT

- | | |
|---|--|
| ■ St. Collette Catholic Church - Lector | ■ Secretary - Livonia ZBA- 2016-2026 |
| ■ Hoover PTA - Skating Chair '08-'13 | ■ Livonia Citizens Police Academy - 2016 |
| ■ Hoover Elementary and Riley PTA | ■ Relay for Life Livonia - Team Captain |
| ■ LJAL Coach - T-ball and Softball | ■ Livonia YMCA Board - 2017-2019 |

WORK HISTORY

Owner

Klisz Law Office, PLLC - Livonia, MI

03/2007 - present

- Interpreted laws, rulings and regulations for individuals and businesses.
- Founded a thriving solo law practice focusing on individuals and small businesses
- Mentor many young attorneys and students through the State Bar Mentor/Mentee match program as well as through Madonna University.
- Present many annual topics to a large group of financial advisors

Founding Partner

Klisz, Spindler & Stern, P.C. - Canton, MI

06/2000 - 02/2007

- Apprised clients of potential risks and costs associated with each course of action.
- Addressed employee concerns regarding demotion and termination.
- Oversaw an average of 20 cases each month.
- Researched, wrote and filed all motions, writs and briefs for each case. Creatively
- formulated trial techniques that specifically pertained to each case. Managed IT,
- advertising, finances and public relations for a boutique law firm, as well as handling a full case load in personal injury, real estate, probate / estate planning and collections.

Associate Attorney

Helmkamp, Ellis, Abraham & Demopoulos - Livonia, MI

11/1996 - 06/2000

- Proposed requests for admission and requests for production of documents.
- Drafted statements of the case and witness lists.
- Researched, wrote and filed all motions, writs and briefs for each case.
- Oversaw an average of 20 cases each month, trying many cases.
- Managed a high-volume caseload of court appointed criminal cases for a large District Court.
- Handled hundreds of mortgage closings for a national mortgage company.

EDUCATION

J.D.: Advanced No-Fault Auto Insurance

University of Detroit-Mercy School of Law - Detroit, MI

1996

- Passed the State Bar in the top 20% of all takers

Bachelor of Arts: Philosophy / Political Science double major

University of Michigan-Dearborn - Dearborn, MI

1993

- Graduated with Honors

AFFILIATIONS

Livonia Bar Association – Past President, Vice President, Treasurer & Board Member

Michigan Association of Justice - Sustaining Member

State Bar of Michigan – Member

City of Livonia – Commissioner (Secretary) Zoning Board of Appeals - 2016-present

AVVO.com - 10.0 Rated Lawyer “Superb”

Livonia Police Department – Citizens Police Academy Graduate – April, 2016

Livonia Family YMCA Board Member – 2017-2019



LETTER TO THE LIVONIA CITY COUNCIL

9.

Treasurer
May 13, 2026

MEETING DATE

S060126/R061526

PRESENTED BY

Susan Nash, City Treasurer

AGENDA ITEM

REQUEST TO ADOPT A RESOLUTION PLACING SPECIAL ASSESSMENTS UPON REFERENCED PROPERTIES WHOSE OWNERS HAVE NOT PAID CHARGES: in connection with the 2025 Sidewalk Program, Contract 25-G, Single lot assessments. (CR 74-24)

BACKGROUND DETAILS

Please be informed that in accordance with the provisions of Section 308.150 of Title 3, Chapter 8, of the Livonia Code of Ordinances, the property owners in the above captioned 2025 Sidewalk Program were notified by letter (dated 04/01/26) of the charges for their prospective properties.

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

In order that a council resolution may be adopted at your meeting of June 15, 2026, we are enclosing a list representing unpaid items to determine that an assessment shall be placed on these properties.

ATTACHMENTS

1. 031 01 0013 000
2. 076 02 0142 000
3. 092 07 0309 002
4. 094 03 0021 000
5. 2025 Sidewalk Billing Register

APPROVED BY

A handwritten signature in cursive script, appearing to read "Susan Nash".

Susan Nash, City Treasurer

Date: May 26, 2026

Name Abbas Elzein
Address 36986 Vargo St.
Telephone 313.779.1991

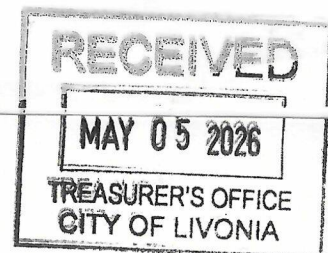
Treasurer's Office
Tax Parcel #031 01 0013 000
SAD District #919

**APPLICATION FOR INSTALLMENT PAYMENTS
ON SIDEWALK ASSESSMENT**

This application must be received by the Treasurer's Office no later than May 29, 2026.

Any requests received after this date **WILL NOT** be approved.

Honorable Members of the Council
c/o City of Livonia Treasurer's Office
33000 Civic Center Drive
Livonia, MI 48154



Dear Council Members:

I would like to request my sidewalk assessment be billed in three installments, transferred to my winter tax bill beginning with 2026 and the next two consecutive winter tax bills.

Amount \$3019.50. Installment amount \$1006.50 + applicable interest (see box below)

Reason: We purchased our home in 2023 and have invested significant money into necessary updates & repairs. The sidewalk damage existed long before we moved in and appears to be from many years prior. Paying the full sidewalk assessment in one lump sum would create a financial hardship for our family between property taxes, mortgage, childcare, and basic financial commitments

Yours truly,

A handwritten signature in blue ink, appearing to be "Abbas Elzein", written over a horizontal line.

Signed

4-29-2026

Date

City Council may authorize these installments. The current policy is to approve installments over a 3 year period plus an annual rate of interest to be determined by Council. Installments can be requested by letter or appearing at the meeting. If the above policy is still a hardship, a homeowner may request a longer installment period and it is recommended that they appear in person at the meeting to explain their circumstances.

Name HERZBERG
Address 33070 BARKLEY, 48154
Telephone 734 578-7426

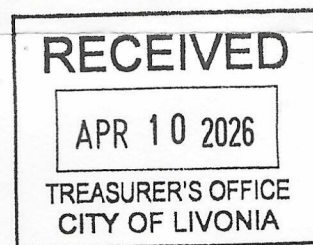
Treasurer's Office
Tax Parcel #086-02-0142-000
SAD District #919

APPLICATION FOR INSTALLMENT PAYMENTS
ON SIDEWALK ASSESSMENT

This application must be received by the Treasurer's Office no later than May 29, 2026.

Any requests received after this date **WILL NOT** be approved.

Honorable Members of the Council
c/o City of Livonia Treasurer's Office
33000 Civic Center Drive
Livonia, MI 48154



Dear Council Members:

I would like to request my sidewalk assessment be billed in three installments, transferred to my winter tax bill beginning with 2026 and the next two consecutive winter tax bills.

Amount \$543.40. Installment amount \$181.13 + applicable interest (see box be

Reason: CURRENT FINANCIAL HARDSHIP

Yours truly,

Signed

Date

4/7/2026

City Council may authorize these installments. The current policy is to approve installments over a 3 year period plus an annual rate of interest to be determined by Council. Installments can be requested by letter or appearing at the meeting. If the above policy is still a hardship, a homeowner may request a longer installment period and it is recommended that they appear in person at the meeting to explain their circumstances.

Name SUSAN M LEININGER
Address 30370 OAKVIEW STREET
Telephone 734-748-7571 48154

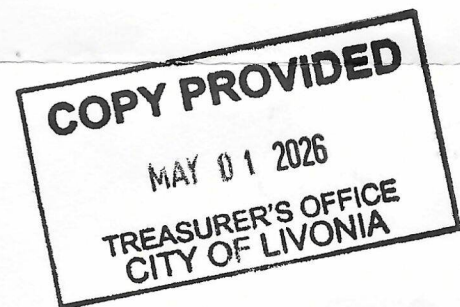
Treasurer's Office
Tax Parcel #092-07-0309-002
SAD District #919

APPLICATION FOR INSTALLMENT PAYMENTS
ON SIDEWALK ASSESSMENT

This application must be received by the Treasurer's Office no later than May 29, 2026.

Any requests received after this date **WILL NOT** be approved.

Honorable Members of the Council
c/o City of Livonia Treasurer's Office
33000 Civic Center Drive
Livonia, MI 48154



Dear Council Members:

I would like to request my sidewalk assessment be billed in three installments, transferred to my winter tax bill beginning with 2026 and the next two consecutive winter tax bills.

Amount \$1,841.40 Installment amount \$613.80 + applicable interest (see box be

Reason: HAVING FINANCIAL DIFFICULTIES
AT THE PRESENT TIME. RECENTLY
INHERITED THE PROPERTY ALONG WITH
MANY UNEXPECTED EXPENSES

Yours truly,

Susan M Leininger
Signed

May 1, 2026
Date

City Council may authorize these installments. The current policy is to approve installments over a 3 year period plus an annual rate of interest to be determined by Council. Installments can be requested by letter or appearing at the meeting. If the above policy is still a hardship, a homeowner may request a longer installment period and it is recommended that they appear in person at the meeting to explain their circumstances.

Name Danielle Bianco
Address 29114 Lori Street
Telephone 248-747-1469

Treasurer's Office
Tax Parcel #094-03-0021-000
SAD District #919

**APPLICATION FOR INSTALLMENT PAYMENTS
ON SIDEWALK ASSESSMENT**

This application must be received by the Treasurer's Office no later than May 29, 2026.

Any requests received after this date **WILL NOT** be approved.

Honorable Members of the Council
c/o City of Livonia Treasurer's Office
33000 Civic Center Drive
Livonia, MI 48154

COPY PROVIDED

APR 20 2026

**TREASURER'S OFFICE
CITY OF LIVONIA**

Dear Council Members:

I would like to request my sidewalk assessment be billed in three installments, transferred to my winter tax bill beginning with 2026 and the next two consecutive winter tax bills.

Amount \$518.65 Installment amount \$172.88 + applicable interest (see box be

Reason: I'm unable to pay the lump sum by May 29th due
to a recent divorce. I am paying alimony and the cost
of living for my family. I can make ^{the payments} installments.
Thank you.

Yours truly,

Danielle Bianco
Signed

4/20/2026
Date

City Council may authorize these installments. The current policy is to approve installments over a 3 year period plus an annual rate of interest to be determined by Council. Installments can be requested by letter or appearing at the meeting. If the above policy is still a hardship, a homeowner may request a longer installment period and it is recommended that they appear in person at the meeting to explain their circumstances.

BILLING REGISTER FOR CITY OF LIVONIA

Invoice # Account # Parcel #	Srv Code	Owner Prop. Address	Mailing Address	Amt. Chg. Pmts/Crdts	Amt. Billed Amt. Due
25-1 004 02 0007 000 004 02 0007 000	25SIDEW	BERRY ALICE TRUST 19826 ANGLING LIVONIA, MI	19826 ANGLING LIVONIA, MI	1,526.25 1,526.25	1,526.25 0.00
25-2 004 01 0060 002 004 01 0060 002	25SIDEW	VOGEL R MITCHELL 19674 DEERING LIVONIA, MI	19674 DEERING LIVONIA, MI	773.30 0.00	773.30 773.30
25-3 008 99 0003 004 008 99 0003 004	25SIDEW	ST PRISCILLA PARISH LI 19120 PURLINGBROOK LIVONIA, MI	12 STATE STREET DETROIT, MI	237.60 0.00	237.60 237.60
25-4 009 99 0004 000 009 99 0004 000	25SIDEW	MAYUR HOLDINGS LLC 31401 EIGHT MILE LIVONIA, MI	904 CANTERBURY CANTON, MI	3,861.00 3,861.00	3,861.00 0.00
25-5 009 99 0003 000 009 99 0003 000	25SIDEW	NSC LIVONIA-WEST LC 31465 EIGHT MILE LIVONIA, MI	32300 NORTHWESTERN HWY FARMINGTON HILLS, MI	3,094.30 0.00	3,094.30 3,094.30
25-7 009 99 0034 000 009 99 0034 000	25SIDEW	STANECKI PROPERTY MGMT 31625 EIGHT MILE LIVONIA, MI	7550 WALNUT LAKE RD WEST BLOOMFIELD, MI	459.80 0.00	459.80 459.80
25-8 009 99 0035 001 009 99 0035 001	25SIDEW	MERRI-8 INDUSTRIAL 31655 EIGHT MILE LIVONIA, MI	47800 WEST RD WIXOM, MI	3,496.90 3,496.90	3,496.90 0.00
25-9 009 99 0035 002 009 99 0035 002	25SIDEW	31675 W EIGHT MILE HOL 31675 EIGHT MILE LIVONIA, MI	31675 EIGHT MILE LIVONIA, MI	1,161.60 1,161.60	1,161.60 0.00
25-10 009 99 0041 000 009 99 0041 000	25SIDEW	VMS HOLDINGS LLC 31693 EIGHT MILE LIVONIA, MI	31693 EIGHT MILE LIVONIA, MI	1,566.40 0.00	1,566.40 1,566.40
25-11 009 99 0006 000 009 99 0006 000	25SIDEW	POCOCK DAVID J 20515 MERRIMAN LIVONIA, MI	20515 MERRIMAN LIVONIA, MI	903.10 0.00	903.10 903.10
25-12 009 99 0005 002 009 99 0005 002	25SIDEW	PRETTL INTERNATIONAL, 20523 MERRIMAN LIVONIA, MI	1721 WHITE HORSE RD. GREENVILLE, SC	3,304.40 0.00	3,304.40 3,304.40
25-14 015 02 0116 000 015 02 0116 000	25SIDEW	ANDREE III JOHN W/JOAN 34776 FAIRFAX LIVONIA, MI	34776 FAIRFAX LIVONIA, MI	3,107.50 0.00	3,107.50 3,107.50
25-15 014 04 0026 000 014 04 0026 000	25SIDEW	OANH THI-HOANG LE 34744 FARGO LIVONIA, MI	34744 FARGO LIVONIA, MI	512.05 512.05	512.05 0.00
25-16 013 01 0382 000 013 01 0382 000	25SIDEW	ADAMS BRIAN 34232 PEMBROKE LIVONIA, MI	34232 PEMBROKE LIVONIA, MI	722.70 0.00	722.70 722.70
25-17 013 01 0399 000 013 01 0399 000	25SIDEW	SKUBIK JOHN / SUZANNE 34257 PEMBROKE LIVONIA, MI	34257 PEMBROKE LIVONIA, MI	501.60 0.00	501.60 501.60
25-18 013 01 0400 000 013 01 0400 000	25SIDEW	KASPAREK FRANK / CHERY 34283 PEMBROKE LIVONIA, MI	34283 PEMBROKE LIVONIA, MI	1,712.70 1,712.70	1,712.70 0.00
25-19 013 01 0326 000 013 01 0326 000	25SIDEW	ALGER-JAMROG LINDA/PAT 20058 POLLYANNA LIVONIA, MI	20058 POLLYANNA LIVONIA, MI	1,330.45 0.00	1,330.45 1,330.45
25-20 015 01 0079 000 015 01 0079 000	25SIDEW	WILLIAMS DAVID/KRISTYN 34530 ST MARTINS LIVONIA, MI	34530 ST MARTINS LIVONIA, MI	303.05 303.05	303.05 0.00
25-21	25SIDEW	HETHERINGTON ERICK / A	20219 WAYNE	470.25	470.25

BILLING REGISTER FOR CITY OF LIVONIA

Invoice # Account # Parcel #	Srv Code	Owner Prop. Address	Mailing Address	Amt. Chg. Pmts/Crdts	Amt. Billed Amt. Due
014 03 0557 000 014 03 0557 000		20219 WAYNE LIVONIA, MI	LIVONIA, MI	0.00	470.25
25-22 025 04 0097 000 025 04 0097 000	25SIDEW	KENNETH / VICKI OLIVER 18414 GLASTONBURY LIVONIA, MI	18414 GLASTONBURY LIVONIA, MI	2,348.50 2,348.50	2,348.50 0.00
25-23 025 05 0155 000 025 05 0155 000	25SIDEW	EL-CHARIF HUSSAM/RAYDA 18133 GLENGARRY LIVONIA, MI	18133 GLENGARRY LIVONIA, MI	637.45 0.00	637.45 637.45
25-24 032 01 0039 000 032 01 0039 000	25SIDEW	MESAROSCH BONNIE L LIF 36221 CURTIS LIVONIA, MI	36221 CURTIS LIVONIA, MI	376.20 376.20	376.20 0.00
25-25 031 01 0013 000 031 01 0013 000	25SIDEW	ELZEIN ABBAS 36986 VARGO LIVONIA, MI	36986 VARGO LIVONIA, MI	3,019.50 0.00	3,019.50 3,019.50
25-26 032 01 0018 000 032 01 0018 000	25SIDEW	NEARY WILLIAM / CHARLO 17491 WOODSIDE LIVONIA, MI	17491 WOODSIDE LIVONIA, MI	344.85 0.00	344.85 344.85
25-27 035 04 0024 000 035 04 0024 000	25SIDEW	JORANI SALLY 17134 ELLEN LIVONIA, MI	17134 ELLEN LIVONIA, MI	209.00 0.00	209.00 209.00
25-28 034 04 0011 000 034 04 0011 000	25SIDEW	SMITH DANIEL/KAREN 18758 GARY LIVONIA, MI		250.80 250.80	250.80 0.00
25-29 036 01 0091 000 036 01 0091 000	25SIDEW	CERVENAN NEIL / DEANNA 17377 VACRI LIVONIA, MI	17377 VACRI LIVONIA, MI	287.10 0.00	287.10 287.10
25-30 044 07 0001 000 044 07 0001 000	25SIDEW	CARDAIS JASON 29854 BOBRICH LIVONIA, MI	29854 BOBRICH AVE LIVONIA, MI	2,180.20 0.00	2,180.20 2,180.20
25-31 044 05 0014 000 044 05 0014 000	25SIDEW	HACHEY FRANCIS/DEBORAH 17406 BROOKVIEW LIVONIA, MI	17406 BROOKVIEW LIVONIA, MI	229.90 229.90	229.90 0.00
25-32 042 01 0256 000 042 01 0256 000	25SIDEW	WEST DARYL J 18753 FLAMINGO LIVONIA, MI	18753 FLAMINGO LIVONIA, MI	2,478.30 2,478.30	2,478.30 0.00
25-33 042 01 0271 000 042 01 0271 000	25SIDEW	BIDDINGER MARK 19027 FLAMINGO LIVONIA, MI	19027 FLAMINGO LIVONIA, MI	237.60 237.60	237.60 0.00
25-34 041 02 0001 000 041 02 0001 000	25SIDEW	DUPREE TRAVIS 18139 MIDDLEBELT LIVONIA, MI	18139 MIDDLEBELT LIVONIA, MI	2,221.45 0.00	2,221.45 2,221.45
25-35 042 01 0022 002 042 01 0022 002	25SIDEW	DAVIS MICHAEL / SARAH 30645 SEVEN MILE LIVONIA, MI	30645 7 MILE RD LIVONIA, MI	766.70 0.00	766.70 766.70
25-36 044 99 0046 001 044 99 0046 001	25SIDEW	NATHAN BINING FAMILY L 29520 SIX MILE LIVONIA, MI	45765 TOURNAMENT DRIVE NORTHVILLE, MI	1,464.10 0.00	1,464.10 1,464.10
25-37 045 01 0002 001 045 01 0002 001	25SIDEW	O'KEEFE DANIEL 18180 DEERING LIVONIA, MI	18180 DEERING LIVONIA, MI	1,294.70 1,294.70	1,294.70 0.00
25-38 048 02 0119 000 048 02 0119 000	25SIDEW	KORBY JODI S 17666 DOLORES LIVONIA, MI	17666 DOLORES LIVONIA, MI	217.80 217.80	217.80 0.00
25-39 052 99 0137 000	25SIDEW	MARTINESCUL VASILE/SIM 15724 GREEN LANE	15724 GREEN LANE LIVONIA, MI	418.00 0.00	418.00 418.00

BILLING REGISTER FOR CITY OF LIVONIA

Invoice # Account # Parcel #	Srv Code	Owner Prop. Address	Mailing Address	Amt. Chg. Pmts/Crdts	Amt. Billed Amt. Due
052 99 0137 000		LIVONIA, MI			
25-40	25SIDEW	PASQUALE JEAN R	16041 HARRISON	1,270.50	1,270.50
051 03 0051 000		16041 HARRISON	LIVONIA, MI	0.00	1,270.50
051 03 0051 000		LIVONIA, MI			
25-41	25SIDEW	E & S PROPERTIES LLC	1612 MUER DR	1,989.90	1,989.90
059 01 0001 002		15704 FARMINGTON	TROY, MI	0.00	1,989.90
059 01 0001 002		LIVONIA, MI			
25-42	25SIDEW	GASSEN RICHARD M / CHE	34217 COVENTRY	3,671.80	3,671.80
064 01 0058 000		34217 COVENTRY	LIVONIA, MI	3,671.80	0.00
064 01 0058 000		LIVONIA, MI			
25-43	25SIDEW	BREHOB WAYNE S LIFE ES	15525 NORWICH	998.80	998.80
064 01 0504 001		15525 NORWICH	LIVONIA, MI	998.80	0.00
064 01 0504 001		LIVONIA, MI			
25-44	25SIDEW	HEMME JUSTEN / KARI	35398 OAKDALE	846.45	846.45
065 02 0181 000		35398 OAKDALE	LIVONIA, MI	0.00	846.45
065 02 0181 000		LIVONIA, MI			
25-45	25SIDEW	GROVE JAMES B	16615 WHITBY	188.10	188.10
061 03 0268 000		16615 WHITBY	LIVONIA, MI	188.10	0.00
061 03 0268 000		LIVONIA, MI			
25-46	25SIDEW	MEI GUANG ZE/JIANG LI	16919 FITZGERALD	282.15	282.15
066 03 0167 000		16919 FITZGERALD	LIVONIA, MI	282.15	0.00
066 03 0167 000		LIVONIA, MI			
25-47	25SIDEW	MACIAS SERGIO/ANN MARI	15676 PARKLANE	498.30	498.30
068 03 0124 000		15676 PARKLANE	LIVONIA, MI	0.00	498.30
068 03 0124 000		LIVONIA, MI			
25-48	25SIDEW	ESHKANIAN JAMES	16599 PARKLANE	0.00	0.00
065 05 0102 000		16599 PARKLANE	LIVONIA, MI	323.95	0.00
065 05 0102 000		LIVONIA, MI			
25-49	25SIDEW	MC GRAIL JAMES/LINDA L	36781 RAYBURN	247.50	247.50
067 04 0169 000		36781 RAYBURN	LIVONIA, MI	0.00	247.50
067 04 0169 000		LIVONIA, MI			
25-50	25SIDEW	DROLET RICHARD / ANGEL	36042 SHERWOOD	261.25	261.25
068 03 0128 000		36042 SHERWOOD	LIVONIA, MI	261.25	0.00
068 03 0128 000		LIVONIA, MI			
25-51	25SIDEW	TRAUB THOMAS / MEGHAN	36757 SHERWOOD	271.70	271.70
067 03 0123 000		36757 SHERWOOD	LIVONIA, MI	0.00	271.70
067 03 0123 000		LIVONIA, MI			
25-52	25SIDEW	AYOTTE DUANE/NANCY LIF	36768 SHERWOOD	267.30	267.30
067 03 0137 000		36768 SHERWOOD	LIVONIA, MI	267.30	0.00
067 03 0137 000		LIVONIA, MI			
25-53	25SIDEW	CAVES LEWIS/LESLEY	16411 WAYNE	1,373.35	1,373.35
065 02 0191 000		16411 WAYNE	LIVONIA, MI	0.00	1,373.35
065 02 0191 000		LIVONIA, MI			
25-54	25SIDEW	BUCHANAN ERIC/MICHELLE	16443 WAYNE	815.65	815.65
065 02 0192 000		16443 WAYNE	LIVONIA, MI	0.00	815.65
065 02 0192 000		LIVONIA, MI			
25-55	25SIDEW	MULCAHY MICHAEL / TARR	16471 WAYNE	1,288.65	1,288.65
065 02 0193 000		16471 WAYNE	LIVONIA, MI	0.00	1,288.65
065 02 0193 000		LIVONIA, MI			
25-57	25SIDEW	SMITH MARY J LIFE ESTA	36646 WHITCOMB	313.50	313.50
066 02 0046 000		36646 WHITCOMB	LIVONIA, MI	0.00	313.50
066 02 0046 000		LIVONIA, MI			
25-58	25SIDEW	SMITH TRAVIS	36678 WHITCOMB	558.25	558.25
066 02 0047 000		36678 WHITCOMB	LIVONIA, MI	558.25	0.00
066 02 0047 000		LIVONIA, MI			

BILLING REGISTER FOR CITY OF LIVONIA

Invoice # Account # Parcel #	Srv Code	Owner Prop. Address	Mailing Address	Amt. Chg. Pmts/Crdts	Amt. Billed Amt. Due
25-59 067 01 0017 000 067 01 0017 000	25SIDEW	BERRY JOSEPH / SHERRY 15384 WILLIAMS LIVONIA, MI	15384 WILLIAMS LIVONIA, MI	1,086.80 1,086.80	1,086.80 0.00
25-60 069 03 0273 000 069 03 0273 000	25SIDEW	WILLIAMS WILLIAM A / K 37465 BRISTOL LIVONIA, MI	37465 BRISTOL LIVONIA, MI	891.00 0.00	891.00 891.00
25-61 069 03 0211 000 069 03 0211 000	25SIDEW	MUSLEH ISA/MARLYNE 38061 BRISTOL LIVONIA, MI	38061 BRISTOL LIVONIA, MI	229.90 229.90	229.90 0.00
25-62 070 01 0076 000 070 01 0076 000	25SIDEW	BRUFF KENNETH / VANESS 38943 LAPHAM LIVONIA, MI	38943 LAPHAM LIVONIA, MI	209.00 0.00	209.00 209.00
25-63 070 01 0077 000 070 01 0077 000	25SIDEW	LEWIS CHARLES A TRUST 38975 LAPHAM LIVONIA, MI	38975 LAPHAM LIVONIA, MI	891.00 891.00	891.00 0.00
25-64 069 03 0217 000 069 03 0217 000	25SIDEW	WITALEC BARBARA/GERAL 16250 NOLA LIVONIA, MI	16250 NOLA LIVONIA, MI	1,233.65 1,233.65	1,233.65 0.00
25-65 070 02 0181 000 070 02 0181 000	25SIDEW	HUTCHISON SCOTT 15827 PENN LIVONIA, MI	15827 PENN LIVONIA, MI	498.85 0.00	498.85 498.85
25-66 070 02 0287 000 070 02 0287 000	25SIDEW	CAMPBELL JAMES / SHEIL 15886 PENN LIVONIA, MI	15886 PENN LIVONIA, MI	742.50 0.00	742.50 742.50
25-67 076 02 0913 000 076 02 0913 000	25SIDEW	MAVRIDIS GREG 14143 BLUE SKIES LIVONIA, MI	14143 BLUE SKIES LIVONIA, MI	177.65 0.00	177.65 177.65
25-68 073 01 0075 000 073 01 0075 000	25SIDEW	GEE FRANCES L TRUST 14510 BLUE SKIES LIVONIA, MI	14510 BLUE SKIES LIVONIA, MI	287.10 287.10	287.10 0.00
25-70 073 01 0069 000 073 01 0069 000	25SIDEW	MOROWIEC BARBARA 14582 BLUE SKIES LIVONIA, MI	14582 BLUE SKIES LIVONIA, MI	267.30 267.30	267.30 0.00
25-71 073 01 0068 000 073 01 0068 000	25SIDEW	BRUCE ANDREA F 14608 BLUE SKIES LIVONIA, MI	14608 BLUE SKIES LIVONIA, MI	217.80 0.00	217.80 217.80
25-72 073 01 0066 000 073 01 0066 000	25SIDEW	JACKSON KALYN 14632 BLUE SKIES LIVONIA, MI	14632 BLUE SKIES LIVONIA, MI	999.90 0.00	999.90 999.90
25-73 073 01 0064 000 073 01 0064 000	25SIDEW	PALAZZO,MARC 14656 BLUE SKIES LIVONIA, MI	14656 BLUE SKIES LIVONIA, MI	303.05 303.05	303.05 0.00
25-74 073 01 0062 000 073 01 0062 000	25SIDEW	WEISS GEORGE 14702 BLUE SKIES LIVONIA, MI	14702 BLUE SKIES LIVONIA, MI	257.40 257.40	257.40 0.00
25-75 073 01 0059 000 073 01 0059 000	25SIDEW	ESSHAKI FAIZ 14738 BLUE SKIES LIVONIA, MI	14738 BLUE SKIES LIVONIA, MI	227.70 227.70	227.70 0.00
25-76 073 03 0506 000 073 03 0506 000	25SIDEW	HICKSON JEFFREY/KRISTY 37920 DONALD LIVONIA, MI	37920 DONALD LIVONIA, MI	303.05 0.00	303.05 303.05
25-77 073 03 0505 000 073 03 0505 000	25SIDEW	MCINTYRE THOMAS / MARI 37932 DONALD LIVONIA, MI	37932 DONALD LIVONIA, MI	257.40 0.00	257.40 257.40
25-78	25SIDEW	SMITH CHRISTINE	38264 DONALD	227.70	227.70

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073 03 0488 000 073 03 0488 000		38264 DONALD LIVONIA, MI	LIVONIA, MI	227.70	0.00
25-79 074 02 1143 000 074 02 1143 000	25SIDEW	FULAR JAMES/LISA 38984 DONALD LIVONIA, MI	38984 DONALD LIVONIA, MI	158.40 158.40	158.40 0.00
25-80 074 02 1162 000 074 02 1162 000	25SIDEW	PERRY BRUCE/RACHEL 39143 DONALD LIVONIA, MI	39143 DONALD LIVONIA, MI	512.05 0.00	512.05 512.05
25-81 073 01 0114 000 073 01 0114 000	25SIDEW	KARANA KAIS 14507 HUFF LIVONIA, MI	15365 NEWBURGH LIVONIA, MI	772.20 772.20	772.20 0.00
25-82 073 01 0048 000 073 01 0048 000	25SIDEW	MARGARET LEONARD-SHUBS 37608 JAMISON LIVONIA, MI	3711 LOCH BEND COMMERCE TOWNSHIP, MI	277.20 277.20	277.20 0.00
25-83 073 01 0094 000 073 01 0094 000	25SIDEW	LINDBERG PATRICK 37717 JAMISON LIVONIA, MI	37717 JAMISON LIVONIA, MI	504.90 504.90	504.90 0.00
25-84 073 01 0093 000 073 01 0093 000	25SIDEW	THORSON PAUL O 37733 JAMISON LIVONIA, MI	37733 JAMISON LIVONIA, MI	495.00 495.00	495.00 0.00
25-85 073 01 0058 000 073 01 0058 000	25SIDEW	STUMPF BENJAMIN F 37749 JAMISON LIVONIA, MI	37749 JAMISON LIVONIA, MI	732.60 732.60	732.60 0.00
25-86 073 03 0439 000 073 03 0439 000	25SIDEW	ZIMMERMAN JASON/HAFNER 37937 JAMISON LIVONIA, MI	37937 JAMISON LIVONIA, MI	257.40 0.00	257.40 257.40
25-87 073 03 0445 000 073 03 0445 000	25SIDEW	RICKER NICOLE / WESLEY 38053 JAMISON LIVONIA, MI	38053 JAMISON LIVONIA, MI	267.30 0.00	267.30 267.30
25-88 074 01 0725 000 074 01 0725 000	25SIDEW	VIAU JAMEY RAE 15180 KNOLSON LIVONIA, MI	15180 KNOLSON LIVONIA, MI	297.00 0.00	297.00 297.00
25-89 073 01 0200 000 073 01 0200 000	25SIDEW	SHOEMAKER BARRY 14641 NEWBURGH LIVONIA, MI	14641 NEWBURGH LIVONIA, MI	344.85 0.00	344.85 344.85
25-90 073 01 0002 000 073 01 0002 000	25SIDEW	RUGG JENNIFER L 14969 NEWBURGH LIVONIA, MI	14969 NEWBURGH LIVONIA, MI	1,736.90 0.00	1,736.90 1,736.90
25-91 073 02 0361 000 073 02 0361 000	25SIDEW	SCHULZ DAVID S 38029 PARKHURST LIVONIA, MI	38029 PARKHURST LIVONIA, MI	267.30 0.00	267.30 267.30
25-92 073 02 0362 000 073 02 0362 000	25SIDEW	BERGIN BARBARA LIFE ES 38043 PARKHURST LIVONIA, MI	38043 PARKHURST LIVONIA, MI	247.50 0.00	247.50 247.50
25-93 074 03 0369 000 074 03 0369 000	25SIDEW	STEMKY TRAVIS / KILEY 39195 PARKHURST LIVONIA, MI	39195 PARKHURST LIVONIA, MI	504.90 0.00	504.90 504.90
25-94 073 01 0176 000 073 01 0176 000	25SIDEW	DAHLKA RAYMOND / DIANE 14674 RICHFIELD LIVONIA, MI	14674 RICHFIELD LIVONIA, MI	498.85 498.85	498.85 0.00
25-95 074 04 0609 000 074 04 0609 000	25SIDEW	CLARAMUNT KRISTINA S 39320 ROSS LIVONIA, MI	39320 ROSS LIVONIA, MI	261.25 0.00	261.25 261.25
25-96 076 02 0834 000	25SIDEW	ESPARZA MARCELLINE TR 14425 STONEHOUSE LIVONIA, MI	14425 STONEHOUSE LIVONIA, MI	1,334.30 1,334.30	1,334.30 0.00

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076 02 0834 000		LIVONIA, MI			
25-97	25SIDEW	SOKOL CAROLYN FAMILY T	38038 SUMMERS	316.80	316.80
076 02 0957 000		38038 SUMMERS	LIVONIA, MI	316.80	0.00
076 02 0957 000		LIVONIA, MI			
25-98	25SIDEW	KERRY GROUP LLC	16049 JOHNSON CREEK DR	647.90	647.90
075 03 0408 000		38449 SUMMERS	NORTHVILLE, MI	647.90	0.00
075 03 0408 000		LIVONIA, MI			
25-99	25SIDEW	GABLER RYAN	15060 SUSANNA	247.50	247.50
073 02 0296 000		15060 SUSANNA	LIVONIA, MI	247.50	0.00
073 02 0296 000		LIVONIA, MI			
25-100	25SIDEW	ARNOLD RENE / BRIAN	14489 FAIRWAY	1,528.45	1,528.45
080 08 0002 000		14489 FAIRWAY	LIVONIA, MI	0.00	1,528.45
080 08 0002 000		LIVONIA, MI			
25-101	25SIDEW	ALTERBERGER GEORGE LI	15098 GOLFOVIEW	970.20	970.20
077 09 0008 000		15098 GOLFOVIEW	LIVONIA, MI	970.20	0.00
077 09 0008 000		LIVONIA, MI			
25-102	25SIDEW	PATRUNO CORRADO	36071 HOWELL	1,658.80	1,658.80
077 09 0020 000		36071 HOWELL	LIVONIA, MI	0.00	1,658.80
077 09 0020 000		LIVONIA, MI			
25-103	25SIDEW	WLOSINSKI WALTER J LI	36094 LYNDON	815.10	815.10
077 07 0023 000		36094 LYNDON	LIVONIA, MI	815.10	0.00
077 07 0023 000		LIVONIA, MI			
25-104	25SIDEW	BAILEY THOMAS / JOHNIN	14807 PARK	306.90	306.90
077 03 0148 000		14807 PARK	LIVONIA, MI	306.90	0.00
077 03 0148 000		LIVONIA, MI			
25-105	25SIDEW	GARCIA BETTY / TINA /	14723 GARY	485.10	485.10
082 04 0123 000		14723 GARY	LIVONIA, MI	0.00	485.10
082 04 0123 000		LIVONIA, MI			
25-106	25SIDEW	BOURGEOIS CLAY/DESIREE	33950 SCHOOLCRAFT	1,640.65	1,640.65
084 02 0032 002		33950 SCHOOLCRAFT	LIVONIA, MI	0.00	1,640.65
084 02 0032 002		LIVONIA, MI			
25-107	25SIDEW	BYRD MARGARET A	33980 SCHOOLCRAFT	762.30	762.30
084 02 0033 002		33980 SCHOOLCRAFT	LIVONIA, MI	762.30	0.00
084 02 0033 002		LIVONIA, MI			
25-108	25SIDEW	BRUCE JOSEPH TRUST	15172 ARDEN	2,818.20	2,818.20
085 01 0128 002		15172 ARDEN	LIVONIA, MI	2,818.20	0.00
085 01 0128 002		LIVONIA, MI			
25-109	25SIDEW	KOURTIJIAN CHRISTOPHER	14999 AUBURNDALE	2,954.05	2,954.05
085 01 0372 000		14999 AUBURNDALE	LIVONIA, MI	0.00	2,954.05
085 01 0372 000		LIVONIA, MI			
25-110	25SIDEW	LAHOUD GEORGES	32415 BARKLEY	334.40	334.40
086 02 0173 000		32415 BARKLEY	LIVONIA, MI	334.40	0.00
086 02 0173 000		LIVONIA, MI			
25-111	25SIDEW	BRADY FRANCES M	32430 BARKLEY	261.25	261.25
086 02 0171 000		32430 BARKLEY	LIVONIA, MI	261.25	0.00
086 02 0171 000		LIVONIA, MI			
25-112	25SIDEW	EVANOFF VICTOR/STACY	32449 BARKLEY	524.70	524.70
086 02 0175 000		32449 BARKLEY	LIVONIA, MI	0.00	524.70
086 02 0175 000		LIVONIA, MI			
25-113	25SIDEW	PORTELLI CHARLES / JUD	32557 BARKLEY	485.10	485.10
086 02 0178 000		32557 BARKLEY	LIVONIA, MI	0.00	485.10
086 02 0178 000		LIVONIA, MI			
25-114	25SIDEW	RADGOWSKI MATTHEW B	32564 BARKLEY	574.75	574.75
086 02 0164 000		32564 BARKLEY	LIVONIA, MI	0.00	574.75
086 02 0164 000		LIVONIA, MI			

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25-115 086 02 0152 002 086 02 0152 002	25SIDEW	RIZZO RICHARD/JUDITH L 32860 BARKLEY LIVONIA, MI	32860 BARKLEY LIVONIA, MI	1,069.20 1,069.20	1,069.20 0.00
25-116 086 02 0146 000 086 02 0146 000	25SIDEW	GIELAROWSKI DAVID ARTH 33014 BARKLEY LIVONIA, MI	33014 BARKLEY LIVONIA, MI	257.40 0.00	257.40 257.40
25-117 086 02 0196 000 086 02 0196 000	25SIDEW	BRESLER WILLIAM/SUSAN 33025 BARKLEY LIVONIA, MI	33025 BARKLEY LIVONIA, MI	261.25 0.00	261.25 261.25
25-118 086 02 0145 000 086 02 0145 000	25SIDEW	COWEN SHELBY / KYLE 33028 BARKLEY LIVONIA, MI	33028 BARKLEY LIVONIA, MI	776.60 0.00	776.60 776.60
25-119 086 02 0142 000 086 02 0142 000	25SIDEW	HERZBERG RICHARD / TAR 33070 BARKLEY LIVONIA, MI	33070 BARKLEY LIVONIA, MI	543.40 0.00	543.40 543.40
25-120 086 03 0028 000 086 03 0028 000	25SIDEW	WILSON DIANE K 14858 FAIRFIELD LIVONIA, MI	14858 FAIRFIELD LIVONIA, MI	2,941.95 0.00	2,941.95 2,941.95
25-121 086 02 0115 002 086 02 0115 002	25SIDEW	PROCTOR PETER / MASSIE 33038 GRENNADA LIVONIA, MI	33038 GRENNADA LIVONIA, MI	785.95 0.00	785.95 785.95
25-122 086 02 0309 000 086 02 0309 000	25SIDEW	BLANK GLENN / DIANE 32406 LYNDON LIVONIA, MI	32406 LYNDON LIVONIA, MI	528.55 528.55	528.55 0.00
25-124 086 02 0323 000 086 02 0323 000	25SIDEW	WOLLAM BRADLEY/CHARLEN 32611 LYNDON LIVONIA, MI	32611 LYNDON LIVONIA, MI	271.70 0.00	271.70 271.70
25-125 087 02 0016 000 087 02 0016 000	25SIDEW	ST. RAFKA MARONITE CAT 14271 BROOKFIELD LIVONIA, MI	32765 LYNDON LIVONIA, MI	3,457.30 0.00	3,457.30 3,457.30
25-126 086 02 0047 000 086 02 0047 000	25SIDEW	LANG SUSAN J REV LIVIN 33147 LYNDON LIVONIA, MI	33147 LYNDON LIVONIA, MI	282.15 0.00	282.15 282.15
25-127 086 02 0274 000 086 02 0274 000	25SIDEW	WHEAT SCOTT / BETHANY 33160 LYNDON LIVONIA, MI	33160 LYNDON LIVONIA, MI	1,435.50 0.00	1,435.50 1,435.50
25-128 086 02 0045 000 086 02 0045 000	25SIDEW	DAHL DAVID M 33209 LYNDON LIVONIA, MI	33209 LYNDON ST LIVONIA, MI	1,637.35 0.00	1,637.35 1,637.35
25-129 087 04 0370 000 087 04 0370 000	25SIDEW	PASCHEN SCOTT/TRACY 14145 MAYFIELD LIVONIA, MI	14145 MAYFIELD LIVONIA, MI	3,537.60 0.00	3,537.60 3,537.60
25-130 086 03 0001 000 086 03 0001 000	25SIDEW	GILLAM STEVEN / RACHEL 32417 MEADOWBROOK LIVONIA, MI	32417 MEADOWBROOK LIVONIA, MI	904.20 0.00	904.20 904.20
25-131 086 03 0009 000 086 03 0009 000	25SIDEW	SAYENGA KIMBERLY 32657 MEADOWBROOK LIVONIA, MI	32657 MEADOWBROOK LIVONIA, MI	261.25 0.00	261.25 261.25
25-132 086 02 0233 000 086 02 0233 000	25SIDEW	FOLEY JAMES/MARY JO 32648 OAKLEY LIVONIA, MI	32648 OAKLEY LIVONIA, MI	250.80 250.80	250.80 0.00
25-133 086 02 0256 000 086 02 0256 000	25SIDEW	FOWLER JOHN / MARIE 32843 OAKLEY LIVONIA, MI	32843 OAKLEY LIVONIA, MI	590.15 0.00	590.15 590.15
25-134	25SIDEW	SUDOROWSKI JASON / KRI	33129 PERTH	271.70	271.70

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087 04 0388 000 087 04 0388 000		33129 PERTH LIVONIA, MI	LIVONIA, MI	271.70	0.00
25-135 087 05 0453 000 087 05 0453 000	25SIDEW	DAVIS RAAN/DEBORAH 32652 SCONE LIVONIA, MI	32652 SCONE LIVONIA, MI	257.40 0.00	257.40 257.40
25-136 087 05 0506 000 087 05 0506 000	25SIDEW	MARSHALL MICHAEL A/JU 32840 SCONE LIVONIA, MI	32840 SCONE LIVONIA, MI	237.60 237.60	237.60 0.00
25-137 087 05 0507 000 087 05 0507 000	25SIDEW	SUTHERLAND MARY ANN 32902 SCONE LIVONIA, MI	32902 SCONE LIVONIA, MI	495.00 0.00	495.00 495.00
25-138 087 04 0335 000 087 04 0335 000	25SIDEW	GALAN HERNALDO 14141 WESTMORE LIVONIA, MI	14141 WESTMORE LIVONIA, MI	229.90 0.00	229.90 229.90
25-139 087 04 0423 000 087 04 0423 000	25SIDEW	MAGEE JAMES A / TALIA 14180 WESTMORE LIVONIA, MI	14180 WESTMORE LIVONIA, MI	261.25 261.25	261.25 0.00
25-140 086 02 0205 000 086 02 0205 000	25SIDEW	LIZEAR RONNIE/CLARICE 14638 WESTMORE LIVONIA, MI	14638 WESTMORE LIVONIA, MI	800.80 0.00	800.80 800.80
25-141 089 02 0071 000 089 02 0071 000	25SIDEW	LAVON BELVIERD G LIFE 29458 BARKLEY LIVONIA, MI	29458 BARKLEY LIVONIA, MI	970.20 0.00	970.20 970.20
25-142 089 02 0207 000 089 02 0207 000	25SIDEW	BURNS DENNIS/HELEN 29849 BARKLEY LIVONIA, MI	29849 BARKLEY LIVONIA, MI	247.50 0.00	247.50 247.50
25-143 092 02 0069 000 092 02 0069 000	25SIDEW	FERGUSON MARCUS/AMANDA 30126 BENTLEY LIVONIA, MI	7560 BIRCKLAN DR CANTON, MI	553.85 0.00	553.85 553.85
25-144 091 09 0271 000 091 09 0271 000	25SIDEW	WOJCZYNSKI JENNIFER A 31207 KENDALL LIVONIA, MI	31207 KENDALL LIVONIA, MI	554.40 0.00	554.40 554.40
25-145 092 09 0024 000 092 09 0024 000	25SIDEW	OBIDZINSKI JOSEPH / MI 30277 LYNDON LIVONIA, MI	30277 LYNDON LIVONIA, MI	867.35 867.35	867.35 0.00
25-146 092 02 0100 000 092 02 0100 000	25SIDEW	JORDAN MOHAMMAD / NADI 29653 MASON LIVONIA, MI	29653 MASON LIVONIA, MI	229.90 229.90	229.90 0.00
25-147 092 02 0101 000 092 02 0101 000	25SIDEW	VIRZI CRAIG V/NANCY M 29709 MASON LIVONIA, MI	29709 MASON LIVONIA, MI	1,675.85 1,675.85	1,675.85 0.00
25-148 092 02 0119 002 092 02 0119 002	25SIDEW	WILSON SANDRA REVOCABL 29714 MASON LIVONIA, MI	29714 MASON LIVONIA, MI	2,189.55 0.00	2,189.55 2,189.55
25-149 092 02 0102 000 092 02 0102 000	25SIDEW	CLAUDETTE LANDRY 29723 MASON LIVONIA, MI	3541 GRANDVIEW HIGHLAND, MI	1,019.15 0.00	1,019.15 1,019.15
25-150 092 02 0118 000 092 02 0118 000	25SIDEW	HYLTON JACOB W 29726 MASON LIVONIA, MI	29726 MASON LIVONIA, MI	772.20 0.00	772.20 772.20
25-151 092 02 0117 000 092 02 0117 000	25SIDEW	BAKER NICHOLAS J 29738 MASON LIVONIA, MI	29738 MASON LIVONIA, MI	1,600.50 1,600.50	1,600.50 0.00
25-152 092 07 0298 000	25SIDEW	MICHALIK PATRICIA / RO 14425 MELVIN LIVONIA, MI	14425 MELVIN LIVONIA, MI	772.20 772.20	772.20 0.00

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092 07 0298 000		LIVONIA, MI			
25-153	25SIDEW	NAULT COLLEEN / JEFF	30262 OAKVIEW	282.15	282.15
092 07 0305 000		30262 OAKVIEW	LIVONIA, MI	0.00	282.15
092 07 0305 000		LIVONIA, MI			
25-154	25SIDEW	LEININGER SUSAN M	30370 OAKVIEW	1,841.40	1,841.40
092 07 0309 002		30370 OAKVIEW	LIVONIA, MI	0.00	1,841.40
092 07 0309 002		LIVONIA, MI			
25-155	25SIDEW	WEBER DUANE P / PENNY	15140 CAVOUR	247.50	247.50
094 01 0115 000		15140 CAVOUR	LIVONIA, MI	0.00	247.50
094 01 0115 000		LIVONIA, MI			
25-156	25SIDEW	KARPOWICZ BEVERLY	14245 GARDEN	188.10	188.10
095 08 0060 000		14245 GARDEN	LIVONIA, MI	188.10	0.00
095 08 0060 000		LIVONIA, MI			
25-157	25SIDEW	GARRETT DANIELLE M	29114 LORI	518.65	518.65
094 03 0021 000		29114 LORI	LIVONIA, MI	0.00	518.65
094 03 0021 000		LIVONIA, MI			
25-158	25SIDEW	ALMASRI AHMED	29116 PERTH	227.70	227.70
095 08 0056 000		29116 PERTH	LIVONIA, MI	0.00	227.70
095 08 0056 000		LIVONIA, MI			
25-159	25SIDEW	CAMDEN STREET HOLDINGS	2575 SOUTH HAGGERTY RD	495.00	495.00
099 99 0085 000		12430 CAMDEN	CANTON, MI	0.00	495.00
099 99 0085 000		LIVONIA, MI			
25-160	25SIDEW	ROTAJ LLC	506 N CHARLESWORTH	1,606.00	1,606.00
100 01 0001 000		27850 PLYMOUTH	DEARBORN HEIGHTS, MI	0.00	1,606.00
100 01 0001 000		LIVONIA, MI			
25-161	25SIDEW	RIVERSIDE CHURCH OF GO	11891 NEWBURGH RD	5,828.90	5,828.90
120 02 0511 001		11771 NEWBURGH	LIVONIA, MI	0.00	5,828.90
120 02 0511 001		LIVONIA, MI			
25-162	25SIDEW	DEC CAROLYN LIFE ESTAT	9363 PATTON	261.25	261.25
123 02 0046 000		9363 PATTON	LIVONIA, MI	261.25	0.00
123 02 0046 000		LIVONIA, MI			
25-163	25SIDEW	SPARROW SHANE	35642 ORANGELAWN	554.40	554.40
125 01 0290 000		35642 ORANGELAWN	LIVONIA, MI	0.00	554.40
125 01 0290 000		LIVONIA, MI			
25-164	25SIDEW	JOSEPH ERIC	35624 PARKDALE	532.95	532.95
125 01 0248 000		35624 PARKDALE	LIVONIA, MI	532.95	0.00
125 01 0248 000		LIVONIA, MI			
25-165	25SIDEW	SMUTEK LOUIS / ANNA LI	33777 ELMIRA	985.60	985.60
129 05 0018 000		33777 ELMIRA	LIVONIA, MI	985.60	0.00
129 05 0018 000		LIVONIA, MI			
25-166	25SIDEW	WEISS MARK/SHELIA	34145 PARKDALE	271.70	271.70
129 03 0054 000		34145 PARKDALE	LIVONIA, MI	271.70	0.00
129 03 0054 000		LIVONIA, MI			
25-167	25SIDEW	LAG PLYMOUTH LLC	4000 W HIGHLAND	6,179.80	6,179.80
130 01 0005 005		34715 PLYMOUTH	HIGHLAND, MI	6,179.80	0.00
130 01 0005 005		LIVONIA, MI			
25-168	25SIDEW	GOSNEY KATHRYN / KIRK	8911 RUSSELL	282.15	282.15
131 02 0018 000		8911 RUSSELL	LIVONIA, MI	0.00	282.15
131 02 0018 000		LIVONIA, MI			
25-171	25SIDEW	FETNER MICHAEL/DONNA	9765 DORIS	522.50	522.50
137 01 0146 000		9765 DORIS	LIVONIA, MI	522.50	0.00
137 01 0146 000		LIVONIA, MI			
25-172	25SIDEW	RUSSO ANGELA	PO BOX 14	759.55	759.55
138 02 0042 000		30690 ELMIRA	GROSSE ILE, MI	0.00	759.55
138 02 0042 000		LIVONIA, MI			

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25-173 140 02 0185 000 140 02 0185 000	25SIDEW	WOROBI DARREN / HANNA 29581 HATHAWAY LIVONIA, MI	29581 HATHAWAY LIVONIA, MI	1,531.75 0.00	1,531.75 1,531.75
25-174 137 01 0145 000 137 01 0145 000	25SIDEW	SWIATLOWSKI TED / PATR 30116 RICHLAND LIVONIA, MI	30116 RICHLAND LIVONIA, MI	292.60 292.60	292.60 0.00
25-176 138 02 0043 000 138 02 0043 000	25SIDEW	SILVA WILLIE N 11347 SUNSET LIVONIA, MI	11347 SUNSET LIVONIA, MI	773.30 773.30	773.30 0.00
25-178 144 99 0140 000 144 99 0140 000	25SIDEW	BIENIASZ DANIEL 9129 INKSTER LIVONIA, MI	9129 INKSTER LIVONIA, MI	1,522.95 0.00	1,522.95 1,522.95
25-179 144 99 0138 000 144 99 0138 000	25SIDEW	MCCALL JOHN 9159 INKSTER LIVONIA, MI	9159 INKSTER LIVONIA, MI	1,058.20 0.00	1,058.20 1,058.20
25-180 144 03 0083 000 144 03 0083 000	25SIDEW	CIERPIAL PAUL A 8934 LATHERS LIVONIA, MI	8934 LATHERS LIVONIA, MI	1,525.15 0.00	1,525.15 1,525.15
25-182 143 04 0151 000 143 04 0151 000	25SIDEW	MONTIE DENNIS/DIANE 28924 WESTFIELD LIVONIA, MI	28924 WESTFIELD LIVONIA, MI	261.25 261.25	261.25 0.00
25-183 143 08 0001 000 143 08 0001 000	25SIDEW	AZARCON HERNANDO M 8993 NEWPORT LIVONIA, MI	8993 NEWPORT LIVONIA, MI	11,269.50 11,269.50	11,269.50 0.00
25-184 142 03 0001 000 142 03 0001 000	25SIDEW	HOPKINS MARK D 29355 ELMIRA LIVONIA, MI	29355 ELMIRA LIVONIA, MI	3,069.00 3,069.00	3,069.00 0.00
25-185 085 04 0032 000 085 04 0032 000	25SIDEW	WELLER LOUISE LIFE EST 32352 OAKLEY LIVONIA, MI	32352 OAKLEY LIVONIA, MI	1,496.55 0.00	1,496.55 1,496.55
25-186 140 02 0280 000 140 02 0280 000	25SIDEW	HILL MARCIA / SHIFFERD 30389 MINTON LIVONIA, MI	30389 MINTON LIVONIA, MI	1,566.95 0.00	1,566.95 1,566.95
0000010727 083 04 0046 000 083 04 0046 000	25SIDEW	JOHNSON NICHOLAS D / K 13944 ASHURST LIVONIA, MI	13944 ASHURST LIVONIA, MI	788.70 0.00	788.70 788.70
0000010927 083 04 0127 000 083 04 0127 000	25SIDEW	MORSE MARK W 34755 MIDDLEBORO LIVONIA, MI	34755 MIDDLEBORO LIVONIA, MI	846.45 0.00	846.45 846.45
0000010928 092 09 0025 000 092 09 0025 000	25SIDEW	GLOVAK EDWARD & MARY 30299 LYNDON LIVONIA, MI	30299 LYNDON LIVONIA, MI	801.90 0.00	801.90 801.90
0000010929 134 04 1825 000 134 04 1825 000	25SIDEW	TUBARO EDWWIN / MARIE 9605 WOODRING LIVONIA, MI	9605 WOODRING LIVONIA, MI	574.75 574.75	574.75 0.00
0000010930 085 04 0061 000 085 04 0061 000	25SIDEW	JENKS NATHANIEL / ALEX 32353 BARKLEY LIVONIA, MI	32353 BARKLEY LIVONIA, MI	267.30 0.00	267.30 267.30
0000010931 086 02 0229 000 086 02 0229 000	25SIDEW	ZAREMBA WALTER / MARIA 32728 OAKLEY LIVONIA, MI	32728 OAKLEY LIVONIA, MI	514.80 514.80	514.80 0.00

Billing Items Summary

	Billing Item Count	Item Amt.	Item Bal.
25-4"Sw Totals	119 Billing Items	106,632.90	60,231.60
25-6"Sw Totals	105 Billing Items	47,620.65	29,040.55
25-8"Sw Totals	13 Billing Items	19,178.50	9,752.60

BILLING REGISTER FOR CITY OF LIVONIA

Invoice # Account # Parcel #	Srv Code	Owner Prop. Address	Mailing Address	Amt. Chg. Pmts/Crdts	Amt. Billed Amt. Due
25-CITY Totals		126 Billing Items		0.00 0.00	
25-CONS Totals		1 Billing Items		0.00 0.00	
25-H/04" Totals		7 Billing Items		6,197.40 4,692.60	
25-H/06" Totals		4 Billing Items		3,114.10 2,121.35	
25-R4-6"C Totals		2 Billing Items		82.50 24.75	
Report Totals		182 Invoices		182,826.05 77,286.55	182,826.05 105,863.45



LETTER TO THE LIVONIA CITY COUNCIL

10.

DPW
May 14, 2026

MEETING DATE

S060126/R061526

PRESENTED BY

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

AGENDA ITEM

AWARD OF BID: for custodial supplies, from budgeted funds.

BACKGROUND DETAILS

The Department of Public Works has taken previous bids for custodial supplies utilizing the Michigan Inter-Governmental Trade Network (MITN) in accordance with the requirements of the Finance Ordinance, and in accordance with an approved budget for the Building Maintenance Section (Account No. 101-523-777-000). The attached pricing is for custodial items for the list of buildings within the City of Livonia. The custodial supervisor has reviewed this, substantially, and found that we are saving money. This program is on both MITN State Bid pricing, and the OMNIA discount pricing for governmental entities. (The contract number for Michigan is CC 51416/MLA 211250134)

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

It is the recommendation of the Department of Public Works that the following price list, which meets specifications, be accepted to supply the Building Maintenance Section with custodial supplies specified at the unit prices bid for the 39-month period starting on 03/02/2026.

City of Livonia Buildings	4 Week Total Price:	Annual Total Price:
DPW HQ	\$ 500.00	\$ 6,500.00
Police Station	\$ 675.00	\$ 8,775.00
City Hall	\$ 550.00	\$ 7,150.00
Civic Center Library	\$ 375.00	\$ 4,875.00
Court House	\$ 175.00	\$ 2,275.00
Rec Center	\$ 725.00	\$ 9,425.00
Fire Dept HQ (Serviced every 4 weeks)	\$ 75.00	\$ 975.00
Carl Sandburg Library (Serviced every 4 weeks)	\$ 75.00	\$ 975.00
Transit (Serviced every 4 weeks)	\$ 75.00	\$ 975.00
All Building Sites Total	Total Weekly Price:	4 Week Total Price:

	\$ 3,225.00	\$ 41,925.00
--	-------------	--------------

Please note all pricing is broken out in 4 week increments. To get annual spend - take "4 week total price x 13= annual total price"

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

Updated pricing is per site based on what was found during the walkthroughs (see attached spreadsheet). This pricing includes:

- Purchasing mop heads and mop sticks
- Free-pouring chemicals (leading to less waste and more consistent results)
- Glass cleaner, stainless steel cleaner, disinfectant bottles
- Floor cleaner and restroom cleaner
- Multifold towels for cleaning (replaced with microfiber towels for a superior clean and no waste).

Attached is a copy of the MiDeal State of Michigan agreement along with the proposal, which outlines the total cost for the entire city district as well as a tab-by-tab breakdown for each building. These quantities are estimated based on the walkthrough, and intentionally estimated on the high side to ensure the custodial teams never run short. If adjustments are needed, we can easily modify quantities week-to-week based on slower or busier periods.

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

39 months with a start date of 03/02/26 at \$41925 annually — for a total of \$136256.00

DETAILED WORK BEING PERFORMED

Purchase of custodial supplies for City of Livonia buildings

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

39 months with a start date of 03/02/26 at \$41925 annually — for a total of \$136256.25
Account No. 101-523-777-000

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

N/A

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Professional services with prices based on Mideal State of MI agreement pricing

ATTACHMENTS

1. City of Livonia - State of MI Agreement
2. 260952_0925 State of MI Enterprise SS_3
3. City of Livonia - Cintas Pricing Overview
4. Custodial Supplies Pricing List 2026_Cintas_2613_001
5. S060126 LTC Custodial supplies

APPROVED BY



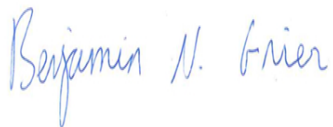
Date: May 19, 2026

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



Date: May 19, 2026

Eric Goldstein, City Attorney



Date: May 21, 2026

Benjamin N. Grier, JD, CPA, Finance Director



Date: May 21, 2026

Maureen Miller Brosnan, Mayor

STATE OF MICHIGAN ACCEPTANCE AGREEMENT

DATE: 3/2/2026

CINTAS LOC # 300

State of Michigan: CC 51416 / MLA 211250134

Omnia Nebraska: CC 13897 / GPO 21101196

Cintas Corporation No. 2 ("Cintas") agrees to extend the same terms, conditions, and covenants agreed to under the Participating Addendum Number MA#25000000086 for Workplace Solutions – Uniforms, Mops and Mats, and First Aid between State of Michigan and Cintas (together with all addenda, amendments, exhibits, schedules, supplements, and renewals thereto and thereof, collectively, the "State of Michigan Contract") to all authorized MiDEAL members. The undersigned Customer, being a MiDEAL member, elects to participate in the Rental (Rental and FAS) program under the State of Michigan Contract. By executing this State of Michigan Acceptance Agreement ("Acceptance Agreement"), the Customer identified below agrees to be bound by the terms and conditions set forth in the State of Michigan Contract as a "MiDEAL member" or "Agency" and the terms and conditions set forth in this Acceptance Agreement, to the extent applicable. The Master Agreement (as defined in the State of Michigan Contract) is available at <https://www.omniapartners.com/publicsector>.

Term: 39 Month

Additional Terms: Customer must select the appropriate response below:

Does Customer require any additional terms and conditions to be incorporated into this Acceptance Agreement, or is Customer accepting the State of Michigan Contract without additional terms?

☐ Yes, additional terms required

☒ No additional terms needed

(If Yes, Customer must provide any applicable additional terms and conditions, which will only be binding on Cintas if attached hereto and agreed to by Cintas prior to execution of this Acceptance Agreement).

CUSTOMER NAME: City of Livonia – DPW HQ

CINTAS BUSINESS DIVISION/TERM: Rental/39 Months

CUSTOMER ADDRESS: 12973 Farmington Rd

CITY & POSTAL CODE: Livonia, MI 48150

Cintas Signature: _____ Customer Signature: _____

Print Name: _____ Print Name: _____

Print Title: _____ Print Title: _____

[Products and Pricing to Follow]



ADDENDUM TO
STANDARD SERVICE AGREEMENT
BY AND BETWEEN
CINTAS CORPORATION ("CINTAS")
AND

City of Livonia – DPW HQ ("Customer")
Customer Name on Original Agreement

at

12973 Farmington Rd Livonia, MI 48150
Customer Address on Original Agreement

Dated 3/2/2026
Date of Original Agreement

Reference is made to that certain contract for service ("Contract") captioned above, to which this addendum ("Addendum") is attached and hereby made a part for all purposes. The parties to the Contract and this Addendum hereby acknowledge, agree to and adopt the following provisions, to the same extent as if the provisions hereof were specifically set forth in the Contract.

Except as otherwise set forth in this Addendum, all the terms and conditions of the Contract remain in full force and effect.

Executed on the dates set forth on page 2, to be effective on the date signed by both parties.



The Contract is amended to include the following Customer locations:

Site Name	Full Address	Contact	Contact Number
Livonia Police Station	15050 Farmington Rd Livonia, MI	Mike Jodway	
Livonia City Hall	33000 Civic Center Dr Livonia, MI	Mike Jodway	
Livonia Civic Center Library	32777 5 Mile Rd Livonia, MI	Mike Jodway	
Livonia 16th District Courthouse	32765 5 Mile Rd Livonia, MI	Mike Jodway	
Livonia Kirksey Rec Center/Senior Center	15100 Hubbard St Livonia, MI	Mike Jodway	
Livonia Fire HQ	14910 Farmington Rd Livonia, MI	Mike Jodway	
Livonia Carl Sandburg Library	30100 7 Mile Rd Livonia, MI	Mike Jodway	
Livonia Transit	3123 Van Ct Livonia, MI	Mike Jodway	

Cintas Corporation:

Customer:

Signature: _____

Print: _____

Title: _____

Date: _____

Signature: _____

Print: _____

Title: _____

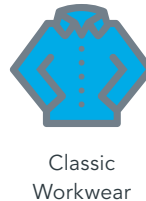
Date: _____

Start your workday with a trusted leader

By utilizing Cintas' cooperative agreement through OMNIA Partners, Public Sector, agencies eliminate duplication of effort, saving valuable time, resources and money. OMNIA Partners delivers superior value and savings for public agencies nationwide. The collective buying power of more than 60,000 entities helps you do more with less by saving time and reducing administrative costs.

UNIFORM RENTAL

Enhance your image with retail-inspired uniforms that keep your employees looking sharp. In addition to best-in-class rental service, our TruCount™ Inventory Management System assures that every garment is scanned on every service visit and accounted for at all times.



FACILITY SERVICES

Trust Cintas to help you reduce the chance of contamination and keep your schools and public agencies stocked – with innovative solutions, scheduled service visits and routine product replenishment.



Signature
Series®
Dispensers



Microfiber



Restroom
Cleaning



Cleaning
Chemicals



Electrostatic
Disinfectant
Service²



Restroom
Supplies



Mat Service



Mop
Service



Towel
Service

¹ Pursuant to OSHA regulations, 29 CFR 1910.132 (Subpart I), an employer bears sole responsibility for selecting the type(s) of personal protective equipment to be used by its employees. All purchasers of FRC garments and/or laundering services from Cintas bear full responsibility for selecting the PPE appropriate for use by their employees. Cintas makes no representation, warranty, or covenant with respect to the flame-resistant qualities of the garments or with respect to the fitness or suitability of the garments for any particular use or purpose. The purchase of any goods or services from Cintas is subject to Cintas's Standard Terms and Conditions and/or any other applicable written contract executed between the purchaser and Cintas relating to such purchase.

² Customer is responsible for any pre-treatment cleaning of identified surfaces prior to application of disinfectant. PurTabs Effervescent Disinfection Tablets are for use on hard, non-porous surfaces. This information is not intended for and does not apply to residents of the following states: Maine, Montana, North Dakota, Oklahoma, South Dakota, Tennessee, Vermont, West Virginia, or Alaska. The statements provided here should not be considered pesticidal claims in any jurisdiction not allowing such claims. Cintas makes no representation, guarantee or warranty regarding the reduction, prevention, or elimination of any particular bacteria, virus, microorganism, infectious agent, illness or disease.



THE SERVICE PROFESSIONALS

City of Livonia

City of Livonia Buildings	Total Weekly Price:	4 Week Total Price:
DPW HQ	\$ 125.00	\$ 500.00
Police Station	\$ 168.75	\$ 675.00
City Hall	\$ 137.50	\$ 550.00
Civic Center Library	\$ 93.75	\$ 375.00
Court House	\$ 43.75	\$ 175.00
Rec Center	\$ 181.25	\$ 725.00
Fire Dept HQ (Serviced every 4 weeks)	\$ -	\$ 75.00
Carl Sandburg Library (Serviced every 4 weeks)	\$ -	\$ 75.00
Transit (Serviced every 4 weeks)	\$ -	\$ 75.00
All Building Sites Total	Total Weekly Price:	4 Week Total Price:
	\$ 750.00	\$ 3,225.00



City of Livonia

DPW HQ - Building #8

Mops and Towels	Inventory	Unit Price	Total Weekly Price
Wet Mop	3	\$ 2.00	\$ 6.00
Microfiber Towels (lost/replacement fee included)	40	\$ 0.20	\$ 10.00

Cleaning Chemical	Inventory	Unit Price	Total Weekly Price
Neutral Floor Cleaner - FC4	6	\$ 1.00	\$ 6.00
Restroom Cleaner -RR1	6	\$ 2.50	\$ 15.00
Hard Surface Sanitizer - Z1 (refilled monthly)	1	\$ 3.00	\$ 0.75
Glass / Stainless Steel Cleaner - GL1 (refilled monthly)	1	\$ 3.00	\$ 0.75
Chem Dispenser Fee	1	\$ 1.75	\$ 1.75

1 unit = 2 mop bucket fill ups
 1 unit = 8 spray bottles or 2 mop bucket fill ups
 1 unit = 20 spray bottles
 1 unit = 5 Spray bottles

Roads & Parks - Building #12

Mops and Towels	Inventory	Unit Price	Total Weekly Price
Wet Mop	3	\$ 2.00	\$ 6.00
Microfiber Towels	40	\$ 0.20	\$ 8.00

Cleaning Chemical	Inventory	Unit Price	Total Weekly Price
Neutral Floor Cleaner - FC4	7	\$ 1.00	\$ 7.00
Restroom Cleaner -RR1	6	\$ 2.50	\$ 15.00
Hard Surface Sanitizer - Z1 (refilled monthly)	1	\$ 3.00	\$ 0.75
Glass / Stainless Steel Cleaner - GL1 (refilled monthly)	1	\$ 3.00	\$ 0.75
Chem Dispenser Fee	1	\$ 1.75	\$ 1.75

1 unit = 2 mop bucket fill ups
 1 unit = 8 spray bottles or 2 mop bucket fill ups
 1 unit = 20 spray bottles
 1 unit = 5 Spray bottles

Building Maintenance - Building #13

Mops and Towels	Inventory	Unit Price	Total Weekly Price
Wet Mop	2	\$ 2.00	\$ 4.00
Microfiber Towels	20	\$ 0.20	\$ 4.00

Cleaning Chemical	Inventory	Unit Price	Total Weekly Price
Neutral Floor Cleaner - FC4	4	\$ 1.00	\$ 4.00
Restroom Cleaner -RR1	3	\$ 2.50	\$ 7.50
Hard Surface Sanitizer - Z1 (refilled monthly)	1	\$ 3.00	\$ 0.75
Glass / Stainless Steel Cleaner - GL1 (refilled monthly)	1	\$ 3.00	\$ 0.75
Chem Dispenser Fee	1	\$ 1.75	\$ 1.75

1 unit = 2 mop bucket fill ups
 1 unit = 8 spray bottles or 2 mop bucket fill ups
 1 unit = 20 spray bottles
 1 unit = 5 Spray bottles

Fleet Maintenance - Building #31

Mops and Towels	Inventory	Unit Price	Total Weekly Price
Wet Mop	2	\$ 2.00	\$ 4.00
Microfiber Towels	20	\$ 0.20	\$ 4.00

Cleaning Chemical	Inventory	Unit Price	Total Weekly Price
Neutral Floor Cleaner - FC4	4	\$ 1.00	\$ 4.00
Restroom Cleaner -RR1	3	\$ 2.50	\$ 7.50
Hard Surface Sanitizer - Z1 (refilled monthly)	1	\$ 3.00	\$ 0.75
Glass / Stainless Steel Cleaner - GL1 (refilled monthly)	1	\$ 3.00	\$ 0.75
Chem Dispenser Fee	1	\$ 1.75	\$ 1.75

1 unit = 2 mop bucket fill ups
 1 unit = 8 spray bottles or 2 mop bucket fill ups
 1 unit = 20 spray bottles
 1 unit = 5 Spray bottles

Service Charge			Weekly Total Price:
Service/Delivery Charge	\$0.00		\$ 125.00

4 Week Total Price:
\$ 500.00



City of Livonia

Livonia Rec Center

Mops and Towels	Inventory	Unit Price	Total Weekly Price
Wet Mop	24	\$ 2.00	\$ 48.00
Microfiber Towels (lost/replacement fee included)	160	\$ 0.20	\$ 36.00

Cleaning Chemical	Inventory	Unit Price	Total Weekly Price
Neutral Floor Cleaner - FC4	24	\$ 1.00	\$ 24.00
Restroom Cleaner -RR1	21	\$ 2.50	\$ 52.50
Hard Surface Sanitizer - Z1 (refilled monthly)	2	\$ 3.00	\$ 1.50
Glass / Stainless Steel Cleaner - GL1 (refilled monthly)	2	\$ 3.00	\$ 1.50
Chem Dispenser Fee	3	\$ 1.75	\$ 5.25

1 unit = 2 mop bucket fill ups
 1 unit = 8 spray bottles or 2 mop bucket fill ups
 1 unit = 20 spray bottles
 1 unit = 5 Spray bottles

Service Charge		Weekly Total Price:
Service/Delivery Charge	\$0.00	\$ 168.75

4 Week Total Price:
\$ 675.00



City of Livonia

City Hall

Mops and Towels	Inventory	Unit Price	Total Weekly Price
Wet Mop	10	\$ 2.00	\$ 20.00
Microfiber Towels (lost/replacement fee included)	160	\$ 0.20	\$ 34.00

Cleaning Chemical	Inventory	Unit Price	Total Weekly Price
Neutral Floor Cleaner - FC4	17	\$ 1.00	\$ 17.00
Restroom Cleaner -RR1	20	\$ 2.50	\$ 50.00
Hard Surface Sanitizer - Z1 (refilled monthly)	4	\$ 3.00	\$ 3.00
Glass / Stainless Steel Cleaner - GL1 (refilled monthly)	4	\$ 3.00	\$ 3.00
Chem Dispenser Fee	6	\$ 1.75	\$ 10.50

1 unit = 2 mop bucket fill ups
 1 unit = 8 spray bottles or 2 mop bucket fill ups
 1 unit = 20 spray bottles
 1 unit = 5 Spray bottles

Service Charge		Weekly Total Price:
Service/Delivery Charge	\$0.00	\$ 137.50

4 Week Total Price:
\$ 550.00



City of Livonia

Civic Center Library

Mops and Towels	Inventory	Unit Price	Total Weekly Price
Wet Mop	6	\$ 2.00	\$ 12.00
Microfiber Towels (lost/replacement fee included)	60	\$ 0.20	\$ 14.00

Cleaning Chemical	Inventory	Unit Price	Total Weekly Price
Neutral Floor Cleaner - FC4	17	\$ 1.00	\$ 17.00
Restroom Cleaner -RR1	15	\$ 2.50	\$ 37.50
Hard Surface Sanitizer - Z1 (refilled monthly)	3	\$ 3.00	\$ 2.25
Glass / Stainless Steel Cleaner - GL1 (refilled monthly)	3	\$ 3.00	\$ 2.25
Chem Dispenser Fee	5	\$ 1.75	\$ 8.75

1 unit = 2 mop bucket fill ups
 1 unit = 8 spray bottles or 2 mop bucket fill ups
 1 unit = 20 spray bottles
 1 unit = 5 Spray bottles

Service Charge		Weekly Total Price:
Service/Delivery Charge	\$0.00	\$ 93.75

4 Week Total Price:
\$ 375.00



City of Livonia

Civic Center Library

Mops and Towels	Inventory	Unit Price	Total Weekly Price
Wet Mop	4	\$ 2.00	\$ 8.00
Microfiber Towels (lost/replacement fee included)	60	\$ 0.20	\$ 14.00

Cleaning Chemical	Inventory	Unit Price	Total Weekly Price
Neutral Floor Cleaner - FC4	6	\$ 1.00	\$ 6.00
Restroom Cleaner -RR1	5	\$ 2.50	\$ 12.50
Hard Surface Sanitizer - Z1 (refilled monthly)	1	\$ 3.00	\$ 0.75
Glass / Stainless Steel Cleaner - GL1 (refilled monthly)	1	\$ 3.00	\$ 0.75
Chem Dispenser Fee	1	\$ 1.75	\$ 1.75

1 unit = 2 mop bucket fill ups
 1 unit = 8 spray bottles or 2 mop bucket fill ups
 1 unit = 20 spray bottles
 1 unit = 5 Spray bottles

Service Charge			Weekly Total Price:
Service/Delivery Charge	\$0.00		\$ 43.75

4 Week Total Price:
\$ 175.00



City of Livonia

Livonia Rec Center

Mops and Towels	Inventory	Unit Price	Total Weekly Price
Wet Mop	10	\$ 2.00	\$ 20.00
Microfiber Towels (lost/replacement fee included)	220	\$ 0.20	\$ 48.00

Cleaning Chemical	Inventory	Unit Price	Total Weekly Price
Neutral Floor Cleaner - FC4	30	\$ 1.00	\$ 30.00
Restroom Cleaner -RR1	28	\$ 2.50	\$ 70.00
Hard Surface Sanitizer - Z1 (refilled monthly)	3	\$ 3.00	\$ 2.25
Glass / Stainless Steel Cleaner - GL1 (refilled monthly)	3	\$ 3.00	\$ 2.25
Chem Dispenser Fee	5	\$ 1.75	\$ 8.75

1 unit = 2 mop bucket fill ups
 1 unit = 8 spray bottles or 2 mop bucket fill ups
 1 unit = 20 spray bottles
 1 unit = 5 Spray bottles

Service Charge		Weekly Total Price:
Service/Delivery Charge	\$0.00	\$ 181.25

4 Week Total Price:
\$ 725.00



City of Livonia

Fire Dept HQ

Mops and Towels	Inventory	Unit Price	Total Monthly Price
Wet Mop	4	\$ 2.00	\$ 8.00
Microfiber Towels (lost/replacement fee included)	40	\$ 0.20	\$ 10.00

Cleaning Chemical	Inventory	Unit Price	Total Monthly Price
Neutral Floor Cleaner - FC4	14	\$ 1.00	\$ 14.00
Restroom Cleaner -RR1	14	\$ 2.50	\$ 35.00
Hard Surface Sanitizer - Z1 (refilled monthly)	1	\$ 3.00	\$ 3.00
Glass / Stainless Steel Cleaner - GL1 (refilled monthly)	1	\$ 3.00	\$ 3.00
Chem Dispenser Fee	1	\$ 1.75	\$ 1.75

1 unit = 2 mop bucket fill ups
 1 unit = 8 spray bottles or 2 mop bucket fill ups
 1 unit = 20 spray bottles
 1 unit = 5 Spray bottles

Service Charge			4 Week Total Price:
Service/Delivery Charge			\$ 75.00

4 Week Total Price:
\$ 75.00



City of Livonia

Carl Sandburg Library

Mops and Towels	Inventory	Unit Price	Total Monthly Price
Wet Mop	4	\$ 2.00	\$ 8.00
Microfiber Towels (lost/replacement fee included)	40	\$ 0.20	\$ 10.00

Cleaning Chemical	Inventory	Unit Price	Total Monthly Price
Neutral Floor Cleaner - FC4	14	\$ 1.00	\$ 14.00
Restroom Cleaner -RR1	14	\$ 2.50	\$ 35.00
Hard Surface Sanitizer - Z1 (refilled monthly)	1	\$ 3.00	\$ 3.00
Glass / Stainless Steel Cleaner - GL1 (refilled monthly)	1	\$ 3.00	\$ 3.00
Chem Dispenser Fee	1	\$ 1.75	\$ 1.75

1 unit = 2 mop bucket fill ups
 1 unit = 8 spray bottles or 2 mop bucket fill ups
 1 unit = 20 spray bottles
 1 unit = 5 Spray bottles

Service Charge			4 Week Total Price:
Service/Delivery Charge			\$ 75.00

4 Week Total Price:
\$ 75.00



City of Livonia

Transit

Mops and Towels	Inventory	Unit Price	Total Monthly Price
Wet Mop	4	\$ 2.00	\$ 8.00
Microfiber Towels (lost/replacement fee included)	40	\$ 0.20	\$ 10.00

Cleaning Chemical	Inventory	Unit Price	Total Monthly Price
Neutral Floor Cleaner - FC4	14	\$ 1.00	\$ 14.00
Restroom Cleaner -RR1	14	\$ 2.50	\$ 35.00
Hard Surface Sanitizer - Z1 (refilled monthly)	1	\$ 3.00	\$ 3.00
Glass / Stainless Steel Cleaner - GL1 (refilled monthly)	1	\$ 3.00	\$ 3.00
Chem Dispenser Fee	1	\$ 1.75	\$ 1.75

1 unit = 2 mop bucket fill ups
 1 unit = 8 spray bottles or 2 mop bucket fill ups
 1 unit = 20 spray bottles
 1 unit = 5 Spray bottles

Service Charge			4 Week Total Price:
Service/Delivery Charge			\$ 75.00

4 Week Total Price:
\$ 75.00



City of Livonia

City of Livonia Buildings	4 Week Total Price:	Annual Total Price:
DPW HQ	\$ 500.00	\$ 6,500.00
Police Station	\$ 675.00	\$ 8,775.00
City Hall	\$ 550.00	\$ 7,150.00
Civic Center Library	\$ 375.00	\$ 4,875.00
Court House	\$ 175.00	\$ 2,275.00
Rec Center	\$ 725.00	\$ 9,425.00
Fire Dept HQ (Serviced every 4 weeks)	\$ 75.00	\$ 975.00
Carl Sandburg Library (Serviced every 4 weeks)	\$ 75.00	\$ 975.00
Transit (Serviced every 4 weeks)	\$ 75.00	\$ 975.00
All Building Sites Total	4 Week Total Price:	Annual Total Price
	\$ 3,225.00	\$ 41,925.00

*Please note all pricing is broken out in 4 week increments. To get annual spend, take "4 Week Total Price" x 13 = "Annual Total Price"



LETTER TO THE LIVONIA CITY COUNCIL

11.

Engineering
May 18, 2026

MEETING DATE

S060126/R061526

PRESENTED BY

Todd Zilincik, P.E., City Engineer

AGENDA ITEM

REQUEST TO AUTHORIZE APPROPRIATION AND EXPENDITURE: for removal and installation of streetlights for the Idyl Wyld Golf Course west parking lot at 35780 Five Mile Road.

BACKGROUND DETAILS

DPW Building Maintenance was pursuing the repair of a light pole that had 2 lights at the top and a damaged concrete base that was hit by a vehicle in the Idyl Wyld parking lot located at 35780 Five Mile Road. A quote was received by Great Lakes Power & Lighting, Inc. for \$11,359.34 to remove and replace the damaged concrete base and all work associated with replacement. The Engineering Division determined a better course of action was to obtain a quote from DTE Street Lighting Group to have all 11 lights replaced, for them to maintain in perpetuity, and to enter into an agreement with DTE to acquire and replace three (3) double-headed and five (5) single lights in the West parking lot with new poles, bases and LED lighting. Recently, the new Senior Wellness Center had 32 streetlights installed on the east side of the new building in the parking lot.

The City's cost for this project is \$26,889.00 and includes the removal of existing material, installation of new steel posts, concrete bases and LED fixtures. The equipment to be installed includes eleven (11) 138w LED Leotek fixtures on eight (8) Code 41 posts on high-band concrete foundations, fed via underground conductors. The City's estimated total cost for each light is approximately \$2,445 and the annual electrical lamp charges are \$4,207.00 or approximately \$382.45 per light.

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

- Authorize an appropriation and expenditure of \$26,889.00 from Capital Outlay (Account No. 401-000-971-000).
- Authorize the Mayor and the City Clerk to execute the agreement with the Detroit Edison Company (DTE).
- Authorize the City Engineer to approve minor changes as needed.

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

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

- Authorize an appropriation and expenditure of \$26,889.00 from Capital Outlay (Account No. 401-000-971-000).
- Authorize the Mayor and the City Clerk to execute the agreement with the Detroit Edison Company (DTE).
- Authorize the City Engineer to approve minor changes as needed.

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

N/A

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

\$26,889.00

DETAILED WORK BEING PERFORMED

Removal of existing streetlights and materials, installation of new steel posts, concrete bases and LED fixtures.

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

\$26,889.00 from Capital Outlay (Account No. 401-000-971-000).

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

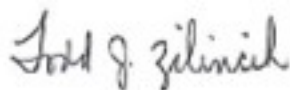
N/A

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

ATTACHMENTS

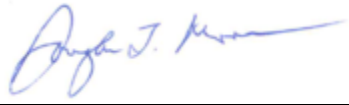
1. 35786FiveMileRoadDTEparkinglotlights05.08.2026
2. Livonia quote letter 13

APPROVED BY



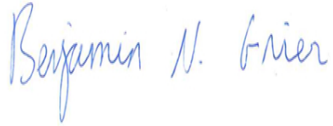
Todd Zilincik, P.E., City Engineer

Date: May 18, 2026



Date: May 18, 2026

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



Date: May 21, 2026

Benjamin N. Grier, JD, CPA, Finance Director



Date: May 21, 2026

Maureen Miller Brosnan, Mayor

Exhibit A to Master Agreement

Purchase Agreement

This Purchase Agreement (this "Agreement") is dated as of May 8, 2026 between DTE Electric Company ("Company") and City of Livonia ("Customer").

This Agreement is a "Purchase Agreement" as referenced in the Master Agreement for Municipal Street Lighting dated September 7, 2021 (the "Master Agreement") between Company and Customer. All of the terms of the Master Agreement are incorporated herein by reference. In the event of an inconsistency between this Agreement and the Master Agreement, the terms of this Agreement shall control.

Customer requests Company to furnish, install, operate and maintain street lighting equipment as set forth below:

1. DTE Work Order Number:	TBD	
	If this is a conversion or replacement, indicate the Work Order Number for current installed equipment: NA	
2. Location where Equipment will be installed:	35786 Five Mile Road – Idyl Wyld Parking Lot, as more fully described on the map attached hereto as <u>Attachment 1</u> .	
3. Total number of lights to be installed:	11	
4. Description of Equipment to be installed (the " <u>Equipment</u> "):	(11) 138w LED Leotek fixture on (8) Code 41 post on a high-band concrete foundations, fed via underground conductors	
5. Estimated Total Annual Lamp Charges	\$4,207	
6. Estimated Total Annual Post Charges if selected	N/A	
7. Computation of Contribution in aid of Construction (" <u>CIAC Amount</u> ")	Total estimated construction cost, including labor, materials, and overhead:	\$47,984.00
	Revenue credit:	\$21,095.00
	CIAC Amount (cost minus revenue)	\$26,889.00
	Credit for Post Charge, if selected	N/A
8. Payment of CIAC Amount:	Due promptly upon execution of this Agreement \$26,889.00	
9. Term of Agreement	5 years. Upon expiration of the initial term, this Agreement shall continue on a month-to-month basis until terminated by mutual written consent of the parties or by either party with thirty (30) days prior written notice to the other party. If Post Charge "box" ☐ is checked the Customer agrees to following term: 10 years. Upon expiration of the initial term, this Agreement shall continue on a month-to-month basis until terminated by mutual written consent of the parties or by either party with thirty (30) days prior written notice to the other party.	

10. Does the requested Customer lighting design meet IESNA recommended practices?	(Check One) ☐ YES ☒ NO If "No", Customer must sign below and acknowledge that the lighting design does not meet IESNA recommended practices Sign here _____
11. Customer Address for Notices:	12973 Farmington Road Livonia, MI 48150 Todd Zilincik

12. Special Order Material Terms:

All or a portion of the Equipment consists of special order material: (check one) ☐ YES ☒ NO

If "Yes" is checked, Customer and Company agree to the following additional terms.

A. Customer acknowledges that all or a portion of the Equipment is special order materials ("SOM") and not Company's standard stock. Customer will purchase and stock replacement SOM and spare parts as provided in Section B below. When replacement equipment or spare parts are installed from Customer's inventory, Company will credit Customer in the amount of the then-current material cost of Company standard street lighting equipment in lieu of which the SOM is being used.

B. Customer will maintain an inventory of at least ____ posts and ____ luminaires and any other materials agreed to by Company and Customer, and will replenish the stock by ordering materials no later than thirty (30) calendar days after the materials are drawn from inventory. Costs of initial inventory are included in this Agreement. If Customer fails to maintain the required inventory, Company, after 30 days' notice to Customer, may (but is not required to) order replacement SOM and Customer will reimburse Company for its costs (including the labor costs associated with Company's management of the supply chain for the SOM) no later than thirty (30) calendar days after receipt of Company's invoice for such costs. Customer acknowledges that failure to maintain required inventory could result in extended outages due to SOM lead times.

C. The inventory will be stored at N/A. Access to Customer's inventory site must be provided between the hours of 9:00 am to 4:00 pm, Monday through Friday with the exceptions of federal Holidays. If Company is unable to access the site during such hours for any reason, Company (i) shall be relieved from any obligation or commitment to complete the work as scheduled, and (ii) may, at its option, procure the inventory itself and have Customer to reimburse Company's costs for doing so. Customer shall name an authorized representative to contact regarding inventory: levels, access, usage, transactions, and provide the following contact information to Company:

Name: _____ Title: _____

Phone Number: _____ Email: _____

Customer will immediately notify Company of any changes in the Authorized Customer Representative. Customer must comply with SOM manufacturer's recommended inventory storage guidelines and practices. Damaged SOM will not be installed by Company.

D. In the event that SOM is damaged by a third party, Company may (but is not required to) pursue a damage claim against such third party for all of Company's costs incurred because of the claim, including all labor and replacement materials. Company will notify Customer as to whether Company will pursue such claim within a reasonable time of the SOM being damaged.

E. In the event that SOM becomes obsolete, discontinued, or incompatible with Company's infrastructure, Customer shall select new alternate SOM that is compatible with Company's then-existing infrastructure. If Customer does not select compatible alternate SOM, Company reserves the right to select compatible SOM that is, in its reasonable judgment, substantially similar, or replace the SOM with standard materials, in either case being entitled to reimbursement from Customer for Company's costs in providing such transition of supply (including internal overhead and labor costs).

F. Should Customer experience, in Company's reasonable judgment, excessive LED equipment failures that are not supported by LED manufacturer warranties, Company will replace the LED equipment with other Company supported Solid State or High Intensity Discharge luminaires at Company's discretion. The full cost to complete these replacements to standard street lighting equipment will be the responsibility of Customer.

Company and Customer have executed this Purchase Agreement as of the date first written above.

Company:

DTE Electric Company

By: _____

Name: _____

Title: _____

Customer:

City of Livonia

By: _____

Name: _____

Title: _____

Attachment 1 to Purchase Agreement

Map of Location

[To be attached]





N 42° 43' 39" W 82° 41' 81"

Quotation

Date: November 3, 2025

To: City of Livonia

Attn: Arnold

Project: Replace light pole base at Idle wild golf course

In accordance with your request we are pleased to quote the electrical installation required for the above referenced project as follows:

Remove old base
Install new concrete base
New pole included. Heads to be resued
Asphalt repair by others
Total material \$5963.04
10% material mark up \$596.30
Total labor 60 hours @\$80 total \$4800.00
Misc fittings and material included

Total Price: \$11,359.34

Thank you for the opportunity. If you require additional information please do not hesitate to contact me.

Sincerely,
Alan Thueme
Purchasing agent
Great Lakes Power & Lighting, Inc.
E-mail: athueme@greatlakespwr.com
Cell Ph: 586-855-0960



LETTER TO THE LIVONIA CITY COUNCIL

12.

Council Office
April 27, 2026

MEETING DATE

S060126/R061526

PRESENTED BY

AGENDA ITEM

APPOINTMENT OF DANIEL STEELE TO THE ZONING BOARD OF APPEALS BY COUNCIL PRESIDENT KAYLEIGH REID: for a three-year term, which will expire on July 12, 2029.

BACKGROUND DETAILS

May 20, 2026

Honorable Members of the City Council
City of Livonia, Michigan

RE: APPOINTMENT OF DANIEL STEELE TO THE ZONING BOARD OF APPEALS

Dear Honorable Members of the City Council:

I am submitting the appointment of Daniel Steele, 36824 Munger Dr., Livonia, MI 48154, to the Zoning Board of Appeals for your consideration and approval for a three-year term, which expires July 12, 2029.

Your favorable consideration of this appointment would be greatly appreciated.

Sincerely,

Kayleigh Reid, City Council President

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

To approve appointment as requested.

ATTACHMENTS

1. Steele CV 2026
2. Reid ZBA appt for Daniel Steele - exp 2029

APPROVED BY

OFFICE OF THE COUNCIL

KAYLEIGH REID
Livonia City Council President
kreid@livonia.gov



33000 Civic Center Drive
Livonia, Michigan 48154-3097
(734) 466-2256

May 20, 2026

Honorable Members of the City Council
City of Livonia, Michigan

RE: APPOINTMENT OF DANIEL STEELE TO THE ZONING BOARD OF APPEALS

Dear Honorable Members of the City Council:

I am submitting the appointment of Daniel Steele, 36824 Munger Dr., Livonia, MI 48154, to the Zoning Board of Appeals for your consideration and approval for a three-year term, which expires July 12, 2029.

Your favorable consideration of this appointment would be greatly appreciated.

Sincerely,

Kayleigh Reid, City Council President

Daniel P. Steele, Jr.

36824 Munger Dr., Livonia, MI 48154 • (248) 830 6311 • steeled2@gmail.com

OBJECTIVE

To serve the residents of the City of Livonia as a member of the Zoning Board of Appeals. As a life-long Livonia resident and member of the State Bar of Michigan for fifteen years, provide thoughtful, well-reasoned, and legally sound decisions as a member of the Board.

EDUCATION

Thomas M. Cooley Law School, Lansing, Michigan
Juris Doctor, May 2011
Magna Cum Laude

Michigan State University, East Lansing, Michigan
Bachelor of Arts in Marketing, December 2007

EXPERIENCE

Vahdat Weisman Law, Livonia, MI

Attorney

March 2026-Present

Serve as lead trial attorney in a broad range of personal injury, breach of contract and property loss litigation. Advise clients in pre-litigation negotiations, all phases of litigation through trial, and post-trial decisions, including appeals.

Kramer, Corbett, Harding, & Dombrowki, Detroit, MI

Staff Attorney

June 2025-March 2026

Served as staff counsel for the Auto Club Group (AAA), providing representation of the company and its insureds in litigation of automobile negligence, breach of contract and property loss claims. Provided legal opinions to senior management within both legal and claims departments regarding viability of legal positions.

Ramar & Paradiso, PC, Troy, MI

Attorney

January 2012 – October 2014; November 2020 – June 2025

Serve as lead defense counsel managing a full docket of medical malpractice cases on behalf of hospitals and medical providers in Wayne, Oakland and Macomb Counties. Participate in all aspects of medical malpractice litigation, including first chair trial experience and extensive appellate practice.

The Steele Firm, PLLC, Livonia, MI

Principal Attorney

February 2018 – November 2020

Developed successful general litigation practice and served as lead counsel on a docket of litigated cases, including personal injury, property loss and contract disputes. Provided brief writing and appellate services to multiple firms in the Detroit area, briefs to be filed in the Michigan Court of Appeals and the Michigan Supreme Court.

OFFICE OF THE COUNCIL

KAYLEIGH REID
Livonia City Council President
kreid@livonia.gov



33000 Civic Center Drive
Livonia, Michigan 48154-3097
(734) 466-2256

May 20, 2026

Honorable Members of the City Council
City of Livonia, Michigan

RE: APPOINTMENT OF DANIEL STEELE TO THE ZONING BOARD OF APPEALS

Dear Honorable Members of the City Council:

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Sincerely,

Kayleigh Reid, City Council President



LETTER TO THE LIVONIA CITY COUNCIL

13.

Council Office
April 27, 2026

MEETING DATE

S060126/R061526

PRESENTED BY

AGENDA ITEM

APPOINTMENT OF CHRISTOPHER BOLOVEN TO THE ZONING BOARD OF APPEALS BY COUNCILMEMBER MARTHA PTASHNIK: for a three-year term which will expire on July 12, 2029.

BACKGROUND DETAILS

May 20, 2026

Honorable Members of the City Council
City of Livonia, Michigan

RE: APPOINTMENT OF CHRISTOPHER BOLOVEN TO THE ZONING BOARD OF APPEALS

Dear Honorable Members of the City Council:

I am submitting the appointment of Christopher Boloven, 17405 Ellen Drive, Livonia, MI 48152, to the Zoning Board of Appeals for your consideration and approval for a three-year term, which expires July 12, 2029.

Your favorable consideration of this appointment would be greatly appreciated.

Sincerely,

Martha Ptashnik, Councilmember

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

To approve appointment as requested.

ATTACHMENTS

1. Boloven CV 2026
2. Ptashnik ZBA appt for Chris Boloven - exp 2029

APPROVED BY

OFFICE OF THE COUNCIL

MARTHA PTASHNIK
Livonia City Councilmember
mptashnik@livonia.gov



33000 Civic Center Drive
Livonia, Michigan 48154-3097
(734) 466-2258

May 20, 2026

Honorable Members of the City Council
City of Livonia, Michigan

RE: APPOINTMENT OF CHRISTOPHER BOLOVEN TO THE ZONING BOARD OF APPEALS

Dear Honorable Members of the City Council:

I am submitting the appointment of Christopher Boloven, 17405 Ellen Drive, Livonia, MI 48152, to the Zoning Board of Appeals for your consideration and approval for a three-year term, which expires July 12, 2029.

Your favorable consideration of this appointment would be greatly appreciated.

Sincerely,

Martha Ptashnik, Councilmember

Contact

32900 Five Mile Road
Livonia, Michigan 48154
734-679-9820 (Mobile)
cboloven@apexgrouplaw.com

www.linkedin.com/in/christopher-boloven-6b005423 (LinkedIn)
apexgrouplaw.com (Company)
apexgroupcpa.com (Company)

Top Skills

Tax Preparation
Tax Accounting
Legal Research

Languages

English (Native or Bilingual)
Greek

Christopher Boloven

Member at Apex CPA PLC and Apex Law PLC
Livonia, Michigan, United States

Experience

Apex CPA, PLC

Member

August 2023 - Present (2 years 10 months)

Livonia, Michigan, United States

Apex Law

9 years 10 months

Attorney

August 2016 - Present (9 years 10 months)

Livonia, Michigan

Member

August 2016 - Present (9 years 10 months)

Cole Newton & Duran CPAs

6 years 11 months

Managing Partner

June 2020 - June 2023 (3 years 1 month)

Chief Operating Officer

June 2020 - June 2023 (3 years 1 month)

Chief Legal Officer

August 2016 - June 2023 (6 years 11 months)

Livonia, Michigan

Tax Practice Leader

January 2018 - June 2020 (2 years 6 months)

Livonia, Michigan

Strobl & Sharp, P.C.

Attorney

January 2015 - August 2016 (1 year 8 months)

Bloomfield Hills, MI

Creighton, McLean, & Shea PLC

Attorney

August 2012 - December 2014 (2 years 5 months)

Livonia, MI

Wayne County Prosecutor's Office

Special Assignment Intern

January 2012 - May 2012 (5 months)

Detroit, MI

Michigan Supreme Court

Judicial Intern to the Honorable Mary Beth Kelly

April 2011 - July 2011 (4 months)

Lansing, MI

35th District Court

Public Defender for the UDM Criminal Trial Clinic

January 2011 - May 2011 (5 months)

Plymouth, MI

McKeen & Associates, PC - Civil Justice Attorneys

Law Clerk

April 2010 - September 2010 (6 months)

Detroit, Michigan

Education

Wayne State University Law School

Master of Laws (LL.M.), Tax Law/Taxation · (2015 - 2021)

University of Detroit Mercy School of Law

J.D., Law · (2009 - 2012)

Wayne State University

B.A., Business Administration - Accounting · (2006 - 2009)

OFFICE OF THE COUNCIL

MARTHA PTASHNIK
Livonia City Councilmember
mptashnik@livonia.gov



33000 Civic Center Drive
Livonia, Michigan 48154-3097
(734) 466-2258

May 20, 2026

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City of Livonia, Michigan

RE: APPOINTMENT OF CHRISTOPHER BOLOVEN TO THE ZONING BOARD OF APPEALS

Dear Honorable Members of the City Council:

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