

**AGENDA
CITY PLANNING COMMISSION
CITY OF LIVONIA
TUESDAY, JUNE 9, 2026**

Study Meeting - Fifth Floor Gallery, City Hall

7:00 p.m.

PRE HEARING ITEM FOR JUNE 16, 2026

1. **Petition 2026-05-02-13 submitted by Luxe Event LLC** 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 27600 Schoolcraft Road, located on the north side of Schoolcraft Road between Inkster Road and Cardwell Street in the southeast ¼ of Section 24.
2. **Petition 2026-05-02-14 submitted by Oval Auto** requesting waiver use approval under Sections 3.11 and 6.06 of the Livonia Zoning Ordinance, as amended, to operate an automobile repair facility, at 28755 Plymouth Road, located on the south side of Plymouth Road between Garden Street and Harrison Street in the northeast ¼ of Section 36.

MISCELLANEOUS ITEM

3. **Petition 2026-05-08-02 submitted by Chipman Design Architecture on behalf of Chick Fil A** requesting site plan approval pursuant of Section 3.11 of the Livonia Zoning Ordinance, as amended, to include a windscreen between the existing columns by the drive-thru door at 11700 Middle Belt Road located on the corner of Middle Belt and Plymouth Roads in the southwest 1/4 of Section 25.

REPORT FROM STAFF

4. Regular Meetings held by the City Council on May 4, May 18, and June 1, 2026.

418th SPECIAL MEETING

5. Election of Planning Commission Officers

Petition 2026-05-02-13 submitted by Luxe Events LLC. 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 27600 Schoolcraft Road, located on the north side of Schoolcraft Road between Inkster Road and Cardwell Street in the southeast $\frac{1}{4}$ of Section 24.

**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: 2026/05/15 Petition 2026-05-02-13
 Site Address: 27600 Schoolcraft Rd Sidwell 46-096-02.0424.005 Zoning of Property C-2
 Requesting Approval To Event Venue
 Applicant: Tiffany Munson Business/Company: Luxe Events LLC
 Applicant's Address: 7566 Cherrywood Dr City: Westland State: MI Zip Code: 48185
 Applicant's Phone # (313) 595-2793 Applicant's Email planluxeevent@outlook.com
 Contact Person: Tiffany Munson Business/Company: Luxe Events LLC
 Contact's Address: 7566 Cherrywood Dr City: Westland State: MI Zip Code: 48185
 Contact's Phone # (313) 595-2793 Contact's Email planluxeevent@outlook.com

Please provide the following information:

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

AVOID SCAMS! PLEASE BE AWARE THAT THE CITY OF LIVONIA PLANNING COMMISSION DOES NOT SEND INVOICES EITHER BY REGULAR MAIL OR EMAIL. WHEN YOU APPLY, YOU WILL BE REQUIRED TO PAY IN FULL AT THAT TIME. IF YOU RECEIVE AN INVOICE, PLEASE CONTACT US IMMEDIATELY.

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

FEE COMPUTATION	\$700.00	(\$400 publication fee plus \$300 base review fee) plus
_____ sq. ft. of new construction x \$20.00 per 1,000 sq. ft. or \$30 per lot or unit for residential construction.		
Total Amount Due	\$ _____	(To avoid scams, please see note above regarding invoices)

Owner of Property: Buckingham Plaza Limited Partnership
 Owner's Address: 31000 Northwestern Hwy Suite 200 City: Farmington Hills State: MI Zip Code: 48334
 Owner's Phone # (248) 353-1111 Owner's Email jliadis@nuvest.com
 Signature of Owner: [Signature] Print Name: John G Liadis, Member
 Subscribed and sworn to before me, a Notary Public in and for the County of Oakland State of Michigan
 on this 11th day of May 20 26.
 Signature of Notary [Signature] My commission expires Oct 3 2031
 Acting in the County of Oakland.

RECEIVED
OFFICE OF THE CITY CLERK
2026 MAY 15 AM 10:34

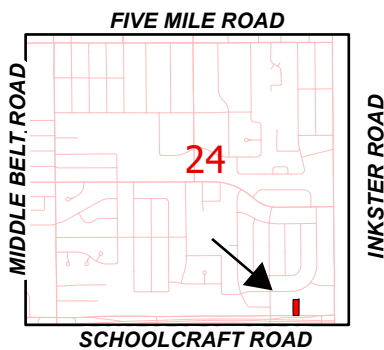


N 2

27450-27650 Schoolcraft
14019 - 14021 Inkster

C - 2

SCHOOLCRAFT ROAD



Address & Zoning Map

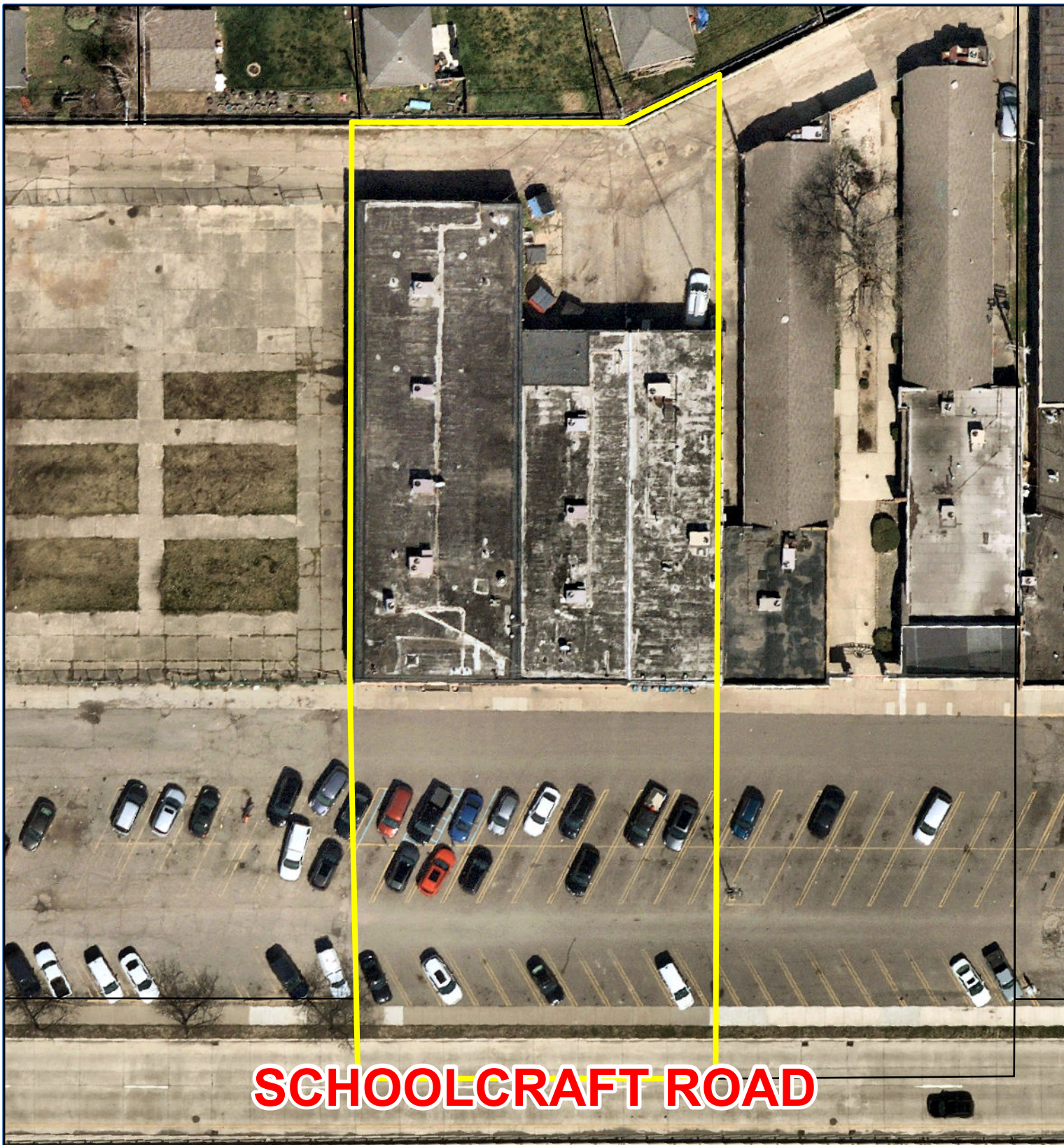
Petition 2026-05-02-13
Luxe Events LLC
27600 Schoolcraft Road



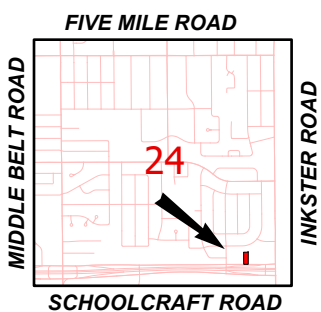
Not to Scale



City of Livonia
Planning Department



SCHOOLCRAFT ROAD



Aerial Map

Petition 2026-05-02-13
Luxe Events LLC
27600 Schoolcraft Road



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PRE HEARING

ITEM 1

Petition 2026-05-02-13 submitted by Luxe Events LLC. 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 27600 Schoolcraft Road, located on the north side of Schoolcraft Road between Inkster Road and Cardwell Street in the southeast ¼ of Section 24.

June 9, 2026, Study Meeting:

The petitioner is requesting waiver use approval to establish a banquet (event) facility at the Buckingham Village shopping center, which is an existing multi-tenant commercial shopping plaza located on the north side of Schoolcraft Road, just west of Inkster Road. The shopping plaza property totals 7.53 acres, with approximately 1,000 feet of frontage along Schoolcraft Road and 367 feet of frontage on Inkster Road. The subject tenant space faces south and is next door to the existing Snookers Pool and Pub. The unit measures 2,800 (100 x 28) square feet in size.

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 to the west and east, and the I-96 Freeway to the south.

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.

Access and parking are shared between the multiple parcels and tenants that make up the overall shopping complex. Records show that the site was formally a distillery with seating for forty (40).

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 range from private events, including corporate functions, weddings, and social gatherings. 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.

PRE HEARING

ITEM 1 Petition 2026-05-02-13 Page 2

According to the Business Plan, the proposed operation will not include any in-house food service or catering activities. The tenant space is equipped only with a small kitchenette intended for limited ancillary use. Additionally, no alcohol service is currently proposed as part of the operation. However, the petitioner has indicated that professional mixologist vendors may occasionally be present on-site for events. Operating hours are 12:00 PM to 12:00 AM Monday to Thursday, and 9:00 AM to 12:00 AM Friday to Sunday.

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 due to its proximity to the Buckingham Village Subdivision to the north. However, Section 13.13 of the Zoning Ordinance empowers the City Planning Commission to review waivers or approval of conditional uses to be 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-thirds ($\frac{2}{3}$) of the members of the City Council concur.

The submitted plans, dated May 15, 2026, indicate a 480 square-foot dance floor, reception area, as well as a partitioned space that will accommodate two bathrooms in the middle of the building, bridal room and kitchen area.

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

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 approximately 2,400 square feet. An event center of this size requires at least 48 parking spaces ($2,400 / 50 = 48$). The subject parcel contains thirty (30) parking spaces, with approximately 224 parking spaces total within the Buckingham Village shopping center.



Home Improvement Center

Snooker's Pool & Pub

Cleaner

Sister Braiding Salon

Pretty Girls Hair Boutique

DOLLAR GENERAL

bp

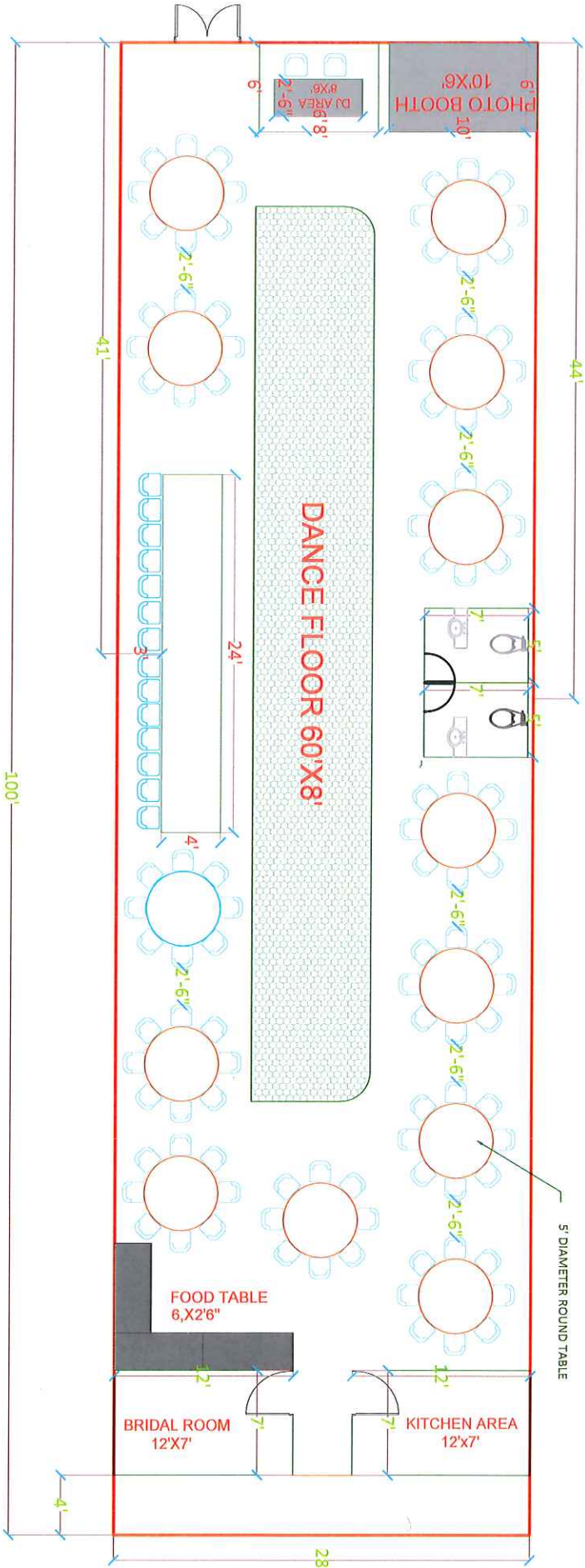
Inkster Rd 23,769+ VPD

Schoolcraft Rd 7,980+ VPD

96 149,271+ VPD

RECEIVED
MAY 15 2026
CITY OF LIVONIA
PLANNING COMMISSION

2026-05-02-13



RECTANGLE HEAD TABLE SEATING-14
 ROUND TABLE SEATING-104
 DANCE FLOOR - 60'X8'

RECEIVED
 MAY 15 2026
 CITY OF LIVONIA
 PLANNING COMMISSION

2202-50-50-20-19

CORRESPONDENCE

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

May 20, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-05-02-13 – #27600 Schoolcraft Road (Luxe Event, 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 #27578 - #27630 Schoolcraft Road, with the address of #27600 Schoolcraft 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 Schoolcraft Road right-of-way be required, the owner will need to submit drawings to this Department for permitting.

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

Sincerely,

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

cc: 2026 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSINAN
MAYOR

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

DATE: May 21, 2026
TO: Kristoffer Canty, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: **Petition #2026-05-02-14 at 28755 Plymouth Rd. Oval Auto**

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

Due to the potential of vehicles being serviced are electric vehicles and that incidents and/or fires may occur with lithium ion batteries that are housed in these vehicles, a mitigation plan needs to be in place and submitted as an attachment to the permit AND PLAN SET for the city building department. Livonia Fire & Rescue is not responsible for proper disposal of batteries during these types of incidents.

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

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

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

May 20th, 2026

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

Re: Petition 2026-05-02-13 - 27600 Schoolcraft Road

Mr. Canty,

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

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

Sincerely,

FOR THE CHIEF OF POLICE,

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

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

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

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

Date: June 3, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2026-05-02- 13 – 27600 Schoolcraft Road

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

1. The petitioner's proposal is a change in use. This would require that the proposed space comply with all current barrier-free, building, and mechanical codes and standards. This will be addressed further at the time of plan review if this project moves forward.
2. The rear drive behind the building is in disrepair and shall be repaired or replaced as needed.
3. The City of Livonia has a noise ordinance that shall be adhered to. This property abuts a residential neighborhood and is a concern.

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

May 22, 2026

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

Petition 2026-05-02-13 - 27600 Schoolcraft Road (Luxe Event 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

TREASURER

**OTHER ITEMS
RELATED TO THE
PETITION**

Petition 2026-05-02-14 submitted by Oval Auto requesting waiver use approval under Sections 3.11 and 6.06 of the Livonia Zoning Ordinance, as amended, to operate an automobile repair facility, at 28755 Plymouth Road, located on the south side of Plymouth Road between Garden Street and Harrison Street in the northeast ¼ of Section 36.

**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: 5-15-26 Petition 2026-05-02-14

Site Address: 28755 Plymouth Sidwell 142990011000 Zoning of Property C2

Requesting Approval To Operate an event center

Applicant: Vanessa Schembri Business/Company: Oval Auto

Applicant's Address: 28735 Plymouth City: Livonia State: MI Zip Code: 48150

Applicant's Phone # (734) 718-5134 Applicant's Email ovalauto.vanessa@yahoo.com

Contact Person: Vanessa Schembri Business/Company: Oval Auto

Contact's Address: 28735 Plymouth City: Livonia State: MI Zip Code: 48150

Contact's Phone # (734) 718-5134 Contact's Email ovalauto.vanessa@yahoo.com

Please provide the following information:

- 1) **Site Plan** showing:
 - property dimensions, including road right-of-way & building setback lines
 - foot print of building(s), including dimensions & square footage
 - all easements, protective walls, sidewalks & existing trees
 - any significant topographic features (existing or proposed)
 - parking layout, including type of surface material, sizes of spaces & aisles
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 - location of light standards servicing parking lot & cutout showing type & height
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 - percentage of landscaping provided (15% of total site required)
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 - all visible rooftop mechanical equipment and how they will be screened
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- 6) **Legal Description** of the property to be considered (**Clearly Printed**)
- 7) Two (3) completed application forms & **three (3) sets of full-size drawings**

AVOID SCAMS! PLEASE BE AWARE THAT THE CITY OF LIVONIA PLANNING COMMISSION DOES NOT SEND INVOICES EITHER BY REGULAR MAIL OR EMAIL. WHEN YOU APPLY, YOU WILL BE REQUIRED TO PAY IN FULL AT THAT TIME. IF YOU RECEIVE AN INVOICE, PLEASE CONTACT US IMMEDIATELY.

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

FEE COMPUTATION	\$700.00 (\$400 publication fee plus \$300 base review fee) plus
_____ sq. ft. of new construction x \$20.00 per 1,000 sq. ft. or \$30 per lot or unit for residential construction.	
Total Amount Due \$ _____	(To avoid scams, please see note above regarding invoices)

Owner of Property: Vanessa Schembri

Owner's Address: 18100 Wayne Rd. City: Livonia State: MI Zip Code: 48152

Owner's Phone # (734) 718-5134 Owner's Email ovalauto.vanessa@yahoo.com

Signature of Owner: [Signature] Print Name: Vanessa Schembri

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

on this 15 day of May, 2026

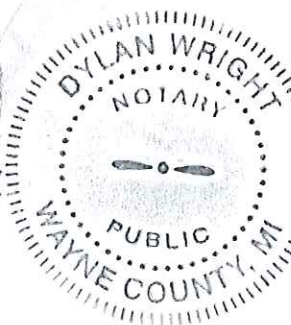
Signature of Notary [Signature] My commission expires 02/16/2029

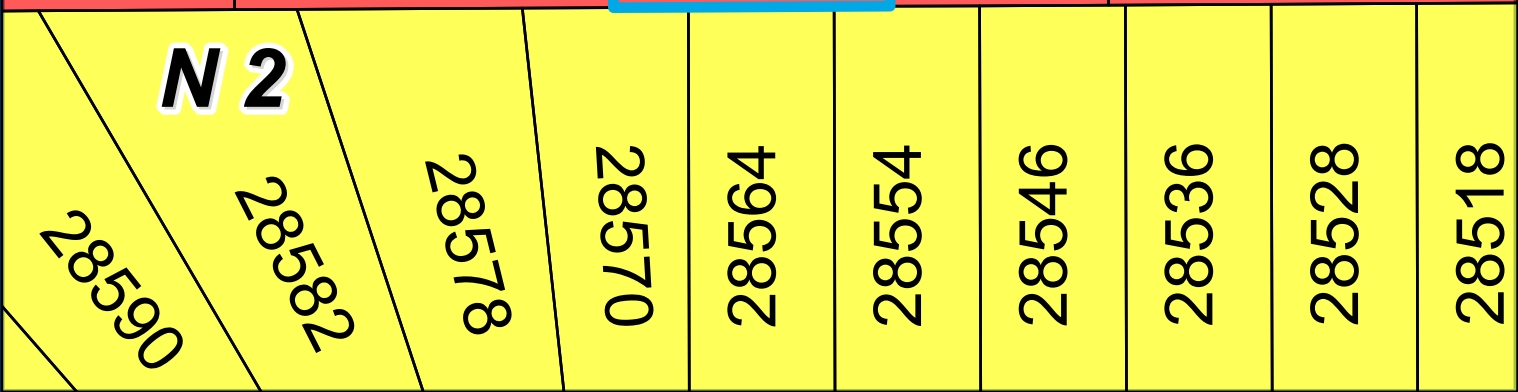
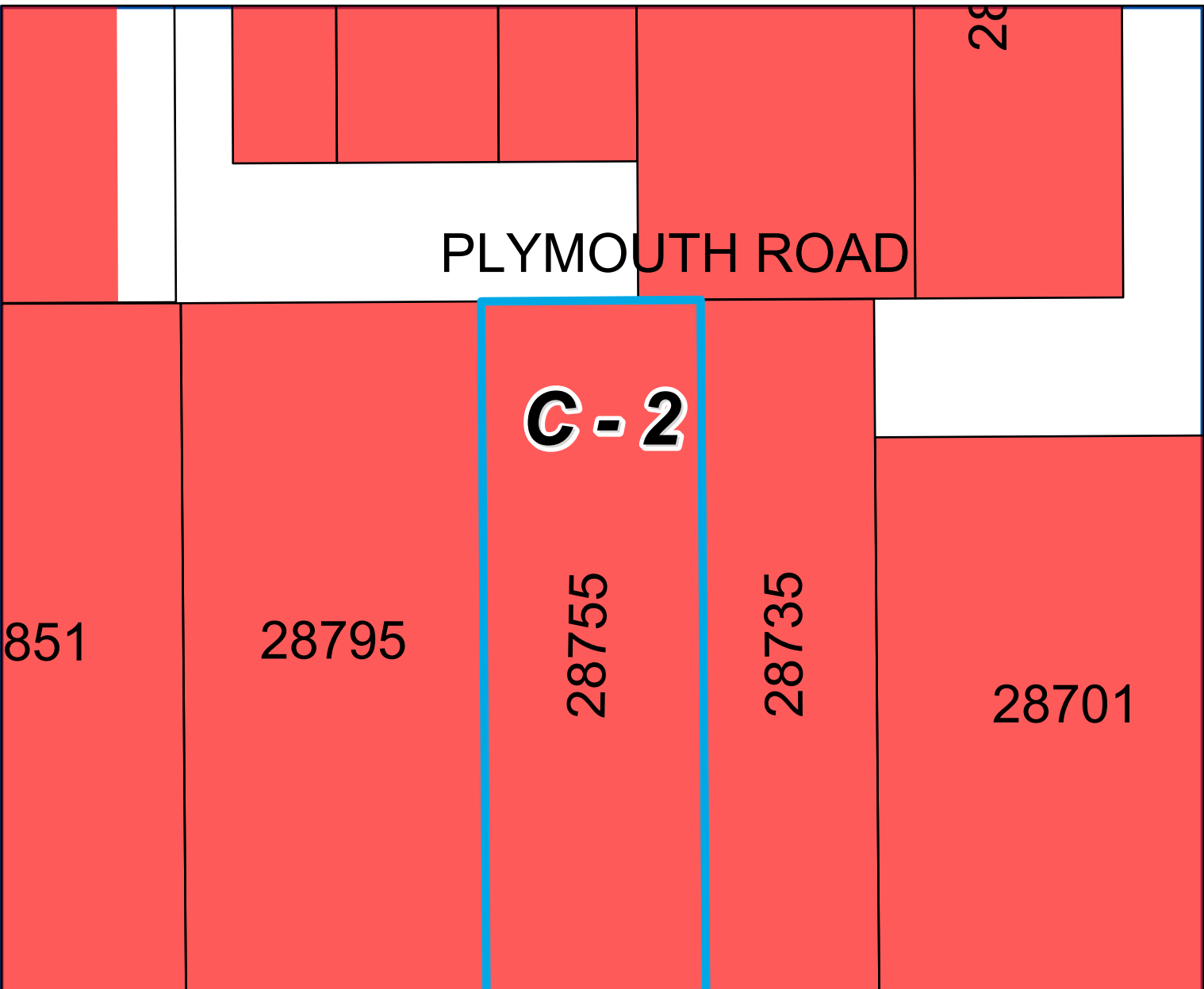
Acting in the County of Wayne

RECEIVED
SCHOOL OF THE CITY CLERK

2026 MAY 15 PM 12:01

DYLAN WRIGHT
Notary Public, State of Michigan
County of Wayne
My Commission Expires Feb. 16, 2029
Acting in the County of Wayne





Address & Zoning Map

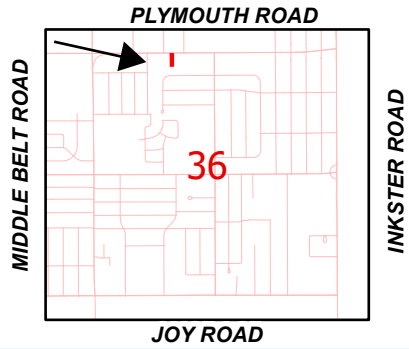
Petition 2026-05-02-14
 Oval Auto
 28755 Plymouth Road



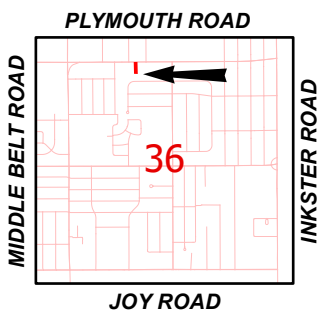
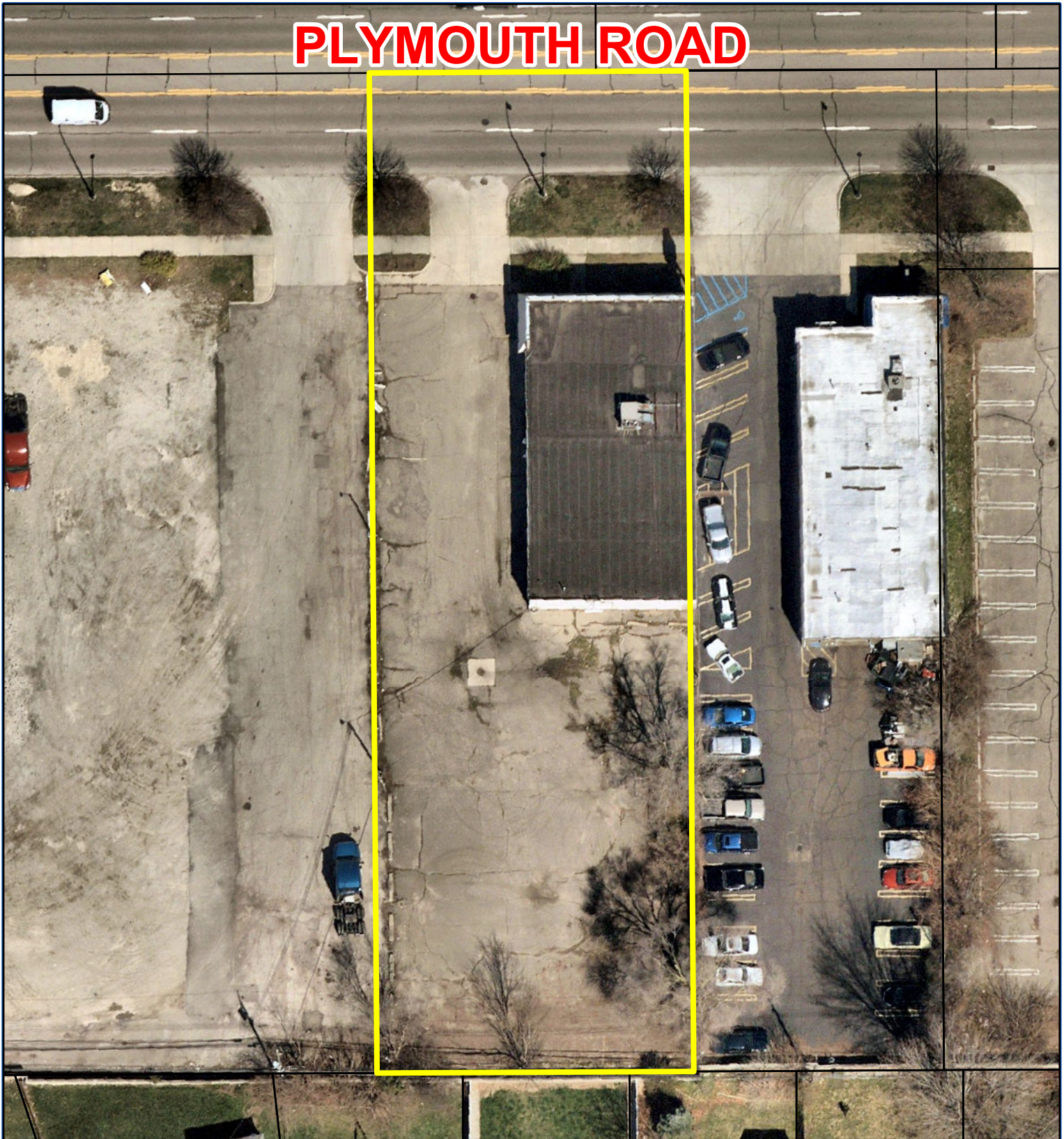
Not to Scale



City of Livonia
 Planning Department



PLYMOUTH ROAD



Aerial Map

Petition 2026-05-02-14
Oval Auto
28755 Plymouth Road



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PREHEARING

ITEM 2

Petition 2026-05-02-14 submitted by Oval Auto requesting waiver use approval under Sections 3.11 and 6.06 of the Livonia Zoning Ordinance, as amended, to operate an automobile repair facility, at 28755 Plymouth Road, located on the south side of Plymouth Road between Garden Street and Harrison Street in the northeast ¼ of Section 36.

June 9, 2026: Study Meeting:

This petition requests Waiver Use approval to operate an automobile repair facility within the former Dobby's Tuxedo building located at 28755 Plymouth Road. The subject property is zoned C-2 (General Business) and is located within the Plymouth Road Development Authority (PRDA) District.

To the north, across Plymouth Road, are commercial properties also zoned C-2 (General Business). To the south are residentially zoned properties within the N-1 (Neighborhood) District. To the west is a vacant parcel zoned C-2 (General Business), and to the east is the petitioner's existing auto repair facility, zoned C-2.

The petitioner proposes a 60-foot rear addition to the existing building to accommodate additional service bays associated with the automobile repair operation. The addition complies with all applicable setback requirements of the Livonia Zoning Ordinance.

The floor plan shows approximately 7,545 square feet and includes seven (7) repair bays, a wash area, two (2) offices, a file storage room, vestibule area, two (2) restrooms, a changing room, and a compressor room.

Elevation plans show a maximum height of approximately 18.5 feet. According to the submitted plans the project includes one (1) new overhead service door and two (2) new pedestrian entry doors located along the west elevation. The petitioner noted that the addition building material will match the existing building blocks.

Pursuant to the Livonia Zoning Ordinance, outdoor storage of disabled, damaged, dismantled, or unlicensed vehicles is prohibited. The submitted site plan does not clearly identify designated areas for vehicle overflow or temporary vehicle storage associated with the repair operation.

Vehicular access to the site would be provided by one (1) existing driveway from Plymouth Road. The petitioner proposes a total of twenty-nine (29) parking spaces, including two (2) barrier-free spaces. The parking layout is shown as double-striped in accordance with ordinance requirements.

PRE HEARING

Section 9.03 of the Livonia Zoning Ordinance requires automobile repair facilities to provide two (2) parking spaces per repair bay, plus one (1) additional parking space for each employee on the largest shift. While the plans indicate seven (7) repair bays, the petitioner has not identified the number of employees anticipated during peak operating periods. As such, the adequacy of the proposed parking count cannot yet be fully verified.

The petitioner proposes installation of a chain-link fence along the west property line. In accordance with Section 7.24 of the Livonia Zoning Ordinance, construction of any wall or fence shall not commence until a permit has been obtained from the Inspection Department. Furthermore, it shall remain the responsibility of the property owner to maintain the fence and adjoining area in a clean, orderly, and well-maintained condition free of debris, refuse, weeds, or other waste materials.

Section 9.03 additionally requires that an area equal to ten percent (10%) of the required parking stall area be reserved for snow storage. Such snow storage areas must be landscaped and, where fencing is present, located on the parking lot side of the fence. Snow storage areas may be incorporated into landscape areas or stormwater management facilities subject to approval by the Engineering Division.

Frontage landscaping requirements pursuant to Section 10.03 of the Zoning Ordinance require one (1) deciduous or evergreen tree per forty (40) linear feet of frontage, one (1) ornamental tree per one hundred (100) linear feet of frontage, and eight (8) shrubs per forty (40) linear feet of frontage. The subject site contains approximately ninety-five (95) feet of frontage along Plymouth Road, including a twenty-three (23) foot driveway opening, resulting in approximately seventy-two (72) linear feet of landscaped frontage. Based on ordinance calculations, the site is required to provide two (2) evergreen or deciduous trees, one (1) ornamental tree, and fourteen (14) shrubs. The landscape plan currently indicates the installation of twenty-two (22) shrubs; however, required tree plantings have not been clearly identified on the submitted plans.

A 9-foot by 5-foot dumpster enclosure is proposed at the rear of the building and is generally screened from public view. However, the petitioner has not provided material specifications or elevation details for either the proposed building addition or the dumpster enclosure. Such information should be submitted for review to ensure compatibility with surrounding development and compliance with ordinance standards.

The submitted plans do not include drainage or stormwater management details. Prior to issuance of any building permits, the petitioner shall provide drainage and stormwater treatment plans for review and approval by the Engineering Department in accordance with applicable City standards.

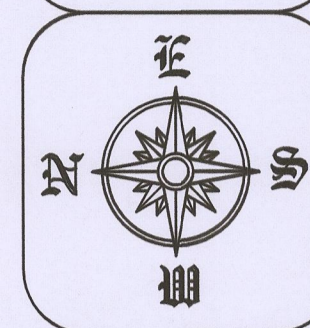
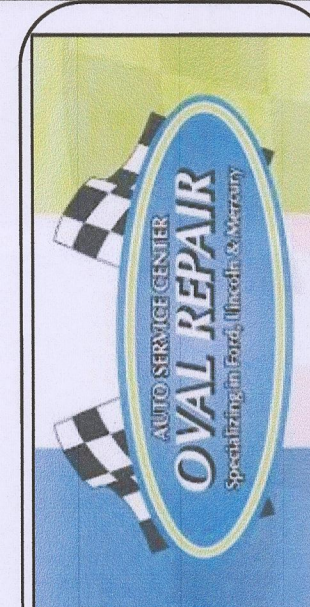
PRE HEARING

ITEM 2 Petition 2026-05-02-14 – 28755 Plymouth Road

Page 3

A photometric or exterior lighting plan has not been submitted. Pursuant to the Livonia Zoning Ordinance, all outdoor lighting in non-residential districts shall be shielded and directed downward so that the light source is not visible from adjacent residential districts, nearby residences, or public rights-of-way. Flashing, moving, or intermittent lighting is prohibited, as is the use of searchlights for advertising purposes.

The subject property would be permitted one (1) ground sign not to exceed thirty (30) square feet in area and six feet (6') in height, with a minimum setback of ten feet (10') from any public right-of-way. The submitted plans indicate relocation of an existing sign; however, the exact location has not been identified. The petitioner should provide a precise sign location and dimensions to verify compliance with the Zoning Ordinance. Any existing or proposed nonconforming signage would require variance approval from the Zoning Board of Appeals.



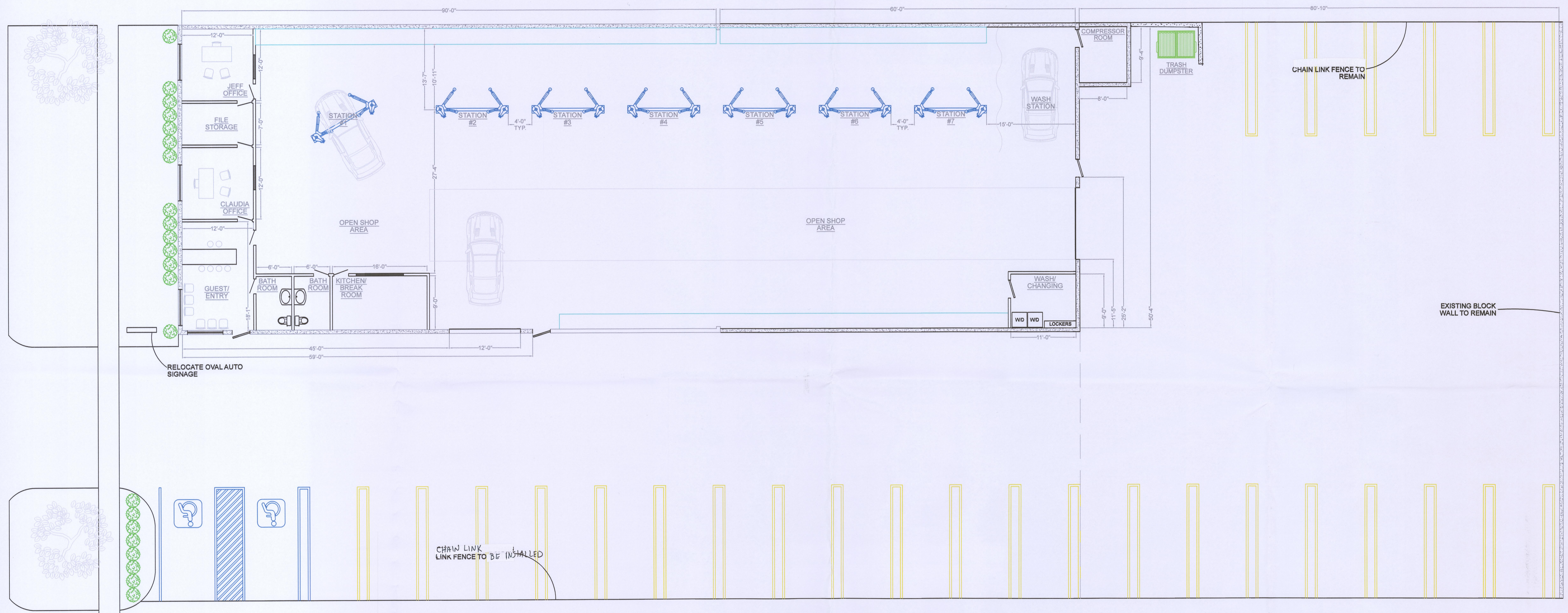
PROJECT NAME:
Oval Repair
 28735 Plymouth Rd.
 Livonia, MI 48180

SCALE: AS NOTED
 DATE: 5/13/2026
 JOB NO: 260001
 DRAWN BY: GLF

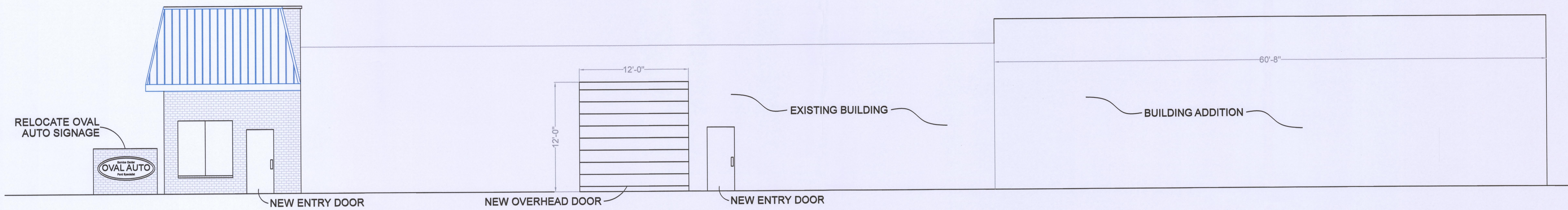
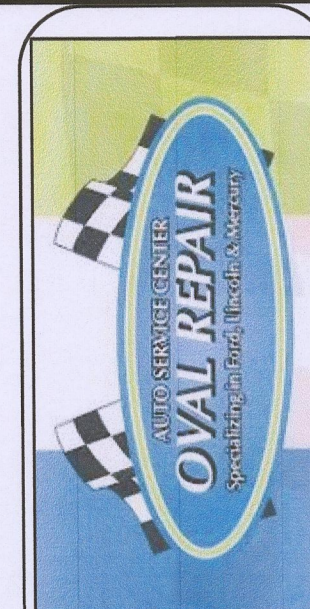
FILE NO:
 SHEET TITLE:
BUILDING ADDITION LAYOUT

DRAWING
A.1

RECEIVED
 MAY 15 2026
 CITY OF LIVONIA
 PLANNING COMMISSION
 2026-05-02-14

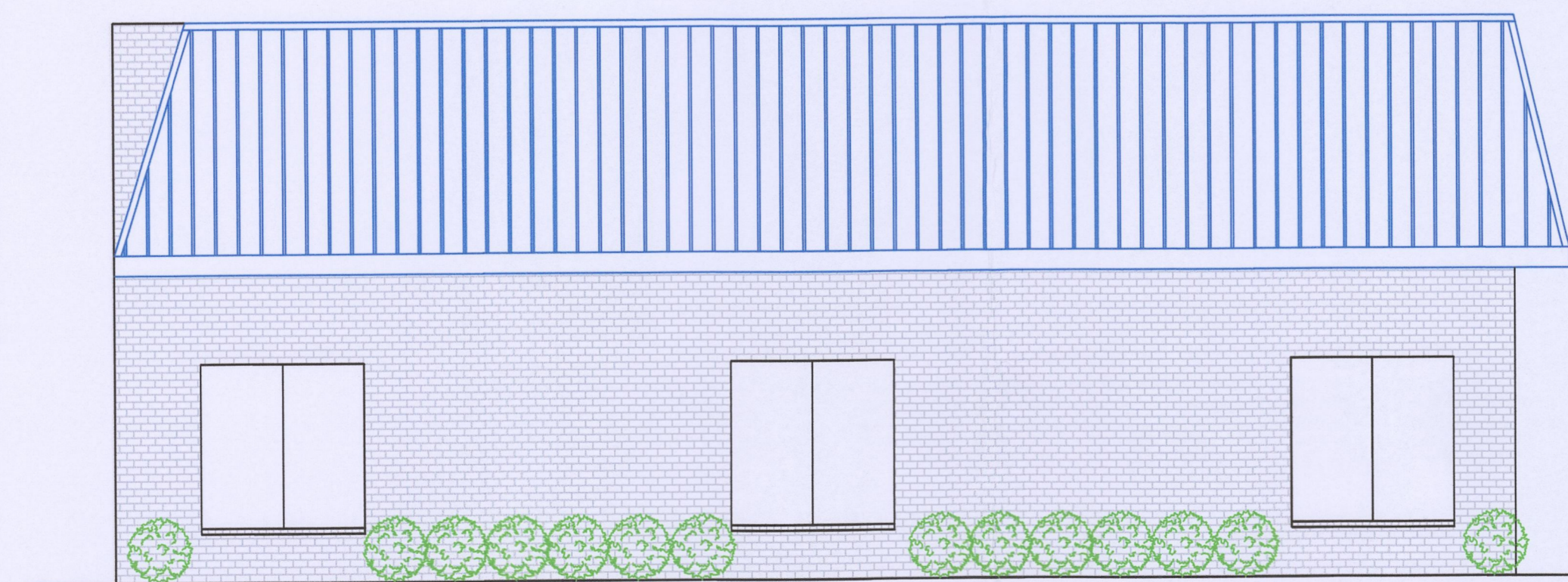


BUILDING/SITE PLAN
 SCALE: 1/8" = 1'-0"



WEST BUILDING ELEVATION

SCALE: 3/16" = 1'-0"



NORTH BUILDING ELEVATION

SCALE: 3/16" = 1'-0"

PROJECT NAME:
Oval Repair
 28735 Plymouth Rd.
 Livonia, MI 48180

SCALE: AS NOTED
 DATE: 5/13/2026
 JOB NO.: 260001
 DRAWN BY: GLF

FILE NO:
 SHEET TITLE:
BUILDING ELEVATIONS

DRAWING

A.2

CORRESPONDENCE

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

May 20, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-05-02-14 – #28755 Plymouth Road (Oval Auto)

Dear Mr. Canty:

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

1. The subject parcel is assigned the address of #28755 Plymouth Road.
2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. There is no mention of utility revisions with the proposal, so we do not believe there will be any adverse effects on the existing systems.
3. Should revisions to the utility services to the building, or any work within the Plymouth Road right-of-way be required, the owner will need to submit drawings to this Department and/or MDOT 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 handwritten signature in blue ink, appearing to read "David W. Lear", is written over a horizontal line.

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

cc: 2026 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSINAN
MAYOR

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

DATE: May 21, 2026
TO: Kristoffer Canty, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: **Petition #2026-05-02-14 at 28755 Plymouth Rd. Oval Auto**

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

Due to the potential of vehicles being serviced are electric vehicles and that incidents and/or fires may occur with lithium ion batteries that are housed in these vehicles, a mitigation plan needs to be in place and submitted as an attachment to the permit AND PLAN SET for the city building department. Livonia Fire & Rescue is not responsible for proper disposal of batteries during these types of incidents.

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

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

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

May 20th, 2026

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

Re: Petition 2026-05-02-14 - 28755 Plymouth 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: June 3, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2026-05-02-14 – 28755 Plymouth Road

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

1. A variance from the Zoning Board of Appeals would be required for the proposed fencing. Fencing is not permitted in a C-2 district.
2. Permits and inspections are required for all work.
3. The parking lot shall be repaired and restriped as necessary. Parking spaces shall be 10' wide and 20' deep and double-striped.
4. Signage shall be conforming. Permits and inspections are required for all signs.
5. Van-accessible barrier-free parking space shall be provided and be sized, signed, and marked in accordance with the Michigan Barrier-Free Code. The required accessible hash mark shall be at least 8' wide.

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

May 21, 2026

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

Petition 2026-05-02-14 - 28755 Plymouth Road (Oval Auto)

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

TREASURER

**OTHER ITEMS
RELATED TO THE
PETITION**

Petition 2026-05-08-02 submitted by Chipman Design Architecture on behalf of Chick-Fil-A requesting site plan approval pursuant of Section 3.11 of the Livonia Zoning Ordinance, as amended, to include a windscreen between the existing columns by the drive-thru door at 11700 Middle Belt Road located on the corner of Middle Belt and Plymouth Roads in the Southwest 1/4 of Section 25.

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

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

For filing fee see computation below

Date Filed: 5/15/26 Petition 2026-05-08-02
 Site Address: 11700 Middlebelt Road Sidwell 09999-007-011
 Requesting Approval to include a Windscreen between the existing columns by the Drive-Thru door
 Applicant: Crystal Barraza Business/Company: Chipman Design Architecture
 Applicant's Address: 1350 E Touhy Ave, First Floor City: Des Plaines State: IL Zip Code: 60018
 Applicant's Phone # (847) 298-6900 Applicant's Email cbarraza@chipman-design.com
 Contact Person: SAME AS ABOVE Business/Company: _____
 Contact's Address: _____ City: _____ State: _____ Zip Code: _____
 Contact's Phone # (_____) _____ Contact's Email _____

Please provide the following information:

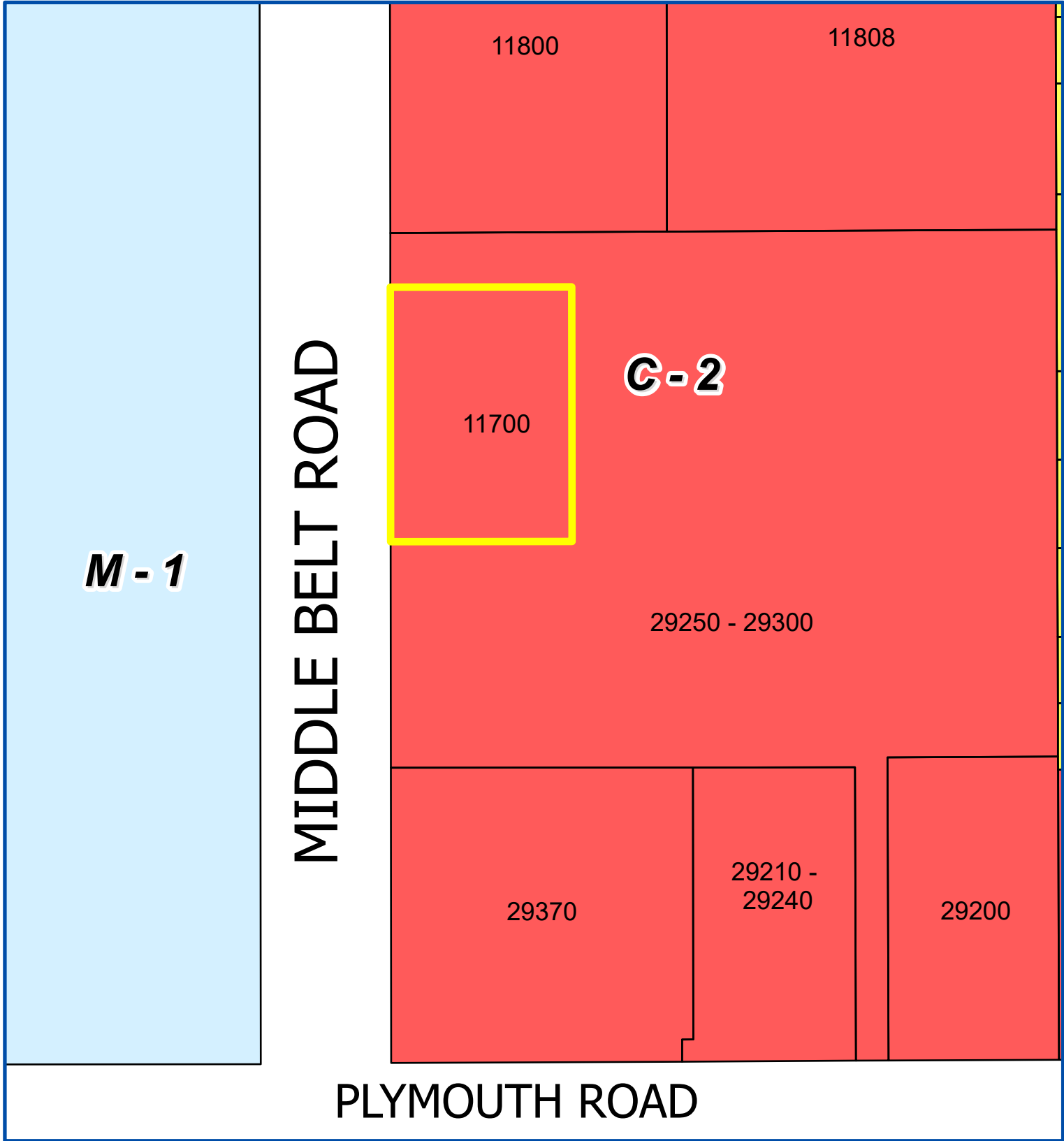
- 1) **Site Plan** showing:
 - property dimensions, including road right-of-way & building setback lines
 - foot print of building(s), including dimensions & square footage
 - all easements, protective walls, sidewalks & existing trees
 - any significant topographic features (existing or proposed)
 -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



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

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

Owner of Property: Chick-fil-A
 Owner's Address: 5200 Buffington Rd City: Atlanta State: GA Zip Code: 30349
 Owner's Phone # (314) 356-2379 Owner's Email c/o Isadora.Rondon@cushwake.com
 Signature of Owner: S. Joseph Latimer Digitally signed by S. Joseph Latimer
Date: 2026.05.01 13:25:41 -0400 Print Name: Joseph Latimer



M - 1

MIDDLE BELT ROAD

11800

11808

11700

C - 2

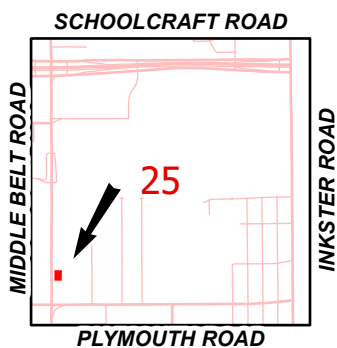
29250 - 29300

29370

29210 -
29240

29200

PLYMOUTH ROAD



Address & Zoning Map

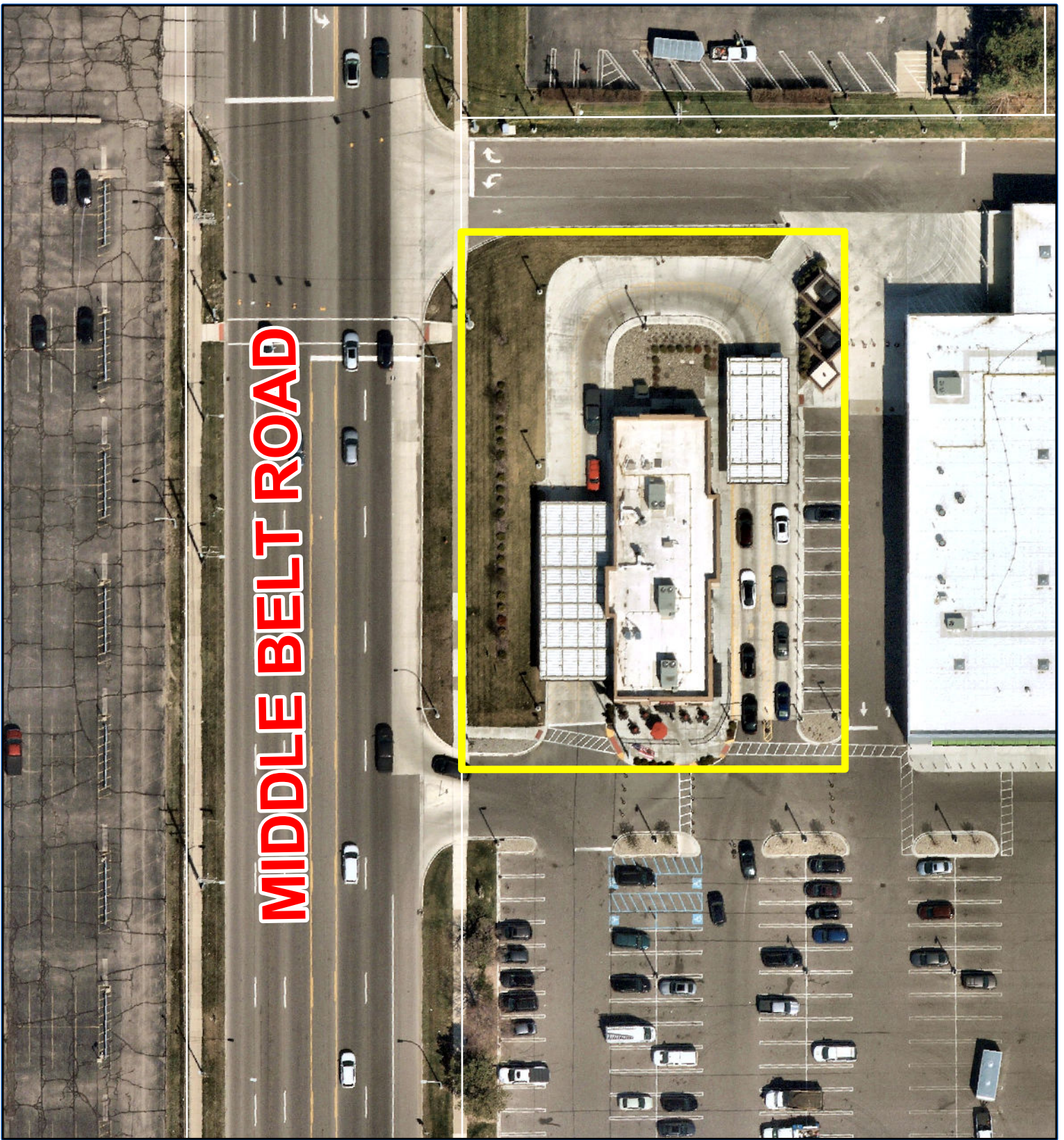
**Petition 2026-05-08-02
Chick Fil A
11700 Middle Belt Road**



Not to Scale



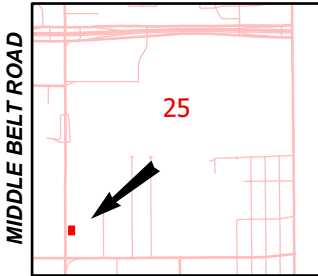
City of Livonia
Planning Department



MIDDLE BELT ROAD



SCHOOLCRAFT ROAD



PLYMOUTH ROAD

Aerial Map

Petition 2026-05-08-02
Chick Fil A
11700 Middle Belt Road



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 3

Petition 2026-05-08-02 submitted by Chipman Design Architecture on behalf of Chick-Fil-A requesting site plan approval pursuant of Section 3.11 of the Livonia Zoning Ordinance, as amended, to include a windscreen between the existing columns by the drive-thru door at 11700 Middle Belt Road located on the corner of Middle Belt and Plymouth Roads in the Southwest 1/4 of Section 25.

June 9, 2026, Study Meeting:

The petitioner is requesting approval to install a wind wall system at the existing Chick-fil-A restaurant. The property currently contains a 4,996 square-foot fast-food restaurant with drive-through facilities. The proposed improvement consists of a wind wall featuring five (5) panels supported by six (6) column posts located adjacent to the existing drive-through lanes. The purpose of the wind wall is to provide protection from sun, rain, and wind for employees operating within the drive-through service area while enhancing overall operational efficiency.

The proposed wind wall is a design feature commonly incorporated into newer Chick-fil-A locations throughout the country. Because this restaurant utilizes drive-through doors rather than traditional service windows, the wind wall helps reduce drafts, improve indoor temperature control, and facilitate the efficient transfer of food and beverages between the kitchen and multiple drive-through lanes. The petitioner indicates that the installation will improve employee comfort and operational effectiveness without altering the fundamental use of the property.

According to the submitted plans, the wind wall will be located along the west side of the existing drive-through lanes and attached directly to the existing drive-through canopy structure. The system consists of six (6) support columns and five (5) light gray vinyl-coated panels measuring approximately 10.5 feet in height. Each panel includes a mesh window section designed to maintain visibility and allow airflow while continuing to provide protection from weather conditions. The panels will be secured to the support structure utilizing brackets and strap attachments.

The petitioner has noted that the wall is not intended to be a permanent structure, as it can be retracted or removed as needed. The intent would be to use the wall on days with 35+ mph winds and during cold months.

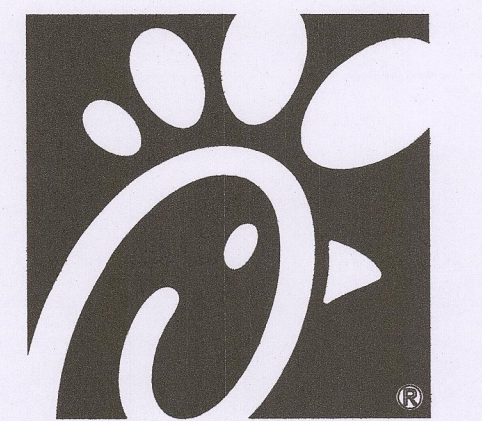
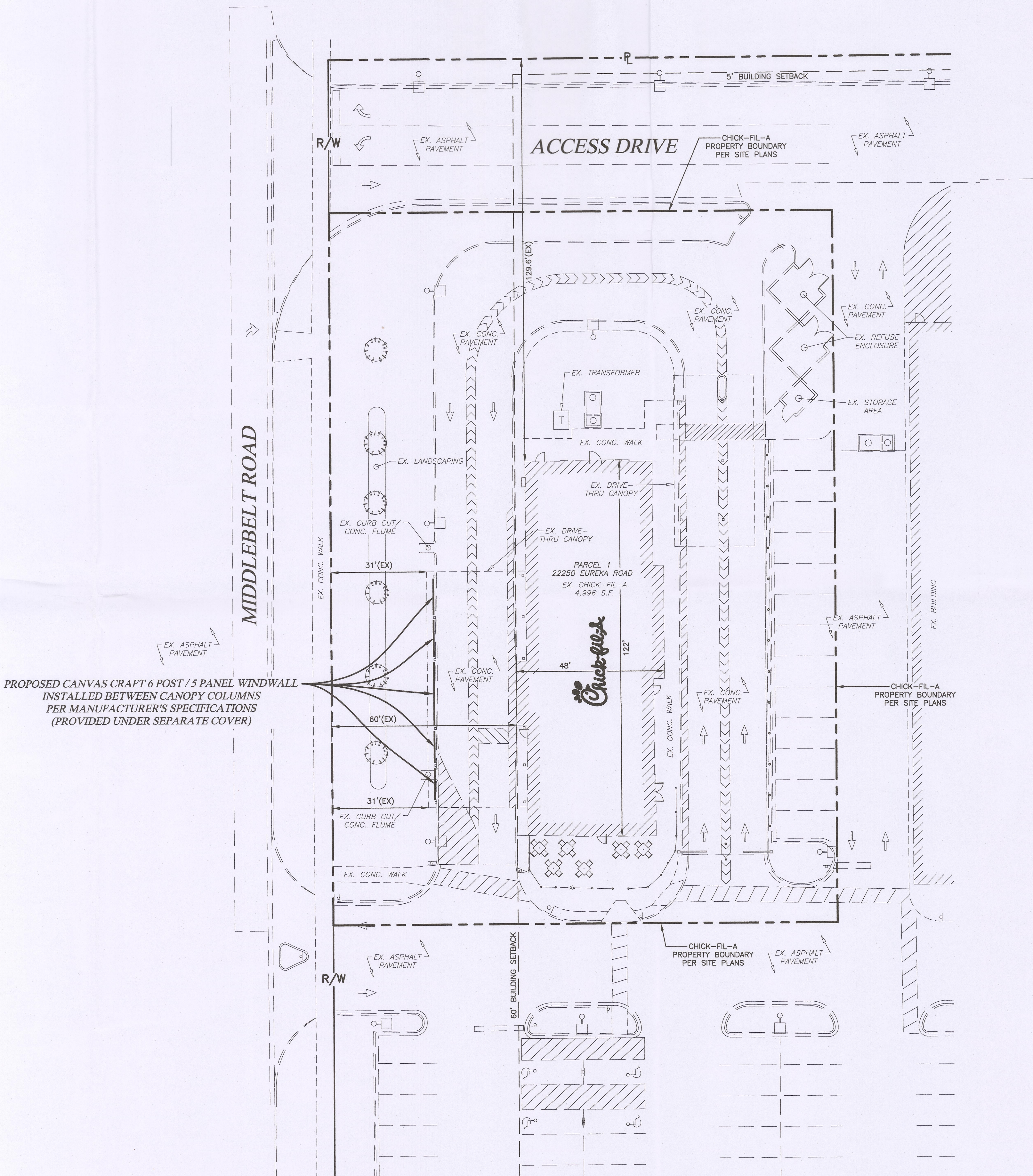
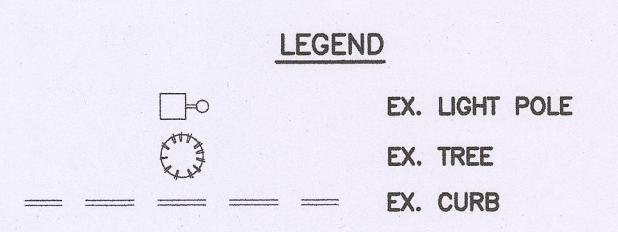
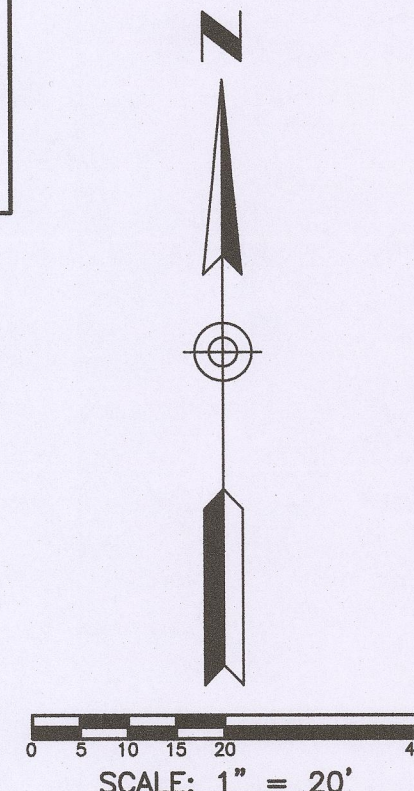
The proposed improvement is limited in scope and does not involve any modifications to the principal building, parking areas, landscaping, lighting, or circulation patterns. Vehicular access to the site will remain unchanged, and the existing drive-through operation will continue to function as currently approved. No additional floor area is proposed, and the installation will not increase customer

MISCELLANEOUS

ITEM 3 Petition 2026-05-08-02 submitted by Chipman Design Architecture on behalf of Chick-Fil-A Page 2

capacity or intensify the use of the property. Nor does the installation alter access, parking, or the overall intensity of use.

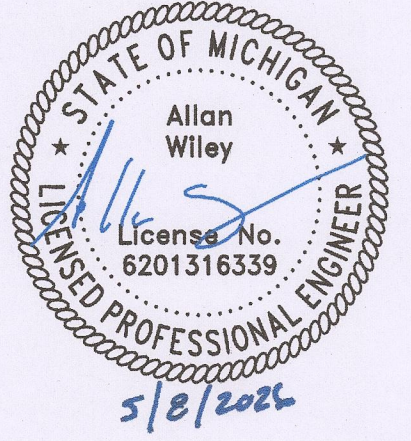
NOTE:
DRAWING BACKGROUND INFORMATION
TAKEN FROM CHICK-FIL-A SITE PLANS
PREPARED BY ATWELL GROUP, DATED
1/10/2022 & COUNTY GIS DATA



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

GBC DESIGN, INC.
565 White Pond Dr.
Akron, OH 44320-1123
Phone 330-836-0228
www.GBCDesign.com



CHICK-FIL-A

LIVONIA FSU
11700 MIDDLEBELT ROAD
LIVONIA, MI 48150

FSU# 04664

REVISION SCHEDULE
NO. DATE DESCRIPTION

GBC PROJECT # 59088
PRINTED FOR Permit
DATE 5/8/26
DRAWN BY BAW

RECEIVED
MAY 15 2026
CITY OF LIVONIA
PLANNING COMMISSION
2026-05-08-02

CONTRACTOR RESPONSIBLE TO FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITY TIE-INS AND CROSSINGS AS SHOWN ON SITE PLANS (SANITARY, STORM, WATER, GAS, ELECTRIC, PHONE, ETC.) PRIOR TO THE START OF CONSTRUCTION. CONTACT ALLAN WILEY AT GBC DESIGN, INC., 330-836-0228, WITH ANY CONCERNS OR CONFLICTS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO VERIFY THE THICKNESS OF ANY OFF-SITE PAVEMENT (ASPHALT AND CONCRETE) AND SIDEWALK SO THE RESTORATION WORK IS INCLUDED IN THE BID.

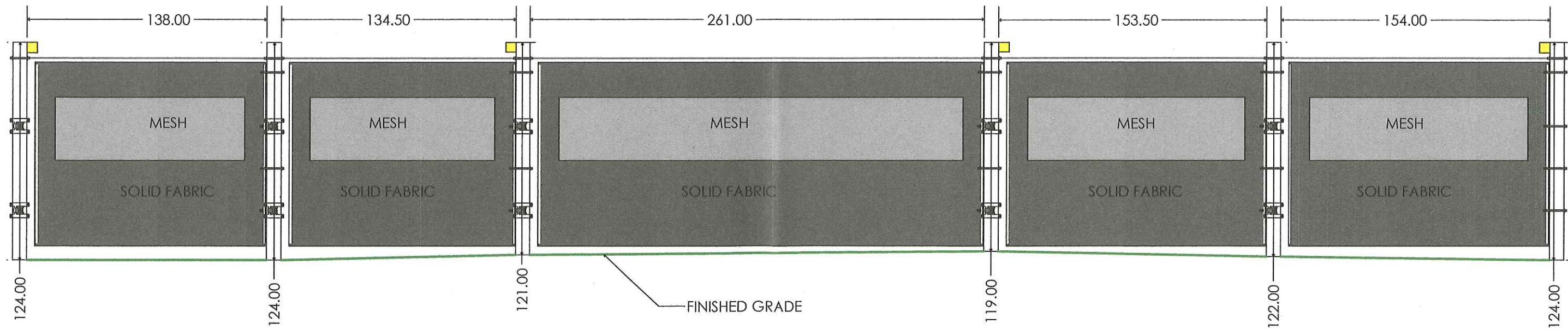
SHEET
Permit WINDSCREEN PLAN

SHEET NUMBER
1 OF 1

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS


PANELS CENTERED ON COLUMNS

DRIVE THRU LANE TOP VIEW

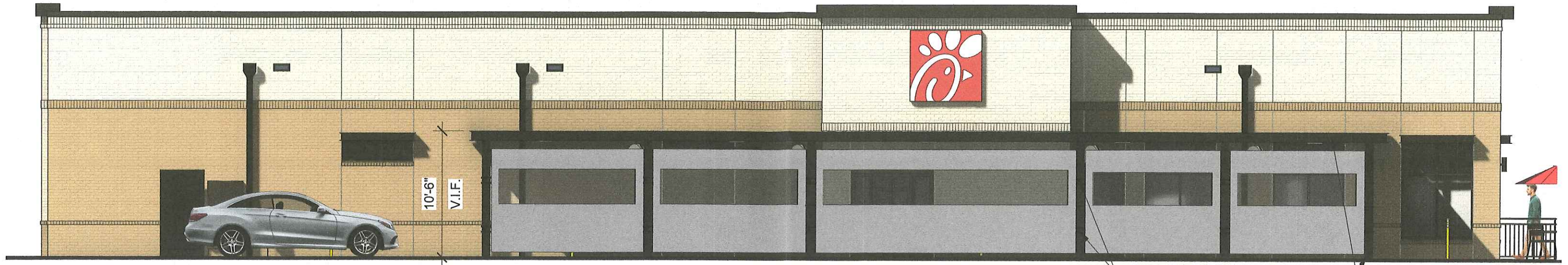


AS VIEWED SEATED IN DRIVE THRU LANE

RECEIVED
 MAY 15 2026
 CITY OF LIVONIA
 PLANNING COMMISSION
 2026-05-08-02

CUSTOMER APPROVAL	DESIGNER	DP	2/6/2026	 5781 Queens Av. N.E. Otsego, MN 55330 (763) 428-4325 Customer: CFA #4664, LIVONIA MI, CORNERSTONE CONSTRUCTION Description: 6 POST/5 PANEL WINDWALL P/N -TBD-
	SALESPERSON	BB	2/6/2026	
	DRAWN BY	DP	2/6/2026	
	UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES			
CONFIDENTIALITY NOTICE: This Document is the property of Canvas Craft Inc and is solely for the use of the individual or entity intended to receive it. It contains Canvas Craft Inc. confidential, proprietary, and/or privileged information, and any unauthorized review, use, disclosure or distribution is prohibited.				SCALE: 1:60 SHEET 1 OF 1

NOTES:
 1. YELLOW BOXES REPRESENT KNOWN OBSTRUCTIONS



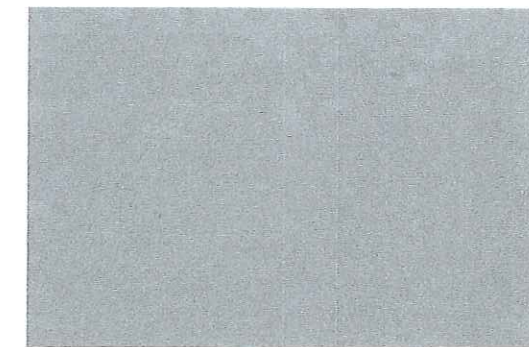
1 EAST ELEVATION - FRONT VIEW OF WINDSCREEN
 1/8" = 1'-0"

WINDSCREEN BRACKETS AND STRAPS, TYP

EXISTING DRIVE-THRU CANOPY AND COLUMNS, TYP.



2 NORTH ELEVATION - SIDE VIEW OF WINDSCREEN
 1/8" = 1'-0"



WINDSCREEN MATERIAL
 MANUFACTURER: CANVAS CRAFT
 COLOR: LIGHT GREY - ADVANTAGE MVP 18
 FINISH: VINYL - COATED

Subject: Chick-fil-A Livonia FSU Wind Screen Information
Date: Thursday, April 23, 2026 at 4:59:22 PM Eastern Daylight Time
From: Kimberly Cox

City of Livonia,

Drive Thru Wind Screens will ONLY be installed at restaurants experiencing 35+ mph winds for a minimum of 30 days per year. Wind direction during cold months is considered Wind data.

- **How is the wind speed determined and what is considered?**

o **Do:**

- Work in partnership with a civil engineer to collect and validate wind data from reliable sources (e.g., NOAA, local airport stations).
- Verify that wind events ≥ 35 mph occur 30–40+ days/year*.
- Consider operational impacts and historical context.
- Check wind direction to ensure that it normally blows perpendicular to the proposed wind screen placement, building placement, and canopy pole locations (outside of DT lane and positioned perpendicular to wind direction)

o **Don't:**

- Rely solely on anecdotal information without data.

Here is a link to what the wind screen would look like: <https://www.canvascraftinc.com/cfa-screens>

The existing set-up is one that the restaurant created themselves to help with the issue, however, it's not the formal/permanent solution that we are seeking approval. As you can see from the link above, the windscreen can be folded away when it's not windy and needed.

Hopefully, this helps provide the info you need to get this wind screen approved. Thank you!

Thanks!

...

Kimberly Cox, MBA, PMP

Restaurant Development— Facilities Management
M 770.598.0878

Chick-fil-A, Inc.

5200 Buffington Road, Atlanta, GA 30349

CORRESPONDENCE

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

May 28, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-05-08-02 – #11700 Middlebelt Road (Chick Fil A)

Dear Mr. Canty:

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

1. The subject parcel is assigned the address of #11700 Middlebelt Road.
2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. There is no mention of utility revisions with the proposal, so we do not believe there will be any adverse effects on the existing systems.
3. Should revisions to the utility services to the building, or any work within the Plymouth Road right-of-way be required, the owner will need to submit drawings to this Department and/or MDOT 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
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

May 28th, 2026

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

Re: Petitions 2026-05-08-02 - 11700 Middle Belt 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: June 3, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2026-05-08-02 – 11700 Middlebelt 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 BROSAN
MAYOR

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

May 26, 2026

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

Petitions 2026-05-08-02 - 11700 Middle Belt Road (Chipman Design Architecture
on behalf of Chick Fil A)

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



Outlook

11700 Middlebelt

From Nash, Susan M. <snash@livonia.gov>

Date Mon 6/1/2026 2:41 PM

To Planning <Planning@Livonia.gov>

All Taxes are current with this property

Thank you

Susan Nash

Susan Nash

City Treasurer

City of Livonia | Treasurer's Office

(734) 466-2244

snash@livonia.gov

**OTHER ITEMS
RELATED TO THE
PETITION**

**2042nd Regular Meeting Agenda of the Council of the City of Livonia
Monday, June 1, 2026 - Revised**

7:00 p.m. - City Hall Auditorium

33000 Civic Center Drive, Livonia, Michigan

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

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES Regular Meeting Minutes of May 18, 2026

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

CONSENT AGENDA

External Requests

1. BLOCK PARTY: Nicholas Scott, to be held Saturday, July 4, 2026, from 11:00 a.m. to 10:00 p.m., on Ohio Street, between California Boulevard and Colorado Street, with a rain date of Sunday, July 5, 2026. (Approving)
2. BLOCK PARTY: Brittany Matties, to be held Saturday, July 25, 2026, from 3:00 p.m. to 10:00 p.m., on Ladywood Street between Sussex and Williams Streets, with a rain date of Sunday, July 26, 2026. (Approving)
3. BLOCK PARTY: Carol Dobos, to be held Saturday, August 22, 2026, from 5:00 p.m. to 10:00 p.m., on Cranston Street between Scone and Perth Streets, with a rain date of Sunday, August 23, 2026. (Approving)

Planning Commission

4. VACATING PETITION 2026-03-03-01: submitted by Seven Mile/Farmington Venture LP, to determine whether or not to vacate the existing water main and scenic easements at 33500 Seven Mile Road, located on the northwest corner of Farmington Road and Seven Mile Road in the Southeast $\frac{1}{4}$ of Section 4. (Approving)

Office of the Mayor

5. REAPPOINTMENT OF SAM CARAMAGNO TO THE LIVONIA PLANNING COMMISSION: for a three-year term, which will expire on June 9, 2029. (Approving)
6. REAPPOINTMENT OF PETER VENTURA TO THE LIVONIA PLANNING COMMISSION: for a three-year term, which will expire on June 9, 2029. (Approving)
7. REAPPOINTMENT OF GLEN LONG TO THE LIVONIA PLANNING COMMISSION: for a three-year term, which will expire on June 9, 2029. (Approving)

Department of Fire and Rescue

8. REQUEST TO EXTEND CONTRACT WITH BOUND TREE MEDICAL: for emergency medical supplies and equipment, not to exceed \$130,000.00 annually, from budgeted funds. (Approving)

Division of Police

9. REQUEST TO WAIVE THE SEALED BID PROCESS AND AUTHORIZE THE PURCHASE OF SEVEN (7) MARKED AND FIVE (5) UNMARKED POLICE VEHICLES UTILIZING THE STATE OF MICHIGAN COOPERATIVE BID PRICING: as part of the annual vehicle replacement program, from budgeted funds. (Approving)

10. REQUEST TO AUTHORIZE A PARTICIPATION AGREEMENT AND CONTINUE MEMBERSHIP WITH COURTS AND LAW ENFORCEMENT MANAGEMENT SYSTEM (CLEMIS) AUTHORITY: for the continuity of existing services under the new governance structure. (Approving)

Department of Information Systems

11. REQUEST TO RENEW SOFTWARE MAINTENANCE AGREEMENT WITH SOLE SOURCE PROVIDER: with ESRI, Inc., for the City's Geographic Information System (GIS) for a period of one year, from budgeted funds. (Approving)

Department of Parks and Recreation

12. REQUEST TO APPROVE CONTRACT FOR CARETAKING SERVICES IN THE HISTORICAL VILLAGE AT GREENMEAD: with independent contractor, Jeffrey Ronayne, for the period December 1, 2026, through November 30, 2028, with an option to renew for two (2) additional two-year terms. (Approving)

Department of Public Works

13. ACCEPTANCE OF DONATION: from Michiganense Natives to be used for the purpose as designated by the donor. (Approving)
14. ACCEPTANCE OF DONATION: from the Michigan Recycling Coalition, to educate and provide outreach to Livonia residents on the City's recycling program. (Approving)
15. AWARD OF BID: Ford Field Backstop and Dugout Bench Replacements for Diamond #7, from budgeted funds. (Approving)
16. REQUEST FOR AUTHORIZATION TO WAIVE THE SEALED BID PROCESS AND PURCHASE FROM SOLE SOURCE PROVIDER: for the purchase of stormwater, water main and sanitary manhole-related items in an amount not to exceed \$200,000.00 annually, for the period of July 1, 2026, to June 30, 2027, from budgeted funds. (Approving)

UNFINISHED BUSINESS

External Requests

17. REQUEST TO AMEND COUNCIL RESOLUTION 402-25: Brandon Grysko on behalf of Mannik & Smith Group and Six Mile, LLC, in connection with Petition 2025-07-02-15, removing a condition from the land-use approval requiring access to Fox Drive.

Department of Public Works

18. REQUEST FOR AUTHORIZATION TO PURCHASE ROCK SALT FOR ICE CONTROL: utilizing a cooperative bidding process, for the 2026-2027 and 2027-2028 seasons, with four additional one-year extensions at the approved five percent (5%) per year increase, from budgeted funds.

Department of Law

19. PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCE, AS AMENDED: to Section 040 of Title 13, Chapter 08 (Water Services Rates and Revenues) to provide for changes in the water service consumption rates to become effective with the first billing on or after July 1, 2026.
20. PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCE, AS AMENDED: to Section 050 of Title 13, Chapter 08 (Water Service Rates and Revenues) to provide changes in the water service consumption rates to become effective with the first billing on or after July 1, 2026.
21. PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCE, AS AMENDED: to Section 050 of Title 13, Chapter 28 (Industrial Waste Surcharge) to provide for changes in the industrial waste surcharge rate to become effective with the first billing on or after July 1, 2026.

22. PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCE, AS AMENDED: to Section 120 of Title 13, Chapter 20 (Livonia Sewage Disposal System) to provide for changes to the sewer disposal and maintenance rates to become effective with the first billing on or after July 1, 2026.
23. PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCE, AS AMENDED: Section 130 of Title 13, Chapter 20 (Livonia Sewage Disposal System) to provide for changes to the special rates for designated uses to become effective with the first billing on or after July 1, 2026.

NEW BUSINESS

External Requests

24. REQUEST TO BARRICADE CITY STREET: Ken Douglass, Road Knights Auto Club, on Sunday, June 14, 2026, from 2:30 p.m. to 3:00 p.m. on West Chicago from Middlebelt Road to Oxbow Street.

Department of Law

25. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Laurel Investment, LLC, for a water main easement in connection with the water main constructed with the development at this location, in the Southeast ¼ of Section 7. (Tax I.D. No. 46-028-99-0006-008).
26. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Laurel Investment, LLC, for a sanitary sewer easement in connection with the sanitary sewer constructed with the development at this location, in the Southeast ¼ of Section 7. (Tax I.D. No. 46-028-99-0006-008).
27. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Livonia Public Schools, for a water main easement in connection with the water main constructed with the Livonia Public Schools Career Technical Center (CTC) at this location, in the Southeast ¼ of Section 31. (Tax I.D. No. 46-124-99-0014-001).
28. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Livonia Public Schools, for a water main easement in connection with the water main constructed with the Livonia Public Schools Career Technical Center (CTC) at this location, in the Southeast ¼ of Section 31. (Tax I.D. No. 46-124-99-0015-003).
29. REQUEST TO AUTHORIZE RETAINING COUNSEL: to submit a claim to recover from PFAS Class Action Settlement.

AUDIENCE COMMUNICATION

NOTICE(S)

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**2040th Regular Meeting Agenda of the Council of the City of Livonia
Monday, May 4, 2026**

7:00 p.m. - City Hall Auditorium

33000 Civic Center Drive, Livonia, Michigan

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

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES Regular Meeting Minutes of April 20, 2026

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

- a. Communication from the Department of Finance dated April 17, 2026, re: forwarding the Departmental Purchases Report, for the month ending March 31, 2026.
- b. Communication from the Department of Finance, dated April 17, 2026, re: forwarding various financial statements of the City of Livonia for the month ending October 31, 2025.
- c. Communication from the Department of Finance, dated April 17, 2026, re: forwarding Quarterly Investment Report for the City of Livonia for the quarter ending February 28, 2026.

CONSENT AGENDA

External Requests

1. BLOCK PARTY: Jackie Gordon, to be held Friday, June 12, 2026, from 4:00 p.m. to 10:00 p.m., on Arden Street between Elmira and Orangelawn Streets. (Approving)

Department of Parks and Recreation

2. AWARD OF BID: for the addition of an accessible entrance to the Newburg Schoolhouse at Greenmead Historical Park, from budgeted funds. (Approving)
3. AWARD OF BID: for the replacement of the A.J. Geer Store roof at Greenmead Historical Park, from budgeted funds. (Approving)
4. AWARD OF BID: for HVAC preventative maintenance and service at the Jack E. Kirksey Recreation Center, Livonia Senior Wellness Center and associated facilities for the term of June 1, 2026, through May 31, 2029, from budgeted funds. (Approving)
5. AWARD OF BID: re: for the purchase of site furnishings for the Shelden Park redevelopment project, from budgeted funds. (Approving)

UNFINISHED BUSINESS

External Requests

6. REQUEST TO PURCHASE CITY-OWNED PROPERTY: Raiyan Berry, 34200 Hathaway Street.

Planning Commission

7. WAIVER PETITION 2026-02-02-08: Appeal of the denial of the Planning Commission submitted by Gregory Goodbred on behalf of the Rack Charity Poker, requesting to amend Council Resolution #277-24 granted on August 26, 2024, to The Rack pool hall in connection with the approval of a Class C liquor license, to host charity poker games at 28410 Joy Road, located on the north side of Joy Road between Thorpe Street and Harrison Avenue in the Southeast ¼ of Section 36. Denied by the Planning Commission on March 24, 2026, and appealed on April 20, 2026.

8. MASTER PLAN PETITION 2026-01-07-01: submitted by the Livonia Planning Commission, requesting authorization by the Livonia City Council to distribute proposed amendments to the Livonia Vision 21 Master Plan, including the addition of Book 5, Housing Sustainability, for public review and comment, and to hold a public hearing to consider adoption of the proposed amendments pursuant to P.A. 33 of 2008, as amended, the Michigan Planning Enabling Act.

NEW BUSINESS

AUDIENCE COMMUNICATION

NOTICE(S)

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**2041st Regular Meeting Agenda of the Council of the City of Livonia
Monday, May 18, 2026 - Revised**

7:00 p.m. - City Hall Auditorium

33000 Civic Center Drive, Livonia, Michigan

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

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES Regular Meeting Minutes of May 4, 2026

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

- a. Communication from the Department of Finance dated May 1, 2026, forwarding the Departmental Purchases Report, for the month ending April 30, 2026.

CONSENT AGENDA

External Requests

1. BLOCK PARTY: Jasmine Cone, to be held Thursday, June 4, 2026, from 10:00 a.m. to 7:00 p.m., between 14926 and 14966 Alexander Street. (Approving)
2. REQUEST TO WAIVE THE SIDEWALK REQUIREMENT: Shadyside Development LLC, for the properties at 19301, 19309, and 19317 Shadyside Street. (Approving)

Planning Commission

3. WAIVER PETITION 2026-01-02-03: submitted by Costco Wholesale Corporation, requesting waiver use approval to remove the existing fueling facility and construct additional parking at 13700 Middle Belt Road, and construct a new fueling facility at 13550 Middle Belt Road, located on the east side of Middle Belt Road between Schoolcraft Road and Millennium Drive, in the Northwest 1/4 of Section 25. (Approving)
4. WAIVER PETITION 2026-01-02-04: submitted by Meijer, Inc., requesting waiver use approval to construct a gas station and convenience store at 13000 Middle Belt Road, located on the east side of Middle Belt Road between Schoolcraft Road and the CSX Railroad in the Northwest 1/4 of Section 25. (Approving)
5. WAIVER PETITION 2026-01-02-05: submitted by El Car Wash Mid-West LLC, requesting waiver use approval to construct an auto wash establishment at 13000 Middle Belt Road, located on the east side of Middle Belt Road between Schoolcraft Road and the CSX Railroad in the Northwest 1/4 of Section 25. (Approving)

Department of Public Works

6. REQUEST TO AMEND COUNCIL RESOLUTION 151-25: to replace the authorized representative with Zachary Haapala. (Approving)
7. REQUEST TO APPROVE WATER SERVICE CONTRACT AMENDMENT NO. 5 BETWEEN GREAT LAKES WATER AUTHORITY (GLWA) AND CITY OF LIVONIA: to make minor adjustments/corrections to the original signed contract which will be in effect for the next four (4) years until the next contract re-opener. Changes will go into effect July 1, 2027. (CR 246-15) (Approving)

Engineering

8. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from Plymouth Auto Sales in conjunction with the construction of a storm drain system that provides adequate drainage at 36534 Plymouth Road, in the S.W. 1/4 of Section 29. (Approving)
9. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from Seven Mile/Farmington Venture Limited Partnership in conjunction with the construction of a storm drain system that provides adequate drainage at 33500 Seven Mile Road, in the S.E. 1/4 of Section 4. (Approving)
10. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from JB Tool in conjunction with the construction of a storm drain system that provides adequate drainage at 13000 Farmington Road, in the N.W. 1/4 of Section 27. (Approving)

UNFINISHED BUSINESS

NEW BUSINESS

Department of Law

11. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Seven Mile/Farmington Venture Limited Partnership, for a storm sewer easement in connection with the storm sewer constructed with the Meijer development, in the Southeast ¼ of Section 4. (Tax I.D. No. 46-016-99-0016-006).
12. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Seven Mile/Farmington Venture Limited Partnership, for a water main easement in connection with the water main constructed with the Meijer development, in the Southeast ¼ of Section 4. (Tax I.D. No. 46-016-99-0016-006).
13. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Seven Mile/Farmington Venture Limited Partnership, for a water main easement in connection with the water main constructed with the Meijer development, in the Southeast ¼ of Section 4. (Tax I.D. No. 46-016-99-0016-005).
14. REQUEST TO APPROVE LICENSE AGREEMENT FOR A PORTION OF CITY OF LIVONIA MIDDLE BELT PROPERTY: with Consumers Energy for a period ending July 1, 2026.

AUDIENCE COMMUNICATION

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2026 MEETING SCHEDULE CITY OF LIVONIA PLANNING COMMISSION
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All Meetings and Public Hearing dates are subject to change depending on the number of petitions, holidays and unanticipated conflicts with other city events.

JANUARY

January 6, 2026	Study Meeting	Gallery	7:00 p.m.
January 13, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
January 20, 2026	Off Week		
January 27, 2026	Study Meeting	Gallery	7:00 p.m.

FEBRUARY

February 3, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
February 10, 2026	Off week		
February 17, 2026	Study Meeting	Gallery	7:00 p.m.
February 24, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.

MARCH

March 3, 2026	Off week		
March 10, 2026	Study Meeting	Gallery	7:00 p.m.
March 17, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
March 24, 2026	Off week		
March 31, 2026	Spring Break week		

APRIL

April 7, 2026	Study Meeting	Gallery	7:00 p.m.
April 14, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
April 21, 2026	Off Week		
April 28, 2026	Study Meeting	Gallery	7:00 p.m.

MAY

May 5, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
May 12, 2026	Off Week		
May 19, 2026	Study Meeting	Gallery	7:00 p.m.
May 26, 2026	Memorial Day week		

JUNE

June 2, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
June 9, 2026	Study Meeting	Gallery	7:00 p.m.
June 16, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
June 23, 2026	Spree week		
June 30, 2026	Fourth of July week		

**CITY PLANNING COMMISSION
MEETING SCHEDULE – 2026**

JULY

July 7, 2026	Study Meeting	Gallery	7:00 p.m.
July 14, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
July 21, 2026	Off week		
July 28, 2026	Study Meeting	Gallery	7:00 p.m.

AUGUST

August 4, 2026	Election Day		
August 11, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
August 18, 2026	Off week		
August 25, 2026	Study Meeting	Gallery	7:00 p.m.

SEPTEMBER

September 1, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
September 8, 2026	Labor Day week		
September 15, 2026	Study Meeting	Gallery	7:00 p.m.
September 22, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
September 29, 2026	Off week		

OCTOBER

October 6, 2026	Study Meeting	Gallery	7:00 p.m.
October 13, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
October 20, 2026	Off week		
October 27, 2026	Study Meeting	Gallery	7:00 p.m.

NOVEMBER

November 3, 2026	Election Day		
November 10, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
November 17, 2026	Off week		
November 24, 2026	Thanksgiving week		

DECEMBER

December 1, 2026	Study Meeting	Gallery	7:00 p.m.
December 8, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
December 15, 2026	Off week		
December 22, 2026	Holidays		
December 29, 2026	Holidays		

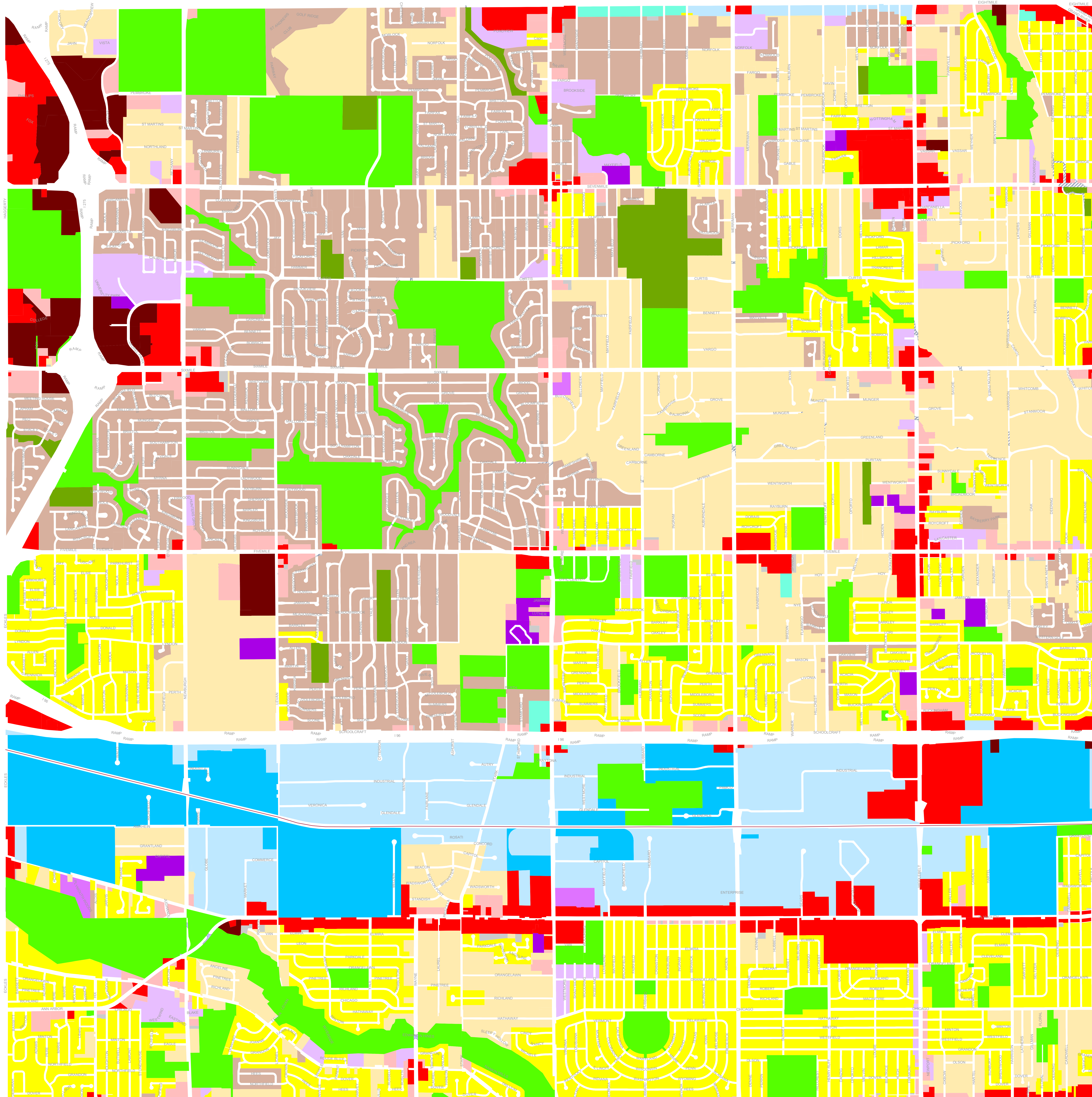
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Zoning

General Codes



LIVONIA VISION 21 ZONING MAP



LEGEND

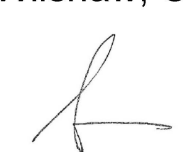
Zoning Districts

-  RUF Rural Urban Farm
-  N1 Neighborhood
-  N2 Neighborhood
-  NM1 Neighborhood Multifamily
-  NM2 Neighborhood Multifamily
-  NM3 Neighborhood Multifamily
-  P Parking
-  C-1 Local Business
-  C-2 General Business
-  C-3 Highway Services
-  C-4 High Rise Commercial
-  M-L Manufacturing Limited
-  M-1 Light Manufacturing
-  M-2 General Manufacturing
-  P-L Public Lands
-  NP Nature Preserves


CERTIFICATION

Planning Commission Approval: **JUNE 1, 2021**


Ian Wilshaw, Chair

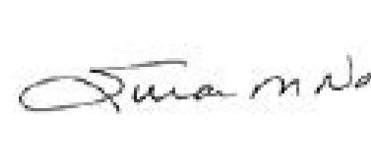

Sam Caramagno, Secretary

City Council Approval: **AUGUST 23, 2021**

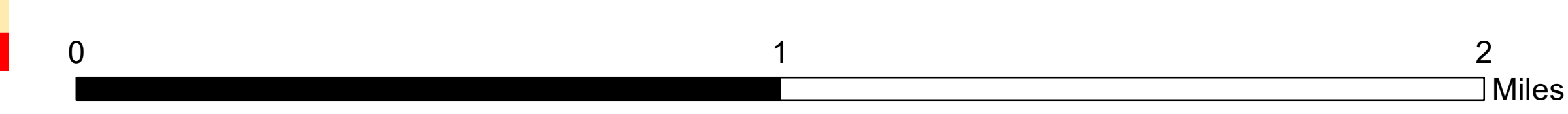
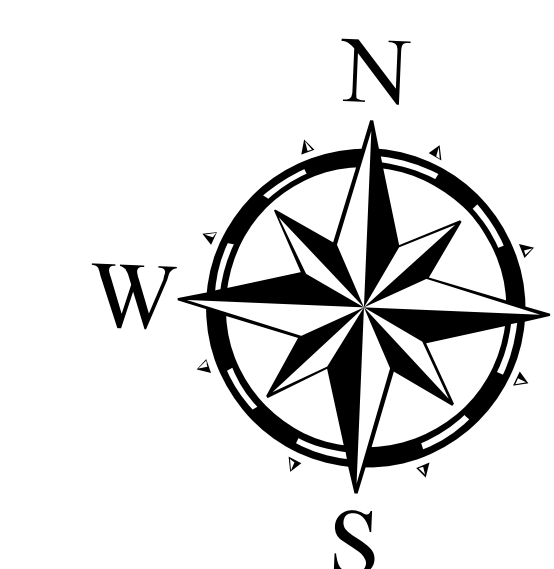

Kathleen McIntyre, Council President

Authenticated by:


Maureen Miller Brosnan, Mayor


Susan Nash, City Clerk

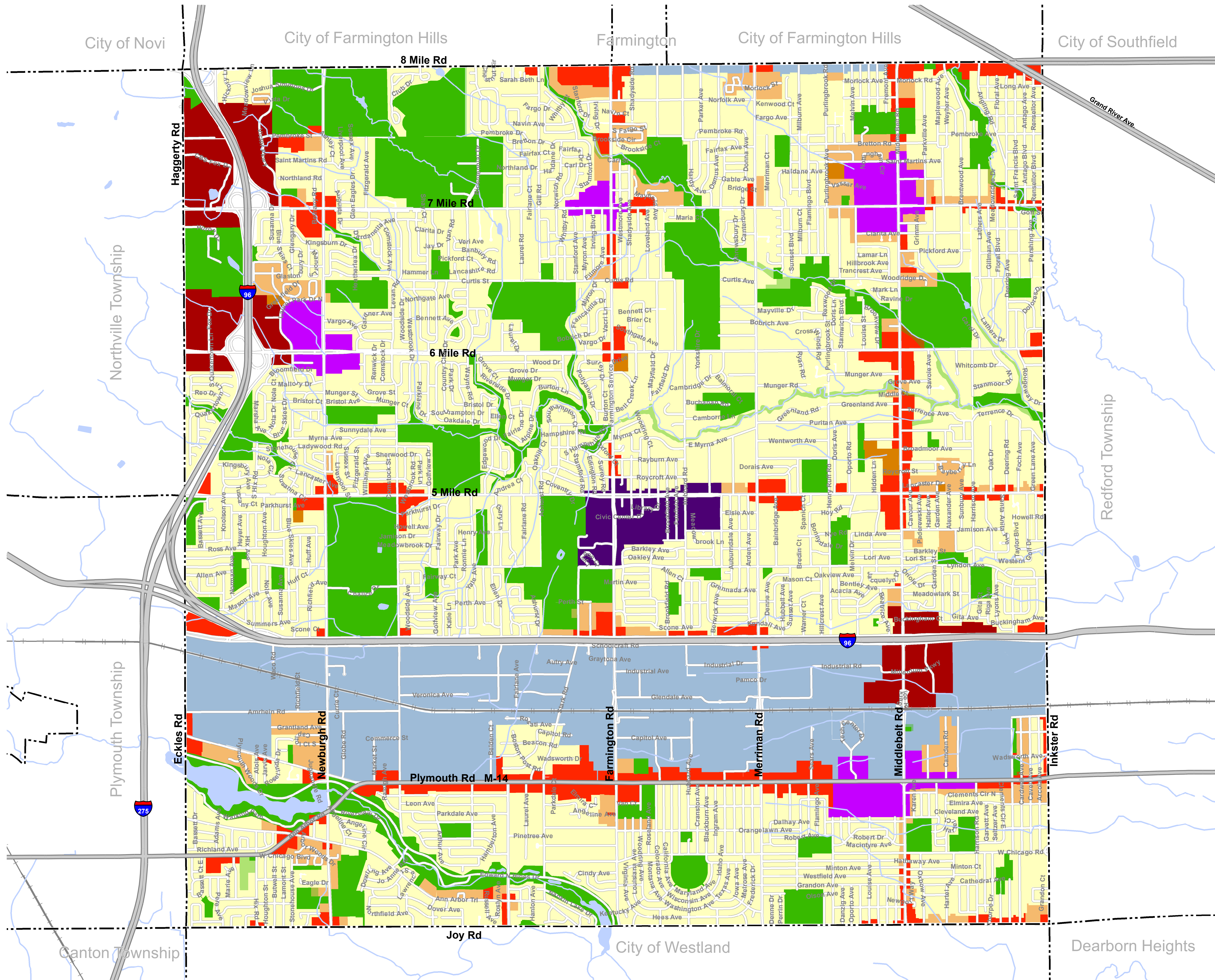
This is to certify that this map includes all corrections and district amendments through and including Ordinance No. 3159



Future Land Use

City of Livonia, Michigan

September 7, 2018



LEGEND

- Parks and Community
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Corridor Commercial
- Regional Commercial
- Mixed Development Center
- City Center
- Tech and Manufacturing
- Floodplain Area

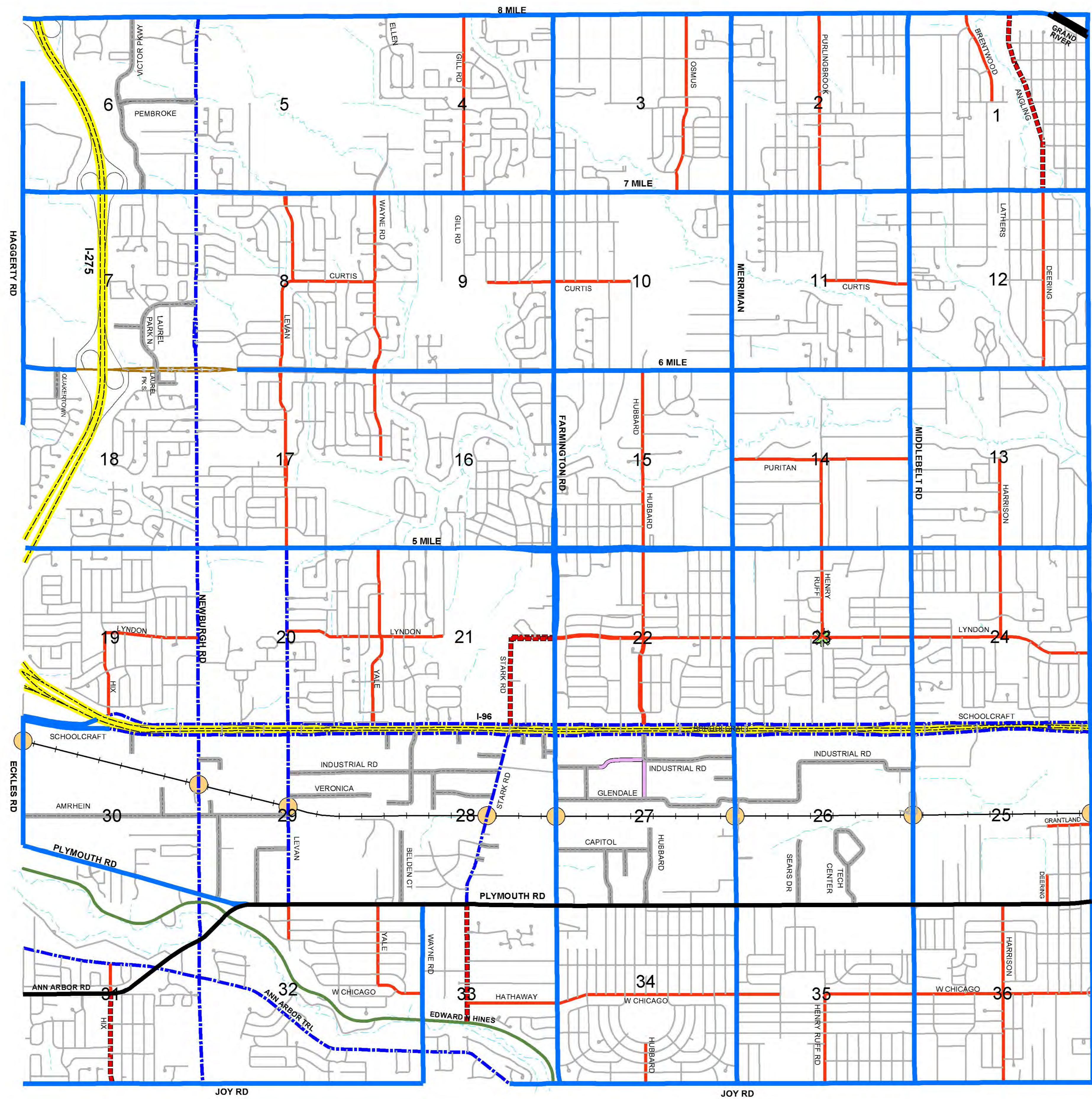


Data Source: City of Livonia, 2015, Michigan Geographic Framework, Michigan Center for Geographic Information, McKenna, 2018





CITY OF LIVONIA THOROUGHFARE PLAN



SYMBOL	TRANSPORTATION SYSTEM	R.O.W. WIDTH
	Freeway <i>Connects communities, and services major activity centers</i>	N.A.
	Arterial Highway <i>Connects communities, and services major activity centers</i>	100-120 feet
	Arterial Street <i>Manages heavy volumes of traffic to other areas of the City</i>	100-120 ft.
	Special Arterial <i>A broad avenue that services adjacent land use</i>	180 ft.
	City Major Road <i>Manages heavy volumes of traffic to other areas of the City and/or communities</i>	N.A.
	Industrial/Commercial <i>Funnels or directs traffic primarily for a commercial and/or industrial purpose</i>	N.A.
	Collector I <i>Junction between local streets and major road with high rate of through traffic (from major road to major road)</i>	86 ft.
	Collector II <i>Junction between local streets and major road</i>	70-100 ft.
	Parkway <i>Course through a park or landscaped development</i>	N.A.
	Local Street <i>Provides access into neighborhoods and adjacent properties</i>	60 ft.
	Reserved R.O.W. <i>Land designated for future highways and streets</i>	86 ft.
	Street Discontinuity <i>Due to environmental constraints or if heavy traffic is not desired</i>	
	Railroad Grade Separation <i>A passage provided at a railroad crossing (overpass/underpass)</i>	

AMENDMENTS

This is to certify that this map includes all corrections through and including Petitioner number 01-10-7-2 dated 1/29/02.

Planning Director

The following amendments to Part I of the Master Plan of the City of Livonia, The Master Thoroughfare Plan, have been adopted by the City Planning Commission pursuant to the provisions of Act 285 of the Public Acts of Michigan, 1931, as amended.

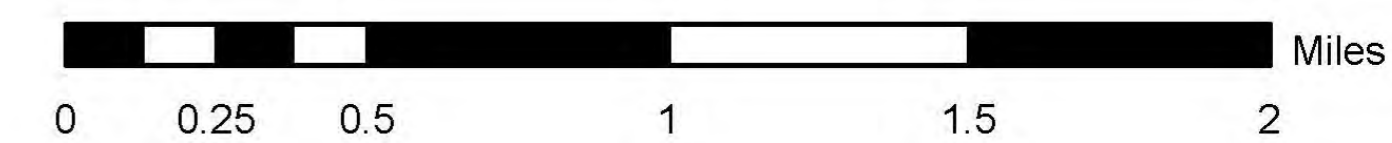
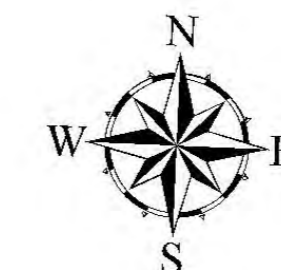
PETITION NO.	DATE APPROVED
82-4-7-4	5/18/82
83-7-7-2	8/30/83
86-1-7-1	3/18/86
86-5-7-4	6/17/86
86-7-7-5	8/19/86
88-6-7-1	7/12/88
88-6-7-2	7/12/88
89-12-7-4	1/30/90

NOTES

Resolved that, pursuant to the Provisions of Act 285 of the Public Acts of Michigan, 1931, as amended, the City Planning Commission of the City of Livonia, having held a public hearing on June 12, 1973 for the purpose of amending Part I of the Master Plan of the City of Livonia, entitled "The Master Thoroughfare Plan," the same is hereby amended so as to repeal the existing provisions of the Master Thoroughfare Plan and adopt a new Master Thoroughfare Plan.

And, having given proper notice of such hearing as required by Act 285 of the Public Acts of Michigan, 1931, as amended, the City Planning Commission does hereby adopt said amendment as part of the Master Thoroughfare Plan of the City of Livonia, which is incorporated herein by reference, the same having been adopted by resolution of the City Planning Commission with all amendments thereto, and further that this amendment shall be filed with the City Council, City Clerk and the City Planning Commission and a certified copy shall also be forwarded to the Register of Deeds for the County of Wayne for recording.

The forgoing resolution was duly adopted at a meeting of the City Planning Commission held on June 12, 1973 by the unanimous vote of all members present.



Prepared by the City of Livonia Planning Department (1/16/02)

CITY OF LIVONIA OUTDOOR LIGHTING POLICY

The City of Livonia finds it necessary to establish guidelines for the installation of exterior lighting in all non-residential zoning districts. The purpose and intent of establishing these guidelines are as follows:

- To reduce glare and light pollution as a result of unnecessary and improperly designed light fixtures.
- To prevent light trespass into residential homes.
- To provide safe roadways for motorists, cyclists and pedestrians.
- To conserve energy by promoting efficient and cost effective lighting.
- To allow for flexibility in the style of lighting fixtures.
- To provide sufficient illumination for safety, convenience and security.
- To assist residents, business and property owners, city departments, the Planning Commission, City Council, and other governmental agencies in bringing outdoor lighting into conformance with the purposes of this policy.

The City of Livonia Inspection Department shall consider the following guidelines and criteria at the time a building permit is applied for, and in the case of projects that require the review and approval of a site plan by the Planning Commission and/or City Council, such guidelines shall be considered as part of the site plan review process. The Inspection Department or Planning Department may request additional information, as it deems necessary in determining whether or not the following guidelines are being met. Such information may include, but shall not be limited to: lighting plans with a layout of the proposed fixture locations; photometric data showing the spatial distribution of the output of the proposed fixtures; and manufacturer's catalog cuts that present a description of the equipment, including glare reduction devices, lamps, and mounting heights.

- 1) All light fixtures should be located, aimed or shielded so as to minimize stray light trespassing across property boundaries.
- 2) Pole mounted lights should not exceed a height of 20 feet as measured from the surface of the parking lot or ground surrounding the base of the proposed light fixture. Exceptions will be allowed in cases where there are unique circumstances due to topography, or the location and size of the parking lot in relation to residential districts and public thoroughfares is such that increasing the height of the light poles will not cause a nuisance or result in any safety hazards.
- 3) Flat lens "shoebox" or full cutoff design with horizontally aligned flush-mounted (non-protruding) lens style light fixtures are preferred over sag-lens or drop lens fixtures, which tend to waste energy and produce unnecessary glare.

- 4) Any canopy structures should have recessed lights with diffusers, which do not extend below the surface of the canopy. Canopy mounted sag-lens or drop lens fixtures are discouraged.
- 5) Where security is a concern, fluorescent and metal halide lamps are preferred source of outdoor lighting.
- 6) Directional fixtures such as floodlights, spot lights and sign lights should be installed or aimed so that they do not shine directly into the window of a neighboring residence, directly into a roadway, or skyward. Photocells with timers that allow a floodlight to go on at dusk and off by 11:00 p.m. are encouraged.
- 7) All outdoor light fixtures should be equipped with or be capable of being back fitted with light directing devices such as shields, visors or hoods when necessary to redirect offending light distribution.
- 8) All non-essential exterior lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.
- 9) The use of mercury vapor lamps is discouraged.

**CITY OF LIVONIA
CITY PLANNING COMMISSION
RULES OF PROCEDURE**

Article I – Officers and their Duties

- Section 1. The Officers of the Planning Commission shall consist of a Chairman, Vice Chairman and a Secretary, all of whom must be members of the Planning Commission.
- Section 2. The Chairman shall preside at all meetings and hearings of the Planning Commission and shall have the duties normally conferred by Parliamentary usage on such Officer. The Chairman shall be one of the citizen members of the Commission. He shall have the privilege of discussing all matters before the Commission and to vote thereon.
- Section 3. The Vice Chairman shall act for the Chairman in his absence.
- Section 4. The Secretary shall cause the minutes and records of the Commission to be recorded, prepare the agenda for regular and special meetings with the Chairman, provide notice of meetings to Commission members, arrange proper and legal notice of hearings, attend to correspondence of the Board and such other duties as are normally carried out by a Secretary.

Article II – Election of Officers

- Section 1. Nomination and election of Officers shall be made at the annual organizational meeting which shall be the last regular meeting held in June of each year.
- Section 2. A candidate receiving a majority vote of the entire membership of the Planning Commission shall be declared elected and shall serve for one year or until his successor shall take office, the term to commence on the following July 1.
- Section 3. Vacancies in offices shall be filled immediately by regular election procedure.

Article III – Meetings

- Section 1. The Planning Commission shall meet at least once a month within a City building to transact or study Planning Commission business.
- Section 2. Special meetings may be called by the Chairman of the Planning Commission or upon written request of two (2) members, provided twenty-four (24) hours notice has been given to each member before the time set for such meetings and that notice to the public has been given at least eighteen (18) hours before the time set for such meeting.
- Section 3. Four (4) members of the Planning Commission shall constitute a quorum for the conduct of its business.
- Section 4. Every resolution not otherwise provided for shall require a majority vote of the members present and voting at a legally constituted meeting.
- Section 5. Parliamentary procedure shall be governed by “Robert’s Rules of Order” except as may otherwise be provided in these Rules of Procedure.

Article IV – Committees

- Section 1. Various committees shall be appointed by the Chairman to supplement the technical expertise of the Planning staff in studying special problems and making reports to the full Commission and carrying out functions and duties not normally expected of staff personnel.

Article V – Employees

- Section 1. The Planning Commission may employ such permanent staff as necessary to administer a comprehensive planning program for the City.

Article VI – Hearings

- Section 1. Such public hearings as are required by law will be heard by the Commission in the order in which they appear on the agenda except where the Chairman deems a change necessary and a hearing may be postponed or adjourned for

Article VI – Hearings (continued)

hearing by order of the Planning Commission upon good cause shown.

- Section 2. The applicant may appear on his own behalf or may be represented by an attorney or agent at the hearings by the Planning Commission. If the applicant or his representative fails to appear, the arguments of the opposition may be heard and the Planning Commission may adjourn the hearing, or it may take action on the application or petition.
- Section 3. The City Planner, unless otherwise directed by the Secretary, may, at his discretion, establish dates for public hearings and may cause notice of such public hearings to be advertised in the official paper of the City of Livonia and without the necessity of formal action by the Commission.
- Section 4. All applications and petitions requiring action by the Planning Commission shall be stamped so as to indicate upon the petition the date on which such application or petition was received. Applications and petitions shall be given a public hearing by the City Planning Commission in the order in which they are received unless applicant, petitioner or Commission deems additional time is necessary for change or study provided, however, that if the applicant or petitioner can show written reasons indicating that an extreme hardship will be imposed by compliance with the above provisions of this section, then the Director may determine to place such application or petition on an agenda out of the regular order.
- Section 5. A record of the minutes shall be maintained by the Planning Director as directed by the Secretary which shall record all resolutions relating to each case acted upon together with the reasons supporting any resolution of denial. The minutes shall also specify the vote of each member of the Commission.
- Section 6. The Commission may where it deems necessary condition its action (or recommend to the City Council that the latter condition its action).
- Section 7. The Chairman shall have wide discretion in conducting the hearings. He shall have the power to interrupt arguments at any time in the interest of expediting the orderly disposition

Article VI – Hearings (continued)

of the business at hand. He shall be obligated to prevent any party from unduly consuming the Planning Commission's time. The Planning Commission shall take notice of pertinent sections of the Zoning Ordinance or other Ordinances of the City. All written material filed with the Planning Commission will be made a part of the minutes.

- Section 8. The Chairman, or the Planning Director by direction of the Chairman, may transmit letters stating policy or opinions when the majority of Commissioners agree to such action.
- Section 9. The Commission shall act by resolution at all Regular and Special Meetings.
- Section 10. When the Commission acts by resolution, the resolution shall become effective seven (7) days after the adoption of said resolution except as may otherwise be provided in the resolution.
- Section 11. A Commissioner who abstains shall be considered as present but not voting.
- Section 12. If a person chairing a meeting abstains from voting on a motion he shall relinquish all rights to rule on that particular motion.
- Section 13. Any motion or resolution which has already been voted on by the Planning Commission may, nevertheless, be brought back for further consideration by means of a Motion to Reconsider, subject however, to the following:
- a) The Motion to Reconsider may be made only by a member who voted with the prevailing side when the resolution sought to be reconsidered was originally acted upon.
 - b) The Motion to Reconsider may be seconded by any member regardless of how he voted when the resolution sought to be reconsidered was originally acted upon.
 - c) The Motion to Reconsider may be made:
 - 1. At the meeting at which the resolution sought to be reconsidered was originally acted upon, or

Article VI – Hearings (continued)

2. At the next regular meeting following the meeting at which the resolution sought to be reconsidered was originally acted upon;

provided, however, in the event that a Motion to Reconsider has been adopted, said motion shall, nevertheless, be considered a nullity and of no force or effect if subsequent to its adoption the Planning Commission is advised that with respect to the petition identified in said motion the Council of the City of Livonia has prior thereto taken any action by resolution at either a special meeting or a regular meeting.

- d) In order for a Motion to Reconsider to prevail, it shall be adopted by a majority of those present and voting; provided, however, that if any member had abstained from voting on the resolution sought to be reconsidered, then that member shall not vote on either the Motion to Reconsider or on the main motion itself in the event that Motion to Reconsider is adopted.

- e) The Motion to Reconsider may be introduced without notice and shall be debatable.

Article VII – Conduct of Commissioners

Section 1. Until such time as a petition for rezoning or an application for waiver use and/or site plan approval has been advertised in the official newspaper of the City, and notification of public hearing sent to all affected property owners and utility companies, as required by Ordinance and/or State statute, such petition or application shall be considered confidential information within the Planning Commission. In addition, it shall be deemed improper for any Planning Commissioners to discuss with the petitioner, applicant, his agent, or any civic association, neighborhood group, or combination thereof, such petition or application until the advertisement has appeared as aforesaid.

Section 2. In the event that the Chairman or any member of the Planning Commission is requested to attend any civic or neighborhood association meeting, or a combination thereof, or to meet with a petitioner, applicant, or his agent, or

Article VII – Conduct of Commissioners (continued)

initiates action to meet with any civic association, neighborhood association, or combination thereof, or any petitioner, applicant, or his agent for the purpose of discussing policy, a decision of the Commission, or any pending petition and/or application as aforesaid, it shall be the obligation of such Commissioner to immediately inform the balance of the Commission of such request in order that they may arrange to attend such meeting if they so desire.

- Section 3. In the event that any Planning Commissioner shall violate this code of conduct, it shall be his obligation to so inform the Chairman and the other Planning Commissioners and request that his name be stricken from the roll call vote at the regular or special meeting when such petition and/or application is under consideration. Or, the Chairman or any Planning Commissioner may bring notice of such violation to the attention of the Planning Commission at which time the Chairman shall be obligated to request the Planning Commissioner who violated this code of conduct not to participate in the roll call vote at the regular or special meeting when such petition and/or application is under consideration.

OUTLINE OF CITY PLANNING COMMISSION MEETING FORMAT

I. Opening remarks by the Chairman:

- A. Welcome to the _____ Regular Meeting (and Public Hearing) of the Livonia City Planning Commission.

I wish to inform all interested persons in the audience that:

For petitions on tonight's agenda involving a question of zoning, the Planning Commission makes a recommendation to the City Council and the City Council, after holding their own public hearing, makes 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 the petition is accepted or rejected.

If a petition requesting a waiver of use or site plan is denied tonight, the petitioner has ten (10) 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.

- B. Will the Secretary please call the roll?

Also with us tonight are: Jacob Uhaize and Stephanie Reece.

- C. Optional special remarks (if any) re:

- D. We will begin with the _____ section of our agenda. Will the Secretary please read the first item?

PUBLIC HEARING ITEMS

- II. A member of the Planning staff will present an area and site map illustrating the subject site and the surrounding area.

Are there any questions for the Staff?

When questions have been exhausted...

Mr. Uhazie, is there any correspondence in the file relating to this petition?

(Mr. Uhazie reads for the record any correspondence on file)

- III. **Will the petitioner please come to the podium? State your name, address, and reasons for making this request.**

(The petitioner makes his/her presentation)

- IV. **Do members of the Commission have any questions for the petitioner?**

(Questions by Commissioners)

- V. **If there are no further questions by the Commission, we will hear questions from the floor. Interested persons are invited to speak for or against this petition. Please come to the podium and state your name and address for the record.**

- VI. If there are no further questions from the audience or the Commission, the Chair will close the public hearing. (Gavel)

A. A motion is in order.

(Motion is offered)

B. Is there support for the motion?

(Support is given) If support is not offered after 3 calls, the motion fails for lack of support. Call for a new motion.

C. A motion has been made and supported. Is there discussion?

(Comments speaking to the motion)

D. Will the Secretary please call the roll?

E. The motion passes (or fails). If the motion fails, call for a new motion.

F. Will the Secretary please read the next item? Restart

PENDING ITEMS

VII. That concludes the public hearing portion of this meeting (if applicable).

(10 minute recess if appropriate – if meeting is going to last beyond 3 hours)

We will now proceed with the Pending Item section of our agenda. These items have been discussed at length in prior meetings. Therefore, there will only be limited discussion tonight. Audience participation will require unanimous consent from the Commission.

Will the Secretary please read the first item?

(Secretary reads the first pending item)

A. Do you have any new information Mr. Taormina?

(Staff comments if applicable)

B. The Chair may recognize speakers in the audience, if appropriate and there is no objection.

C. A motion is in order.

(motion is offered)

D. Is there support for the motion? (If necessary)

(motion is supported)

E. A motion has been made and supported. Is there any discussion?

F. Will the Secretary please call the roll?

(Secretary calls the roll)

G. The motion carries (or fails). If the motion fails, call for a new motion.

H. Will the Secretary please read the next item?

Restart at Section A above

(Proceed as above until all pending items on the agenda have been resolved)

MISCELLANEOUS SITE PLANS

VIII. We will now begin the Miscellaneous Site Plan section of our agenda. Members of the audience may speak in support or opposition to these items.

Will the Secretary please read the first item?

(The Secretary reads the item)

A. Do you have any comments Mr. Uhazie?

(Staff comments, if applicable)

B. The Chair will then recognize speakers in the audience.

C. A motion is in order.

(motion is offered)

D. Is there support for the motion? (If necessary)

(motion is supported)

E. A motion has been made and supported. Is there any discussion?

F. Will the Secretary please call the roll?

(Secretary calls the roll)

G. The motion passes (or fails). If the motion fails, call for a new motion.

H. Will the Secretary please read the next item?

Restart at Section A above.

(Proceed as above until all miscellaneous items on the agenda have been resolved)

CLOSE MEETING

IX. That concludes our agenda for this evening.

We would like to thank Livonia Television volunteers for their contribution to our meeting tonight.

If there is no further business to come before the Planning Commission we will adjourn the meeting at _____p.m.