

**AGENDA
CITY PLANNING COMMISSION
CITY OF LIVONIA
TUESDAY, JUNE 16, 2026**

1,246th Public Hearing and Regular Meeting

7 p.m.

PUBLIC HEARING ITEMS

- 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.

APPROVAL OF MINUTES

- 4. Approval of the Minutes of the 1,245th Public Hearings and Regular Meeting** held by the Planning Commission on May 5, 2026.

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the City Clerk's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with disabilities. If you need assistance, please call (734) 466-2236 or email: Clerk@livonia.gov as soon as possible.

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

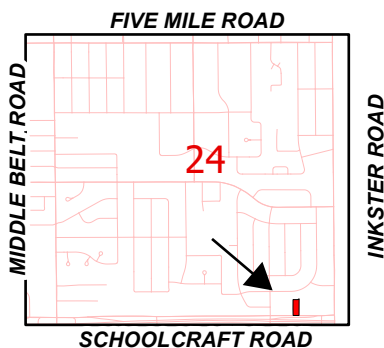


N 2

27450-27650 Schoolcraft
14019 - 14021 Inkster

C - 2

SCHOOLCRAFT ROAD



Address & Zoning Map

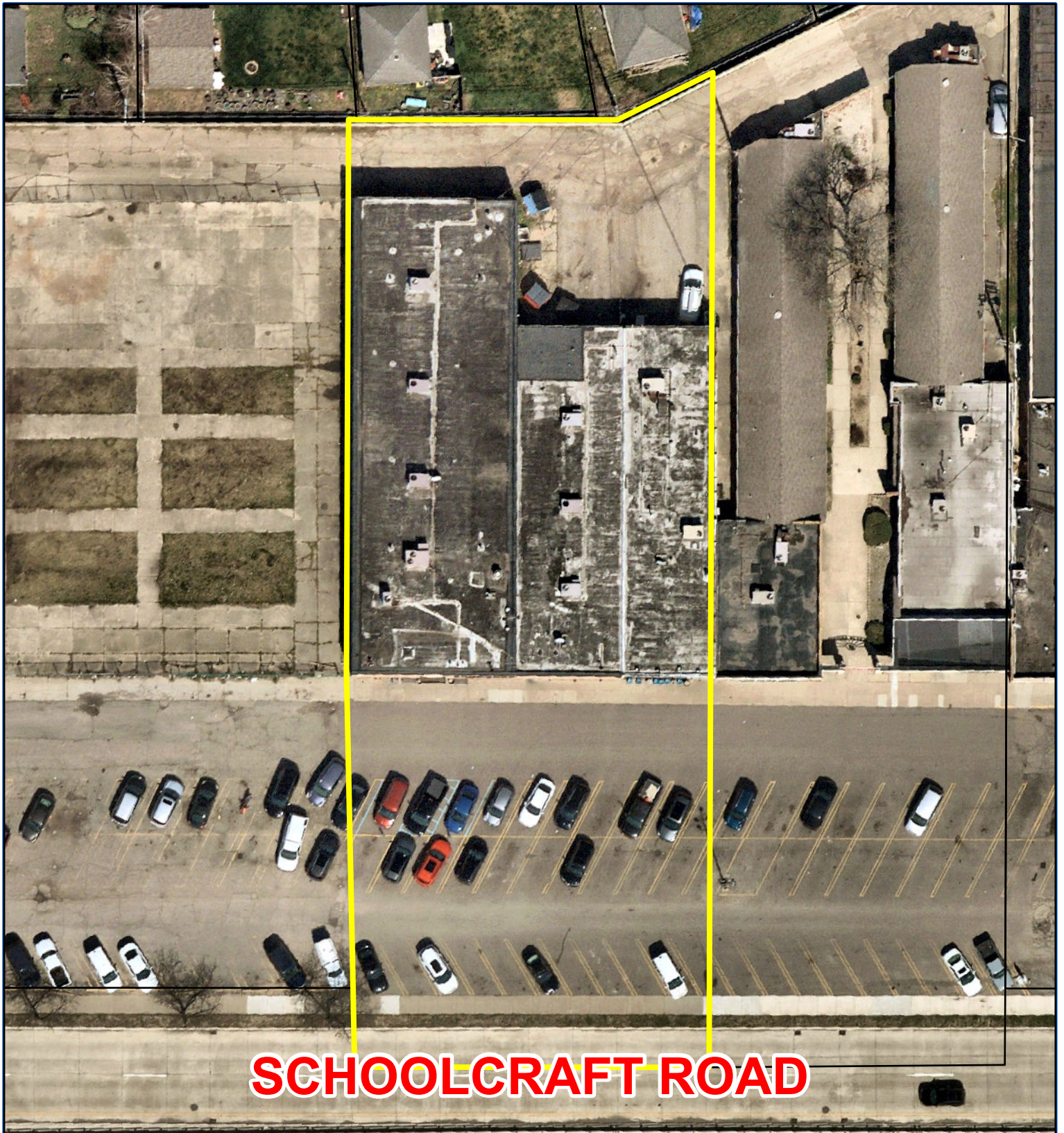
Petition 2026-05-02-13
Luxe Events LLC
27600 Schoolcraft Road



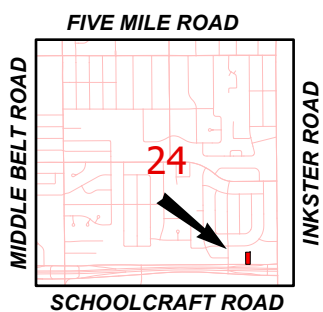
Not to Scale



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

PUBLIC 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.

PUBLIC 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.

June 16, 2026, Study Meeting:

Approving Resolution: That the request to operate a banquet (event) facility with occupancy of over fifty (50) people, at 27600 Schoolcraft Road, is hereby approved, subject to City Council approval and the following conditions:

1. That the submitted floor plan is hereby approved and shall be adhered to;

PUBLIC HEARING

ITEM 1 Petition 2026-05-02-13 Page 3

2. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for;
3. That no signs, either freestanding or wall mounted, are approved with this petition. All such signage shall be separately submitted for review and approval by the Planning Commission and City Council;
4. Operating hours are 12:00 PM to 12:00 AM Monday to Thursday, and 9:00 AM to 12:00 AM Friday to Sunday;
5. That the rear drive shall be repaired and resealed as necessary to the satisfaction of the Inspection Department;
6. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows; and
7. This waiver use is granted to this petitioner only, and any new user of this license is required to seek and receive City Council's consent prior to the transfer.

Denying Resolution: The request for a waiver use operate a banquet (event) facility with occupancy of over fifty (50) people, at 27600 Schoolcraft Road, is hereby denied for the following reasons:

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

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 BROSNAN
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 #2026-05-02-13 at 27600 Schoolcraft Rd. Luxe Events LLC

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

- Fire suppression with alarm monitoring **may** be required due to use type of this address.
- Occupancy number will be addressed and assigned by the city building department plan review process.
- Kitchen suppression may be required for hood and duct and cooking operations.
- Potentially additional egress exit doors will be reviewed and addressed during official plan review.

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,

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,

A handwritten signature in blue ink, appearing to read "Ermon Sims", is written over a horizontal line.

Ermon Sims
Chief Accountant

ES: jw

TREASURER

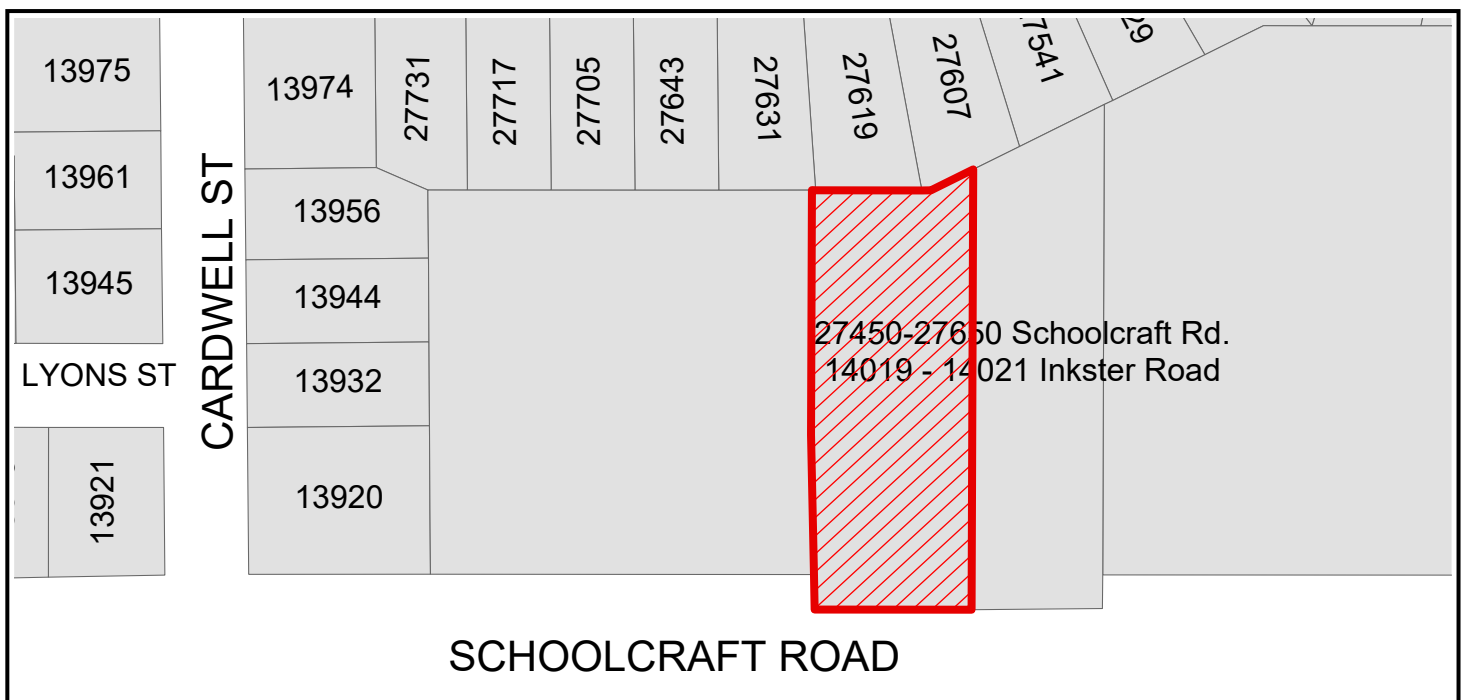
**OTHER ITEMS
RELATED TO THE
PETITION**

NOTICE OF PUBLIC HEARING



A PUBLIC HEARING WILL TAKE PLACE BEFORE THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA ON TUESDAY JUNE 16, 2026 AT THE LIVONIA CITY HALL, 33000 CIVIC CENTER DRIVE, LIVONIA, MICHIGAN AT 7:00 P.M., OR AS SOON THEREAFTER AS THE AGENDA WILL PERMIT ON THE FOLLOWING ITEM:

Petition 2026-05-02-13 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.



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

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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
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- parking layout, including type of surface material, sizes of spaces & aisles
- method used in calculating parking requirement
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- listing or labeling of all planted materials as to type and size
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3) Building Elevation Plan depicting:

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4) General Floor Plan showing:

- floor layout
- entrances & exits
- restaurants are required to illustrate seating arrangement & capacity

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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

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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

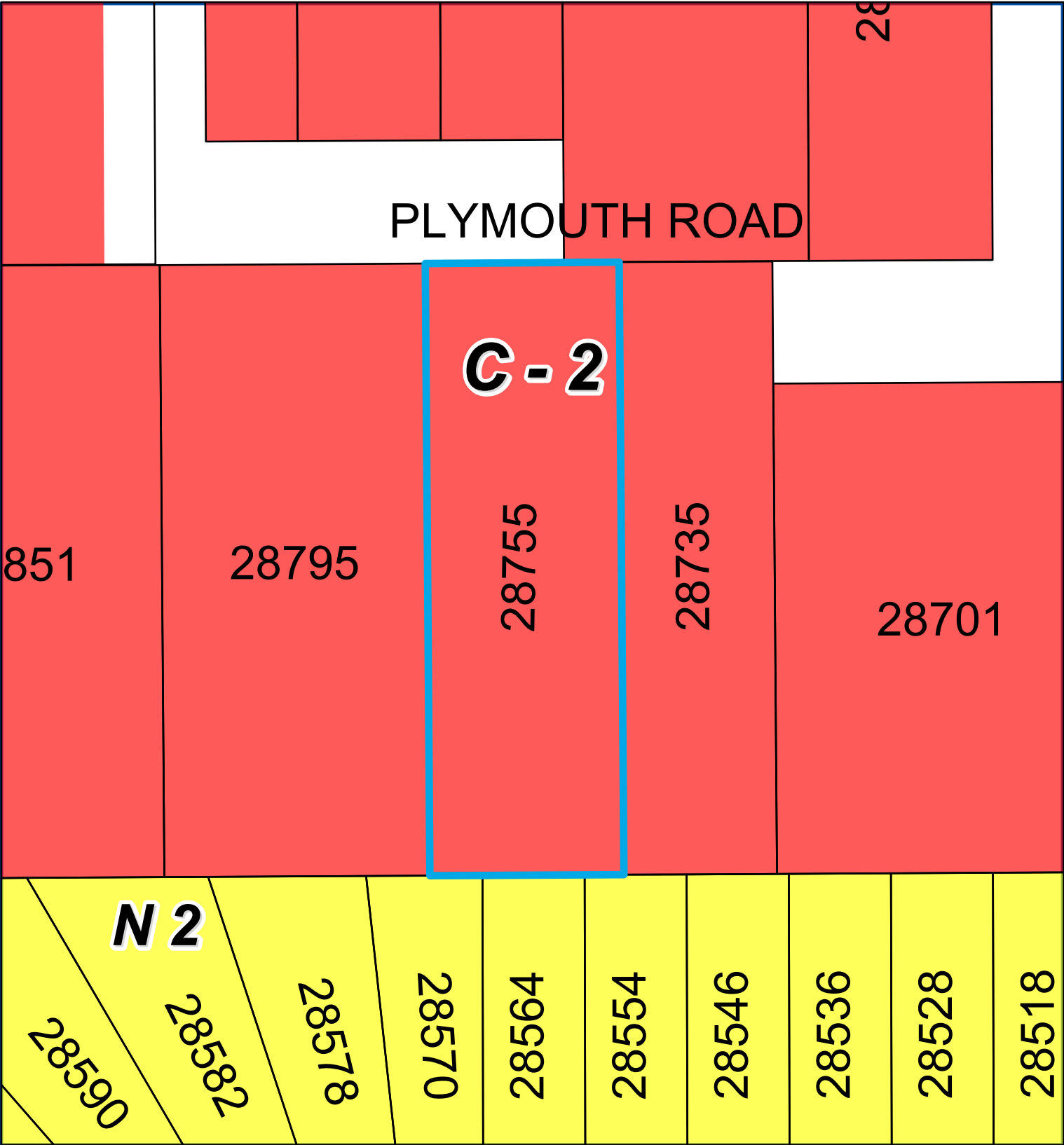
on this 15 day of May 20 26

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

Acting in the County of Wayne

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





Address & Zoning Map

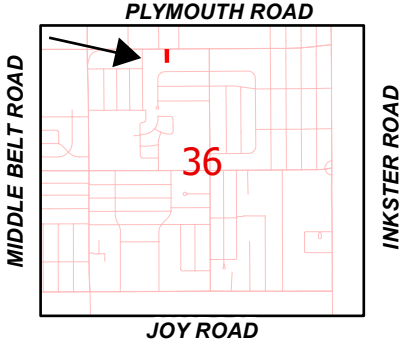
Petition 2026-05-02-14
Oval Auto
28755 Plymouth Road



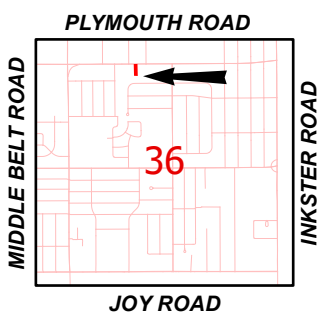
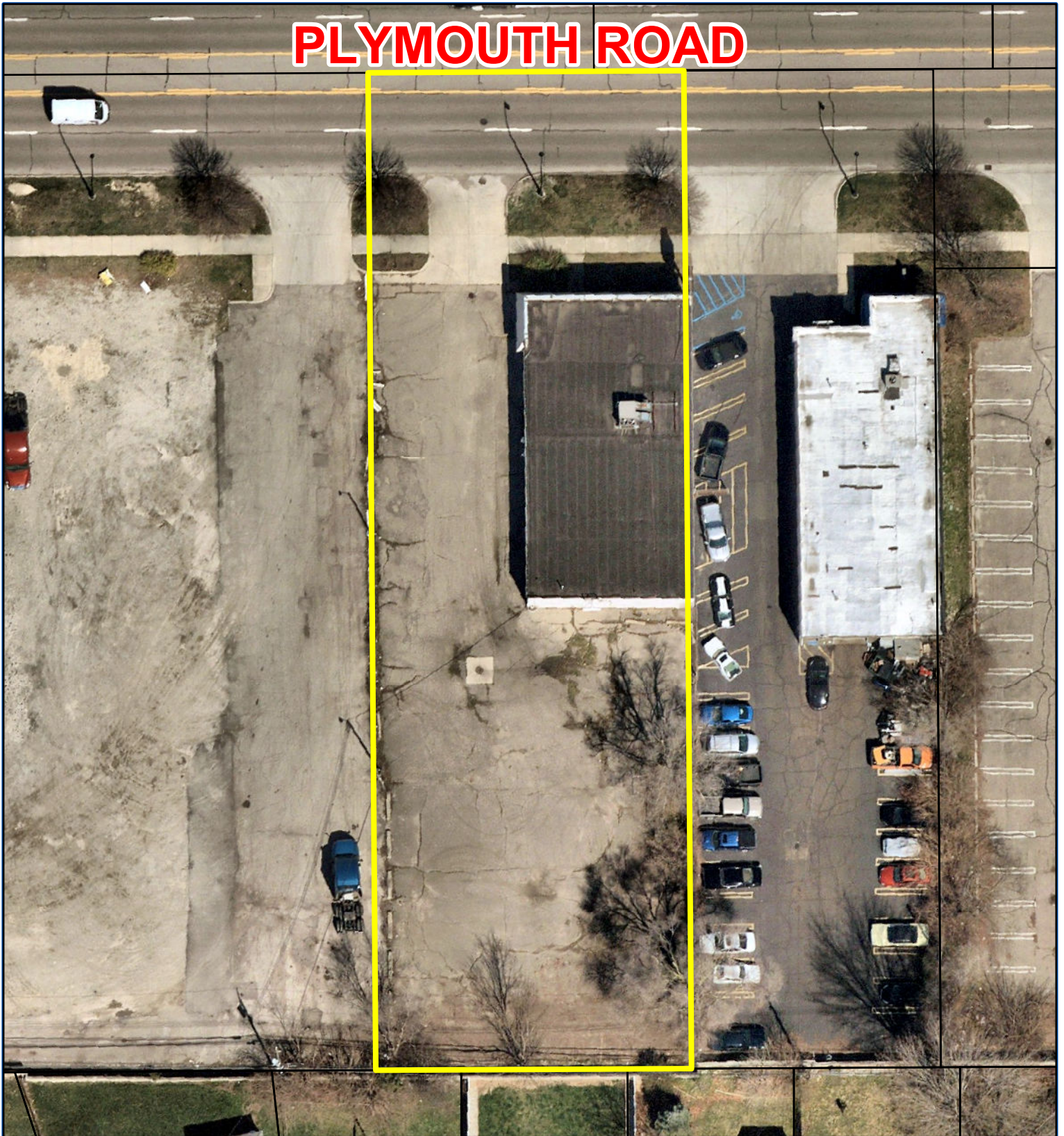
Not to Scale



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

PUBLIC HEARING

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. 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. The plans indicate

seven (7) repair bays, and the petitioner has identified that there would be three (3) employees during peak operating periods. As such, seventeen (17) parking spaces are required. 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.

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.

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.

June 16, 2026: Public Hearing:

Approving Resolution: That the request to operate an automobile repair facility at 28755 Plymouth Road, is hereby approved, subject to City Council approval and the following conditions:

1. That the Site Plan submitted is hereby approved and shall be adhered to;
2. That the Floor Plan submitted is hereby approved and shall be adhered to;
1. That the parking lot shall be repaired, resealed, and restriped as necessary to the satisfaction of the Inspection Department. Parking spaces shall be doubled striped at ten feet (10') wide by twenty feet (20') in length;
3. The van-accessible barrier-free parking space shall be sized, signed, and marked in accordance with the Michigan Barrier-Free Code;
4. That the three walls of the trash dumpster area shall be constructed out of building materials that shall complement that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass. The trash dumpster area shall be maintained and, when not in use, closed at all times;

PUBLIC HEARING

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

Page 4

5. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring into adjacent roadways;
6. That there shall be no outdoor storage of auto parts, equipment, scrap material, waste petroleum products, junked, unlicensed or inoperable vehicles, or other similar items in connection with this operation, and the overhead doors, when not in use for vehicles entering or exiting the service facility, shall always be closed;
7. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;
8. The overall average illumination level for the parking lots shall be 1.0-foot candle as provided under Section 7.22 of the Zoning Ordinance;
9. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited;
10. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and
11. Pursuant to Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

Denying Reasons: The request to operate an automobile repair facility at 28755 Plymouth Road is denied for the following reasons:

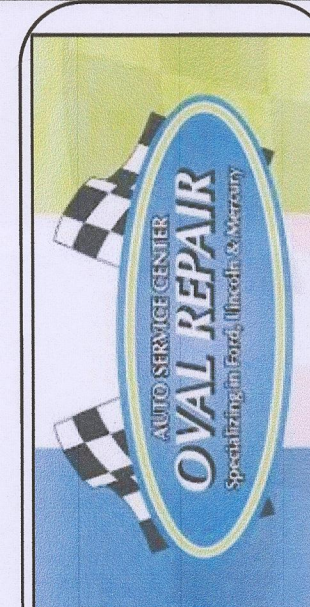
1. That the petitioner has failed to comply with all general standards and requirements as set forth in Sections 1.02 and 13.13 of the Livonia Zoning Ordinance, as amended.
2. That the increase in intensity associated with the proposed development would be detrimental to and not in harmony with the character of the surrounding neighborhood;

PUBLIC HEARING

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

Page 5

3. That the proposal creates significant adverse impacts on adjoining parcels, public services, and community planning efforts;
4. That the petitioner has failed to adequately demonstrate that the site has the capacity to accommodate the proposed development;
5. That the proposal fails to conclusively deal with all the concerns deemed necessary for the safety and welfare of the City and its residents; and
6. That the proposal conflicts with the spirit and intent of the Zoning Ordinance to promote and encourage a balanced and appropriate mix of uses and not to oversaturate an area with similar uses.



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

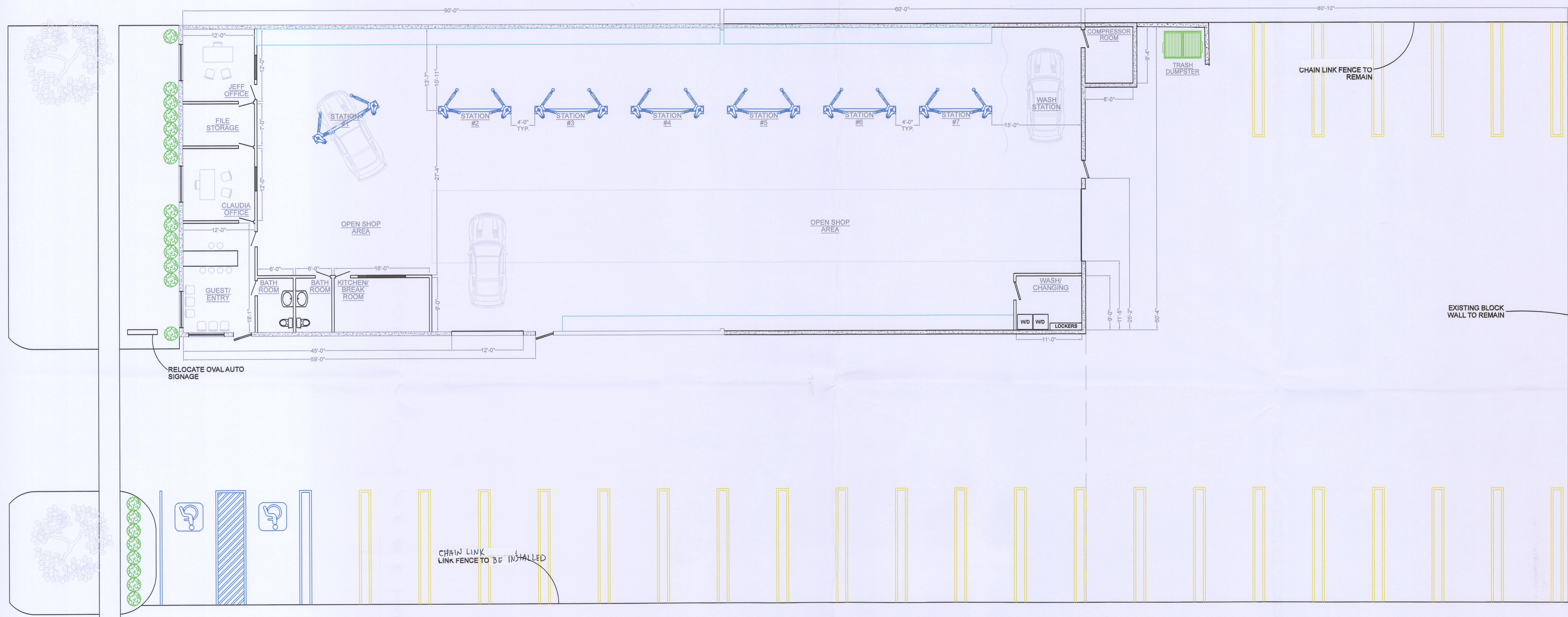
SCALE: AS NOTED
DATE: 5/13/2026
JOB NO: 260001
DRAWN BY: GLF

FILE NO:
SHEET TITLE:
BUILDING ADDITION LAYOUT

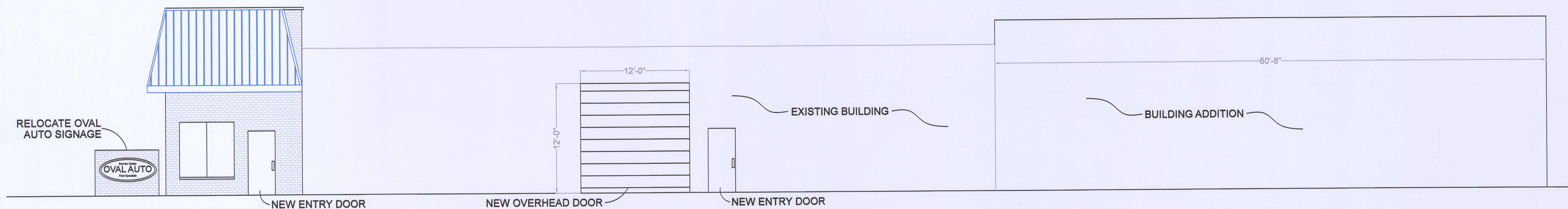
DRAWING

A.1

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PLANNING COMMISSION
2026-05-02-14

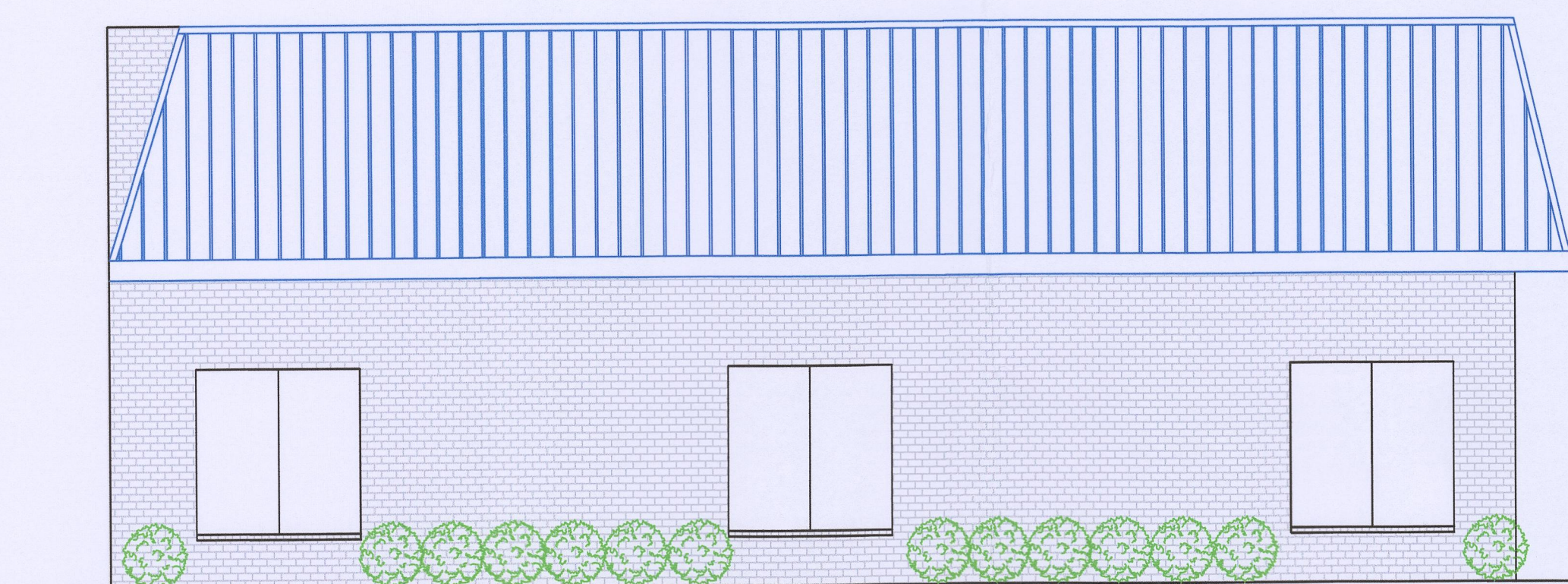


BUILDING/SITE PLAN
SCALE: 1/8" = 1'-0"



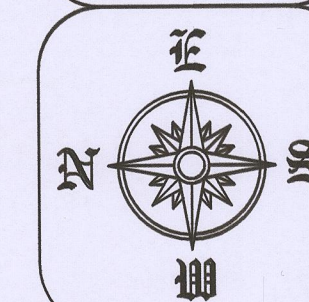
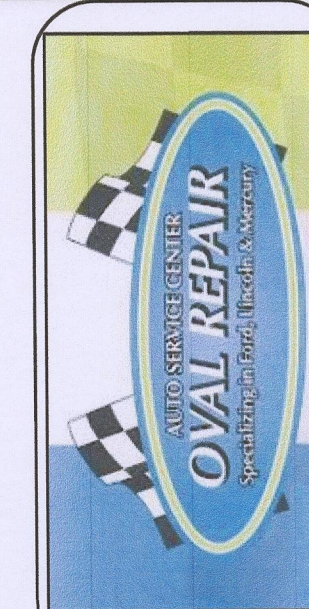
WEST BUILDING ELEVATION

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. ZILINCİK, 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 BROSNAN
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,

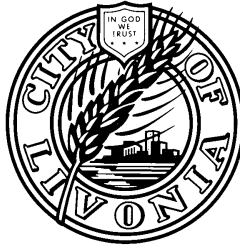
Ermon Sims
Chief Accountant

ES: jw

TREASURER

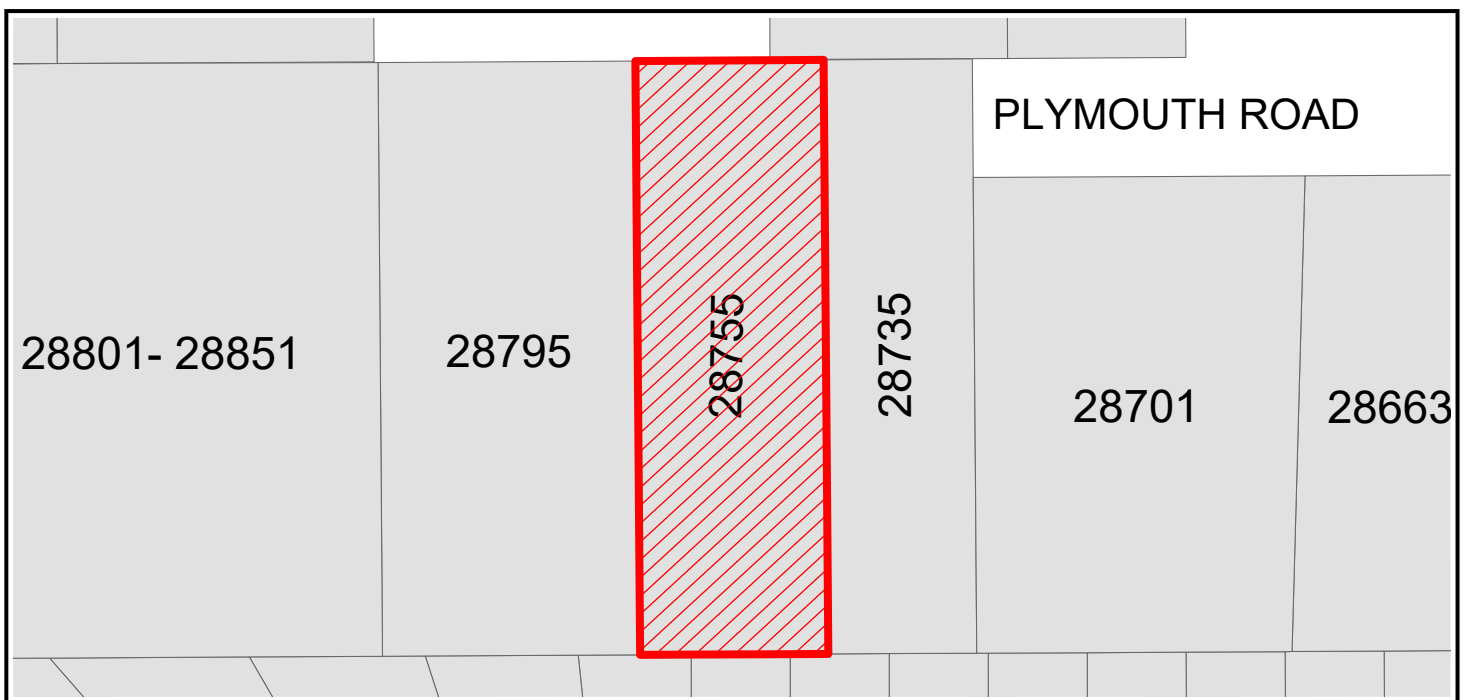
**OTHER ITEMS
RELATED TO THE
PETITION**

NOTICE OF PUBLIC HEARING



A PUBLIC HEARING WILL TAKE PLACE BEFORE THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA ON TUESDAY JUNE 16, 2026 AT THE LIVONIA CITY HALL, 33000 CIVIC CENTER DRIVE, LIVONIA, MICHIGAN AT 7:00 P.M., OR AS SOON THEREAFTER AS THE AGENDA WILL PERMIT ON THE FOLLOWING ITEM:

Petition 2026-05-02-14 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.



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

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

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:

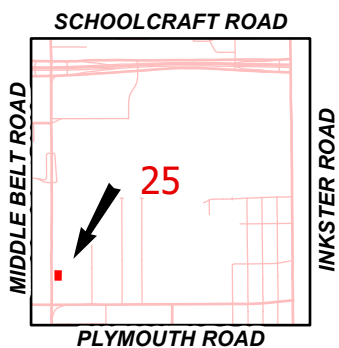
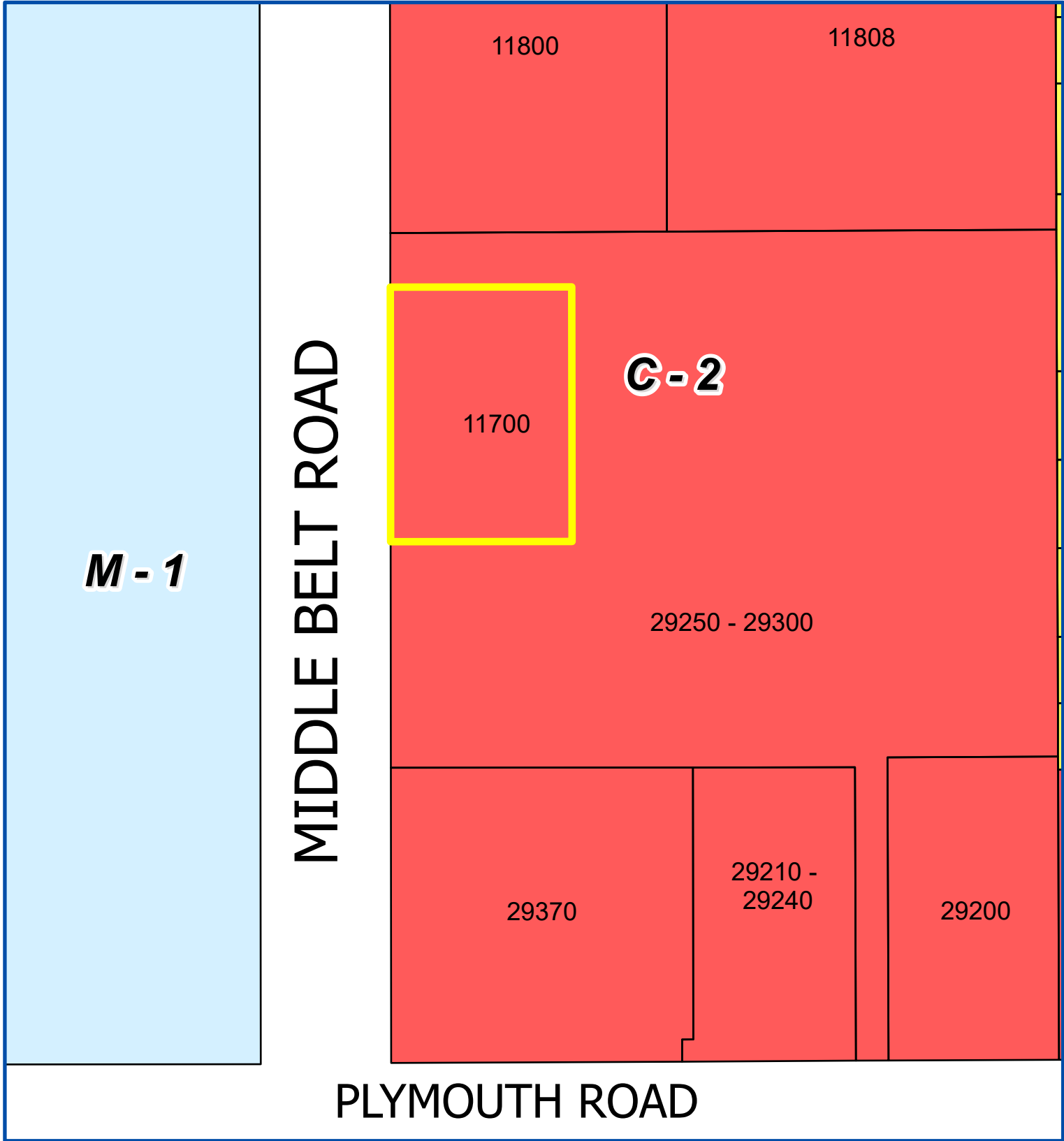
- 1) **Site Plan** showing:
 - property dimensions, including road right-of-way & building setback lines
 - foot print of building(s), including dimensions & square footage
 - all easements, protective walls, sidewalks & existing trees
 - any significant topographic features (existing or proposed)
 - 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

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PLANNING COMMISSION

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

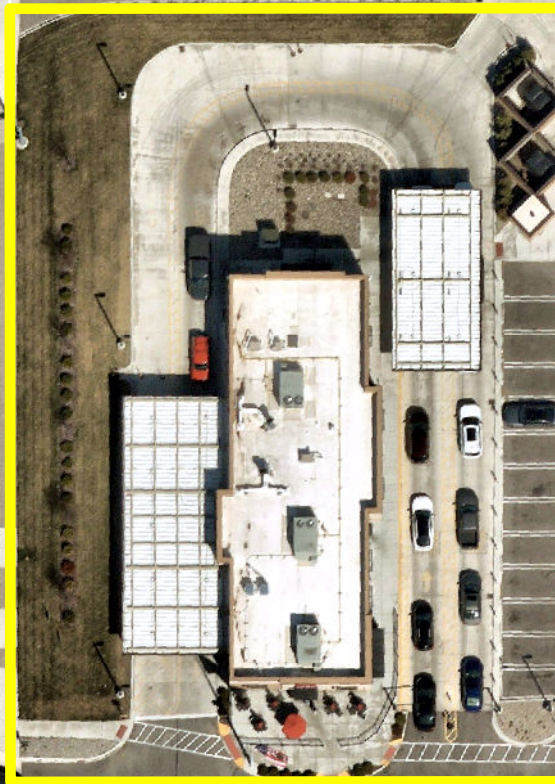


Address & Zoning Map

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



MIDDLE BELT ROAD



SCHOOLCRAFT ROAD

MIDDLE BELT ROAD

INKSTER ROAD

25

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.

June 16, 2026, Public Hearing:

Approving Resolution: That the request to include a windscreen between the existing columns by the drive-thru door at 11700 Middle Belt Road is hereby approved, subject to City Council approval and the following conditions:

1. That the Windscreen Plan identified as Sheet 1 of 1, dated May 8, 2026, prepared by GBC Design Inc., is hereby approved and shall be adhered to;
2. That the Site Plan, prepared by Chipman Design Architecture Inc., is hereby approved and shall be adhered to;
3. That wind screening will be properly stored and out of sight when not in use;
4. That wind screening shall be maintained in good condition and remain free from rips and tears;
5. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and
6. Pursuant to Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

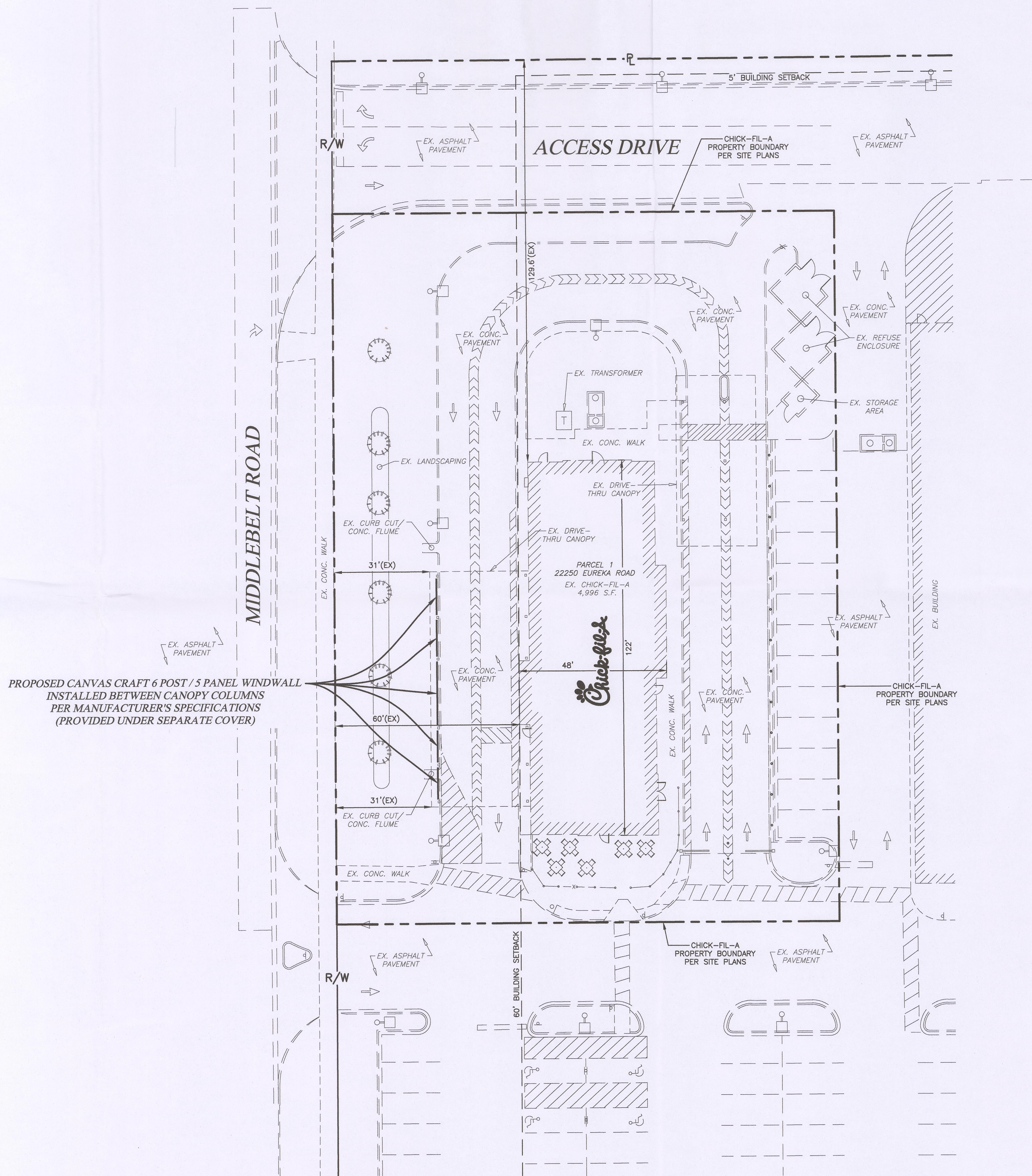
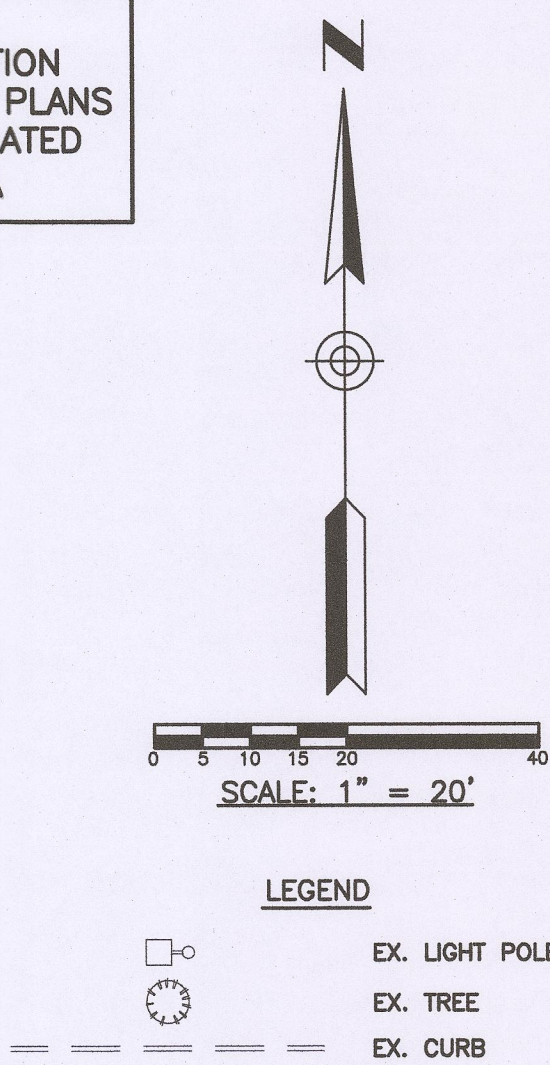
Denying Resolution: That the request to include a windscreen between the existing columns by the drive-thru door at 11700 Middle Belt Road is hereby denied for the following reason(s):

1. That the petitioner has failed to sufficiently demonstrate that the site has the capacity to accommodate the proposed use.
2. Allowing this type of development would be detrimental to the aesthetic quality and appeal of the overall site, and thereby, inappropriately altering the character of the property.

MISCELLANEOUS

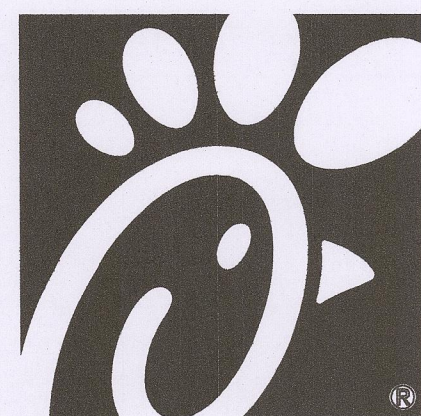
**ITEM 3 Petition 2026-05-08-02 submitted by Chipman Design
Architecture on behalf of Chick-Fil-A Page 3**

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



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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.



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

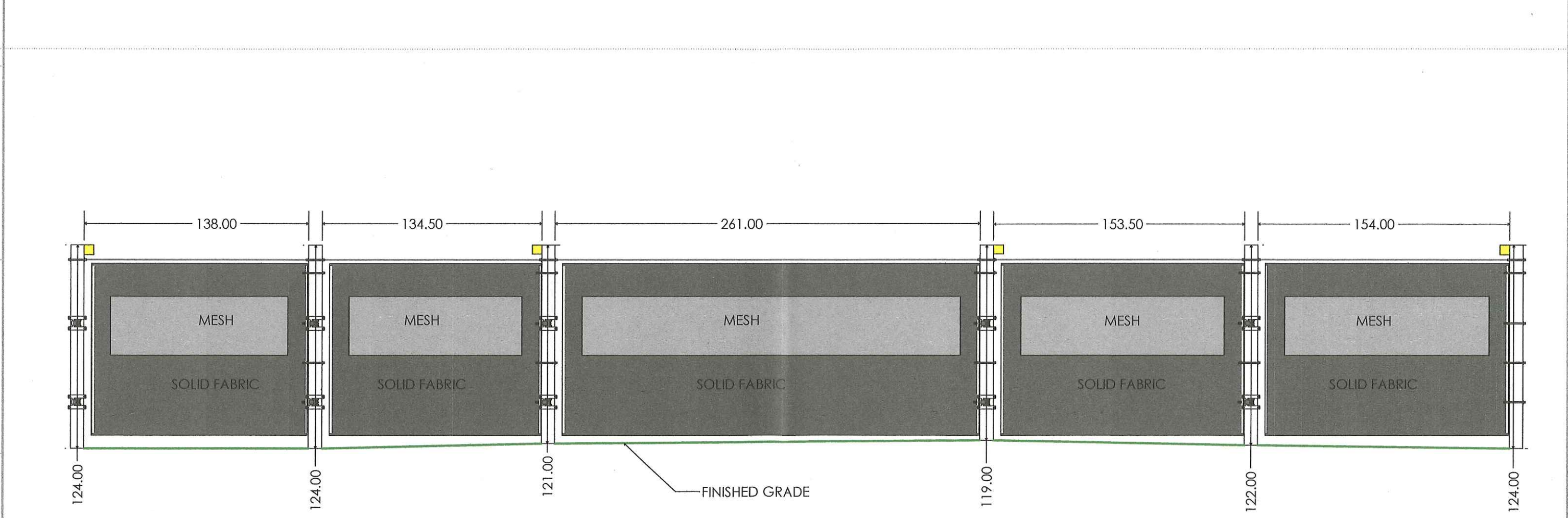
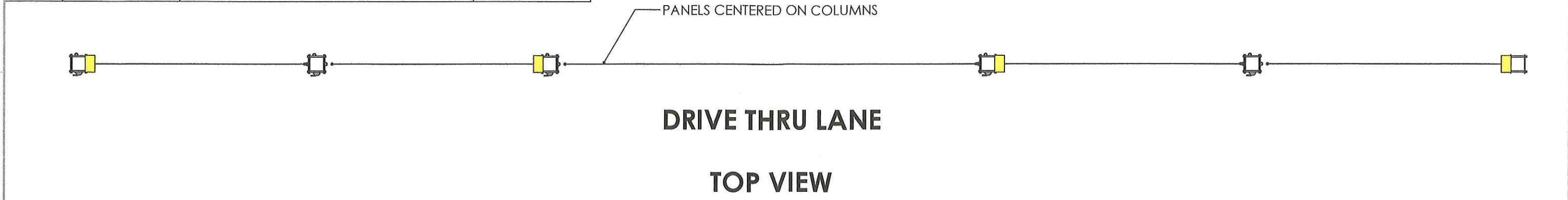
Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET
WINDSCREEN
PLAN

SHEET NUMBER

1 OF 1

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS

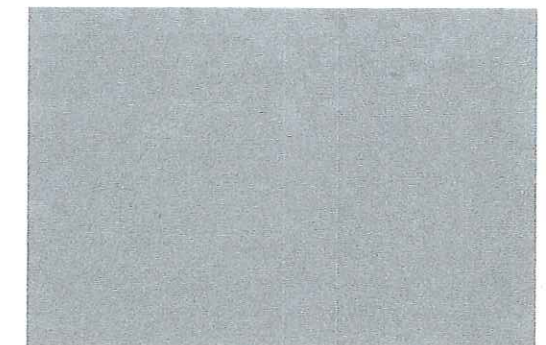


AS VIEWED SEATED IN DRIVE THRU LANE

NOTES:
1. YELLOW BOXES REPRESENT KNOWN OBSTRUCTIONS

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

CUSTOMER APPROVAL	DESIGNER	INITIALS	DATE	 5781 Queens Av. N.E. Otsego, MN 55330 (763) 428-4325
	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.				Customer: CFA #4664, LIVONIA MI, CORNERSTONE CONSTRUCTION
Description: 6 POST/5 PANEL WINDWALL				
P/N -TBD-				
SCALE: 1:60				SHEET 1 OF 1



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!

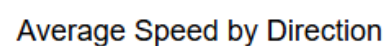
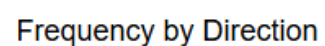
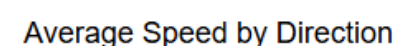
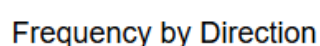
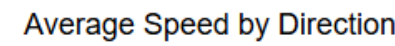
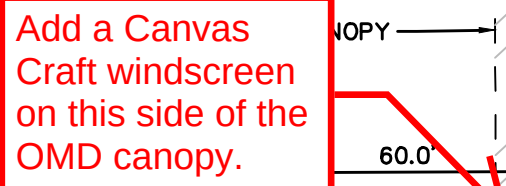
...

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
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

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

DATE: June 4, 2026
TO: Kristoffer Canty, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: Petition #2026-05-08-02 11700 Middlebelt Rd. Chick-fil-A

This office has reviewed the site plan submitted in connection with a new canopy windscreen for use of the property located at the above referenced address.

Provide proper documentation with proof that the cloth/material used for the construction of the canopy/windscreen has been treated with a UL approved flame retardant chemical to prevent flame spread.

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 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 BROSNAN
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

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

On Tuesday, May 5, 2026, the City Planning Commission of the City of Livonia held its 1,245th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7:01 p.m.

Members present:	Wafa Dinaro	David Bongero	Sam Caramagno
	Glen Long	Peter Ventura	Ian Wilshaw

Members absent: Patrick Droze

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

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

ITEM #1 PETITION 2026-03-02-11

Maison Rose Events

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2026-03-02-11 submitted by Maison Rose Events requesting waiver use approval under Sections 2.01, 3.11, and 6.14 of the Livonia Zoning Ordinance, as amended, to operate a banquet (event) facility with occupancy of over fifty (50) people, at 37176 Six Mile Road, located at the northeast corner of Newburgh Road and Six Mile Road in the southwest ¼ of Section 8.

Mr. Uhazie: Thank you, Mr. Chairman. This is, as mentioned, located on the north side of Six Mile Road between Newburgh and Fitzgerald. This is located within a commercial shopping center, the Key Bank Commons shopping plaza. The zoning for the shopping center is C-2. Surrounding the petition parcel to the west is a salon zoned C-1. To the north, are residential properties zoned N2. To the east is a funeral home zoned C-1 and to the south, across Six Mile Road, is C-2 zoning. The petition parcel is a total of 3.70 acres with about 270 feet of frontage on Six Mile Road with a depth of 570 feet. The Key Bank Commons shopping plaza is a multi-tenant shopping center and contains about 44,000 square feet of gross floor area. It is divided into 16 tenant areas. With this petition under the C-2 district, in the zoning ordinance would allow banquet/event centers with waiver-use approval. This would be a permitted use for under 50 people. Section 6.14 requires a separation of at least 300 feet from residential or church uses. The Gold Manor subdivision is adjacent to this property site to the north. Under the zoning ordinance, City Council does have the authority to waive or modify any special requirements of a waiver-use. Doing so does require adoption of a separate resolution in which two thirds of the members must concur. The proposed unit is located in the northwest corner of the site. Showing here zoomed in, this more northern building, the unit sits on the edge site here. The proposed unit measures 4,301 square feet in size, which is about 40 feet by 124 feet. The floor plan submitted includes a reception area, as well as a kitchenette and restroom facilities. The floor plan shows approximately 2,888 square feet of assembly area. The petitioner has stated that they will have a hard out at 11 o'clock. So, all occupants must be out by 11. Required parking for a assembly use such as this, requires one parking space per 50 square feet of assembly area. As I mentioned, the floor plan shows 2,888 square feet, which would require 58 parking spaces. For reference, the entire site has 199 spaces available. If the whole building was considered general retail, it would require 142 spaces, per the zoning ordinance. The site does have a shared dumpster enclosure in the rear of the building in the northeast, and then the tenant is permitted one wall mounted sign based on the frontage within the shopping center. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated April 8, 2026, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced*

petition. We have no objections to the proposed waiver use at this time, but would like to note the following items: 1. The subject parcel is assigned the address range of #37100 - #37176 Six Mile Road, with the address of #37100 Six Mile Road being assigned to the overall parcel. 2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. There is no mention of utility revisions with the proposal, so we do not believe there will be any adverse effects on the existing systems. 3. Should revisions to the utility services to the building, or any work within the Six Mile Road right-of-way be required, the owner will need to submit drawings to this Department for permitting." The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated April 13, 2026, which reads as follows: *"This office has reviewed the site plan submitted in connection with a request to modify a commercial building on the property located at the above referenced address. Even though it is noted that the kitchenette "is intended for light food preparation and staging only", any commercial cooking or cooking that produces grease laden vapors is required to have a commercial grade Hood and Duct and suppression system. A further detailed plan review will take place when this division receives an official plan set."* The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated April 9, 2026, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is signed by Brendan Adams, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated April 27, 2026, which reads as follows: *" Pursuant to your request, the above-referenced Petition has been reviewed. 1. This petition is a change of use and would require that the building meet all current Michigan Building Codes, including the Michigan Barrier Free Code. This will be addressed further at the time of our plan review if this project moves forward. This Department has no further objections to this Petition."* The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated April 15, 2026, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal."* The letter is signed by Ermon Sims, Chief Accountant. Next we have a letter from Broadway Salon Suites, dated April 20, 2026, and it reads: *"Dear Livonia Planning Commission, I am writing on behalf of Broadway Salon Suites in Livonia, as the direct neighboring business to the proposed Maison Rose Events banquet facility. We respectfully request the*

opportunity to present our concerns regarding the city's consideration of approving this space for banquet use with an occupancy exceeding 50 people. As the adjacent business, we have serious concerns about the impact this type of operation may have on our property, our tenants, and our daily business operations.

Parking & Overflow Concerns Our primary concern is the lack of adequate parking to support a banquet facility of this size. Based on our observations, the current parking infrastructure does not appear sufficient to accommodate large events without overflow. We are particularly concerned that event attendees may begin using our private parking lot, which is designated exclusively for Broadway Salon Suites tenants and their clients. This would create significant disruptions, limit accessibility for our customers, and negatively impact our business. Additionally, our parking lot has already sustained wear and damage over time. Increased traffic and unauthorized overflow parking would likely accelerate deterioration, leading to further maintenance costs and safety concerns.

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

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

Quality of Business Environment Broadway Salon Suites is a professional environment where our tenants rely on a clean, accessible, and calm atmosphere for their clients. Increased traffic, parking congestion, noise, and property strain from frequent events could significantly compromise the experience we strive to provide. We are not opposed to growth or development within our community; however, we strongly believe that proper planning, infrastructure, and safeguards must be in place to prevent negative impacts on neighboring businesses.

We respectfully request:

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

Thank you

for your time and consideration. We appreciate your attention to maintaining a balanced and sustainable business environment in Livonia.” Lastly, we have a letter from a resident, dated May 5, 2026, that reads: “Dear City Planning Commission, I was planning on attending tonight meeting however, I am unsure I will be there in time so I am emailing you as well. I am writing to express concerns regarding Petition 2026-03-02-11, which requests a waiver under Section 6.14 of the Livonia Zoning Ordinance to allow operation of a banquet facility with an occupancy exceeding fifty people at 37176 Six Mile Road. While I understand the potential benefits of allowing event-based businesses in the community, I would like to request further clarification and consideration on several points before any approval is granted: •Traffic and Parking Impact: What measures are being proposed to manage increased traffic flow and parking demand, especially during peak event times? Although 6 mile is a major roadway, there is not heavy flow/noise of traffic in that area and tends to be quieter. How will this impact the flow/ noise of traffic? •Noise and Quality of Life: Banquet facilities often host evening and weekend events. What safeguards will be in place to minimize noise disturbances for nearby residents? Most of the business in that plaza close by 9 pm. Which allows for a peaceful /quieter evening. Will there be bands/DJ allowed and if so at what time will the event facility close? •Safety and Infrastructure: Has there been an assessment of whether the current infrastructure (roads, emergency access, utilities) can safely support gatherings exceeding fifty people? •Occupancy for the event facility-What is the maximum? •Hours of operation: what will the hours of operation be for the event facility? •Precedent for Future Requests: Approving a waiver of this nature may set a precedent. How will the City ensure consistent application of zoning standards moving forward? I respectfully ask the Commission to carefully evaluate these considerations and provide transparency on how potential negative impacts will be mitigated. I would appreciate any additional information or documentation related to this petition. Thank you for your time and attention to this matter.” Signed Dina and Raghdeh Kakish, 17353 Fitzgerald, Livonia, MI. That is the extent of the correspondence.

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

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

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

Mr. Wienclaw: So, what I want to say is that my wife and I are professional people. I've been a registered nurse for 15 years. My wife is a clinical social worker. We work at the VA hospital in Ann Arbor, and my wife has a passion for decorating and event planning and all that kind of stuff. So naturally, this is the route that, you know, our business is taking us. We are extremely aware of the types of events that could take place, and that probably do take place at some of the event spaces that are around, you know, different parts of the city and different cities, but we strive to start a different kind of event venue. We don't want to just host parties, and we're not, you know, we want to have professional type of events. So wellness meetings, seminars, yoga classes, different things like that throughout the week. We will have baby showers and, you know, different kind of celebrations, but you know, a couple of the safeguards that we want to put in places, that we want to have on site security for all events. At the last meeting, there was an issue brought up of, you know, if alcohol was available. Would there be loitering? And the residential houses are right behind it. And so one of the things that I was going to do was put a no loitering policy in my contracts, and also the on-site security would be able to enforce that. There's a rear door in the back that's pretty close to the residential neighborhoods, and we would not allow access for that door, so guests would have to use the front door, which is 160 feet away from the back fence that it backs up to the neighborhood. Take any questions.

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

Mr. Wienclaw: I have one more. Sorry.

Mr. Wilshaw: Of course.

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

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

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

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

Ms. Dinaro: Thank you.

Mr. Wienclaw: You're welcome.

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

Ms. Dinaro: That's it for me.

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

Mr. Ventura: Good evening. In our packet that was put together by Mr. Uhazie in the Planning Department, there is a letter that you wrote describing your business and describing what you intend to do here, and one of the bullet points that you have in here is a no alcohol policy. "We have made the intentional choice not to sell alcohol by keeping our events dry, we naturally maintain a more controlled, family friendly atmosphere and eliminate the noise and behavioral issues often associated with late night venues." We asked you about this at the study session, and Mr. Long in particular, asked you to be sure that if you do not have alcohol, is

it going to have an effect on your business that would be very substantial and negative. And so, I didn't hear you address alcohol tonight and so I have to ask you where you came out on that on that question. Do you need to have alcohol with these events?

Mr. Wienclaw: Yes, sir.

Mr. Ventura: Or can you do without?

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

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

Mr. Wienclaw: That's understandable. That's completely understandable. I've been to probably 1,000 events of these types, you know as decorators and one person controlling a group...it's not a group of rowdy people, it's mothers and baby showers and grandmoms

and that kind of thing. This is not a prom dance, you know, where people are...this is happy celebration moments, and the host who has a deposit on the line for the place. If anybody ever got, you know, started to break the rules or do anything out of like rowdy the host is, it's likely the host's family member. And so, I've never seen any issues that would arise. So, I do respect your concerns, though.

Mr. Ventura: Thank you.

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

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

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

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

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

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

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

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

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

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

Mr. Wienclaw: So, we have a website and an online presence currently, Facebook and Instagram and a website currently. So, this is how people reach us. A lot of it's through word of mouth. They might say, who decorated your party and you know, they'll reach out to us that way. And so, well, then I've never had an event space, so

I'm kind of talking about our current business model, but we would have a meeting with the person. They would tell us what they intend, like, what type of event they're going to have, and then, you know, we'll go our separate ways. We don't, we wouldn't, you know, lock anything down at that time. We go our separate ways. And then, you know, in this day and age, social media is a real thing. So, we look folks up, you know, as much as we can, and seeing just what kind of people they are, we don't want to be associated with, you know...

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

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

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

Mr. Wienclaw: We currently do that.

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

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

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

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

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

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

Mr. Caramagno: Okay, the last question I've got for you is, you know, at any event, there's people that still smoke and smoke cigars, smoke cigarettes. Where would you propose they go out and smoke these cigarettes, cigars? Are they going to go in the alley behind the building. Are they going to be in the parking lot? Where are people going to hang out? Is there a smoking designated area.

Are there going to be facilities to throw cigarette butts in an ashtray. What? When you have parties, people tend to loosen up a little bit. So, what are you going to...what are your thoughts for that?

Mr. Wienclaw: So, first and foremost, that the back part of that building will be off limits to anybody. My security will probably, you know, be monitoring that back area. Those are where the houses are. I don't want anybody back there. Regarding the smoking, when I talked to the owner of the building following our last meeting, he talked about the building next door has one of those little like bus stop looking places where people can go in there and smoke with ashtrays and stuff. That was an option. We talked about possibly putting it on the side near the entrance, something to contain that.

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

Mr. Wienclaw: Yes, sir.

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

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

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

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

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

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

#05-30-2026

RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on May 5, 2026, on Petition 2026-03-02-11 submitted by Maison Rose Events requesting waiver use approval under Sections 2.01, 3.11, and 6.14 of the Livonia Zoning Ordinance, as amended, to operate a banquet (event) facility with occupancy of over fifty (50) people, at 37176 Six Mile Road, located at the northeast corner of Newburgh Road and Six Mile Road in the southwest ¼ of Section 8, the Planning Commission does hereby recommend to the City Council that Petition 2026-03-02-11 be approved subject to the following conditions:

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

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

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

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

Mr. Wilshaw: Is there any discussion?

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

ITEM #2 PETITION 2026-04-02-12 Second Showing LLC

Mr. Caramagno, Secretary, announced the first item on the agenda Petition 2026-04-02-12 submitted by Second Showing LLC, requesting waiver use approval pursuant to Sections 3.11 and 6.53 of the Livonia Zoning Ordinance to operate a consignment furniture establishment at 20412 Farmington Road, located on the east side of Farmington Road between Eight Mile Road and Norfolk Street in the Northwest ¼ of Section 3.

Mr. Uhazie: Thank you, Mr. Chair. This is request to operate a furniture consignment store. One thing to note is this operation has been going on for two years at this location. A little history on the project, it was determined by the inspection department that even though they were allowed to go in without waiver originally, at their biannual review, it was noted that they should come back for a waiver-use approval. So this is not a situation where they went in trying to slip through the cracks. There were lots of discussion between planning, inspection and law of how to handle this. The site is zoned C2 as well as parking, or P for parking, and then N2 along the south and eastern portion of the property. The size of the property, is just under one acre in size, with 120 feet of frontage on front of Farmington road. The shopping plaza site contains three tenants and was built in 1987. The site has a total square footage of about 6,100 square feet. The neighboring properties to the west, across six Farmington road is C1 to the north is C2 zoning to the east is an N2 neighborhood, and to the south are additional C2 commercial properties. The C2 district does allow second hand in consignment shops with waiver-use approval. One thing to note, there is no outdoor storage allowed, but the petitioner has no outdoor storage. The business has been in operation for 16 years, total, the two years last two years at this location. Donation bins on site and drop offs are offered by appointment. The site contains 21 parking spaces in the front as well as 20 spaces in the rear, for a total of 41 spaces these this does meet the zoning ordinance requirements. The access drive to the property is 30 feet wide. And then, one thing to note I can we'll start by reading the letter submitted by the petitioner. They are not able to be here tonight due to their age and inability to

drive at night. But I would like to read their letter first. *"City of Livonia, We at Second Showing Consignment have submitted all of our paperwork and the fee in order to be approved by the zoning commission. My husband and I are in our 70's and still enjoy working at our consignment furniture store in Livonia. We keep our hours of operation between 11:30 and 3:30 Monday through Saturday. It has been brought to our attention that the meetings in order to obtain our permit are held in the evening. This creates a problem for us since we do not drive at night. In lieu of attending these meetings, we would like to share what Second Showing Consignment is about. We established our store in Farmington Hills over sixteen years ago. We moved to our current location in Livonia over two years ago. We showcase fine furnishings, decorative accessories, art and unique one of a kind pieces. Our success is based off of our vast knowledge within the business. We consign and sell upscale goods and offer them to our smart savvy shoppers, many of them who have been with us for sixteen years. We take pride in our commitment to provide personal service. Every item that we sell is located inside of our store, we never have 'sidewalk sales.' Our policy is a 50/50 split between consignors and the store. We welcome the board members to come visit out store at 20412 Farmington Road, Livonia 48152."* With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated April 9, 2026, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed waiver use at this time, but would like to note the following items: 1. The subject parcel is assigned the address range of #20410-#20414 Farmington Road, with the address of #20412 Farmington Road being assigned to the overall parcel. 2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. There is no mention of utility revisions with the proposal so we do not believe there will be any adverse effects on the existing systems. 3. Should revisions to the utility services to the building, or any work within the Farmington Mile Road right-of-way be required, the owner will need to submit drawings to this Department and/or Wayne County for permitting."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated April 13, 2026, which reads as follows: *"This office has reviewed the site plan submitted in*

connection with a request to modify a commercial building on the property located at the above referenced address. We have no objections to this proposal. Once official permits are obtained and plans submitted, this division will further review code for the possibility for the need of a suppression system due to the type of use for this occupancy and fire load. A further detailed plan review will take place when this division receives an official plan set." The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated April 9, 2026, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is signed by Brendan Adams, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated February 21, 2026, which reads as follows: *"Pursuant to your request, the above-referenced Petition has been reviewed. This Department has no further objections to this Petition."* The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated April 15, 2026, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal."* The letter is signed by Ermon Sims, Chief Accountant. Lastly, we received an email from David Evangelista, dated May 5, 2026, that reads: *"Dear City Planning Commission, I am a Livonia resident writing to submit a formal objection to be entered on the record for Petition 2026-04-02-12 (Second Showing LLC, 20412 Farmington Road), to be heard at the public hearing on May 5, 2026. To be clear, I am not opposing the proposed consignment furniture establishment itself. My objection is narrowly limited to one issue: the site as drawn appears to extend toward Shadyside Street, and the petition does not explicitly state how vehicular access to the property will be controlled. Shadyside Street is a residential minor street under the Livonia Zoning Ordinance, intended primarily to serve abutting residential properties. Routing any commercial traffic — including delivery vehicles, customer pickups of furniture, employee access, or service vehicles — through Shadyside is incompatible with its function as a residential street, and inconsistent with the access management standards that apply throughout the C-2 General Business District (Section 3.11) and the use standards for second-hand stores under Section 6.53. Commercial access to this property should be exclusively from Farmington Road, the adjacent major thoroughfare. Beyond the ordinance, Shadyside is a street where residents and children walk, ride bikes, and play. Introducing regular commercial vehicle traffic onto a residential street that has no commercial buffer or*

traffic controls designed for that purpose creates a foreseeable safety hazard. This is precisely the type of incompatibility the waiver use review process is designed to identify and prevent. I respectfully request that the Commission condition any approval of this waiver on the following: 1. All vehicular access to and from the property — including customer, delivery, employee, and service vehicle traffic — shall be exclusively from Farmington Road. 2. No driveway, curb cut, or access point of any kind shall be constructed connecting the property to Shadyside Street. 3. These restrictions shall be recorded as enforceable conditions of the waiver use approval. I plan to attend the May 5 hearing and would appreciate written confirmation that this objection has been entered into the record. Thank you for your consideration.” That is the extent of the correspondence.

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

Mr. Uhazie: Very unique shape to the site.

Mr. Wilshaw: So yeah, that is not proposed to be changed at all. So that is good to know. Thank you. Any other questions? Comments for our staff?

Ms. Dinero: Not really a question. More clarity. I'm glad you clarified that there's only one entrance, and it's on Farmington. So, I just want to clarify that they've already been operating for two years.

Mr. Uhazie: Correct.

Ms. Dinero: And have there been any issues or concerns with their business, with their operations?

Mr. Uhazie: No, there been no interactions with Inspection. No violations or anything noted over those two years.

Ms. Dinero: Okay, thank you.

Mr. Wilshaw: Thank you,. Ms. Dinero. Any other questions for staff? Mr. Uhazie, just again, kind of on the similar subject, I just want to clarify myself, or at least make sure we understand how this came to us, because they have been operating for a couple of years. Am I correct in saying that when this business started, it was maybe perceived by the Inspection Department or Building

Department as a furniture store, second hand furniture store, and used furniture store, and now it's really the consignment aspect of it.

Mr. Uhazie: Correct. The zoning ordinance clearly lays out consignment as a waiver.

Mr. Uhazie: So, I believe that's how it was first interpreted that way when they first got their certificate of occupancy. But then with the consignment, it was determined that they probably should come through just to be on the up and up.

Mr. Wilshaw: So if I was, if I was operating just a used furniture store selling my used furniture that I acquired from whatever means, I wouldn't necessarily need the waiver-use in this particular zoning, but because of the consignment aspect, I need it?

Mr. Uhazie: Correct. If you were selling used furniture that wasn't like donation based or if you're buying it in bulk, I would imagine, or something like that, and reselling it, it would just be considered general commercial.

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

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

avoid the stoplights and stuff like this. So, it's 100% that there will not be a street put in. Is that correct?

Mr. Wilshaw: 100%

Mr. Crowell: Beautiful.

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

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

Mr. Wilshaw: It's not going to happen. If they were to change the site plan and put a road in, then it would come to us as probably a site plan approval, because they would be modifying the plan. But this is strictly a waiver-use for a consignment shop, which is basically the same operation that they've already been running for the last two years. That's it. Nothing else is changing.

Mr. Crowell: Well. Thank you very much.

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

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

Mr. Wilshaw: Sorry about that.

Ms. Baldassara: But our street...we just want to confirm, because the pictures that were sent out show that one section coming right to Shadyside, which we were...and it's a rumor, we confirmed that it's not, but we thought that one strip that was coming along the side was going to be a road, and that is our major concern, because we do have two families that live directly behind the consignment store with children. We have no sidewalks, so people are in our streets walking. We have many neighbors that walk their dogs and are

walkers, and we access all...that neighborhood has no sidewalks, so we are in the roads all the time. Our biggest concern is traffic, and that was what we all conversed about. There's several of us from several houses. In fact, probably half the side of that street. We have acre property, so it's limited houses. But we're all have that same concern. We were the same concern when the strip mall went in at the end with the restaurants. We didn't want the access coming our way for that reason, and that's why I just want...we point out that we do have face here and people here, that multiple people are adamant we do not want a road ever to come through there.

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

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

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

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

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

Ms. Balassara: 300 feet.

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

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

Mr. Wilshaw: I get it.

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

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

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

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

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

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

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

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

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

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

Mr. Wilshaw: Yeah. I mean...

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

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

Mr. Irvin: I know Norfolk should have been stretched another 18 inches wide because the school busses. They're afraid to clip a mailbox.

Mr. Wilshaw: Alright, thank you. Thank you, sir. Anyone else with any comments or questions on this item? All right, if there's nobody else to speak on this item, I'm going to close the public hearing. Is there any other questions or comments from my colleagues?

Mr. Bongero: Mr. Chair, just a comment on that. I think if anybody ever wanted to try to create access, it'd be so cost prohibitive they'd have to probably pave it and put storm sewers in, so I don't...it's never gonna happen, but never say never, but I don't think it'd ever be financially wise to even think about it.

Mr. Wilshaw: All right, okay, appreciate that comment. Mr. Bongero, if there's nothing else, I'm going to go to my colleagues for a motion. A motion is in order.

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

#05-31-2026 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on March 24, 2026, on Petition 2026-04-02-12 submitted by Second Showing LLC, requesting waiver use approval pursuant to Sections 3.11 and 6.53 of the Livonia Zoning Ordinance to operate a consignment furniture establishment at 20412 Farmington Road, located on the east side of Farmington Road between Eight Mile Road and Norfolk Street in the Northwest ¼ of Section 3, the Planning Commission does hereby recommend to the City Council that Petition 2026-04-02-12 be approved subject to the following conditions:

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

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

Mr. Wilshaw: Is there any discussion?

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

ITEM #3 PETITION 2026-03-03-01 Schostak Brothers

Mr. Caramagno, Secretary, announced the first item on the agenda Petition 2026-03-03-01 submitted by Schostak Brothers & Company Inc., pursuant to Section 12.03 of the Livonia Code of Ordinances, as amended, to 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 ¼ of Section 4.

Mr. Uhazie: Thank you. This is a request to vacate the existing main, water main and scenic easements. The location, as mentioned, is on the northwest corner of Seven and Farmington, the future site of the Meijer and multifamily development. The property is currently zoned C-2. There is a 20-foot-wide water main easement that is C shaped along the perimeter of the property, and then the scenic

easement is located in the southeast corner of the site. The petitioner has stated that they no longer have a need for the infrastructure and it has been relocated to other parts of the redevelopment. The Engineering Department has supported the vacating request. Approval of this petition will help avoid future title issues for the owners and anyone with interest in this subject property. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated March 31, 2026, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed easement vacations but would like to note the following items: 1. The subject parcel is assigned to the address of #33500 Seven Mile Road. 2. The developer has been in contact with this department and will be providing replacement easements over the public utilities installed during the proposed project, once the final locations are known."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Finance Department, dated April 15, 2026, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal."* The letter is signed by Ermon Sims, Chief Accountant. The next letter is from the Treasurer's Department, dated March 30, 2026, which reads as follows: *"The owner of the property is current on the property taxes"* The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Alright, thank you, Mr. Uhazie. Any questions for staff as there is no one here representing the petitioner for this.

Mr. Uhazie: We told them that they didn't have to. It's not necessary.

Mr. Wilshaw: Okay, very good. There's no questions from my colleagues. Is there anyone in the audience wishing to speak on this item. No one in the...go ahead. Feel free to come forward. Good evening, sir.

Charles Johnson, 32930 Stamford, Livonia, MI. The property backs up against the property in question and to the easement. We've actually...our family has been associated with the property since 1989, quite a long time. We're really excited about the project. I mean, it seems

like Shostak is just doing a great job. They've taken great care to ensure that the owners are not in a bad position as it relates to the supermarket. My only reason for stepping to the podium is just to make sure that I understand. So, one of the things that Shostak said, when they sold the property was that, in order to protect the property owners rights, that about this, you know, development, that they would add a couple of feet to the wall, and that they would build it like a berm along the wall, and that they would put plantings up there. Is any of that affected in any way by this release of the easements?

Mr. Wilshaw: And you're referring to the westerly and the sort of north and west sides of the property where it abuts the residential?

Mr. Johnson: Yes, right there, where your pointer is. That would be my property, but they...so the answer to your question is yes, that's what I'm referring to.

Mr. Wilshaw: Okay. Very good. Thank you, sir, Mr. Uhazie, do you want to address that question in terms of where these easements are located and if that would be affected?

Mr. Uhazie: Yes. So these easements are located closer to the roads. Vacating this would not change any of the site plans. They would be held to their approved development agreement. So all that will be unchanged. This is basically just so that...it kind of cleans up the entitlements for the property in the future that the easements will...when they redo the easements, the easements will actually line up with the existing infrastructure, because right now it would not. They would no longer match up. So, anything that was part of the development plan, as far as the landscaping, fences and all that stuff, building design, would all remain the same as what was approved originally.

Mr. Johnson: So, I took a peek over the back wall, and I looked to see where, you know, the fire hydrants, or you know the water access were, and there are...there is water access along that back wall there. Are they pulling those water mains out? And if they are pulling them out is it because they're putting new ones in in another more convenient place?

Mr. Uhazie: Well, the vacating that we're discussing here is closer to Seven Mile but yes, they would be, I would imagine that they are relocating to where the plan did clearly state where all the water mains would be and the fire department did review those. So they will be following the approved plan that was originally submitted.

Mr. Johnson: I don't think this affects the neighbors in any way then, thank you.

Mr. Wilshaw: Thank you, Mr. Johnson, for coming. Anyone else wishing to speak on this item? If not, I will close the public hearing if there's no other comments from my colleagues and a motion is in order.

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

#05-32-2026 *RESOLVED*, That pursuant to a Public Hearing having been held by the City Planning Commission on May 5, 2026, Petition 2026-03-03-01 submitted by Schostak Brothers & Company Inc., pursuant to Section 12.03 of the Livonia Code of Ordinances, as amended, to 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, the Planning Commission does hereby recommend to the City Council that Petition 2026-03-03-01, be approved for the following reasons:

1. The water main infrastructure associated with the easement is no longer in use or has been relocated as part of the site's redevelopment;
2. The scenic easement is no longer necessary given the updated site layout and improvements; and
3. No reporting City department or public utility has objected to the proposed vacating.

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

Mr. Wilshaw: Is there any discussion?

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

**ITEM #4 APPROVAL OF MINUTES 1,244th Public Hearings and
Regular Meeting**

Mr. Caramagno, Secretary, announced the next item on the agenda, Approval of the Minutes of the 1,244th Public Hearing and Regular Meeting held on April 14, 2026.

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

#02-38-2026 *RESOLVED*, That the Minutes of 1,244th Public Hearings and Regular Meeting held by the Planning Commission on April 14, 2026, are hereby approved.

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

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

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted.

On a motion duly made, seconded and unanimously adopted, the 1,245th Public Hearings and Regular Meeting held on May 5, 2026, was adjourned at 8:10 p.m.

CITY PLANNING COMMISSION

Sam Caramagno, Secretary

ATTEST: _____
Ian Wilshaw, Chairman

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		

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the City Clerk's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs. If you need assistance, please call (734) 466-2236 or email: Clerk@Livonia.gov

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

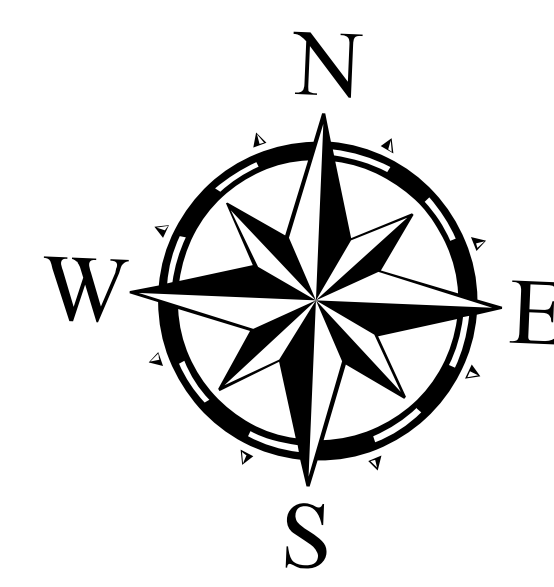
Kathleen McIntyre, Council President

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



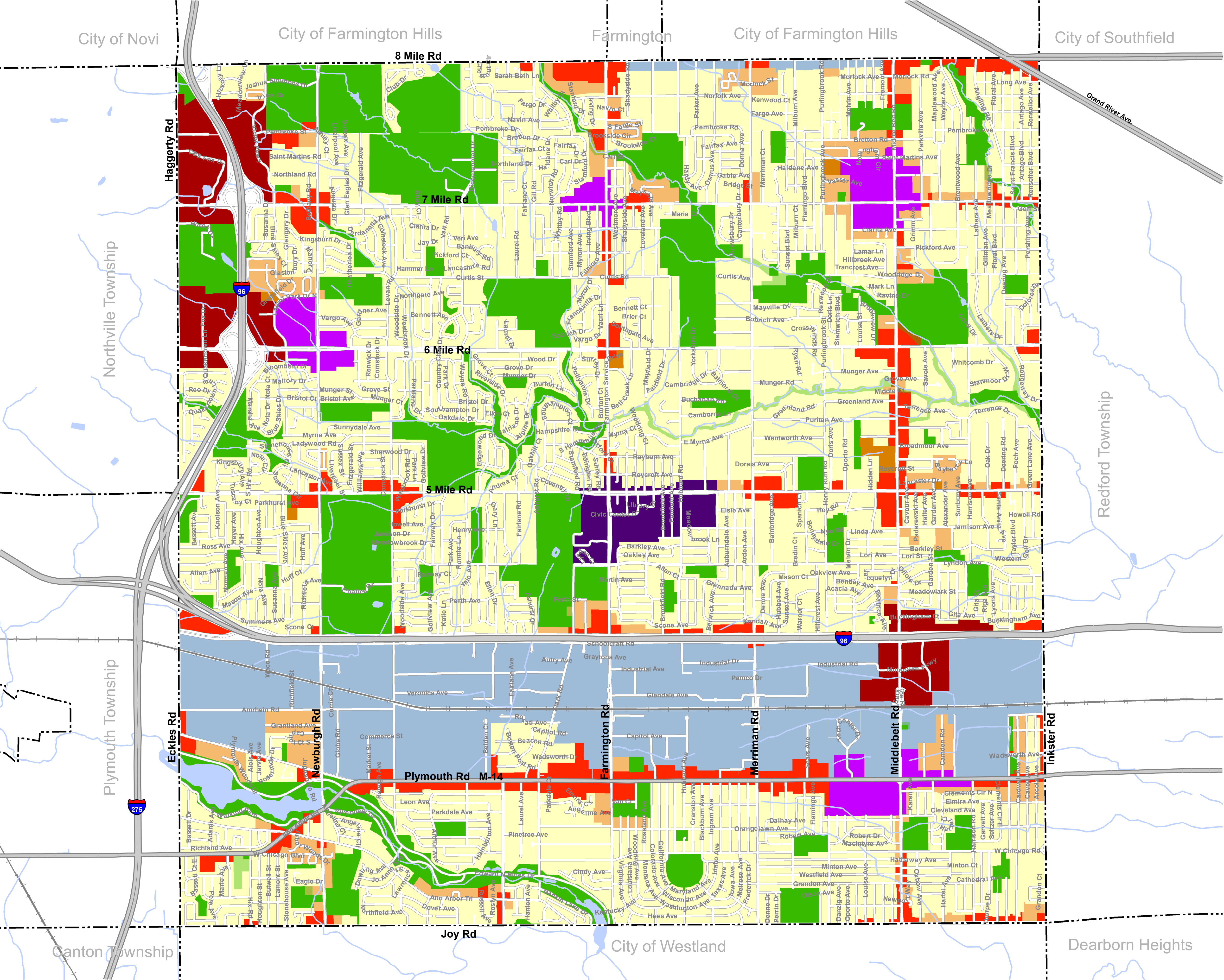
Future Land Use

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.

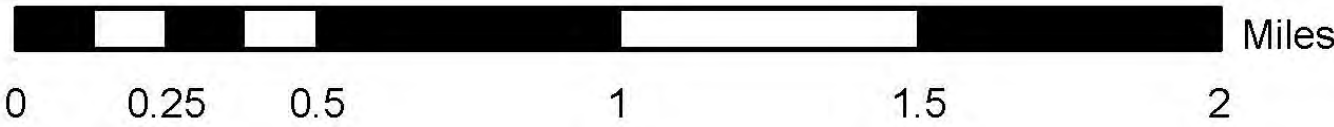
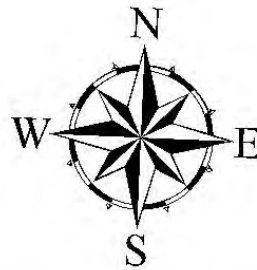
PETITION NO.	DATE APPROVED
82-4-7-4	5/18/82
83-7-7-2	8/30/83
86-1-7-1	3/18/86
86-5-7-4	6/17/86
86-7-7-5	8/19/86
88-6-7-1	7/12/88
88-6-7-2	7/12/88
89-12-7-4	1/30/90

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 to 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 Uhazie 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.