AGENDA
CITY PLANNING COMMISSION
CITY OF LIVONIA
TUESDAY, JULY 7, 2026

Study Meeting - Fifth Floor Gallery, City Hall **7:00 p.m.**

PRE HEARING ITEM FOR JULY 14, 2026

1. **Petition 2026-06-01-01 submitted by Optalis Healthcare** requesting approval under Section 13.15 of the Livonia Zoning Ordinance, as amended, to rezone the rear twenty-five (25) feet of the properties at 11687 Camden, 11709 Camden, 11731 Camden, 11741 Camden, and 11755 Camden, from N1 (Neighborhood) to P (Parking), to provide additional parking spaces for the Fountain Bleu Health and Rehabilitation Center, located on the north side of Plymouth Road between Camden and Haller, in the southwest ¼ of Section 25.

2. **Petition 2026-06-02-15 submitted by Sasa Head Spa** requesting waiver use approval under Sections 3.11 and Section 6.37 of the Livonia Zoning Ordinance, as amended, to operate a massage establishment, at 33600 Seven Mile Road, located on the north side of Seven Mile Road between Farmington Road and Norwich Street in the southeast ¼ of Section 4.

3. **Petition 2026-06-02-16 submitted by J.B. Donaldson Company requesting** waiver use approval under Sections 3.06 and 6.02 of the Livonia Zoning Ordinance, as amended, to operate a licensed adult foster care facility (Adult Medium Group Home – Capacity 7-12), at 38525 Eight Mile Road, located on the south side of Eight Mile Road between Meadowview Street and Hickory Street in the northwest 1/4 of Section 6.

4. **Petition 2026-06-02-17 submitted by PEA Group** requesting waiver use approval under Sections 3.11 and Section 6.51 of the Livonia Zoning Ordinance, as amended, to construct a drive-through restaurant (Culver's) and a 4,675 square-foot multi-tenant retail building, at 29155 Seven Mile Road, located on the south side of Seven Mile Road between Middle Belt Road and Maplewood Street in the northwest 1/4 of Section 12.

MISCELLANEOUS ITEM

5. **Petition 2026-05-SN-01 submitted by Bazo Construction** requesting approval for ground sign, wall sign, and canopy signs replacements at the Amoco gas station at 29401 Seven Mile Road, located at the corner of Seven Mile and Middle Belt Roads in the northeast ¼ of Section

6. **Petition 2026-06-SN-02 submitted by Kimley-Horn & Associates** requesting approval for five (5) wall signs at the Target store at 20100 Haggerty Road, located on the east side of Haggerty Road between Eight Mile Road and Seven Mile Road in the northwest ¼ of Section 6.

REPORT FROM STAFF

7. Regular Meetings held by the City Council on June 15, 2026.

In accordance with Title II of the Americans 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.

REZONING APPLICATION
CITY OF LIVONIA, MICHIGAN

All applications must be presented in quadruplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications **must** include property owner's name, address and notarized signature. You are invited and encouraged to review your proposal with the Planning Department staff.

Date Filed: 6-12-2026 Petition 2026-06-01-01

Site Address: 28910 PLYMOUTH RD. Sidwell _____

Requesting To Rezone Property From N-1 To C-1/P

For the Following Reason (s) ADD NBEEDED PARKING FOR NURSING HOME

Applicant: C. DUNN Business/Company: OPTALIS

Applicant's Address: 25500 MEADOWBROOK City: NOVI State: MI Zip Code: 48375

Applicant's Phone # (313) 255-2273 Applicant's Email CHARLESDUNN@AOL.COM

RECEIVED
CLERK OF THE CITY OF LIVONIA
2026 JUN 12 PM 1:48

For fee computation, see attached Fee Schedule **Please provide the following information:**

1) **Legal Description** of the property to be considered. Paper copy must be clearly printed.
2) **Fully Dimensional Map (3 copies)** drawn at an appropriate scale, with a north arrow, dated & legend key to symbols and showing:
   - The land that would be affected by the proposed amendment.
   - The dimensions, square footage & acreage of the land.
   - The existing conditions of the site, including all structures & parking layout.
   - A legal description of the land to be rezoned.
   - All public and private right-of-ways & easements bounding & intersecting the site.
   - A preliminary plan showing the proposed land use(s) of the land under consideration.
   - The zoning classification of all abutting zoning districts.
   - The structures and existing land uses on all property adjacent to the subject parcel and on other such property as may, in the City Planner's determination, be necessary to properly reflect the existing character of the surrounding neighborhood.
3) A copy of the Fully Dimensional Map submitted in a pdf. format either on a CD or it can be emailed to Planning@livonia.gov

Owner of Property: OPTALIS HEALTHCARE

Owner's Address: 25500 MEADOWBROOK City: NOVI State: MI Zip Code: 48375

Owner's Phone # (313) 255-2273 Owner's Email CHARLESDUNN@AOL.COM

X Signature of Owner: _____ Print Name: CHARLES DUNN

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

on this 12 day of June 20 26.

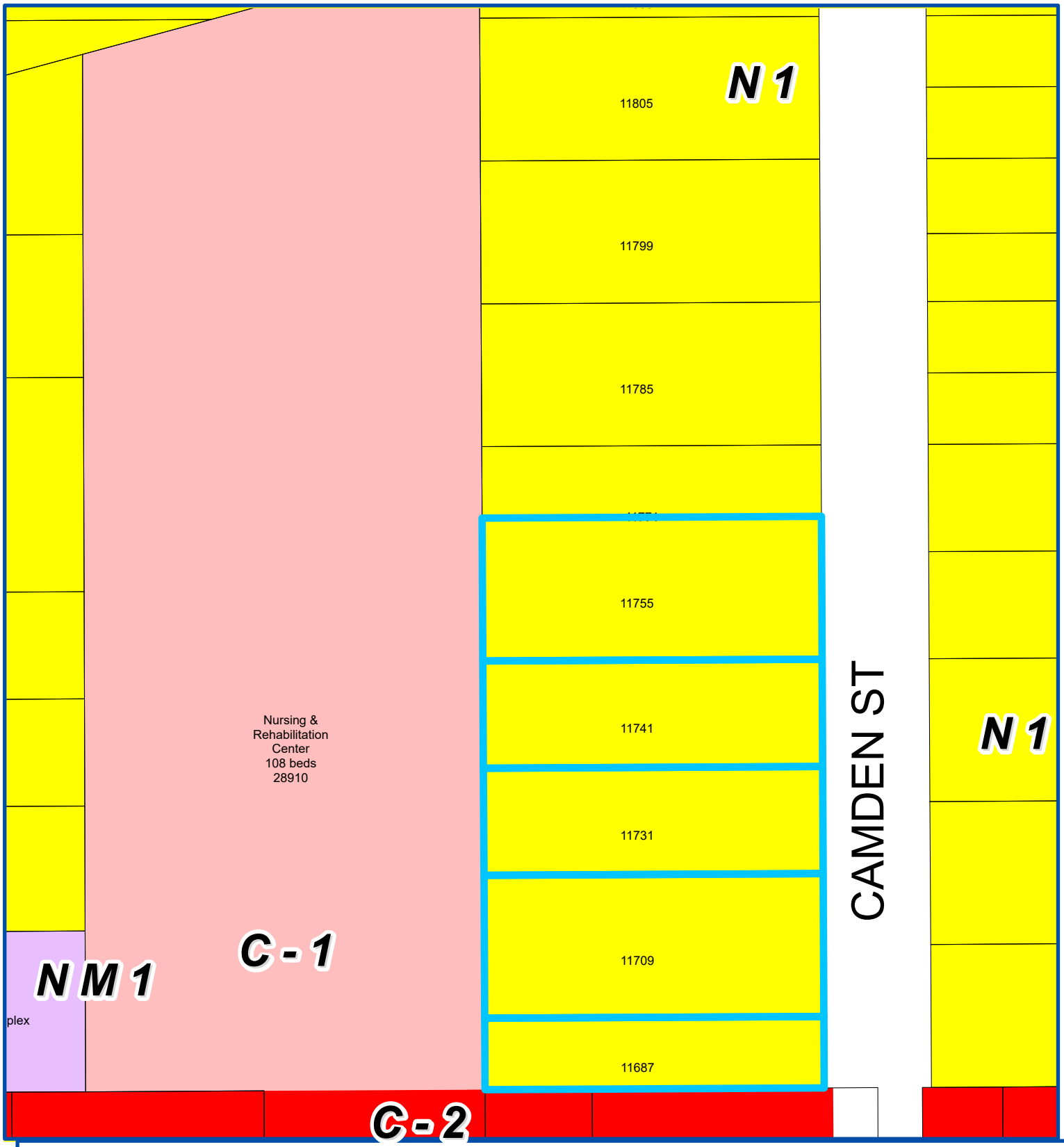
Signature of Notary Anthony C Jackson My commission expires OCT 6 2031

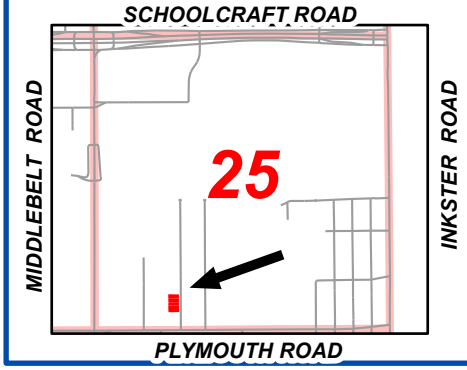
APPROVED AS FORM
Department of Law

By:

Date:

ANTHONY C JACKSON
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires October 06, 2031
Acting in the County of Oakland





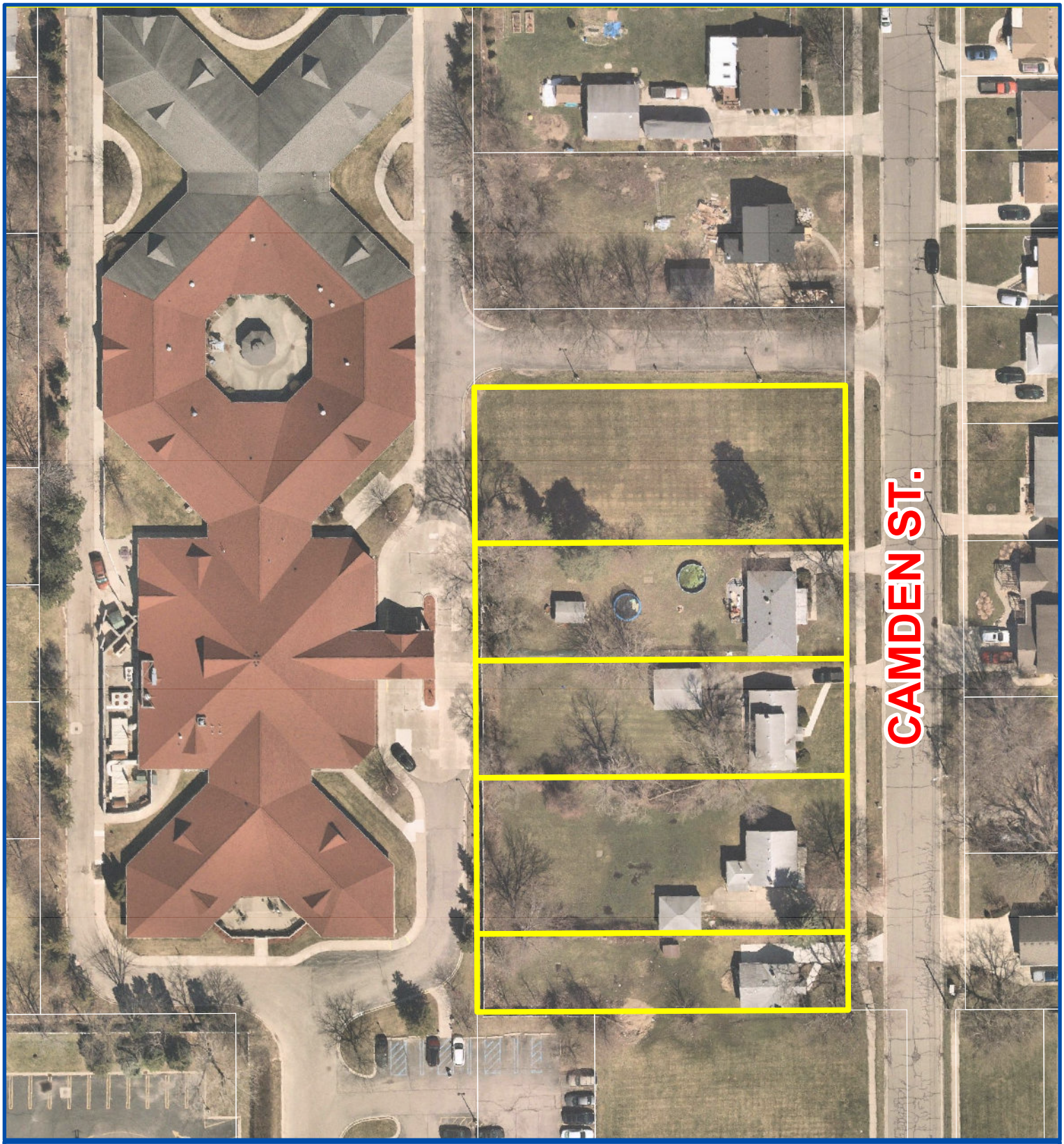
Address & Zoning Map

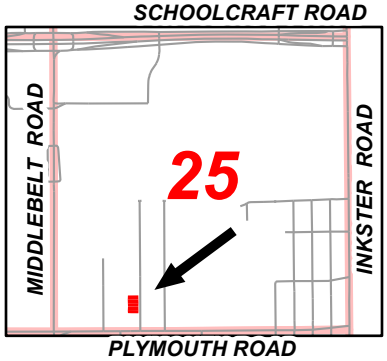
Petition 2026-06-01-01
Optalis - Fountain Blue
11687, 11709, 11731, 11741, 11755 Camden Street
N1 to C-1/P

N

Not to Scale

City of Livonia
Planning Department





Aerial Map

Petition 2026-06-01-01
Optalis - Fountain Blue
11687, 11709, 11731, 11741, 11755 Camden Street
N1 to C-1/P

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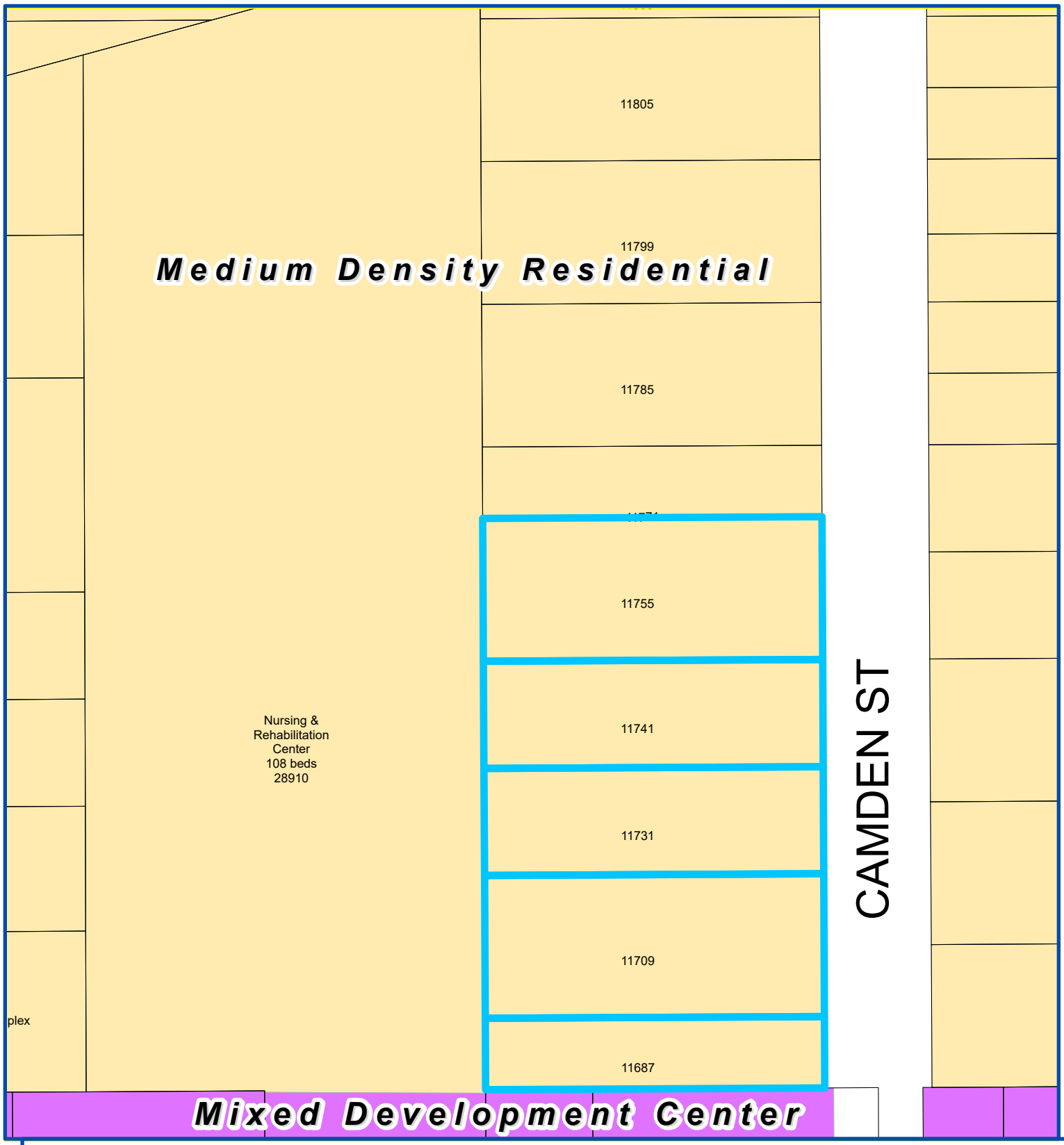
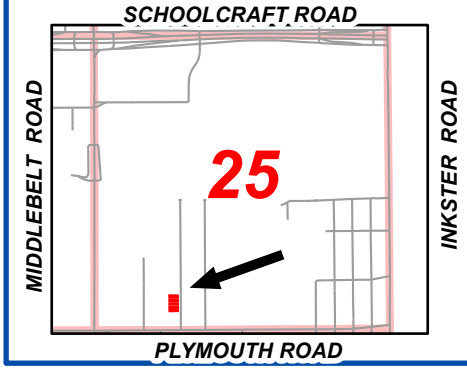
Not to Scale

City of Livonia
Planning Department





Address & Zoning Map

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Optalis - Fountain Blue
11687, 11709, 11731, 11741, 11755 Camden Street
N1 to C-1/P

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PRE-HEARING

ITEM 1

Petition 2026-06-01-01 submitted by Optalis Healthcare requesting approval under Section 13.15 of the Livonia Zoning Ordinance, as amended, to rezone the rear twenty-five (25) feet of the properties at 11687 Camden, 11709 Camden, 11731 Camden, 11741 Camden, and 11755 Camden, from N1 (Neighborhood) to P (Parking), to provide additional parking spaces for the Fountain Bleu Health and Rehabilitation Center, located on the north side of Plymouth Road between Camden and Haller, in the Southwest ¼ of Section 25.

July 7, 2026, Study Meeting:

This petition requests the rezoning of five (5) parcels located along Camden Street from N-1 (Neighborhood District) to P (Parking District) to accommodate additional off-street parking for the Fountain Bleu Health and Rehabilitation Center. The proposed rezoning is intended to support the operational needs of the existing facility by expanding its available parking supply. Rezoning to P ensures the site is used strictly for parking, preventing future commercial development that may not be compatible with the existing neighborhood use.

Four (4) of the five (5) subject parcels are presently developed with single-family residential structures, while the remaining one (1) parcel is vacant. All parcels are presently owned by the petitioner. Each parcel maintains an approximate depth of 190 feet. The petitioner proposes utilizing up to twenty-five feet (25’), for a total of 8,000 square feet from the rear portion of each property to accommodate the expansion of a parking area intended to serve the adjacent Fountain Bleu Health and Rehabilitation Center.

The proposed rezoning, in conjunction with a subsequent lot split and consolidation, has been designed to ensure continued compliance with applicable zoning standards. Specifically, even with the dedication of the rear 25 feet for parking, each resulting parcel will retain a minimum depth of approximately 165 feet, thereby conforming to the required setback regulations. As such, the proposal maintains the dimensional integrity of the parcels while facilitating the intended accessory parking use.

The Livonia Vision 21 (LV21) Future Land Use map designates the subject properties as Medium Density Residential. The existing facility is also designated as Medium Density Residential on the LV21.

To the north is a residential property zoned N1 (Neighborhood). To the south is a commercial property home of Livonia Car & Truck zoned C-2 (General Business). To the east are residential properties zoned N1 (Neighborhood). To the west is the Fountain Bleu Rehabilitation Center zoned C-2 (General Business).

A rezoning from N-1 (Neighborhood District) to P (Parking District) would reclassify the subject properties to allow non-residential parking as a permitted use under the City of Livonia Zoning Ordinance. The P District is intended to accommodate off-street parking areas that serve nearby uses while limiting the intensity of development. Within this district, land may be utilized exclusively for automobile parking, thereby supporting adjacent institutional or

commercial operations without introducing a broader range of uses typically permitted in more intensive zoning classifications.

The ordinance further restricts development within the P District to ensure compatibility with surrounding properties. No buildings may be erected, converted, or structurally altered for any purpose other than parking, and any proposed parking structure is subject to waiver use approval. Additionally, parking areas are limited to the storage of private passenger vehicles only. Commercial activities, including vehicle repair, servicing, sales, storage, or display, are expressly prohibited, reinforcing the district's intent to function solely as a controlled, accessory parking area.

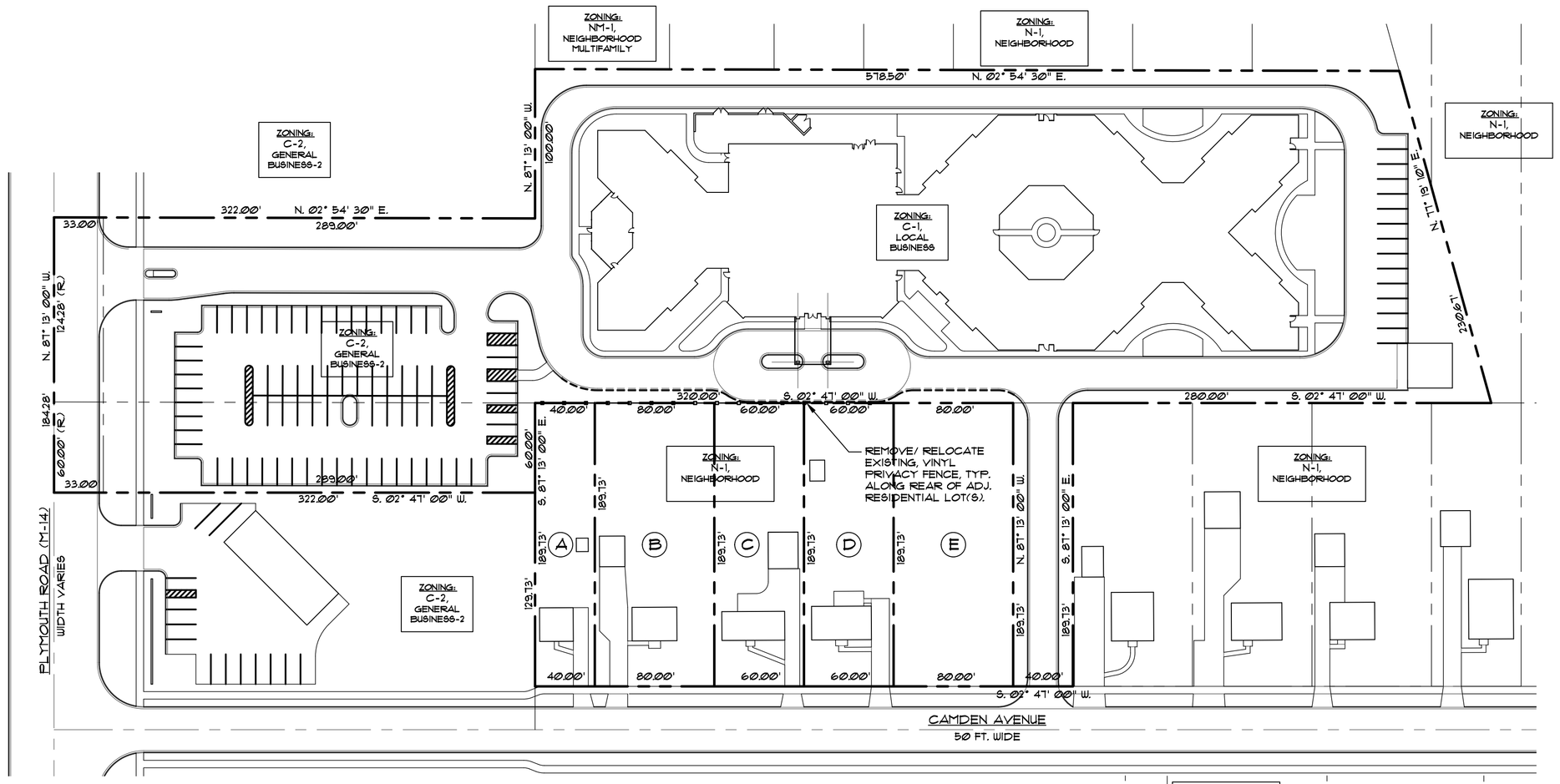
The proposed parking lot will function as an accessory use to the existing rehabilitation center and is not anticipated to significantly alter the established character of the neighborhood. Additional parking should be designed to follow appropriate zoning ordinance requirements for site design, including screening and buffering.

Based on the Site Plan (Sheet S-1), received June 12, 2026, the proposal illustrates the reconfiguration of the five (5) subject parcels through a lot split and combination with the Fountain Bleu property located to the west. The plan identifies a 25-foot portion along the rear of each parcel to be rezoned and incorporated into the overall development, thereby creating a unified site to accommodate additional off-street parking.

As proposed, the reconfigured area will yield a total of twenty-eight (28) parking spaces, including six (6) barrier-free spaces in compliance with accessibility standards. All parking spaces are shown to be double-striped.

All exterior lighting on the property, including illuminated signs, shall be erected and hooded, shielded and recessed to be deflected away from any adjacent or neighboring residential property. The petitioner did not provide a photometric plan.

The proposed twenty-eight (28) parking spaces will be added to the existing seventy-seven (77) parking spaces, totaling one hundred and five (105) parking spaces for Fountain Bleu. The parking requirement is satisfied.



NORTH

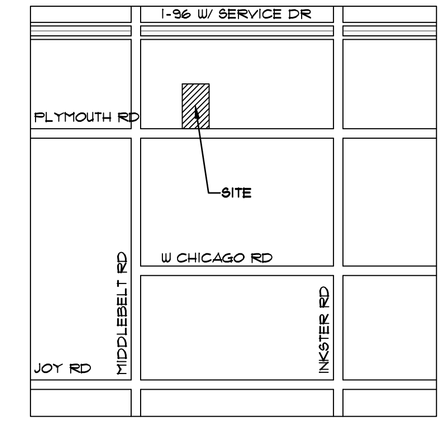
EXISTING SITE PLAN

SCALE: 1" = 60'-0"

LEGAL DESCRIPTION(S):

28910 PLYMOUTH ROAD (SUBJECT PARCEL - EXISTING):
PART OF THE SOUTHWEST ¼ OF SECTION 25, CITY OF LIVONIA, WAYNE COUNTY MICHIGAN, DESCRIBED AS BEGINNING AT A POINT DISTANT SOUTH 87 DEGREES 13 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 25, 1203.65 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 25, PROCEEDING THENCE NORTH 02 DEGREES 54 MINUTES 30 SECONDS EAST 322.00 FEET, THENCE NORTH 87 DEGREES 13 MINUTES 00 SECONDS WEST 100.00 FEET, THENCE NORTH 02 DEGREES 54 MINUTES 30 SECONDS EAST 518.50 FEET, THENCE NORTH 71 DEGREES 19 MINUTES 10 SECONDS EAST 230.67 FEET, THENCE SOUTH 02 DEGREES 47 MINUTES 00 SECONDS WEST 280.00 FEET, THENCE SOUTH 87 DEGREES 13 MINUTES 00 SECONDS EAST 189.73 FEET, THENCE SOUTH 02 DEGREES 47 MINUTES 00 SECONDS WEST 40.00 FEET, THENCE NORTH 87 DEGREES 13 MINUTES 00 SECONDS WEST 189.73 FEET, THENCE SOUTH 02 DEGREES 47 MINUTES 00 SECONDS WEST 320.00 FEET, THENCE SOUTH 87 DEGREES 13 MINUTES 00 SECONDS EAST 60.00 FEET, THENCE SOUTH 02 DEGREES 47 MINUTES 00 SECONDS WEST 322.00 FEET, THENCE SOUTH 87 DEGREES 13 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 25, 184.28 FEET TO THE POINT OF BEGINNING. SUBJECT TO THAT PART TAKEN, USED OR DEEDED FOR PLYMOUTH ROAD.

28910 PLYMOUTH ROAD (SUBJECT PARCEL, PROPOSED):
PART OF THE SOUTHWEST ¼ OF SECTION 25, CITY OF LIVONIA, WAYNE COUNTY MICHIGAN, DESCRIBED AS BEGINNING AT A POINT DISTANT SOUTH 87 DEGREES 13 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 25, 1203.65 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 25, PROCEEDING THENCE NORTH 02 DEGREES 54 MINUTES 30 SECONDS EAST 322.00 FEET, THENCE NORTH 87 DEGREES 13 MINUTES 00 SECONDS WEST 100.00 FEET, THENCE NORTH 02 DEGREES 54 MINUTES 30 SECONDS EAST 518.50 FEET, THENCE NORTH 71 DEGREES 19 MINUTES 10 SECONDS EAST 230.67 FEET, THENCE SOUTH 02 DEGREES 47 MINUTES 00 SECONDS WEST 280.00 FEET, THENCE SOUTH 87 DEGREES 13 MINUTES 00 SECONDS EAST 189.73 FEET, THENCE SOUTH 02 DEGREES 47 MINUTES 00 SECONDS WEST 164.73 FEET, THENCE SOUTH 02 DEGREES 47 MINUTES 00 SECONDS WEST 320.00 FEET, THENCE SOUTH 87 DEGREES 13 MINUTES 00 SECONDS EAST 35.00 FEET, THENCE SOUTH 02 DEGREES 47 MINUTES 00 SECONDS WEST 322.00 FEET, THENCE SOUTH 87 DEGREES 13 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 25, 184.28 FEET TO THE POINT OF BEGINNING. SUBJECT TO THAT PART TAKEN, USED OR DEEDED FOR PLYMOUTH ROAD.



NORTH

LOCATION MAP

SCALE: N.T.S.

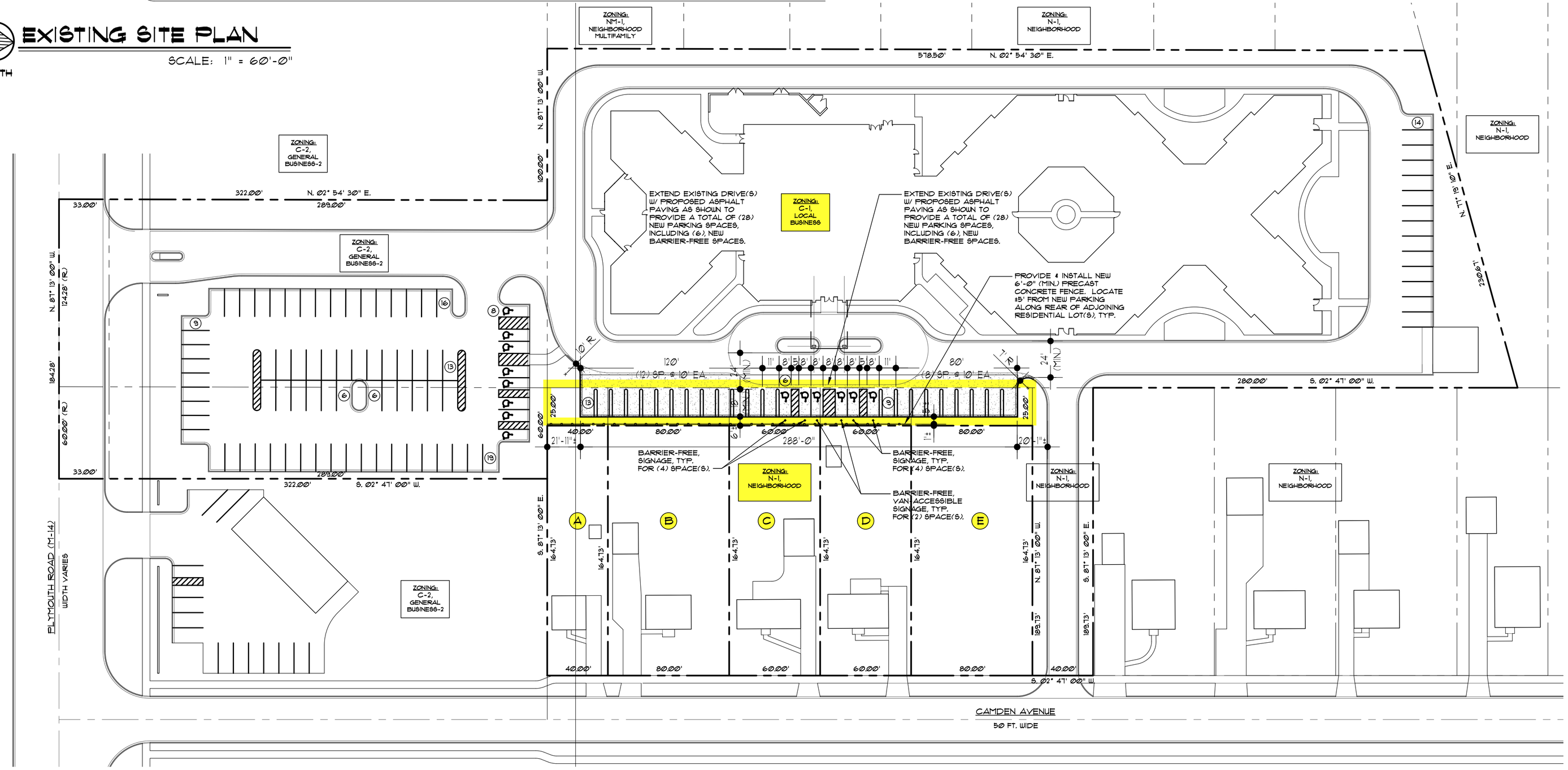
PARCEL/ LOT SCHEDULE - 'N1' ZONING

TAG	ADRESS	EXIST. WIDTH	EXIST. DEPTH	EXISTING LOT AREA	PROP. WIDTH	PROP. DEPTH	PROPOSED LOT AREA
'A'	11681 CAMDEN AVE.	40.0'	189.73'	7589 S.F.	40.0'	164.73'	6589 S.F.
'B'	11709 CAMDEN AVE.	80.0'	189.73'	15178 S.F.	80.0'	164.73'	13178 S.F.
'C'	11731 CAMDEN AVE.	60.0'	189.73'	11384 S.F.	60.0'	164.73'	9884 S.F.
'D'	11741 CAMDEN AVE.	60.0'	189.73'	11384 S.F.	60.0'	164.73'	9884 S.F.
'E'	11755 CAMDEN AVE.	80.0'	189.73'	15178 S.F.	80.0'	164.73'	13178 S.F.

PARKING ANALYSIS

EXISTING PARKING = (91) SPACES
W/ (8) BARRIER-FREE SPACES,
INCLUDING (4) B.F., VAN-ACCESSIBLE

PROPOSED PARKING = (119) SPACES
W/ (14) BARRIER-FREE SPACES,
INCLUDING (6) B.F., VAN-ACCESSIBLE



NORTH

PROPOSED SITE PLAN

SCALE: 1" = 40'-0"

JSN AIA
Joseph S. Novitsky
Architecture
3856 12 Mile Road
Berkley, MI 48072
(248) 433-2030

Seal:

Revisions:

DATE	DESCRIPTION
04/10/26	REVIEW

Project Name:
'FOUNTAIN BLEU'
AN OPTALIS HEALTH & REHABILITATION CENTER
28910 PLYMOUTH ROAD
LIVONIA, MI 48150

OWNER:
OPTALIS HEALTHCARE
25500 MEADOWBROOK ROAD, SUITE 230
NOVI, MI 48375
CONTACT: CHARLES DUNN

Sheet Title:
SITE PLAN, LOCATION MAP

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Date: 04/06/26
Drawn by: LDN, MLC

Project Number:
18040(B)

Sheet Number:
S-1

NORTH

MIDOT NOTES:
1. SAWCUT THE EXISTING CONCRETE CURB & GUTTER/ASPHALT SHOULDERS FULL DEPTH AND REMOVE THEM PRIOR TO PLACING THE DRIVE APPROACH.
2. TAPER THE CURB TO ZERO HEIGHT AT THE SIDEWALK OR RAMP THE SIDEWALK TO MEET THE DRIVEWAY GRADES IN ACCORDANCE MIDOT STANDARD II-28G, TYPE 1
3. A BITUMINOUS BUTT-JOINT WITH A MINIMUM WIDTH OF TWO(2) FEET, SHALL BE PLACED AS DIRECTED BY THE FIELD INSPECTOR.
4. THE DRIVE APPROACH SHALL BE CONSTRUCTED OF A MINIMUM OF EIGHT(8) INCHES OF PLAIN CONCRETE WITH CURBED RADII. THE DRIVEWAY OPENING SHALL BE PLACED IN ACCORDANCE WITH MIDOT STANDARD II-29F DETAIL M
5. PLACE CONCRETE CURB & GUTTER TO CLOSE ANY REMAINING CURB DROPS, PER MIDOT STANDARD II-30D DETAIL F-5/F-6.
6. NO PARKING OR STORAGE OF MATERIAL OR EQUIPTMENT WILL BE ALLOWED WITHIN THE MIDOT RIGHT-OF-WAY.
7. ALL TRAFFIC CONTROL DEVICES USED ON THIS PERMIT SHALL MEET THE REQUIREMENTS OF THE AMERICAN TRAFFIC SAFETY ASSOCIATION (ATSA) "QUALITY STANDARDS FOR WORK ZONE TRAFFIC CONTROL DEVICES-1992". TRAFFIC CONTROL DEVICES ARE INCLUSIVE OF SIGNS, BARRICADES, VERTICAL PANELS, DRUMS, WARNING LIGHTS, ARROW BOARDS, CHANGEABLE MESSAGE SIGNS, CONES, TUBULAR MARKERS, PAVEMENT TAPE, PAINT AND PAVEMENT MARKERS.

S. 1/4 CORNER SECTION 25, T.1S., R.9E., CITY OF LIVONIA (NO POINT RECOVERED)

CURB AND STD GUTTER

SPILL-OUT GUTTER

QUANTITY LIST

STORM SEWER

6" SCH-40 P.V.C. Storm Sewer	271 L.ft.
12" C-76 CL-IV Storm Sewer	788 L.ft.
15" C-76 CL-IV Storm Sewer	494 L.ft.
18" C-76 CL-IV Storm Sewer	309 L.ft.
Catch Basin	7 Each
Inlet	4 Each
Manhole	1 Each

PAVEMENT

4" Uniform Plain Concrete	862 Sq.yds.
8" Uniform Plain Concrete	1,145 Sq.yds
3" on 6" Asphalt Pavement	3,132 Sq.yds.
4" on 8" Asphalt Pavement	3,882 Sq.yds.
6" Concrete Curb & Gutter	1,352 L.ft.

*Contractor shall verify all quantities

GENERAL NOTES

1. THE PROPOSED DUMPSTER AND SCREENING WALL SHALL BE PER CITY OF LIVONIA STANDARDS AND SPECIFICATIONS.
2. TERMINATE ALL BUILDING LEADS FIVE FEET FROM THE BUILDING. THE PROPOSED BUILDING SHALL BE SPRINKLERED PER THE CURRENT FIRE CODES.
3. VERIFY THE DEPTH OF THE EXISTING UTILITY(S) AT THE PROPOSED UTILITY CROSSING(S) PRIOR TO CONSTRUCTION, TO INSURE NECESSARY CLEARANCE BETWEEN UTILITIES
4. ALL HANDICAP PARKING AND SIGNAGE SHALL BE PER THE STANDARDS AND SPECIFICATIONS OF THE MICHIGAN BARRIER FREE CODE AND AMERICAN DISABILITY ACT.
5. THE SITE DOES NOT LIE WITHIN A DESIGNATED WETLANDS AREA.
6. THE SITE DOES NOT LIE WITHIN A DESIGNATED WOODLANDS AREA.

STORM SEWER NOTES

ALL STORM SEWER 10" OR SMALLER SHALL BE ASTM. D-2665 SCH-40 P.V.C. PIPE.
ALL STORM SEWER 12" OR LARGER SHALL BE ASTM C-76 CL-IV REINFORCED CONCRETE PIPE.
ALL STORM SEWER STRUCTURES SHALL BE FOUR(4) FEET IN DIAMETER, UNLESS NOTED.
SEE CITY OF LIVONIA STORM SEWER DETAIL SHEETS FOR CONSTRUCTION SPECIFICATIONS.

STANDARD NOTES

1. NOTIFY THE CITY OF LIVONIA A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. ALL CONSTRUCTION MUST CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF LIVONIA.
3. CALL MISS-DIG (800-482-7171) A MINIMUM OF THREE WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
4. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND UNLESS NOTED
5. ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON SITE.
6. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES OR PAVEMENT CAUSED BY HIS OPERATION.
7. ALL EXCAVATION UNDER OR WITHIN 3 FEET OF THE EXISTING OR PROPOSED PAVEMENT SHALL BE BACKFILLED AND COMPACTED WITH SAND (CLASS II MDOT) TO AT LEAST 95% MINIMUM UNIT WEIGHT.
8. ALL EXCAVATION OUTSIDE OR BEYOND 3 FEET OF THE EXISTING OR PROPOSED PAVEMENT SHALL BE BACKFILLED WITH SUITABLE MATERIAL FREE OF LARGE LUMPS OF CLAY, DEBRIS, AND ROCKS. MATERIAL SHALL BE COMPACTED TO AT LEAST 90% UNIT WEIGHT.
9. MINIMUM VERTICAL CLEARANCE BETWEEN UTILITIES SHALL BE 18 INCHES
10. WHERE UTILITIES CROSS, PROVIDE SAND (CLASS II MDOT) BACKFILL TAMPED IN 12" LAYERS TO THE UNDERSIDE OF THE HIGHER UTILITY. A 6" MINIMUM SAND CUSHION SHALL BE PROVIDED BETWEEN UTILITIES.
11. THE DEVELOPER IS RESPONSIBLE FOR RESOLVING ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH ARE A RESULT OF THE DEVELOPER'S ACTIVITIES.
12. ALL SIGNS AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION AND MAINTENANCE ACTIVITIES SHALL BE PER THE MOST CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).

PAVEMENT NOTES

1. ALL WORK IN THE RIGHT-OF-WAY OF PLYMOUTH ROAD IS UNDER THE JURISDICTION OF THE MICHIGAN DEPT. OF TRANSPORTATION SERVICES AND IS SUBJECT TO THEIR REVIEW, APPROVAL STANDARDS AND SPECIFICATIONS.
2. THE PROPOSED APPROACHES SHALL BE 6" UNIFORM PLAIN CONCRETE (M.D.O.T. TYPE 35P CONCRETE MIX) WITH 6" INTEGRAL CONCRETE CURB AND GUTTER PER THE STANDARDS AND SPECIFICATIONS OF THE WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES.
3. LIGHT DUTY PAVEMENT SHALL BE 1" M.D.O.T. NO. 13A ASPHALT MIX W/20AAA AGGREGATE WEARING COURSE, 2-1/2" M.D.O.T. NO. 13A ASPHALT MIX W/20AAA AGGREGATE LEVELING COURSE, AND 6" M.D.O.T. 21AA AGGREGATE BASE COURSE.
4. HEAVY DUTY PAVEMENT SHALL BE 1-1/2" M.D.O.T. NO. 13A ASPHALT MIX W/20AAA AGGREGATE WEARING COURSE, 2-1/2" M.D.O.T. NO. 13A ASPHALT MIX W/20AAA AGGREGATE LEVELING COURSE, AND 8" M.D.O.T. 21AA AGGREGATE BASE COURSE.
5. THE PROPOSED WALKS SHALL BE 4" UNIFORM PLAIN CONCRETE (M.D.O.T. TYPE 35P CONCRETE MIX).
6. ADD 0.50 FEET TO TOP OF PAVEMENT ELEVATION TO OBTAIN TOP OF CURB OR TOP OF WALK ELEVATION.
7. PROPOSED ON-SITE CURB SHALL BE 6" INTEGRAL CONCRETE CURB AND GUTTER. (SEE DETAIL)
8. TAPER PROPOSED CURBS TO 0" HEIGHT AT THE INTERSECTION OF ALL EXISTING AND/OR PROPOSED WALKS.

NOTE
TOPOGRAPHICAL SURVEY INFORMATION OBTAINED FROM A SURVEY BY MCNEELY & LINCOLN ASSOCIATES INC. DATED 1/27/97 AND PROJECT NO. 7792

PAVEMENT LEGEND

- PROPOSED HEAVY DUTY PAVEMENT (SEE DETAIL)
- PROPOSED LIGHT DUTY PAVEMENT (SEE DETAIL)
- PROP. 4" UNIFORM PLAIN CONCRETE
- PROP. 8" UNIFORM PLAIN CONCRETE
- PROP. 8" UNIFORM PLAIN CONCRETE WALK. WALK HT. 5" ABOVE TOP OF PAVEMENT
- PROP. 6" CONCRETE CURB AND GUTTER (SEE DETAIL)

PRIMARY BENCH MARK

20 PENNY SPIKE IN LIGHT POLE AT NORTHWEST CORNER OF PLYMOUTH AND CAMDEN ROADS.
ELEV. 633.33 U.S.C. & G.S. DATUM.
(OBTAINED FROM CAMDEN ROAD PAVING PLANS PREPARED BY DIVISION OF ENGINEERING, CITY OF LIVONIA, FILE NO. 83-10, SHT. 3, DATED 5-17-83).

SITE BENCH MARKS

BM #1 RAILROAD SPIKE IN NORTH FACE OF LIGHT POLE NORTH SIDE OF PLYMOUTH ROAD 75' WEST OF WEST SIDE OF BUILDING # 28910.
ELEV. 635.32 U.S.C & G.S DATUM.

BM #2 RAILROAD SPIKE IN SOUTH FACE OF 16" TWIN TREE 10' NORTH OF NORTH FENCE LINE AND 115 EAST OF THE EAST FENCE LINE.
ELEV. 632.87 U.S.C. & G.S. DATUM.

BM #3 RAILROAD SPIKE IN WEST FACE OF LIGHT POLE EAST SIDE OF CAMDEN ROAD AT HOUSE #11770.
ELEV. 634.52 U.S.C. & G.S. DATUM.

LEGAL DESCRIPTION (TOTAL PARCEL)

PART OF THE SOUTHWEST 1/4 OF SECTION 25, CITY OF LIVONIA, WAYNE COUNTY MICHIGAN, DESCRIBED AS BEGINNING AT A POINT DISTANT SOUTH 87 DEGREES 13 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 25, 1203.65 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 25; PROCEEDING THENCE NORTH 02 DEGREES 54 MINUTES 30 SECONDS EAST 322.00 FEET; THENCE NORTH 87 DEGREES 13 MINUTES 00 SECONDS WEST 100.00 FEET; THENCE NORTH 02 DEGREES 54 MINUTES 30 SECONDS EAST 578.50 FEET; THENCE NORTH 77 DEGREES 19 MINUTES 13 SECONDS EAST 230.67 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 00 SECONDS WEST 280.00 FEET; THENCE SOUTH 87 DEGREES 13 MINUTES 00 SECONDS EAST 189.73 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 00 SECONDS WEST 40.00 FEET; THENCE NORTH 87 DEGREES 13 MINUTES 00 SECONDS WEST 189.73 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 00 WEST 320.00 FEET; THENCE SOUTH 87 DEGREES 13 MINUTES 00 SECONDS EAST 60.00 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 00 SECONDS WEST 322.00 FEET; THENCE SOUTH 87 DEGREES 13 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 25, 184.28 FEET TO THE POINT OF BEGINNING. SUBJECT TO THAT PART TAKEN, USED OR DEEDED FOR PLYMOUTH ROAD.

S.W. CORNER SECTION 25, (K-11)
T.1S., R.9E., CITY OF LIVONIA

PAVEMENT CROSS-SECTION
no scale

PAVEMENT CROSS-SECTION
no scale

CLIENT
LUTHERAN HOMES OF MICHIGAN
140 W. TUSCOLA
FRANKENMUTH, MI. 48734

ARCHITECT
SSOE STUDIOS
1001 MADISON AVE.
TOLEDO, OHIO 43624-1535
PHONE NO. 419-255-3830

Utilities as shown indicate approximate locations of facilities only, as disclosed by by the various companies and no guarantee given either as to the completion or accuracy thereof. Contractor shall call MISS DIG prior to the start of any construction.

These plans are the property of BASNEY AND SMITH, INC.

NO construction staking or construction inspection or constructive use of the plans shall be made by ANYONE without the written authorization BASNEY & SMITH, INC. William L. Roskelly, President.

SANITARY SEWER PERMIT # _____
WATER MAIN PERMIT # _____

AUTHORIZATION BY _____ William L. Roskelly DATE

LUTHERAN HOME OF LIVONIA

PART OF THE SOUTHWEST 1/4 OF SECTION 25, T. 1 S., R. 9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

PAVING, GRADING, AND STORM SEWER PLAN

REVISIONS

ITEM	DATE	BY
REV. PER CITY	7-18-97	M.W.
REV. STM. PER GENERAL CONTRACTOR	9-22-97	M.W.
REV. PER MDOT	2-18-98	M.S.
REV. PER M.D.O.T.	4-20-98	M.W.

STATE OF MICHIGAN — KURT W. ROSKELLY — ENGINEER — NO. 30138 — LICENSED PROFESSIONAL ENGINEER

BASNEY & SMITH, INC.
33177 SCHOOLCRAFT ROAD (313) 458-2098
LIVONIA, MICHIGAN 48150
ENGINEERING & SURVEYING

DRAWN M.W.	DATE
CHECKED	JOB NO. 97-2-13
SCALE 1"=40'	SHEET C-1

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

June 23, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-06-01-01 – #11687 thru #11755 Camden Avenue (Rezoning for Parking)

Dear Mr. Canty:

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

1. The subject parcels are assigned the addresses of:
   - **#11687 Camden Avenue**
   - **#11709 Camden Avenue**
   - **#11731 Camden Avenue**
   - **#11741 Camden Avenue**
   - **#11755 Camden Avenue**
2. The existing parcels are currently serviced by public sanitary sewer, water main, and 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. The Owner will need to submit paperwork to the Assessor's office for the proposed lot splits and combinations that will be required prior to construction of any new parking areas.
4. If the project is approved, engineering drawings will need to be submitted to this department for review of grading, possible detention and 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

M:\ALL OTHER MATTERS\Planning Petition Responses\2026\2026-06-01-01 - 11687 thru 11755 Camden Avenue (Rezoning for Parking).doc

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

June 24th, 2026

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

Re: Petition 2026-06-01-01 - 11687 Camden, 11709 Camden, 11731 Camden, 11741 Camden, and 11755 Camden

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,

Sgt. Badams

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 30, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2026-06-01-01 – 11687, 11709,11731,11741,11755 Camden

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

1. Exterior lighting sources shall be designed, constructed, located, and maintained in a manner that minimizes light trespass onto neighboring properties and public ways. The light trespass from a property shall not exceed 0.5-foot-candles at the property line, measured five (5) feet from the ground.

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

June 30, 2026

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

Petition 2026-06-01-01 – 11687 Camden, 11709 Camden, 11731 Camden, 11741 Camden and 11755 Camden (28910 Plymouth) – Optalis Healthcare

Dear Kristoffer,

I have reviewed the addresses connected with the above noted petition. The following amounts are due to the City of Livonia:

Unpaid Water and Sewer Charges:

$103.37	11687 Camden (last payment was NSF)
$201.26	11709 Camden (last payment was NSF)
$73.25	11731 Camden (last payment was NSF)
$284.09	11741 Camden (last payment was NSF)
$0	11755 Camden (no Water & Sewer account currently)
$661.97	Total Unpaid Water & Sewer Charges

Unpaid Miscellaneous Billing Charges:

$75.00	28910 Plymouth (Fountain Bleu Health & Rehab Center) Building Inspection of 28910 Plymouth on 7/9/25 – see Invoice #2025-00000840

Total Due City of Livonia **$ 736.97**

Please contact me if you have any further questions.

Very truly yours,

Ermon Sims
Chief Accountant

ES: lp

Transaction Statement

Service Address
11687 CAMDEN
LIVONIA, MI 48150

Mailing Address

METRO MAN IV, LLC
25500 MEADOWBROOK STE 230
NOVI, MI 48375-1882

Account Number	Amount Due
016107610-001	$103.37

Account Number	From - Through
016107610-001	12/30/2025 - 06/30/2026

Services
Water & Sewer - Metered

Service Address
11687 CAMDEN
LIVONIA, MI 48150

Beginning Balance
$0.00

Date	Type	Amount	Description
01/15/2026	Bill	$110.90	Due Date 02/10/2026
02/10/2026	Payment	($110.90)	Check
04/17/2026	Bill	$103.37	Due Date 05/11/2026
05/12/2026	Payment	($103.37)	Check
05/21/2026	Adjustment	$103.37	Adjustment Reason: Non-Sufficient Funds

Total Due
$103.37

Transaction Statement

Account Number 016107610-001

Transaction Statement

Service Address
11709 CAMDEN
LIVONIA, MI 48150

Mailing Address

METRO MAN IV, LLC
25500 MEADOWBROOK STE 230
NOVI, MI 48375

Account Number	Amount Due
016107510-001	$201.26

Account Number	From - Through
016107510-001	12/30/2025 - 06/30/2026

Services
Water & Sewer - Metered

Service Address
11709 CAMDEN
LIVONIA, MI 48150

Beginning Balance
$0.00

Date	Type	Amount	Description
01/15/2026	Bill	$125.96	Due Date 02/10/2026
02/10/2026	Payment	($125.96)	Check
04/17/2026	Bill	$201.26	Due Date 05/11/2026
05/12/2026	Payment	($201.26)	Check
05/21/2026	Adjustment	$201.26	Adjustment Reason: Non-Sufficient Funds

Total Due
$201.26

Transaction Statement

Account Number 016107510-001

Transaction Statement

Service Address
11731 CAMDEN
LIVONIA, MI 48150

Mailing Address

METRO MAN IV, LLC
25500 MEADOWBROOK STE 230
NOVI, MI 48375-1882

Account Number	Amount Due
016107410-001	$73.25

Account Number	From - Through
016107410-001	12/30/2025 - 06/30/2026

Services
Water & Sewer - Metered

Service Address
11731 CAMDEN
LIVONIA, MI 48150

Beginning Balance
$0.00

Date	Type	Amount	Description
01/15/2026	Bill	$73.25	Due Date 02/10/2026
02/10/2026	Payment	($73.25)	Check
04/17/2026	Bill	$73.25	Due Date 05/11/2026
05/12/2026	Payment	($73.25)	Check
05/21/2026	Adjustment	$73.25	Adjustment Reason: Non-Sufficient Funds

Total Due
$73.25

Transaction Statement

Account Number 016107410-001

Transaction Statement

Service Address
11741 CAMDEN
LIVONIA, MI 48150

Mailing Address

METRO MAN IV, LLC
25500 MEADOWBROOK STE 230
NOVI, MI 48375-1882

Account Number	Amount Due
016107300-001	$284.09

Account Number	From - Through
016107300-001	12/30/2025 - 06/30/2026

Services
Water & Sewer - Metered

Service Address
11741 CAMDEN
LIVONIA, MI 48150

Beginning Balance
$0.00

Date	Type	Amount	Description
01/15/2026	Bill	$269.03	Due Date 02/10/2026
02/10/2026	Payment	($269.03)	Check
04/17/2026	Bill	$284.09	Due Date 05/11/2026
05/12/2026	Payment	($284.09)	Check
05/21/2026	Adjustment	$284.09	Adjustment Reason: Non-Sufficient Funds

Total Due
$284.09

Transaction Statement

Account Number 016107300-001

CITY OF LIVONIA

33000 Civic Center Drive
Livonia, Michigan 48154

(734) 466-2580

FEDERAL ID
386005820

INVOICE **2025-00000840**
DATE **09/23/2025**

CUSTOMER # **6594**

Fountain Bleu Health & Rehab Center
28910 Plymouth

LIVONIA MI 48150

TERMS: Payment due in 30 days. Please return lower portion of invoice with payment.

DESCRIPTION	CHARGES
Charges for Annual/Biennial Building Inspection completed by the Building Department as required pursuant to Chapter 15.32 of the Livonia Code of Ordinances.	
Building Inspection	$75.00
INSPECTION OF 28910 PLYMOUTH ON 7/09/25	
PAY ▶ THIS AMOUNT	**$75.00**

RETURN THIS PORTION WITH PAYMENT
PLEASE MAKE CHECKS PAYABLE TO THE CITY OF LIVONIA

Customer # 6594
Invoice # 2025-00000840

Amount Due: $75.00

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

June 22, 2026

RE: 11687, 11709, 11731, 11741, 11755 Camden

Attention: Planning Commissioners

The owner of the property is current on their property tax.

If you have any further questions, please contact me

Thank you

Susan Nash
Livonia City Treasurer

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: 6/2/26 Petition 2026-06-02-15

Site Address: 33600 W 7 Mile Rd Sidwell 016 99 0025 000 Zoning of Property C 1

Requesting Approval To operate spa

Applicant: Zhi Hong Liu Business/Company: Spa

Applicant's Address: 41480 Alleghany City: Canton State: MI Zip Code: 48188

Applicant's Phone # (707) 480 3971 Applicant's Email zleo_us@yahoo.com

Contact Person: Zhi Hong Liu Business/Company: Sasa Head Spa, LLC

Contact's Address: 3846 Shannon Dr City: Warren State: MI Zip Code: 48081

Contact's Phone # (707) 480 3971 Contact's Email zleo_us@yahoo.com

CITY OF LIVONIA PLANNING DEPARTMENT
JUN 02 2026
RECEIVED

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: DOMINIC SOAVE

Owner's Address: 33521 SEVEN MILE City: LIVONIA State: MI Zip Code: 48152

Owner's Phone # (248) 240 2891 Owner's Email DomSoave1@gmail.com

Signature of Owner: Dominic Soave Print Name: DOMINIC SOAVE

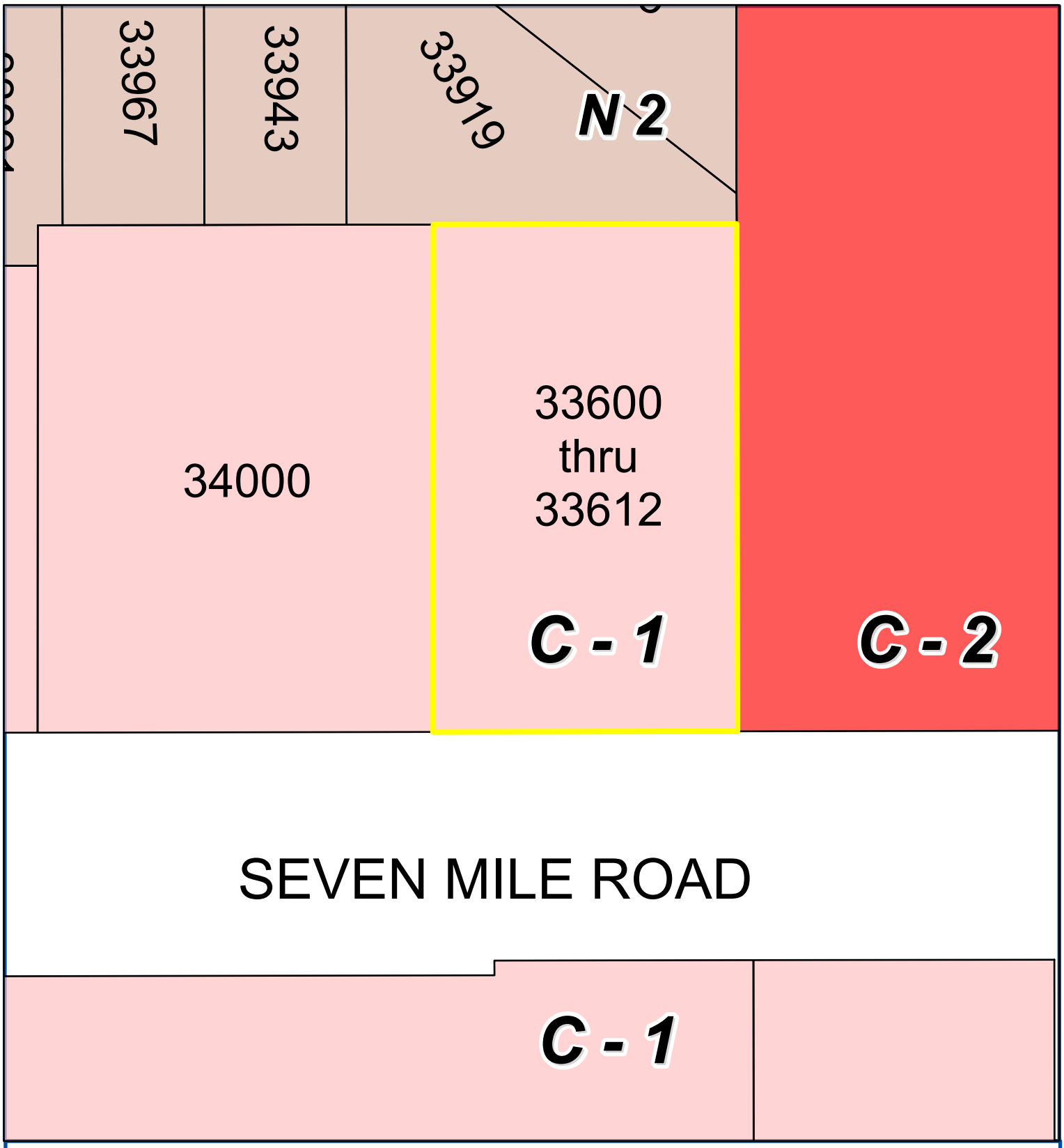
Subscribed and sworn to before me, a Notary Public in and for the County of Wayne State of MI

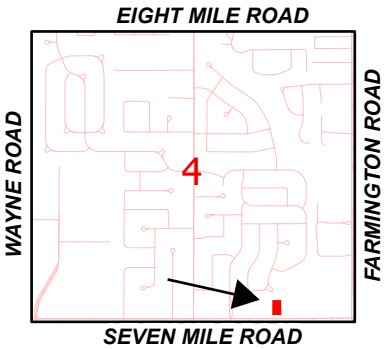
on this First day of June 20 26.

Signature of Notary _____ My commission expires 12/05/2029.

Acting in the County of Wayne.

DENNIS ELLEDGE
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Dec 5, 2029
ACTING IN COUNTY OF Wayne





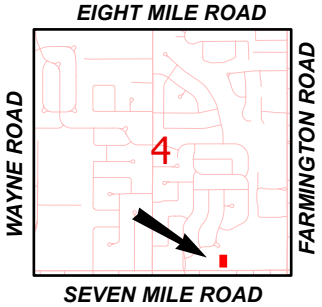
Address & Zoning Map

Petition 2026-06-02-15
Sasa Head Spa
33600 Seven Mile Road

N

Not to Scale

City of Livonia
Planning Department



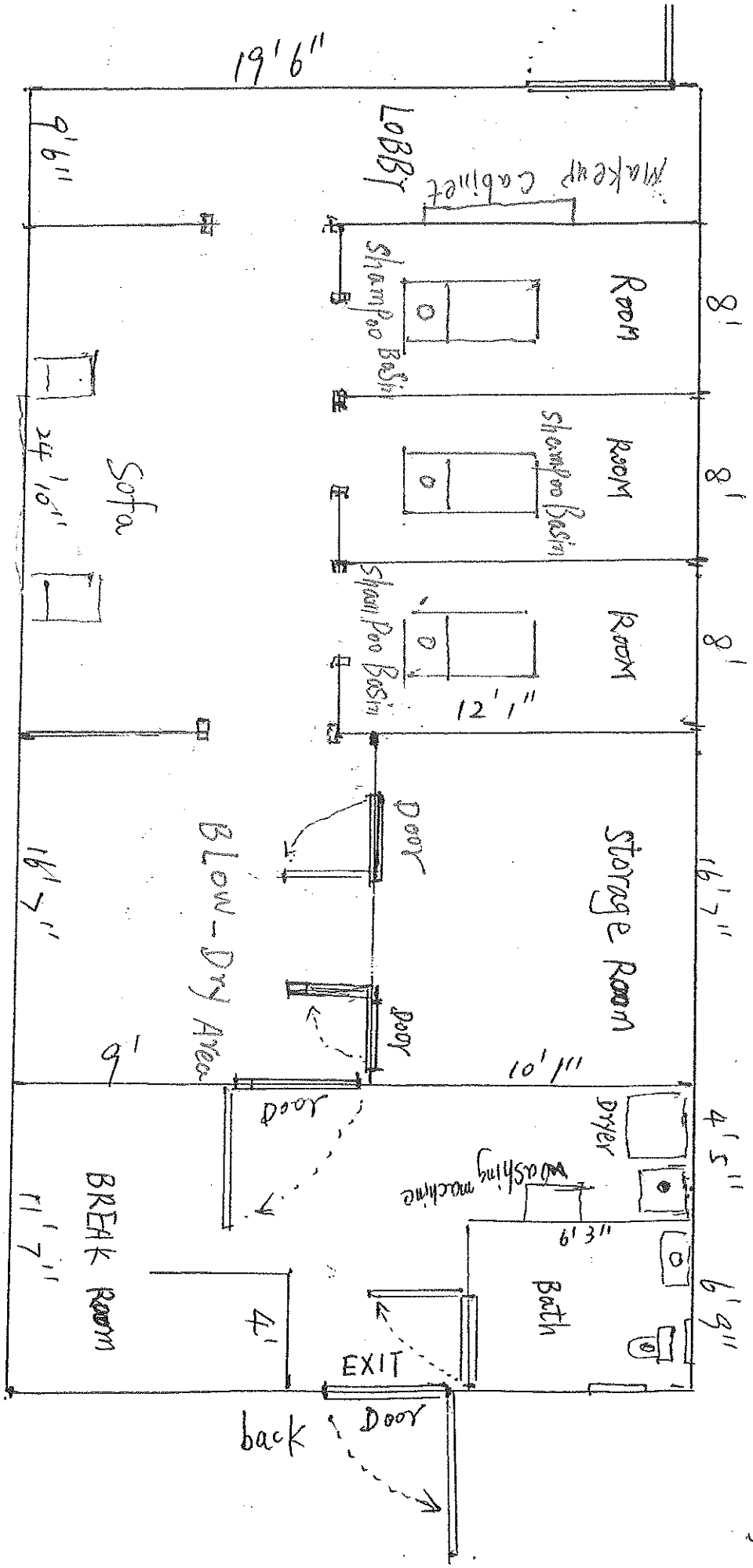
Aerial Map

Petition 2026-06-02-15
Sasa Head Spa
33600 Seven Mile Road

N

Not to Scale

City of Livonia
Planning Department


19'6"
9'6"
LOBBY
Makeup Cabinet
Shampoo Basin
Room
8'
Shampoo Basin
Room
8'
Shampoo Basin
Room
8'
12'1"
24'10"
Sofa
64'
Door
Storage Room
16'7"
BLOW-DRY Area
9'
10'11"
Door
Door
Dryer
4'5"
Washing machine
6'3"
Bath
6'9"
BREAK Room
11'7"
4'
EXIT
back Door

Size: 1254 SQ

GRETCHEN WHITMER
GOVERNOR

R063683

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BOARD OF MASSAGE THERAPY
MASSAGE THERAPIST LICENSE

XIAOYUN OUYANG

LICENSE NO.
7501006873

EXPIRATION DATE
09/01/2027

2423604080I

THIS DOCUMENT IS ONLY ISSUED UNDER THE LAWS OF THE STATE OF MICHIGAN

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF PROFESSIONAL LICENSING
P.O. BOX 30670
LANSING, MI 48909

7501014886APP22

STATE OF MICHIGAN - DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

BOARD OF MASSAGE THERAPY
MASSAGE THERAPIST LICENSE

ZHIHONG LIU

LICENSE NO.	EXPIRATION DATE	
7501014886	02/23/2028	2554070218

ZHIHONG LIU

COMPLAINT INFORMATION:
THE ISSUANCE OF THIS LICENSE SHOULD NOT BE CONSTRUED AS A WAIVER, DISMISSAL OR ACQUIESCENCE TO ANY COMPLAINTS OR VIOLATIONS PENDING AGAINST THE LICENSEE, ITS AGENTS OR EMPLOYEES.

FUTURE CONTACTS:
YOU SHOULD DIRECT INQUIRIES REGARDING THIS LICENSE OR ADDRESS CHANGES TO THE DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS BY EMAILING BPLHELP@MICHIGAN.GOV OR CALL (517) 241-0199

YOUR LICENSE MUST BE DISPLAYED IN A PROMINENT PLACE.

GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BOARD OF MASSAGE THERAPY
MASSAGE THERAPIST LICENSE

ZHIHONG LIU

LICENSE NO.	EXPIRATION DATE	
7501014886	02/23/2028	2554070218

THIS DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE STATE OF MICHIGAN

IRS Notice CP575G

Department Of the Treasury
Internal Revenue Service
Philadelphia, PA 19255-0023
Important Information - Please Read

SASA HEAD SPA LLC
ZHIHONG 0 LIU SOLE MBR
% ZHIHONG 0 LIU SOLE MBR
41480 ALLEGHANY
CANTON, MI 48188

May 21, 2026

We assigned you an employer identification number (EIN)

Your EIN is **42-2703637**. The name control associated with this EIN is **SASA**.

What you need to do

- If you did **not** apply for this EIN, visit IRS.gov/EINNotRequested.
- Use this EIN and your name exactly as they appear above when you fill out your tax returns. Otherwise, it may cause delays. Keep a copy of this notice for your records because we'll only send it to you once. You can share a copy with future officers of your organization or anyone asking for proof of your EIN. If your name or address is incorrect as shown, send the correct information to the address at the top of this notice.
- If a Limited Liability Company (LLC) elects to be classified as an association taxable as a corporation, the LLC must file Form 8832, Entity Classification Election. If an LLC wants to elect S corporation status and meets certain criteria, the LLC must timely file Form 2553, Election by a Small Business Corporation. In that instance, we'll treat the LLC as a corporation as of the effective date of the S corporation election and the LLC doesn't need to file Form 8832. Visit IRS.gov/LLC and refer to Publication 3402, Taxation of Limited Liability Companies, for more information.

Additional Information

- Refer to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business, for tips on keeping your EIN safe.
- Find tax forms or publications by visiting IRS.gov/Forms or by calling 800-TAX-FORM (800-829-3676).
- Call us at 800-829-4933 if you can't find what you need online. If you prefer, you can write to the address at the top of this notice.

28571833

LARA LICENSING AND REGULATORY AFFAIRS

STATE OF MICHIGAN
CSCL/CD- 700 - ARTICLES OF ORGANIZATION - DOMESTIC LLC

Corporations Division Administrator

FILED

Entity #: 900219457
Filed Date: 5/20/2026

Articles of Organization

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned executes the following Articles:

Article I - Michigan Limited Liability Company Name

Michigan Limited Liability Company Name	SASA HEAD SPA, LLC

Article II

The purpose or purposes for which the limited liability company is formed is to engage in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan.

Article III

Duration of the Company	Perpetual / Ongoing

Article IV

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

Agent Name	ZHIHONG LIU

The street address of the location of the registered office is:

Street Address	41480 ALLEGHENY CANTON, MI 48188

☒ I certify the above individual/company has agreed to serve as the Resident Agent for service of process for this entity.

Article V

The Limited Liability Company will be managed by or under the authority of: Member(s)

Article VI - (Optional, leave unchecked if not applicable)

☐ Unless otherwise provided by law or in an operating agreement, a person who is a member or manager, or both, of a limited liability company is not liable for the acts, debts, or obligations of the limited liability company.

☐ No member of a member-managed limited liability company and no manager of a manager-managed limited liability company shall have monetary liability to the limited liability company or its members for breach of any duty established in Section 404, except that this provision does not eliminate or limit the liability of a member or manager for any of the following: (a) the receipt of a financial benefit to which the member or manager is not entitled; (b) liability under Section 308; (c) a knowing violation of law; or, (d) an act or omission occurring before the date when this provision becomes effective.

Optional Article(s)

This space is intentionally left blank.

Filing Effective Date

The filing will be effective:	when filed by the Corporations Division Administrator.

Organizer(s)

Name of individual or organization	Party Title
ZHIHONG LIU	Organizer

Self	*zhihong liu*	*05/19/2026*
Signer's Capacity	ZHIHONG LIU	Date

C0783-4750 05/19/2026 Received by Michigan Corporations Division

PLANNING COMMISSION STAFF NOTES

PRE HEARING

ITEM 2

Petition 2026-06-02-15 submitted by Sasa Head Spa requesting waiver use approval under Sections 3.10 and Section 6.37 of the Livonia Zoning Ordinance, as amended, to operate a massage establishment, at 33600 Seven Mile Road, located on the north side of Seven Mile Road between Farmington Road and Norwich Street in the Southeast ¼ of Section 4.

July 7, 2026, Study Meeting:

The petitioner proposes to occupy an existing tenant space within the commercial shopping center at 33600 Seven Mile Road with a head spa establishment (Sasa Head Spa) specializing in scalp and hair wellness treatments. Services are expected to include scalp analysis, deep cleansing treatments, scalp massages, shampooing, conditioning, hydration therapies, and other non-medical personal care services designed to promote scalp health and relaxation. The operation is similar in nature to a salon or spa and would serve clients by appointment and walk-in basis. The subject site was a former Massage establishment (Tai Chi Massage).

Although the proposed use is service-oriented in nature and similar to a salon or wellness establishment, Section 2.01 defines message establishments as any place where manipulated massage or manipulated exercises are practiced for pay upon the human body by anyone using mechanical, therapeutic, or bathing devices or techniques.

The subject property is zoned C-1 (Local Business). To the North are residential properties zoned N-2 (Neighborhood). To the South, across Seven Mile Road are commercial properties also zoned C-1 (Local Business). To the east is a Meijer Grocery store, zoned C-2 (General Business) To the west is a commercial property also zoned C-1 (Local Business).

The zoning ordinance requires massage establishments be at least 400 feet from another massage establishment. The establishment must also be at least 400 feet from any school, place of worship, state-licensed daycare facility, public library, and playground. There are no schools, places of worship, state-licensed daycare facilities, public library, or playgrounds within 400 feet of the site. There are no other previously approved massage establishments within the 400-foot buffer.

According to the submitted floor plans received June 2, 2026, the proposed massage establishment would have a lobby/reception area in the front, with an open space for seating. There are three (3) shampoo rooms measuring eight (8) feet by twelve (12) feet, which are shown to be open to the waiting area on the

floor plan. A blow-drying area and a storage room along are also shown. In the rear is a washroom with washer and dryer, bathroom, and a breakroom.

Parking for message establishments requires one (1) space for each 150 square feet of floor area. This 1248-square-foot massage establishment at this location would require eight (8) parking spots. According to the site plan submitted on June 2, 2026, the shopping center has a total of thirty-six (36) parking spaces. Based on the information submitted, the overall parking supply appears sufficient to accommodate the minimum parking requirement for the proposed use; however, the petitioner should confirm that the shopping center complies with the off-street parking requirements for all existing and proposed tenants.

The unit is allowed one wall sign based on the frontage of the unit. Daily hours of operation of any massage establishment shall be limited to the period from 8:00 a.m. to 10:00 p.m.

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

June 15, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-06-02-15 – #33600 Seven Mile Road (Sasa Head Spa)

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 #33600 thru #33612 Seven Mile Road, with the address of **#33612 Seven 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 Seven Mile Road right-of-way be required, the owner will need to submit drawings to This Department and the Wayne County Department of Public Services for permitting.

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

Sincerely,

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

cc: 2026 Petition File

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE

MAUREEN MILLER BROSNAN
MAYOR

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

June 17th, 2026

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

Re: Petition 2026-06-02-15 - 33600 Seven Mile Road

Mr. Canty,

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

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

Sincerely,

FOR THE CHIEF OF POLICE,

Sgt. Badams

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 30, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2026-06-02-15 – 33600 Seven Mile 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

June 30, 2026

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

Petition 2026-06-02-15 – 33600 Seven Mile Road

Dear Kristoffer,

I have reviewed the addresses connected with the above noted petition. The following amounts are due to the City of Livonia:

Unpaid water and sewer charges: (Customer name on record – Soave, Acct#: 031904400-001)	$ 1,028.22
Unpaid water and sewer charges: (Customer name on record – Pine Ridge (Irrigation), Acct#: 050105350-001)	$ 363.32
Total Due City of Livonia	**$ 1,391.54**

Please contact me if you have any further questions.

Very truly yours,

Ermon Sims
Chief Accountant

ES: lp

Transaction Statement

Service Address
33600 SEVEN MILE
LIVONIA, MI 48152

Mailing Address

SOAVE
33521 SEVEN MILE
LIVONIA, MI 48152

Account Number	Amount Due
031904400-001	$1,028.22

Account Number	From - Through
031904400-001	12/30/2025 - 06/30/2026

Services
Water & Sewer - Metered

Service Address
33600 SEVEN MILE
LIVONIA, MI 48152

Beginning Balance
$325.88

Date	Type	Amount	Description
01/14/2026	Penalty	$32.59	
03/16/2026	Bill	$273.17	Due Date 04/10/2026
04/16/2026	Penalty	$63.17	
06/15/2026	Bill	$333.41	Due Date 07/10/2026

Total Due
$1,028.22

Transaction Statement

Account Number 031904400-001

Transaction Statement

Service Address
33600 SEVEN MILE
LIVONIA, MI 48152

Mailing Address

PINE RIDGE (IRRIG)
PO BOX 664
C/O DOMINIC SOAVE
KEEGO HARBOR, MI 48320-0664

Account Number	Amount Due
050105350-001	$363.32

Account Number	From - Through
050105350-001	12/30/2025 - 06/30/2026

Services
Water Only - Metered

Service Address
33600 SEVEN MILE
LIVONIA, MI 48152

Beginning Balance
$330.29

Date	Type	Amount	Description
02/10/2026	Penalty	$33.03	

Total Due
$363.32

Transaction Statement

Account Number 050105350-001

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: _____ Petition 2026-06-02-16

Site Address: 38525 8 Mile Rd Sidwell 022 99 0001 000 Zoning of Property RUF

Requesting Approval To ADULT FOSTER CARE

Applicant: Alin Brazdau Business/Company: _____

Applicant's Address: 11373 Willow Wood Ln. City: Plymouth State: MI Zip Code: 48170

Applicant's Phone # (248) 894-0011 Applicant's Email alinbrazdau@icloud.com

Contact Person: Alin Brazdau Business/Company: _____

Contact's Address: 11373 Willow Wood Ln. City: Plymouth State: MI Zip Code: 48170

Contact's Phone # (248) 894-0011 Contact's Email alinbrazdau@icloud.com

RECEIVED
JUN 12 2026
CITY OF LIVONIA
PLANNING COMMISSION

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: Alin Brazdau

Owner's Address: 11373 Willow Wood Ln. City: Plymouth State: MI Zip Code: 48170

Owner's Phone # (248) 894-0011 Owner's Email alinbrazdau@icloud.com

Signature of Owner _____ Print Name: Alin Brazdau

SUHAD TADROS
Notary Public - State of Michigan
County of Wayne
My Commission Expires Oct 9, 2030
Acting in the County of Wayne

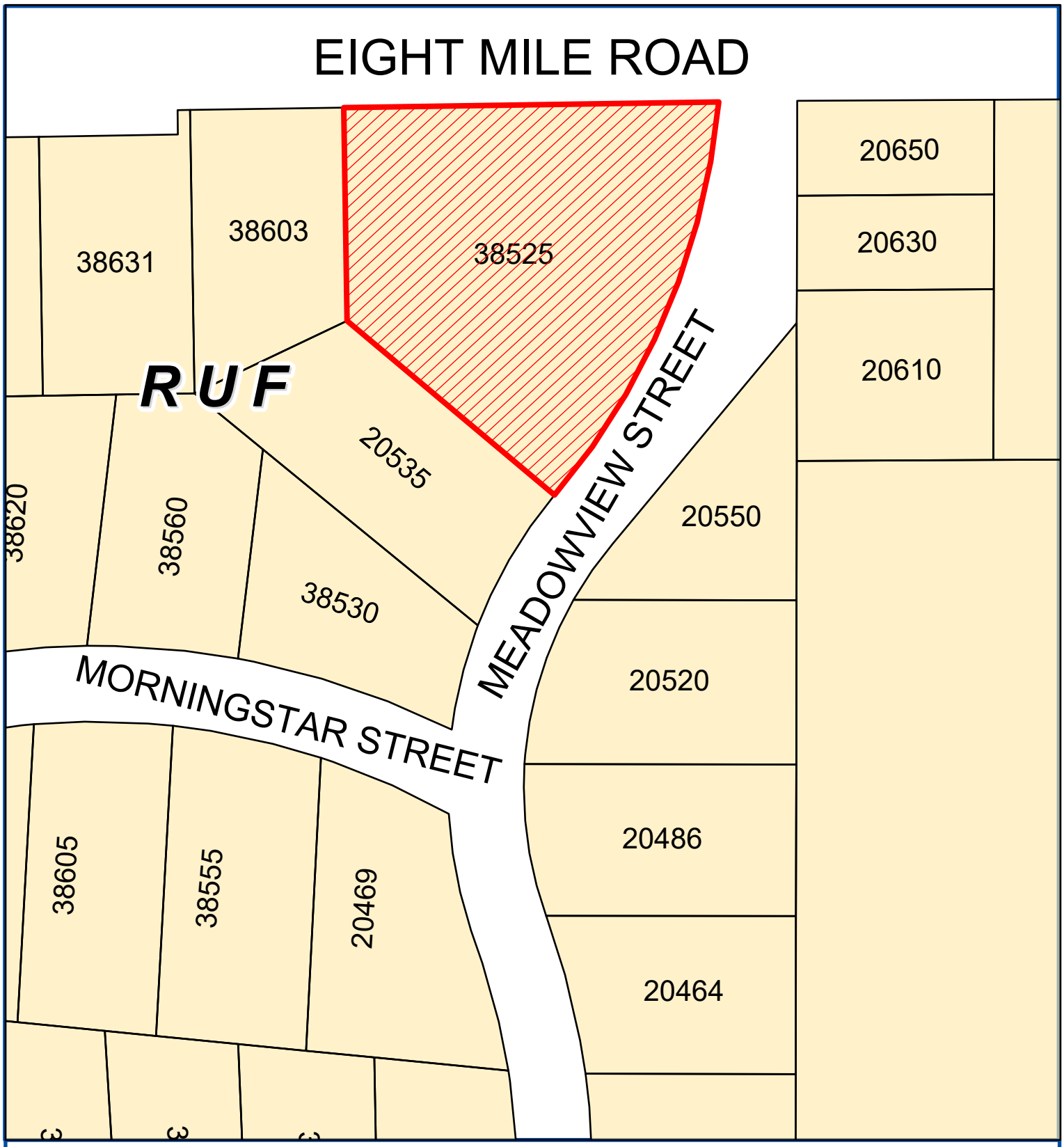
Subscribed and sworn to before me, a Notary Public in and for the County of Wayne State of MI

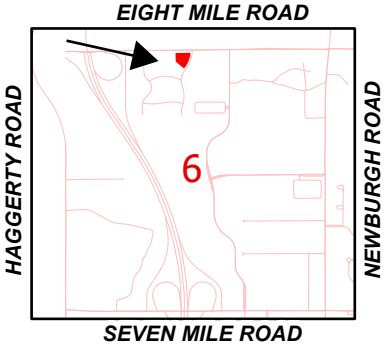
on this 8TH day of June 2026.

Signature of Notary _____ My commission expires 10/9/2030

Acting in the County of Wayne.

SUHAD TADROS
Notary Public - State of Michigan
County of Wayne
My Commission Expires Oct 9, 2030
Acting in the County of Wayne





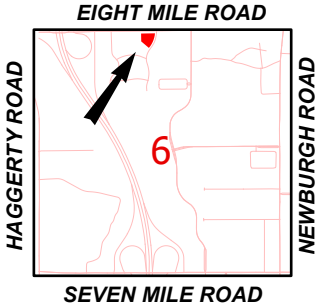
Address & Zoning Map

Petition 2026-06-02-16
Adult Foster Care
38525 Eight Mile Road

N

Not to Scale

City of Livonia
Planning Department



Aerial Map

Petition 2026-06-02-16
Adult Foster Care
38525 Eight Mile Road

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PRE HEARING

ITEM 3 Petition 2026-06-02-16 - J.B. Donaldson Company

Petition 2026-06-02-16 submitted by J.B. Donaldson Company requesting waiver use approval under Sections 3.06 and 6.02 of the Livonia Zoning Ordinance, as amended, to operate a licensed adult foster care facility (Adult Medium Group Home – Capacity 7-12), at 38525 Eight Mile Road, located on the south side of Eight Mile Road between Meadowview Street and Hickory Street in the Northwest 1/4 of Section 6.

July 7, 2026 Study Meeting:

This petition request waiver use approval to operate a licensed adult foster care facility (Adult Medium Group Home – Capacity 7-12), at a former 5,075 square-foot medical office located on the south side of Eight Mile Road between Meadowview Street and Hickory Street. The proposed facility would provide residential care and supervision for adults with mental and/or physical disabilities in a licensed group home setting. The subject property is zoned RUF (Rural Urban Farm). Pursuant to the Zoning Ordinance, residential facilities serving mentally or physically handicapped persons are classified as a waiver use within the RUF District and therefore require Planning Commission review and approval.

The building is an historical building in the City of Livonia and has been used as a law office in 1988, a veterinary office in 1992, and a medical office in 2003. To the North, across Eight Mile Road, are residential properties in the City of Farmington Hills. To the South is a residential property zoned RUF (Rural Urban Farm). To the East is a residential property zoned RUF (Rural Urban Farm). To the West is a residential property zoned RUF (Rural Urban Farm).

No significant exterior modifications to the existing building are proposed, as the project primarily involves the adaptive reuse of the former medical office building for residential care purposes.

According to the floor plan (Sheet A-03) prepared by A&M Consultants, the proposed adult foster care facility will consist of twelve (12) resident bedrooms, a living room, dining room, administrative offices, and ten (10) newly constructed bathrooms. The majority of the proposed improvements are interior renovations, including the construction of new bathrooms, the demolition and reconfiguration of interior walls to create common living areas, and other modifications necessary to accommodate the operation of the licensed adult foster care facility.

Thers is an existing monument sign along Eight Mile Road. In accordance with Section 11.07 of the Livonia Zoning Ordinance, the proposed adult foster care facility permits one (1) monument sign with a maximum sign area of twenty (20) square feet.

PLANNING COMMISSION STAFF NOTES

PRE HEARING

ITEM 3 Petition 2026-06-02-16 - J.B. Donaldson Company

Specifically, awning signs, wall signs, window signs, electronic message signs, and canopy signs are prohibited within the RUF (Rural Urban Farm) zoning district. Any future signage associated with the facility shall be limited to a single monument sign that complies with the ordinance requirements.

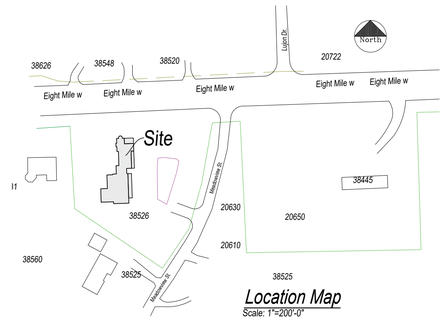
Pursuant to the off-street parking requirements for adult foster care facilities, one (1) parking space is required for each bed. Based on the proposed twelve-bed (12) facility, a minimum of twelve (12) parking spaces is required to accommodate residents.

In addition to resident parking, the ordinance requires one (1) parking space for each staff member or visiting doctor and one (1) parking space for each employee, including nurses, who may be on-site during any given shift. The petitioner describes a maximum of four (4) employees on site during the day shift.

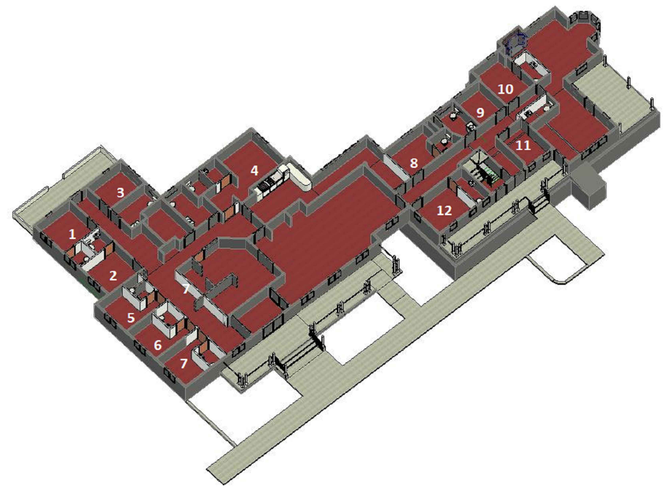
A total of sixteen (16) parking spaces would be required at the proposed capacity. The submitted site plan depicts a total of twenty-four (24) parking spaces, including four (4) barrier-free spaces. The parking provided is exceeds the minimum resident requirement and appears capable of accommodating additional parking demands generated by staff and visiting medical personnel.

Adults Foster Care

38525 Eight Mile Rd. , Livonia , MI



Location Map
Scale: 1"=200'-0"



PROJECT:

Re-Occupancy As Adults Foster Care

LOCATION:

38525 Eight Mile W Rd. , Livonia, MI 48152

Design Professional

A&M CONSULTANTS

ADNAN AL-SAATI, P.E.

835 Mason St. B290
Dearborn , MI 48124
Ph :(313)582-0022
aboled@yahoo.com

Applicable Codes

A. Michigan Rehabilitation Code for Existing Buildings Code 2021 (MRCEB)

B. Michigan Plumbing Code 2021.(MPC)

C. Michigan Mechanical Code 2021.(MMC)

D. Michigan Electrical Code (NEC / NFPA 70)2023

E. ICC / ANSI A117.1 – 2017 & Michigan Barrier Free Design Law of Public Act 1 Of 1966 as amended.

Site Information

Site Area = ±65,775 S.F ≈ 1.51 Acres
Building Area =±5075 S.F
Height = ±18ft & 30 ft

Code compliance & site parameters

#	Parameter	Result / Engineering spec	Code reference
1	Applicable codes	2021 MEBC (change of occupancy), 2021 MBC (baseline), Livonia Vision 21 Zoning Ordinance	State of Michigan BCC / City of Livonia
2	Site address & parcel	38525 8 Mile Rd, Livonia, MI 48152 Parcel: 46-022-99-0001-000	Wayne County / Livonia Assessor
3	Zoning district	RUF - Rural Urban Farm AFC Large Group Home (7-20 residents) ***requires Special Waiver Land Use from Planning Commission***	Livonia Vision 21 Zoning Ordinance
4	Building profile	1-story wood-framed, gable roof Net enclosed GFA: 5,075 SF Total w/ porches: 5,887 SF | Porch area: ~812 SF 12 resident rooms	as-builts
5	Use group	Group R-4 Residential Care / Assisted Living Cond. 1: residents self-evacuate | Cond. 2: requires assisted evacuation	2021 MBC §310.5
6	Construction type	Type VA - Protected 1-hr fire-resistance-rated walls upgrade from Type VB (unprotected)	2021 MBC Table 601 & Ch. 6
7	Occupant load	Code factor: 5,075 ÷ 200 = 25 persons max(used for plumbing fixture coun t & egress design)Licensed capacity: 12-16 beds (12 rooms)	2021 MBC Table 1004.5
8	Parking	Min. 4-6 spaces + shift staff 1 space / 3 beds + 1 / employee (largest shift) Paved, double-striped required Provide=24 surface spaces (include 4 HDK)	Livonia Vision 21 §2.02
9	Setbacks	Front: >=50 ft from 8 Mile Rd ROWSide: >=10 ftRear: >=50 ft (secure fence required for AFC use)-Provide=Front 148.1'-74.8'/ Side=12.3'-52.8'/Rear=66.4'	Vision 21 RUF Bulk Standards
10	Building height	Avg. finished grade to median of eave-to-ridge height Max allowable: 35 ft- Provide=18'/ 30'	Livonia Vision 21 Height Definition

Legal Description: 06D1A, that part of the NW 1/4 of Sec 6 described as beginning at a point on the N line of said section distant due West 60.0 ft from the NE corner thereof; thence S 0° 00' 00" E 1320.00 ft; thence due West 660.00 ft; thence N 0° 00' 00" W 1320.00 ft to the N line of said section; thence due East 660.00 ft to the point of beginning. Parcel 46-022-99-0001-000, Livonia, MI.

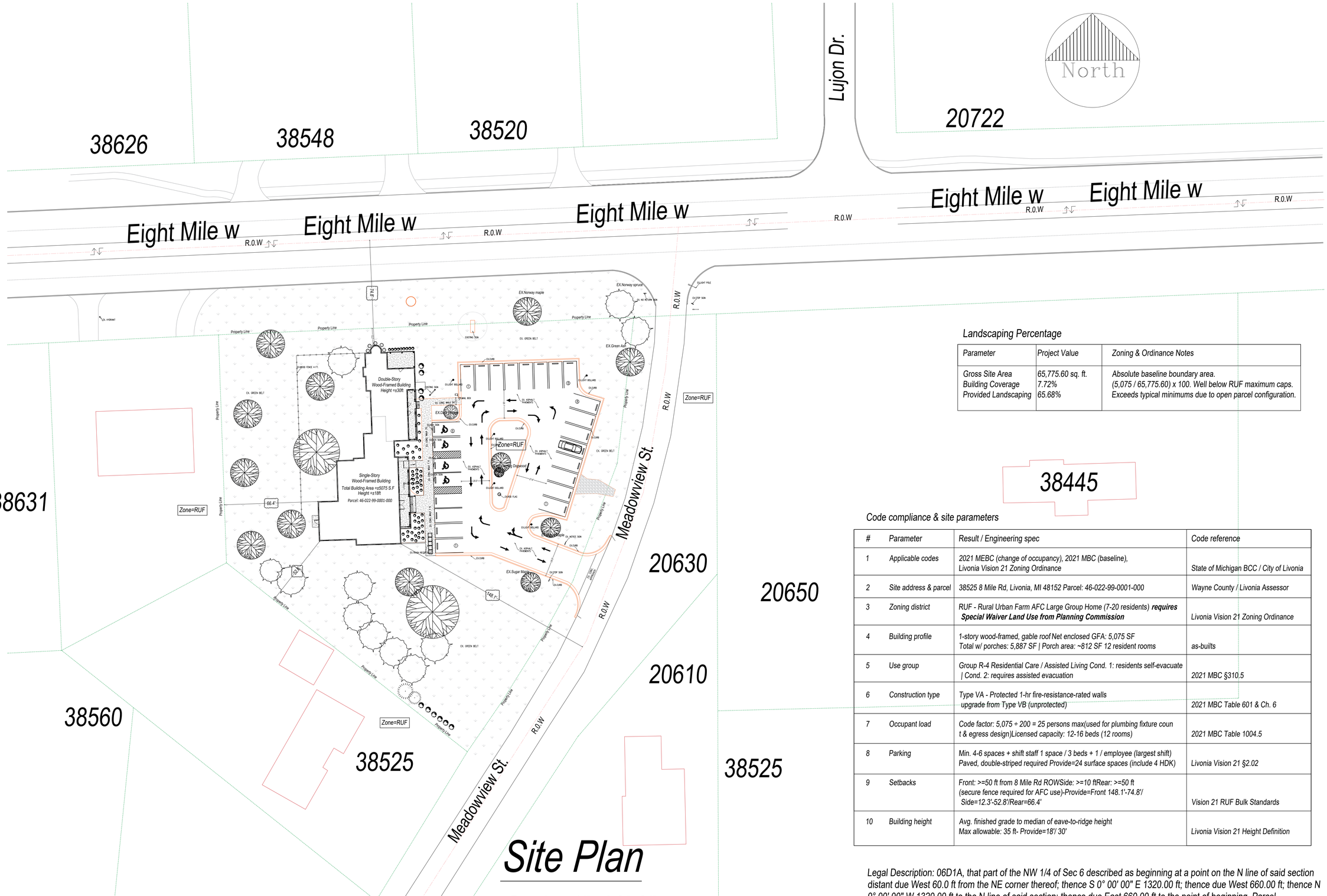
Sheet Index

Sheet No~	Sheet Name
00	Cover Sheet
SP-01	Site Plan
A-01	Existing Floor Plan
A-02	Existing Basement & 2nd FL.Plan
A-03	Demo.& Proposed 1st.Floor Plan
A-04	Elevations
A-05	Building Sections

Date: 05/26/2026

REV.:

Cover Sheet



Landscaping Percentage

Parameter	*Project Value*	*Zoning & Ordinance Notes*
Gross Site Area *Building Coverage* *Provided Landscaping*	*65,775.60 sq. ft.* *7.72%* *65.68%*	*Absolute baseline boundary area.* *(5,075 / 65,775.60) x 100. Well below RUF maximum caps.* *Exceeds typical minimums due to open parcel configuration.*

Code compliance & site parameters

#	*Parameter*	*Result / Engineering spec*	*Code reference*
1	*Applicable codes*	*2021 MEBC (change of occupancy), 2021 MBC (baseline), Livonia Vision 21 Zoning Ordinance*	*State of Michigan BCC / City of Livonia*
2	*Site address & parcel*	*38525 8 Mile Rd, Livonia, MI 48152 Parcel: 46-022-99-0001-000*	*Wayne County / Livonia Assessor*
3	*Zoning district*	*RUF - Rural Urban Farm AFC Large Group Home (7-20 residents)* ***requires Special Waiver Land Use from Planning Commission***	*Livonia Vision 21 Zoning Ordinance*
4	*Building profile*	*1-story wood-framed, gable roof Net enclosed GFA: 5,075 SF Total w/ porches: 5,887 SF | Porch area: ~812 SF 12 resident rooms*	*as-builts*
5	*Use group*	*Group R-4 Residential Care / Assisted Living Cond. 1: residents self-evacuate | Cond. 2: requires assisted evacuation*	*2021 MBC §310.5*
6	*Construction type*	*Type VA - Protected 1-hr fire-resistance-rated walls upgrade from Type VB (unprotected)*	*2021 MBC Table 601 & Ch. 6*
7	*Occupant load*	*Code factor: 5,075 ÷ 200 = 25 persons max(used for plumbing fixture coun t & egress design)Licensed capacity: 12-16 beds (12 rooms)*	*2021 MBC Table 1004.5*
8	*Parking*	*Min. 4-6 spaces + shift staff 1 space / 3 beds + 1 / employee (largest shift) Paved, double-striped required Provide=24 surface spaces (include 4 HDK)*	*Livonia Vision 21 §2.02*
9	*Setbacks*	*Front: >=50 ft from 8 Mile Rd ROWSide: >=10 ftRear: >=50 ft (secure fence required for AFC use)-Provide=Front 148.1'-74.8'/ Side=12.3'-52.8'/Rear=66.4'*	*Vision 21 RUF Bulk Standards*
10	*Building height*	*Avg. finished grade to median of eave-to-ridge height Max allowable: 35 ft- Provide=18'/ 30'*	*Livonia Vision 21 Height Definition*

Legal Description: 06D1A, that part of the NW 1/4 of Sec 6 described as beginning at a point on the N line of said section distant due West 60.0 ft from the NE corner thereof; thence S 0° 00' 00" E 1320.00 ft; thence due West 660.00 ft; thence N 0° 00' 00" W 1320.00 ft to the N line of said section; thence due East 660.00 ft to the point of beginning. Parcel 46-022-99-0001-000, Livonia, MI.

PROJECT:

Re-Occupancy As Adults Foster Care

LOCATION:

38525 Eight Mile W Rd. , Livonia, MI 48152

A & M CONSULTANTS

835 Mason,St. B290
Dearborn, MI-48124

Ph: (313) 582-0022

DRAWN BY:

A.H

APPROVED BY:

ADNAN AL-SAATI

SUBMITTALS

REVISIONS:

PROJECT NO

#224-26

DATE

05/26/2026

SCALE

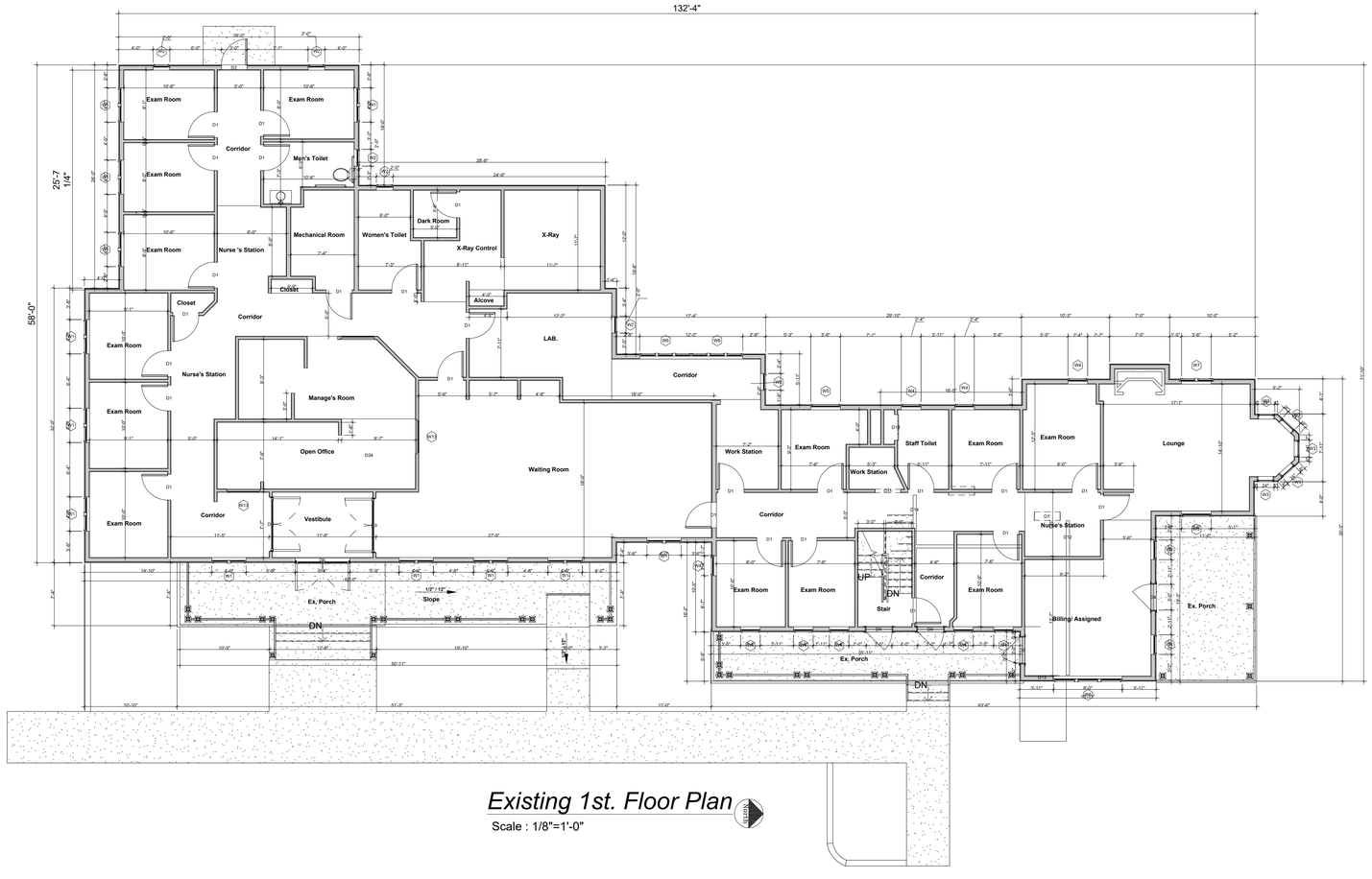
NOTED

SHEET TITLE

Site Plan

SP-01

SEAL



Existing 1st. Floor Plan

Scale : 1/8"=1'-0"

PROJECT:

Re-Occupancy As Adults Foster Care

LOCATION:

38525 Eight Mile W Rd. , Livonia, MI 48152

A & M CONSULTANTS

835 Mason,St. B290
Dearborn, MI-48124

Ph: (313) 582-0022

DRAWN BY:

A.H

APPROVED BY:

ADNAN AL-SAATI

SUBMITTALS

REVISIONS:

PROJECT NO

#224-26

DATE

05/26/2026

SCALE

NOTED

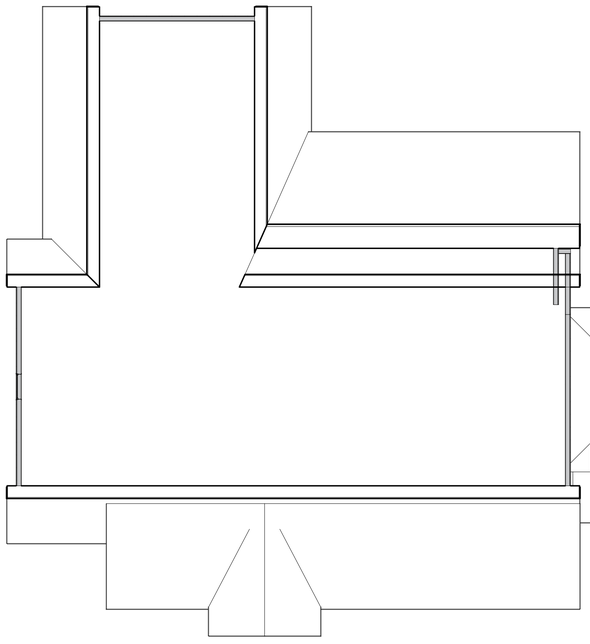
SHEET TITLE

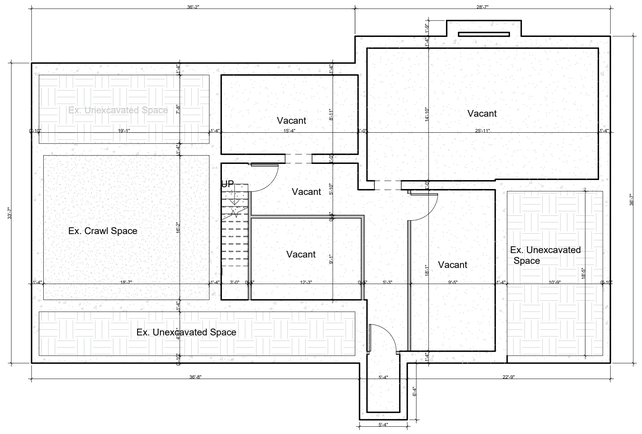
Existing 1st. FL. Plan

A-01

SEAL

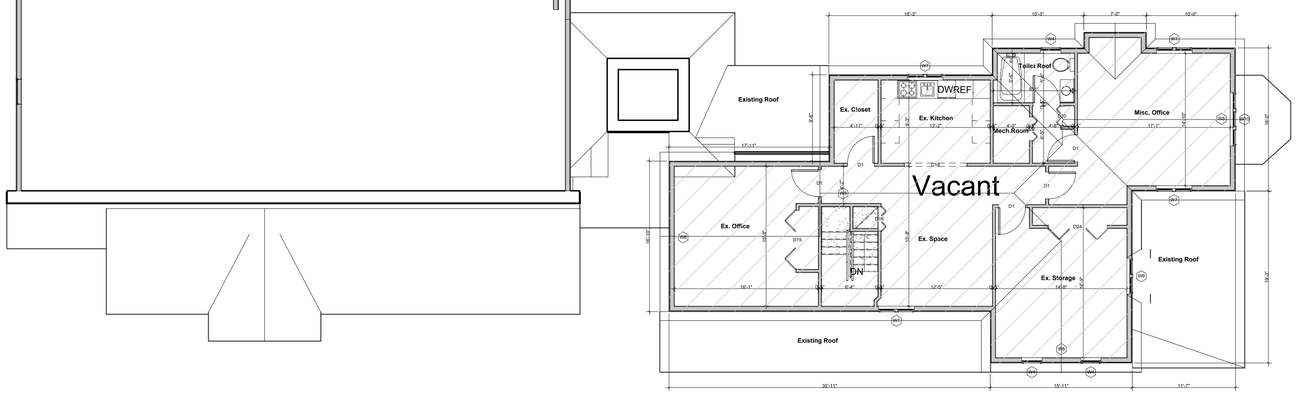
STATE OF MICHIGAN
ADNAN H AL-SAATI
ENGINEER
No. 6201038128
PROFESSIONAL ENGINEER





Ex. Basement Floor Plan

Scale : 1/4"=1'-0"



Existing 2nd Floor Plan

Scale:1/8"=1'-0"

PROJECT:

Re-Occupancy As Adults Foster Care

LOCATION:

38525 Eight Mile W Rd. , Livonia, MI 48152

A & M CONSULTANTS

835 Mason,St. B290
Dearborn, MI-48124

Ph: (313) 582-0022

DRAWN BY:

A.H

APPROVED BY:

ADNAN AL-SAATI

SUBMITTALS

REVISIONS:

PROJECT NO

#224-26

DATE

05/26/2026

SCALE

NOTED

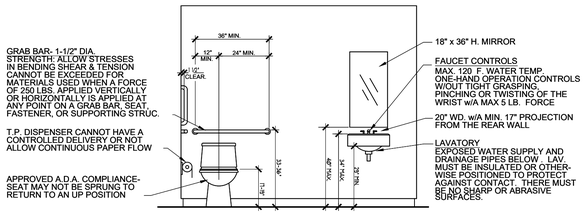
SHEET TITLE

Existing Basement &2nd Floor Plan

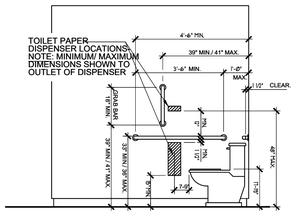
A-02

SEAL

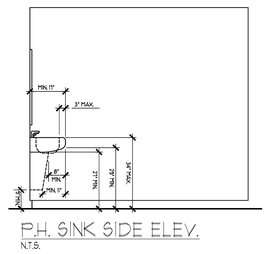
STATE OF MICHIGAN
ADNAN H AL-SAATI
ENGINEER
No. 6201038925
PROFESSIONAL ENGINEER



P.H. TOILET & SINK ELEV.
N.T.S.



P.H. TOILET SIDE ELEV.
N.T.S.



P.H. SINK SIDE ELEV.
N.T.S.

Dwelling Schedule (AFC Facility)

Unit/Room ID	Bed Count	Room Type	Sq. Footage (Usable)	Occupancy Type
BR-1	1 Bed	Resident Suite	104 S.F.	Single
BR-2	1 Bed	Resident Suite	104 S.F.	Single
BR-3	1 Beds	Resident Suite	84 S.F.	Single
BR-4	1 Beds	Resident Suite	186 S.F.	Single
BR-5	1 Beds	Resident Suite	95 S.F.	Single
BR-6	1 Beds	Resident Suite	95 S.F.	Single
BR-7	1 Beds	Resident Suite	95 S.F.	Single
BR-8	1 Beds	Resident Suite	98 S.F.	Single
BR-9	1 Beds	Resident Suite	73 S.F.	Single
BR-10	1 Beds	Resident Suite	108 S.F.	Single
BR-11	1 Beds	Resident Suite	81 S.F.	Single
BR-12	1 Beds	Resident Suite	169 S.F.	Single
TOTALS	12 BEDS	12 SLEEPING RMS	1,188 S.F. (GFA)	R-4, COND. 1

Door SChedule	
D1	Single-Flush 36"x80"/wood panel &frame
D2	Single-Flush 32"x80"/wood panel &frame
D3	Single-Flush 34"x80"/Wood panel &frame
D4	Single-flush 30"x80"
D5	Door Exterior 36"x80" +Glass
D6	Exterior French Door 76"x80" +Glass

WALL LEGEND	
	Partition WALL - 4 3/4"(3 1/2"Wood stud@16") 5/8"Gyps. Each Side -1 Hr. Rating
	Existing External Wall 7 1/4" -3/4"Siding+wood Stud 5 ½ " @ 16" +Ins.R-21 vapor retard+Gyp. Wall Board

LEGEND	
	Emergency Lighting
EXIT	Exit Sign
	Smoke Alarm
	Fire Alarm

PROJECT:

Re-Occupancy As Adults Foster Care

LOCATION:

38525 Eight Mile W Rd. , Livonia, MI 48152

A & M CONSULTANTS

835 Mason,St. B290
Dearborn, MI-48124

Ph: (313) 582-0022

DRAWN BY:
A.H

APPROVED BY:
ADNAN AL-SAATI

SUBMITTALS

REVISIONS:

PROJECT NO
#224-26

DATE
05/26/2026

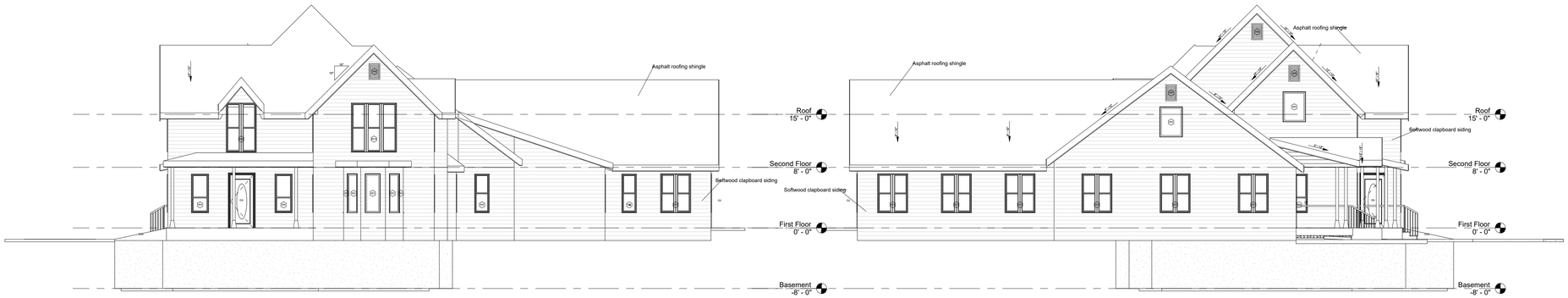
SCALE
NOTED

SHEET TITLE
Proposed Demo. & 1st. FL. Plan

A-03

SEAL

STATE OF MICHIGAN
ADNAN H AL-SAATI
ENGINEER
No. 6201038105
REGISTERED PROFESSIONAL ENGINEER

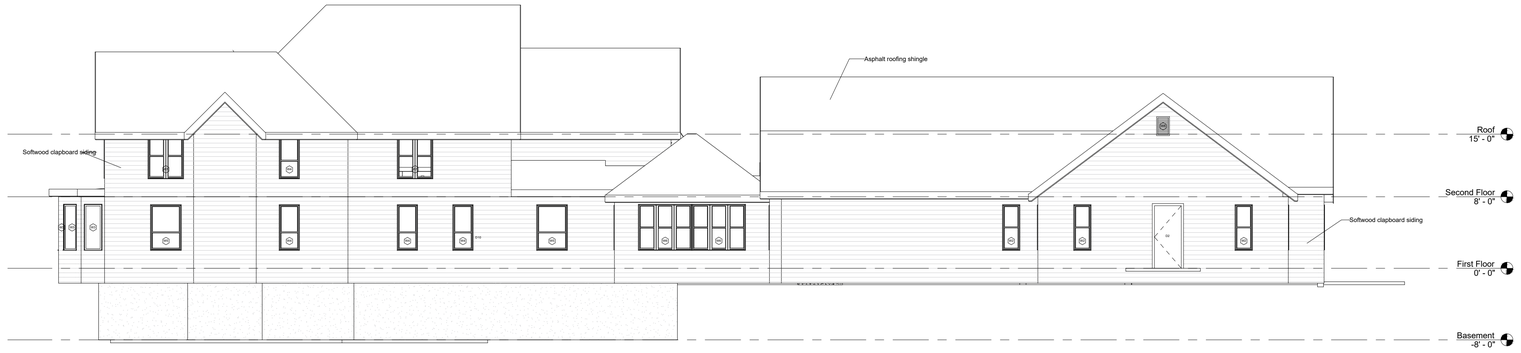


North Elevation

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

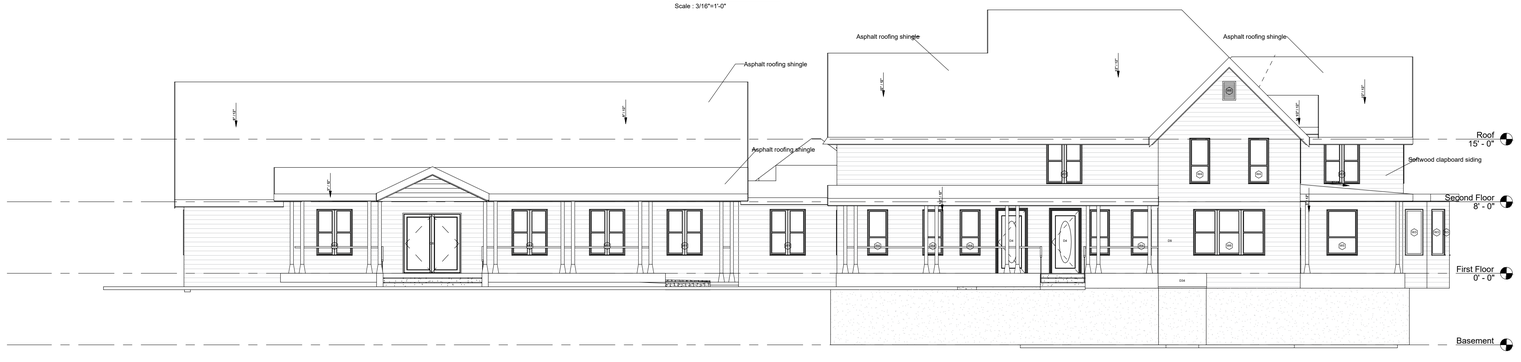
South Elevation

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



West Elevation

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



East Elevation

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

PROJECT:

Re-Occupancy As Adults Foster Care

LOCATION:

38525 Eight Mile W Rd. , Livonia, MI 48152

A & M CONSULTANTS

835 Mason,St. B290
Dearborn, MI-48124

Ph: (313) 582-0022

DRAWN BY:

A.H

APPROVED BY:

ADNAN AL-SAATI

SUBMITTALS

REVISIONS:

PROJECT NO

#224-26

DATE

05/26/2026

SCALE

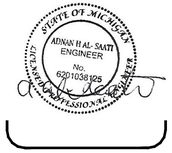
NOTED

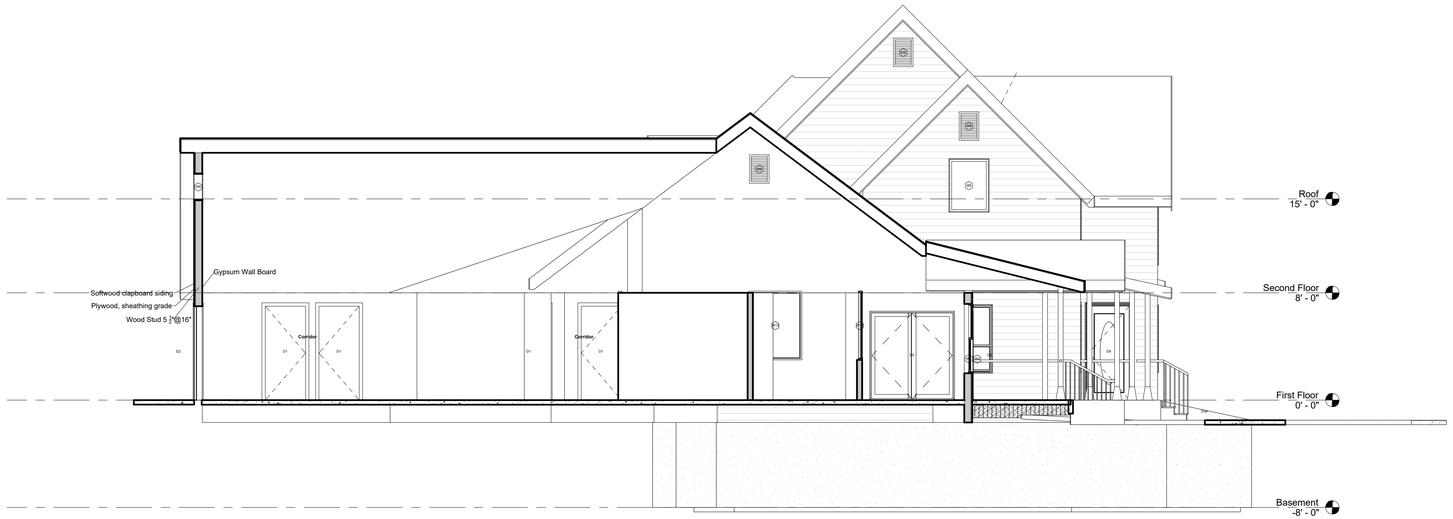
SHEET TITLE

Existing Elevations

A-04

SEAL





Section 1-1

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

Section 2-2

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

PROJECT:

Re-Occupancy As Adults Foster Care

LOCATION:

38525 Eight Mile W Rd. , Livonia, MI 48152

A & M CONSULTANTS

835 Mason,St. B290
Dearborn, MI-48124

Ph: (313) 582-0022

DRAWN BY:

A.H

APPROVED BY:

ADNAN AL-SAATI

SUBMITTALS

REVISIONS:

PROJECT NO
#224-26

DATE
05/26/2026

SCALE
NOTED

SHEET TITLE

Building Sections

A-05

SEAL

STATE OF MICHIGAN
ADNAN H AL-SAATI
ENGINEER
No.
6201038105
PROFESSIONAL

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

June 18, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-06-02-16 – #38525 Eight Mile Road (Adult Foster Care Facility)

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 **#38525 Eight Mile 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 Eight Mile Road right-of-way be required, the owner will need to submit drawings to this Department and the Wayne County Department of Public Services 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 18, 2026

TO: Kristoffer Canty, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: Petition #2026-06-02-16 at 38525 Eight Mile Rd. Adult Medium Group Home

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

Referencing MI. Bldg Code (MBC) 2021 for Group R-4 (as stated on plans) 420.4 “Group R occupancies ***shall*** be equipped throughout with an *automatic sprinkler system* in accordance with section 903.2.8
903.2.8 Group R An automatic sprinkler system installed in accordance with section 903.3 shall be provided throughout all buildings with a Group R fire area.

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

June 18th, 2026

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

Re: Petitions 2026-06-02-16 - 38525 8 Mile Road

Mr. Canty,

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

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

Sincerely,

FOR THE CHIEF OF POLICE,

Sgt. Badams

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 26, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2026-06-02-16 – 38525 Eight Mile Road

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

1. All signage must conform to the ordinance.
2. Plans shall be submitted to the Inspection Department for review and approval in accordance with the state adopted codes if this project moves forward.
3. Permits and inspections are required for all proposed renovations and change of use.
4. All parking spaces shall be 10’ x 20’ and double-striped. Barrier-free parking spaces shall be sized, signed, and striped in accordance with the Michigan Building Code and its standards.

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

June 30, 2026

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

Petition 2026-06-02-16 – 38525 Eight Mile – J.B. Donaldson Company

Dear Kristoffer,

I have reviewed the addresses connected with the above noted petition. The following amounts are due to the City of Livonia:

Unpaid water and sewer charges: (Customer name on record – Occupant)	$ 628.52
Total Due City of Livonia	$ 628.52

Please contact me if you have any further questions.

Very truly yours,

Ermon Sims
Chief Accountant

ES: lp

City of Livonia
33000 Civic Center Drive
Livonia, MI 48154

Date: 07/02/2026
Receipt: 2026-00087466
Cashier: Water Front Desk
Received From: Occupant - 38525
EIGHT MILE

628.52

WAT0070
Account No.: 032200006-001
Account Balance
: 0.00

Receipt Total	628.52
Total Charge	628.52
Total Remitted	628.52
Total Received	628.52

Transaction Statement

Service Address
38525 EIGHT MILE
LIVONIA, MI 48152

Mailing Address

Occupant - 38525 EIGHT MILE
38525 EIGHT MILE
LIVONIA, MI 48152

Account Number	Amount Due
032200006-001	$628.52

Account Number	From - Through
032200006-001	12/30/2025 - 06/30/2026

Services
Water & Sewer - Metered

Service Address
38525 EIGHT MILE
LIVONIA, MI 48152

Beginning Balance
$147.62

Date	Type	Amount	Description
12/30/2025	Payment	($147.62)	Check
03/16/2026	Bill	$471.41	Due Date 04/10/2026
04/16/2026	Penalty	$47.14	
06/15/2026	Bill	$109.97	Due Date 07/10/2026

Total Due
$628.52

Transaction Statement

Account Number 032200006-001

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

June 22, 2026

RE: 38525 Eight Mile

Attention: Planning Commissioners

The owner of the property is current on their property tax.

If you have any further questions, please contact me

Thank you

Susan Nash
Livonia City Treasurer

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: 05/27/2026 Petition 2026-06-02-17

Site Address: See Parcel # and address below Sidwell _____ Zoning of Property C-2

Requesting Approval To CONSTRUCT NEW DRIVE-THROUGH RESTAURANT AND RETAIL CENTER

Applicant: LESLIE ACCARDO Business/Company: PEA GROUP

Applicant's Address: 1849 POND RUN City: AUBURN HILLS State: MI Zip Code: 48326

Applicant's Phone # (248) 376-7920 Applicant's Email LACCARDO@PEAGROUP.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 inform

29085 7 Mile Rd, Livonia, MI 48152, Parcel 046-99-0011-002
29155 7 Mile Rd, Livonia, MI 48152, Parcel 046-99-0011-001
29205 7 Mile Rd, Livonia, MI 48152, Parcel 046-99-0014-002

1) **Site Plan** showing:
   - property dimensions, includi
   - 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**

9,124 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 $ 700 + 182 = 882 (To avoid scams, please see note above regarding invoices)

Owner of Property: FFM LIVONIA PROPERTIES, LLC

Owner's Address: PO BOX 490 City: MILFORD State: MI Zip Code 48381

Owner's Phone # (248) 310-9092 Owner's Email FUFIMUINC@GMAIL.COM

Signature of Owner: _____ Print Name: BRENT BRIDGEWATER

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

on this 28TH day of MAY 20 26

Signature of Notary _____ My commission expires 11/22/2027

Acting in the County of OAKLAND

TIFFANI CHILDS
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Nov 22, 2027
ACTING IN COUNTY OF Oakland

RECEIVED
CITY OF LIVONIA
2026 JUN 12 AM 10:55

29085 7 Mile Rd, Livonia, MI 48152, Parcel 046-99-0011-002
29155 7 Mile Rd, Livonia, MI 48152, Parcel 046-99-0011-001
29205 7 Mile Rd, Livonia, MI 48152, Parcel 046-99-0014-002

Owner of Property: FFM LIVONIA PROPERTIES, LLC

Owner's Address: PO BOX 490 City: MILFORD State: MI Zip Code: 48381

Owner's Phone # (248) 310-9092 Owner's Email FUFIMUINC@GMAIL.COM

Signature of Owner: [signature] Print Name: BRENT BRIDGEWATER

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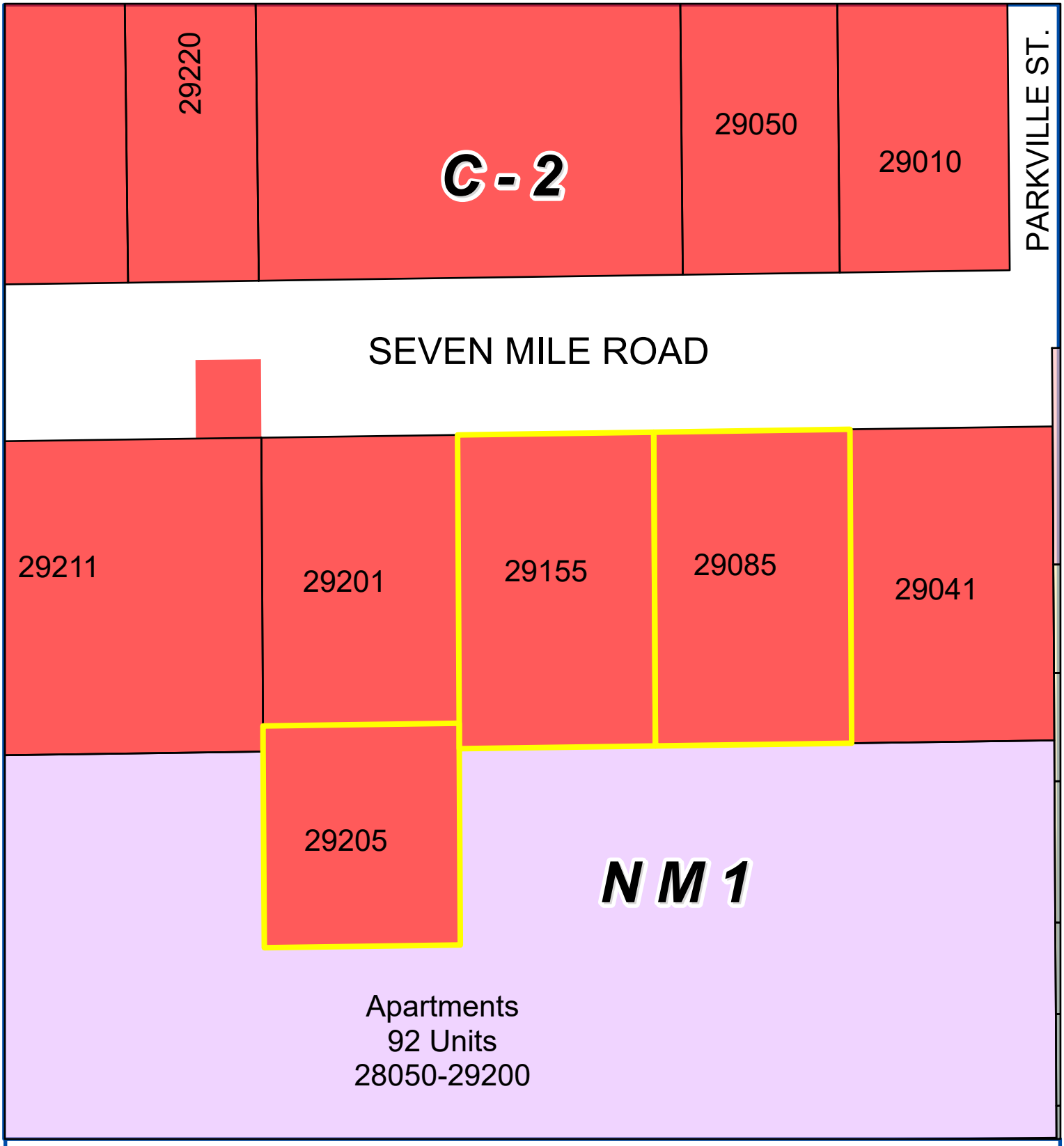
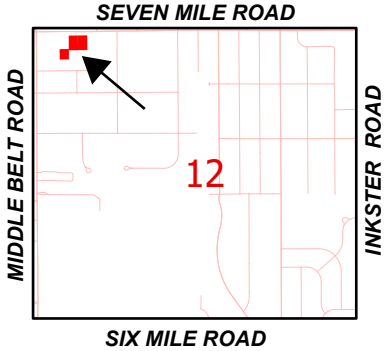
on this 28TH day of MAY 20 26.

Signature of Notary [signature] My commission expires 11/22/2027

Acting in the County of OAKLAND.

TIFFANI CHILDS
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Nov 22, 2027
ACTING IN COUNTY OF Oakland





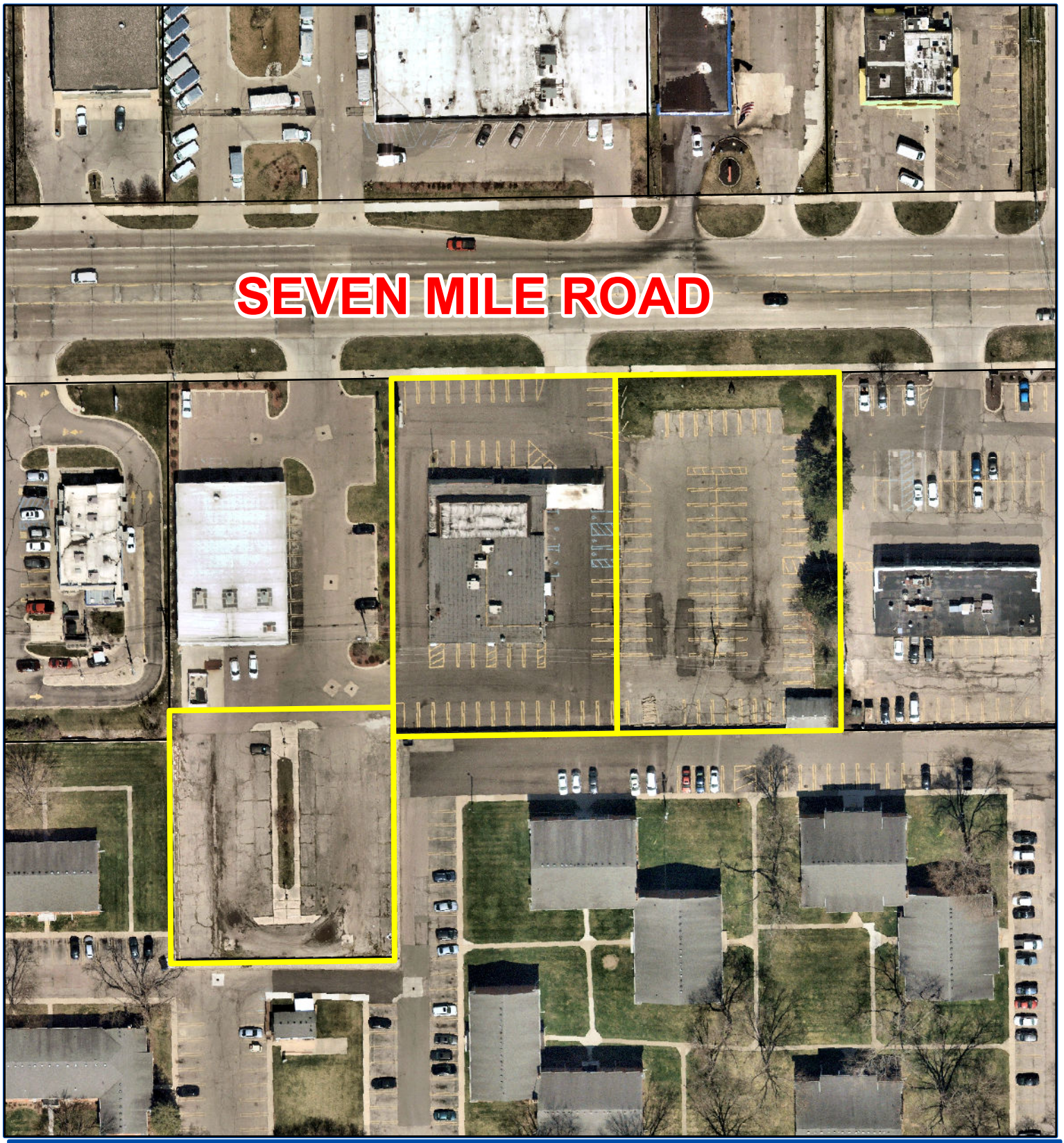
Address & Zoning Map

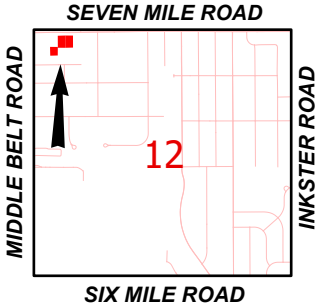
Petition 2026-06-02-17
Culver's
29085, 29155, 29205 Seven Mile Road

N

Not to Scale

City of Livonia
Planning Department





Aerial Map

Petition 2026-06-02-17
Culver's
29085, 29155, 29205 Seven Mile Road

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PREHEARING

ITEM 4

Petition 2026-06-02-17 submitted by PEA Group requesting waiver use approval under Sections 3.11 and Section 6.51 of the Livonia Zoning Ordinance, as amended, to construct a drive-thru restaurant (Culver's) and a 4,675 square-foot multi-tenant retail building, at 29155 Seven Mile Road, located on the south side of Seven Mile Road between Middle Belt Road and Maplewood Street in the Northwest 1/4 of Section 12.

July 7, 2026: Study Meeting:

This petition requests waiver use approval to construct a multi-tenant retail building and a full-service restaurant with a drive-thru window and outdoor seating. The proposal includes demolition of the existing building and parking areas. The subject site is located on the south side of Seven Mile Road between Middlebelt Road and Maplewood Street. The property is currently occupied by a banquet hall and associated accessory parking lots.

The proposal includes the redevelopment of three (3) connected parcels. The Topographic Survey labels the easternmost parcel located directly on Seven Mile Road as "Parcel 2". The center parcel which also has frontage on Seven Mile Road is labeled as "Parcel 1". "Parcel 3" sits back off Seven Mile Road to the southwest of the other parcels and is connected via an existing drive.

The petition parcels are zoned C-2 (General Business). Within this zoning district, drive-in restaurants and restaurants with drive-through or drive-up window facilities are permitted only as waiver uses, subject to approval by the Planning Commission.

To the north, across Seven Mile Road, are commercial properties including a storage facility, Hometown Car Wash, and Chicken Shack, all zoned C-2 (General Business). To the south is a multi-family residential development zoned NM-1 (Neighborhood Multi-Family). To the east is a family restaurant zoned C-2, and to the west is a commercial property occupied by an Advanced Auto Parts, also zoned C-2.

Site plans show the area identified as "Parcel 2" measures .83 acre with 150 feet of frontage on Seven Mile Road and a depth of 240 feet. The area contains a 4,449-square-foot Culver's drive-thru restaurant. The Culver's plan shows outdoor seating consisting of four (4) tables with a total of sixteen (16) seats beneath umbrellas located at the northeast corner of the building and 26 interior tabletops with seating for 86. The outdoor seating area would be bordered on the west and south by three foot (3') steel fencing and illuminated patio piers made of a stone veneer.

The area identified as “Parcel 1” also measures .83 acre in size with 150 feet of frontage on Seven Mile Road by a depth of 240 feet. This area shows a proposed 4,675-square-foot multi-tenant commercial building. The number of units and interior layout was not provided with this petition.

The area identified as “Parcel 3” measures approximately 0.58 acres and is designated for access and parking located southwest of the proposed retail building.

Access to the site is proposed via one (1) existing driveway along Seven Mile Road. Section 6.51 of the Zoning Ordinance requires that drive-through establishments provide a minimum of two (2) separate driveways, spaced at least thirty (30) feet apart. Access between “Parcel 1” and “Parcel 3” and the existing commercial property north of “Parcel 3” appear to be unchanged.

Per Section 9.03, off-street parking requirements states Drive-through restaurants: one (1) space per 125 square feet of floor area, plus one (1) space per three (3) outdoor seats, plus one (1) space per employee. Retail uses: one (1) space per 150 square feet of floor area. Based on these standards, the Culver’s restaurant requires a minimum of fifty-six (56) parking spaces, and the retail building requires thirty-two (32) spaces, for a total of eighty-eight (88) parking spaces. The site plan provides a total of 101 double stripped parking spaces. A minimum of four (4) barrier-free spaces are required. The site plan includes three (3) ADA-compliant parking spaces with accessible ramps and detectable warning strips.

The required setbacks in the C-2 district include a fifteen (15) foot front yard, eight (8) foot side yards (minimum total of sixteen (16) feet), and an eight (8) foot rear yard. The proposed development exceeds these minimum requirements, with approximately sixty-five (65) feet of front setback, a total of forty-one (41) feet of side setbacks, and approximately eighty-four (84) feet at the rear.

To access the drive-thru cars head south past the building then turning east. There are duel order lanes measuring approximately eleven (11) feet and ten and one-half (10.5) feet in width. The lanes run parallel to menu boards and merge into a single lane for order pickup. A bypass lane is provided, measuring at least twelve (12) feet in width, which complies with ordinance requirements.

Frontage landscaping requirements under Section 10.03 requires one (1) tree per 40 feet of frontage, one (1) ornamental tree per 100 feet; eight (8) shrubs per 40 feet. With approximately 272 feet of frontage, the site requires seven (7) deciduous trees, three (3) ornamental trees, and fifty-five (55) shrubs. The landscape plan meets and exceeds these requirements.

Interior landscaping is also required for parking areas exceeding forty (40) spaces. The plan provides eight (8) interior trees, exceeding the minimum requirement of seven (7). Where C-2 zoning abuts NM-1 zoning, a six (6) foot masonry wall or opaque fence and/or a twenty (20) foot greenbelt buffer is required. The petitioner proposes to maintain the existing wall along the southern property line and the eastern edge of the access drive.

Elevations show the proposed Culver's building material is comprised mainly of EIFS with veneer stone along the building corners and lower ¼ of building façade. There are a total of twelve (12) canvas awnings at a height of six feet and seven inches (6' 7"). The maximum permitted building height in the C-2 district is thirty-five (35) feet. The proposed Culver's building is approximately twenty-three (23) feet in height and complies with this requirement. Rooftop screening to shield building mechanical systems are required. The petitioner has not submitted building elevations or floor plans for the proposed retail building.

Two (2) dumpster enclosures are proposed on the site, one at the rear of each building. The Culver's enclosure contains two (2) eight-yard dumpster at a height of 8 foot 6 inches to the top of the pre-fabricated coping to match the building. The enclosure façade is shown as a stone veneer to match the proposed building. The enclosure doors face west and are labeled as wood planks with an aluminum gate frame. The retail building dumpster enclosure faces south and contains a single dumpster. The enclosure would measure six feet to the decorative stone cap and be made of masonry block with an exterior of architectural masonry to match the proposed building. The door of the enclosure are treated cedar that is stained to match the masonry of the building.

Stormwater runoff is proposed to be managed through an underground detention system. Detailed engineering plans must be submitted to the Engineering Division prior to issuance of building permits.

The photometric plan indicates that lighting will not spill onto adjacent properties. Light poles shall not exceed twenty (20) feet in height, consistent with ordinance standards.

The site is permitted one (1) ground sign not exceeding thirty (30) square feet in area and six (6) feet in height, with a minimum setback of ten (10) feet from the right-of-way.

Drive-through facilities are permitted one (1) menu board and one (1) pre-menu board per lane, subject to size limitations. Any nonconforming signage will require approval from the Zoning Board of Appeals.

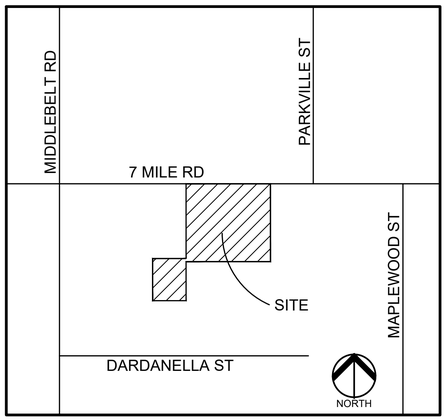
PRELIMINARY SITE PLANS

LIVONIA MIXED USE

29155 W SEVEN MILE RD.

LIVONIA, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
6/12/2026		SITE PLAN APPROVAL



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY SITE PLAN
C-3.1	TRUCK TURNING PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-6.0	PRELIMINARY UTILITY PLAN
C-9.0	NOTES AND DETAILS
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
	ARCHITECTURAL DRAWINGS
A-2.0	DIMENSIONED FLOOR PLAN
A-2.1	FURNITURE & FIXTURE PLAN
A-3	EXT. ELEV'S DOOR AND WIND. SCHEDULE
A-8	X-SCTN'S DETAILS
A-9	X-SCTN'S DETAILS
A-10	X-SCTN'S DETAILS
R-1	REFUSE ENCL.
	PHOTOMETRIC PLANS
SHEET 1	LIGHTING PLAN
SHEET 2	LIGHTING DETAILS

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

FFM LIVONIA PROPERTIES, LLC
30500 NORTHWESTERN HIGHWAY, SUITE 200
FARMINTON HILLS, MI 48334
CONTACT: MATTHEW SWANKTO
EMAIL: MSWANTKO@LANDMARKCRES.COM

CIVIL ENGINEER

PEA GROUP
1849 POND RUN
AUBURN HILLS, MI 48326
CONTACT: LESLIE ACCARDO
PHONE: 844.813.2949
EMAIL: LACCARDO@PEAGROUP.COM

ARCHITECT

HENRICKSON ARCHITECTURE
2325 BELMONT CENTER DR., SUITE B
BELMONT, MI 49306
CONTACT: JACKIE VANDERPLOEG
PHONE: 616.458.5554
EMAIL: JACKIE@HENRICKSONAP.COM

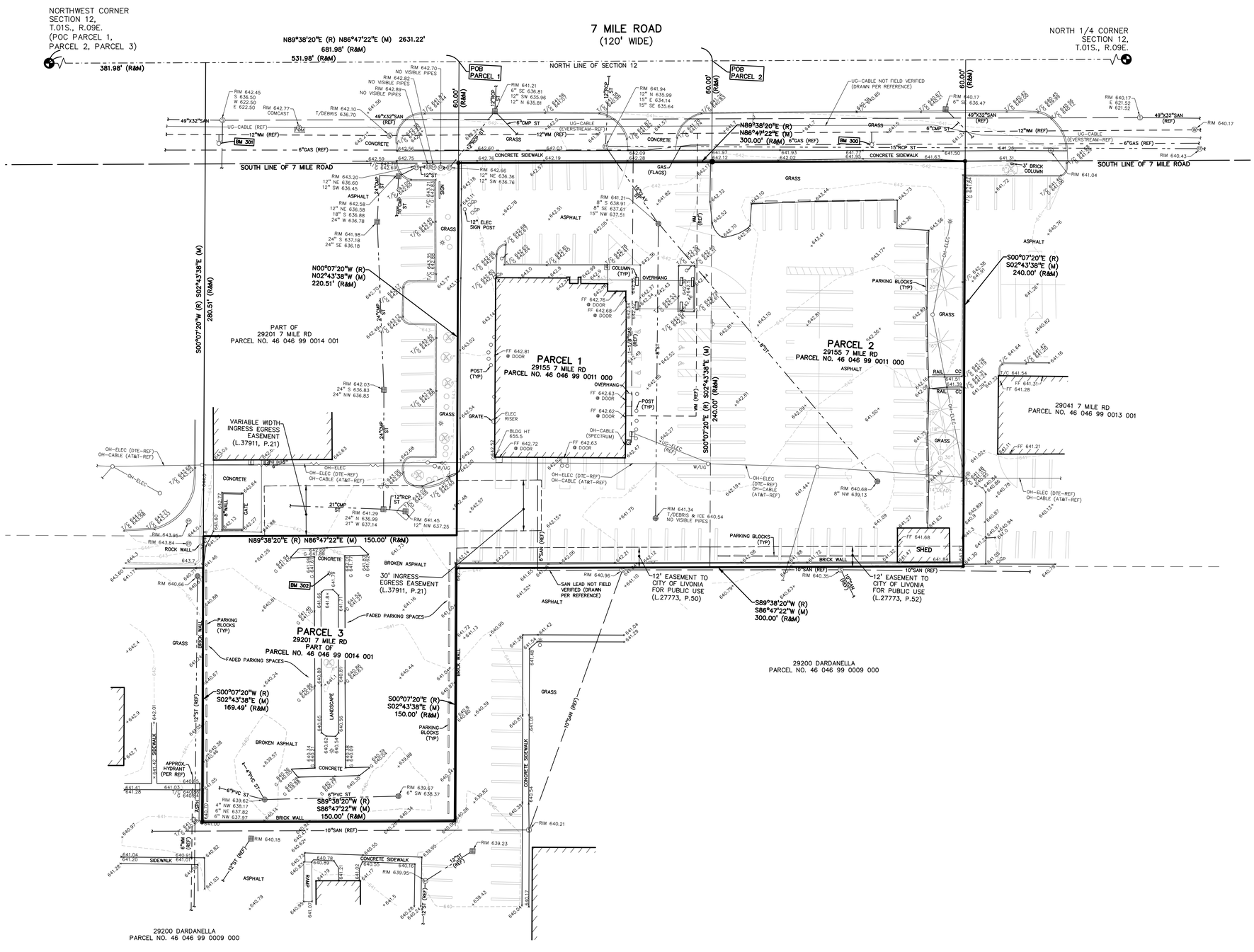
LANDSCAPE ARCHITECT

PEA GROUP
7927 NEMCO WAY, STE. 115
BRIGHTON, MI 48116
CONTACT: JANET EVANS, PLA
PHONE: 844.813.2949
EMAIL: JEVANS@PEAGROUP.COM

PEA GROUP

REVISIONS	
DESCRIPTION	DATE
SITE PLAN APPROVAL	6/12/2026

NOT FOR CONSTRUCTION



LEGEND:

- EX. OH, ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE & METER
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT, MANHOLE & CULVERT
- EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
- EX. YARD DRAIN, ROOF DRAIN & DOWNSPOUT
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN & GUARD POST
- EX. LIGHT POLE & YARD LIGHT
- EX. PUBLIC LIGHTING MANHOLE
- EX. FENCE
- EX. GUARD RAIL
- EX. DEC, TREE, CONIFEROUS TREE & SHRUB
- EX. TREE TAG, & TREE LINE
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND
- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- (R) (M) (C) RECORDED / MEASURED / CALCULATED

NORTH

0 15 30 60

SCALE: 1" = 30'

811 Know what's below. Call before you dig.

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REFERENCE DRAWINGS:

SURVEY, LANDMARK ENGINEERING JOB NO. 1248, FILE NO. TS-1, DATED 01/24/2022

ELECTRIC	DTE ELECTRIC MAP 268-338, DATED 01/26/2026
CABLE	AT&T MAP A1, DATED 01/26/2026 EVERSTREAM MAP, EMAIL DATED 01/22/2026
GAS	CONSUMERS MAP 5159122, DATED 10/09/2025 CONSUMERS SERVICE MAP, EMAIL DATED 01/21/2026
SANITARY SEWER	SANITARY SEWER & WATER MAIN, CITY OF LIVONIA EMAIL DATED 01/22/2026
STORM SEWER	PAVING & STORM SEWER, CITY OF LIVONIA EMAIL DATED 01/22/2026
WATER MAIN	SANITARY SEWER & WATER MAIN, CITY OF LIVONIA EMAIL DATED 01/22/2026

LEGAL DESCRIPTION:

(PER FIRST AMERICAN INSURANCE COMPANY COMMITMENT NO. NCS-1290202-MICH, COMMITMENT DATE 10/01/2025)

LAND IN THE CITY IF LIVONIA, WAYNE COUNTY, MI, DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 1 SOUTH, RANGE 9 EAST DESCRIBED AS BEGINNING AT A POINT ON THE NORTH SECTION LINE DISTANT NORTH 89 DEGREES 36 MINUTES*, 20 SECONDS EAST, 531.98 FEET FROM THE NORTHWEST CORNER OF SECTION 12 AND PROCEEDING THENCE NORTH 89 DEGREES 38 MINUTES 20 SECONDS EAST ALONG SAID LINE 150.0 FEET; THENCE SOUTH 0 DEGREE 07 MINUTES 20 SECONDS WEST 300.0 FEET; THENCE SOUTH 89 DEGREES, 38 MINUTES, 20 SECONDS WEST 150.0 FEET; THENCE NORTH 0 DEGREE, 07 MINUTES, 20 SECONDS EAST 300.0 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 60 FEET THEREOF.

PARCEL 2:
THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 1 SOUTH, RANGE 9 EAST, DESCRIBED AS BEGINNING AT A POINT ON THE NORTH SECTION LINE DISTANT NORTH 89 DEGREES 38 MINUTES 20 SECONDS EAST 681.98 FEET FROM THE NORTHWEST CORNER OF SECTION 12, AND PROCEEDING THENCE NORTH 89 DEGREES 38 MINUTES 20 SECONDS EAST ALONG SAID LINE 150 FEET; THENCE SOUTH 0 DEGREE, 07 MINUTES, 20 SECONDS WEST 300.0 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES, 20 SECONDS WEST 150.0 FEET; THENCE NORTH 0 DEGREE 07 MINUTES, 20 SECONDS EAST 300.0 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 60 FEET THEREOF.

PARCEL 3:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 12, TOWN 1 SOUTH, RANGE 9 EAST, THENCE NORTH 89 DEGREES 38 MINUTES 20 SECONDS EAST 381.98 FEET AND SOUTH 00 DEGREES 07 MINUTES 20 SECONDS WEST 280.51 FEET TO THE POINT OF BEGINNING CONTINUING THENCE NORTH 89 DEGREES 38 MINUTES 20 SECONDS EAST 150.00 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 20 SECONDS WEST 169.49 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 20 SECONDS WEST 150.00 FEET THENCE NORTH 00 DEGREES 07 MINUTES 20 SECONDS EAST 169.49 FEET TO THE POINT OF BEGINNING.

* APPEARS TO BE A TYPOGRAPHICAL ERROR IN THE TITLE COMMITMENT, SHOULD 38 MINUTES

BENCHMARKS:

(GPS DERIVED - NAVD88)

BM #300
ARROW ON A HYDRANT LOCATED ON THE SOUTH SIDE OF 7 MILE ROAD APPROX. 170' NORTHEAST FROM THE NORTHEAST BUILDING CORNER OF 29155 7 MILE RD.
ELEV - 643.70

BM #301
ARROW ON A HYDRANT LOCATED ON THE SOUTH SIDE OF 7 MILE ROAD, IN FRONT OF 20291 7 MILE RD (ADVANCE AUTO PARTS).
ELEV - 645.13

BM #302
MAG NAIL IN TOP NORTH SIDE OF ALIGHT POLE BASE LOCATED APPROX. 66' SOUTH FROM THE SOUTHEAST BUILDING CORNER OF 29201 7 MILE RD.
ELEV - 645.52

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26163C0062E, DATED 02/02/2012.

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
LUCAS DRIESENGA
License No. 6201309300
REGISTERED PROFESSIONAL ENGINEER

CLIENT

FFM LIVONIA PROPERTIES, LLC
30500 NORTHWESTERN HIGHWAY
SUITE 200
FARMINGTON HILLS, MI 48334

PROJECT TITLE

LIVONIA MIXED USE
29155 W SEVEN MILE RD.
LIVONIA, MI

REVISIONS
- -

ORIGINAL ISSUE DATE:
JUNE 12, 2026

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	26-0014
P.M.	LAA
DN.	BV
DES.	BV

DRAWING NUMBER:
C-1.0

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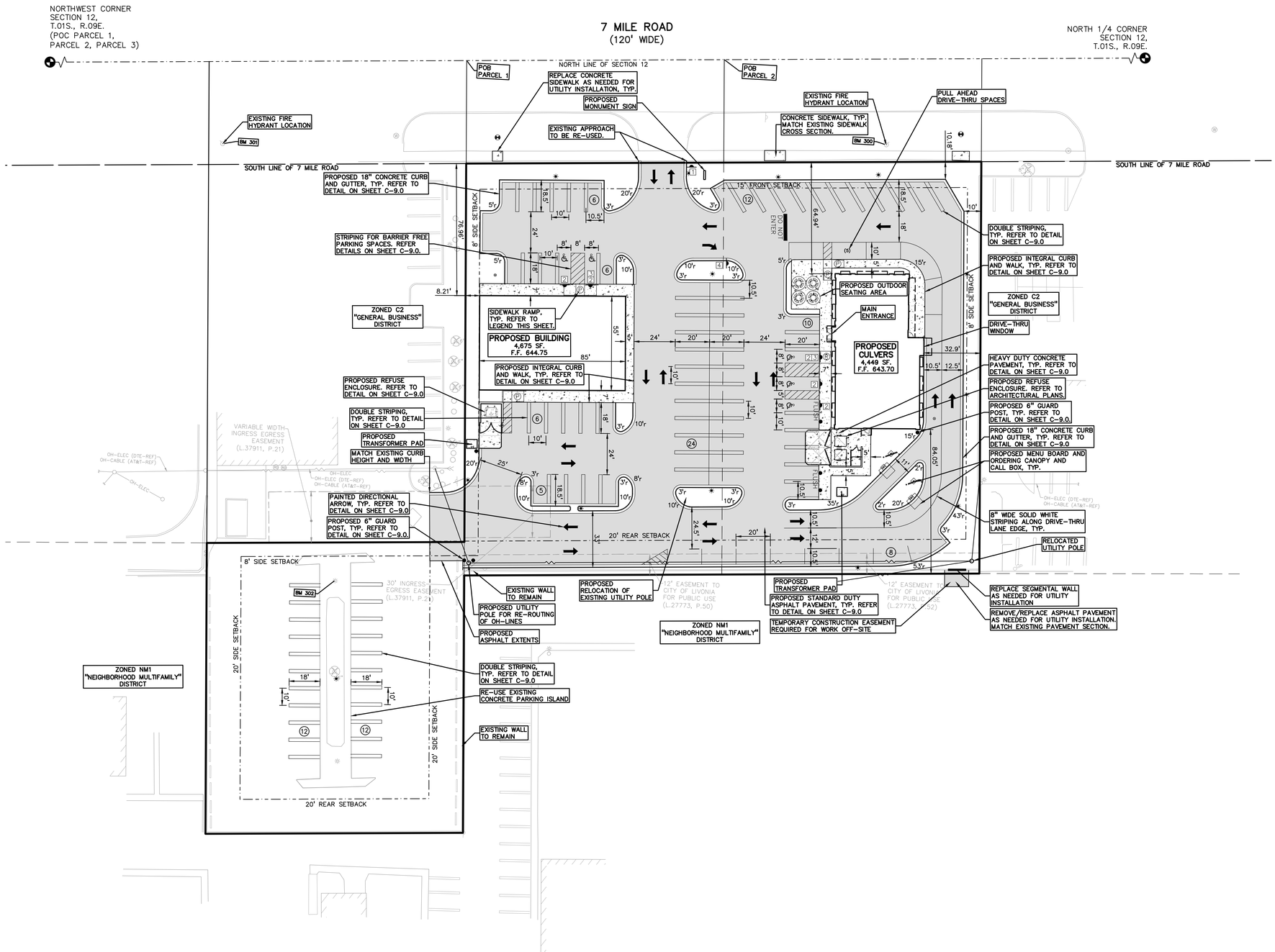

LEGEND:

- CONCRETE PAVEMENT (STD DUTY / HEAVY DUTY)
- ASPHALT PAVEMENT (STD DUTY)
- CONCRETE CURB AND GUTTER
- SETBACK LINE
- SIGN / LIGHTPOLE

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.

SITE DATA TABLE:

SITE AREA:
PARCEL 1 (# 46 046 99 0011 000): 35,998 SF (0.83 ACRE)
PARCEL 2 (# 46 046 99 0011 000): 35,998 SF (0.83 ACRE)
PARCEL 3 (# 46 046 99 0011 001): 25,423 SF (0.58 ACRE)
TOTAL: 97,419 SF (2.24 ACRE)

ZONING: C-2 GENERAL BUSINESS

PROPOSED USE: RETAIL (4,675 SF)/RESTAURANT (4,060 SF.)

BUILDING INFORMATION:
- MAXIMUM ALLOWABLE BUILDING HEIGHT = 35 FT.(2 STORIES)
- PROPOSED BUILDING HEIGHT = 1 STORY

- BUILDING FOOTPRINT AREA (RESTAURANT) = 4,060 SF
- BUILDING FOOTPRINT AREA (RETAIL) = 4,675 SF
- BUILDING FOOTPRINT AREA (TOTAL) = 8,735 SF

- BUILDING LOT COVERAGE = 8.97%

SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
• FRONT (NORTH)	15'	64.94'
• SIDE (EAST)	8'	32.90'
• SIDE (WEST)	8'	8.21'
• REAR (SOUTH)	20'	84.05'

PARKING CALCULATIONS:

REQUIRED
- RETAIL = 1 SPACE PER 150 SF.
- TOTAL RETAIL PARKING REQUIRED = 4,675/150 = 32 SPACES

RESTAURANT = 1 SPACE PER 125 SF OF FLOOR AREA + 1 SEAT PER 3 OUTDOOR SEATS + 1 SPACE PER EMPLOYEE
= (4,060/125) + (16/3) + (15) = 54 SPACES

TOTAL PARKING REQUIRED = 86 SPACES

TOTAL PARKING PROVIDED = 101 SPACES

NOTE: NUMBER OF REQUIRED STACKING SPACES NOT DEFINED IN ORDINANCE

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R' (R)
SIDEWALK RAMP 'TYPE P' (P)
REFER TO STANDARD RAMP AND DETECTABLE WARNING DETAILS

SIGN LEGEND:

'STOP' SIGN	[1]
'BARRIER FREE PARKING' SIGN	[2]
'VAN ACCESSIBLE' SIGN	[3]
'RIGHT TURN ONLY' SIGN	[4]

REFER TO DETAIL SHEET FOR SIGN DETAILS

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STATE OF MICHIGAN
LUCAS DRIESENGA
License No. 6201309300
REGISTERED PROFESSIONAL ENGINEER

NORTH
0 15 30 60
SCALE: 1" = 30'

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CLIENT
FFM LIVONIA PROPERTIES, LLC
30500 NORTHWESTERN HIGHWAY
SUITE 200
FARMINGTON HILLS, MI 48334

PROJECT TITLE
LIVONIA MIXED USE
29155 W SEVEN MILE RD.
LIVONIA, MI

REVISIONS
- -

ORIGINAL ISSUE DATE:
JUNE 12, 2026

DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO.	26-0014
P.M.	LAA
DN.	BV
DES.	BV

DRAWING NUMBER:
C-3.0

NOT FOR CONSTRUCTION

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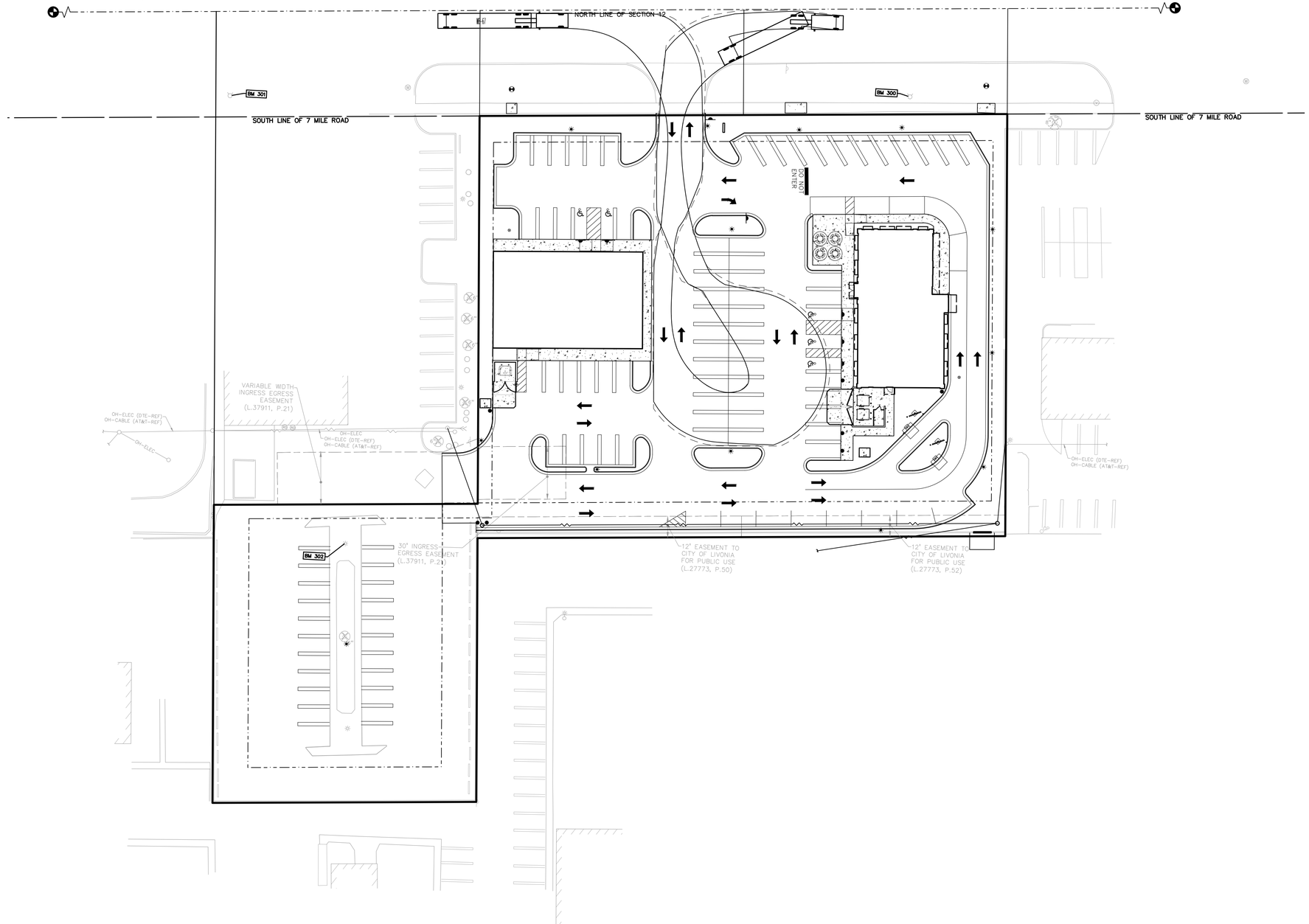

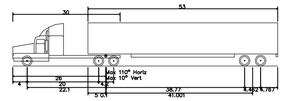

WB-67	
Overall Length	74.000ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.134ft
Max Track Width	8.500ft
Lock-to-lock Time	4.0s
Max Wheel Angle	35.00°

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LICENSED PROFESSIONAL ENGINEER

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SUITE 200
FARMINGTON HILLS, MI 48334

PROJECT TITLE
LIVONIA MIXED USE
29155 W SEVEN MILE RD.
LIVONIA, MI

REVISIONS
- -

ORIGINAL ISSUE DATE:
JUNE 12, 2026

DRAWING TITLE
TRUCK TURNING PLAN

PEA JOB NO.	26-0014
P.M.	LAA
DN.	BV
DES.	BV

DRAWING NUMBER:
C-3.1

NOT FOR CONSTRUCTION

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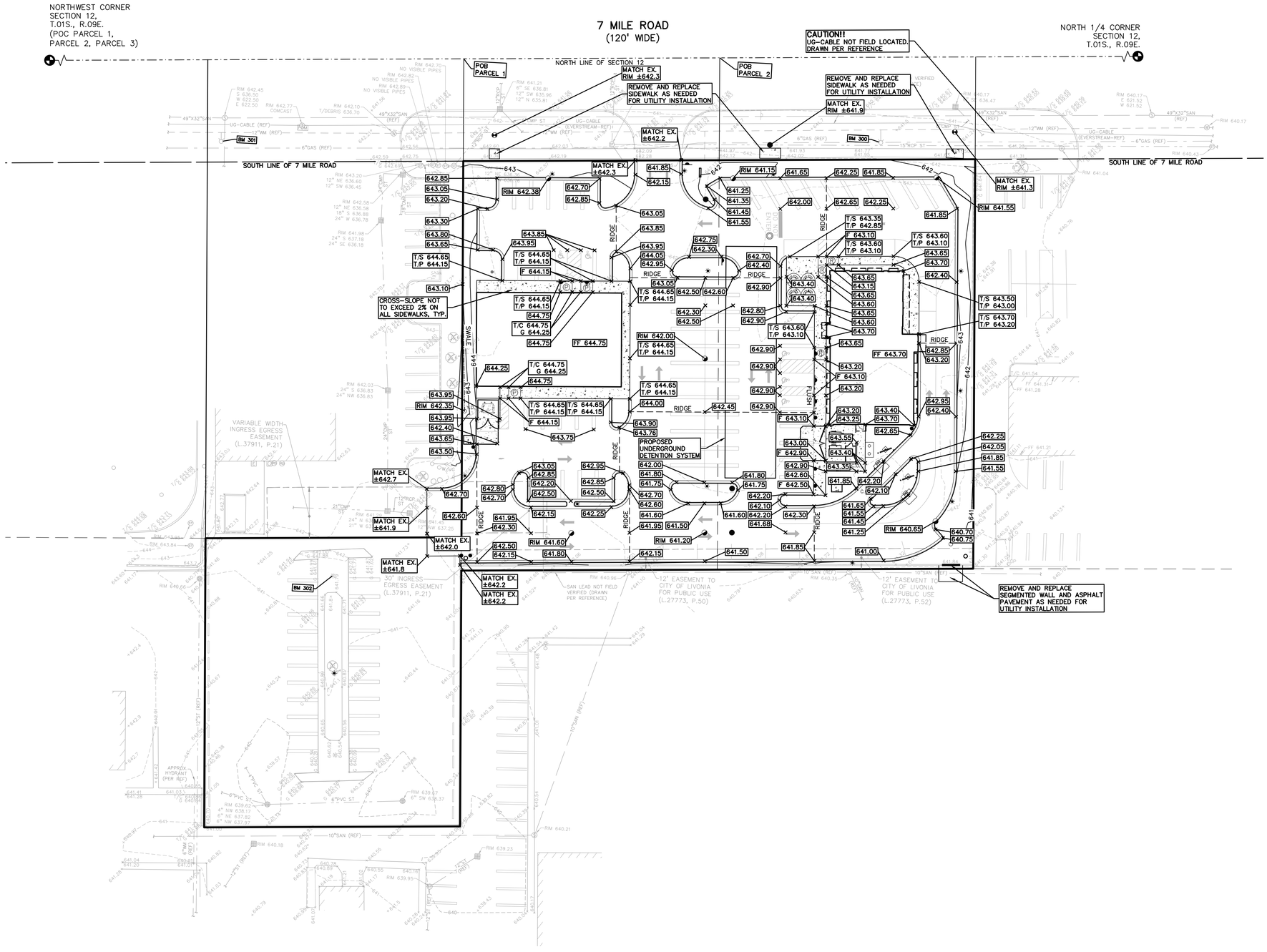

GRADING LEGEND:

698.91 / 698.35	EXISTING SPOT ELEVATION / PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
670	EXISTING CONTOUR
922	PROPOSED CONTOUR
	PROPOSED RIDGE LINE
	PROPOSED SWALE/DITCH

ABBREVIATIONS

T/C = TOP OF CURB	F = FLUSH WALK
T/P = TOP OF PAVEMENT	G = GUTTER GRADE
T/S = TOP OF SIDEWALK	FF = FINISH FLOOR
T/W = TOP OF WALL	FG = FINISH GRADE
B/W = BOTTOM OF WALL	RIM = RIM ELEVATION

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #300
ARROW ON A HYDRANT LOCATED ON THE SOUTH SIDE OF 7 MILE ROAD APPROX. 170' NORTHEAST FROM THE NORTHEAST BUILDING CORNER OF 29155 7 MILE RD.
ELEV - 643.70

BM #301
ARROW ON A HYDRANT LOCATED ON THE SOUTH SIDE OF 7 MILE ROAD, IN FRONT OF 20291 7 MILE RD (ADVANCE AUTO PARTS).
ELEV - 645.13

BM #302
MAG NAIL IN TOP NORTH SIDE OF ALIGHT POLE BASE LOCATED APPROX. 66' SOUTH FROM THE SOUTHEAST BUILDING CORNER OF 29201 7 MILE RD.
ELEV - 645.52

EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R' (R)

SIDEWALK RAMP 'TYPE P' (P)

REFER TO STANDARD RAMP AND DETECTABLE WARNING DETAILS

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LICENSED PROFESSIONAL ENGINEER

NORTH

0 15 30 60
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FARMINGTON HILLS, MI 48334

PROJECT TITLE
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29155 W. SEVEN MILE RD.
LIVONIA, MI

REVISIONS
- -

ORIGINAL ISSUE DATE:
JUNE 12, 2026

DRAWING TITLE
PRELIMINARY GRADING PLAN

PEA JOB NO.	26-0014
P.M.	LAA
DN.	BV
DES.	BV

DRAWING NUMBER:
C-4.0

NOT FOR CONSTRUCTION

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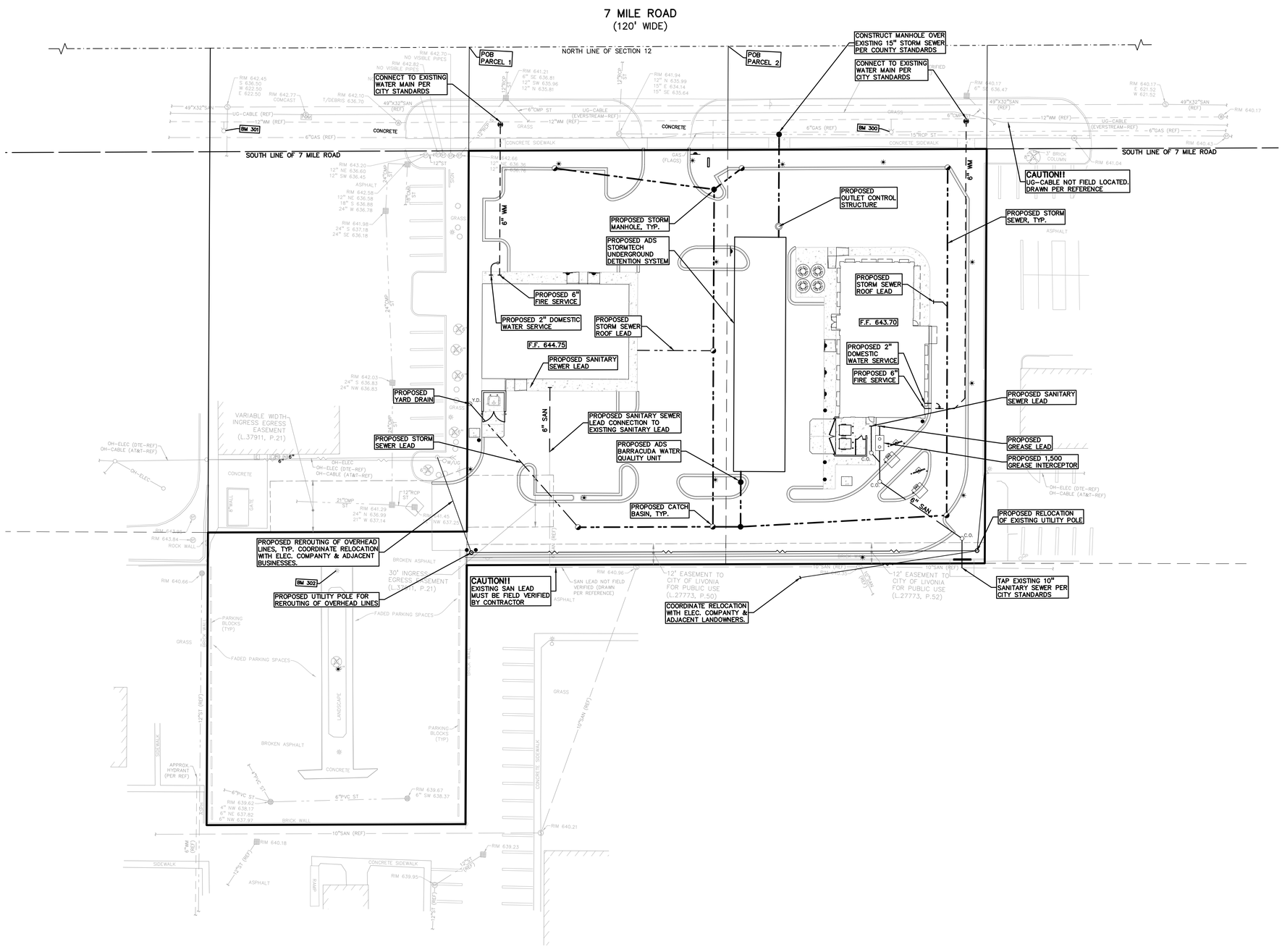


UTILITY LEGEND:

- EX. OH. ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT AND GATE VALVE
- PROPOSED TAPPING SLEEVE, VALVE & WELL
- PROPOSED POST INDICATOR VALVE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY CLEANOUT & MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER CLEANOUT & MANHOLE
- PROPOSED CATCH BASIN, INLET & YARD DRAIN

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
LUCAS DRIESENGA
License No. 6201309300
REGISTERED PROFESSIONAL ENGINEER

NORTH

0 15 30 60

SCALE: 1" = 30'

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE AND NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT

FFM LIVONIA PROPERTIES, LLC
30500 NORTHWESTERN HIGHWAY
SUITE 200
FARMINGTON HILLS, MI 48334

PROJECT TITLE

LIVONIA MIXED USE
29155 W SEVEN MILE RD.
LIVONIA, MI

REVISIONS
- -

ORIGINAL ISSUE DATE:
JUNE 12, 2026

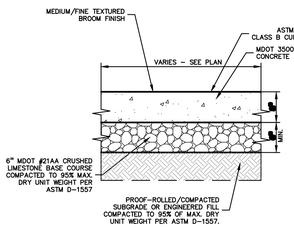
DRAWING TITLE
PRELIMINARY UTILITY PLAN

PEA JOB NO.	26-0014
P.M.	LAA
DN.	BV
DES.	BV

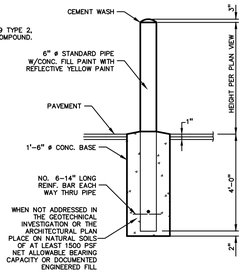
DRAWING NUMBER:
C-6.0

NOT FOR CONSTRUCTION

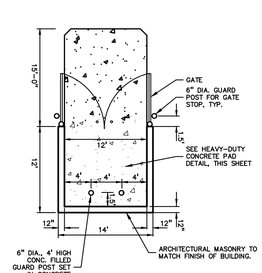
S:\PROJECTS\2026\26-0014_7MILE_MIXED_USE\ENGV_SITE_PLAN\{C-6.0}UTIL_26-0014.dwg PLOT DATE:6/1/2026 2:50 PM BY:Brendon Vargo



HEAVY DUTY CONCRETE PAD DETAIL
NOT TO SCALE



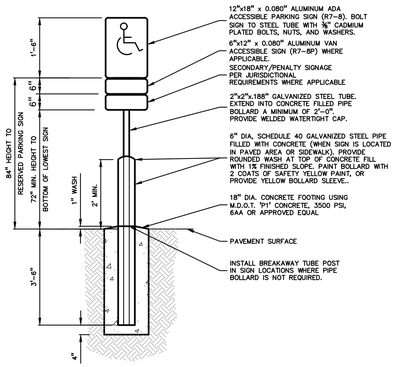
6" DIA. GUARD POST DETAIL
NOT TO SCALE



SINGLE DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

ADA ACCESSIBLE SIGN NOTES:

1. ONE SIGN IS REQUIRED AT EACH ADA ACCESSIBLE PARKING SPACE.
2. ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARDS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
3. WHEN TWO ADA ACCESSIBLE PARKING SPACES ARE ADJACENT AND FACING EACH OTHER, TWO SIGNS ARE REQUIRED, BUT CAN BE MOUNTED ON THE SAME POST.
4. SIGN POSTS SHALL BE 2" NOM. SQUARE 14-GAUGE GALVANIZED STEEL TUBE WITH 7/16" HOLES AT 1" CENTERS. POSTS SHALL TELESCOPE INSIDE ANCHOR POSTS A MINIMUM OF 12".
5. ANCHOR POSTS SHALL BE 2.25" NOM. SQUARE 12-GAUGE GALVANIZED STEEL POST, A MINIMUM OF 3 FEET LONG.
6. IF THESE NOTES AND DETAILS CONFLICT WITH LOCAL CODES AND ORDINANCES, THE STRICTER REQUIREMENT SHOULD BE USED.
7. ALTERNATE MATERIALS MAY BE USED IF IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL REQUIREMENTS.



ADA ACCESSIBLE SIGN AND POST DETAIL
NOT TO SCALE

AGGREGATE BASE NOTE:
THIS PAVEMENT SECTION DESIGN ASSUMES THE USE OF MDOT 21AA CRUSHED LIMESTONE BASE MATERIAL THAT MEETS THE REQUIREMENTS OF MDOT STANDARD SPECIFICATION SECTION 902 FOR AGGREGATES. IF CRUSHED CONCRETE AGGREGATE BASE IS PROPOSED IN LIEU OF THE SPECIFIED CRUSHED LIMESTONE MATERIAL, PEA GROUP WILL REQUIRE A MINIMUM 25% INCREASE IN BASE THICKNESS. HOWEVER, IF TESTING DOCUMENTATION IS PROVIDED TO PEA GROUP THAT SHOWS THAT THE CRUSHED CONCRETE MATERIAL MEETS ALL REQUIREMENTS OF MDOT SPECIFICATION SECTION 902, THEN THE 25% INCREASE IN THICKNESS MAY BE REEVALUATED.

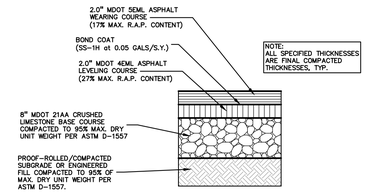
ASPHALT MATERIAL NOTES:
HOT-MIX ASPHALT (HMA) MIXTURES UTILIZING RECYCLED ASPHALT PAVEMENT (RAP) SHALL MEET MDOT SPECIAL PROVISION 12SP501(E). REFER TO ADJACENT CHART FOR BINDER.

IF RAP IS USED IN ANY HMA MIX, THE ASPHALT BINDER GRADE MUST BE ADJUSTED IN ACCORDANCE WITH MDOT TIER 1 OR TIER 2 REQUIREMENTS (RAP BINDER CONTRIBUTION UP TO 27% MAXIMUM). TIER 3 MIXES ARE NOT PERMITTED.

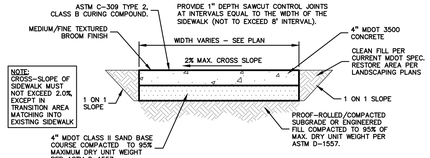
AN APPROVED ASPHALT MIX DESIGN FOR EACH SPECIFIED MIX SHALL BE SUBMITTED TO PEA GROUP FOR REVIEW PRIOR TO CONSTRUCTION.

ASPHALT MIX DESIGN CHART

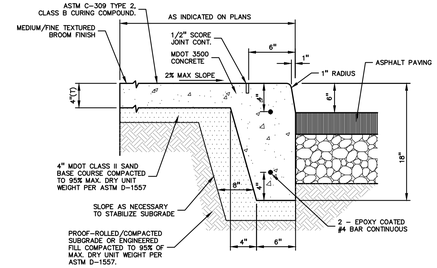
COMMERCIAL ADT 0-300	COMMERCIAL ADT 301-1000	COMMERCIAL ADT 1001-3400	COMMERCIAL ADT 3401	APPLICATION RATE (LB/YD²), MINIMUM - MAXIMUM	COURSE APPLICATION
2EL	2EML	2EMH	2EH	435-550	BASE
3EL	3EML	3EMH	3EH	330-410	BASE AND/OR LEVELING
4EL	4EML	4EMH	4EH	220-275	LEVELING AND/OR TOP
5EL	5EML	5EMH	5EH	165-220	TOP
PG 58-28	PG 64-28 (TIER 1) PG 64-22 (TIER 2)	PG 64-28 (TIER 1) PG 64-22 (TIER 2)	PG 70-28P		



STANDARD DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY)
NOT TO SCALE

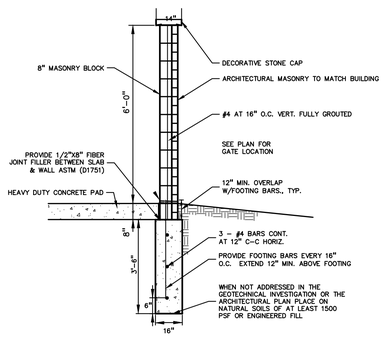


CONCRETE SIDEWALK
NOT TO SCALE

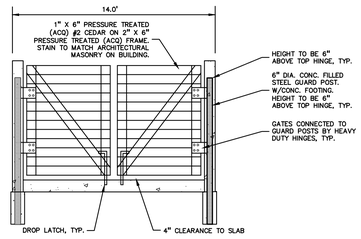


CONTRACTION JOINTS TO BE T/4 DEEP, SPACED AT INTERVALS TO MATCH SIDEWALK WIDTH (SAWCUT). 1/2-INCH PRE-MOLDED FILLER EXPANSION JOINTS WITH JOINT SEALANT SHALL BE PLACED ONLY WHERE SIDEWALK ABUTS A STRUCTURE.

INTEGRAL CURB AND SIDEWALK
NOT TO SCALE

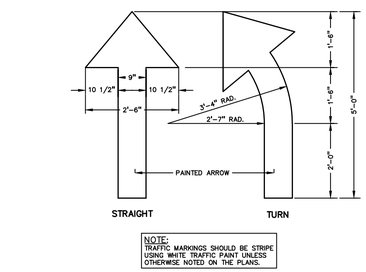


DUMPSTER ENCLOSURE WALL CROSS SECTION
NOT TO SCALE



TRASH ENCLOSURE GATE DETAIL
NOT TO SCALE

SINGLE TRASH ENCLOSURE DETAILS
NOT TO SCALE

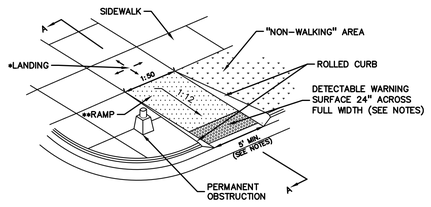


NOTE:
TRAFFIC MARKINGS SHOULD BE STRIPE USING WHITE TRAFFIC PAINT, UNLESS OTHERWISE NOTED ON THE PLANS.

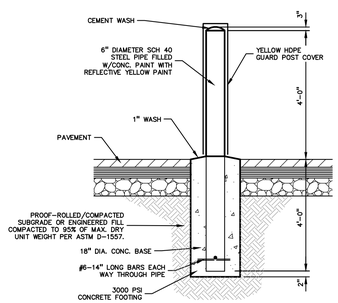
PAINTED DIRECTIONAL ARROWS
NOT TO SCALE

*MAXIMUM LANDING SLOPE IS 1:48 (2.08%) IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' X 5'. SEE NOTES.

**MAXIMUM RAMP CROSSING SLOPE IS 1:48 (2.08%). RUNNING SLOPE 5%-7% (8.33% MAXIMUM). SEE NOTES.



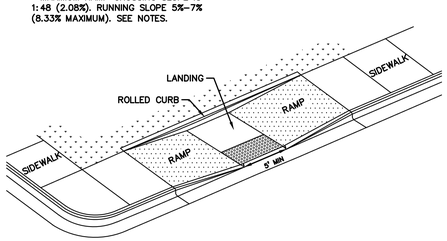
CURB RAMP TYPE R
(ROLLED SIDES)
NOT TO SCALE



6" DIA. GUARD POST DETAIL
NOT TO SCALE

*MAXIMUM LANDING SLOPE IS 1:48 (2.08%) IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' X 5'. SEE NOTES.

**MAXIMUM RAMP CROSSING SLOPE IS 1:48 (2.08%). RUNNING SLOPE 5%-7% (8.33% MAXIMUM). SEE NOTES.



CURB RAMP TYPE P1
(PARALLEL RAMP)
DO NOT USE IN AREAS WHERE PONDING MAY OCCUR
NOT TO SCALE

24" x 30"
BLACK ON WHITE REFLECTORIZED
7'-0" MOUNTING HEIGHT
(R3-5R)

RIGHT TURN ONLY SIGN DETAIL
NOT TO SCALE

30" x 30"
WHITE ON RED REFLECTORIZED
7'-0" MOUNTING HEIGHT
(R1-1)

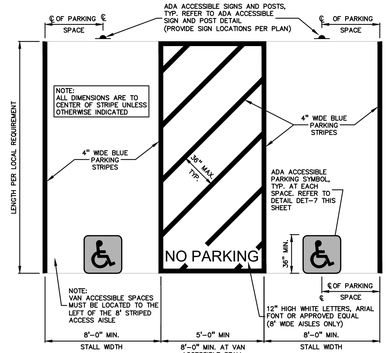
STOP SIGN DETAIL
NOT TO SCALE

12" x 18" (R7-8)
GREEN BORDER AND LEGEND
WHITE SYMBOL, BLUE BACKGROUND.
REFLECTORIZED

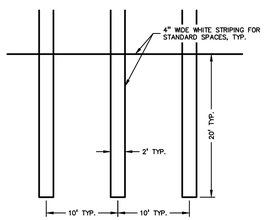
ADA ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

12" x 18" (R7-8)
GREEN BORDER AND LEGEND
WHITE SYMBOL, BLUE BACKGROUND.
REFLECTORIZED
NOTE:
MAY ONLY BE USED AT 11' WIDE SPACES LOCATED ON THE LEFT SIDE OF A 5' WIDE AISLE, OR 8' WIDE SPACES LOCATED TO THE LEFT OF 8' WIDE AISLES
6" x 12" (R7-8P)
GREEN BORDER AND LEGEND
REFLECTORIZED

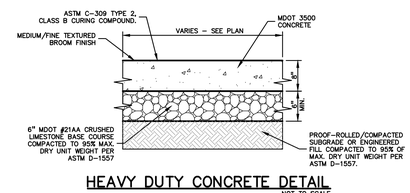
VAN ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



ALTERNATE ADA ACCESSIBLE PARKING STALL DETAIL
NOT TO SCALE



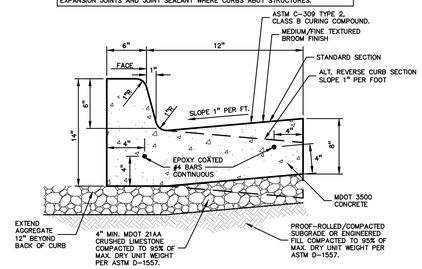
DOUBLE STRIPING DETAIL
NOT TO SCALE



HEAVY DUTY CONCRETE DETAIL
NOT TO SCALE

NOTE:
ALTERNATE REVERSE CURB SECTION TO BE USED ONLY WHEN DRAINING AWAY FROM CURB. SEE PLAN FOR LOCATION.

NOTE:
PROVIDE CONTROL JOINTS IN CURB AT 10' O.C. PROVIDE EXPANSION JOINT AND JOINT SEALANT AT END OF RADIUS RETURNS PER MDOT AND ACA STANDARDS. PROVIDE EXPANSION JOINTS AND JOINT SEALANT WHERE CURBS ABUT STRUCTURES.



18"x6" STANDARD CONCRETE CURB AND GUTTER
NOT TO SCALE

PEA GROUP
t: 844.813.2949
www.peagroup.com
STATE OF MICHIGAN
LUCAS DRIESENGA
License No. 6201309300
REGISTERED PROFESSIONAL ENGINEER

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CLIENT
FFM LIVONIA PROPERTIES, LLC
30500 NORTHWESTERN HIGHWAY
SUITE 200
FARMINGTON HILLS, MI 48334

PROJECT TITLE
LIVONIA MIXED USE
29155 W SEVEN MILE RD.
LIVONIA, MI

REVISIONS
- -

ORIGINAL ISSUE DATE:
JUNE 12, 2026

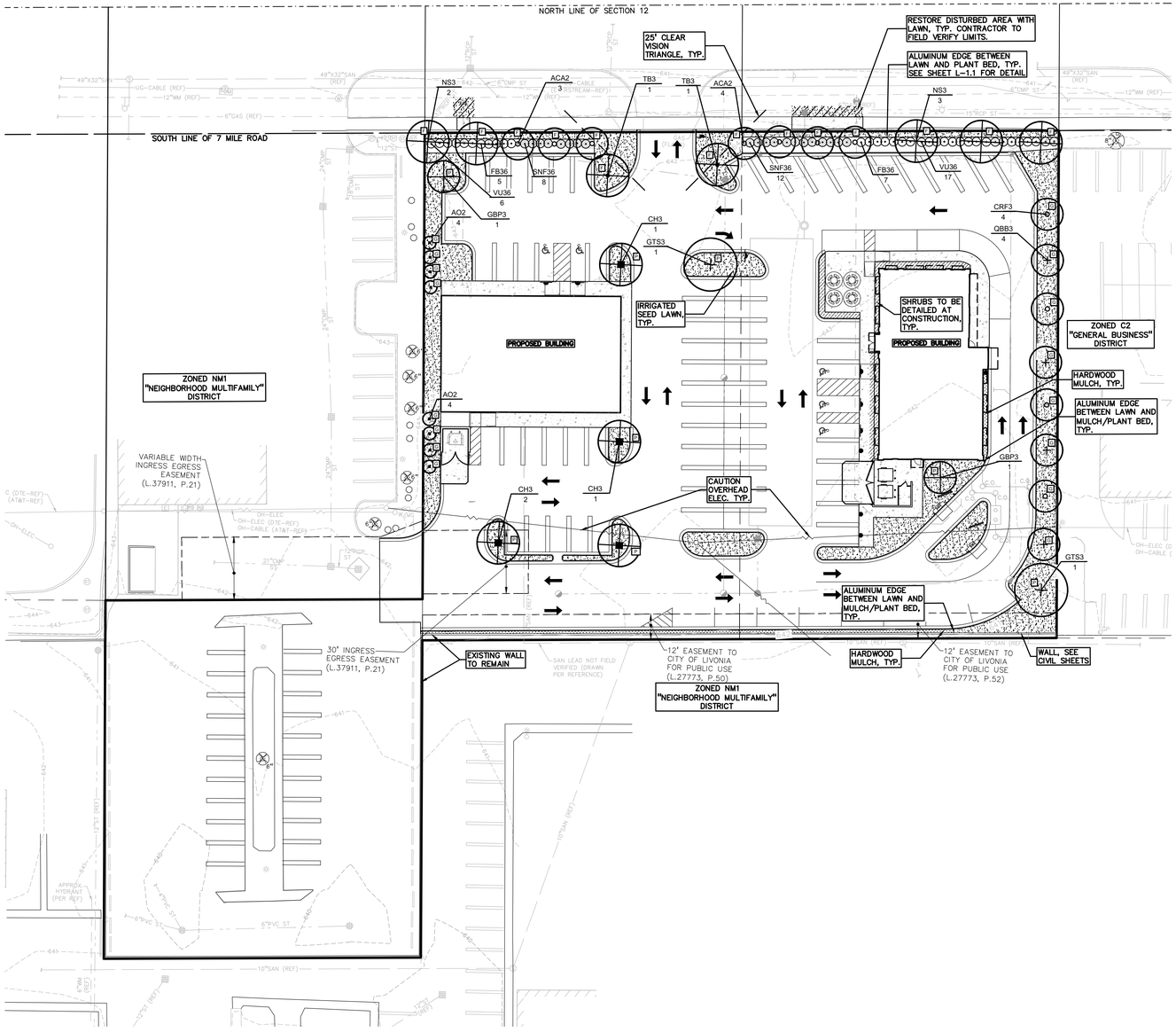
DRAWING TITLE
NOTES AND DETAILS

PEA JOB NO.	26-0014
P.M.	LAA
DN.	BV
DES.	BV

DRAWING NUMBER:
C-9.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2026\26-0014_LIVE_MIXED_USE\DWG\2_SITE_PLAN\(C-9.0)SITE-NL-26-0014.dwg PLOT DATE: 6/11/2026 2:50 PM BY: Brendon Varga



GENERAL PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
4. ALL PLANT MATERIAL SIZES INDICATED IN THE PLANT SCHEDULE ARE THE MINIMUM SIZE AT TIME OF INSTALLATION.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
6. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
7. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
8. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
9. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
10. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
11. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
12. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
13. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
14. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
15. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
16. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
17. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
18. FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
19. CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
20. TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.

KEY:

= PROPOSED DECIDUOUS TREES

= PROPOSED SHRUBS

= IRRIGATED SEED LAWN

= RESTORE/NON-IRRIGATED SEED LAWN

= HARDWOOD MULCH 3" DEPTH OVER WEED MAT

= SHRUBS TO BE DETAILED AT CONSTRUCTION

= EXISTING TREE ON ADJACENT PROPERTY

LETTER DESIGNATION FOR ORDINANCE REQUIRED MATERIAL
F = FRONTAGE TREE
P = INTERIOR PARKING LOT TREE
G = GREENBELT TREE
SEE SHEET L-1.1 FOR LA DETAILS

LANDSCAPE CALCULATIONS:

PER CITY OF LIVONIA ZONING ORDINANCE
C-2 GENERAL BUSINESS DISTRICT

FRONTAGE LANDSCAPING = F

REQUIRED: PER 40 LF ALONG PUBLIC ROW,
(ROAD LESS DRIVES AND SIDEWALK OPENINGS)
1 DEC. OR EVG TREE, 1 ORNAMENTAL, 8 SHRUBS

SEVEN MILE ROAD: 300 LF - 28' = 272 LF
DEC./EVG. = 272/40= 7, 3" DEC. OR 8' HT. EVG. TREE
ORN. TREE = 272/40= 7, 2" ORN. TREE
SHRUBS = 272/40 X 8 = 55, 3' HT DEC./30" HT. EVG

PROVIDED:
SEVEN MILE ROAD:
DEC./EVG. = 7, 3" DEC./8'HT. EVG. TREE
ORN. TREE = 7, 2" ORN. TREE
SHRUBS = 55, 3' HT DEC./30" HT. EVG

INTERIOR PARKING LOT LANDSCAPING = P

REQUIRED: LANDSCAPE MUST BE 5% OF PAVED AREA AND 1 TREE/ISLAND;
44,631 SF (PAVED AREA) X 5% = 2,232 SF REQ.
1 TREE/300 SQ FT INTERIOR LANDSCAPE
2232 SF INTERIOR LANDSCAPE/300 = 7.4 TREES

PROVIDED: 8 PROPOSED TREES,
AND 2,232 MIN. SF LANDSCAPE AREA;
1 TREE/ISLAND EXCEPT WHERE UTILITY CONFLICTS

PARKING LOT SCREENING
REQUIRED:5' WIDE YARD WITH EVERGREEN OR DECIDUOUS HEDGE,
3' HT. HEDGE OR 3' BERM OR 3' WALL

PROVIDED: 3' HT. FRONTAGE SHRUBS ALONG SEVEN MILE

GREENBELT BUFFERING = G

REQUIRED:
EAST AND WEST SIDES; C-2 ADJ.TO C-2; 10' BUFFER,1 TREE/30 LF;
EAST P/L; 240'/30 = 8 TREES
WEST P/L; 220.51'/30 = 7.3 TREES
SOUTH SIDE; C-2 ADJ. TO NM1; 6' HT. MASONRY WALL OR OPAQUE FENCE AND OR 20' WIDE GREENBELT WITH 1 TREE/20 LF(MIN. 50% EVG.)

PROVIDED:
EAST P/L = 8 TREES
WEST P/L = 8 TREES
SOUTH P/L = EXISTING 6' HT. MASONRY WALL ADJ. TO NM1

NOTES PER CITY OF LIVONIA ORDINANCE:

MINIMUM PLANTING SIZES PER CITY ARE:
3" CAL. DEC TREE, 8' HT. EVG,
2" CAL. ORNAMENTAL 36" HT. DEC. SHRUB AND 30" HT. EVG SHRUB

TREES AND SHRUBS MAY NOT BE PLANTED CLOSER THAN 4' TO FENCE OR PROPERTY LINE.
NO ROCK, STONE OR PEBBLES PERMITTED IN LANDSCAPE AREAS.
ALL LAWN AND LANDSCAPED AREAS TO HAVE AN UNDERGROUND IRRIGATION SYSTEM.
IRRIGATION SYSTEM TO BE DESIGNED BY OTHERS.
MECHANICAL UTILITY EQUIPMENT MUST BE TOTALLY ENCLOSED OR SCREENED FROM VIEW OFF-SITE.

PLANT SCHEDULE OVERALL LANDSCAPE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
CRF3	4	CARPINUS CAROLINIANA 'UXBRIDGE'	RISING FIRE® AMERICAN HORNBEAM	3" CAL.	B&B	PER PLAN	NATIVE	
CH3	4	CRATAEGUS CRUS-GALLI 'CRUZAM'	CRUSADER® COCKSPUR HAWTHORN	3" CAL.	B&B	PER PLAN	NATIVE	THORNLESS
GBP3	2	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3" CAL.	B&B	PER PLAN	NON-NATIVE	
GTS3	2	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE'	SUNBURST HONEY LOCUST	3" CAL.	B&B	PER PLAN	NATIVE	
NS3	5	NYSSA SYLVATICA	TUPELO	3" CAL.	B&B	PER PLAN	NATIVE	
QBB3	4	QUERCUS BICOLOR 'BONNIE AND MIKE'	BEACON® OAK	3" CAL.	B&B	PER PLAN	NATIVE	
TB3	2	TILIA AMERICANA 'BOULEVARD'	BOULEVARD AMERICAN LINDEN	3" CAL.	B&B	PER PLAN	NATIVE	
	23	SUBTOTAL:						
ORNAMENTAL TREES								
AO2	8	AMELANCHIER ALNIFOLIA 'OBELISK'	STANDING OVATION™ SERVICEBERRY	2" CAL.	B&B	PER PLAN	NATIVE	
ACA2	7	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	2" CAL.	B&B	PER PLAN	NATIVE	
	15	SUBTOTAL:						
SHRUBS								
FB36	12	FOTHERGILLA X INTERMEDIA 'BLUE SHADOW'	BLUE SHADOW FOTHERGILLA	36" HT.	CONT.	4' O.C.	ADAPTED NATIVE	
SNF36	20	SPIRAEA JAPONICA 'NEON FLASH'	NEON FLASH JAPANESE SPIREA	36" HT.	CONT.	36"O.C.	NON-NATIVE	
VU36	23	VIBURNUM DENTATUM DEAMII	GLITTERS & GLOWS® ARROWOOD VIBURNUM	36" HT.	CONT.	4' O.C.	NATIVE	
	55	SUBTOTAL:						

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — JANET L. EVANS — LANDSCAPE ARCHITECT — NO. 1360 — REGISTERED LANDSCAPE ARCHITECT

NORTH

0 15 30 60
SCALE: 1" = 30'

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THEY ARE NOT GUARANTEED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
FFM LIVONIA PROPERTIES, LLC
30500 NORTHWESTERN HIGHWAY
SUITE 200
FARMINGTON HILLS, MI 48334

PROJECT TITLE
LIVONIA MIXED USE
29155 W SEVEN MILE RD.
LIVONIA, MI

REVISIONS
-

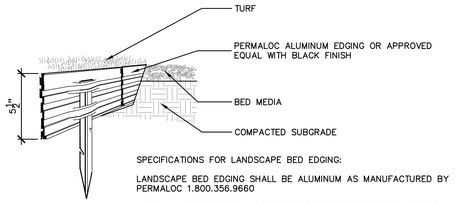
ORIGINAL ISSUE DATE:
JUNE 12, 2026

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO.	26-0014
P.M.	LAA
DN.	TKC
DES.	JLE

DRAWING NUMBER:
L-1.0

S:\PROJECTS\2026\26-0014_7MILE_MIXED_USE\DWG\2_SITE_PLAN\L-1.0_LANDSCAPE-26-0014.dwg PLOT DATE:5/21/2026 8:47 AM BY:Janet Evans, PLA



SPECIFICATIONS FOR LANDSCAPE BED EDGING:

LANDSCAPE BED EDGING SHALL BE ALUMINUM AS MANUFACTURED BY PERMALOC 1.800.356.9660

8' OR 16' SECTIONS SHALL BE USED WITH ONE STAKE PER 38" OF EDGING

EDGING SHALL BE 3/16" THICK X 4" DEPTH WHEN ADJ. TO MULCH AND 3/16" THICK X 5 1/2" DEPTH WHEN ADJ. TO ROCK, FINISH: BLACK DURAFLEX MEETING AAMA 2603

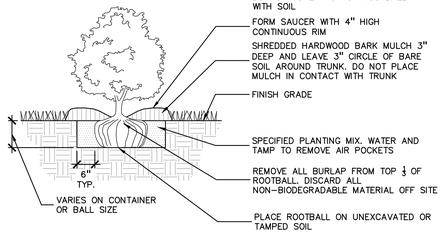
STAKE SHALL SECURELY ENGAGE EDGING AND SHALL BE ENTIRELY BELOW TOP SURFACE OF EDGING

EDGING SHALL HAVE A MINIMUM OF 2" OF INTERLOCKING OVERLAP BETWEEN SECTIONS

INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING 1"-2" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON BOTH SIDES OF EDGING TO MAINTAIN STABILITY

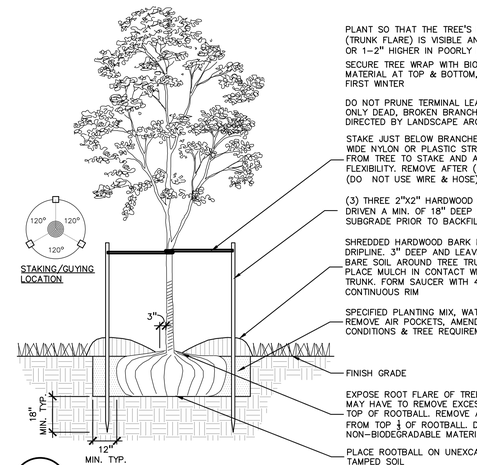
3 ALUMINUM EDGE DETAIL

SCALE: 1/2" = 1'-0"



2 SHRUB PLANTING DETAIL

SCALE: 1" = 2'-0"



1 DECIDUOUS TREE PLANTING DETAIL

SCALE: 1" = 3'-0"

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PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN · JANET L. EVANS · LANDSCAPE ARCHITECT · NO. 1900 · REGISTERED · PROFESSIONAL · LANDSCAPE ARCHITECT

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CLIENT

FFM LIVONIA PROPERTIES, LLC
30500 NORTHWESTERN HIGHWAY
SUITE 200
FARMINGTON HILLS, MI 48334

PROJECT TITLE

LIVONIA MIXED USE
29155 W SEVEN MILE RD.
LIVONIA, MI

REVISIONS
- -

ORIGINAL ISSUE DATE:
JUNE 12, 2026

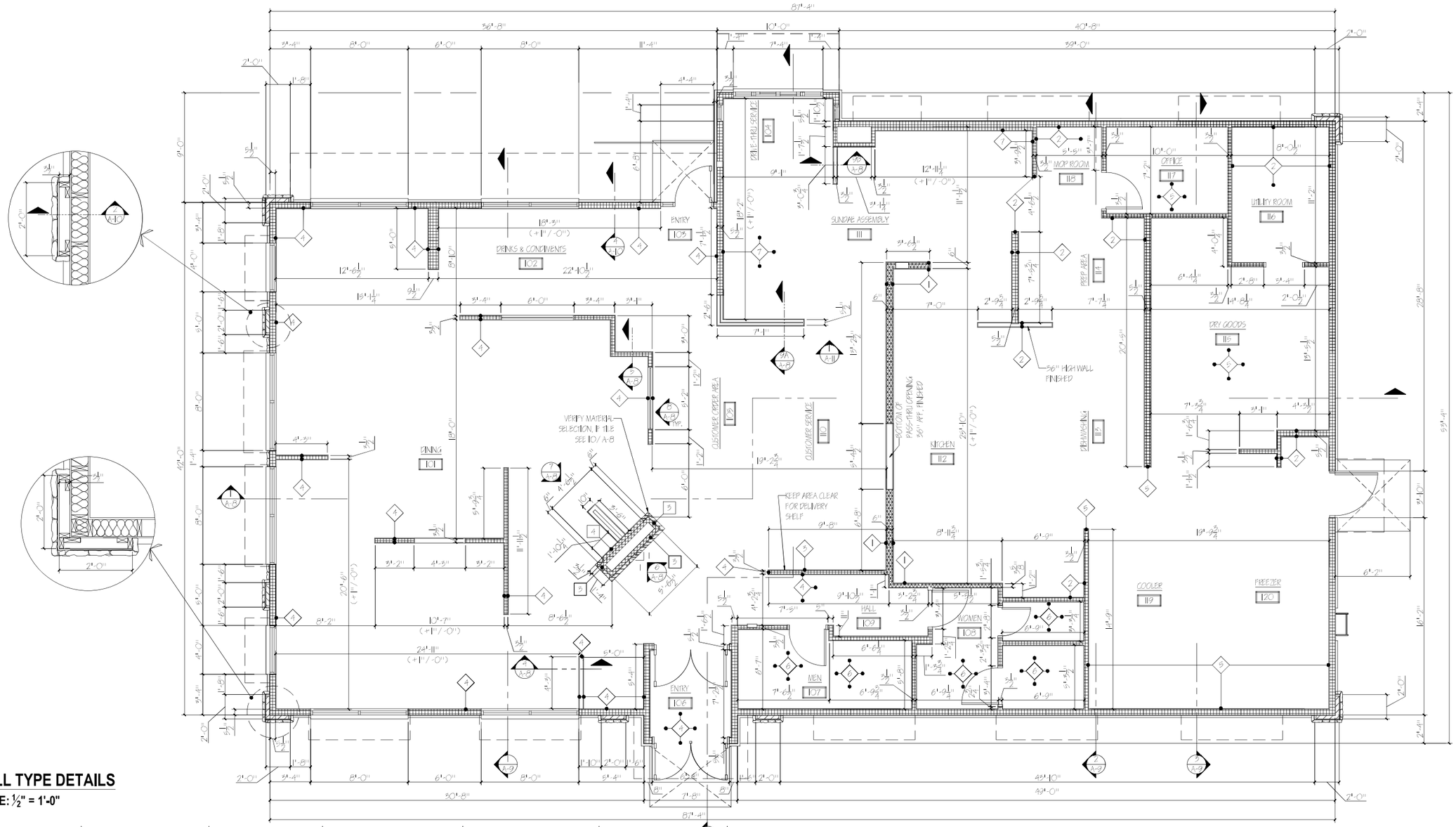
DRAWING TITLE

LANDSCAPE DETAILS

PEA JOB NO.	26-0014
P.M.	LAA
DN.	TKC
DES.	JLE

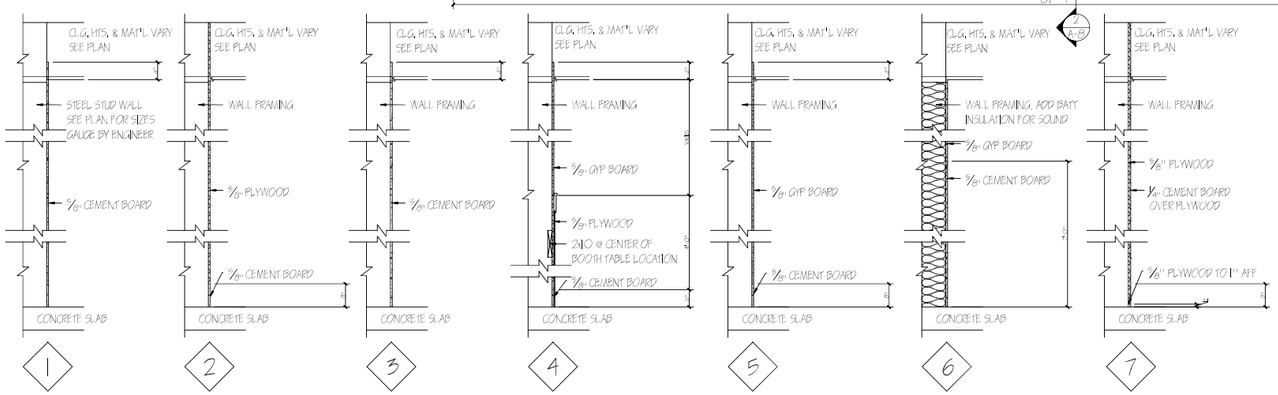
DRAWING NUMBER:

L-1.1



WALL TYPE DETAILS

SCALE: ½" = 1'-0"



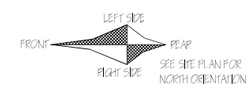
GENERAL NOTES:

1. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL INTERIOR GYPSUM TO RECEIVE PAINT OR VWC SHOULD BE TAPED, SEALED, AND SANDED TO RECEIVE FINISH.

DIMENSIONED FLOOR PLAN - METRO M - 2026 PROTOTYPE

SCALE: ¼" = 1'-0"

4,060 SQUARE FEET



Date	Revision	By

Culver Franchising System, LLC
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

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CULVER FRANCHISING SYSTEM, LLC

METRO M - 2026 PROTOTYPE PLANS

Sheet Contents:
DIMENSIONED FLOOR PLAN

Project No.: Metro M - 2026
Drawn By: S. Datka
Date: Jan. 1, 2026

Sheet
A-2.0

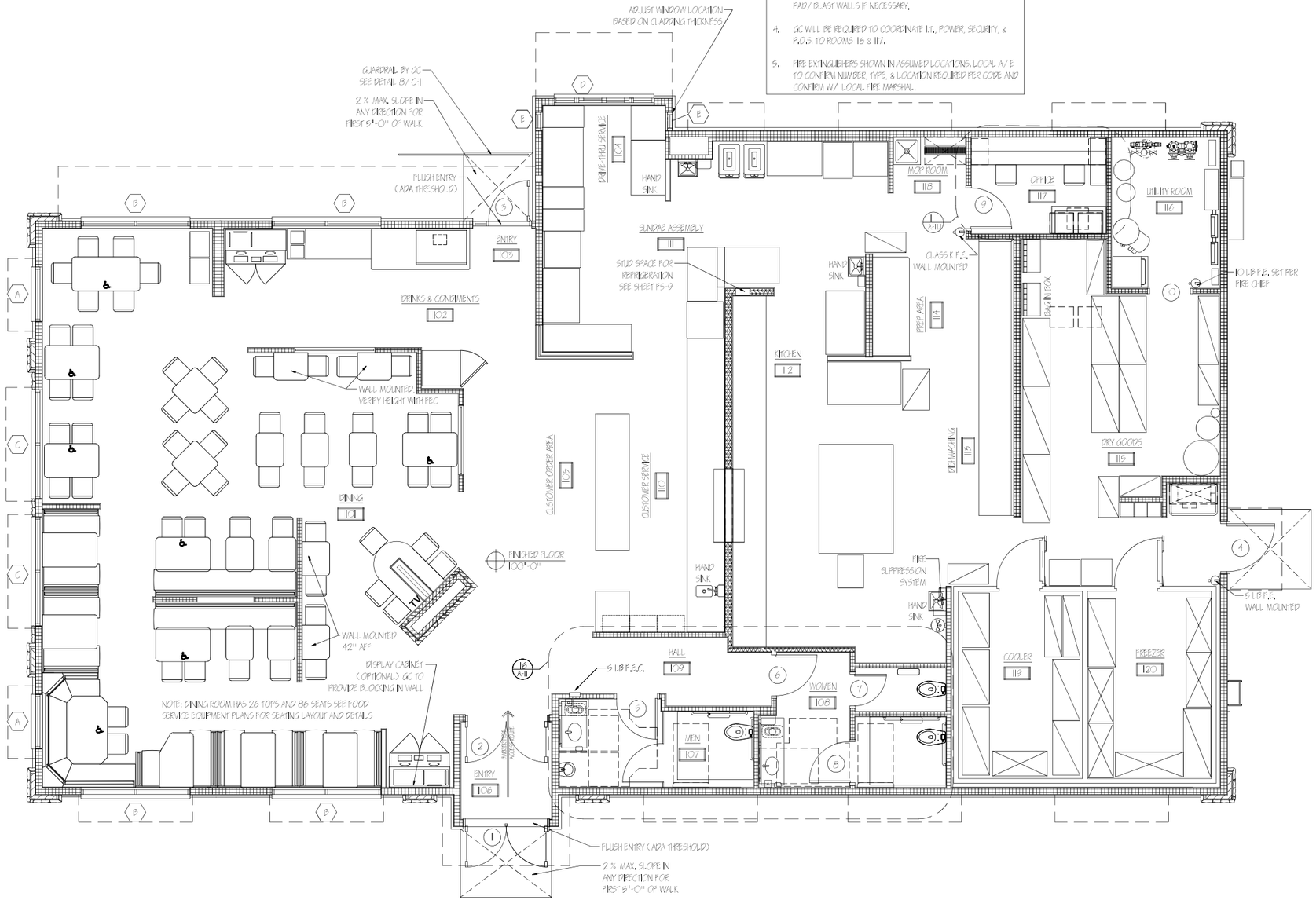
GENERAL NOTES:

1. GC SHALL VERIFY & COORDINATE W/ ANY CLEARANCE REQUIREMENTS FOR WATER METER, ELECTRICAL TRANSFORMER, AND GAS METER.
2. PROVIDE SEALED PENETRATIONS INTO BUILDING FOR CABLE T.V. & TELEPHONES. COORDINATE W/ OWNER.
3. VERIFY LOCAL REQUIREMENTS FOR ELECTRIC TRANSFORMER PAD / BLAST WALLS IF NECESSARY.
4. GC WILL BE REQUIRED TO COORDINATE I.T., POWER, SECURITY, & P.O.S. TO ROOMS 116 & 117.
5. FIRE EXTINGUISHERS SHOWN IN ASSUMED LOCATIONS. LOCAL A/E TO CONFIRM NUMBER, TYPE, & LOCATION REQUIRED PER CODE AND CONFIRM W/ LOCAL FIRE MARSHAL.

SYMBOL KEY:

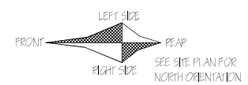
(XX) DOOR NUMBER - SEE SHEET A-3

(XX) WINDOW TYPE - SEE SHEET A-3



FURNITURE AND FIXTURE PLAN - METRO M - 2026 PROTOTYPE

SCALE: ¼" = 1'-0" 4,060 SQUARE FEET



Date	Revision	By

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Culver Franchising System, LLC
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

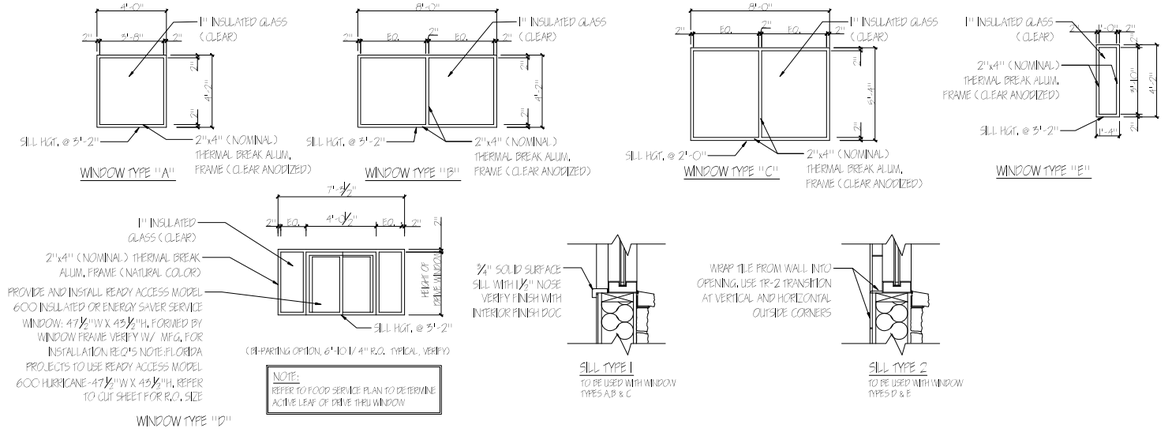
CULVER FRANCHISING SYSTEM, LLC
METRO M - 2025
PROTOTYPE PLANS

Sheet Contents:
FURNITURE & FIXTURE PLAN

Project No.: Metro M - 2025
Drawn By: S. Datka
Date: Jan. 1, 2025

Sheet
A-2.1

WINDOW TYPES



DOOR SCHEDULE

DOOR:					FRAME:		HARDWARE GROUP	NOTES
NO.	WIDTH	HGT.	MAT'L	TYPE	MATERIAL	TYPE		
1	2 @ 36"	84"	ALUM.	A	ALUM	A	1	
2	2 @ 36"	84"	ALUM.	A	ALUM	B	2	
3	36"	84"	ALUM.	A	ALUM	C	3	
4	42"	84"	ALUM.	B	ALUM	D	4	
5	36"	84"	HPL	C	ALUM	E	5	OPTIONAL ARM PULL
6	36"	84"	HPL	C	ALUM	E	5	OPTIONAL ARM PULL
7	28"	60"	HPL	E	ALUM	E, 2'-8"	6	
8	36"	60"	HPL	E	ALUM	E, 3'-4"	6	
9	36"	84"	HPL	D	ALUM	E	7	GLASS FOR DOOR PROVIDED BY GC
10	-	-	-	-	ALUM	E	-	DOOR OPTIONAL

NOTE: SEE PROTOTYPE SHEET G-1 FOR NATIONAL ACCOUNT INFORMATION

HARDWARE GROUPS

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG
1	1	2	CONT. HINGE	112HD	625	IVES
EXTERIOR DOUBLE DOOR		1	REMOVABLE MULLION	5694	628	VON DUPRIN
		2	PANIC HARDWARE	35A-NL-OP-3S8-299	625	VON DUPRIN
		2	PIN CYLINDER	20-057	626	SCHLAGE
		2	90 DEG OFFSET PULL	8190H 10" O	630	IVES
		2	OH STOP	100S	630	GLYNN
		2	SURFACE CLOSER	4111 EDA	689	LCN
		2	MOUNTING PLATE	4110-18	689	LCN
		2	BLADE STOP SPACER	4110-61	689	LCN
		1	MEETING STILE	9795AA	AA	ZERO
		2	DOOR SWEEP	39A	A	ZERO
		1	THRESHOLD	625A-MSLA-10	A	ZERO

*NOTES - PERIMETER WEATHERSTRIPPING BY DOOR / FRAME MFG.

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG
2	2	2	CONT. HINGE	112HD	625	IVES
INTERIOR DOUBLE DOOR		2	PUSH / PULL BAR (SET)	8190H 10" NS	630	IVES
		2	OH STOP	100S	630	GLYNN
		2	SURFACE CLOSER	4111 EDA	689	LCN
		2	MOUNTING PLATE	4110-18	689	LCN
		2	BLADE STOP SPACER	4110-61	689	LCN

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG
3	3	1	CONT. HINGE	112HD	625	IVES
SECONDARY ENTRY DOOR		1	PANIC HARDWARE	35A-NL-OP-3S8-299	626	VON DUPRIN
		1	PIN CYLINDER	20-057	626	SCHLAGE
		1	90 DEG OFFSET PULL	8190H 10" O	630	IVES
		1	OH STOP	100S	630	GLYNN
		1	SURFACE CLOSER	4111 EDA	689	LCN
		1	MOUNTING PLATE	4110-18	689	LCN
		1	BLADE STOP SPACER	4110-61	689	LCN
		1	DOOR SWEEP	39A	A	ZERO
		1	THRESHOLD	625A-MSLA-10	A	ZERO

*NOTE - PERIMETER WEATHERSTRIPPING BY DOOR / FRAME MFG.

FOR AUTOMATIC FRONT ENTRY DOOR OPTION: ADD LCN SURE AUTO OPERATOR 4642 WMS AND WALL MOUNT ACTUATOR 8310-88 ST AND REMOVE (1) SURFACE CLOSER, (1) MOUNTING PLATE, AND (1) BLADE STOP SPACER FOR DOORS 1 & 2.

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG
4	4	1	CONT. HINGE	122HD	628	IVES
REAR EXTERIOR DOOR		1	PIN CYLINDER	20-057	626	SCHLAGE
		1	90 DEG OFFSET PULL	8190H 10" O	630	IVES
		1	PUSH BAR	35A	630	VON DUP
		1	LOCK GUARD	LG12	630	IVES
		1	SURFACE CLOSER	4111 SHOSH	689	LCN
		1	GASKETING	429A	A	ZERO
		1	DOOR SWEEP	5128AA	AA	ZERO
		1	DOOR SWEEP	39A	A	ZERO
		1	THRESHOLD	655A-MSLA-10	A	ZERO
		1	RAIN DRIP	142A	A	ZERO

*NOTE - MOUNT 429A HEAD SEAL PRIOR TO MOUNTING CLOSER, NICK PLATE IS BOTH SIDES

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	MFG
5	5,6	3	HINGE		MARLITE
PUBLIC RR DOOR		1	PUSHPLATE	#63 x US32D	BURNS
		1	PULL PLATE	#8302B x US32D	BURNS
		1	SURFACE CLOSER	4011	LCN
		2	KICK PLATE	8" x 34" ALUM 628	ROCKWOOD
		1	WALL STOP	831LT-US32D	IVES
		1	ARM PULL	MPN 69911	NEMCO

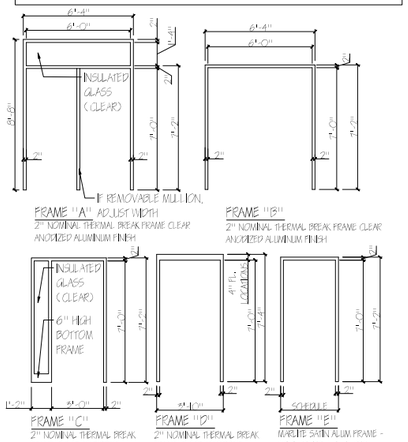
*NOTE - ARM PULL IS OPTIONAL, VERIFY WITH FRANCHISEE.

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	MFG
6	7,8	2	HINGE		MARLITE
AIR STALL DOOR		1	SPRING HINGE	SATIN BOZ SPRING 4.5x4	MCKINNEY
		1	PRIVACY LOCK	00.240.MW626.SA.47B5.SC.K9	STANLEY
		1	WALL STOP	831LT-US32D	IVES

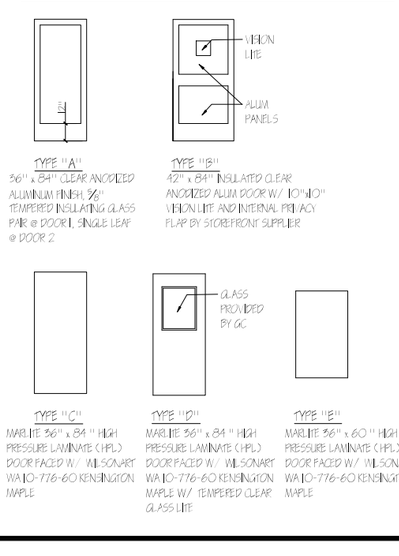
*NOTE - INSTALL SPRING HINGE TO HOLD DOOR SLIGHTLY OPEN.

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	MFG
7	9	1	HINGE		MARLITE
OFFICE DOOR		1	STOREROOM LOCK	00L 270.MW626.SA.47B5.SC.K9	STANLEY
		1	WALL STOP	831LT-US32D	IVES

FRAME TYPES



DOOR TYPES



EXTERIOR MATERIAL OPTIONS: SEE EXTERIOR FINISH DOCUMENT FOR SELECTIONS

GENERAL NOTES:
1. DO NOT DRYSTACK CULTURED STONE

MATERIAL OPTIONS:
METAL ROOF EDGE AND RUNNER CANOPY FLASHING:
- EXCEPTIONAL METALS, COLOR: REGAL BLUE

STONE:
- ENVIRONMENTAL STONEWORKS, STYLE / COLOR: SEE EXTERIOR FINISH DOCUMENT
OR
- WESTLAKE STONE, STYLE / COLOR: SEE EXTERIOR FINISH DOCUMENT

SILL & ACCESSORIES:
- COORDINATE COLOR PER MFG. RECOMMENDATION, FLAT LIGHT STONES TO BE USED AT SCONCE FIXTURES

TOWERS AND ACCENT BAND:
BPS: MEDIUM SAND FINISH, OR LONGBOARD ALUMINUM SIDING, COLORS: SEE EXTERIOR FINISH DOCUMENT

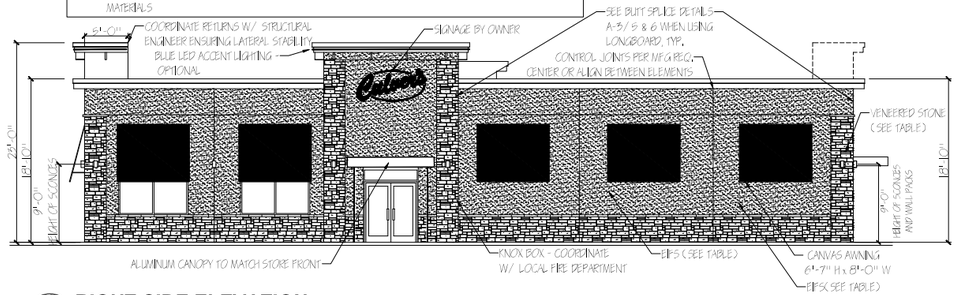
MAIN FIELD MATERIAL: BPS: MEDIUM SAND FINISH, SEE EXTERIOR FINISH DOCUMENT FOR COLORS OR ALTERNATE MATERIALS

STANDARD PROTOTYPE AWNING
(OWNER SUPPLIED / VENDOR INSTALLED)

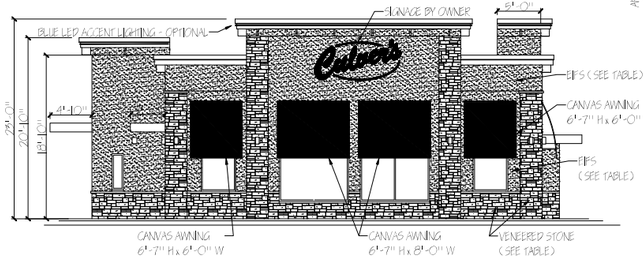
QUANTITIES:
10 - CANVAS AWNINGS @ 6'-7" H x 8'-0" W x 2'-0" D
2 - CANVAS AWNINGS @ 6'-7" H x 6'-0" W x 2'-0" D
12 - TOTAL

AWNING COLOR SPECIFICATIONS:

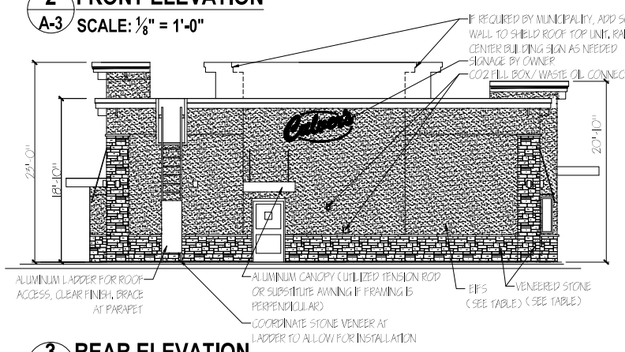
- CANVAS OPTION SUNBRELLA, ROYAL BLUE, STYLE 4617
- METAL OPTION, RAL 5001 GREEN BLUE



1 RIGHT SIDE ELEVATION
A-3 SCALE: ⅛" = 1'-0"

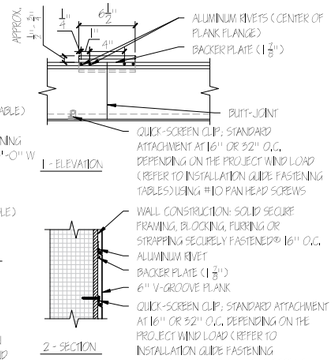


2 FRONT ELEVATION
A-3 SCALE: ⅛" = 1'-0"

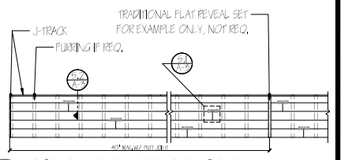


3 REAR ELEVATION
A-3 SCALE: ⅛" = 1'-0"

4 LEFT SIDE ELEVATION
A-3 SCALE: ⅛" = 1'-0"



5 LONGBOARD BUTT SPLICE
A-3 SCALE: 1 ½" = 1'-0"



6 SINGLE BUTT SPLICE
A-3 SCALE: ¼" = 1'-0"

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Date	Revision	By

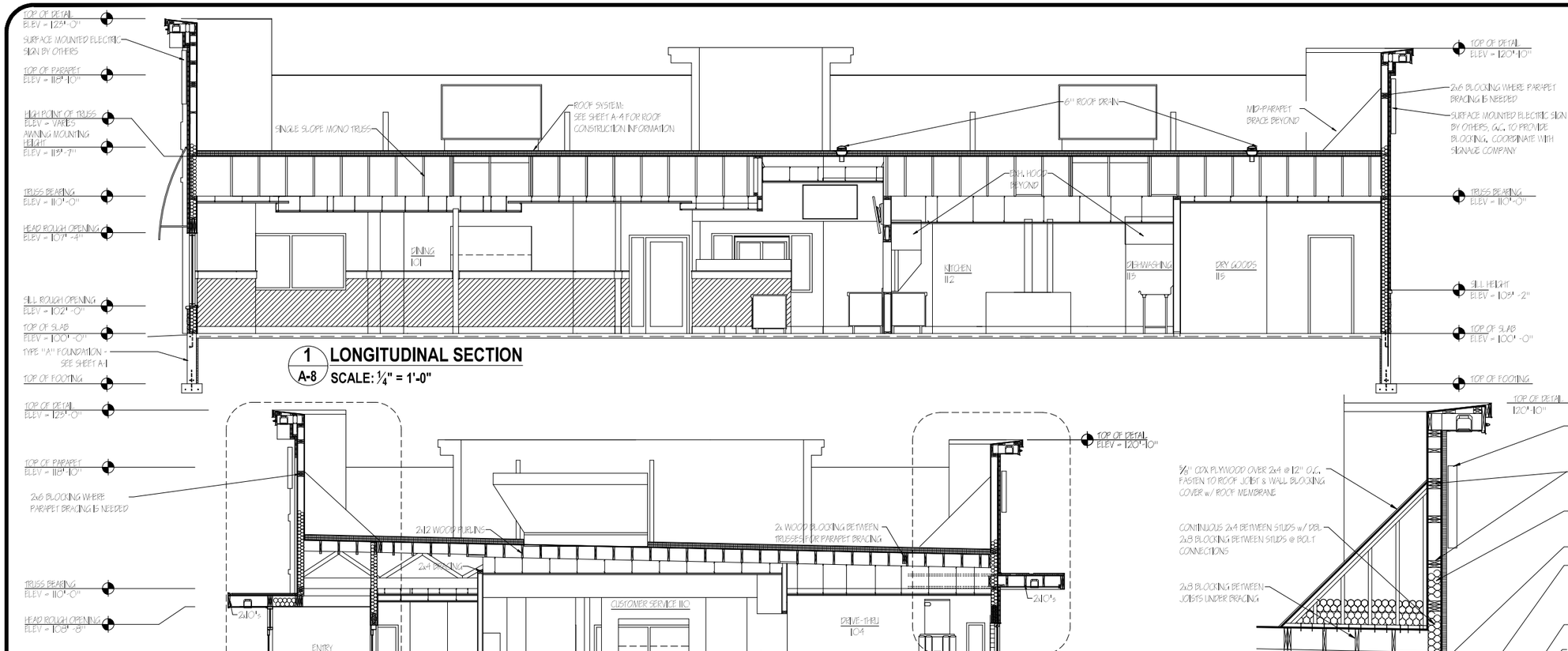
Culver Franchising System, LLC
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

CULVER FRANCHISING SYSTEM, LLC
METRO M - 2026
PROTOTYPE PLANS

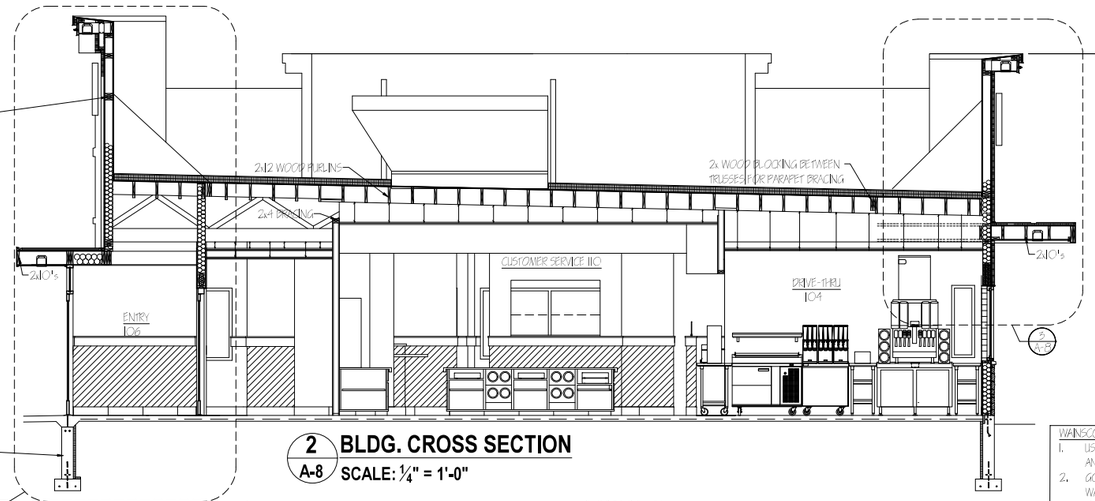
Sheet Contents:
EXT. ELEV'S, DOOR & WIND. SCHEDULE

Project No.	Metro M - 2026
Drawn By:	S. Datka
Date:	Jan. 1, 2026

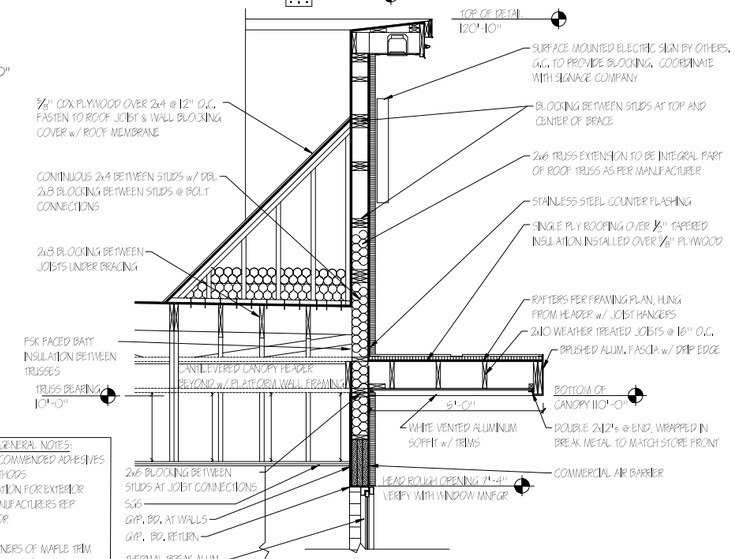
Sheet
A-3



1 A-8 **LONGITUDINAL SECTION**
SCALE: ¼" = 1'-0"



2 A-8 **BLDG. CROSS SECTION**
SCALE: ¼" = 1'-0"

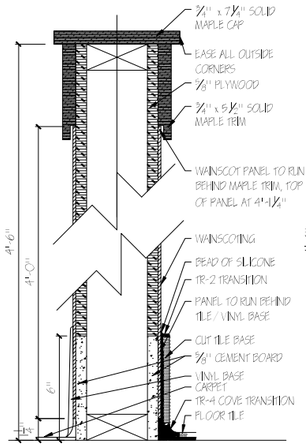


3 A-8 **DETAIL - DRIVE-THRU CANOPY**
SCALE: ½" = 1'-0"

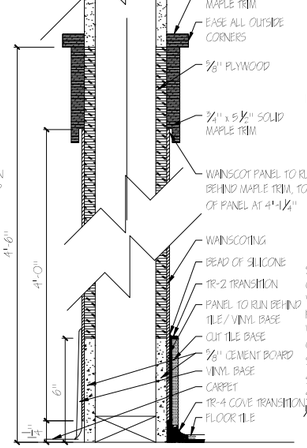
WAINSCOTING INSTALLATION GENERAL NOTES:
1. USE MANUFACTURER RECOMMENDED ADHESIVES AND INSTALLATION METHODS
2. GC TO VERIFY INSTALLATION FOR EXTERIOR WALLS w/ MARLITE MANUFACTURERS REP
3. TILE BASE AT TILE FLOOR
4. VINYL BASE AT CARPET
5. EASE ALL OUTSIDE CORNERS OF MAPLE TRIM
6. MAPLE TRIM PACKAGE BY PEG, INSTALLED BY GC

MAPLE TRIM PACKAGE:

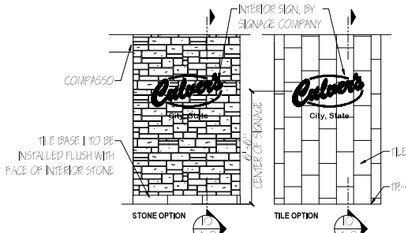
DESCRIPTION	SIZE
FULL WALL TOP CAP	¾" x 1¼"
HALF WALL & PUNCHED OPENING TOP CAP	¾" x 7¼"
WAINSCOTING CAP	¾" x 5½"



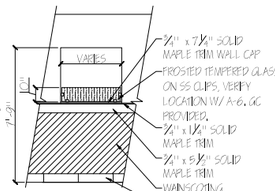
4 A-8 **DETAIL - HALF WALL**
SCALE: 3" = 1'-0"



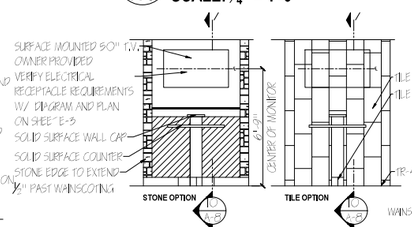
5 A-8 **DETAIL - FULL WALL**
SCALE: 3" = 1'-0"



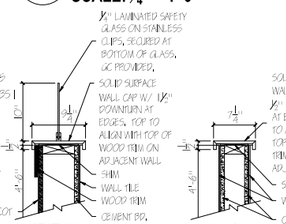
6 A-8 **ELEV. - FEATURE WALL**
SCALE: ¼" = 1'-0"



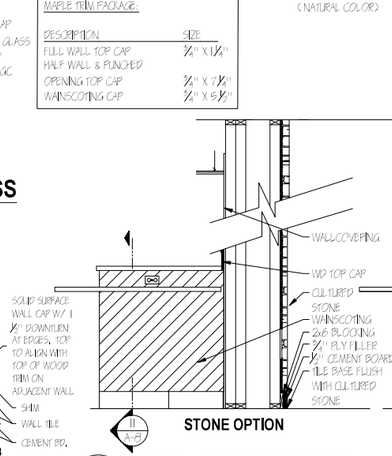
8 A-8 **ELEV. - DECO GLASS**
SCALE: ¼" = 1'-0"



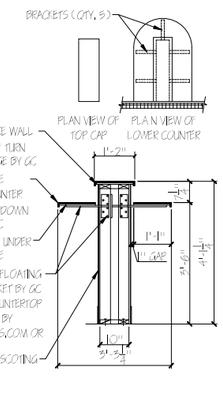
7 A-8 **ELEV. - DINING**
SCALE: ¼" = 1'-0"



9 A-9 **SECT. - CAP**
SCALE: 1" = 1'-0"



10 A-8 **SECT. - FEATURE WALL**
SCALE: ½" = 1'-0"



11 A-8 **SECT. - TO-GO**
SCALE: ½" = 1'-0"

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Date	Revision	By

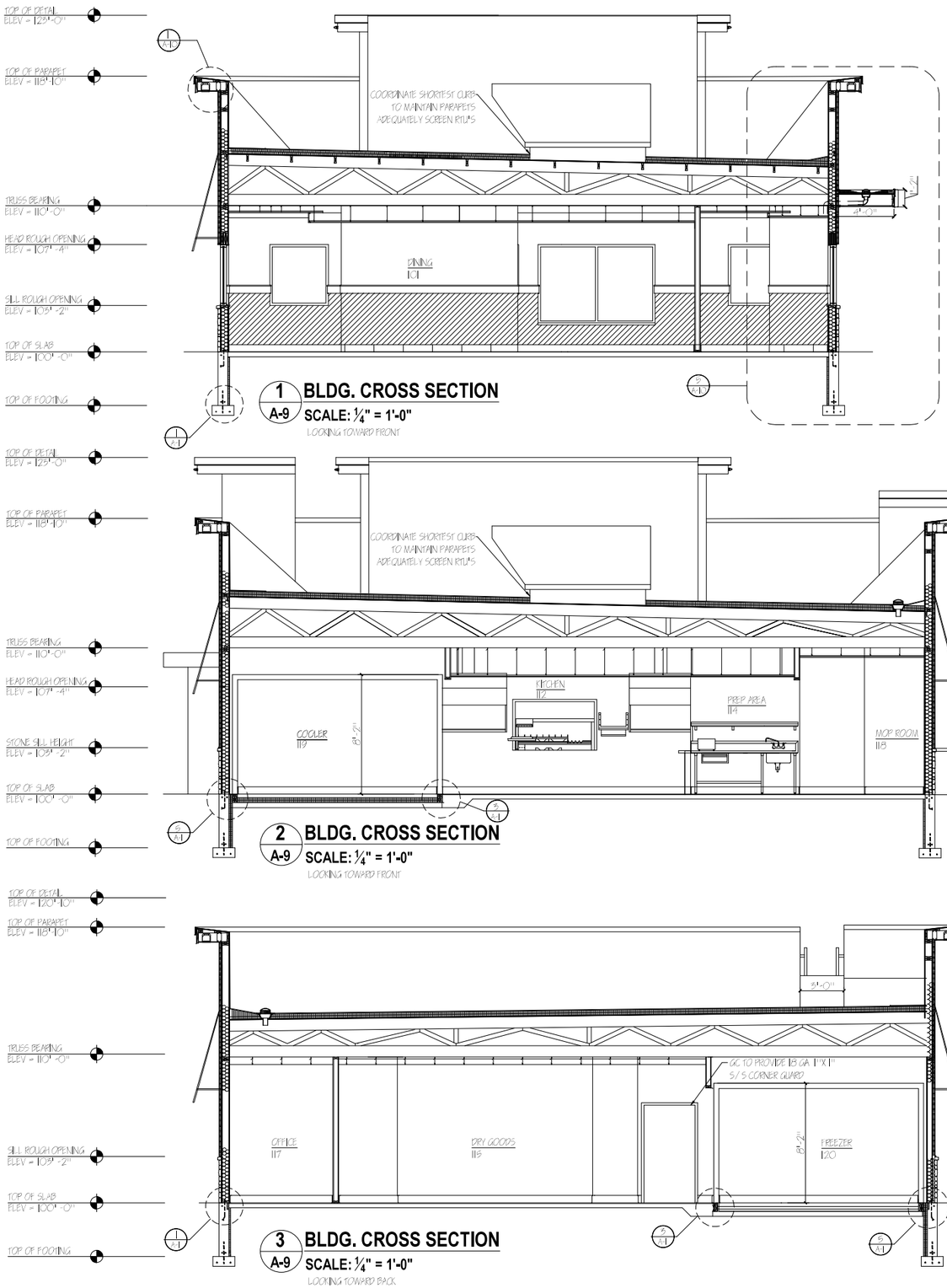
Culver Franchising System, LLC
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

CULVER FRANCHISING SYSTEM, LLC
METRO M - 2026 PROTOTYPE PLANS

Sheet Contents:
X-SCTN'S DETAILS

Project No.	Metro M - 2026
Drawn By:	S, Datka
Date:	Jan. 1, 2026

Sheet
A-8



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METRO M - 2026 PROTOTYPE PLANS

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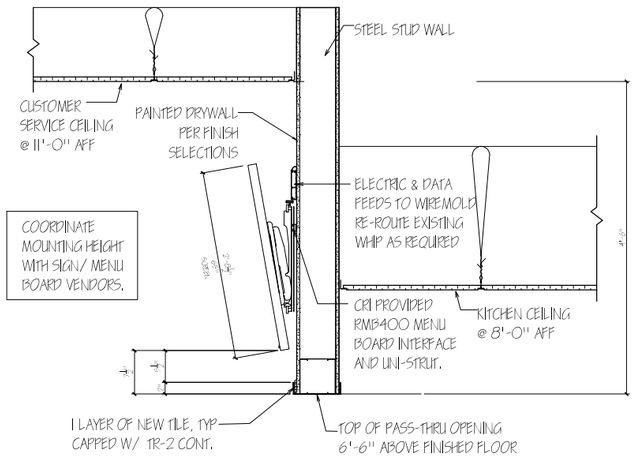
X-SCTN'S DETAILS

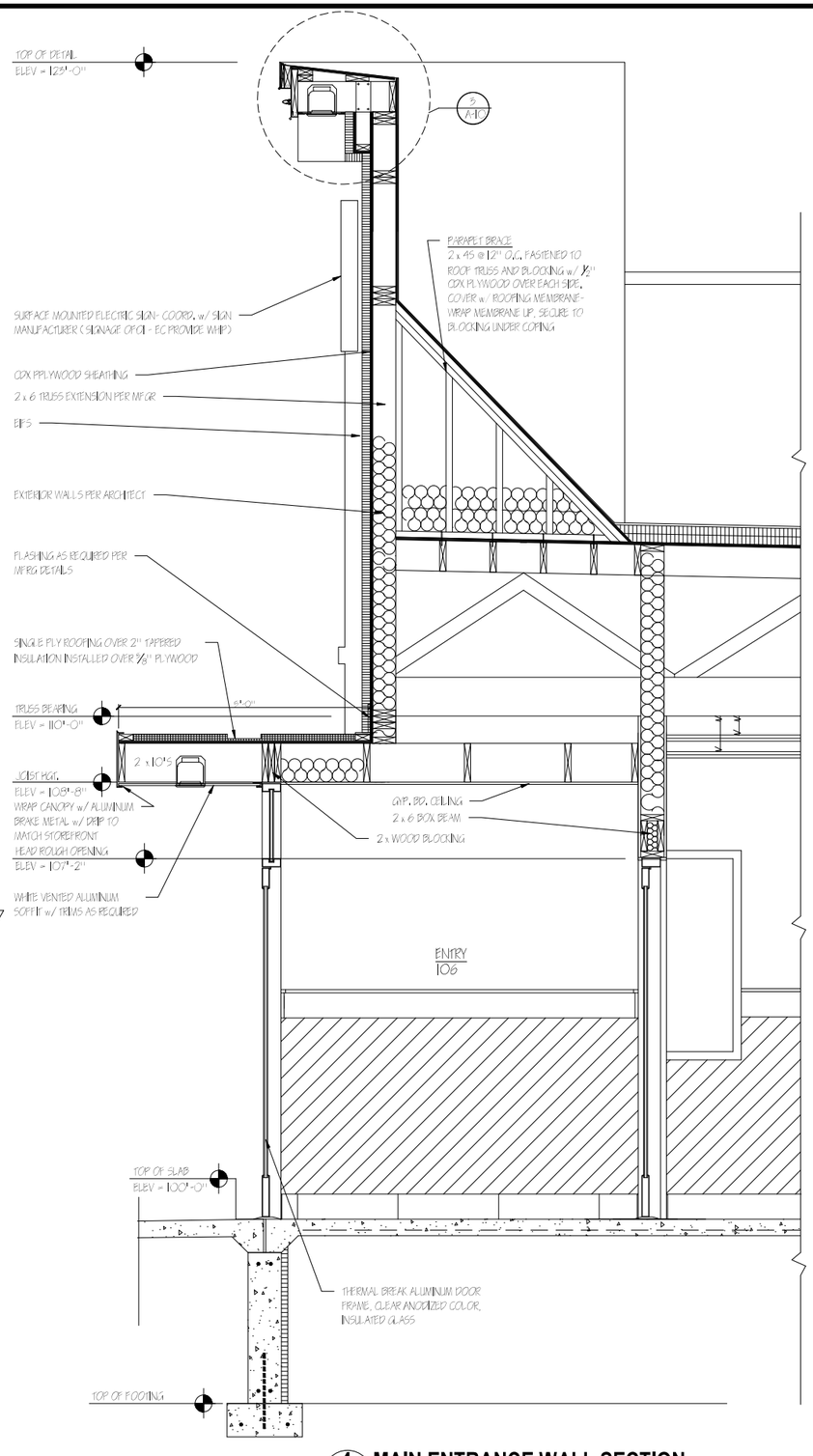
Project No.	Metro M - 2026
Drawn By:	S. Datka
Date:	Jan. 1, 2026

Sheet

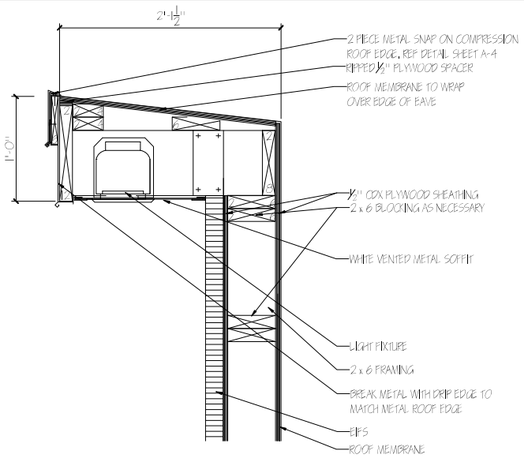
A-9



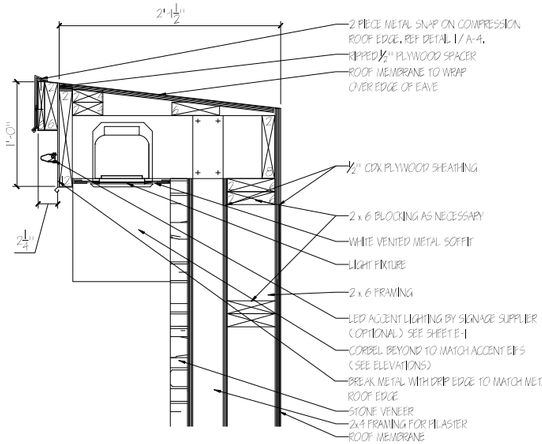
6 / A-10 DIGITAL MENU BOARD DETAIL
SCALE: 1" = 1'-0"



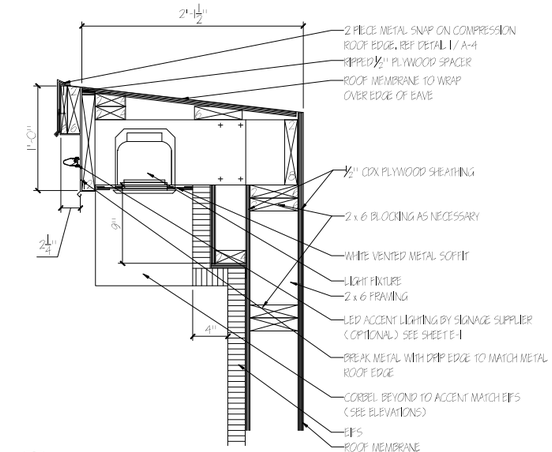
4 / A-10 MAIN ENTRANCE WALL SECTION
SCALE: ¾" = 1'-0"



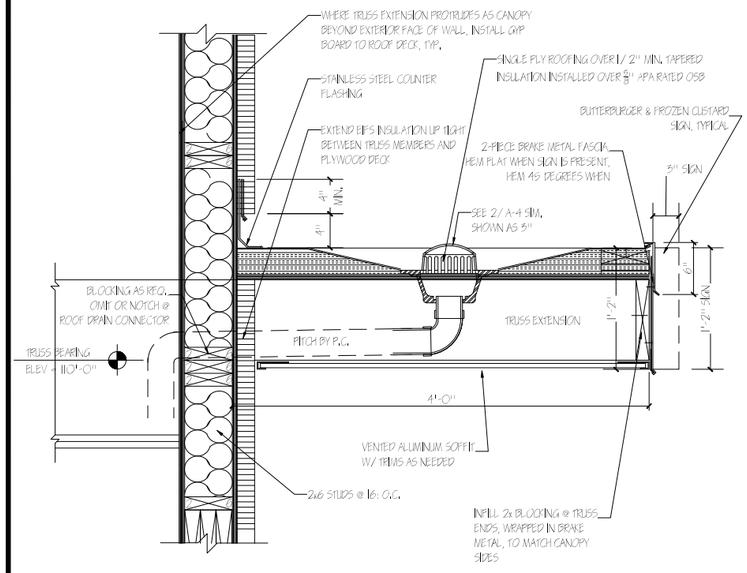
1 / A-10 TYP. LOWER PARAPET DETAIL
SCALE: 1 ½" = 1'-0"



2 / A-10 TYP. TOWER PARAPET DETAIL @ PILASTERS
SCALE: 1 ½" = 1'-0"



3 / A-10 TYP. TOWER PARAPET DETAIL
SCALE: 1 ½" = 1'-0"



5 / A-10 RUNNER CANOPY DETAIL
SCALE: 1 ½" = 1'-0"

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CULVER FRANCHISING SYSTEM, LLC
METRO M - 2026 PROTOTYPE PLANS

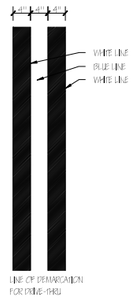
Sheet Contents:
X-SCTN'S DETAILS

Project No.	Metro M - 2026
Drawn By:	S. Datka
Date:	Jan. 1, 2026

Sheet
A-10

NOTE: ALL PARKING LOT SYMBOLS TO HAVE WHITE TEXT AND BORDER WITH BLUE BACKGROUND STRIPING. ALL PARKING LOT STRIPING TO BE WHITE WITH TRIPLE LINE SHOWN AT RIGHT FOR DRIVE THRU.

2 C-1 PAINTED SYMBOL & STRIPING STANDARDS
SCALE: ¾" = 1'-0"



NATIONAL ACCOUNTS PROGRAM:

1. CRESCENT ELECTRIC SUPPLY COMPANY: INTERIOR AND EXTERIOR LIGHTING, LIGHTING CONTROLS, DISTRIBUTION GEAR, DEVICES, COVER PLATES, AND LIGHT POLES/ HEADS.

   NATIONAL ACCOUNT SUPPORT: allvers@cesco.com
   CONTACT FOR SITE PHOTOMETRIC PLAN

TYPICAL SITE LIGHTING SPECS:

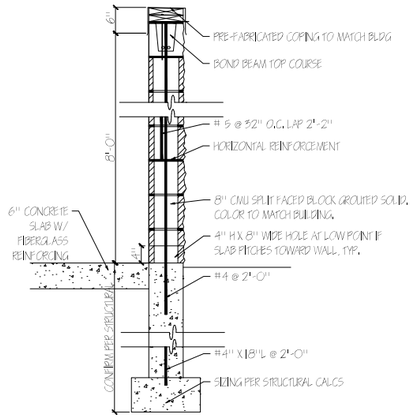
LA — LITHONIA D-SERIES SIZE 3 LED FLOOD LIGHT. (FOR OPTIONAL FLAG POLE)

TYPICAL PARKING LOT LIGHTING SPECS: (VERIFY WITH CRESCENT ELECTRIC)

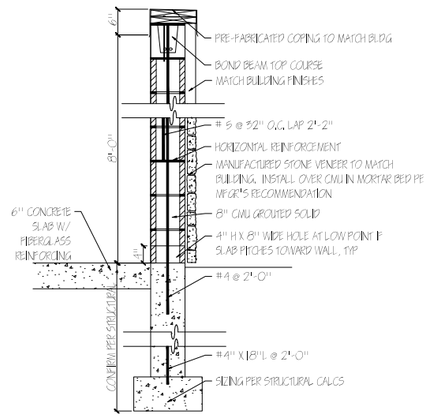
PL — PARKING LOT FIXTURE
LITHONIA D-SERIES SIZE 1, DSXL1LED, VERIFY EXACT SPECS AND POLE HEIGHT WITH SITE PHOTOMETRICS AND CITY REQUIREMENTS NOT SHOWN. VERIFY WITH CIVIL PLANS

GENERAL NOTES:

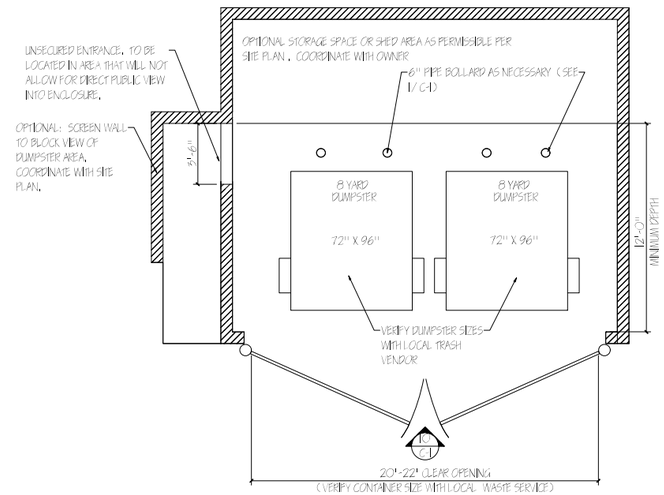
1. THIS IS A GENERIC SITE / BUILDING PLAN. PLEASE SEE PROJECT SPECIFIC SITE, BUILDING, AND CIVIL PLANS FOR ACTUAL CONDITIONS AND SIGNAGE LOCATIONS.
2. COORDINATE PATIO AND LANDSCAPE LIGHTING WITH OWNER.
3. CONTRACTOR TO VERIFY SIGNAGE REQUIREMENTS WITH ASSIGNED SIGN VENDOR PRIOR TO ROUGH-INS.
4. PARKING LOT LIGHTING, MAIN BUILDING SIGNAGE, AND MENU BOARD SIGNAGE TO BE CONTROLLED SEPARATELY. SEE SHEET E-8 FOR EXTERIOR LIGHT SWITCHING
5. DETAILS LISTED ARE SUGGESTED STANDARD DETAILS. ARCHITECT AND ENGINEER FOR EACH PROJECT ARE RESPONSIBLE TO MODIFY AS NECESSARY TO COMPLY WITH LOCAL CODES OR CONDITIONS.



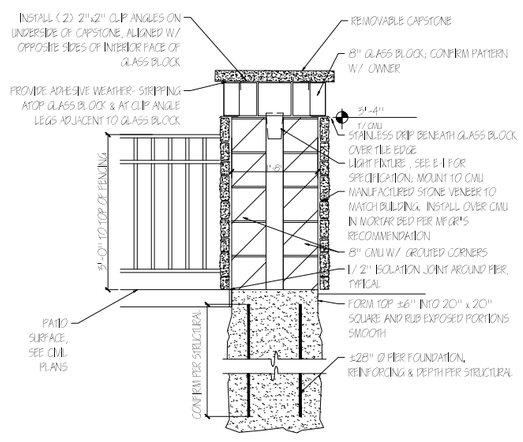
4 C-1 SECT. - DUMPSTER ENCLOSURE
SCALE: ¾" = 1'-0" (DETACHED FROM BUILDING)



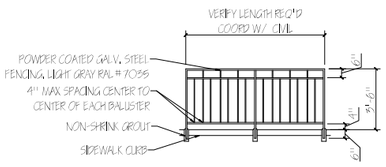
5 C-1 SECT. - DUMPSTER ENCLOSURE
SCALE: ¾" = 1'-0" (ATTACHED TO BUILDING)



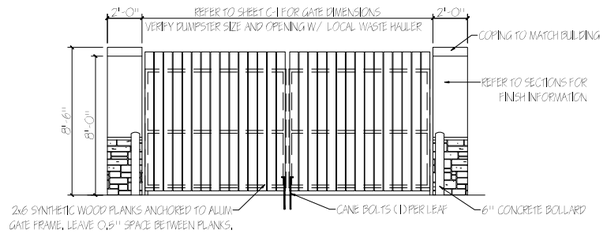
6 C-1 SCHEMATIC DUMPSTER PLAN - DETACHED
SCALE: ¼" = 1'-0"



7 C-1 SECT. - PATIO PIER
SCALE: ¾" = 1'-0"



8 C-1 ELEV. GUARD RAIL
SCALE: ¼" = 1'-0"



NOTE: DUMPSTER MAY BE ATTACHED OR DETACHED. REFER TO PROJECT SPECIFIC SITE PLAN.

10 C-1 ELEV. DUMPSTER ENCLOSURE
SCALE: ¼" = 1'-0"

Date	Revision	By

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1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

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CULVER FRANCHISING SYSTEM, LLC.
METRO M - 2026
PROTOTYPE PLANS

Sheet Contents:
REFUSE ENCL.

Project No: Metro M - 2026
Drawn By: J. DeLonay
Date: Jan. 1, 2026

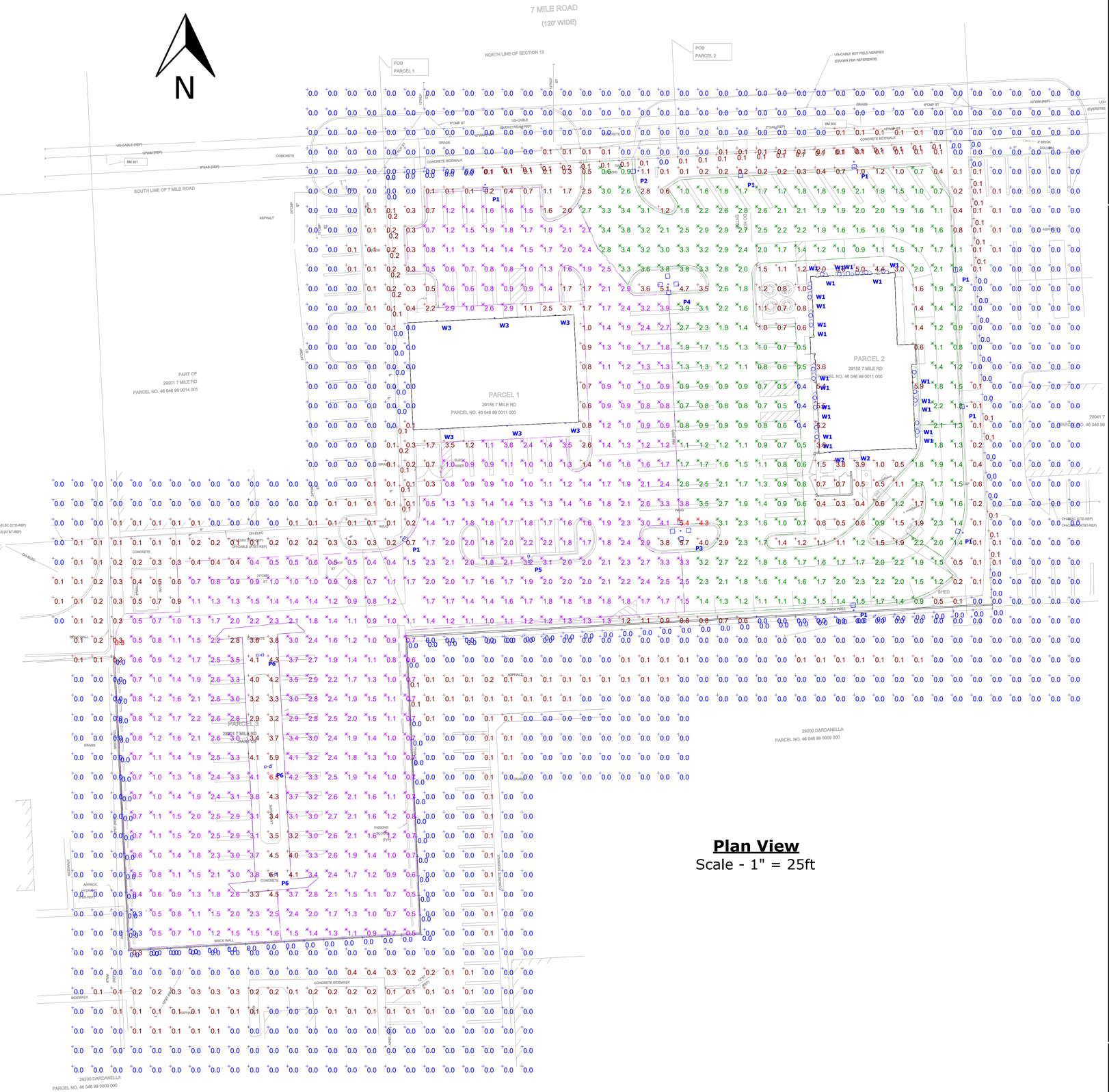
Sheet
R-1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	LLF	Wattage	Mounting Height
	P1	8	Lithonia Lighting	DSX1 LED P1 35K 80CRI BLC3 EGS	D-Series Size 1 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Type 3 Extreme Backlight Control External Glare Shield	4604	0.9	50.9	20'-0"
	P2	1	Lithonia Lighting	DSX1 LED P1 35K 80CRI RCCO EGS	D-Series Size 1 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control External Glare Shield	4971	0.9	50.9	20'-0"
	P3	1	Lithonia Lighting	[...]	[...]	[. . .]	0.9	220.4972	20'-0"
			Lithonia Lighting	DSX1 LED P2 35K 80CRI TFTM EGS	D-Series Size 1 Area Luminaire P2 Performance Package 3500K CCT 80 CRI Forward Throw External Glare Shield	7917	0.9	67.7927	
			Lithonia Lighting	DSX1 LED P1 35K 80CRI TFTM EGS	D-Series Size 1 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Forward Throw External Glare Shield	6158	0.9	50.9015	
			Lithonia Lighting	DSX1 LED P1 35K 80CRI T2M EGS	D-Series Size 1 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Type 2 Medium External Glare Shield	5632	0.9	50.9015	
			Lithonia Lighting	DSX1 LED P1 35K 80CRI TFTM EGS	D-Series Size 1 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Forward Throw External Glare Shield	6158	0.9	50.9015	
	P4	1	Lithonia Lighting	[...]	[...]	[. . .]	0.9	203.606	20'-0"
			Lithonia Lighting	DSX1 LED P1 35K 80CRI T2M EGS	D-Series Size 1 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Type 2 Medium External Glare Shield	5632	0.9	50.9015	
			Lithonia Lighting	DSX1 LED P1 35K 80CRI TFTM EGS	D-Series Size 1 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Forward Throw External Glare Shield	6158	0.9	50.9015	
			Lithonia Lighting	DSX1 LED P1 35K 80CRI TFTM EGS	D-Series Size 1 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Forward Throw External Glare Shield	6158	0.9	50.9015	
			Lithonia Lighting	DSX1 LED P1 35K 80CRI TFTM EGS	D-Series Size 1 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Forward Throw External Glare Shield	6158	0.9	50.9015	
	P5	1	Lithonia Lighting	[...]	[...]	[. . .]	0.9	101.803	20'-0"
			Lithonia Lighting	DSX1 LED P1 35K 80CRI TFTM EGS	D-Series Size 1 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Forward Throw External Glare Shield	6158	0.9	50.9015	
			Lithonia Lighting	DSX1 LED P1 35K 80CRI T2M EGS	D-Series Size 1 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Type 2 Medium External Glare Shield	5632	0.9	50.9015	
	P6	3	Lithonia Lighting	DSX1 LED P3 35K 80CRI TFTM EGS	D-Series Size 1 Area Luminaire P3 Performance Package 3500K CCT 80 CRI Forward Throw External Glare Shield	11161	0.9	204.3454	20'-0"
			Lithonia Lighting	DSX1 LED P3 35K 80CRI TFTM EGS	D-Series Size 1 Area Luminaire P3 Performance Package 3500K CCT 80 CRI Forward Throw External Glare Shield	11161	0.9	102.1727	
			Lithonia Lighting	DSX1 LED P3 35K 80CRI TFTM EGS	D-Series Size 1 Area Luminaire P3 Performance Package 3500K CCT 80 CRI Forward Throw External Glare Shield	11161	0.9	102.1727	
	W1	21	Spectrum Lighting	EB1214GV-15L-35K-EX-TF1-MWI	Nom. 12" diam x 12.1" H, Angled Emblem Sign Light	1251	0.9	10	16'-0"
	W2	2	Lithonia Lighting	WPX0 LED ALO @850LM SWW2 @3000K MVOLT	WPX0 LED, 850 Lumen setting, 3000K Setting, 120-277V	814	0.9	6.2384	7'-6" & 8'-0"
	W3	6	Lithonia Lighting	WDGE1 LED P1 35K 80CRI VF	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3500K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1194	0.9	10.0002	10'-0"

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall/Grade	+	0.8 fc	6.5 fc	0.0 fc	N/A	N/A
Parking & Drive Lanes (Retail)	+	1.7 fc	5.4 fc	0.3 fc	18.0:1	5.7:1
Parknig & Drive Lanes	+	1.7 fc	4.3 fc	0.4 fc	10.8:1	4.3:1
Property Line	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 25ft

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

CULVERS - 29211 7 MILE, LIVONIA
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
BK
Date
06/10/2026
REV 06/11/2026
Scale
Not to Scale
Drawing No.
#26-59701 V2

WPX0 LED
Wall Pack

Catalog Number
Notes
Type
Hit the Tab key or mouse over the page to see all interactive elements.

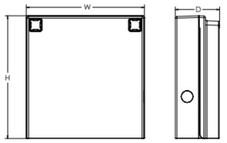
Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in four sizes, the WPX family delivers 850 to 9,200 lumens with a wide, uniform distribution.

The WPX0 full cut-off wall pack is an excellent above the door lighting solution. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Standard features such as Adjustable Lumen Output (ALO), color switching and switchable photocell make WPX0 ideal for any application.

Specifications

Depth (D): 2"
Height (H): 5.75"
Width (W): 5.5"
Weight: 2.5lbs



Ordering Information

EXAMPLE: WPX0 LED ALO SWW2 MVOLT PE DDBXD

Series	Color Temperature	Voltage	Controls	Finish
WPX0 LED ALO 850 - 1,650 Lumens	SWW2 3000K / 4000K / 5000K	MVOLT 120V - 277V	PE Photocell (On/Off)	DDBXD Dark bronze

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration.

NOTES:
Default out of the box settings: 1,650 Lumens, 4000K, Photocell enabled

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX0, WPX1, WPX2 and WPX3 are ideal for replacing up to 70W, 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION
WPX features a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine consist of high-efficacy LEDs and LED lumen maintenance of L86/100,000 hours. Color temperature (CCT) can be switched between 3000K, 4000K and 5000K with minimum CRI of 80. Electronic driver ensures system power factor >90% and THD <20%. The luminaire operates on MVOLT (120V - 277V) input.

A module inside the luminaire allows the installer to not only switch between CCTs, but also the adjust the lumen output and switch on and off the photocell (PE).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

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D-Series Size 1
LED Area Luminaire

Catalog Number
Notes
Type
Hit the Tab key or mouse over the page to see all interactive elements.

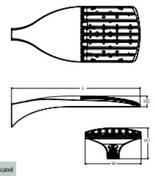
Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications

EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)



Design Select options indicated by this color background.

design select Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[2]	Color Rendering Index[3]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[1] T4M Type IV medium T4LG Type IV low glare[1] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[1] BLC4 Type IV backlight control[1] LCCO Left corner cutoff[1] RCCO Right corner cutoff[1]	MVOLT (120V-277V)[4,5] HVOLT (347V-480V)[4,5] XVOLT (277V - 480V)[4,5] 120[6,7,8] 208[6,7,8] 240[6,7,8] 277[6,7,8] 347[6,7,8] 480[6,7,8]	**Shipped included** SPA Square pole mounting (4ft drilling) RPA Round pole mounting (4ft drilling) SPA5 Square pole mounting #5 drilling[9] RPA5 Round pole mounting #5 drilling[9] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket[10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD Dark bronze	DBTXD Textured dark bronze
NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,18,21]	SPD20KV 20KV surge protection		DBLBD Black	DBLTBD Textured black
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,18,21]	HS Houseside shield (black finish standard)[22]		DNATD Natural aluminum	DNATTD Textured natural aluminum
PER	NEMA twist-lock receptacle only (controls ordered separately)[13]	L90 Left rotated optics[1]		DWHXD White	DWHGXD Textured white
PER5	Five-pin receptacle only (controls ordered separately)[13,21]	R90 Right rotated optics[1]		DSSTD Textured sandstone	
PER7	Seven-pin receptacle only (controls ordered separately)[14,21]	CCE Coastal Construction[23]			
FAO	Field adjustable output[15,21]	HA 50°C ambient operation[24]			
BL30	Bi-level switched dimming, 30%[16,21]	BAA Buy America(n) Act and/or Build America Buy America Qualified			
BL50	Bi-level switched dimming, 50%[16,21]	SF Single fuse (120, 277, 347V)[25]			
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]	DF Double fuse (208, 240, 480V)[25]			
DS	Dual switching[16,18,21]	**Shipped separately**			
		EGSR External Glare Shield (reversible, field install required, matches housing finish)			
		BSDB Bird Spikes (field install required)			

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RLM CLASSICS

EMBLEM SIGN
DAMP / WET LOCATION
SIGN LIGHTS

PROJECT:
QUANTITY: TYPE:

SERIES	LUMENS[1]	CCT	DRIVER / DIMMING[2]	ACCESSORIES[3]	MOUNTING[4]	FINISH[5,6]	WET KIT
EB070090V EB090100V EB12140V	15L 1500 Lm 27L 2700 Lm	80 CRI 27K 2700K 30K 3000K 35K 3500K 40K 4000K 90 CRI 27HK 2700K 30HK 3000K 35HK 3500K 40HK 4000K	EX Electronic Driver, 120V/277V DOXDK 1%, 0-10V, 120V/277V DSZWH ELV/MLV, 120V DLTEY Lutron® 2-Wire Forward Phase (MLV), 120V DL3EK 1%, Lutron® EcoSystem®, Faders to Black, 120V/277V	ENCLOSURES TFY 3" Frosted Dome TSTY 3" Dome Wire Guard MFS 3" Frosted Mini MGS 3" Short Wire Guard FJS 3" Frosted Tall FGS 3" Tall Wire Guard	WALL MOUNT CP5D4 Small Driver Canopy CP5D4MD Small Driver Canopy w/ Knockouts CP5DK Large Driver Canopy CP5/BMD Remote Mount Driver SPXD_* Straight Arm PA_* Mounting Arm Style CEILING MOUNT RDCS Small Driver Canopy CP5 Large Driver Canopy HM_* Hang Straight AT_* Hang Straight All Thread PM_* Rigid Pendant Mount EMCD* 10W Large Driver Canopy EM EMRM 7W Remote EM EMEN 7W Remote with Enclosure	MW* Matte White MB* Matte Black PT* Platinum Silver CC Custom Color	WLKA Wet Location Kit

EXAMPLE: EB12140V15L35KEXTF1/CP104PA36BL

NOTES:
1 Nominal Source Lumens at 35K. 2 Contact Factory for Additional Options. 3 Available with CP004/CP10 Only. 4 Enclosure, Wire Guard Required. Choose One Option. 5 Standard Enclosure. 6 TGY Not Available With EB070V. 7 See Mounting Page for Details on Components and Finishes. 8 See Mounting Page for Available Arm Options. 9 Specify Length in Inches. See Mounting Page for Available Lengths. 10 EMCR Replaces RDCS or CP10. 11 Reference Color Sheet Located on Product Webpage for Full List of Available Colors. 12 Standard Finishes.

Spectrum Lighting

ILLUMINATING WHAT'S POSSIBLE.
Dimensions and values shown are nominal. Spectrum Lighting continually works to improve products and reserves the right to make changes which may alter the performance or appearance of products.

WDGE1 LED
Architectural Wall Sconce

Catalog Number
Notes
Type
Hit the Tab key or mouse over the page to see all interactive elements.

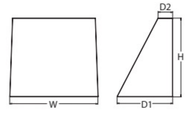
Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs



design select Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0 P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[1] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[2]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[3] **Shipped separately** AWS 3/8inch Architectural wall spacer[4] PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.[4]

Options		Finish		
E4WH Emergency battery backup, Certified in CA Title 20 MAED&S (4W, 0°C min)[5]		DDBXD Dark bronze	DBTXD Textured dark bronze	
PE Photocell, Button Type[6]		DBLXD Black	DBLBXD Textured black	
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)[7]		DNAXD Natural aluminum	DNATXD Textured natural aluminum	
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)		DWHXD White	DWHGXD Textured white	
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.		DSXD Sandstone	DSSTXD Textured sandstone	
DSLE Dual Switching (1 Driver, 2 Light Engines)				
CCE Coastal Construction[8]				

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CULVERS - 29211 7 MILE, LIVONIA
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
BK
Date
06/10/2026
REV 06/11/2026
Scale
Not to Scale
Drawing No.
#26-59701 V2

STANDARD SITE FEATURES / OPERATIONS

Our Mission: We genuinely care, so every guest who chooses Culver's leaves happy

- Handcrafted Freshness: As Craig Culver always says, "We never compromise on quality." It's a promise that begins with sourcing the best ingredients and continues through to the way we prepare your meal: fresh, just for you. In 1946, founder S. Truett Cathy opened his first restaurant the Dwarf Grill. It was a small ten-stool diner located in Hapeville, GA.
- Hometown Hospitality: Hospitality has always been near and dear to our hearts. So, dining in or on the go, we make a point of treating you the way we'd want to be treated. From holding a door to asking about your meal, it's our pleasure to serve you – and we do it with a smile.
- Craig and Lea Culver — along with Craig's parents, George and Ruth — opened the first Culver's restaurant in 1984 in the family's hometown of Sauk City, Wisconsin. Their ButterBurgers and Fresh Frozen Custard were hits, leading to the first successful Culver's franchise opening in 1990 in Baraboo, Wisconsin. Business has only gotten better. In 2024, Culver's began celebrating its 40th anniversary — and now it's celebrating its seventh year in a row in the Franchise 500's Top 10.

Giving Back:

- Give Local: Our franchisees are members of the communities where their restaurants are and have always looked for opportunities to support the folks who support Culver's. Fundraising events, donations and sponsorships continue to be some of those ways.
- The Culver's Foundation™: Serving our communities goes beyond the restaurant to help make sure all folks have access to basic needs, as well as to promote the development of our youth and their families.
- Thank You Farmers® Project: To make sure we have enough good, wholesome food to serve our growing population, we started this project in 2013 to support agricultural education programs that encourage smart farming.

Hours of Operation:

- Lobby, Dine-in and Drive-through hours: 10:30am – 10:00pm Daily

Number of Employees (Typical Shift): 8-10 employees

Building

- Veneered stone and EIFS

Refuse:

- Dumpster Enclosure provides space for two trash containers – Pickup day/time is based on vendor schedule by intended to be completed during off-peak hours.
- Enclosed room at dumpster enclosure is locked and utilized to store site related maintenance equipment (ie. Shovels, blower, salt, brooms, extra traffic cones, etc)

Drive-through lane circulation

- Drive-through lane features two menu boards which filter into a single lane for payment and meal delivery
- Canopy over the menu boards and pick-up window
- Bypass lane provided to allow for circulation around the building

Site Lighting:

- 20’ light poles are standard height with internal house shields that provide cut-off and reducing lighting spillage at property lines.
- Building mounted sconces

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER

MAUREEN MILLER BROSNAN
MAYOR

DOUGLAS L. MOORE, MSA
INTERIM DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2571
FAX: (734) 466-2195

June 24, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-06-02-17 – #29155 Seven Mile Road (Culver's)

Dear Mr. Canty:

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

1. The project is located on three separate parcels with the addresses of **#29085, #29155 and #29205 Seven Mile Road**. If additional addresses are needed for the proposed buildings, the owner will need to contact this department once approvals have been granted.

2. The existing parcel is currently serviced by public sanitary sewer, water main storm sewer. The submitted drawings do not show calculations for the proposed utility connections, but we do not believe there will be any negative impacts to the existing systems with the proposed project.

3. If approvals are granted, the developer will need to submit Engineering drawings to this department to determine what permits will be required. They will also be required to submit drawings to the Wayne County Department of Public Service for permitting of the storm sewer detention and outlet, as well as for any work in the Seven Mile Road right-of-way.

4. If a lot combination is planned for proposed project, the owner will need to start the process by contacting the Assessor's Office prior to any permitting.

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

Sincerely,

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

Cc: 2026 Petition File

FIRE

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

June 24th, 2026

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

Re: Petition 2026-06-02-17 - 29155 Seven Mile Road

Mr. Canty,

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

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

Sincerely,

FOR THE CHIEF OF POLICE,

Sgt. Badams

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 30, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2026-06-02-17 – 29155 Seven Mile Road

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

1. Signage shall conform to the ordinance, or a variance from the Zoning Board of Appeals would be required.
2. The height of the proposed light fixtures shall not exceed 20’ measured from the finished grade to the top of the fixture.
3. An enclosure of sufficient height to completely screen the dumpster is required on three (3) sides of the waste receptacle, with a solid gate on the fourth side. The height of the enclosure must be not less than six (6) feet or at least one (1) foot above the height of the dumpster, whichever is greater. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass, and when not in use, closed at all times. The enclosure must be constructed of the same or compatible material and colors as the principal building in terms of texture and quality.

4. Grease interceptors shall be designed and shall perform in the manner provided for in Chapter 10 of the Michigan Plumbing Code, governing traps, interceptors, and separators, as such code is amended from time to time. All grease interceptors shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks, and defects, and shall be capable of performing the function for which such devices are designed, as specified herein. All grease interceptors shall be maintained in a safe, sanitary, and functional condition. The City shall be granted access to conduct on-site inspections as necessary to assure compliance with Chapter 13.42 of the Livonia Code of Ordinances.

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

June 30, 2026

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

Petition 2026-06-02-17 – 29155 Seven Mile Rd – PEA Group

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: lp

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

June 22, 2026

RE: 29155 Seven Mile

Attention: Planning Commissioners

The owner of the property is current on their property tax.

If you have any further questions, please contact me

Thank you

Susan Nash
Livonia City Treasurer

OTHER ITEMS RELATED TO THE PETITION

CITY OF LIVONIA, MICHIGAN
APPLICATION FOR SIGNAGE APPROVAL

All applications for Signage Approval shall be filed with the City Planning Commission, 33000 Civic Center Drive, Livonia, MI 48154-3097 Filing Fee 50.00

Date Filed: 5/20/26 Petition 2026-05-SN-01

Site Address: 29401 Seven Mile Sidwell 041-99-0001-000

Applicant: Bazo Construction Business/Company: Amoco

Applicant's Address: 12645 Delta City: Taylor State: MI Zip Code: 48180

Applicant's Phone # (313) 584-8842 Applicant's Email smhuisen@bazoconstruction.com

Contact Person: Sarah Mheisen Business/Company: Bazo Construction

Contact's Address: 12645 Delta St. City: Taylor State: MI Zip Code: 48180

Contact's Phone # (313) 608-0801 Contact's Email smhuisen@bazoconstruction.com

Please provide the following information:

RECEIVED
MAY 29 2026
CITY OF LIVONIA
PLANNING COMMISSION

1) Proposal for **Wall Sign(s)** must show the following:
   - shape and dimensions of sign(s)
   - total square footage of sign area
   - method of illumination
   - elevation plan showing location of sign(s) on building
2) Proposal for **Awning Sign(s)** must show the following:
   - shape and dimensions of sign(s)
   - total square footage of sign area
   - method of illumination (only sign area is permitted to be back-lit)
   - elevation plan showing location of sign(s) and awning(s) on building
3) Proposal to erect a **Ground Sign** must show the following:
   - shape and dimensions of sign
   - total square footage of sign area
   - height of sign (measured from the surface grade of the land)
   - method of illumination
   - site plan depicting sign's location and setback from any right-of-way line
4) **One (1) set of reduced plans, a maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to:** planning@livonia.gov
5) One (1) completed application form & **three (3)** sets of full-size drawings

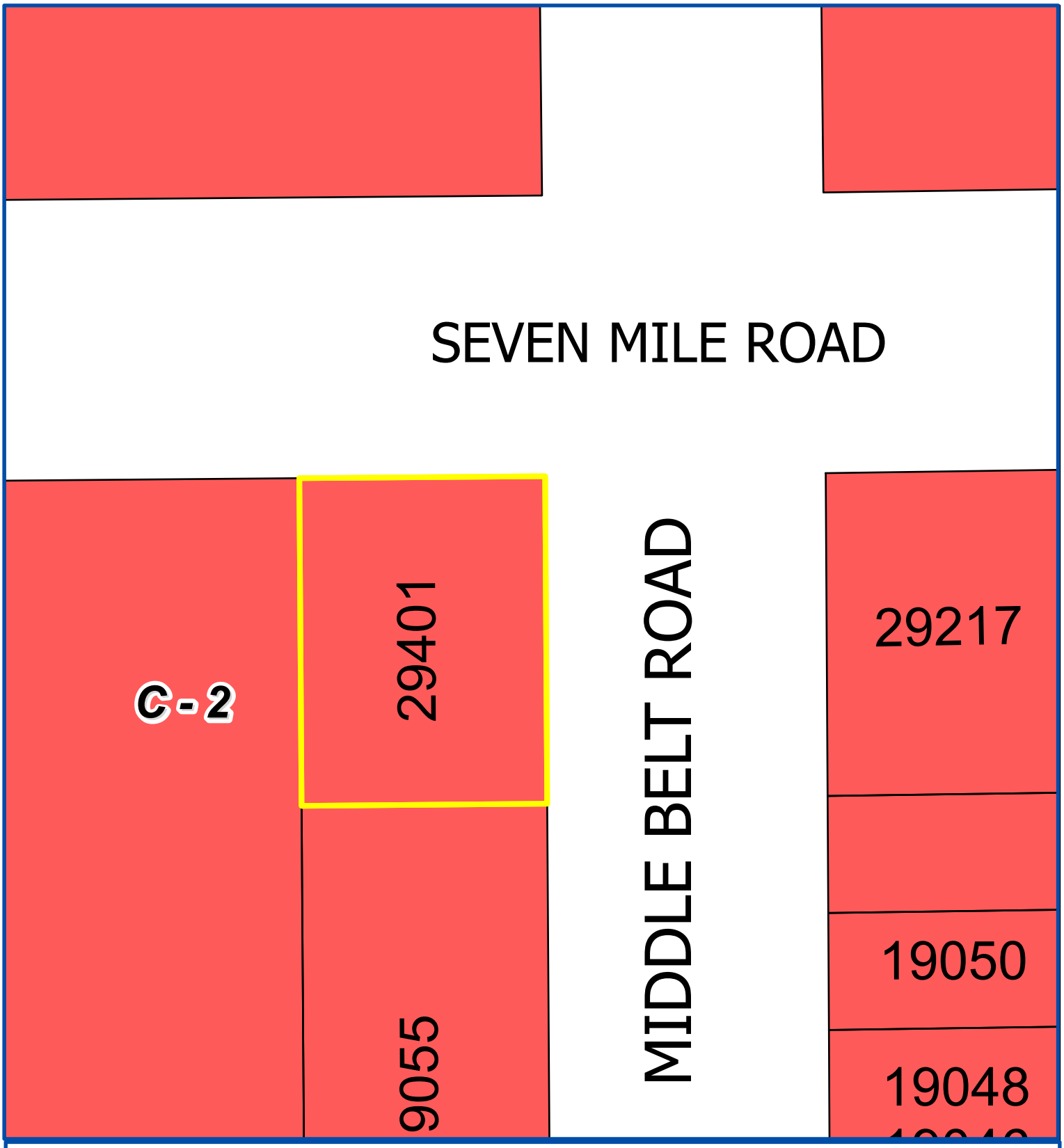
You are invited and encouraged to review your proposal with the Planning Department staff. Only one set of preliminary drawings will be necessary for this analysis.

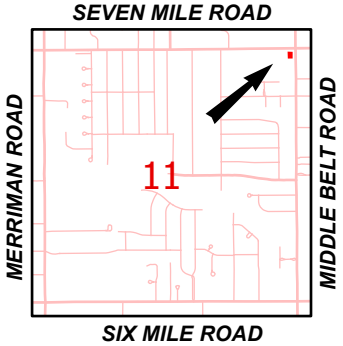
Owner of Property: Mid Seven Gasoline Co

Owner's Address: 29401 Seven Mile City: Livonia State: MI Zip Code: 48152

Owner's Phone # (248) 888-7697 Owner's Email

Signature of Owner: Mid Seven Gas Co Print Name: Mid Seven Gas Co





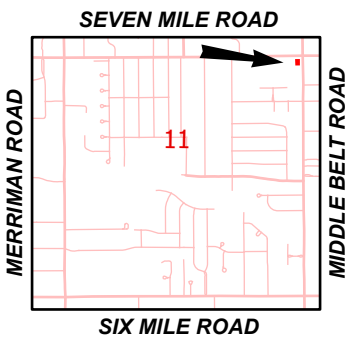
Address & Zoning Map

Petition 2026-05-SN-01
Amoco Gas Station Signs
29401 Seven Mile Road

N

Not to Scale

City of Livonia
Planning Department



Aerial Map

Petition 2026-05-SN-01
Amoco Gas Station Signs
29401 Seven Mile Road

N

Not to Scale

City of Livonia
Planning Department

CITY OF LIVONIA, MICHIGAN
APPLICATION FOR SIGNAGE APPROVAL

All applications for Signage Approval shall be filed with the City Planning Commission, 33000 Civic Center Drive, Livonia, MI 48154-3097 Filing Fee 50.00

Date Filed: 5/20/26 Petition _____

Site Address: 29401 Seven Mile Sidwell _____

Applicant: Bazo Construction Business/Company: _____

Applicant's Address: 12645 Delta City: Taylor State: MI Zip Code: 48180

Applicant's Phone # (313) 584-8842 Applicant's Email Smheisen@bazoconstruction.com

Contact Person: Sarah Mheisen Business/Company: Bazo Construction

Contact's Address: 12645 Delta St. City: Taylor State: MI Zip Code: 48180

Contact's Phone # (313) 608-0801 Contact's Email Smheisen@bazoconstruction.com

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   - total square footage of sign area
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   - elevation plan showing location of sign(s) on building

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   - method of illumination (only sign area is permitted to be back-lit)
   - elevation plan showing location of sign(s) and awning(s) on building

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   - total square footage of sign area
   - height of sign (measured from the surface grade of the land)
   - method of illumination
   - site plan depicting sign's location and setback from any right-of-way line

4) **One (1) set of reduced plans, a maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to:** planning@livonia.gov

5) One (1) completed application form & **three (3)** sets of full-size drawings

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Owner of Property: MID Seven Gasoline Co

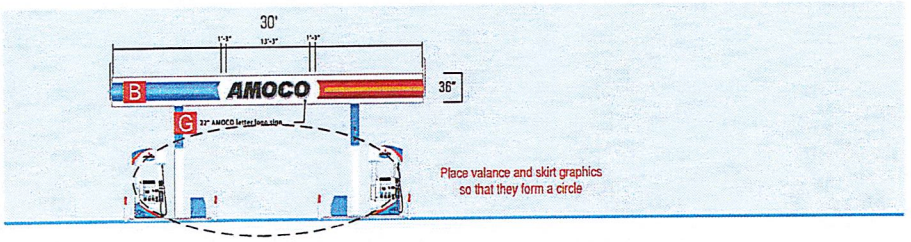
Owner's Address: 29401 Seven Mile City: Livonia State: MI Zip Code: 48152

Owner's Phone # (248) 888-7697 Owner's Email _____

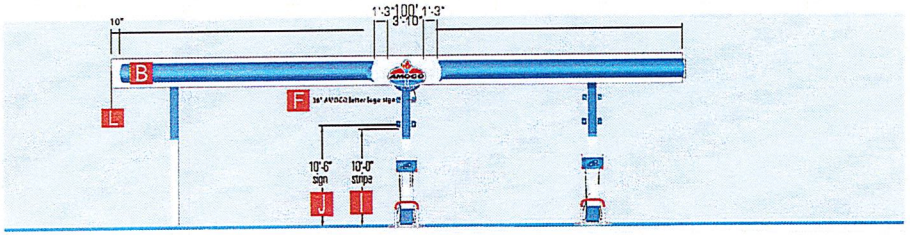
Signature of Owner: MID Seven Gas Co Print Name: Mid Seven Gas Co

JOBBER: HIGH POINTE OIL COMPANY INC | ADDRESS: 29401 7 Mile Rd., LIVONIA, MI 48152-1909 | SVB: 2841600 | SITE LEVEL: B | DESIGNER: ERIC STARK | DATE: 03.25.2026 | REVISON #: JR1 | CANOPY 1 OF 1

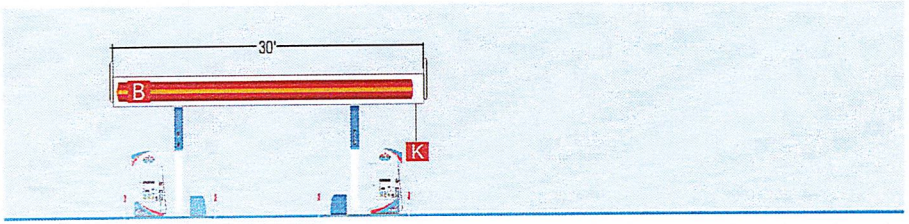
Front Elevation



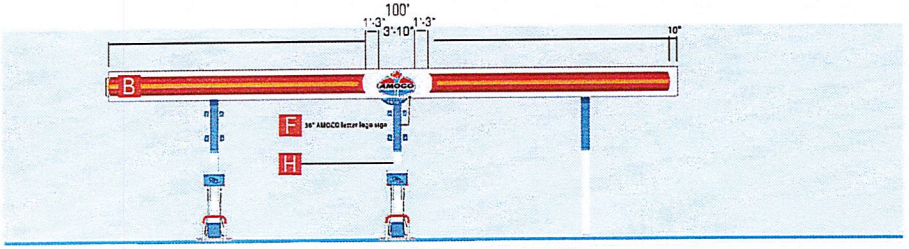
Left Elevation



Back Elevation



Right Elevation



See Site Notes page for specific paint codes and contact info.
REMOVE ALL EXISTING SIGNAGE

- B ☑ Install Dimensional Bullnose Fascia With Light Bar
- C1 ☐ Install Dimensional Bullnose Fascia With No Light Bar
- C2 ☐ Install Flat ACM With Decal Applied With No Light Bar
- D ☐ Install New White ACM
  - ☐ Jobber Supplied ☐ Federal Heath Supplied
- E ☐ Paint Existing Flat ACM White
  - ☐ Install Bullnose Decal ☐ Leave White
- F ☑ Install Amoco T&O
  - ☐ 60" T&O ☐ 34" T&O (restricted P&Z only)
  - ☑ 36" T&O ☐ 30" T&O (restricted P&Z only)
- G ☑ Install Amoco Channel Letters
  - ☑ 22" Channel Letters ☐ 15" Channel Letters (restricted P&Z only)
- H1 ☑ Paint Canopy Columns Amoco White & Amoco Dark Blue (Per Standards Shown on Note Page)
- H2 ☐ Image As Shown In Concepts
- I ☑ Install Flag Signs 10'6" From The Ground
- J ☑ Apply Amoco Light Blue Stripe 10'0" From The Ground
- K ☑ Canopy Deck To Be Amoco White
- L ☑ Canopy Corners: ☑ Are 90° ☐ Are NOT 90°
- M ☑ Canopy Detail (Full Canopy Detail Page After Elevation)

NOTES:

- ANY ADDITIONAL FASCIA SHOULD BE REMOVED. ACM IS MEANT TO FIT OVER FIRST LAYER OF FASCIA ONLY.
- IF FASCIA HEIGHT IS LESS THAN 30" IT WILL NEED TO BE BUILT UP TO AT LEAST 30".

MAP:

This is an original concept drawing created by Big Red Rooster Flow, LLC. It is submitted for use in connection with the project being planned for you by BRRFlow. All or any part of this design (except registered trademarks) remains the property of BRRFlow. This drawing is not to scale. For all questions regarding the scope of the project, please contact Steve Garrity 847.232.7621 or The Brand Image Adviser, Debbie Petrauskas 630.544.4425 / Larry Rollins 708.495.5814

BIG RED ROOSTER FLOW

JOBBER: HIGH POINTE OIL COMPANY INC | ADDRESS: 29401 7 Mile Rd., LIVONIA, MI 48152-1909 | SVB: 2841600 | SITE LEVEL: B | DESIGNER: ERIC STARK | DATE: 03.25.2026 | REVISON #: JR1 | BUILDING

When using the ToGo image, the building roof **MUST** be gray or neutral and the fascia must be white or neutral. You may need to repaint before financial settlement can occur.

NOTE: IT IS A REQUIREMENT THAT THE BUILDING HAVE A STORE NAME ON IT. IT IS ALSO REQUIRED TO REMOVE ALL EXISTING BRAND SIGNAGE AND FASCIA FROM THE BUILDING.

See Site Notes page for specific paint codes and contact info.

REMOVE ALL EXISTING SIGNAGE OFF FASCIA

A YES, this location is receiving a Amoco "Togo" *image (Qty. 1). Install:

- ☐ Install: Small Illuminated Togo Sign, 52" W X 22" H
- ■ Install: Medium Illuminated Togo Sign, 77" W X 31" H
- ☐ Install: Large Illuminated Togo Sign, 112" W X 45" H

*Note: ToGo sign to be centered over entry door and centered on the fascia above the gradient stripe.

B YES, this location is receiving louvers (Qty. 0).

- ☐ Install: Small Illuminated Togo Sign, 56" X 26" H
- ☐ Install: Medium Illuminated Togo Sign, 89" X 40" H
- ☐ Install: Large Illuminated Togo Sign, 113" X 53" H

C YES, this location is receiving a Amoco "Service" image. (Qty. 0). Install:

- ☐ 5' Service Decal ☐ 5' Service on ACM ☐ 5' Illuminated Service Sign
- ☐ 8' Service Decal ☐ 8' Service on ACM ☐ 8' Illuminated Service Sign
- ☐ 12' Illuminated Service Sign

D Exterior Building Walls

- ☐ to be painted BP Retail White (c.01) ☐ to be kept neutral

E Building Fascia to be Amoco Retail White (C.01)

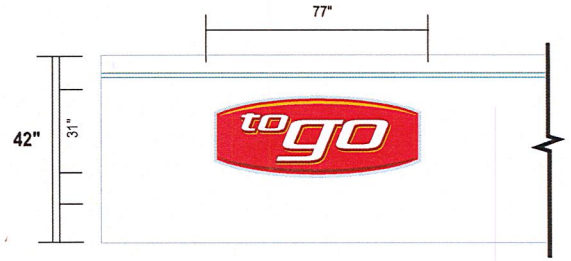
- ☐ Paint Fascia ■ Install new ACM ☐ Install Vinyl

F Is this location is receiving a Red Stripe? ☐ Yes ■ No

- ☐ Install Red Awning Decal ☐ Install Dimensional Red Awning
- ☐ Paint Red Stripe

G Building Door/Window WDDecal ■ Yes

FASCIA DETAIL:



WDDECAL DETAIL: NOTE TO BE DISPLAYED IN WINDOW OR DOOR

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BIG RED ROOSTER FLOW

PROPOSED SIGNAGE

SCOPE OF WORK

1. Reface Shell to Amoco, New Retainers.
2. Reface Pricer: Regular Cash, Regular Credit, Invigorate, 3.0 Digits, New Retainers.
3. MI CODE REQUIRES PRODUCT CONDITION TO BE 1/2 THE HEIGHT OF THE DIGIT.
4. Existing Sign SF: 39.39 SF
5. Proposed Sign SF: 39.39 SF
* Paint to match Brand Standards

NOTE: SUBJECT TO CHANGE DURING ENGINEER REVIEW

ACTION ITEMS REQUIRED PRIOR TO PRODUCTION

1. 11'10" OVERALL HEIGHT

EXISTING SIGNAGE

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AMOCO
29401 7 Mile Rd.,
Livonia, MI 48152

SVB #
2841600

Issue Date: 11/14/24
Drawn By: AGL

REV	DATE	DESCRIPTION
0	11-14-24	INITIAL RELEASE

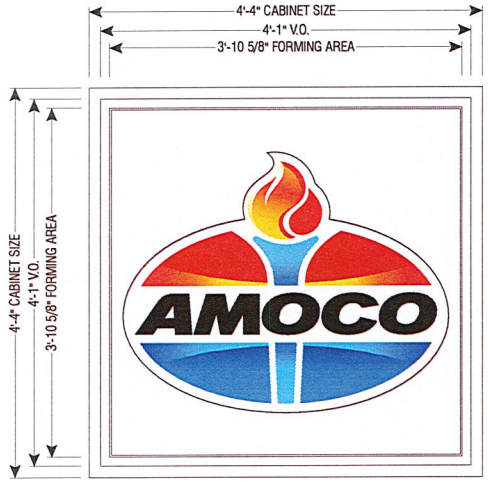
MID - EXISTING / PROPOSED

Rev: 0
Date: 11/14/24
Doc #: AD-AMO-123598-241114-0
Blair Project #: 123598
Blair Sales Order #: 28018

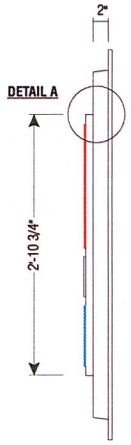
Blair Image Elements
5107 Kissell Avenue
Altoona, PA 16601
P: (814) 949.8287
blairimage.com

blair IMAGE ELEMENTS

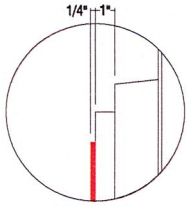
Electrical Requirement:
120VAC / 20A Dedicated Circuit(s)



FRONT VIEW
SCALE: 3/4"=1'



SIDE VIEW



1 1/2" RETAINER
28 FT OF RETAINER REQUIRED PER SIDE

NOTE: WILL BE SHIPPED LOOSE AND LONGER THAN THE CABINET. THIS WILL NEED FIELD TRIMMED TO PROPERLY FIT.

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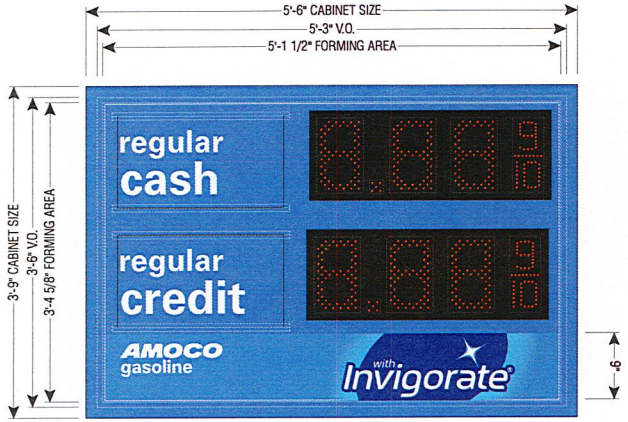
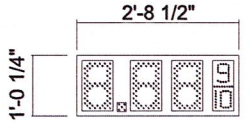
AMOCO 29401 7 Mile Rd., Livonia, MI 48152	SVB # 2841600	Issue Date: 11/14/24 Drawn By: AGL REV 0 DATE 11-14-24 DESCRIPTION INITIAL RELEASE	S1 - DETAILS Page 5	Rev: 0 Date: 11/14/24 Doc #: AD-AMO-123598-241114-0 Blair Project #: 123598 Blair Sales Order #: 28018	Blair Image Elements 5107 Kissell Avenue Altoona, PA 16601 P: (814) 949.8287 blairimage.com

Electrical Requirement:
120VAC / 20A Dedicated Circuit(s)



FRONT VIEW
SCALE: 3/4"=1'

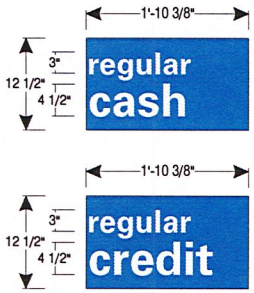
SIDE VIEW



9" 3.0 LED DIGITS

1 1/2" RETAINER
28 FT OF RETAINER REQUIRED PER SIDE

NOTE: WILL BE SHIPPED LOOSE AND LONGER THAN THE CABINET. THIS WILL NEED FIELD TRIMMED TO PROPERLY FIT.



CUSTOM WORDPLATES

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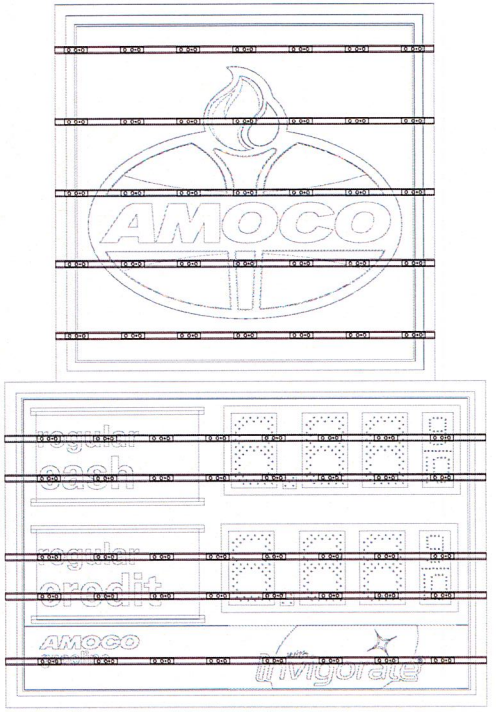
AMOCO 29401 7 Mile Rd., Livonia, MI 48152	SVB # 2841600	Issue Date: 11/14/24 Drawn By: AGL REV 0 DATE 11-14-24 DESCRIPTION INITIAL RELEASE	S2 - DETAILS Page 6	Rev: 0 Date: 11/14/24 Doc #: AD-AMO-123598-241114-0 Blair Project #: 123598 Blair Sales Order #: 28018	Blair Image Elements 5107 Kissell Avenue Altoona, PA 16601 P: (814) 949.8287 blairimage.com

ILLUMINATION VIEW



PRICER CABINET IS TWO SINGLE FACED CABINETS, BACK TO BACK.
SINGLE SIDED LIGHTING REQUIRED.

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AMOCO
29401 7 Mile Rd.,
Livonia, MI 48152

SVB #
2841600

Issue Date: 11/14/24
Drawn By: AGL

REV	DATE	DESCRIPTION
0	11-14-24	INITIAL RELEASE

ILLUMINATION - DETAILS

Rev: 0
Date: 11/14/24
Doc #: AD-AMO-123598-241114-0
Blair Project #: 123598
Blair Sales Order #: 28018

Blair Image Elements
5107 Kissell Avenue
Altoona, PA 16601
P: (814) 949.8287
blairimage.com

blair IMAGE ELEMENTS

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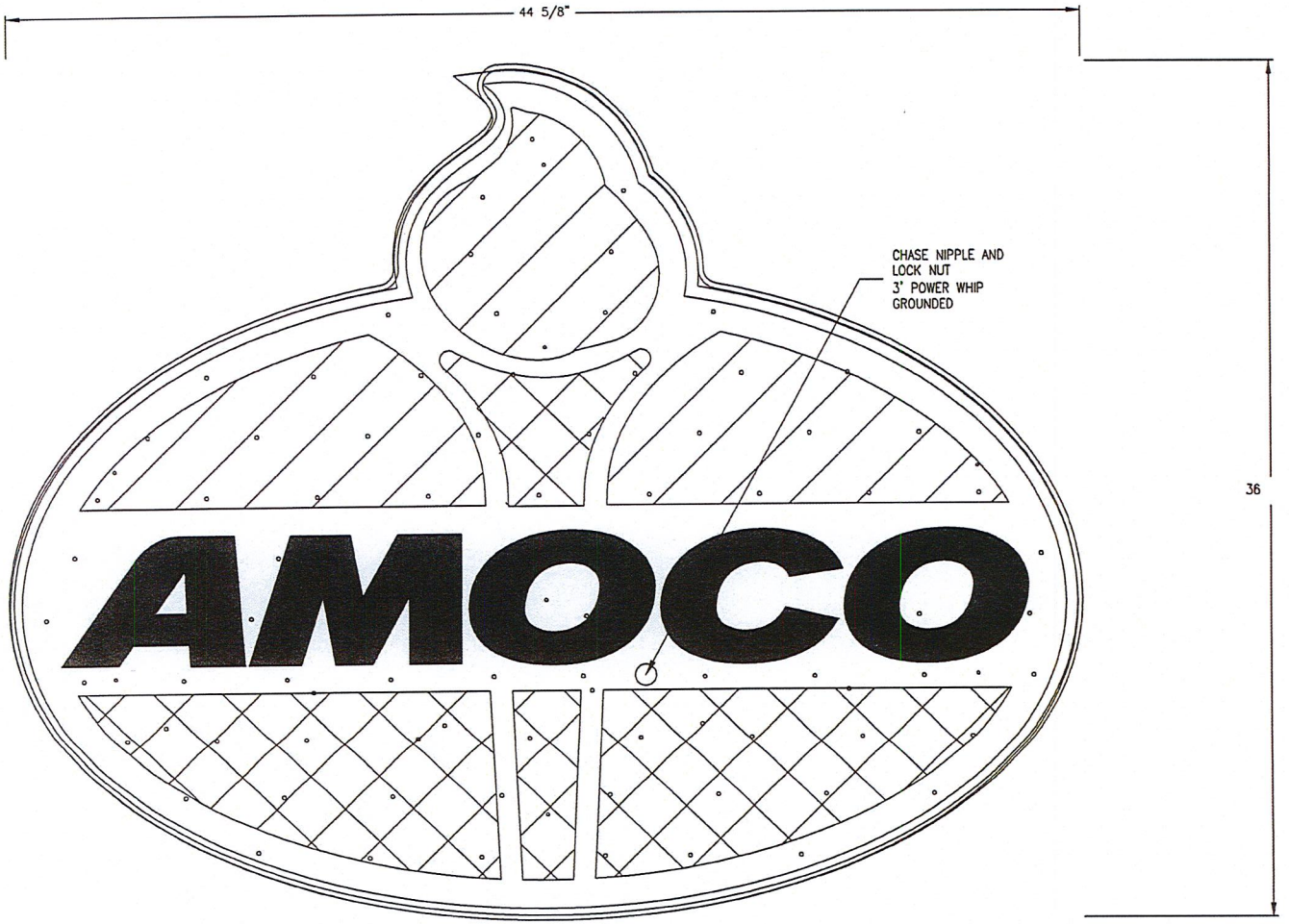
NOTE: NOT TO SCALE



STATUS	DATE	DWN.	DESCRIPTION
----	----	----	----
----	----	----	----
----	----	----	----

REVISIONS

CUT FILE BY: A. WHELAND
LOCATION: EXTERIOR
DRAWN BY: MEB
ART FILE BY: N/A
SHEET: 1 OF 2

MOLD#: N/A

CUSTOMER CODE: AMO

BLANK SIZE: N/A

REV STATUS	CUSTOM STATUS	CREATION DATE
N/A	N/C	10/13/20

PART #: AMO00125

BLAIR COMPANIES
ARCHITECTURAL IMAGING
SIGNS • FIXTURES • LIGHTING

5107 KISSELL AVENUE
ALTOONA, PA 16601
(814) 949-8287
FAX (814) 949-8293
E-MAIL: cad@blaircompanies.com

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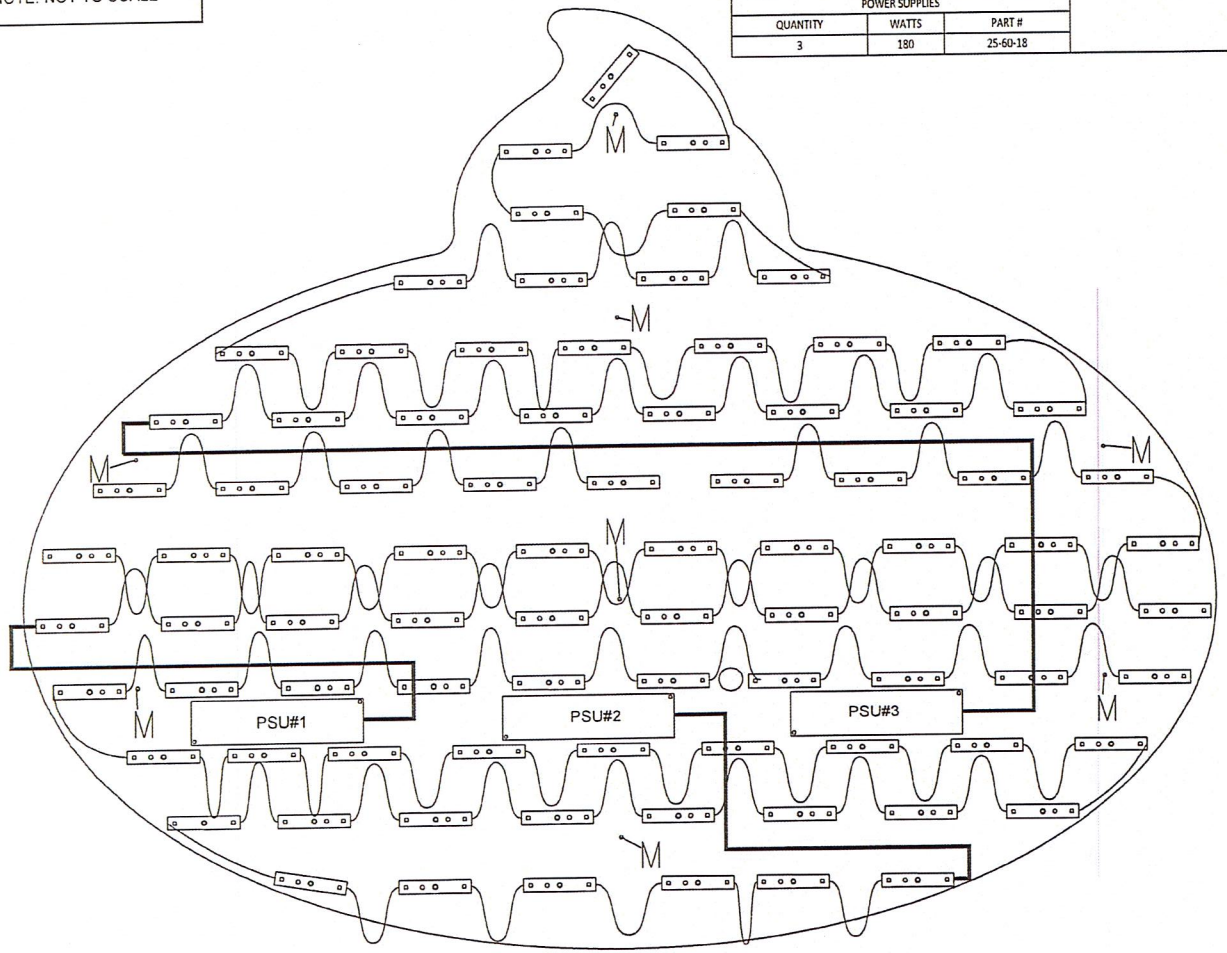
NOTE: NOT TO SCALE

POWER SUPPLY BREAK DOWN & LED QUANTITIES									
POWER SUPPLY			CABINET	LED MODULES			QUANITY OF LED MODULES PER OUTPUT	SERVICE DRAW (AMPS)	CIRCUIT #
POWER SUPPLY #	WATTS	PART #		QUANTITY	COLOR	PART #			
1	60	25-60-18	SIDE A	24	WHITE	25-06-09	24	0.395	1 - 120 VAC 20 AMP SERVICE
2	60	25-60-18	SIDE A	29	WHITE	25-06-09	29	0.470	1 - 120 VAC 20 AMP SERVICE
3	60	25-60-18	SIDE A	33	WHITE	25-06-09	33	0.535	1 - 120 VAC 20 AMP SERVICE
POWER SUPPLIES				LED MODULES					SERVICE DRAW (AMPS)
QUANTITY	WATTS	PART #		QUANTITY	COLOR	PART #			
3	180	25-60-18		86	WHITE	25-06-09			1.4

1,300 cd
8,170 lumen



LIGHTING LAYOUT

STATUS	DATE	DWN.	DESCRIPTION
----	----	----	----
----	----	----	----
----	----	----	----

REVISIONS

CUT FILE BY: A. WHELAND
LOCATION: EXTERIOR
DRAWN BY: MEB
ART FILE BY: N/A
SHEET: 2 OF 2

MOLD#: N/A

CUSTOMER CODE: AMO

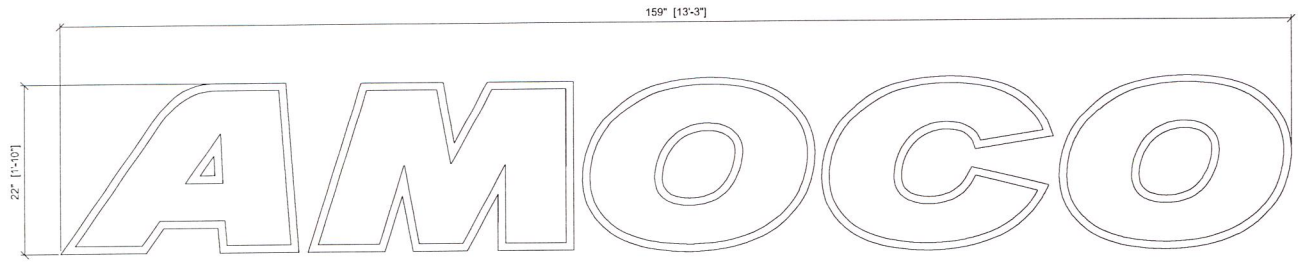
BLANK SIZE: N/A

REV STATUS	CUSTOM STATUS	CREATION DATE
N/A	N/C	10/13/20

PART #: AMO00125

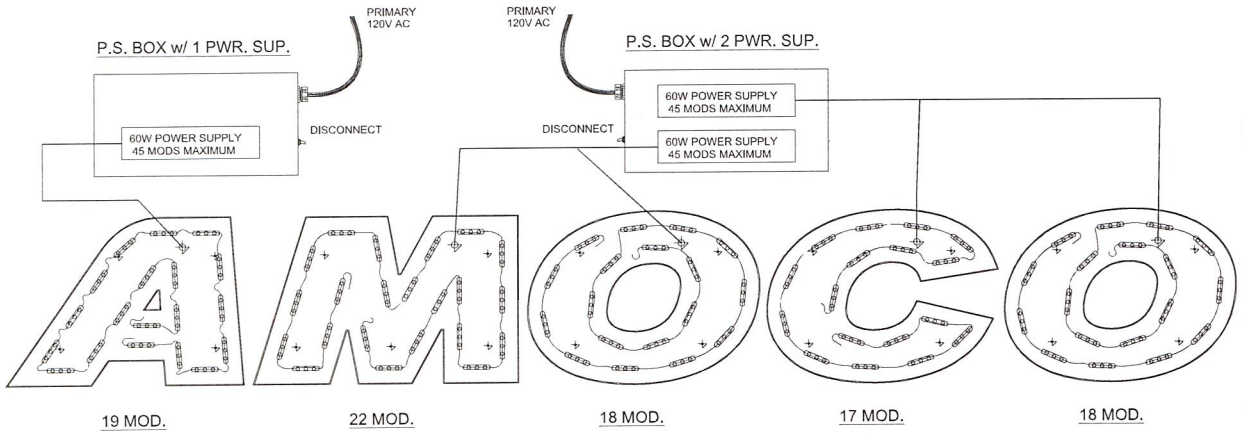
BLAIR COMPANIES
ARCHITECTURAL IMAGING
SIGNS • FIXTURES • LIGHTING

5107 KISSELL AVENUE
ALTOONA, PA 16601
(814) 949-8287
FAX (814) 949-8293
E-MAIL: cad@blaircompanies.com



ELEVATION VIEW

SCALE: 3/4"=1'-0"

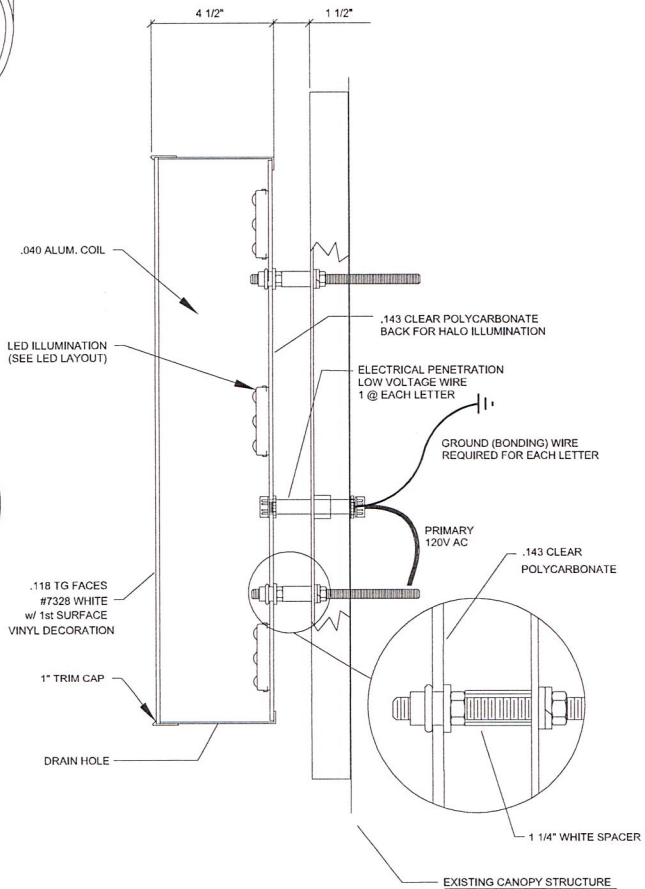


1- STREET FIGHTER HW LAID OUT 1.8 MODULES PER FOOT.
2- EACH P-LED 12VDC 60W POWER SUPPLY CAN RUN UP TO 45 MODS/ 25FT
3- LAYOUT BASED ON 4-1/2" CAN DEPTH
4- DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE

ESTIMATED PRODUCT B.O.M. PER SIGN:
94 STREET FIGHTER HW 7000K WHITE MODULES - 52.2 FT
3 60W POWER SUPPLY (@ 1.1 AMPS EA.)
598.415 INCHES TOTAL TRIM CAP

ELECTRICAL / LED LAYOUT DETAIL VIEW

SCALE: 3/4"=1'-0"



TYPICAL SECTION

SCALE: N.T.S.

SIGN SPECIFICATIONS:

SIGN SIZE:

IMAGE AREA ... RECTANGLE 24.2917 SQ FT
ACTUAL SIZE ... 22" CHANNEL LETTERS
APPROXIMATE WEIGHT ... TOTAL - T.B.D. LBS
DESIGNED WINDLOAD ... 30 PSF

ELECTRICAL:

LED'S ...
TOTAL AMPS ... 3.3 TOTAL AMPS
CIRCUITS ... (1) 20
VOLTS ... 120

COLORS:

PLEASE REFER TO COLOR RENDERING FOR GRAPHICS AND COLOR SPECS

NO.	REVISIONS	DATE	BY
3	ADD DISCONNECT TO POWER BOX	06.25.20	L.E.M.
6	REFINEMENTS TO 7	06.05.20	L.E.M.

FEDERAL HEATH
VISUAL COMMUNICATIONS
1500 N. BOLTON, JACKSONVILLE, TX 75766
(903) 589-2100

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Underwriters Laboratories Inc. — ELECTRICAL TO USE U.L.-48 LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

NO.	REVISIONS	DATE	BY
1	CHANGE ENG. # TO MATCH PART #	04.16.20	R.R.R.
2	CHANGE COLOR TEMP. FROM 5000K TO 7000K	04.16.20	R.R.R.
3	REVISED FACE THICKNESS FROM .125 TO .118	04.16.20	R.R.R.
4	REVISED POLY BACK THICKNESS FROM .150 TO .143	04.16.20	R.R.R.
5	ADDED PS BOXES DETAIL	04.16.20	R.R.R.
6	MOVED MTG&ELEC HOLES TO MATCH FORMED VERSION	04.28.20	L.E.M
7	MOUNTING DETAIL & NOTES	06.05.20	L.E.M.

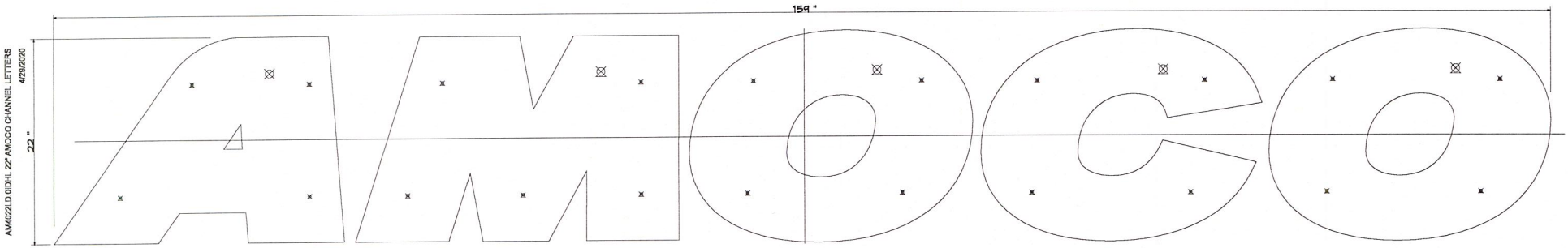
22" AMOCO FACE LIT & HALO LIT C/L

22" AMOCO CHANNEL LETTERS FACE & HALO LIT

LED ILLUMINATION

JOB NO: 185153	C_Belmont
DRAWN BY: Roberto Rios	7/30/18
DRAWING NO: AM4022LD.01DHL	

SHEET NO: 1
OF: 1



FEDERAL HEATH
VISUAL COMMUNICATIONS
1020-A PITTSBURGH DR., DELAWARE, OH 43015
(740) 368-4120

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STANDARD TOLERANCES:				
	0 – 3	±0.015	48 – 144	±0.125
	3 – 12	±0.03	144+	±0.375
	12 – 48	±0.06	ANGLES	±1 DEGREE

ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED.

NO.	REVISION	DATE	BY
1	XXXXX	XX-XX-XX	XXX
2	XXXXX	XX-XX-XX	XXX
3	XXXXX	XX-XX-XX	XXX
4	XXXXX	XX-XX-XX	XXX
5	XXXXX	XX-XX-XX	XXX
6	XXXXX	XX-XX-XX	XXX
7	XXXXX	XX-XX-XX	XXX

AMCOCO 22" CHANNEL LETTERS

AM4022LD.0IDHL
Mounting Pattern

JOB NO: XXX

DRAWN BY: LEM

DATE: 05/01/20

DRAWING NO: AM4022LD.0IDHL_PAT.fs

SHEET NO: 1

OF: 1

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 5

Petition 2026-05-SN-01 submitted by Bazo Construction requesting approval for ground sign, wall sign, and canopy sign replacements at the Amoco gas station at 29401 Seven Mile Road, located at the corner of Seven Mile and Middle Belt Roads in the Northeast ¼ of Section 11.

June 9, 2026, Study Meeting:

Bazo Construction is requesting approval for replacement signage and façade improvements at the existing Amoco gas station located at 29401 Seven Mile Road, situated at the northeast corner of Seven Mile and Middle Belt Roads in the Northeast ¼ of Section 11. The subject property is zoned C-2 (General Business).

The subject site is located within the vicinity of the Livonia Marketplace area, specifically within the Northeast ¼ of Section 11, which is regulated under the Special Area Development Control provisions of Section 5.01 of the Livonia Zoning Ordinance. Pursuant to Section 5.01, no building located within a C-1, C-2, C-3, or C-4 zoning district shall be erected, expanded, or externally altered within designated special assessment areas except upon review and submission of findings by the Planning Commission and approval by the City Council. As the proposed work includes exterior façade modifications and signage alterations, review and approval by both the Planning Commission and City Council are required.

Surrounding land uses are entirely commercial in nature. To the north, across Seven Mile Road, is the former Sears property zoned C-2 (General Business). To the south is a commercial property containing a Chipotle restaurant, also zoned C-2. To the west is a commercial shopping center property zoned C-2, and to the east, across Middle Belt Road, is additional commercially zoned property, also classified C-2 (General Business).

The petitioner proposes a comprehensive rebranding and modernization of the existing gasoline service station, including replacement of the existing Shell-branded signage and architectural elements with updated Amoco branding. The proposed signage package includes the replacement of existing canopy fascia signage with new illuminated Amoco channel letter signage, installation of dimensional bullnose canopy fascia panels with integrated LED light bars, repainting of the fueling canopy columns in Amoco corporate colors, and the addition of updated Amoco stripe detailing and canopy graphics on all canopy elevations.

Additional improvements include replacement of the existing building façade branding with a new “ToGo” branded storefront image and associated façade enhancements. The petitioner also proposes refacing the existing freestanding gas price sign with updated Amoco branding and new electronic fuel pricing displays. The plans indicate the existing freestanding sign structure will remain, with only the sign faces and branding elements being replaced. The freestanding sign is proposed to maintain an overall sign area of approximately 39.39 square feet, which is consistent with ordinance requirements.

Building façade improvements further include repainting portions of the existing structure and installation of new ACM (Aluminum Composite Material) fascia panels designed to meet current Amoco corporate branding standards. The plans note that all signage, graphics, and paint colors are subject to Amoco corporate specifications.

The proposed improvements are primarily aesthetic in nature and are intended to modernize the appearance of the existing gasoline service station while maintaining the existing site layout, circulation patterns, and operational characteristics of the property. The proposed signage and façade updates appear consistent with current corporate branding standards and are compatible with the surrounding commercial development pattern within the Livonia Marketplace area.

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

June 15, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-05-SN-01 – #29401 Seven Mile Road (Amoco Sign Replacements)

Dear Mr. Canty:

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

1. The subject parcel is assigned the address of **#29401 Seven Mile 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 Seven Mile Road or Middlebelt Road right-of-way's be required, the owner will need to submit drawings to this Department and the Wayne County Department of Public Services for permitting.

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

Sincerely,

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

cc: 2026 Petition File

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE

MAUREEN MILLER BROSNAN
MAYOR

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

June 17th, 2026

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

Re: Petition 2026-05-SN-01 - 29401 Seven Mile Road

Mr. Canty,

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

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

Sincerely,

FOR THE CHIEF OF POLICE,

Sgt. Badams

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 30, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2026-05-SN-01 – 29401 Seven Mile

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

1. Any proposed signage that exceeds existing approved signage would require a variance from the Zoning Board of Appeals.
2. Plans, permits, and inspections are required for the proposed work.

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

June 30, 2026

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

Petition 2026-05-SN-01 – 29401 Seven Mile – Bazo Construction

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: lp

CITY OF LIVONIA, MICHIGAN
APPLICATION FOR SIGNAGE APPROVAL

All applications for Signage Approval shall be filed with the City Planning Commission, 33000 Civic Center Drive, Livonia, MI 48154-3097 Filing Fee 50.00

Date Filed: 06/09/2026 Petition Signage

Site Address: 20100 Haggerty Rd, Livonia, MI 48152 Sidwell 46-022-99-0003-007

Applicant: Julia Sipe Business/Company: Kimley-Horn & Associates

Applicant's Address: 11995 Singletree Lane Ste 225 City: Eden Prairie State: MN Zip Code: 55344

Applicant's Phone # (612) 263-6094 Applicant's Email Julia.sipe@kimley-horn.com

Contact Person: Julia Sipe Business/Company: Kimley-Horn & Associates

Contact's Address: 11995 Singletree Lane Ste 225 City: Eden Prairie State: MN Zip Code: 55344

Contact's Phone # (612) 263-6094 Contact's Email Julia.sipe@kimley-horn.com

Please provide the following information:

1) Proposal for **Wall Sign(s)** must show the following:
   - shape and dimensions of sign(s)
   - total square footage of sign area
   - method of illumination
   - elevation plan showing location of sign(s) on building

2) Proposal for **Awning Sign(s)** must show the following:
   - shape and dimensions of sign(s)
   - total square footage of sign area
   - method of illumination (only sign area is permitted to be back-lit)
   - elevation plan showing location of sign(s) and awning(s) on building

3) Proposal to erect a **Ground Sign** must show the following:
   - shape and dimensions of sign
   - total square footage of sign area
   - height of sign (measured from the surface grade of the land)
   - method of illumination
   - site plan depicting sign's location and setback from any right-of-way line

4) **One (1) set of reduced plans, a maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to:** planning@livonia.gov

5) One (1) completed application form & **three (3)** sets of full-size drawings

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

Owner of Property: Target Corporation - Kenwood McQuade

Owner's Address: 1000 Nicollet Mall City: Minneapolis State: MN Zip Code: 55403

Owner's Phone # (612) 761-1253 Owner's Email Kenwood.McQuade@target.com

Signature of Owner: _____ Print Name: _____

Control Zone Signage Approval Process for the City of Livonia, Michigan:

1) You are invited and encouraged to review your plans with the Planning Staff subsequent to the filing of this application.
   - ❖ What is to be included on the submitted plans is outlined on application.

2) If acceptable, petitioner submits completed application form and 3 sets of plans (plus a reduced set of plans or digital file) to Planning Department.

3) Petitioner pays filing fee to City Planning Department.

4) The proposal is scheduled to be heard at the next appropriate Study and Regular Meetings of the Planning Commission.

5) The Planning Staff reviews plans for compliance with the requirements prescribed in the zoning ordinance.

6) The plans are sent to Inspection Departments for review and comments.

7) A background report and packet is compiled and distributed to the Planning Commission members.

8) The proposal is presented to the Planning Commission at a **Study Meeting**.
   - ❖ A Study Meeting is an informal session to provide the Planning Commission with a review of what is being proposed and provides information that will help each member envision the proposal when they tour the site. It also allows the petitioner an opportunity to make changes, based on comments expressed by the Commission, before the Regular Meeting.

9) It is strongly suggested that revised plans be submitted to the Planning Department prior to the Regular Meeting for review.

10) The proposal is presented to the Planning Commission at a **Regular Meeting**.
   - ❖ A Regular Meeting is a formal meeting where minutes are taken for public record and the entire proceedings are shown live on the City-wide cable channel. Comments are welcome from the Commission, petitioner and anyone else interested in this particular petition.

11) The Planning Commission renders a decision on the proposal.

12) The Planning Commission's recommendation is forwarded to the City Council.

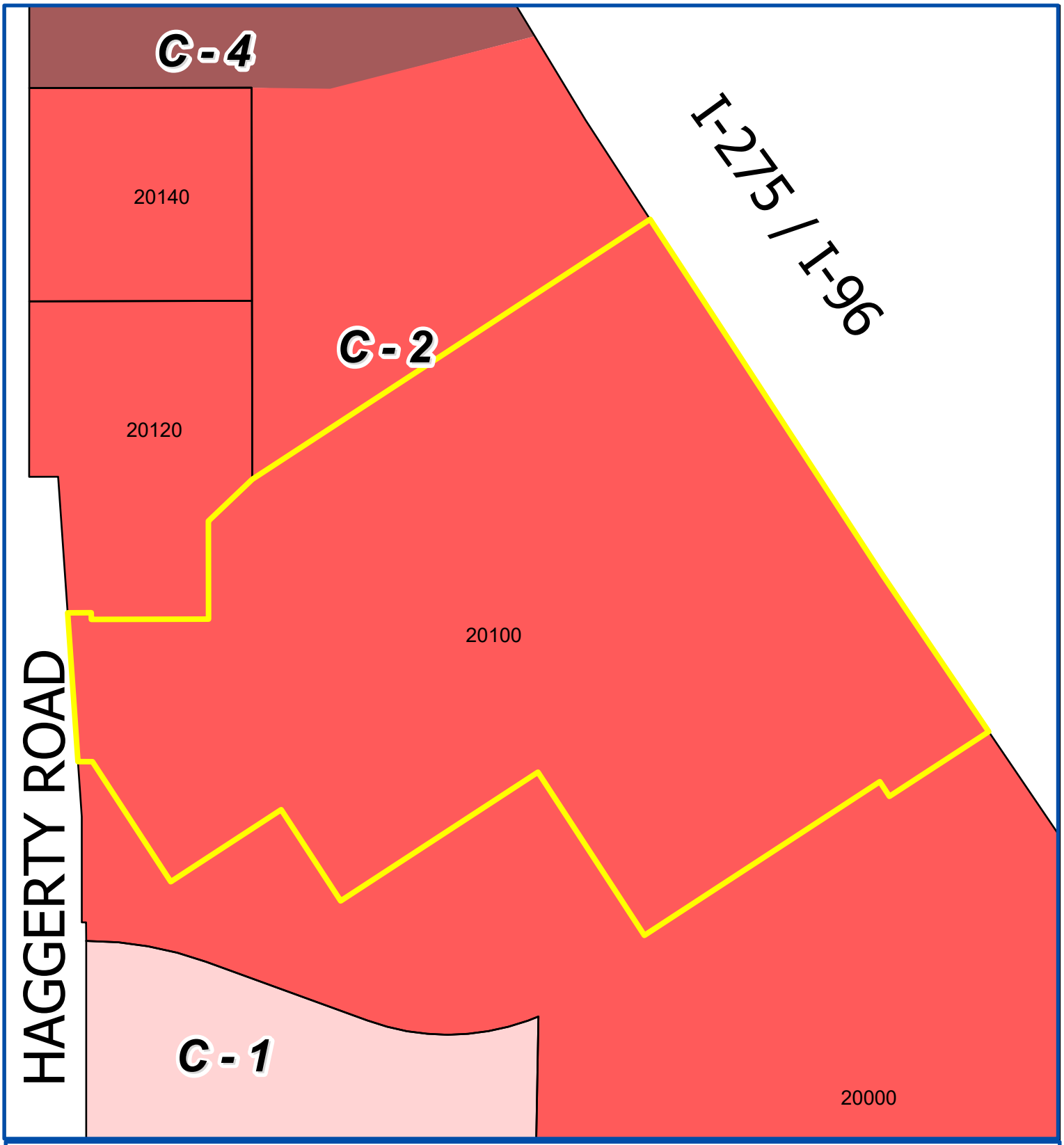
13) The proposal is scheduled to be heard at the next appropriate Study and Regular Meetings of the City Council.

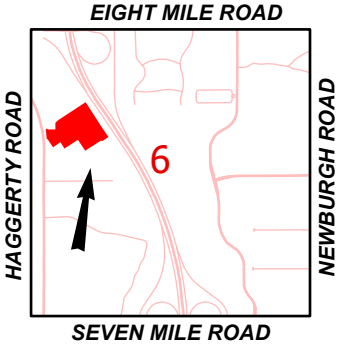
14) The proposal is presented to the City Council at a **Study Meeting**.
   - ❖ No vote is taken at a Study Meeting; the public may speak on any issue on or off the agenda. Council Members ask questions and gather information required for decision making.

15) The proposal is presented to the City Council at a **Regular Meeting**.
   - ❖ After the Council has received input on agenda items at the Study Meeting, or at a Public Hearing or Committee Meeting, then they take action-vote-on the issue.

16) City Council renders decision on the proposal.

17) If the proposal does not conform to the requirements of the ordinance, then the petitioner must apply for and obtain a variance from the Zoning Board of Appeals.
   - ❖ A variance permits, to a specific property, signage when the provisions of the ordinance does not and is based on undue hardship or practical difficulty.





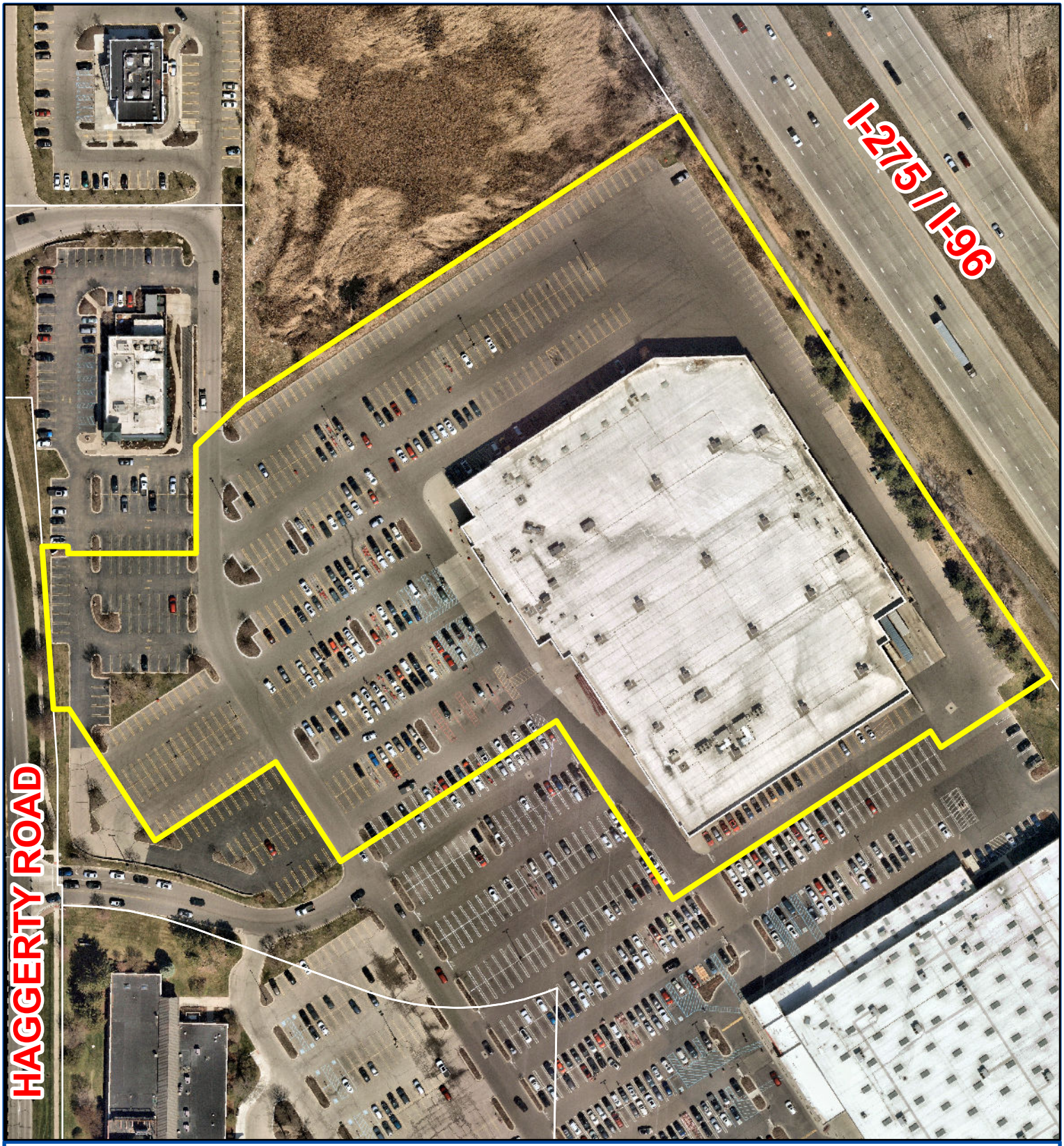
Address & Zoning Map

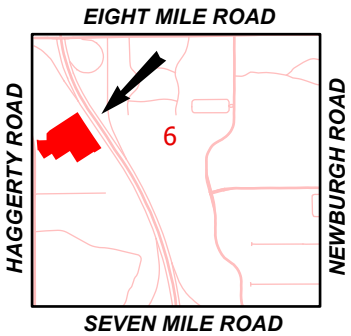
Petition 2026-05-SN-01
Amoco Gas Station Signs
29401 Seven Mile Road

N

Not to Scale

City of Livonia
Planning Department





Aerial Map

Petition 2026-06-SN-02
Target Signs
29100 Haggerty Road

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 6

Petition 2026-06-SN-02 submitted by Kimley-Horn & Associates requesting approval for five (5) wall signs at the Target store at 20100 Haggerty Road, located on the east side of Haggerty Road between Eight Mile Road and Seven Mile Road in the Northwest ¼ of Section 6.

July 7, 2026, Study Meeting:

Kimley-Horn & Associates are requesting approval for five (5) wall signs at the existing Target department store located at 20100 Haggerty Road, situated on the east side of Haggerty Road between Seven Mile Road and Eight Mile Road. The subject property is zoned C-2 (General Business).

The subject site is located within Section 6, which is regulated under the Special Area Development Control provisions of Section 5.01 of the Livonia Zoning Ordinance. Pursuant to Section 5.01, no building located within a C-1, C-2, C-3, or C-4 zoning district shall be erected, expanded, or externally altered within designated special assessment areas except upon review and submission of findings by the Planning Commission and approval by the City Council. As the proposed work includes exterior façade modifications and signage alterations, review and approval by both the Planning Commission and City Council are required.

Surrounding land uses are entirely commercial in nature. To the north and east is vacant property and the I-275/I-96 Freeway. To the south is a commercial property containing a Costco Wholesale zoned C-2 (General Business). To the west, across Haggerty Road, is a commercial property in the City of Northville.

The petitioner is proposing a comprehensive rebranding and modernization of the existing retail establishment to reflect updated corporate branding standards. As part of this effort, the signage package includes the removal and replacement of the existing red Target wall sign and the red CVS Pharmacy wall sign located on the principal building façade. In addition, a new red “Drive-Up” sign is proposed along the front elevation to identify the Target Drive-Up service area. The proposal also includes the installation of an additional white Target wall sign oriented towards I-275 to enhance visibility from the adjacent freeway corridor.

The petitioner proposes a series of façade and signage improvements to modernize the existing Target store in accordance with current corporate branding standards. The proposed signage package includes a new 10-foot bullseye logo and 6-foot-8-inch “Target” lettering, totaling 368 square feet, to be installed on the front elevation; a relocation of the existing CVS Pharmacy sign, measuring 35 square feet, on the front elevation; an installation of a new “Drive Up” sign featuring 24-inch lettering with a total area of 77 square feet on the front elevation; and a new 6-foot (6’) bullseye logo and 4-foot “Target” lettering, totaling 133 square feet, to be installed on the left elevation.

All proposed red and white Target bullseye logos, along with the CVS Pharmacy and Drive-Up signage, are designed as internally illuminated, acrylic-faced channel letter or cabinet-style signs, consistent with contemporary corporate branding. Additionally, a 7.6-square-foot “Order Pickup” sign is proposed as a non-illuminated element consisting of surface-applied opaque white vinyl.

Overall, the proposed improvements are primarily aesthetic in nature and are intended to enhance the visual identity of the site. The updates will modernize the building façade while maintaining the existing site layout, circulation patterns, and operational characteristics. The proposed signage and façade enhancements appear consistent with current corporate branding standards and will improve visibility and wayfinding for customers.

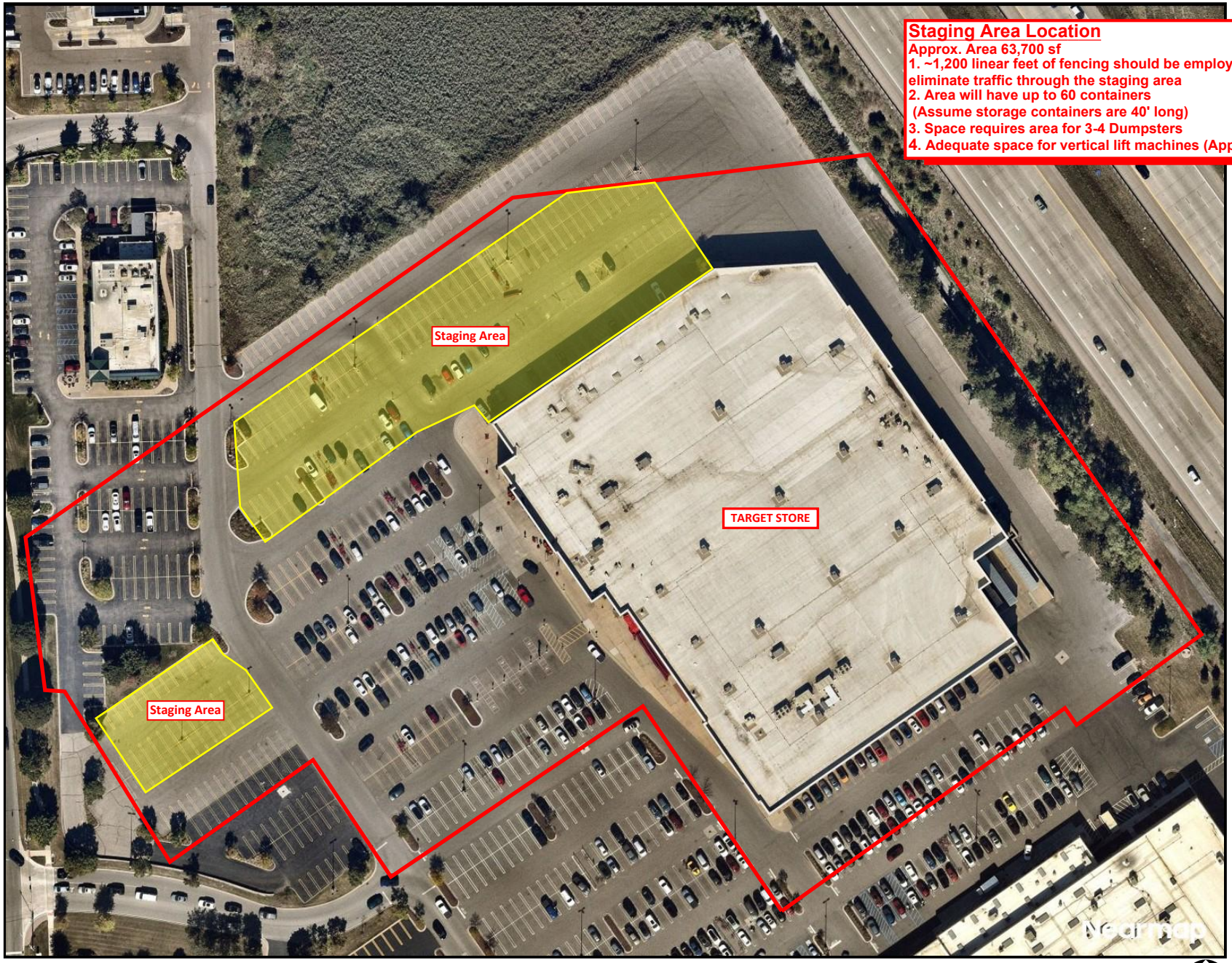


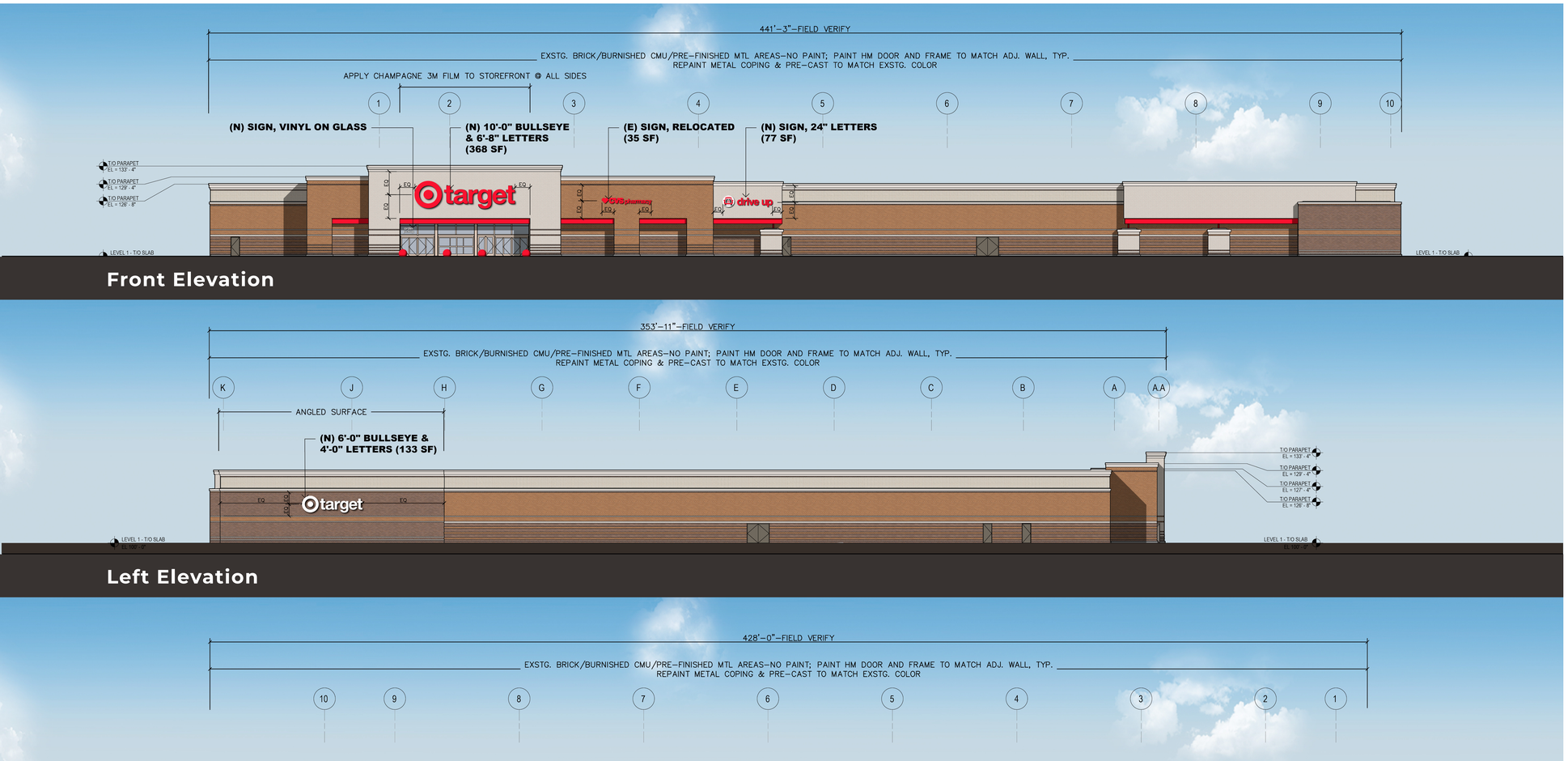
Image Source: Nearmap US, Inc.

NTS

Kimley»Horn

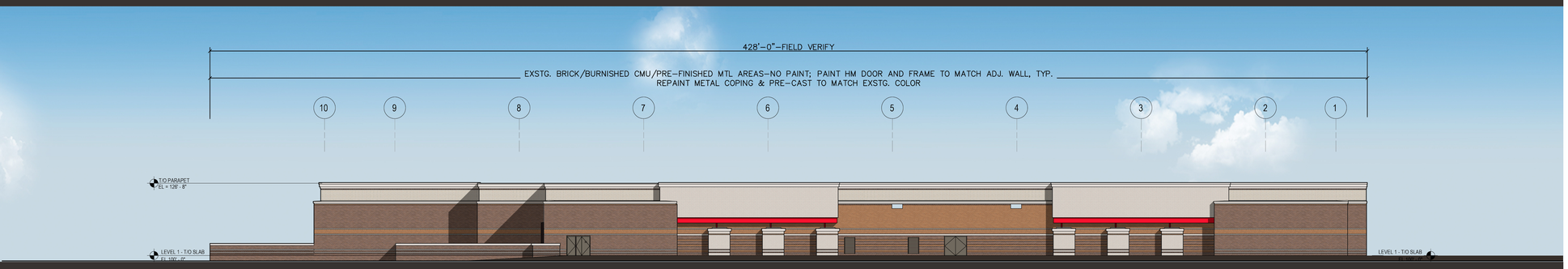
20100 Haggerty Rd
Livonia, MI 48152

T0872 Northville
REM STAGING PLAN
02/13/2026

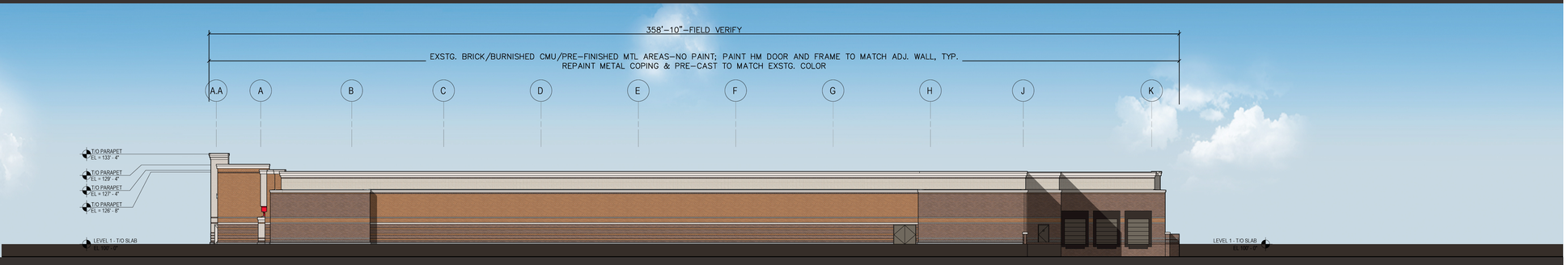


Front Elevation

Left Elevation



Rear Elevation



Right Elevation

COLOR KEY:

- C-20 CHAMPAGNE
- REPAINT (E) SOFFIT C-6 “OXFORD WHITE”

NOTE:

*EXISTING FINISHES SHOWN FOR REFERENCE.

* EXISTING BRICK OR PREFINISHED METAL AREAS-NO PAINT; PAINT HM DOOR AND FRAME TO MATCH ADJ. WALL, TYP.

*CLEAN BRICK AS REQUIRED.

*STORE EXTERIOR WALLS ARE PRIMARILY BRICK.

*EXISTING SPHERICAL BOLLARDS REPAINT C-1 RED U.N.O.

*BEN-5 : STRAIGHT, COLOR.....RED

GENERAL NOTE

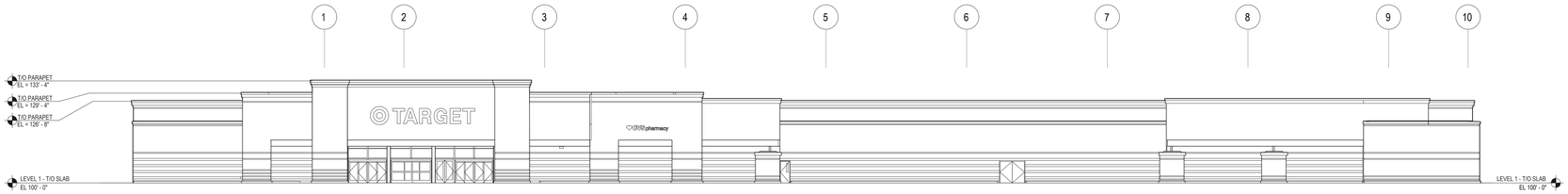
* AREA TO BE PAINTED STARTS AT TOP OF CURB OR REVEAL AND CONTINUES TO TOP OF PARAPET/FLASHING OR REVEAL. PAINT COLOR AND FINISH TRANSITIONS OCCUR AT EXISTING VERTICAL CONTROL JOINTS OR AT INSIDE BUILDING CORNERS, U.N.O.
* ALL EXISTING WALL-MOUNTED ITEMS TO BE PAINTED TO MATCH ADJ. WALL SURFACE, U.N.O.
* PATCH ALL VISIBLE HOLES FROM MOUNTING OF REMOVED SIGNS WITH LIKE MATERIALS. RESTORE WALL SURFACE TO ‘ LIKE NEW’ APPEARANCE.

target

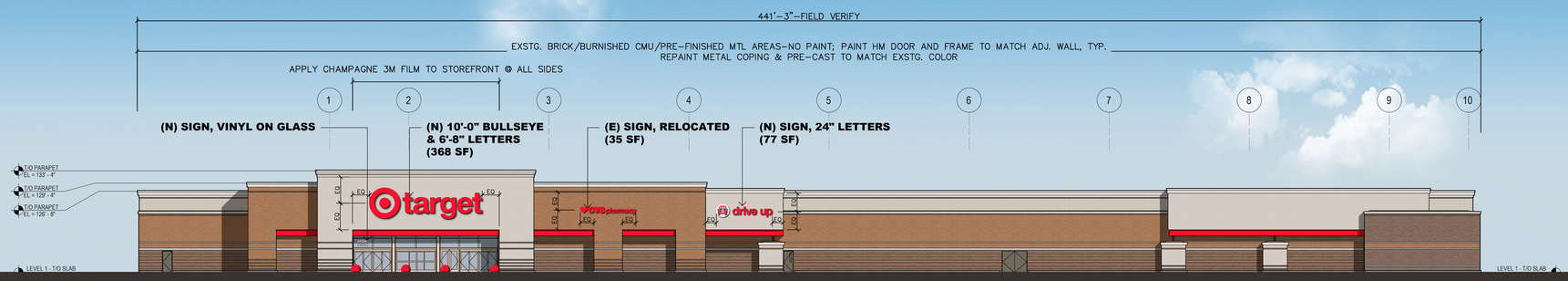
T-0872 Northville, MI: Remodel - Exterior Design

RSP Architects Ltd.

January 26, 2026



Existing Condition



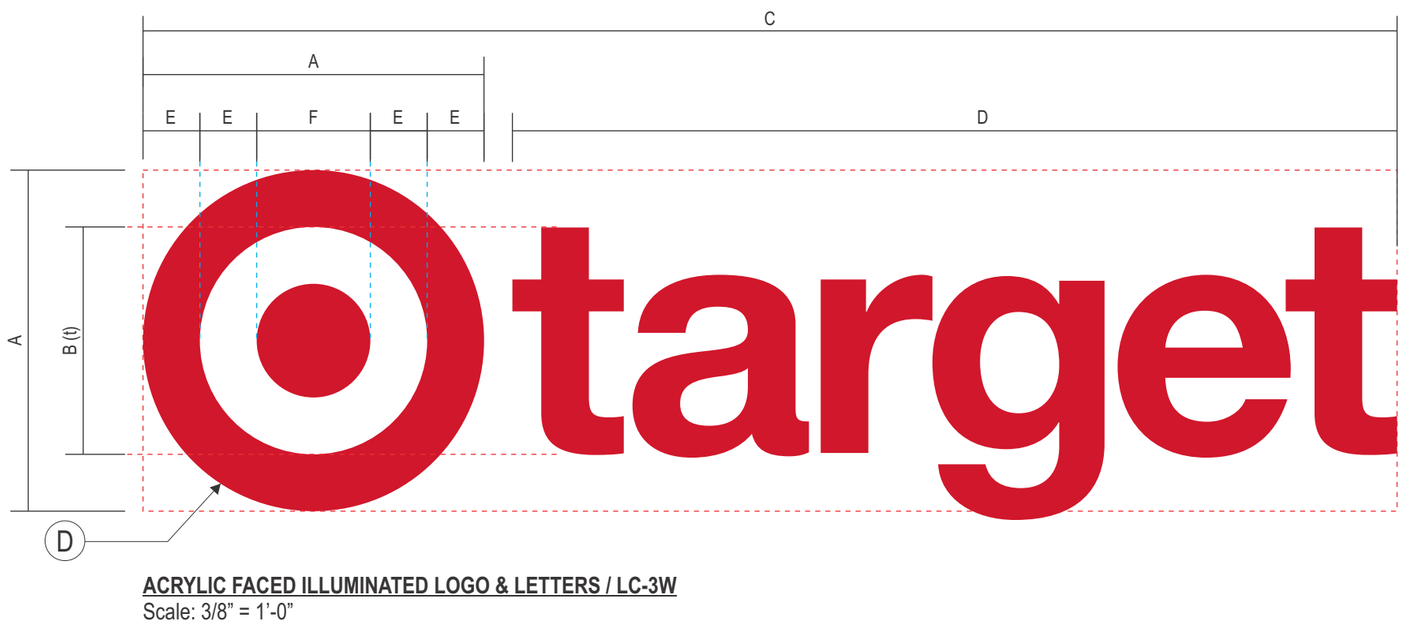
Front Elevation

target

T-0872 Northville, MI: Remodel - Exterior Design

RSP Architects Ltd.

January 26, 2026



ACRYLIC FACED ILLUMINATED LOGO & LETTERS / LC-3W
Scale: 3/8” = 1’-0”

SIGN TYPE	A	B	C	D	E	F	LOGO RETAINER	LETTERS T/C - RET.	SEAMS @ LOGO	SQ.FT.
LL120/80 LC-3R	10’-0”	6’-8”	36’-9 1/2”	25’-11”	1’-8”	3’-4”	1”	½” RET	2	**375.4**
LL108/72 LC-3R	9’-0”	6’-0”	33’-1 1/4”	23’-4”	1’-6”	3’-0”	1”	1” T/C	2	**304.1**
LL96/64 LC-3R	8’-0”	5’-4”	29’-5”	20’-8 7/8”	1’-4”	2’-8”	1”	1” T/C	2	**237.3**
LL84/56 LC-3R	7’-0”	4’-8”	25’-9 1/4”	18’-1 3/4”	1’-2”	2’-4”	1”	1” T/C	2	**184**
LL72/48 LC-3R	6’-0”	4’-0”	22’-0 5/8”	15’-6 5/8”	1’-0”	2’-0”	1”	1” T/C	0	**135.2**
LL60/40 LC-3R	5’-0”	3’-4”	18’-4 3/4”	12’-11 1/2”	10”	1’-8”	1”	1” T/C	0	**93.9**
LL48/32 LC-3R	4’-0”	2’-8”	14’-8 3/4”	10’-4 3/8”	8”	1’-4”	1”	1” T/C	0	**60**
LL36/24 LC-3R	3’-0”	2’-0”	11’-0 3/4”	7’-9 3/8”	6”	1’-0”	1”	1” T/C	0	**33.8**
LL24/16 LC-3R	2’-0”	1’-4”	7’-4 1/2”	5’-2 1/4”	4”	8”	1”	¾” T/C	0	**15**

NOTE: CHANNEL LETTERS 60" & OVER WOULD REQUIRE A METAL RETAINER (1/2" x 1")

WALTON
10101 Reunion Place
Suite 200
San Antonio, TX 78216
P 210. 886. 0644
waltonsignage.com
© 2021 WALTON ALL RIGHTS RESERVED

Client: TARGET
Address: X
City/State: X
Sales: HOUSE
Designer: RH
Date: 06.28.22
PM JMD

This is an original drawing created by Walton. It is submitted for your personal use, however, it shall at all times remain the property of Walton. It may be used in connection with the project being planned for you by Walton, but not otherwise. You are not authorized to show these drawings to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion.

Revision:
H:

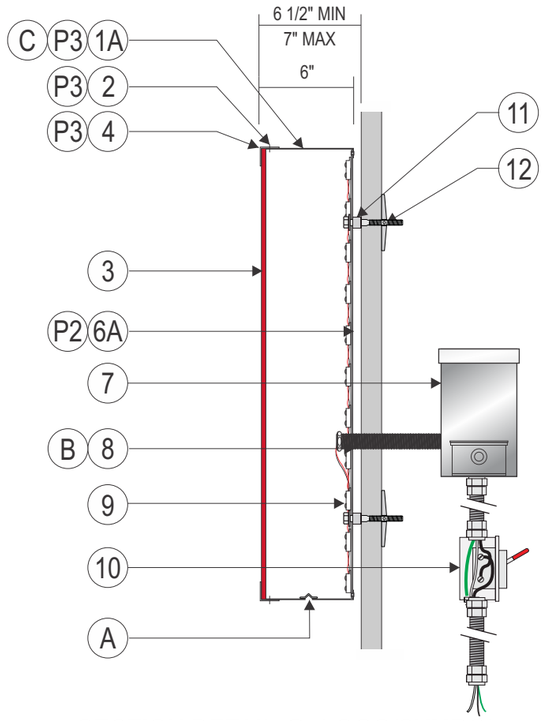
Signs will be manufactured with 120 or 277 Volts A/C. All Primary electrical service to the sign,and final connection thereof, is the responsibility of the buyer. All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

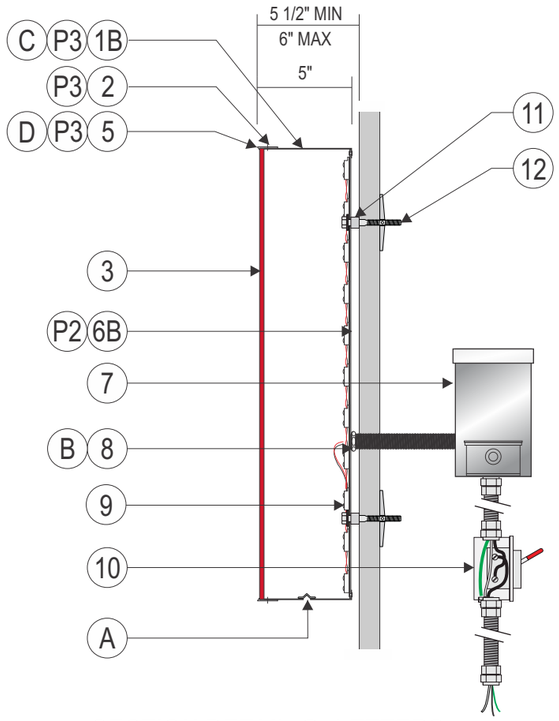
PAGE SIZE: 11” x 17”

Approvals:
Sales: Date:
P.M.: Date:
Design: Date:
Client: Date:

CIDFAMILY



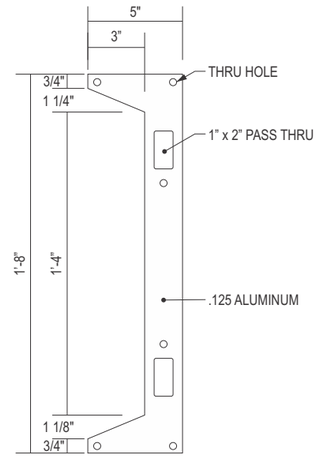
SECTION DETAIL @ LOGO/SYMBOL
N.T.S.



SECTION DETAIL @ LETTERS
N.T.S.

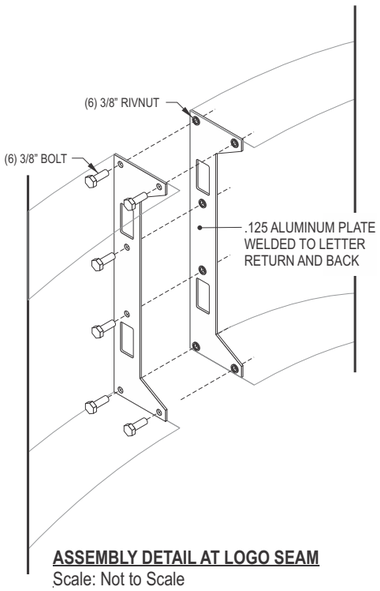
ILLUMINATION NOTES:

LED COLOR: RED (MINIMUM 635NM PEAK WAVELENGTH – MAXIMUM 660NM PEAK WAVELENGTH)
SLOAN PRISM 24V RED LED MODS

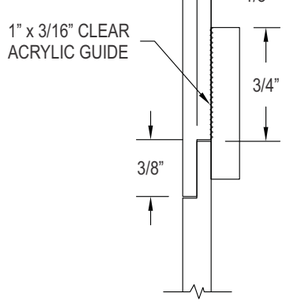


LOGO SECTION MATCH PLATE
Scale: 1 1/2" = 1'-0"

QTY: 2 PER SEAM



ASSEMBLY DETAIL AT LOGO SEAM
Scale: Not to Scale



ACRYLIC SEAM DETAIL @ LOGO
Scale: 1" = 1'-0"

target

- TO DISPLAY RED DURING DAY / RED AT NIGHT

MATERIALS:

#	DESCRIPTION
1A	.063 x 6" DEEP ALUMINUM RETURN
1B	.040 x 5" DEEP ALUMINUM RETURN
2	SHORT SHANK FLAT HEAD STAINLESS STEEL SCREWS
3	3/16" LD MODIFIED ACRYLIC 2793 RED (ALTUGLAS OR EQUIV.)
4	1" .063 FABRICATED RETAINER
5	1" "J" PROFILE TRIM CAP
6A	.080 ALUMINUM BACK
6B	.063 ALUMINUM BACK
7	PAIGE L.E.D. TRANSFORMER BOX WITH POWER SUPPLY (OR EQUIVALENT)
8	PAIGE WALL BUSTER #980014 PASS THRU KIT with BUSHING
9	RED L.E.D.s PER "ILLUMINATION NOTES"
10	WATER PROOF LOCKABLE DISCONNECT SWITCH BY GC
11	MOUNTING SPACERS - 1" MAX / 1/2" MIN. STAND OFF
12	1/4" SS ATTACHMENT HARDWARE PER SITE CONDITIONS

FINISHES:

P1	P2	P3
MATTHEWS SOA020SP TARGET WHITE (GLOSS)	BRIGHT WHITE	MATHEWS MP3909 TARGET RED (GLOSS)

NOTES:
A. 1/4" WEEP HOLES WITH LIGHT BLOCKERS 2 PER LOW SPOT
B. SEAL PENETRATIONS WITH BASF-MASTER SEAL NP 150 (OR EQUIVALENT)
C. ONE UL LABEL VISIBLE FROM GROUND, OTHERS ON TOP
D. CHANNEL LETTERS 60" & OVER REQUIRE 1/2" x 1" METAL RETAINER

UL LABEL LOCATION
☐ STD. BOTTOM LEFT CORNER
☐ TOP OF LETTERS/ NOT VISIBLE
☑ SEE NOTE

FASTENER SCHEDULE		
	1/4" BLUE & LAG SCREW	FOR USE WITH WOOD OR STUCCO WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" SNAP TOGGLE	FOR USE WITH WOOD OR STUCCO WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" LAG SCREW	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" LAG & SHIELD	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" DIA. THREADED ROD & BEARING PLATES	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS
	1/4" DIA. THREADED ROD	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS
	1/4" RED HEAD L.D.T. (LARGE DIAMETER TAPCON)	FOR USE WITH CONCRETE BLOCK, BRICK OR CONCRETE, EMBED A MIN OF 2 1/2"
	1/4" DIA. HILTI HIT ROD WITH Hy150 MAX ADHESIVE	FOR USE WITH CONCRETE, EMBED A MIN. OF 2"
	1/4" DIA. HILTI HIT ROD WITH Hy20 ADHESIVE	FOR USE WITH MASONRYAND BRICK EMBED A MIN. OF 3 3/8"
	1/4" DIA. HILTI HIT ROD WITH Hy20 ADHESIVE	FOR USE WITH CONCRETE BLOCK, EMBED A MIN. OF 2"
	1/4" DIA. HILTI HLC SLEEVE ANCHOR	FOR USE WITH CONCRETE, MASONRY AND BRICK EMBED A MIN. OF 3 3/8"

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San Antonio, TX 78216
P 210. 886. 0644
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Client: TARGET
Address: X
City/State: X
Sales: HOUSE
Designer: RH
Date: 06.28.22
PM JMD

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Revision:
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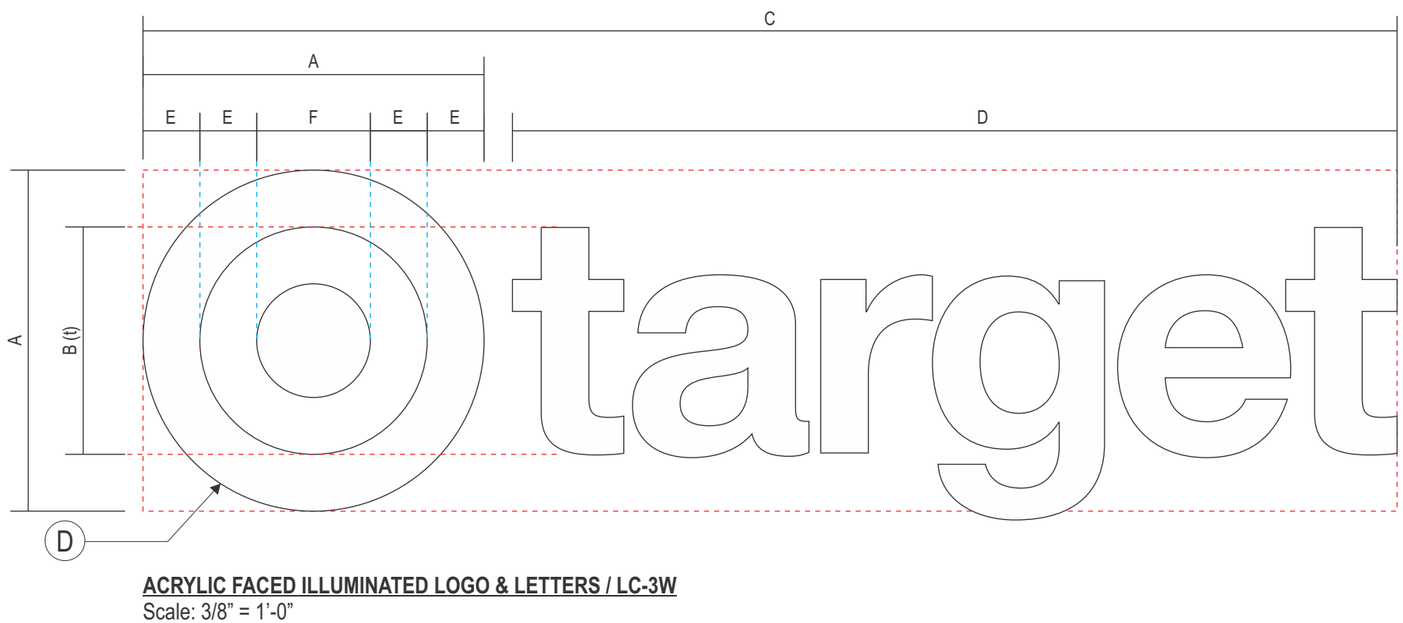
PAGE SIZE: 11" x 17"

Approvals:

Sales:	Date:
P.M.:	Date:
Design:	Date:
Client:	Date:

CIDFAMILY



ACRYLIC FACED ILLUMINATED LOGO & LETTERS / LC-3W
Scale: 3/8” = 1’-0”

SIGN TYPE	A	B	C	D	E	F	LOGO RETAINER	LETTERS T/C - RET.	SEAMS @ LOGO	SQ.FT.
LL120/80 LC-3W	10’-0”	6’-8”	36’-9 1/2”	25’-11”	1’-8”	3’-4”	1”	½” RET	2	**375.4**
LL108/72 LC-3W	9’-0”	6’-0”	33’-1 1/4”	23’-4”	1’-6”	3’-0”	1”	1” T/C	2	**304.1**
LL96/64 LC-3W	8’-0”	5’-4”	29’-5”	20’-8 7/8”	1’-4”	2’-8”	1”	1” T/C	2	**237.3**
LL84/56 LC-3W	7’-0”	4’-8”	25’-9 1/4”	18’-1 3/4”	1’-2”	2’-4”	1”	1” T/C	2	**184**
LL72/48 LC-3W	6’-0”	4’-0”	22’-0 5/8”	15’-6 5/8”	1’-0”	2’-0”	1”	1” T/C	0	**135.2**
LL60/40 LC-3W	5’-0”	3’-4”	18’-4 3/4”	12’-11 1/2”	10”	1’-8”	1”	1” T/C	0	**93.9**
LL48/32 LC-3W	4’-0”	2’-8”	14’-8 3/4”	10’-4 3/8”	8”	1’-4”	1”	1” T/C	0	**60**
LL36/24 LC-3W	3’-0”	2’-0”	11’-0 3/4”	7’-9 3/8”	6”	1’-0”	1”	1” T/C	0	**33.8**
LL24/16 LC-3W	2’-0”	1’-4”	7’-4 1/2”	5’-2 1/4”	4”	8”	1”	¾” T/C	0	**15**

NOTE: CHANNEL LETTERS 60" & OVER WOULD REQUIRE A METAL RETAINER (1/2" x 1")

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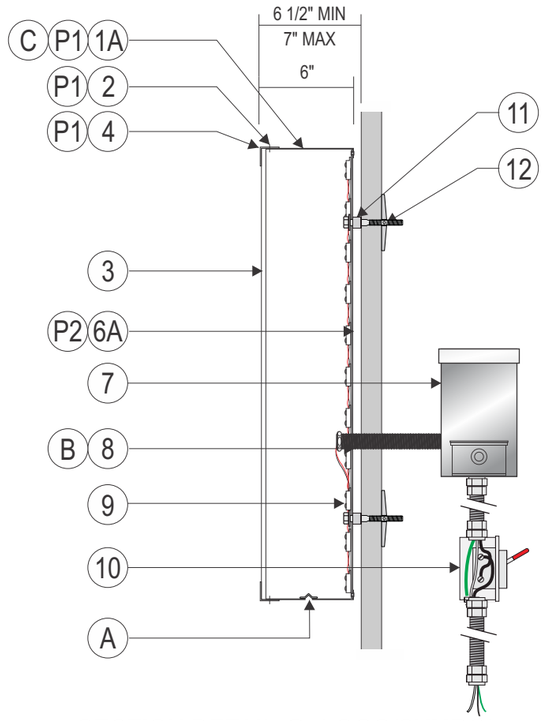
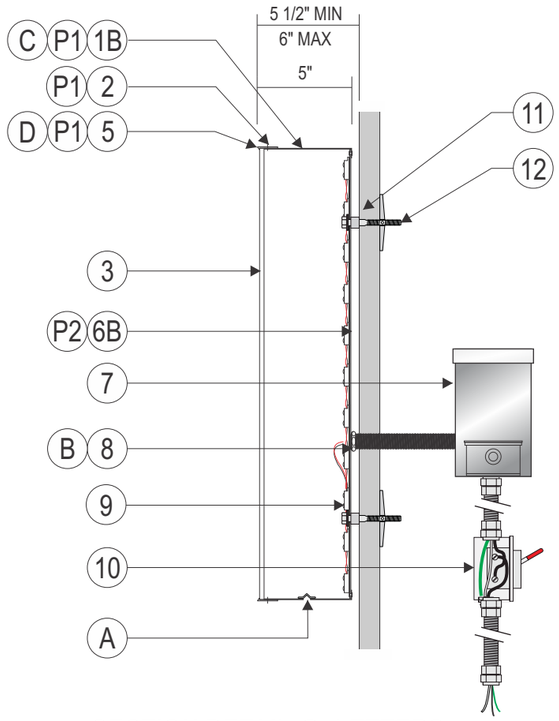


SECTION DETAIL @ LOGO/SYMBOL
N.T.S.



SECTION DETAIL @ LETTERS
N.T.S.

target

- TO DISPLAY WHITE DURING DAY / WHITE AT NIGHT

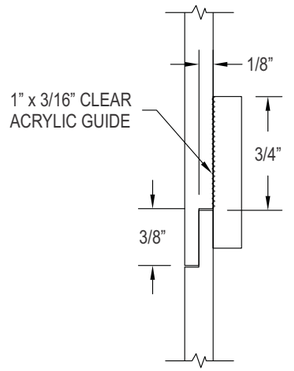
MATERIALS:

#	DESCRIPTION
1A	.080 x 6" DEEP ALUMINUM RETURN
1B	.040 x 5" DEEP ALUMINUM RETURN
2	SHORT SHANK FLAT HEAD STAINLESS STEEL SCREWS
3	3/16" LD MODIFIED ACRYLIC 7328 WHITE
4	1" .063 FABRICATED RETAINER
5	1" "J" PROFILE TRIM CAP
6A	.080 ALUMINUM BACK
6B	.063 ALUMINUM BACK
7	PAIGE L.E.D. TRANSFORMER BOX WITH POWER SUPPLY (OR EQUIVALENT)
8	PAIGE WALL BUSTER #980014 PASS THRU KIT with BUSHING
9	WHITE L.E.D.s
10	WATER PROOF LOCKABLE DISCONNECT SWITCH
11	MOUNTING SPACERS - 1" MAX / 1/2" MIN. STAND OFF
12	1/4" SS ATTACHMENT HARDWARE PER SITE CONDITIONS

FINISHES:

P1	P2
MATTHEWS SOA020SP TARGET WHITE (GLOSS)	BRIGHT WHITE

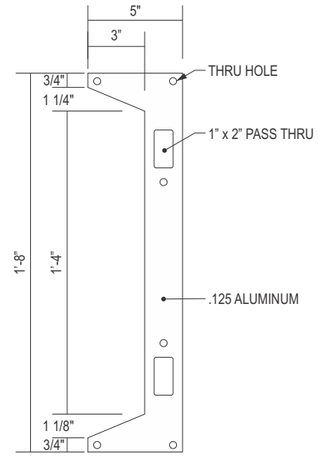
NOTES:
A. 1/4" WEEP HOLES WITH LIGHT BLOCKERS 2 PER LOW SPOT
B. SEAL PENETRATIONS WITH BASF-MASTER SEAL NP 150 (OR EQUIVALENT)
C. ONE UL LABEL VISIBLE FROM GROUND, OTHERS ON TOP
D. CHANNEL LETTERS 60" & OVER REQUIRE 1/2" x 1" METAL RETAINER



ACRYLIC SEAM DETAIL @ LOGO
Scale: 1" = 1'-0"

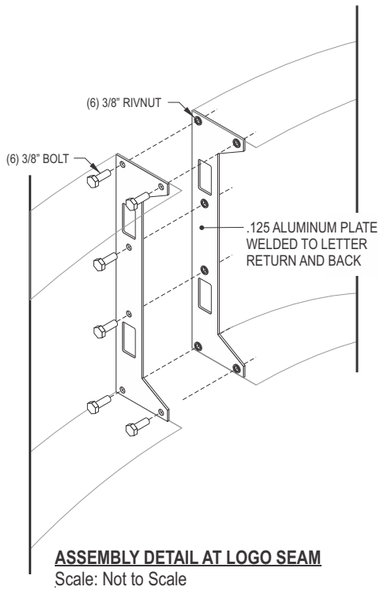
ILLUMINATION NOTES:

LED COLOR: WHITE 6500K
SLOAN PRISM 24V 6500K WHITE LED MODS



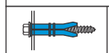
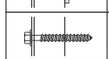
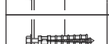
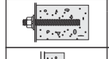
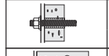
LOGO SECTION MATCH PLATE
Scale: 1 1/2" = 1'-0"

QTY: 2 PER SEAM



ASSEMBLY DETAIL AT LOGO SEAM
Scale: Not to Scale

FASTENER SCHEDULE

	1/4" BLUE & LAG SCREW	FOR USE WITH WOOD OR STUCCO WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" SNAP TOGGLE	FOR USE WITH WOOD OR STUCCO WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" LAG SCREW	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" LAG & SHIELD	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" DIA. THREADED ROD & BEARING PLATES	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS
	1/4" DIA. THREADED ROD	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS
	1/4" RED HEAD L.D.T. (LARGE DIAMETER TAPCON)	FOR USE WITH CONCRETE BLOCK, BRICK OR CONCRETE, EMBED A MIN OF 2 1/2"
	1/4" DIA. HILTI HIT ROD WITH Hy150 MAX ADHESIVE	FOR USE WITH CONCRETE, EMBED A MIN. OF 2"
	1/4" DIA. HILTI HIT ROD WITH Hy20 ADHESIVE	FOR USE WITH MASONRYAND BRICK EMBED A MIN. OF 3 3/8"
	1/4" DIA. HILTI HIT ROD WITH Hy20 ADHESIVE	FOR USE WITH CONCRETE BLOCK, EMBED A MIN. OF 2"
	1/4" DIA. HILTI HLC SLEEVE ANCHOR	FOR USE WITH CONCRETE, MASONRY AND BRICK EMBED A MIN. OF 3 3/8"

UL LABEL LOCATION
☐ STD. LEFT CORNER
☐ TOP OF LETTERS/ NOT VISIBLE
☑ SEE NOTE

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City/State: X
Sales: HOUSE
Designer: RH
Date: 06.28.22
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Sales: Date:
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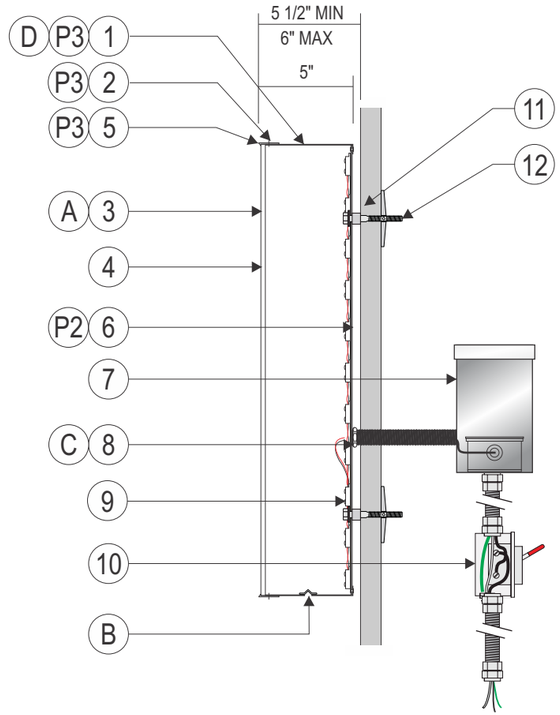
CIDFAMILY

ACRYLIC FACED ILLUMINATED LETTERS
Scale: 1/4" = 1'-0"

SIGN TYPE	A	B	C	D	SQ. FT.
DriveUp16-R	16"	1'-9 3/8"	2'-9 3/4"	12'-2 7/8"	**34.17**
DriveUp18-R	18"	2'-0"	3'-1 7/8"	13'-9 1/4"	**43.46**
DriveUp20-R	20"	2'-2 3/4"	3'-6 1/8"	15'-3 5/8"	**46.06**
DriveUp24-R	24"	2'-8"	4'-2 1/2"	18'-4 1/8"	**77.33**



SECTION DETAIL @ LETTERS
N.T.S.

ILLUMINATION NOTES:

LED COLOR: WHITE 6500K
SLOAN PRISM 24V 6500K WHITE LED MODS

LED COLOR: RED (MINIMUM 635NM PEAK WAVELENGTH – MAXIMUM 660NM PEAK WAVELENGTH)
SLOAN PRISM 24V RED LED MODS

MATERIALS:

#	DESCRIPTION
1	.040 x 5" DEEP ALUMINUM RETURN
2	SHORT SHANK FLAT HEAD STAINLESS STEEL SCREWS
3	3/16" LD MODIFIED ACRYLIC 7328 WHITE
4	3/16" LD MODIFIED ACRYLIC 2793 RED
5	1" "J" PROFILE TRIM CAP
6	.063 ALUMINUM BACK
7	PAIGE POWER SUPPLY BOX WITH POWER SUPPLY (OR EQUIVALENT)
8	PAIGE WALL BUSTER #980014 PASS THRU KIT with BUSHING
9	RED L.E.D.s PER "ILLUMINATION NOTES"
10	WATER PROOF LOCKABLE DISCONNECT SWITCH BY GC
11	MOUNTING SPACERS - 1" MAX / 1/2" MIN. STAND OFF
12	1/4" SS ATTACHMENT HARDWARE PER SITE CONDITIONS

FINISHES:

P1 MATTHEWS SOA020SP TARGET WHITE (GLOSS)

P2 BRIGHT WHITE

P3 MATHEWS MP3909 TARGET RED (GLOSS)

CAR LOGO COLORS

Target Red PMS 186 | DARK RED PMS188 | DARK GRAY PMS 425 | LIGHT GRAY PMS 421

NOTES:
A. DIGITAL PRINT VINYL APPLIED FIRST SURFACE AT LOGO
B. 1/4" WEEP HOLES WITH LIGHT BLOCKERS 2 PER LOW SPOT
C. SEAL PENETRATIONS WITH BASF-MASTER SEAL NP 150 (OR EQUIVALENT)
D. ONE UL LABEL VISIBLE FROM GROUND, OTHERS ON TOP

UL LABEL LOCATION
☐ STD. BOTTOM LEFT CORNER
☐ TOP OF LETTERS/ NOT VISIBLE
☑ SEE NOTE

FASTENER SCHEDULE		
	1/4" BLUE & LAG SCREW	FOR USE WITH WOOD OR STUCCO WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" SNAP TOGGLE	FOR USE WITH WOOD OR STUCCO WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" LAG SCREW	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" LAG & SHIELD	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" DIA. THREADED ROD & BEARING PLATES	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS
	1/4" DIA. THREADED ROD	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS
	1/4" RED HEAD L.D.T. (LARGE DIAMETER TAPCON)	FOR USE WITH CONCRETE BLOCK, BRICK OR CONCRETE, EMBED A MIN OF 2 1/2"
	1/4" DIA. HILTI HIT ROD WITH Hy150 MAX ADHESIVE	FOR USE WITH CONCRETE, EMBED A MIN. OF 2"
	1/4" DIA. HILTI HIT ROD WITH Hy20 ADHESIVE	FOR USE WITH MASONRYAND BRICK EMBED A MIN. OF 3 3/8"
	1/4" DIA. HILTI HIT ROD WITH Hy20 ADHESIVE	FOR USE WITH CONCRETE BLOCK, EMBED A MIN. OF 2"
	1/4" DIA. HILTI HLC SLEEVE ANCHOR	FOR USE WITH CONCRETE, MASONRY AND BRICK EMBED A MIN. OF 3 3/8"

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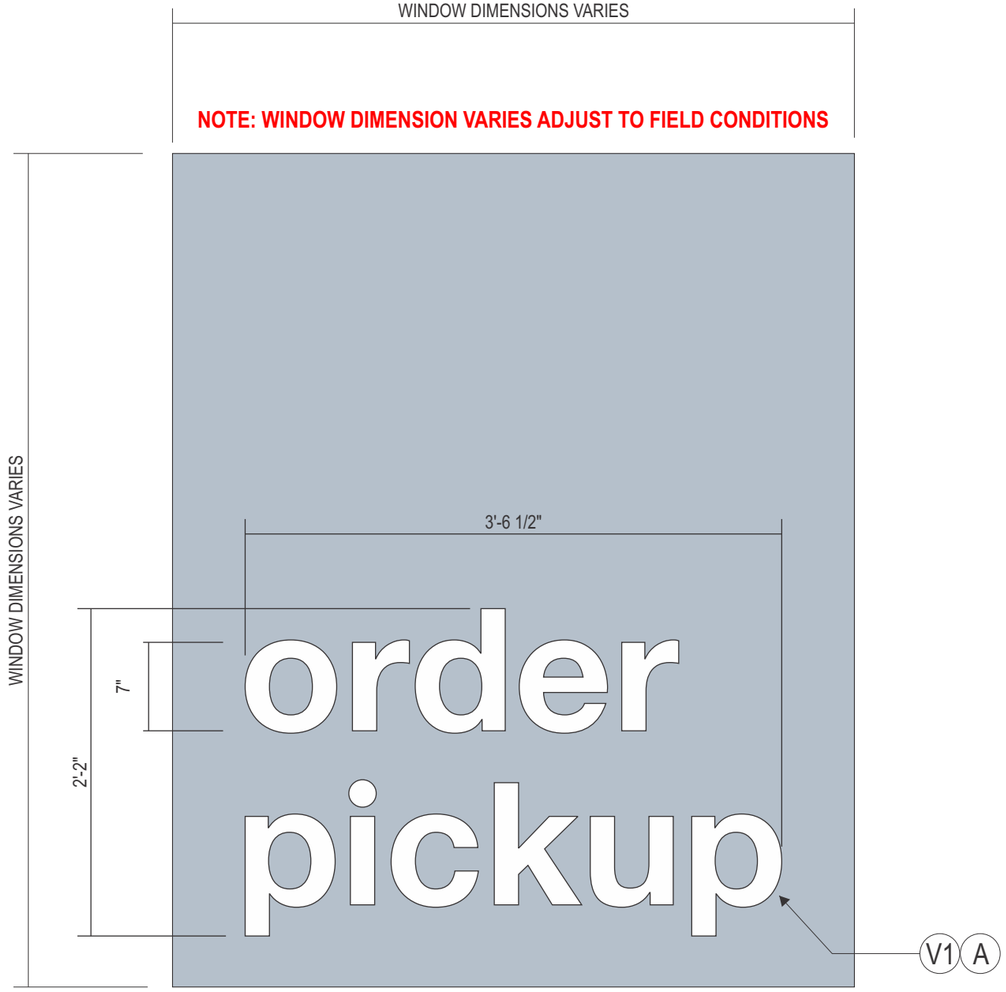
Client: Date:

CIDFAMILY

SIGN TYPE	SQ. FT (1 BOX)
OPU-SV7-W VINYL	7.6sf



1st SURFACE OPAQUE WHITE VINYL
Scale: 1” = 1’-0”

FINISHES:

V1
WHITE
3M 7725-10

NOTES:
A. VINYL APPLIED FIRST SURFACE

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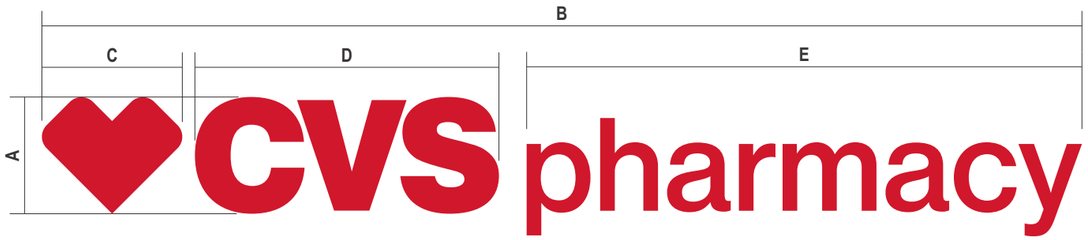
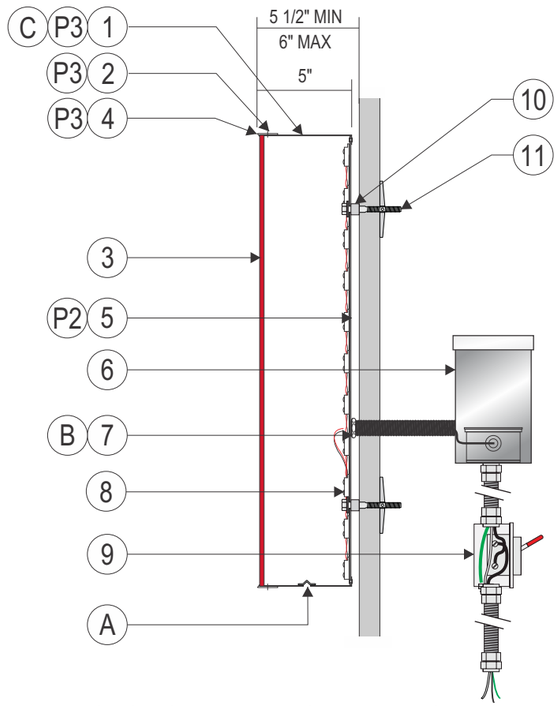


ACRYLIC FACED ILLUMINATED LETTERS
Scale: 1/2" = 1'-0"

SIGN TYPE	A	B	C	D	E	SQ.FT.
IL-12-CL	11 5/8"	9'-1 3/8"	1'-2 3/4"	2'-8"	4'-10 3/8"	**8.83**
IL-16-CL	15 9/16"	12'-2 7/16"	1'-7 3/4"	3'-6 13/16"	6'-6 3/16"	**15.83**
IL-18-CL	17 1/2"	13'-8 11/16"	1'-10 1/4"	4'-0 1/8"	7'-3 15/16"	**20.01**
IL-20-CL	19 7/16"	15'-2 7/8"	2'-0 11/16"	4'-5 7/16"	8'-1 5/8"	**24.68**
IL-24-CL	23 3/8"	18'-3 15/16"	2'-5 11/16"	5'-4 5/16"	9'-9 7/16"	**35.70**
IL-30-CL	29 3/16	22'-10 5/8"	3'-1 1/16"	6'-8 1/4"	12'-2 5/8"	**55.66**
IL-32-CL	31 1/8"	24'-4 7/8"	3'-3 9/16"	7'-1 5/8"	13'-0 3/8"	**63.30**
IL-36-CL	35"	27'-5 5/16"	3'-8 7/16"	8'-0 1/4"	14'-7 13/16"	**80.04**

ILLUMINATION NOTES:

LED COLOR: RED (MINIMUM 635NM PEAK WAVELENGTH – MAXIMUM 660NM PEAK WAVELENGTH)
SLOAN PRISM 24V RED LED MODS



SECTION DETAIL @ LETTERS
N.T.S.

MATERIALS:

#	DESCRIPTION
1	.040 x 5" DEEP ALUMINUM RETURN
2	SHORT SHANK FLAT HEAD STAINLESS STEEL SCREWS
3	3/16" LD MODIFIED ACRYLIC 2793 RED (ALTUGLAS OR EQUIV.)
4	1" "J" PROFILE TRIM CAP
5	.063 ALUMINUM BACK
6	PAIGE POWER SUPPLY BOX WITH POWER SUPPLY (OR EQUIVALENT)
7	PAIGE WALL BUSTER #980014 PASS THRU KIT with BUSHING
8	RED L.E.D.s PER "ILLUMINATION NOTES"
9	WATER PROOF LOCKABLE DISCONNECT SWITCH BY GC
10	MOUNTING SPACERS - 1" MAX / 1/2" MIN. STAND OFF
11	1/4" SS ATTACHMENT HARDWARE PER SITE CONDITIONS

FINISHES:

P1	P2	P3
MATTHEWS SOA020SP TARGET WHITE (GLOSS)	BRIGHT WHITE	MATHEWS MP3909 TARGET RED (GLOSS)

NOTES:
A. 1/4" WEEP HOLES WITH LIGHT BLOCKERS 2 PER LOW SPOT
B. SEAL PENETRATIONS WITH BASF-MASTER SEAL NP 150 (OR EQUIVALENT)
C. ONE UL LABEL VISIBLE FROM GROUND, OTHERS ON TOP

UL LABEL LOCATION
☐ STD. BOTTOM LEFT CORNER
☐ TOP OF LETTERS/ NOT VISIBLE
☑ SEE NOTE

FASTENER SCHEDULE		
	1/4" BLUE & LAG SCREW	FOR USE WITH WOOD OR STUCCO WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" SNAP TOGGLE	FOR USE WITH WOOD OR STUCCO WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" LAG SCREW	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" LAG & SHIELD	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" DIA. THREADED ROD & BEARING PLATES	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS
	1/4" DIA. THREADED ROD	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS
	1/4" RED HEAD L.D.T. (LARGE DIAMETER TAPCON)	FOR USE WITH CONCRETE BLOCK, BRICK OR CONCRETE, EMBED A MIN OF 2 1/2"
	1/4" DIA. HILTI HIT ROD WITH Hy150 MAX ADHESIVE	FOR USE WITH CONCRETE, EMBED A MIN. OF 2"
	1/4" DIA. HILTI HIT ROD WITH Hy20 ADHESIVE	FOR USE WITH MASONRYAND BRICK EMBED A MIN. OF 3 3/8"
	1/4" DIA. HILTI HIT ROD WITH Hy20 ADHESIVE	FOR USE WITH CONCRETE BLOCK, EMBED A MIN. OF 2"
	1/4" DIA. HILTI HLC SLEEVE ANCHOR	FOR USE WITH CONCRETE, MASONRY AND BRICK EMBED A MIN. OF 3 3/8"

WALTON
10101 Reunion Place
Suite 200
San Antonio, TX 78216
P 210. 886. 0644
waltonsignage.com
© 2021 WALTON ALL RIGHTS RESERVED

Client: TARGET
Address: X
City/State: X
Sales: HOUSE
Designer: RH
Date: 06.28.22
PM JMD

This is an original drawing created by Walton. It is submitted for your personal use, however, it shall at all times remain the property of Walton. It may be used in connection with the project being planned for you by Walton, but not otherwise. You are not authorized to show these drawings to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion.

Revision:
H:

Signs will be manufactured with 120 or 277 Volts A/C. All Primary electrical service to the sign,and final connection thereof, is the responsibility of the buyer. All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

PAGE SIZE: 11" x 17"

Approvals:
Sales: Date:
P.M.: Date:
Design: Date:
Client: Date:

CIDFAMILY

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

July 1, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-06-SN-02 – #20100 Haggerty Mile Road (Target Signage)

Dear Mr. Canty:

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

1. The subject parcel is assigned the address of **#20100 Haggerty 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 Haggerty Road right-of-way be required, the owner will need to submit drawings to this Department and the Wayne County Department of Public Services for permitting.

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

Sincerely,

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

cc: 2026 Petition File

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE

MAUREEN MILLER BROSNAN
MAYOR

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

June 26th, 2026

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

Re: Petition 2026-06-SN-02 - 20100 Haggerty 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,

Sgt. Badams

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 30, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2026-06-SN-02 – 20100 Haggerty 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 excess number of signs.

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

June 30, 2026

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

Petition 2026-06-SN-02 – 20100 Haggerty (Kimley-Horn & Associates)

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: lp

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

June 25, 2026

RE: 20100 Haggerty

Attention: Planning Commissioners

The owner of the property is current on their property tax.

If you have any further questions, please contact me

Thank you

Susan Nash
Livonia City Treasurer

RECEIVED
JUN 25 2026
CITY OF LIVONIA
PLANNING COMMISSION

2043rd Regular Meeting Agenda of the Council of the City of Livonia
Monday, June 15, 2026 - Revised

7:00 p.m. - City Hall Auditorium
33000 Civic Center Drive, Livonia, Michigan
View meeting packet here: https://livoniami.portal.civicclerk.com/

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES - Regular Meeting Minutes of June 1, 2026

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

CONSENT AGENDA

External Requests

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

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

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

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

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

Planning Commission

6. WAIVER PETITION 2026-04-02-12: submitted by Second Showing LLC, requesting waiver use approval to operate a consignment furniture establishment at 20412 Farmington Road, located on the east side of Farmington Road between Eight Mile Road and Norfolk Street in the Northwest ¼ of Section 3. (Approving)

16th District Court

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

Office of the City Treasurer

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

Department of Public Works

9. AWARD OF BID: for custodial supplies, from budgeted funds. (Approving)

Engineering Division

10. REQUEST TO AUTHORIZE APPROPRIATION AND EXPENDITURE: for removal and installation of streetlights for the Idyl Wyld Golf Course west parking lot at 35786 Five Mile Road. (Approving)

City Council

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

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

UNFINISHED BUSINESS – MEETINGS OF THE COMMITTEES

13. Senior Citizens, Families and Environment Committee Meeting of May 20, 2026
    a. The subject matter of urban environmental concerns. (CR 42-20)
    b. The subject matter of senior citizen needs and construction of the new Newburgh Senior Housing. (CR 38-25)

14. Economic Development, Strategic Planning & Technology Committee Meeting of June 3, 2026
    a. The subject matter of data centers and attendant zoning related issues. (CR 02-26)
    b. The subject matter of limiting the number of gas stations and car washes within the city. (CR 04-26)

15. Finance & Budget Committee Meeting of June 8, 2026
    a. The subject matter of Annual Audit Reports for the period December 1, 2024 to November 30, 2025. (CR 367-02)

UNFINISHED BUSINESS

Planning Commission

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

Department of Law

17. PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCE, AS AMENDED: Petition 2026-03-03-01, submitted by Seven Mile/Farmington Venture LP, requesting to vacate the existing water main and scenic easements at 33500 Seven Mile Road.

18. ROLL CALL: Proposed Amendment to the Livonia Code of Ordinances, as amended, to Section 040 of Title 13, Chapter 08 (Water Services Rates and Revenues) to provide for changes in the water service consumption rates to become effective with the first billing on or after July 1, 2026.
    First reading given by Councilmember Brandon McCullough on June 1, 2026.

19. ROLL CALL: Proposed Amendment to the Livonia Code of Ordinances, as amended, to Section 050 of Title 13, Chapter 08 (Water Service Rates and Revenues) to provide changes in the water service consumption rates to become effective with the first billing on or after July 1, 2026.
    First reading given by Councilmember Martha Ptashnik on June 1, 2026.

20. ROLL CALL: Proposed Amendment to the Livonia Code of Ordinances, as amended, to Section 050 of Title 13, Chapter 28 (Industrial Waste Surcharge) to provide for changes in the industrial waste surcharge rate to become effective with the first billing on or after July 1, 2026.
    First reading given by Councilmember Carrie Budzinski on June 1, 2026.

21. ROLL CALL: Proposed Amendment to the Livonia Code of Ordinances, as amended, to Section 120 of Title 13, Chapter 20 (Livonia Sewage Disposal System) to provide for changes to the sewer disposal and maintenance rates to become effective with the first billing on or after July 1, 2026.
    First reading given by Council Vice President Patrick Brockway on June 1, 2026.

22. ROLL CALL: Proposed Amendment to the Livonia Code of Ordinances, as amended, to Section 130 of Title 13, Chapter 20 (Livonia Sewage Disposal System) to provide for changes to the special rates for designated uses to become effective with the first billing on or after July 1, 2026.
    First reading given by Councilmember Eileen McDonnell on June 1, 2026.

NEW BUSINESS

External Requests

23. BLOCK PARTY: Kelly Ambrosi, to be held Saturday, July 11, 2026, from 12:30 p.m. to 4:30 p.m., on Beatrice Street, between Lori and Barkley Streets.

24. REQUEST TO APPROVE LEASE AGREEMENT: Livonia Anniversary Committee, Inc., in order to lease Ford Field Park for the purpose of hosting the Livonia Spree 76.

Department of Law

25. ACCEPTANCE OF QUIT CLAIM DEED: secured without monetary consideration from Soave Homes, Incorporated, in order to obtain the necessary road right of way for Parcel ID #076-01-0072-004 (Scone Court) in the S.E. 1/4 of Section 19.

AUDIENCE COMMUNICATION

NOTICE(S)

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

2026 MEETING SCHEDULE
CITY OF LIVONIA
PLANNING COMMISSION

All Meetings and Public Hearing dates are subject to change depending on the number of petitions, holidays and unanticipated conflicts with other city events.

JANUARY

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

FEBRUARY

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

MARCH

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

APRIL

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

MAY

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

JUNE

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

CITY PLANNING COMMISSION
MEETING SCHEDULE – 2026

	JULY		
July 7, 2026	Study Meeting	Gallery	7:00 p.m.
July 14, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
July 21, 2026	Off week		
July 28, 2026	Study Meeting	Gallery	7:00 p.m.
	AUGUST		
August 4, 2026	Election Day		
August 11, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
August 18, 2026	Off week		
August 25, 2026	Study Meeting	Gallery	7:00 p.m.
	SEPTEMBER		
September 1, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
September 8, 2026	Labor Day week		
September 15, 2026	Study Meeting	Gallery	7:00 p.m.
September 22, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
September 29, 2026	Off week		
	OCTOBER		
October 6, 2026	Study Meeting	Gallery	7:00 p.m.
October 13, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
October 20, 2026	Off week		
October 27, 2026	Study Meeting	Gallery	7:00 p.m.
	NOVEMBER		
November 3, 2026	Election Day		
November 10, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
November 17, 2026	Off week		
November 24, 2026	Thanksgiving week		
	DECEMBER		
December 1, 2026	Study Meeting	Gallery	7:00 p.m.
December 8, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
December 15, 2026	Off week		
December 22, 2026	Holidays		
December 29. 2026	Holidays		

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Zoning

General Codes

LIVONIA VISION 21 ZONING MAP

LEGEND

Zoning Districts

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

CERTIFICATION

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

Ian Wilshaw, Chair

Sam Caramagno, Secretary

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

Kathleen McIntyre, Council President

Authenticated by:

Maureen Miller Brosnan, Mayor

Susan Nash, City Clerk

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

N W E S

0 1 2 Miles

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

0 0.5 1 MILES

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

MCKENNA

CITY OF LIVONIA
THOROUGHFARE PLAN

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

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 fo 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.

N W E S

0 0.25 0.5 1 1.5 2 Miles

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

Adopted December 19, 2001
Council Resolution 776-01

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

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

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 <u>both</u> 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.