

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

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

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

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

Members absent: Patrick Droze

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

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

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

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

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

Mr. Wilshaw: Yes, please.

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

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

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

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

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

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

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

We respectfully request:

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

Thank you

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

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

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

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

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

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

Mr. Wienclaw: I have one more. Sorry.

Mr. Wilshaw: Of course.

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

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

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

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

Ms. Dinero: Thank you.

Mr. Wienclaw: You're welcome.

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

Ms. Dinero: That's it for me.

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

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

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

Mr. Wienclaw: Yes, sir.

Mr. Ventura: Or can you do without?

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

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

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

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

Mr. Ventura: Thank you.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Wienclaw: We currently do that.

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

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

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

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

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

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

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

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

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

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

Mr. Wienclaw: Yes, sir.

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

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

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

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

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

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

#05-30-2026 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on May 5, 2026, on Petition 2026-03-02-11 submitted by Maison Rose Events requesting waiver use approval under Sections 2.01, 3.11, and 6.14 of the Livonia Zoning Ordinance, as amended, to operate a banquet (event) facility with occupancy of over fifty (50) people, at 37176 Six Mile Road, located at the northeast corner of Newburgh Road and Six Mile Road in the southwest ¼ of Section 8, the Planning Commission does hereby recommend to the City Council that Petition 2026-03-02-11 be approved subject to the following conditions:

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

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

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

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

Mr. Wilshaw: Is there any discussion?

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

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

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

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

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

Mr. Wilshaw: Yes, please.

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

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

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

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

Mr. Uhazie: Very unique shape to the site.

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

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

Mr. Uhazie: Correct.

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

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

Ms. Dinero: Okay, thank you.

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

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

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

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

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

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

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

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

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

Mr. Wilshaw: 100%

Mr. Crowell: Beautiful.

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

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

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

Mr. Crowell: Well. Thank you very much.

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

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

Mr. Wilshaw: Sorry about that.

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

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

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

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

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

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

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

Ms. Balassara: 300 feet.

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

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

Mr. Wilshaw: I get it.

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

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

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

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

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

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

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

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

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

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

Mr. Wilshaw: Yeah. I mean...

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

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

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

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

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

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

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

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

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

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

Mr. Wilshaw: Is there any discussion?

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

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

Mr. Caramagno, Secretary, announced the first item on the agenda Petition 2026-03-03-01 submitted by Schostak Brothers & Company Inc., pursuant to Section 12.03 of the Livonia Code of Ordinances, as amended, to determine whether or not to vacate the existing water main and scenic easements at 33500 Seven Mile Road, located on the northwest corner of Farmington Road and Seven Mile Road in the southeast ¼ of Section 4.

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

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

Mr. Wilshaw: Yes, please.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#05-32-2026 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on May 5, 2026, Petition 2026-03-03-01 submitted by Schostak Brothers & Company Inc., pursuant to Section 12.03 of the Livonia Code of Ordinances, as amended, to determine whether or not to vacate the existing water main and scenic easements at 33500 Seven Mile Road, located on the northwest corner of Farmington Road and Seven Mile Road in the southeast ¼ of Section 4, the Planning Commission does hereby recommend to the City Council that Petition 2026-03-03-01, be approved for the following reasons:

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

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

Mr. Wilshaw: Is there any discussion?

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

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

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

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

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

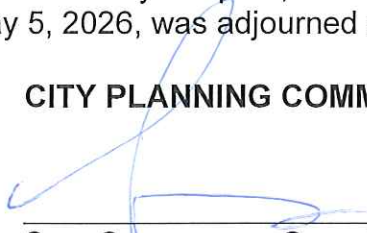
A roll call vote on the foregoing resolution resulted in the following:

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

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

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

CITY PLANNING COMMISSION



Sam Caramagno, Secretary

ATTEST: Ian Wilshaw, Chairman