

**AGENDA
CITY PLANNING COMMISSION
CITY OF LIVONIA
TUESDAY, JULY 28, 2026**

Study Meeting - Fifth Floor Gallery, City Hall

7:00 p.m.

PRE HEARING ITEM(S) FOR AUGUST 11, 2026

1. **Petition 2026-06-01-02, submitted by Guggenheim Development, LLC**, pursuant to Section 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the property at 32520 Seven Mile Road from C-1 (Local Business) to C-2 (General Business) to allow for an automobile and light truck repair facility (Jiffy Lube), located on the north side of Seven Mile Road between Shadyside and Mayfield Avenues in the southwest ¼ of Section 3.
2. **Petition 2026-06-02-18 submitted by JP Howe, PLLC on behalf of Fogo De Chao Churrascaria (Livonia), LLC**, requesting waiver use approval under Sections 3.13 and 6.03 of the Livonia Zoning Ordinance, as amended, to operate an S.D.M. liquor license (sale of packaged beer and wine for consumption off the premises) in connection with a full-service restaurant (Fogo De Chao) at 38888 Six Mile Road, located at the northwest corner of Six Mile Road and Fox Drive in the southwest ¼ of Section 7.
3. **Petition 2026-07-02-19 submitted by Hands of Time**, requesting waiver use approval pursuant to Section 3.11 and 6.53 of the Livonia Zoning Ordinance to operate a second-hand store at 19704 Middle Belt Road located at the northeast corner of Middle Belt Road and St. Martins Street in the southwest ¼ of Section 1.

MISCELLANEOUS ITEM

4. **Petition 2026-06-08-03 submitted by Contineo Group** requesting site plan approval pursuant of Section 3.16 of the Livonia Zoning Ordinance, as amended, and amend the Conditional Rezoning – Statement of Conditions, granted on May 16, 2016 in connection with rezoning petition 2015-12-01-13, to construct and add two self-storage buildings to the existing storage facility (Clover Self Storage) at 28900 Schoolcraft Road located on the north side of Schoolcraft Road between Cardwell Avenue and Middlebelt Road in the northwest ¼ of Section 24.

PENDING ITEM

5. **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 C-1 (Local business), 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.

REPORT FROM STAFF

6. Regular Meetings held by the City Council on July 13, and July 27, 2026.