

**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.

**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: 6/12/26 Petition 2026-06-01-02

Site Address: 32520 Seven Mile Rd Sidwell 46011990007009

Requesting To Rezone Property From C1 To C2

For the Following Reason (s) to allow for Jiffy Lube automotive service center use.

Applicant: Jason Bolling Business/Company: Guggenheim Development Services LLC

Applicant's Address: 3000 Internet Blvd, Suite 570 City: Frisco State: TX Zip Code: 75034

Applicant's Phone # (214) 534-8191 Applicant's Email jason.bolling@guggenheimpartners.com

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: Mayfield Partners, L.L.C.

Owner's Address: 50555 Pontiac Trail City: Wixom State: MI Zip Code: 48393

Owner's Phone # (248) 787-4687 Owner's Email kevinjschonscheck@gmail.com

Signature of Owner: [Signature] Print Name: Kevin J. Schonscheck

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

on this 12th day of June 2026

Signature of Notary [Signature] My commission expires 9/19/2031

APPROVED AS FORM
Department of Law

By:

Date:

Apartments
200 Units
19400-19496

N M 1

N M 3

C - 1

32606 - 32630

32520

MAYFIELD AVE.

Assisted Living Facility
32500

SEVEN MILE ROAD

33015

N - 1

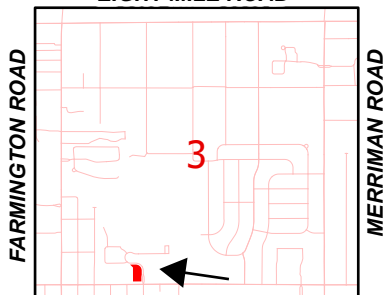
LOVELAND ST.

32535

32481

BROOKFIELD

EIGHT MILE ROAD



SEVEN MILE ROAD

Address & Zoning Map

Petition 2026-06-01-02
Jiffy Lube
32520 Seven Mile Road



Not to Scale

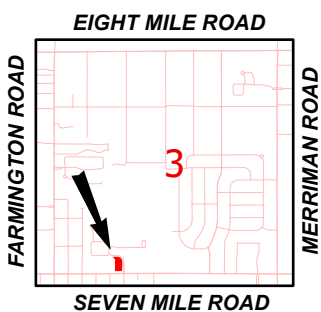


City of Livonia
Planning Department



MAYFIELD AVE.

SEVEN MILE ROAD



Aerial Map

Petition 2026-06-01-02
Jiffy Lube
32520 Seven Mile Road



Not to Scale



City of Livonia
Planning Department

Apartments
200 Units
19400-19496

Medium Density
Residential

Corridor
Commercial

32606 - 32630

32520

MAYFIELD AVE.

Assisted Living Facility
32500

SEVEN MILE ROAD

33015

LOVELAND ST.

Low Density
Residential

32535

32481

BROOKFIELD

EIGHT MILE ROAD

FARMINGTON ROAD

MERRIMAN ROAD

3

SEVEN MILE ROAD

Future Land Use Map

Petition 2026-06-01-02
Jiffy Lube
32520 Seven Mile Road



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PRE-HEARING

ITEM 1

Petition 2026-06-01-02, submitted by Guggenheim Development, LLC, pursuant to Section 13.15 of the Livonia Zoning Ordinance, as amended, requests approval to rezone the property located at 32520 Seven Mile Road from C-1 (Local Business) to C-2 (General Business) to allow for an automotive service center use on the property at the northwest corner of Seven Mile Road and Mayfield Avenue in the southwest 1/4 of Section 3.

July 28, 2026, Study Meeting:

This petition seeks to rezone a 1.32-acre parcel at the northwest corner of Seven Mile Road and Mayfield Avenue from C-1 (Local Business) to C-2 (General Business) to allow for a Jiffy Lube automotive service center. Under Section 6.06 of the Livonia Zoning Ordinance automobile repair centers are not permitted in the C-1 district and treated as a waiver use in a C-2 district, requiring both Planning Commission and City Council review and approval.

The C-1 (Local Business) district is intended to accommodate small-scale retail and service uses that primarily serve nearby residential neighborhoods, while the C-2 (General Business) district permits a broader range of commercial uses that typically serve a larger market area and generate higher traffic volumes.

The subject site is currently vacant and undeveloped. Surrounding land uses are as follows: to the north is the Canterbury Park Apartment complex zoned NM-1 (Neighborhood Multi-Family); to the south, across Seven Mile Road, is the Pierson Center, zoned C-1 (Local Business); to the east, across Mayfield Avenue, is an memory care facility zoned NM-3 (Neighborhood Multi-Family); and to the west is a commercial retail shopping plaza zoned C-1 (Local Business).

Pursuant to Section 13.15 of the Livonia Zoning Ordinance, rezoning requests are evaluated based on the following:

- Consistency with the goals, policies and objectives of the Master Plan and any sub-area plans.
- Consistency with the basic intent and purpose of this Zoning Ordinance.
- The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
- The capacity of the City's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the City.
- That conditions have changed since the Zoning Ordinance was adopted or there was an error in the Zoning Ordinance that justifies the amendment.

PRE-HEARING

ITEM 1 Petition 2026-06-01-02 Page 2

- That the amendment will not be expected to result in exclusionary zoning.
- Compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.
- Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.
- The boundaries of the requested rezoning district will be reasonable in relationship to surrounding zoning districts, and construction on the sites will be able to meet the dimensional regulations for the requested zoning district.
- The requested zoning district is considered to be more appropriate from the City's perspective than another zoning district.
- Rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.
- If a rezoning is requested, the requested rezoning will not create an isolated or incompatible zone in the neighborhood.

The Future Land Use Map identifies this site as Corridor Commercial. The Livonia Vision 21 Master Plan identifies appropriate land uses for Corridor Commercial to include office, general retail commercial, food service, townhomes, apartments, and attached and upper-story residential uses. Automotive oriented uses such as gas stations, auto repair, or drive through facilities may be appropriate in certain instances.

The Master Plan also states that new developments in these areas should continue the pattern of commercial development with supporting residential, when appropriate. However, the focus of new development, redevelopment, and improvements to existing developments should focus on improving the aesthetics of the area with landscaping and timeless architectural design. Strict requirements for access management should also be required.

Preliminary site plans, received June 17, 2026, depict a proposed 2,944-square-foot Jiffy Lube building with a front setback of fifteen (15) feet, side setbacks exceeding eight (8) feet, and a rear setback greater than eight (8) feet. Access to the site is provided by two (2) drive approaches, including one (1) connection from the existing parking lot to the west via easement and one (1) approach from Mayfield Avenue to the east.

The plans also indicate the placement of a trash enclosure located to the northwest of the proposed building. A total of sixteen (16) parking spaces are proposed, including one (1) barrier-free space.

PRE-HEARING

ITEM 1 Petition 2026-06-01-02 Page 3

All repair work should be conducted entirely within an enclosed building. Automobile and light truck repair operations shall not include activities such as bumping, painting, spraying, or rustproofing. The total number of vehicles proposed to be stored on-site shall be subject to review and recommendation by the Planning Commission and approval by the City Council.

Automobile repair facilities shall have direct access to a major thoroughfare with an existing or proposed right-of-way width of at least one hundred twenty (120) feet, as identified on the Future Transportation Map. Outdoor storage of disabled, damaged, or unlicensed vehicles is prohibited.

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.



LETTER OF TRANSMITTAL

City of Livonia City Hall, 3rd Floor 33000 Civic Center Drive Livonia, MI 48154	June 12, 2026
	JOB NUMBER: 260142000
	ATTN: Planning@livonia.gov – Jacob Uhazie
	REGARDING: Jiffy Lube – Rezoning Application

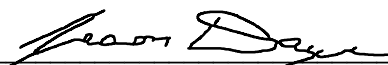
WE ARE SENDING YOU THE ATTACHED

VIA ☐ Next Day UPS a.m. ☒ Next Day UPS p.m. ☒ Email ☐ UPS	FORMAT ☐ 8 1/2 x 11 Plans ☐ 11 x 17 Plans ☐ Half size Plans ☒ Full size Plans ☐ Zip Drive/CD	ELECTRONIC FILES ☒ .pdf Files ☐ Other
--	--	---

COPIES	DATE	NUMBER	DESCRIPTION
4			Rezoning Application
4			Legal Description
4			Rezone Exhibit
4			Fully Dimensional Map
4			ALTA Survey
1	06/12/26	101947	\$1,171.45 Fee payable to City of Livonia (\$400 + \$30 per 4,000 SF over 8,000 SF + \$400 publication fee)

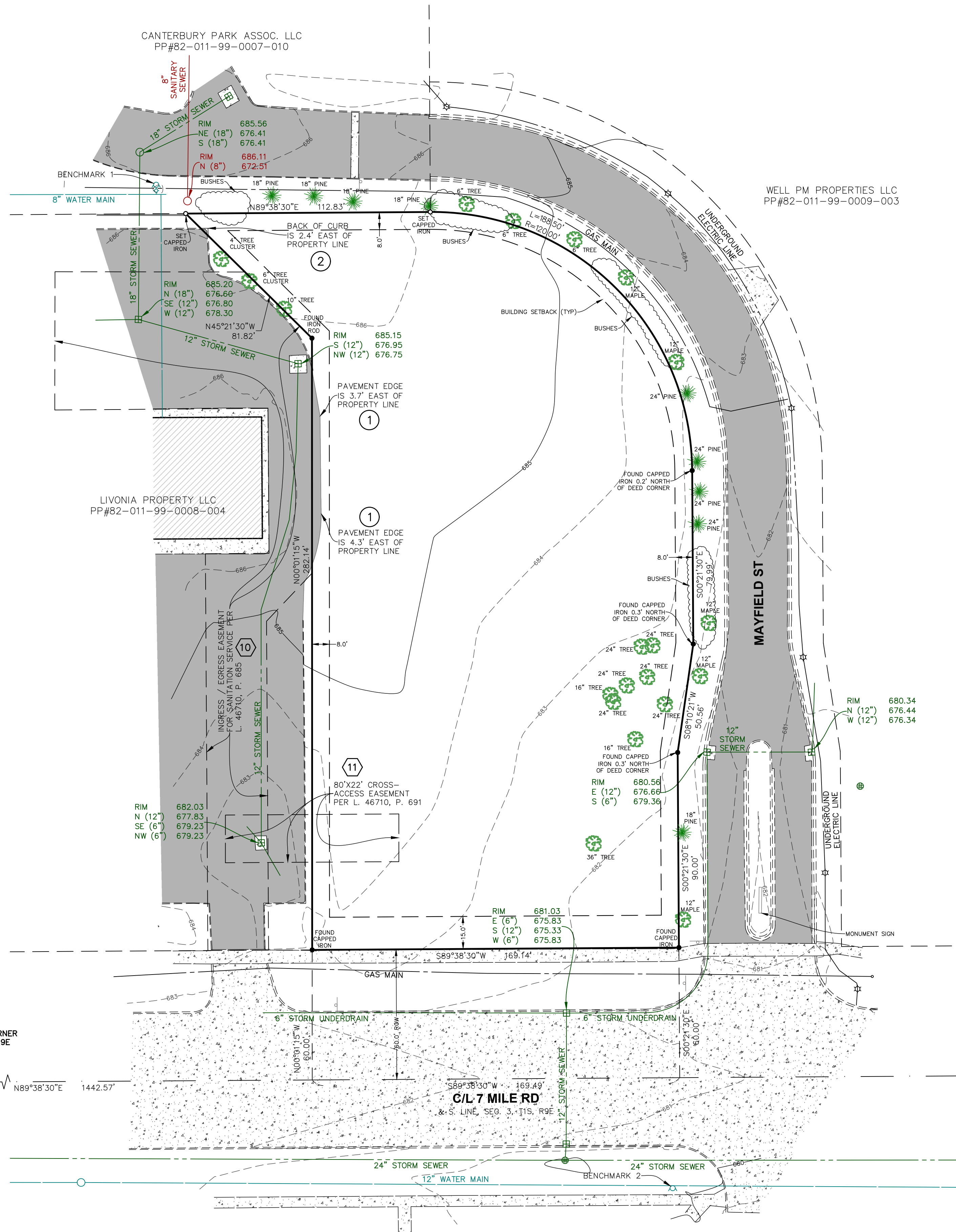
THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ For your use ☐ As requested	☐ FOR BIDS DUE ON ☐ Approved as submitted ☐ Approved as noted	☐ Returned for corrections ☐ For review and comment
--	--	--

REMARKS Please accept the enclosed rezoning submittal documents for the following schedule: Planning Commission Study Meeting – July 7, 2026 Planning Commission – July 14, 2026 City Council – July 27, 2026 Please contact me with any questions and if you require any additional information at this time. Thank you.	
COPY TO: Jason Bolling, Robin Wise, Dawn Laffoon – Guggenheim Matt Mrochinski - Excel	SIGNED:  Jason Daye, P.E., Principal – Civil

WE ARE SENDING YOU:

☒ Same as above	☐ LOT Only	☐ Other
VIA ☐ Mail ☐ Website ☒ Email ☐ UPS ☐ Next Day UPS a.m. ☐ Next Day UPS p.m.		FORMAT ☐ 8 1/2 x 11 Plans ☐ 11 x 17 Plans ☐ Half size Plans ☐ Full size Plans ☐ Zip Drive/CD
		ELECTRONIC FILES ☐ .dwg Autocad ☐ .rvt Revit ☒ .pdf Files ☐ Other



ENCROACHMENTS:

- 1 An asphalt pavement edge lies up to 4.3 feet East of the West property line.
- 2 A curb lies up to 2.4 feet East of the West property line.

BENCHMARKS:

BM 1: The top of a fire hydrant 19 feet Northwest of the Northwest property corner of the subject property. Elev. 688.72

BM 2: The top of a fire hydrant on the South side of 7 Mile Road, opposite the Southeast property corner of the subject property. Elev. 682.38

ZONING REQUIREMENTS:

1. ZONING: C-1
2. SETBACKS:
FRONT YARD: 15 FEET
REAR YARD: 8 FEET
SIDE YARD: 8 FEET
3. REQUIRED PARKING FOR FUTURE USE: (AUTOMOBILE SERVICE CENTER)
2 PARKING SPACES PER REPAIR BAY PLUS 1 PER EMPLOYEE
4. SOURCE: EXCEL ENGINEERING SITE PLAN DATED JULY 31, 2025, PROJECT #250229400

PROPERTY DESCRIPTION:

PPN#82-011-99-0007-0009
32520 7 Mile, Livonia, MI. 48152
Owner: Mayfield Partners LLC, a Michigan Limited Liability Company
50555 Pontiac Trail
Wixom, MI 48393

Land situated in the City of Livonia, Wayne County, Michigan:

Parcel 1:
A parcel of land in the Southwest 1/4 of Section 3, T1S, R9E, City of Livonia, Michigan, more particularly described as: Commencing at the Southwest corner of Section 3, T1S, R9E, and proceeding thence N89°38'30"E, 1442.57 feet along the South line of said Section 3 to the Point of Beginning of the parcel herein described; thence N00°01'15"W, 342.14 feet; thence N45°21'30"W, 81.82 feet; thence N89°38'30"E, 112.83 feet to the beginning of a curve concave to the Southwest having a radius of 120.00 feet; thence Southeasterly 188.50 feet along said curve; thence S00°21'30"E, 79.99 feet; thence S08°10'21"W, 50.56 feet; thence S00°21'30"E, 150.00 feet to the South line of said Section 3; thence S89°38'30"W along said line, 169.49 feet to the Point of Beginning, Except the South 60 feet deeded for road.

Parcel 2:
Non-Exclusive Easement for Ingress and Egress, as created, limited, and defined in that certain Cross Access Easement, recorded October 04, 2007 in Liber 46710, Page 691.

EASEMENTS:

- 10 The terms, provisions and easement(s) contained in the document entitled Ingress / Egress Easement for Sanitation Service recorded October 04, 2007 as Liber 46710, Page 685.
- 11 The terms, provisions and easement(s) contained in the document entitled Cross Access Easement recorded October 04, 2007 as Liber 46710, Page 691.

PARKING:

There are no parking spaces on the property.

FLOODNOTE:

By graphic plotting only, the Flood Rate Insurance Map No. 26163C0061E, effective date February 2, 2012, places this property in Zone X, Areas determined to be outside of the 0.2% annual chance floodplain.

NOTES:

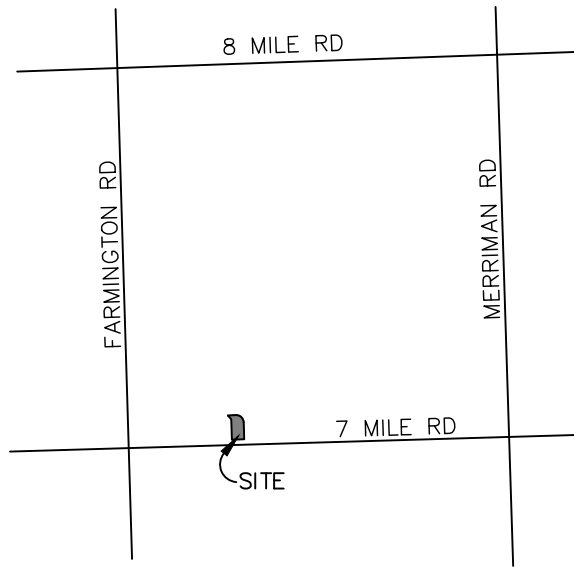
1. This property contains 1.32 acres.
2. Title work was supplied by Sun Title Agency of Michigan, Commitment No. 312582, dated July 30, 2025.
3. Underground utility information as shown hereon was obtained from available street plans or actual measurements and should not be mistaken for a guarantee of completeness or accuracy.
4. There is no proposed change to the Right of Way.
5. There was no evidence of recent earthwork or building construction at the time of survey.
6. The boundary line dimensions as shown on this survey form a mathematically closed figure to within ±0.1 feet, with no gaps or gores.
7. The property has direct access to the 7 Mile Road public right of way, without gaps or gores.
8. The fee simple estate and the easement estates are contiguous, with no gaps or gores.
9. There are no discrepancies between the boundary lines of the property as shown on this survey and as described in the legal description presented in the Title Commitment.
10. A letter or report detailing the zoning classification and building setbacks for the subject property was not provided.

SURVEYOR'S CERTIFICATE

The Undersigned Hereby Certifies to:
Excel Engineering
Guggenheim Development Services, LLC
Sun Title of Michigan, LLC
Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7b2, 7c, 8, 9, 11, 13, 14, 16, 17, 18, and 19a of Table A thereof. The field work was completed on October 2, 2025.

10/3/2025
Date
Justin R. Brands
Registered Surveyor,
State of Michigan
Registration No. 4001071372



LOCATION MAP
NOT TO SCALE

LEGEND	
T - TOWN	SECTION CORNER
R - RANGE	SET CAPPED IRON
N - NORTH	FOUND IRON OR NAIL
S - SOUTH	STORM SEWER MANHOLE
E - EAST	SANITARY SEWER MANHOLE
W - WEST	CATCH BASIN
SEC. - SECTION	HYDRANT
POB - POINT OF BEGINNING	VALVE
PROPOSED BLACKTOP	UTILITY POLE
PROPOSED CONCRETE	GUY WIRE
EXISTING BLACKTOP	LIGHT POLE
EXISTING CONCRETE	WALL MOUNTED LIGHT
BUILDING	PEDESTAL
	TRANSFORMER
	SIGN

REVISIONS	

ALTA/NSPS LAND TITLE SURVEY
32520 7 MILE RD

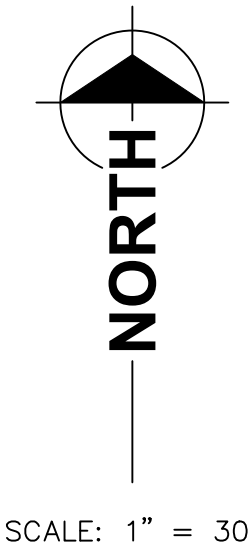
FOR: JASON DAYE
EXCEL ENGINEERING
100 CAMELOT DR
FOND DU LAC, WI 54935
(92)322-1687

PART OF THE SOUTHWEST 1/4, SECTION 3, T1S, R9E,
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

Feenstra
& Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
3145 Prairie St SW Phone: 616.457.7050
Grandville, MI 49418 www.feenstra-inc.com

Proj: 250782
File: 3-15-9E
Date: 10/03/2025
Drafted by: NB

811
Know what's below.
Call before you dig.
www.CALL811.com



LEGEND:	
HATCH	PAVEMENT SECTION
	STANDARD ASPHALT
	CONCRETE
	INVERTED CURB & GUTTER

KEYNOTES	
1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
3	FLUSH WALK (SEE DETAIL)
4	CONCRETE SIDEWALK (TYP.)
5	CURB RAMP (SEE DETAIL)
7	18" CURB & GUTTER (SEE DETAIL)
9	CURB TAPER (SEE DETAIL)
11	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
12	HANDICAP SIGN PER STATE CODE (SEE DETAIL)
13	HANDICAP STALL & STRIPING PER STATE CODES
14	PRECAST CONCRETE WHEEL STOP (TYP.)
15	MONUMENT SIGN: LOCATION WITHIN EASEMENT TO BE VERIFIED WITH A/H (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
16	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
17	6" CONCRETE BOLLARDS (TYP.) (SEE ARCH PLANS FOR DETAILS)
21	DETECTABLE WARNING PLATE PER STATE CODE
22	TRAFFIC FLOW ARROWS (TYP). COLOR TO MATCH PARKING STALL STRIPING
23	PAINT STRIPING (TYP). COLOR TO MATCH PARKING STALL STRIPING
24	SAFETY SQUARE PAINT MARKINGS PER JLI STANDARDS (TYP.)
25	CONCRETE EQUIPMENT PAD. VERIFY PAD SIZE WITH CONTRACTOR REQUIRING PAD PRIOR TO CONSTRUCTION.
26	DO NOT ENTER SIGN.
27	NEW DRIVE APPROACH PER LOCAL STANDARDS.
28	MOUNTABLE DRIVEWAY CURB.
29	NEW CURBED LANDSCAPED ISLANDS. COORDINATION REQUIRED W/ NEIGHBORING PROPERTY OWNER.
30	DOUBLE STRIPING FOR PARKING STALLS PER CITY OF LIVONIA STANDARDS. (TYP.)

SITE INFORMATION:

PROPERTY AREA: 57,527 S.F. (1.32 ACRES).

EXISTING ZONING: C-1

PROPOSED ZONING: C-1

PROPOSED USE: AUTOMOBILE SERVICE CENTER

AREA OF SITE DISTURBANCE: XXXXX

SETBACKS: BUILDING: FRONT (SOUTH) = 15'
 SIDE (EAST) = 8'
 SIDE (WEST) = 8'
 REAR (NORTH) = 8'

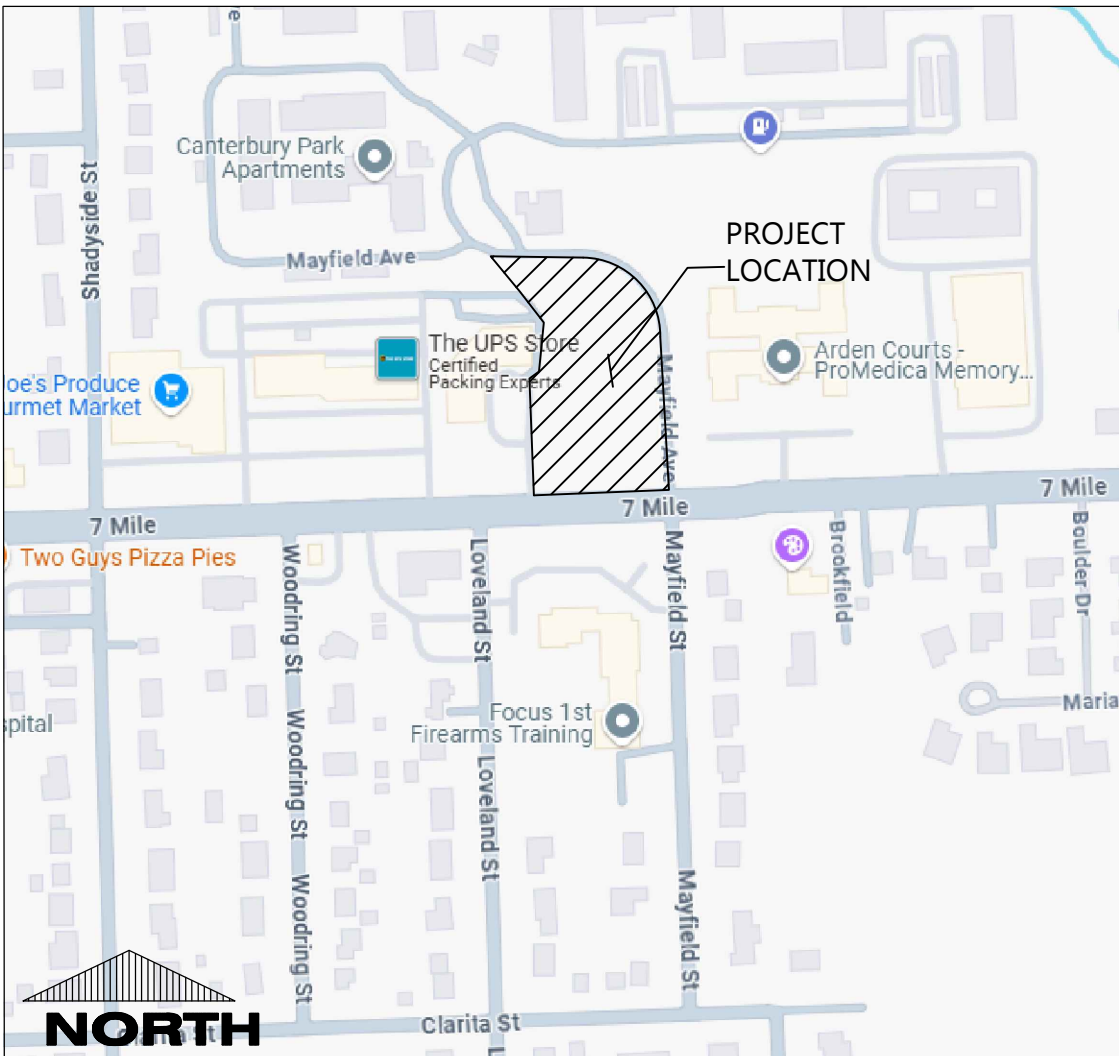
PAVEMENT: FRONT (SOUTH) = 10'
 SIDE (EAST) = 10'
 SIDE (WEST) = NONE
 REAR (NORTH) = 10'

PROPOSED BUILDING HEIGHT: XXXXX (MAX. HEIGHT ALLOWED: XXXX)

PARKING REQUIRED: 2 PARKING SPACES FOR EACH REPAIR BAY PLUS 1 FOR EACH EMPLOYEE

PARKING PROVIDED: 11 SPACE (1 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1



PROJECT LOCATION MAP



ALL ARCHITECTURAL AND ENGINEERING DRAWINGS ARE
IN CONFIDENCE AND DISSEMINATION MAY NOT BE
MADE WITHOUT PRIOR WRITTEN CONSENT OF THE
ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT
AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED

JOB NUMBER: 250229400

© JFFLY LUBE INTERNATIONAL, 2013 (ALL RIGHTS RESERVED). FOR WHICH THESE DOCUMENTS HAVE BEEN PREPARED, THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING SPECIFICATIONS AND OTHER INFORMATION CONTAINED HEREIN ARE THE SOLE AND EXCLUSIVE PROPERTY OF JFFLY LUBE INTERNATIONAL. ANY UNAUTHORIZED USE OF THESE DOCUMENTS FOR ANY PURPOSE SHALL BE AT THE USER'S SOLE RISK, WITHOUT LIABILITY TO JFFLY LUBE INTERNATIONAL. THE USER SHALL BE RESPONSIBLE FOR ANY REASONABLE CONSEQUENCES TO THE USER TO JFFLY LUBE INTERNATIONAL, AS DETERMINED BY JFFLY LUBE INTERNATIONAL IN ITS SOLE DISCRETION. STANDARD DESIGN DOCUMENTS ISSUED BY JFL ARE NOT FOR ANY LOCATION ONLY AND SHALL NOT BE USED FOR ANY OTHER PROJECT. THESE DRAWINGS SHALL NOT BE CHANGED OR USED AS A BASIS FOR ANY CODES DESIGN OR CONSTRUCTION. REVISED CODES DESIGN OR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE SUCCEEDING PROFESSIONAL LICENSED IN THE STATE WHERE PROJECT IS TO BE CONSTRUCTED.

jiffylube®
MULTI-CARE SERVICES
JIFFY LUBE PHOTO TYPE WITH STONEBRIAR OPTIONS
LIVONIA, MI
23550 JEFFERSON AVE.
LIVONIA, MI 48150

NO.	DATE:	ISSUE:
	10/21/25	PRE CIVIL ENG
	06/12/26	REZONE SUBMITTAL

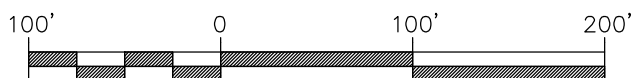
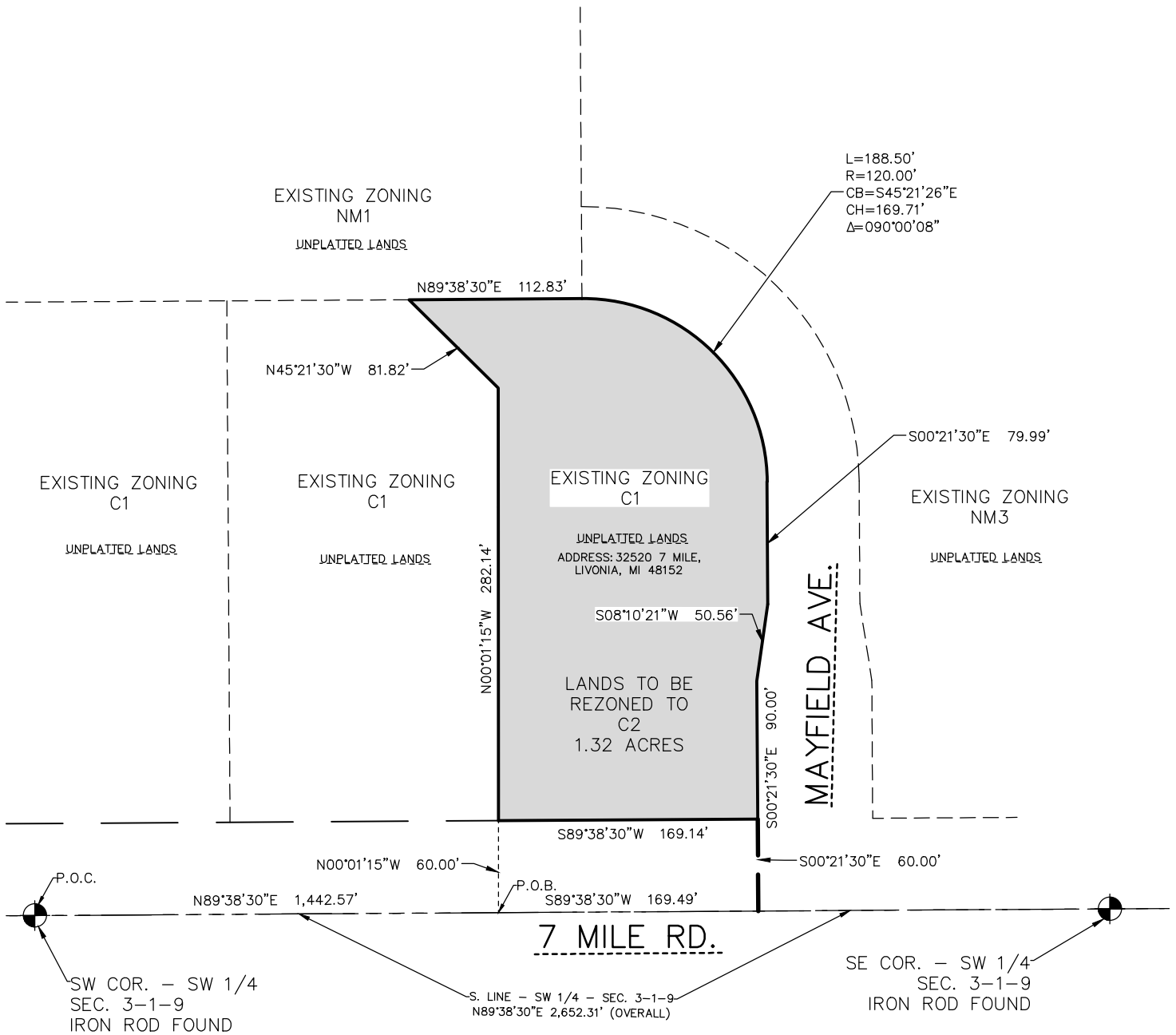
SITE PLAN

DRAWN: DS CHECKED: JD

SHEET NO:

C1.1

ZONING EXHIBIT



SCALE: 1" = 100'



100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

ARCHITECTS • ENGINEERS • SURVEYORS

Always a Better Plan **JOB NO. 26014200**

CORRIDOR COMMERCIAL

Livonia's corridor commercial areas have historically been planned for vehicle access and typically provide front-yard parking. Restaurants, grocers, pharmacies, gas stations, personal services, vehicle sales, and big-box retail are example uses.

New developments in this area should continue the pattern of commercial development with supporting residential, when appropriate. However, the focus of new development, redevelopment, and improvements to existing developments should focus on improving the aesthetics of the area with landscaping and timeless architectural design. Strict requirements for access management should also be required.



Table 2.5:
Corridor Commercial Guidelines

Lot Dimensions and Density		
minimum lot area		n/a
minimum lot width		n/a
frontage in build-to area		n/a
maximum density		16 du/ac
maximum attached dwelling unit %		100%
Building Setbacks		
arterial street	min.	15 ft.
	max.	30 ft.
local street	min.	5 ft.
	max.	15 ft.
side (one)		none
side (total of both)		none
rear		25 ft.
from adjacent residential districts		25 ft.
Building Height		
minimum		1 story
maximum		4 stories

Appropriate Land Uses include office, general retail commercial, food service, townhomes, apartments, and attached and upper-story residential uses. Automotive oriented uses such as gas stations, auto repair, or drive-through facilities may be appropriate in certain instances.

Density. A maximum of 16 dwelling units per acre is appropriate in corridor commercial centers. In no instance should the total residential floor area exceed 40% of the overall floor area to ensure that these areas do not become dominated by residential land uses.

Connectivity. Some corridor commercial areas are large enough that they could be developed as a mixed-use development with an internal street system. Wherever this is the case, a block system should be developed with a maximum block perimeter of 2,200 feet and a maximum block face of 800 feet. Cross access is encouraged to reduce curb cuts and turning conflicts. Streets connections and/or pedestrian connections, as may be appropriate, should be provided between corridor commercial areas and adjacent neighborhoods.

Building Location. Buildings facing arterial streets should be located close to the street. Buildings facing interior streets also should be located close to the street to create a walkable, pedestrian friendly environment.

Building Design. Buildings should be attractively designed and should incorporate quality, timeless building materials.

Parking. Parking areas in corridor commercial areas should be located in side or rear yards for buildings facing an arterial street. Parking should also be located in side or rear yards for buildings facing an interior street. Interior streets should also feature on-street parking.

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 14, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-06-01-02 – #32520 Seven Mile Road (Jiffy Lube Rezoning)

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 parcel is assigned the address of **#32520 Seven Mile Road**.
2. The existing parcels are currently serviced by public sanitary sewer, water main, and storm sewer. Proposed utility services are not shown on the submitted plan, but we do not believe there will be any adverse effects on the existing systems with the proposed usage.
3. The proposed development will be required to conform to the current version of the Wayne County Storm Water Ordinance, including detention. Storm water reviews for the site may be completed by either City of Livonia or Wayne County, depending on the outlet chosen for site storm water.
4. The owner will need to provide copies of the access easement for the proposed cross-traffic parking access for our records.
5. If the project is approved, engineering drawings will need to be submitted to this department and possible Wayne County for review 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,

A handwritten signature in blue ink, appearing to read "David W. Lear", is written over a horizontal line.

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

cc: 2026 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

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

DATE: July 16, 2026
TO: Kristoffer Canty, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: Petition # 2026-06-01-02 Jiffy Lube 32520 Seven Mile Rd.

This office has reviewed the site plan submitted in connection with a request to construct a commercial building on the property located at the above referenced address.

We have no objections to this proposal.

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

Sincerely,

Brian R. Kukla

Brian R. 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

July 15th, 2026

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

Re: Petition 2026-06-01-02 - 32520 Six 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,

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

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

July 22, 2026

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

Petition 2026-06-01-02 – 32520 Seven Mile Rd (32520 Six Mile Rd)

Dear Kristoffer,

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.

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

July 15, 2026

RE: 32520 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

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: May 7, 2026 Petition Class C / SDM Liquor License at Restaurant
Site Address: 38888 Six Mile Rd., Livonia, MI 48152 Sidwell 027 99 0014 010 Zoning of Property C-2
Requesting Approval To Hold ~~Class C~~ / SDM Liquor License at Fogo de Chao Restaurant
Applicant: Fogo de Chao Churrascaria (Livonia) LLC Business/Company: Fogo de Chao
Applicant's Address: 14850 Quorum Dr., Suite 500 City: Dallas State: TX Zip Code: 75254
Applicant's Phone # (972) 361-6256 Applicant's Email slee@fogo.com
Contact Person: J. Patrick Howe, Attorney Business/Company: JPHOWE, PLLC
280 N. Old Woodward Ave.
Contact's Address: Suite 100 City: Birmingham State: MI Zip Code: 48009
Contact's Phone # (248) 835-2088 Contact's Email jphowe@jphowe.com

Please provide the following information:

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

CITY OF LIVONIA
PLANNING DEPARTMENT

JUL 02 2026

RECEIVED

**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: Haggerty Six Partners, LLC
Owner's Address: 251 E. Merrill St., Suite 236 City: Birmingham State: MI Zip Code: 48009
Owner's Phone # (248) 203-9090 Owner's Email DMARKUS@MARKUSLLC.COM

Signature of Owner: [Signature] Print Name: DORAI MARKUS

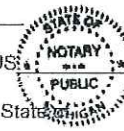
Subscribed and sworn to before me, a Notary Public in and for the County of Oakland State of Michigan Acting in the County of Oakland

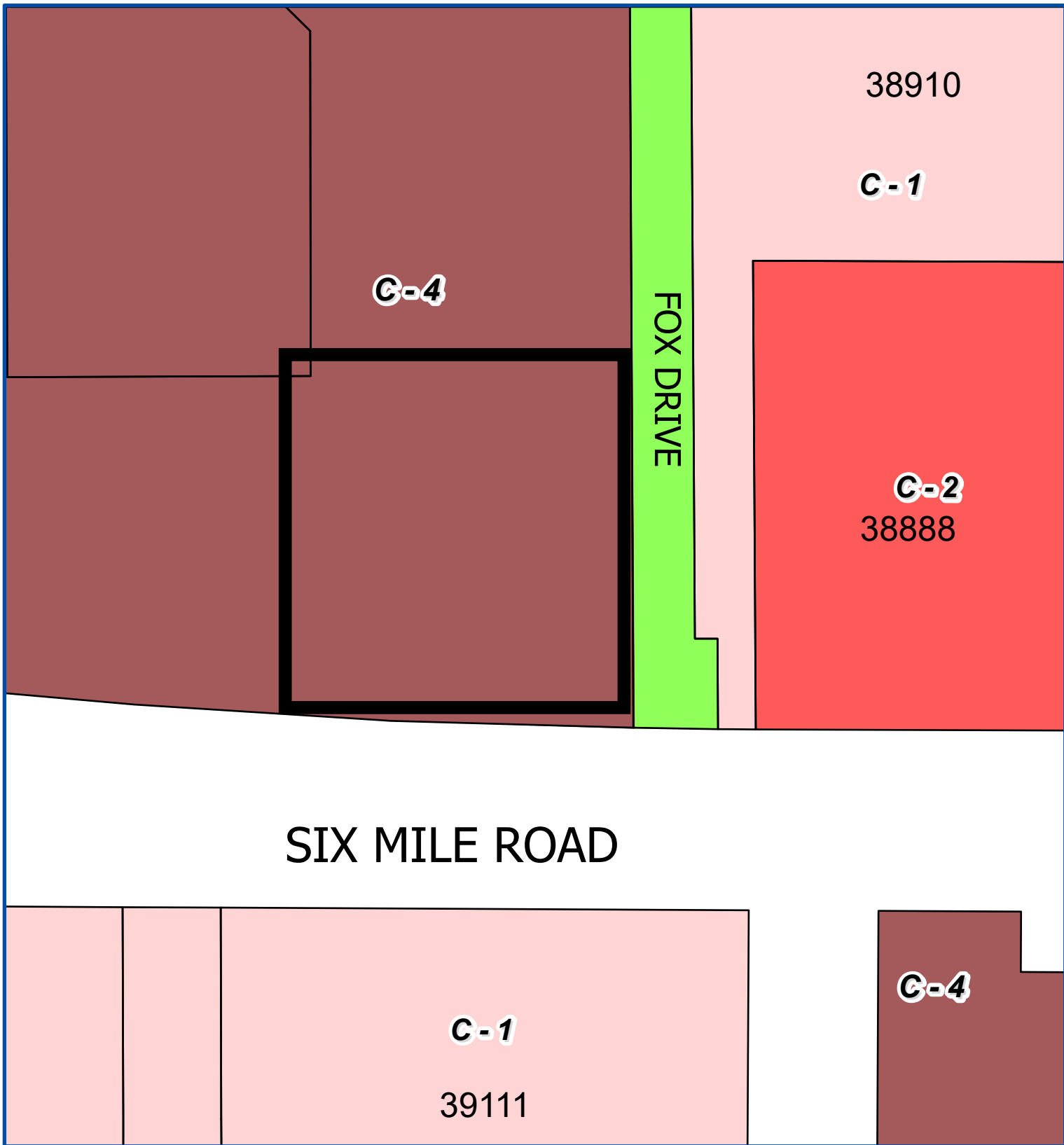
Michigan on this 7th day of May 20 26

Signature of Notary [Signature] My commission expires 8/23/2031

Acting in the County of Oakland

ALIDA ASMAR
My Commission Expires
August 23, 2031
County of **Oakland**





SEVEN MILE ROAD

HAGGERTY ROAD

NEWBURGH ROAD

SIX MILE ROAD

7

Address & Zoning Map

Petition 2026-06-02-18
Fogo De Chao SDM
39000 Six Mile Road

N

Not to Scale

City of Livonia
Planning Department

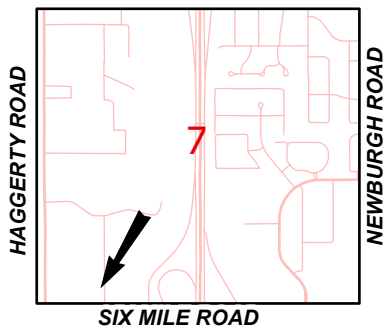


SIX MILE ROAD

FOX DRIVE

QUAKERTOWN LANE

SEVEN MILE ROAD



Aerial Map

Petition 2026-06-02-18
Fogo De Chao S.D.M.
39000 Six Mile Road



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PRE HEARING

ITEM 2

Petition 2026-06-02-18 submitted by Fogo De Chao 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 39000 Six Mile Road, located at the northwest corner of Six Mile Road and Fox Drive in the southwest ¼ of Section 7.

July 28, 2026, Study Meeting:

Fogo de Chao is requesting waiver use approval to obtain a Specially Designated Merchant (S.D.M.) liquor license for the sale of packaged beer and wine for off-premises consumption in conjunction with the development of a new full-service restaurant currently under construction on the subject property.

The proposed 10,018-square-foot Fogo de Chão restaurant received prior approval under Petition 2024-02-02-03 and is presently under construction as part of a larger redevelopment project that includes a retail shopping plaza and a Whole Foods Market on the site of the former Comerica Bank office building. The development agreement associated with this petition granted the Fogo de Chao restaurant a Class C liquor license.

The proposed establishment will operate as a full-service restaurant offering dine-in service. The S.D.M. license will permit the sale of packaged beer and wine for off-premises consumption, which is typically limited in scope and accessory to the primary dining use.

The subject site is zoned C-4 (High Rise Commercial). Full-service restaurants are permitted in the C-4 (High Rise Commercial) zoning district. Full-service dining establishments customarily include the service of alcoholic beverages as part of their business model. The issuance of the requested liquor licenses will support the restaurant's operational needs and ensure readiness for opening day upon completion of construction and final inspections.

The subject property is surrounded by commercially zoned properties. To the north and west are commercial properties zoned C-4 (High-Rise Commercial). To the south, across Six Mile Road, is an office building zoned C-1 (Local Business). To the east, across Fox Drive, is a commercial property zoned C-2 (General Business).

S.D.M. licenses are regulated under Section 6.03 of the Livonia Zoning Ordinance and are treated as a waiver use within the C-4 zoning district. The Ordinance

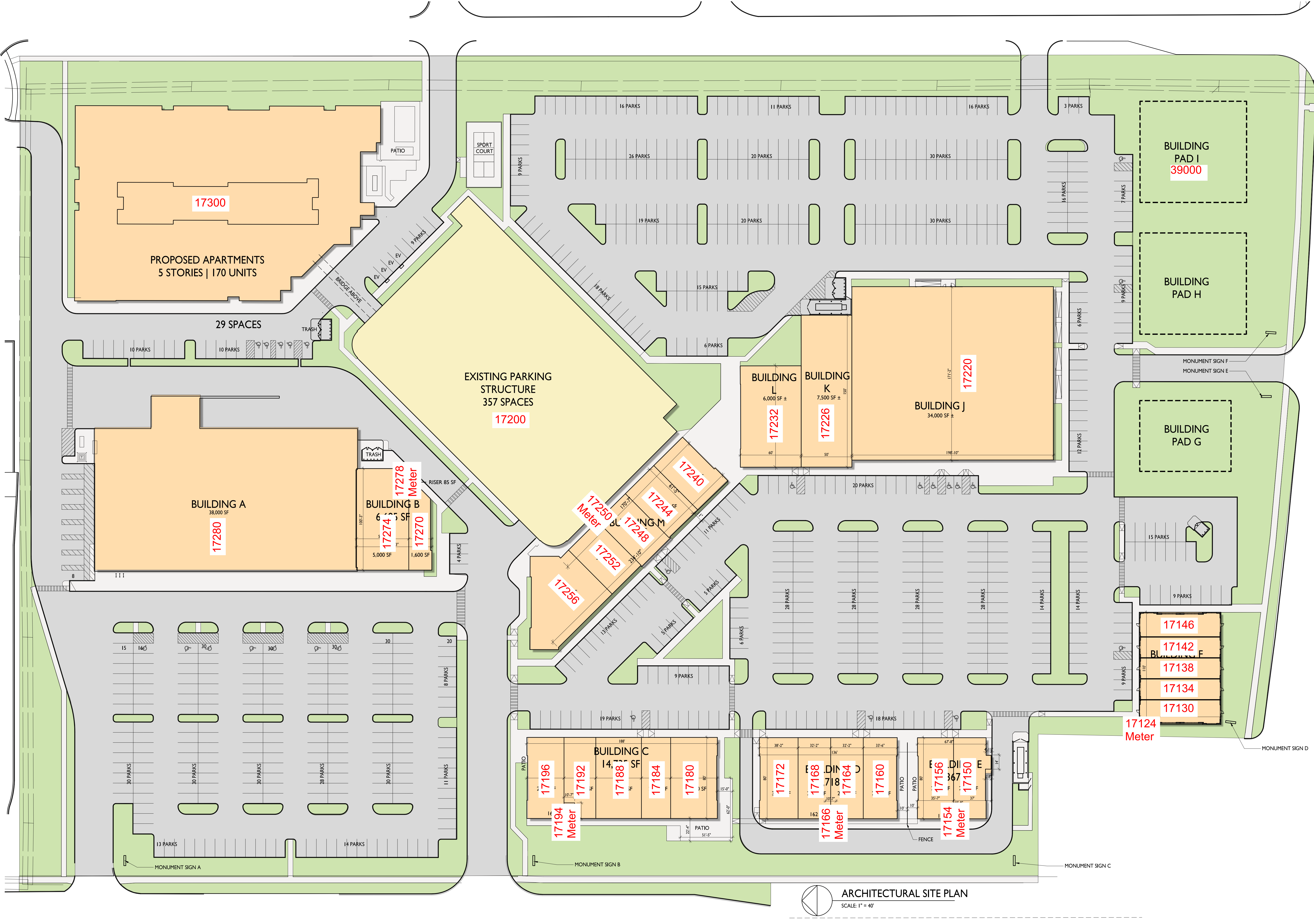
PRE HEARING

ITEM 2 Petition 2026-06-02-18 – Fogo De Chao S.D.M. License Page 2

requires a minimum separation of five hundred (500) feet between S.D.M.-licensed establishments, measured from the nearest point of the proposed licensed building to the building housing the existing licensed establishment. This separation requirement may be waived by the City Council. Based on a review of the City's liquor license map, the nearest S.D.M.-licensed establishment is located beyond the required 500-foot separation distance with the closest being Flemings on Fox Drive.

Additionally, the proposed licensed establishment shall be located at least four-hundred (400) feet distant from any church or school building, either public or parochial, as measured from the nearest point on the building proposed to be licensed to the existing church or school building. No such establishments are present within four-hundred (400) feet from the petition site.

The petition application did not include any changes to signage or landscaping on the site.





BOWERS+ASSOCIATES, INC.
2400 SOUTH HURON PARKWAY
ANN ARBOR, MI 48104
P: 734.975.2400
WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION

**SHOPPES AT
COLLEGE PARK**
FOX DRIVE
LIVONIA, MI

PROJECT + NUMBER

23-211

ISSUE + DATE

06 MAY 2025	OREV
16 JUN 2025	OREV
22 JUL 2025	OWN REV

SHEET + TITLE

ARCHITECTURAL
SITE PLAN

SHEET + NUMBER

A-001

© copyright 2025 Bowers+Associates, Inc.

ARCHITECTURAL SITE PLAN
SCALE 1" = 40'

Prepared for:
FOGO DE CHÃO
THE SHOPPES AT COLLEGE PARK
3920 SIX MILE ROAD
LIVONIA, MI 48152

FIRST MAIN
SIGNAGE FOR MODERN BRANDS

JASON KYLE
j.kyle@firstandmaindesigns.com
214.458.0998
Ohio, California, Colorado, Indiana, Oklahoma

EASE | INTEGRITY | PERFORMANCE

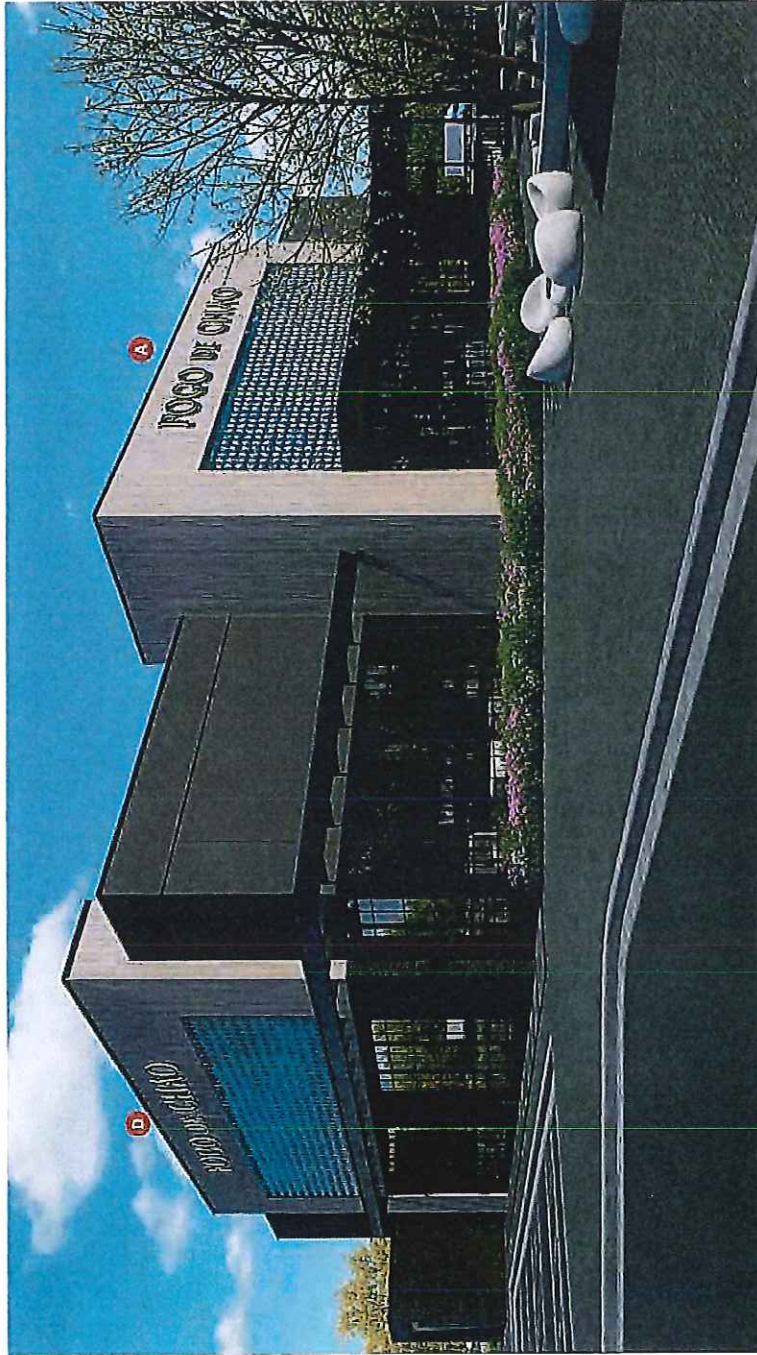
#25-0399-R03



SIGN HEIGHT		50 FT.
NORTH ELEVATION (80 SQ. FT. ALLOWED)		
A. [NUMBER] LETTERS		61-84
SOUTH ELEVATION (80 SQ. FT. ALLOWED)		
B. [NUMBER] LETTERS		53-80
EAST ELEVATION (160 SQ. FT. ALLOWED)		
C. [NUMBER] LETTERS		61-84
NORTH ELEVATION (80 SQ. FT. ALLOWED)		
D. [NUMBER] LETTERS		61-84

NOTE:
 ALLOWED ONE (1) SIGN FOR ELEVATION
 50' ALLOWANCE. I.E.
 LETTERS CAN BE FACE OR HAUL-UP

FIRESTANDINGS SIGN:
 MAX 50' FT. ALLOWED; 30-50 FT.
 MAX HEIGHT: 6'-8"



7 RENDERING
SCALE: NTS

FIRST MAIN
VILLAGE COOR MURRAY BRONDE

2340 Shipley Church Ave SW
Cumon, OH 44706
204.158.0990

OHIO • CALIFORNIA
COLORADO • INDIANA
OKLAHOMA

Wells

FUGO DE CHAO
THE SHOPPES AT COLLEGE PARK
39500 SIX MILE ROAD
LIVONIA, MI 48152

1000

1970-1971

2014 07 25 15:45:00 (UTC)

...to be used as a guide.

2011年12月4日

10

1000

James H. Edwards

306-6666-56

78-48 7829

100

This is an advertisement for a book titled "The Book of David" by David J. Reardon. The book is available in paperback for \$14.95. The cover features a black and white photograph of a man, presumably David J. Reardon, standing in a field. The text on the cover includes the title "The Book of David" and the author's name "David J. Reardon". The publisher's name, "The Book of David", is also visible at the bottom of the cover.



...the ...
...the ...
...the ...
...the ...

FIRST MAIN
SIGNAGE FOR MODERN MARKETS
2240 Shuler, Clarks Ave SW
Columbus, GA 31906
224 458 0950
OHIO • CALIFORNIA
COLORADO • INDIANA
OKLAHOMA

FOGO DE CHÃO
THE SHOPPELAC LORELEIGH
37200 50 MILL ROAD
LOUISIANA 70102

Version:

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

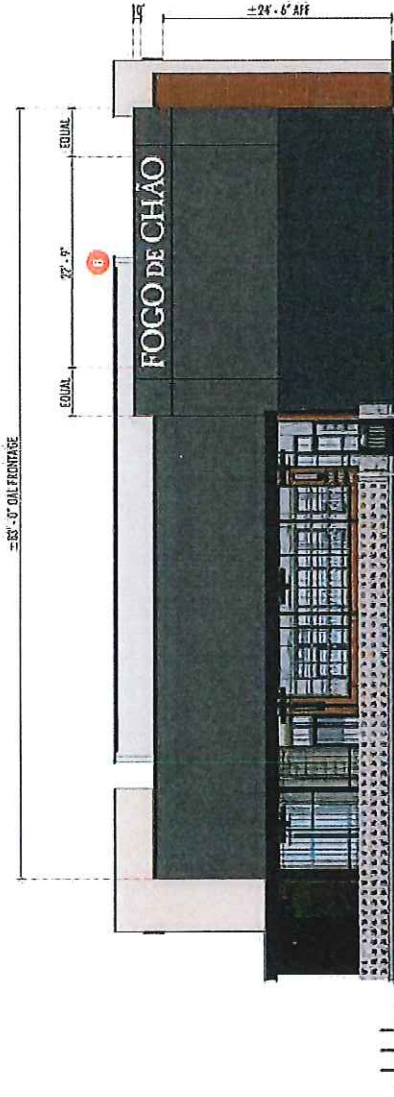
DATE: 07/17/2024 1:00 PM

DATE: 07/17/2024 1:00 PM

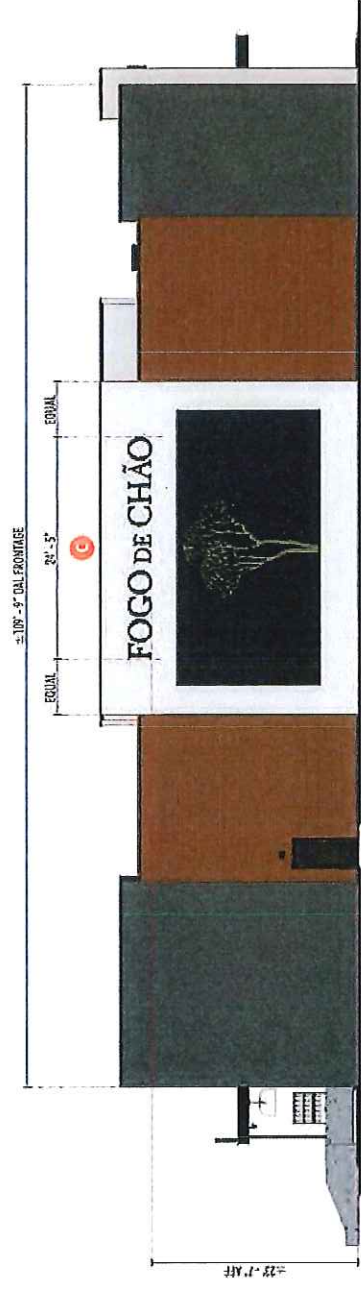
DATE: 07/17/2024 1:00 PM



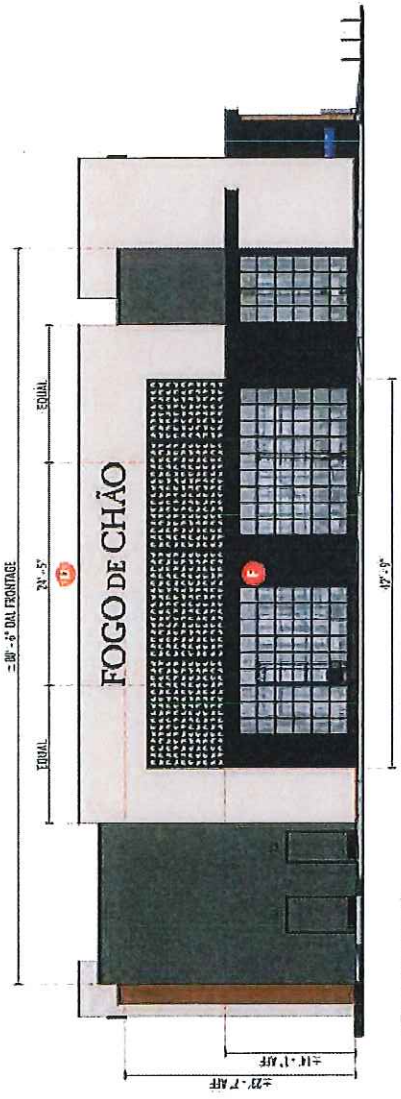
50 FT ALLOWED: 1:1
TOTAL ALLOWED: 99.50 FT
SIGN A: 41.8450 FT



50 FT ALLOWED: 1:1
TOTAL ALLOWED: 99.50 FT
SIGN A: 41.8450 FT



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"
50. FT. ALLOWED: 1.3
TOTAL ALLOWED: 109.55 SQ. FT.
SIGN A: 61.05 SQ. FT.



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
50. FT. ALLOWED: 1.3
TOTAL ALLOWED: 109.55 SQ. FT.
SIGN A: 61.05 SQ. FT.

FIRST MAIN
SIGNAGE FOR MODULAR SIGNAGE

2340 Shepherd Church Ave SW
Corvallis, OH 44706
724.458.0190

OHIO • CALIFORNIA •
COLORADO • INDIANA •
OKLAHOMA

FOGO DE CHÃO
PINE STREET LAY COLLEGE PARK
3720N 30th AVE NE
UNIVERSITY BLVD
UNIVERSITY BLVD

Project:
Address:
City:
State:
Zip:
Phone:
Fax:
Email:
Website:

Project No. 75-0899-2013
Date: 08-08-2013
Page: 2 of 3

There is no warranty made by the company for the use of the information provided in this document. The company is not responsible for any errors or omissions in this document. The company is not responsible for any damages or losses resulting from the use of this document. The company is not responsible for any legal action taken against it. The company is not responsible for any other matters.

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 14, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-06-02-18 – #39000 Six Mile Road (Fogo De Chao)

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 is restaurant is assigned the address **#39000 Six 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 Six 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: July 16, 2026

TO: Kristoffer Canty, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: Petition # 2026-06-02-18 39000 Six Mile Rd. Fogo de Chao (restaurant)

This office has reviewed the site plan submitted in connection with a request for a SDM liquor license for a commercial building on the property located at the above referenced address.

We have no objections to this proposal. A liquor license inspection of the occupancy will occur as a final construction inspection when construction is complete.

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

Sincerely,

Brian R. Kukla

Brian R. 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

July 15th, 2026

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

Re: Petition 2026-06-02-18 - 39000 Six 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,

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

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

July 22, 2026

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

Petition 2026-06-02-18 – 38888/39000 Six Mile

Dear Kristoffer,

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.

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

July 15, 2026

RE: 39000 Six 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

2026-07-02-19

Date Filed: 7/10/2026 Petition: Secondhand Store

Site Address: 19704 Middlebelt Rd Sidwell 003 01 0437 002 Zoning of Property C-2

Requesting Approval To operate a second hand store

Applicant: Megan Lewis Business/Company: Hands of Time The Perfect Find.

Applicant's Address: 19621 Flamingo Blvd City: Livonia State: MI Zip Code: 48152

Applicant's Phone # (734) 502-4308 Applicant's Email handsovertime3023@gmail.com

Contact Person: Megan Lewis Business/Company: Hands of Time The Perfect Find

Contact's Address: 19621 Flamingo Blvd City: Livonia State: MI Zip Code: 48152

Contact's Phone # (734) 502-4308 Contact's Email handsovertime3023@gmail.com

Please provide the following information:

1) **Site Plan** showing:

- property dimensions, including road right-of-way & building setback lines
- foot print of building(s), including dimensions & square footage
- all easements, protective walls, sidewalks & existing trees
- any significant topographic features (existing or proposed)
- parking layout, including type of surface material, sizes of spaces & aisles
- method used in calculating parking requirement
- location of light standards servicing parking lot & cutout showing type & height
- location of trash receptacle, including description of screening
- location of signs

2) **Detailed Landscape Plan** including:

- listing or labeling of all planted materials as to type and size
- areas to be fully irrigated
- percentage of landscaping provided (15% of total site required)

3) **Building Elevation Plan** depicting:

- architectural quality
- wall section & detail plan - exterior building materials must be labeled (i.e. brick, thin brick, E.F.I.S.)
- all visible rooftop mechanical equipment and how they will be screened

4) **General Floor Plan** showing:

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

5) **One (1) set of reduced plans** (i.e. site, landscape, elevation, floor), a maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to planning@livonia.gov

6) **Legal Description** of the property to be considered (Clearly Printed)

7) Two (3) completed application forms & **three (3)** sets of full-size drawings

CITY OF LIVONIA
PLANNING DEPARTMENT

JUL 10 2026

RECEIVED

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 \$ 700.00 (To avoid scams, please see note above regarding invoices)

Owner of Property: Mark Yono

Owner's Address: 7485 Victoria Dr City: West Bloomfield State: MI Zip Code: 48322

Owner's Phone # (248) 225-3868 Owner's Email MarkY3868@yahoo.com

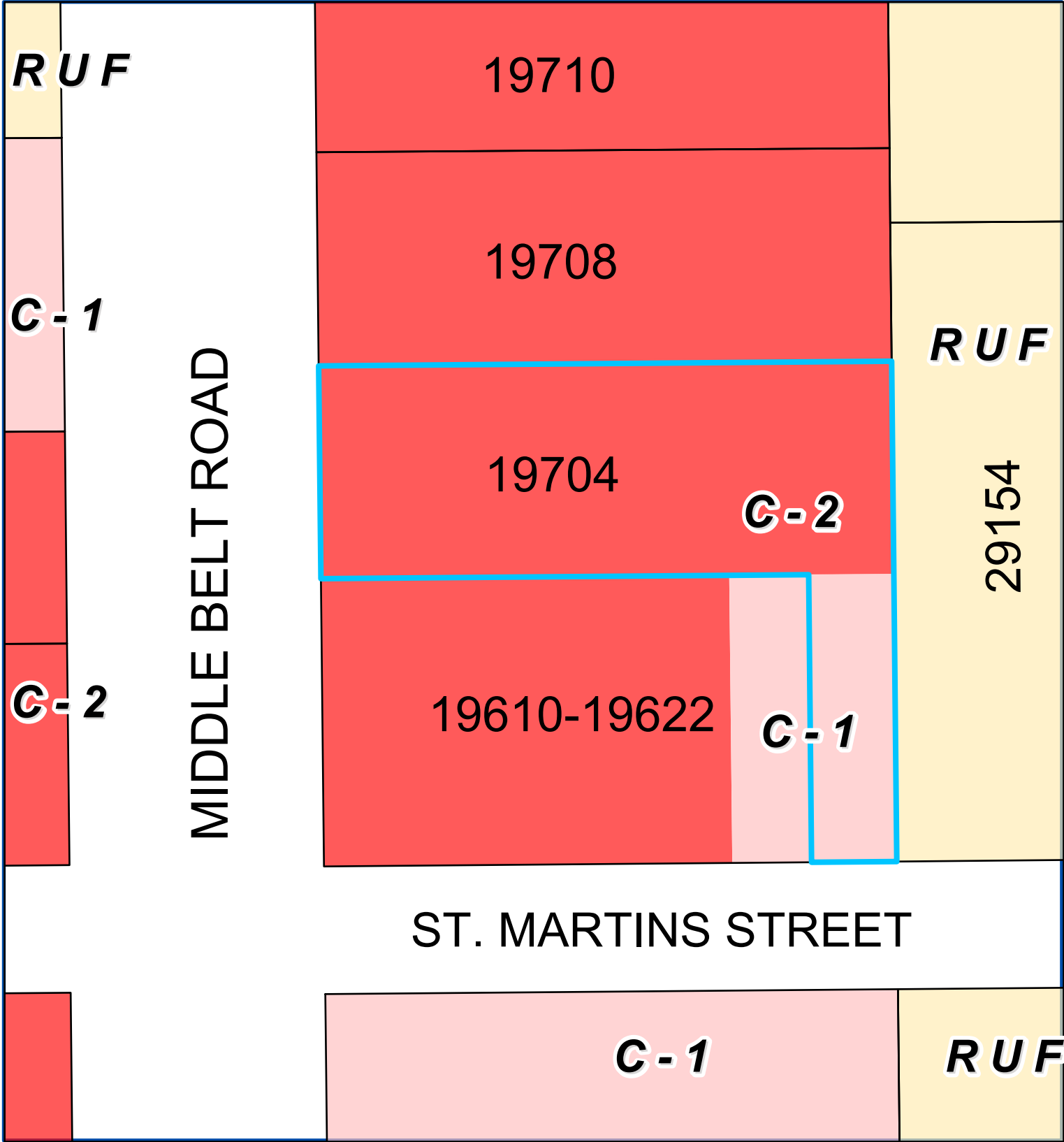
Signature of Owner: [Signature] Print Name: MARK YONO

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

on this 10th day of July 20 26.

Signature of Notary [Signature] My commission expires December 6, 2030

Acting in the County of Wayne.



Address & Zoning Map

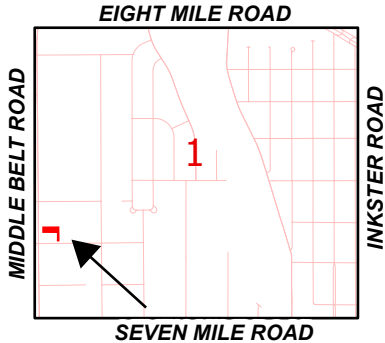
Petition 2026-07-02-19
Hands of Time
19704 Middle Belt Road

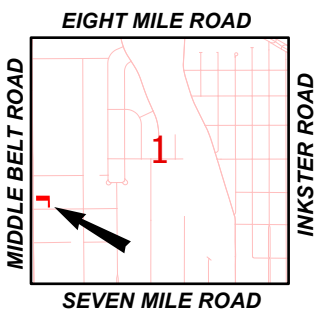
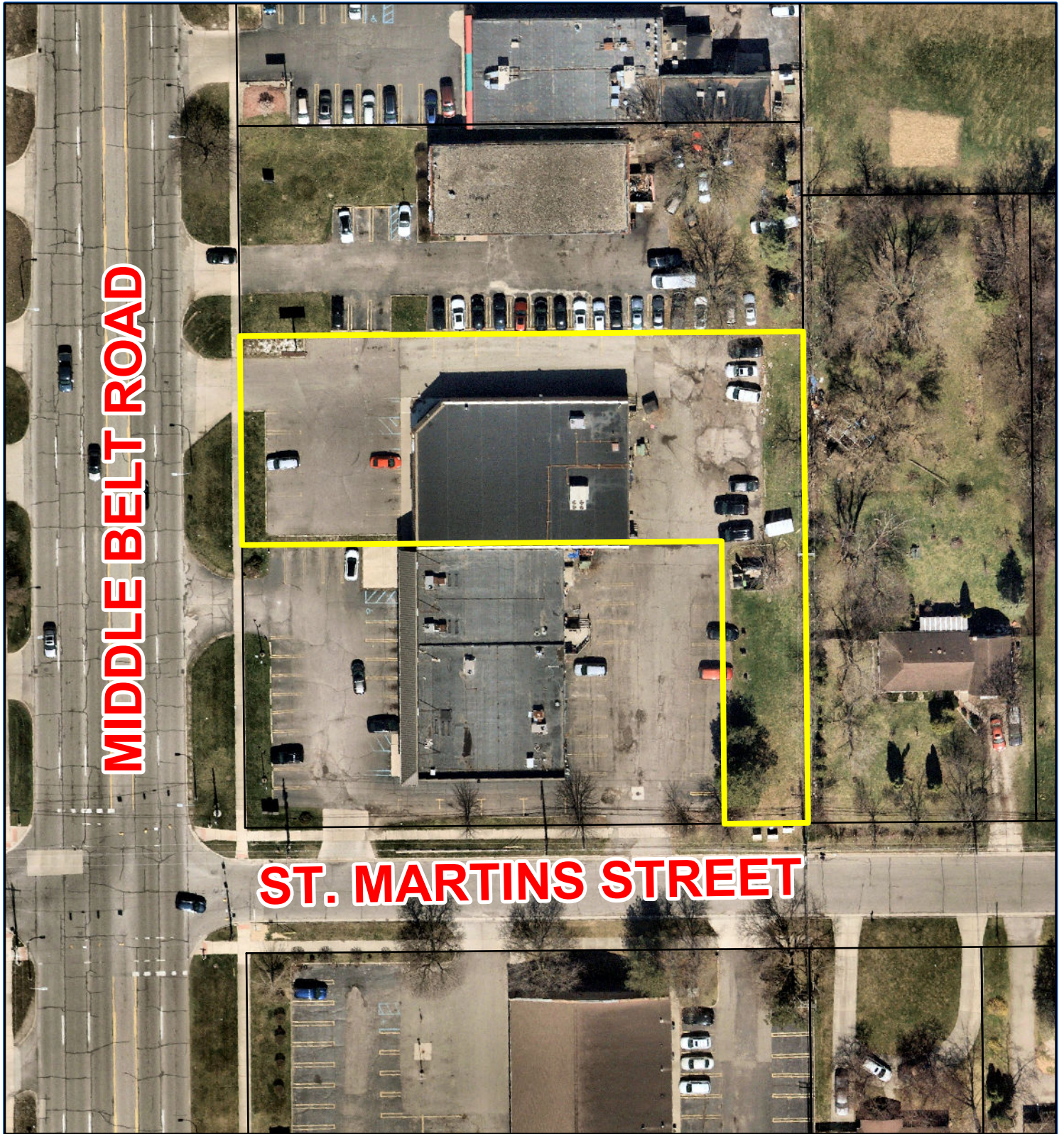


Not to Scale



City of Livonia
Planning Department





Aerial Map

Petition 2026-07-02-19
Hands of Time
19704 Middle Belt Road



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PRE HEARING

ITEM 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.

July 28, 2026 Study Meeting:

The petitioner is requesting waiver use approval to operate a second-hand retail establishment within an existing commercial suite located at 19704 Middle Belt Road. The subject site measures approximately 0.61 acres and has approximately 100 feet of frontage along Middle Belt Road. The existing building is divided into two (2) tenant spaces, with a Subway restaurant occupying the northern suite. The petitioner, Hands of Time, proposes to lease and occupy the southern portion of the building, consisting of approximately 5,400 square feet.

The subject property is L-shaped and is split-zoned C-2 (General Business) and C-1 (Local Business). These zoning classifications are intended to accommodate a broad range of retail, service, and commercial uses that serve both local and community-wide needs. Second-hand retail establishments, however, are subject to waiver use approval within the C-2 (General Business) district. Surrounding land uses include an auto repair facility to the north (zoned C-2), a shopping center to the south (split-zoned C-2 and C-1), residential property to the east zoned RUF (Rural Urban Farm), and additional commercial properties to the west, across Middle Belt Road, zoned C-2 and C-1.

Access to the site is provided by an approximately twenty-five (25) foot wide driveway, which appears sufficient to accommodate two-way traffic and provide safe ingress and egress. In accordance with Section 9.03 of the Zoning Ordinance, second-hand stores are required to provide one (1) parking space per one hundred fifty (150) square feet of gross floor area. Based on the proposed 5,400 square-foot tenant space, a total of twenty-nine (29) parking spaces ($5,400 \times 80\% \div 150$) are required.

The site currently provides thirty-eight (38) parking spaces, including twelve (12) spaces in front of the building with two (2) designated barrier-free spaces, ten (10) spaces along the north property line, and sixteen (16) spaces at the rear of the building. The existing parking supply and internal circulation appear adequate to support the proposed use.

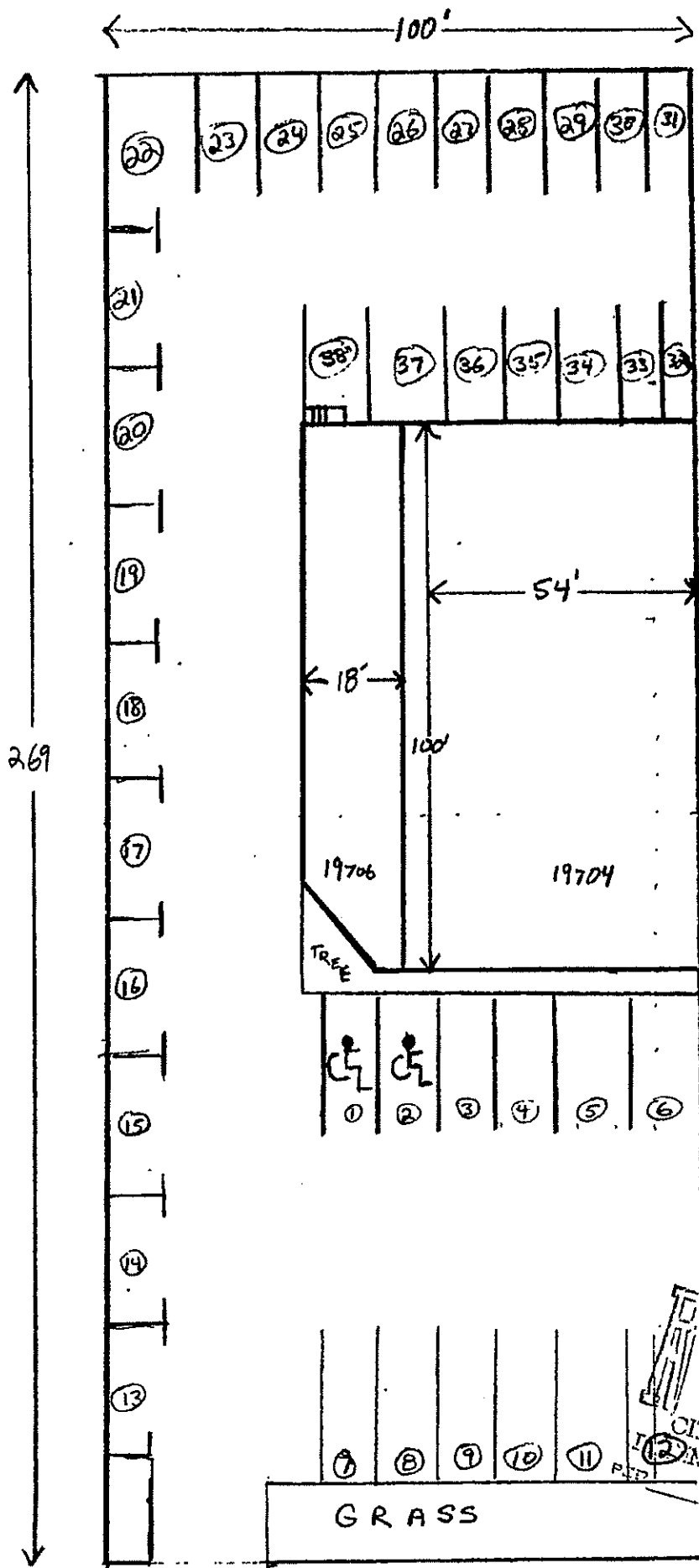
The site includes dumpsters located at the rear of the building; however, no trash enclosures are currently provided.

PRE HEARING

ITEM 3 Petition 2026-07-02-19 Page 2

It should be noted that the petitioner did not submit a floor plan as part of the application materials. No detailed floor plan has been provided.

Any proposed modifications to the site, including signage or minor exterior alterations, shall be subject to review for compliance with all applicable provisions of the Livonia Zoning Ordinance. Furthermore, outdoor storage and display shall be prohibited unless otherwise approved in accordance with Ordinance requirements.



PARKING
38

269

100'

54'

18'

100'

19706

19704

TREE

1

2

3

4

5

6

7

8

9

10

11

GRASS

RECEIVED
MAR 26 1987
CITY OF LIVERMORE
PLANNING COMMISSION

SUBWAY SANDWICHES
19706 MIDDLEBELT

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 23, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-07-02-19 – #19704 Middlebelt Road (Hands of Time)

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 **#19704 Middlebelt Road**.
2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. There is no mention of utility revisions with the proposal, so we do not believe there will be any adverse effects on the existing systems based on the proposed usage.
3. Should revisions to the utility services to the building, or any work within the Middlebelt Road right-of-way be required, the owner will need to submit drawings to 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: July 22, 2026
TO: Kristoffer Canty, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: **Petition #2026-07-02-19 Hands of Time, 19704 Middlebelt Rd.**

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

Final official plan set submitted for review shall detail interior of this occupancy. **Shall include but not limited to:** Exits, separations such as walls, any mechanical or electrical rooms, restrooms, general layout of merchandise so that aisle ways for egress can be evaluated, is occupancy sprinkled, locations of emergency lighting, locations of fire extinguishers.

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

July 21st, 2026

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

Re: Petition 2026-07-02-19 - 19704 Middle Belt Road

Mr. Canty,

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

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

Sincerely,

FOR THE CHIEF OF POLICE,

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

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

July 22, 2026

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

Petition 2026-07-02-19 – 19704 Middlebelt

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: (Acct#: 030408400-001)	\$ 244.91
---	-----------

Total Due to City of Livonia	\$ 244.91
-------------------------------------	------------------

Please contact me if you have any further questions.

Very truly yours,

Ermon Sims
Chief Accountant

ES: lp

Transaction Statement

Service Address

19704 MIDDLEBELT
LIVONIA, MI 48152

Mailing Address

Occupant - 19704 MIDDLEBELT
19704 MIDDLEBELT
LIVONIA, MI 48152

Account Number

030408400-001

Amount Due

\$244.91

Account Number

030408400-001

From - Through

01/22/2026 - 07/22/2026

Services

Water & Sewer - Metered

Service Address

19704 MIDDLEBELT
LIVONIA, MI 48152

Beginning Balance

\$0.00

Date	Type	Amount	Description
03/16/2026	Bill	\$102.44	Due Date 04/10/2026
04/16/2026	Penalty	\$10.24	
06/15/2026	Bill	\$109.97	Due Date 07/10/2026
07/15/2026	Penalty	\$22.26	

Total Due

\$244.91

Transaction Statement

Account Number

030408400-001

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER



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

July 21,2026

RE: 19704 Middlebelt

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 SITE PLAN REVIEW & APPROVAL

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

For filing fee see computation below

Date Filed: 6/17/26 Petition 2026-06-08-03
Site Address: 28900 Schoolcraft Rd Livonia, MI Sidwell 095 99 005 002
Requesting Approval to Site plan approval to add two self storage buildings to an existing self storage facility
Applicant: Milton Pate Business/Company: Contineo Group
Applicant's Address: 755 Commerce Dr STE 701 City: Decatur State: GA Zip Code: 30330
Applicant's Phone # (404) 405-4959 Applicant's Email miltonp@thecontineogroup.com
Contact Person: Same as applicant Business/Company: _____
Contact's Address: _____ City: _____ State: _____ Zip Code: _____
Contact's Phone # (_____) _____ Contact's Email _____

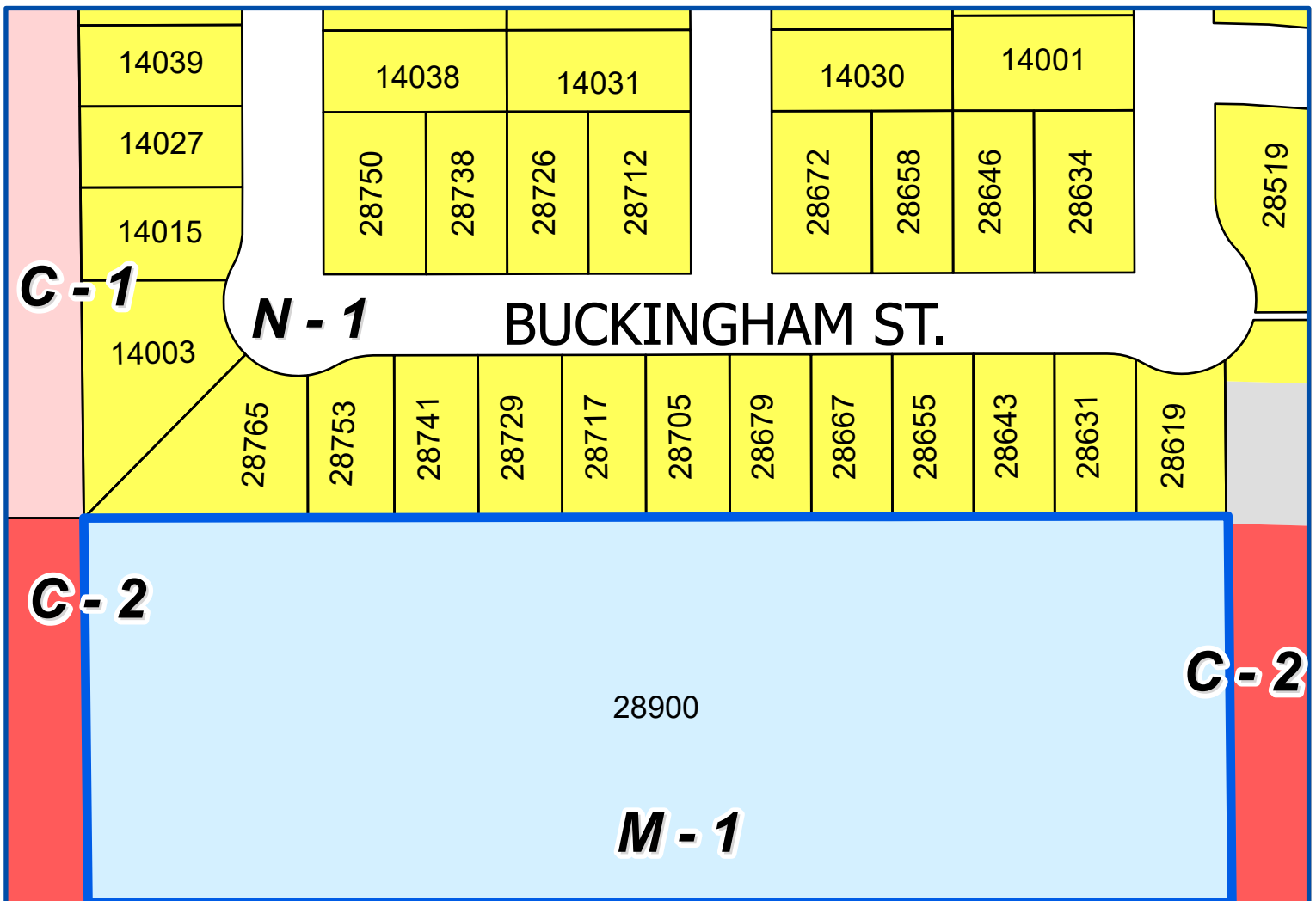
Please provide the following information:

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

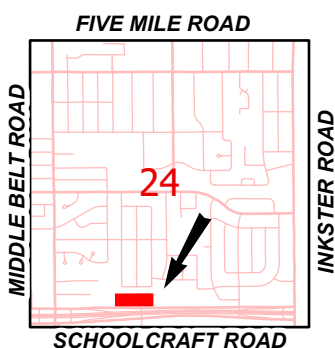
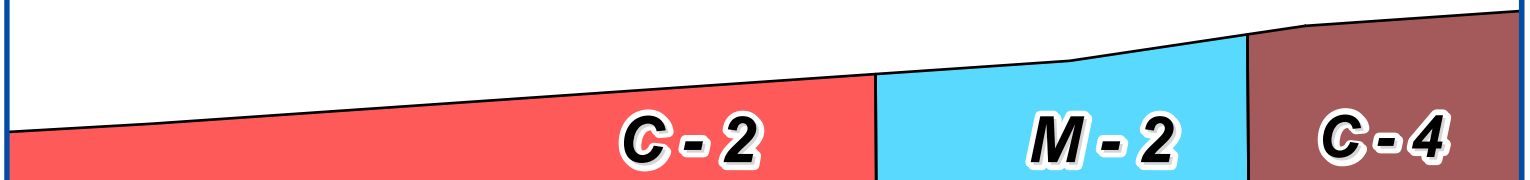
You are invited and encouraged to review your proposal with the Planning Department staff. Only one set of preliminary drawings will be necessary for this analysis.

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

Owner of Property: Michigan Property Groups, LLC (current owner)
Owner's Address: 28900 Schoolcraft Rd City: Livonia State: MI Zip Code: 48150
Owner's Phone # (248) 710-8000 Owner's Email MJF@Team-CORE.com
Signature of Owner:  Print Name: Matthew J Farrell - Authorized F



I-96 FREEWAY / SCHOOLCRAFT ROAD



Address & Zoning Map

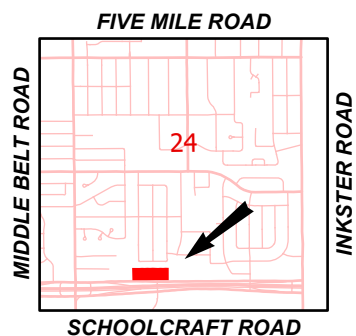
Petition 2026-06-08-03
Clover Self Storage
28900 Schoolcraft Road



Not to Scale



City of Livonia
Planning Department



Aerial Map

Petition 2026-06-08-03
Clover Self Storage
28900 Schoolcraft Road



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

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.

July 28, 2026: Study Meeting:

This petition seeks to construct two (2) self-storage buildings to the existing storage facility (Clover Self Storage) at 28900 Schoolcraft Road. This site is the location of the former Cloverlanes bowling alley and was rezoned from C-2 to M-1 under petition 2015-12-01-13. The site was subsequently granted waiver approval to operate RV storage and Indoor Self Storage with petition 2016-03-02-05.

This petition shall also serve as a conditional agreement for the subject property. In accordance with Petition No. 2015-12-01-13, a Statement of Conditions is required to accompany the ordinance amending the zoning map. This statement is voluntarily offered by the property owner as a means of ensuring that the development and operation of the site are carried out in a manner that is acceptable to the City. The conditions outlined therein are intended to provide specific limitations and operational standards that run with the land and are binding upon the owner and any successors or assigns.

Failure to comply with the terms and conditions set forth in the Statement of Conditions may constitute a violation of the zoning approval. Such noncompliance could serve as sufficient grounds for the City to take appropriate enforcement action, including requiring the cessation of the approved use. In such an event, the zoning classification of the property may revert to its previous designation of C-2 (General Business), consistent with the provisions established under the original petition and applicable zoning regulations.

The subject site is a single parcel that measures 846.00 feet along Schoolcraft Road by an average depth of 285.18 feet and has a total land area of 241,262 square feet, or 5.54 acres. The property is M-1 (Light Manufacturing) and is bordered by a mix of residential and commercial uses. To the north are residential properties zoned N-1 (Neighborhood). To the south lies the I-96 Freeway Service Drive (Schoolcraft Road), which serves as a major transportation corridor. Adjacent to the east is a hotel property zoned C-2 (General Business), while to the west is a medical office building, also zoned C-2 (General Business).

The existing structures on the site will remain unchanged as part of this proposal, allowing the development to integrate seamlessly with the current layout and minimize site disturbance. The petitioner is proposing the construction of two (2) 12-foot-tall new self-storage buildings measuring approximately 8,100 square feet and 9,000 square feet, for a combined total of 17,100 square feet. The units within these buildings are designed to accommodate a range

of storage needs, including 36 units at 10 by 20 feet, 18 units at 10 by 25 feet, and 18 units at 10 by 30 feet. This mix of unit sizes provides flexibility for both residential and small business users, ensuring a practical and market-responsive configuration.

The proposed self-storage buildings are planned to be constructed within the area currently occupied by the existing west parking lot. The development will maintain a west side setback of at least twenty (20) feet and a rear setback exceeding forty (40) feet, which provides adequate buffering from adjacent properties and helps ensure compliance with applicable zoning requirements.

Self-storage facilities are recognized in the ITE Parking Generation Manual (5th Edition, Land Use 151 – Mini-Warehouse) as one of the lowest parking-generating land uses. This low demand is attributed to the intermittent and staggered nature of customer visits, limited on-site staffing, and the absence of peak-hour activity comparable to traditional commercial uses. While ITE data supports reduced parking ratios, the proposed site plan should still demonstrate adequate parking to accommodate both employees and customers in a safe and functional manner. Based on the scale of the proposed development, a minimum of eighteen (18) parking spaces should be provided on-site, including one (1) to two (2) barrier-free spaces in compliance with ADA requirements.

Currently, the site plan lacks sufficient detail regarding the layout and designation of parking areas. Specifically, it is unclear where standard customer and employee parking will be located, and whether separate accommodations are proposed for recreational vehicle (R/V) storage or U-Haul/truck parking. If such uses are intended, they must be clearly identified and differentiated from required parking spaces to avoid conflicts in circulation and availability. CR #207-16 states that the site will have no more than 137 recreational vehicles, including motorhomes, travel trailers and boats, and the storage of all RV's shall take place within the spaces designated on the approved site plan. The proposed buildings would reduce the available RV parking spaces by twenty eight (28).



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
866.290.8121
www.amnational.net

ALTA/NSPS LAND TITLE SURVEY

for Schoolcraft Rd - Livonia MI 28900 Schoolcraft Rd. Livonia, MI 48150 County of Wayne

Based upon the Commitment for Title Insurance issued by
First American Title Insurance Company; Commitment Number: TC13-121045; Revision
Number: 2; Commitment Date: September 3, 2025 at 8:00 AM.

Surveyor's Certification

To:
- FIRST AMERICAN TITLE INSURANCE COMPANY;
- Verdad Real Estate, Inc, a Texas Corporation;
- and American National, LLC.

This is to certify that this map or plat and the survey on which it is based were made in
accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS
Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes
Items 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, 18, 19, and 20 of Table
A thereof.
The fieldwork was completed on December 5, 2025.

Joanna N. Oldakowski, PS
License No. 4001065604 MI
Joanna.O@MichiganSurveying.com



Date of Plat or Map: 12/11/2025
Date of last revision: 12/16/2025
Network reference #20253161-1

Survey prepared by:



MICHIGAN SURVEYING, INC.
37637 Five Mile Rd., Suite 364, Livonia, MI 48154
tel. (734) 542-9086
www.MichiganSurveying.com

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/16/25	Wetland note

MSI JOB No.: 25-0624

LEGAL DESCRIPTION

Land situated in the City of Livonia, County of Wayne, State of Michigan, described as follows:

Part of the Southwest 1/4 of Section 24, Town 1 South, Range 9 East, Michigan, described as follows:

Beginning at a point on the South line of proposed MAR-GIT SUBDIVISION distant South 89°31'28" East 1319.93 feet along East and West line and South 00°01'38" West 2231.05 feet from West 1/4 corner of said section and proceed
thence South 89°31'44" East 846.00 feet;
thence South 00°01'38" West 402.00 feet;
thence North 89°31'44" West 846.00 feet along South line of Section 24;
thence North 00°01'38" East 402.00 feet to the point of beginning.

EXCEPTING

the South 117.75 feet on the West line and the South 115.90 feet on the East line thereof for road.

The property described in this Survey is the same property as described in the Commitment for Title Insurance upon which this survey is based.

AS-SURVEYED DESCRIPTION

Land in the City of Livonia, Wayne County, MI, described as follows:

Part of the Southwest 1/4 of Section 24, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:

Commencing at the West 1/4 corner of Section 24;
thence South 89°31'28" East 1319.93 feet along the East and West 1/4 line of Section 24;
thence South 00°01'38" West 2231.05 feet, to the Point of Beginning;
thence South 89°31'44" East 846.00 feet, along the South line of Mar-Git Subdivision No. 2, recorded in Liber 92 of Plats, Pages 27 and 28, Wayne County Records;
thence South 00°01'38" West 286.10 feet;
thence North 89°24'13" West 846.02 feet;
thence North 00°01'38" East 284.25 feet to the Point of Beginning.

The property described in this Survey is the same property as described in the Commitment for Title Insurance upon which this survey is based.

NOTES CORRESPONDING TO SCHEDULE B-II

17. Terms, conditions and provisions contained in Easement Agreement recorded in Liber 23817, page 464 and Amendment to Easement Agreement recorded in Liber 54233, page 1455.
Item located as shown hereon.

GENERAL NOTES

- GN1** The bearing of S89°31'28"E being the East-West 1/4 line of Section 24 as contained in record description was used as the basis of bearings.
- GN2** The address of the property #28900 is per record documents and was confirmed in the field.
- GN3** Subject property has direct access to Schoolcraft Rd., a public street.
- GN4** The distance to the nearest streets intersection, Schoolcraft Rd. with Middlebelt Rd. is +/-1300' West.
- GN5** Surveyor did not observe evidence of current earth moving work, building construction or building additions.
- GN6** Surveyor is unaware of proposed changes in street right of way lines. Surveyor did not observe evidence of recent street or sidewalk construction or repairs.
- GN7** Surveyor was not provided with documents relating to locations and did not observe evidence of cemeteries, gravesites and burial grounds.
- GN8** With respect to Table A Item 10 - client did not designate party walls.
- GN9** Ownership of fences, if any, was not determined under the scope of this survey.
- GN10** Re Item 18:
There are no appurtenant easements listed in Schedule A of commitment for title insurance on which this survey is based.
- GN11** No wetland markers were observed during the survey.

MARKED PARKING

Regular 54
Covered 92
Handicapped 2
Total 148

AREA OF PARCEL

5.5384 acres
241,251 sq. ft.

FLOOD NOTE

The field survey was not conducted to determine the Flood Zone Areas. By graphic scaling only we determined that according to the current FEMA's Flood Insurance Rate Map No. 26163C0064E, dated 2/2/2012, subject property is located in Flood Zone X and is outside of the 0.2% annual chance floodplain (outside of Special Flood Hazard Area). An Elevation Certificate may be needed to verify this determination.

SANITARY STRUCTURE INFO

SANITARY	SIZE	DIRECTION	MATERIAL	INVERT
SAN-1	RIM			631.54
	12"	E	CONC	622.54
SAN-2	RIM			632.45
	12"	SE	CONC	621.95
	12"	W	CONC	622.05
SAN-3	RIM			632.16
	12"	SE	CONC	621.86
	6"	SW1	CLAY	621.86
	6"	SW2	CLAY	625.16
	12"	NW	CONC	621.76
SAN-4	RIM			631.91
	84"	E	CONC	613.51
	84"	W	CONC	613.31
SAN-5	RIM			632.49
	84"	E	CONC	614.09
	84"	W	CONC	613.94

BENCHMARKS

Datum NAVD 88

- BM1** Arrow on Hydrant located approximately 6' South of the South-West property corner.
Elev= 635.88'
- BM2** Arrow on Hydrant located approximately 316' East of the South-West property corner.
Elev= 635.04'
- BM3** Arrow on Hydrant located approximately 114' West of the South-East property corner.
Elev= 634.79'

UTILITY NOTES

Location of utilities is based on:

- Observed above ground appurtenances.
- Evidence from plans supplied by utility companies and municipality in response to MissDig request. Some of the plans are very schematic and may provide just general location of specific utility.
- Partial markings.

NOTE:
No design nor excavation should be based on utility information contained in this survey.



STORM STRUCTURE INFO

STORM	SIZE	DIRECTION	MATERIAL	INVERT
CBR-1	RIM			631.70
	12"	N	CONC	629.00
CBR-2	RIM			631.45
	12"	NE	PVC	628.35
NO OTHER VISIBLE INVERT				
STM-3	RIM			633.07
	12"	SE	CONC	626.77
	12"	SW	CONC	626.77
CBR-4	RIM			631.93
	6"	NE	CONC	628.33
	8"	SW	PVC	629.63
STM-5	RIM			632.75
	24"	N	CONC	634.95
	12"	S	PVC	624.75
	12"	W	PVC	624.85
CBR-6	RIM			631.47
	12"	N	METAL	628.17
NO OTHER VISIBLE INVERT				
CBR-7	RIM			631.71
	12"	NW	PVC	629.21
NO OTHER VISIBLE INVERT				
CBR-8	RIM			631.65
	8"	N	PVC	626.60
NO OTHER VISIBLE INVERT				
CBS-9	RIM			631.11
	12"	E	CONC	627.81
	6"	W	PVC	626.21
STM-10	RIM			631.16
	6"	E	PVC	628.16
	12"	S	CONC	627.56
	12"	W	CONC	626.16
STM-11	RIM			631.33
	30"	E	CONC	621.43
	30"	W	CONC	621.53
STM-12	RIM			631.89
	30"	E	CONC	621.99
	30"	W	CONC	622.09
CBS-13	RIM			631.50
	6"	E	PVC	627.50
	12"	S	CONC	625.70
	12"	W	CONC	625.80
CBS-14	RIM			631.51
	12"	E	CONC	626.21
	6"	NW	CONC	626.51
CBB-15	RIM			631.61
	6"	E	PVC	627.71
CBB-16	RIM			631.46
	6"	W	PVC	627.96
CBR-17	RIM			633.07
	12"	N	CONC	629.37
	12"	S	CONC	629.37
CBR-18	RIM			633.30
	12"	N	CONC	630.10

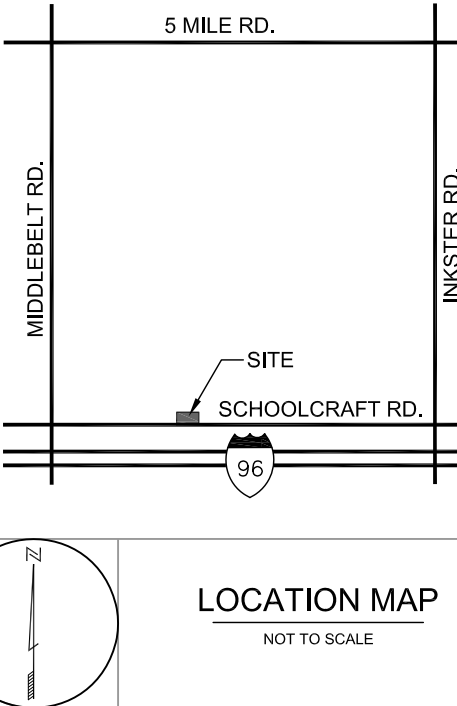
ZONING INFORMATION

"M-1" Light Manufacturing District

ITEM	REQUIRED
MIN. LOT AREA	3 AC
MIN. LOT WIDTH	NONE
MIN. FRONT SETBACK	50 FT
MIN. SIDES SETBACK	20 FT
MIN. REAR SETBACK	50 FT
MAX BUILDING HEIGHT	50 FT
PARKING SPACES	(a)

(a) One (1) parking space for each one thousand (1,000) square feet of floor space (Sec. 9.05)

Zoning requirements were obtained from Zoning Report prepared by American National, LLC;
tel 330.294.1077x126;
Project #: 20253161
Report Date: December 3, 2025



POSSIBLE ENCROACHMENTS

The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing.

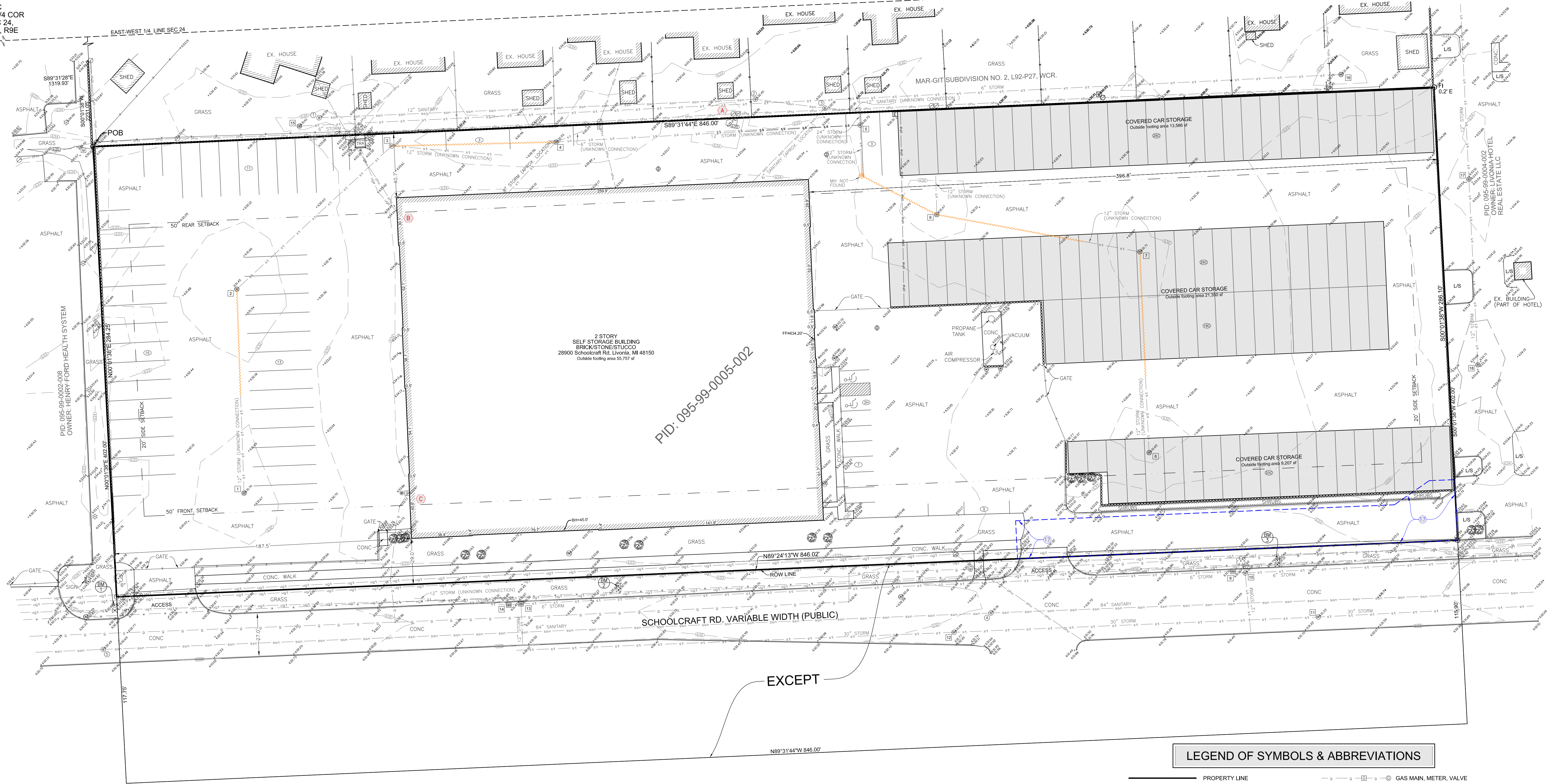
- A** Wall up to 0.5' outside of subject property. Ownership of wall is unknown.
- B** Building up to 9.3' inside rear setback.
- C** Building up to 21' inside front setback.



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
866.290.8121
www.amnational.net

POC
W 1/4 COR
SEC 24,
T1S, R9E

COS 24,
T1S, R9E



LEGEND OF SYMBOLS & ABBREVIATIONS

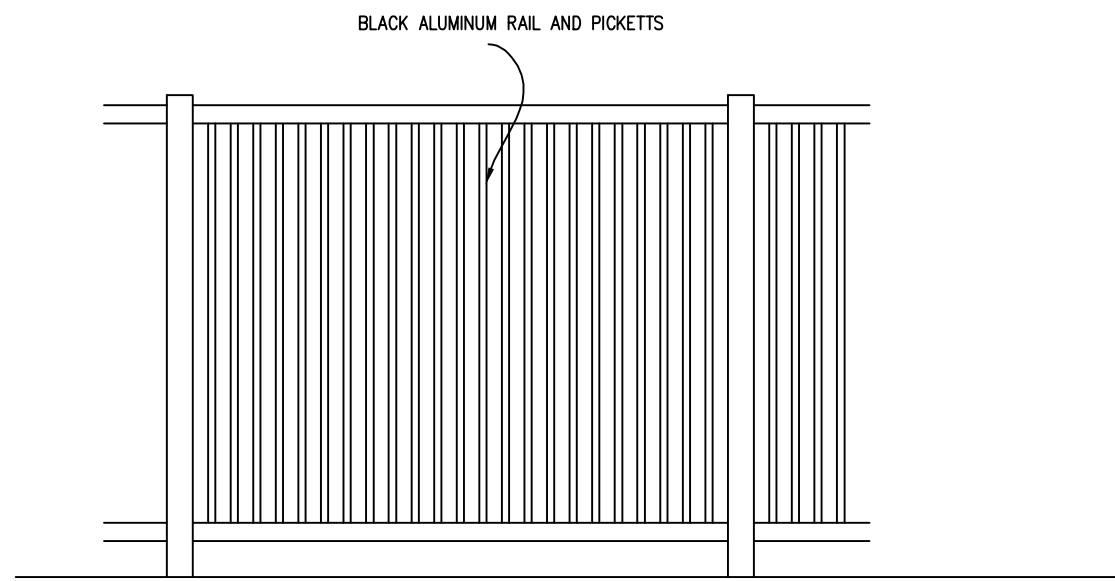
- | | | | |
|-------------|--|-----|----------------------------------|
| — | PROPERTY LINE | — | GAS MAIN, METER, VALVE |
| ● | SET IRON W/CAP 43058 | — | GAS MAIN, KEY, MARKER |
| FI/FP/MI/IN | FOUND IRON/PIPE/MON/NAIL | — | ELECTRIC LINE U/G, MANHOLE |
| ⊙ | SECTION CORNER | — | ELECTRIC LINE O/H |
| — | EASEMENT | ☆ | LIGHT POLE |
| (A) | ENCROACHMENTS | ⊙ | PUB. LIGHTING DEPT. MANHOLE |
| (B) | BENCHMARK | ⊙ | ELECTRIC METER/PEDESTAL |
| BH | BUILDING HEIGHT | TRA | TRANSFORMER |
| L/S | LANDSCAPING | ⊙ | CLEAN-OUT |
| ① | REGULAR PARKING SPACES | — | SIGN |
| ② | HANDICAP PARKING SPACES | — | UTILITY LINE O/H, POLE, GUY WIRE |
| ③ | SANITARY SEWER, CLEANOUT, MH | — | UTILITY LINE U/G, PEDESTAL |
| ④ | SANITARY STRUCTURE No. | — | CABLE/TELE. LINE U/G, MANHOLE |
| ⑤ | STORM SEWER, MANHOLE | ⊙ | DECIDUOUS TREE |
| ⑥ | STORM STRUCTURE No. | ⊙ | CONIFEROUS TREE |
| ⑦ | CATCH BASIN SQUARE, ROUND, END SECTION | — | SHRUB |
| ⑧ | APPROX STORM SEWER PER PLANS, NOT CONFIRMED IN FIELD | — | FENCE |
| ⑨ | WATERMAIN, HYDRANT, GATE VALVE | — | WALL |
| ⑩ | WATERMAIN, KEY, SHUT-OFF, METER | — | GUARD RAIL |
| ⑪ | COMBINED SEWER LINE, MANHOLE | — | EDGE OF SHRUB LINE |
| ⑫ | UNKNOWN MANHOLE | — | CANOPY |

Survey prepared by:

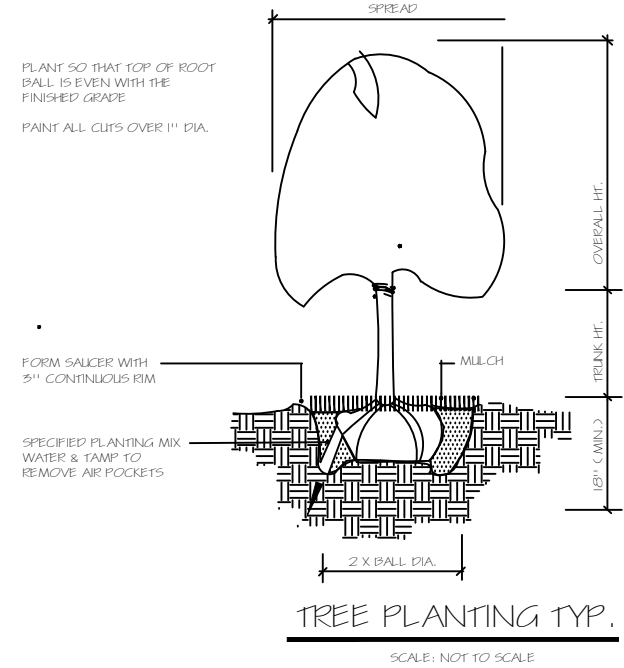
MICHIGAN SURVEYING, INC.
37637 Five Mile Rd., Suite 364, Livonia, MI 48154
tel. (734) 542-9088
www.MichiganSurveying.com
Derek.K@MichiganSurveying.com

MSI JOB No.: 25-0624

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



ALUMINUM FENCE ELEVATION

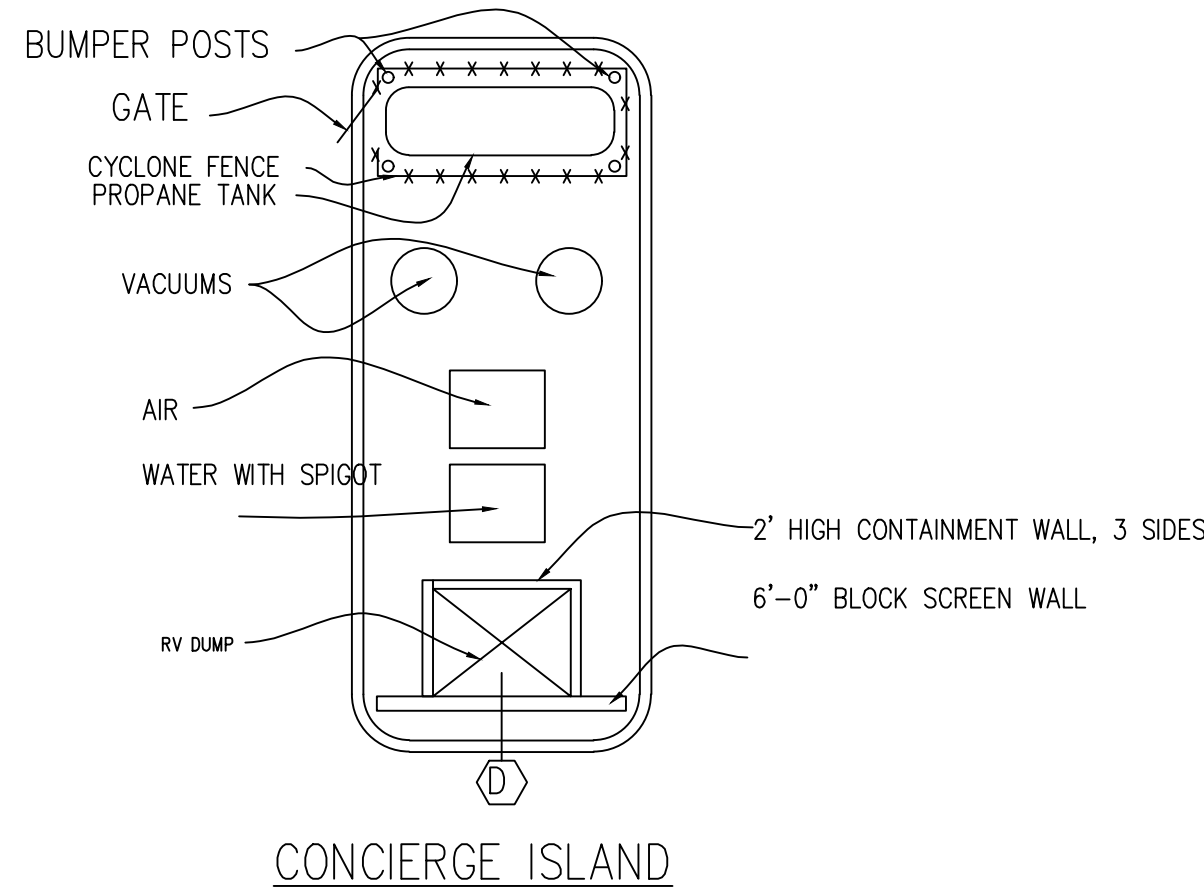


Plant Material List

Key	Qty	Botanical Name	Common Name	Size
HH	112	Hemmercallis Hybrids	Mixed Daylily	2' gal.
JH	49	Juniperus Hetzi	Hetzi Juniper	4" ht.
JS	6	Juniperus Skyrocket	Skyrocket Juniper	6" ht.
MR	4	Malus Red Baron	Red Baron Crab	2.5 cal.
MS	3	Malus Spring Snow	Spring Snow Crab	2.5 cal.
PB	54	Pennisetum Little Bunny	Little Bunny Grass	2 gal.
SG	50	Spirea Gold Flame	Gold Flame Spirea	5 gal.
TD	113	Taxus Densiformis	Densi Yew	18-24" ht.

Notes

All beds to have 2-3" of topsoil
All beds to have 3-4" of shredded hardwood mulch
All beds to have a sharp spaded formed edge
All landscaping to be irrigated, separate lawn & bed zones
Plant quantities are provided for convenience. The contractor is responsible for all plants shown on the plan.
All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound workmanlike manner, according to accepted planting and grading procedures.
All landscaping shall be maintained in a reasonably healthy condition, free from refuse and debris. All unhealthy and dead shall be replaced within one (1) year.
Do not copy or make any changes without approval from Murphy & Associates



CONCIERGE ISLAND

BUILDING AREA:

FIRST FLOOR: 55,900 S.F.
SECOND FLOOR: 55,900 S.F.
TOTAL: 111,800 S.F.

CUSTOMER PARKING:

9 SPACES
(INCLUDES ONE BARRIER-FREE)

RV STORAGE:

COVERED: 78 SPACES
UNCOVERED: 59 SPACES
TOTAL: 137 SPACES

LANDSCAPE CALCULATIONS

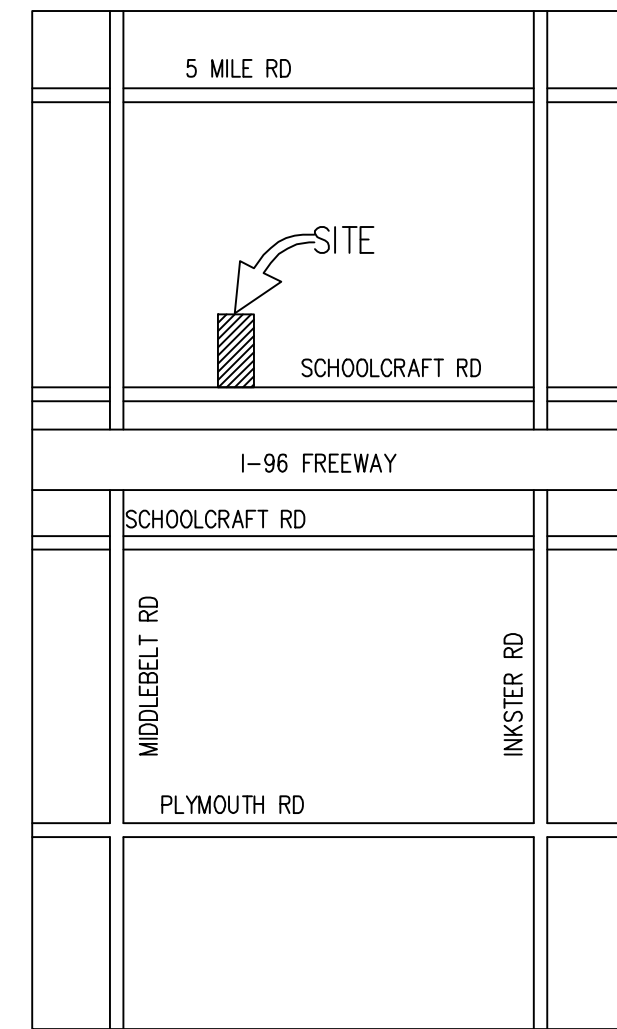
LANDSCAPE BED AREAS 6113 S.F.
LANDSCAPE LAWN AREAS 4751 S.F.
LANDSCAPE ROW AREAS 12,065 S.F.
TOTAL 22,929 S.F.
LANDSCAPE COVERAGE 10.2%

LEGAL DESCRIPTION:

LAND IN THE CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:
PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWN 1 SOUTH, RANGE 9 EAST, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF PROPOSED MAR-GIT SUBDIVISION DISTANT SOUTH 89 DEGREES 31 MINUTES 28 SECONDS EAST 1319.93 FEET ALONG EAST AND WEST LINE AND SOUTH 0 DEGREES 1 MINUTE 38 SECONDS WEST 2231.05 FEET FROM WEST 1/4 CORNER OF SAID SECTION AND PROCEED THENCE SOUTH 89 DEGREES 31 MINUTES 44 SECONDS EAST 846.00 FEET; THENCE SOUTH 0 DEGREES 1 MINUTE 38 SECONDS WEST 846.00 FEET ALONG SOUTH LINE OF SECTION 24; THENCE NORTH 0 DEGREES 1 MINUTE 38 SECONDS EAST 402 FEET TO THE POINT OF BEGINNING, EXCEPTING THE SOUTH 117.75 FEET ON THE WEST LINE AND THE SOUTH 115.90 FEET ON THE EAST LINE THEREOF FOR ROAD.

- WALL TYPE (SEE SHEET A4)
- POLE MOUNTED CAMERA
- WALL MOUNTED CAMERA
- POLE MOUNTED LIGHT
- WALL MOUNTED LIGHT

SYMBOL LIST



"HENRY FORD HEALTH SYSTEM" OFFICES

ZONED C-2

ZONED OS OFFICE SERVICES

ZONED C-2 GENERAL BUSINESS

ZONED R-1 RESIDENTIAL

ZONED P. PARKING

POINT OF BEGINNING

ZONED C-2 GENERAL BUSINESS

"AMERICA'S BEST VALUE" HOTEL

PROPOSED INDOOR DRIVE-THRU STORAGE
ZONED C-2, GENERAL BUSINESS
SAME FOOTPRINT AS EXISTING BUILDING
TWO STORY. 55,900 SF PER FLOOR



Landscape Plan
SCALE: 1" = 40'-0"

4701 Westlawn Parkway
Waterford, MI 48328
Phone: 313.281.8800
Email: murphylandscape@earthlink.net
Website: murphylandscape.com

☐ MURPHY & ASSOCIATES

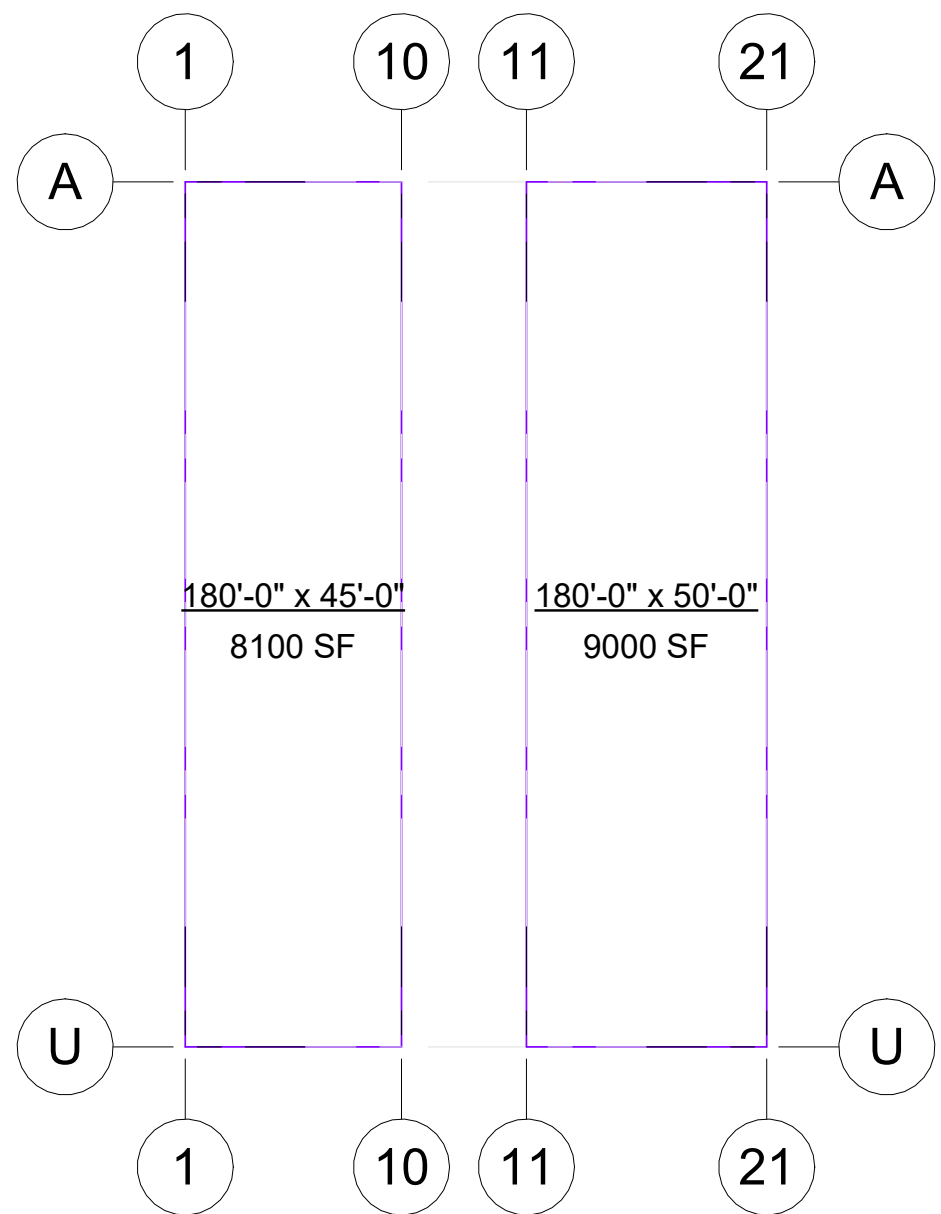
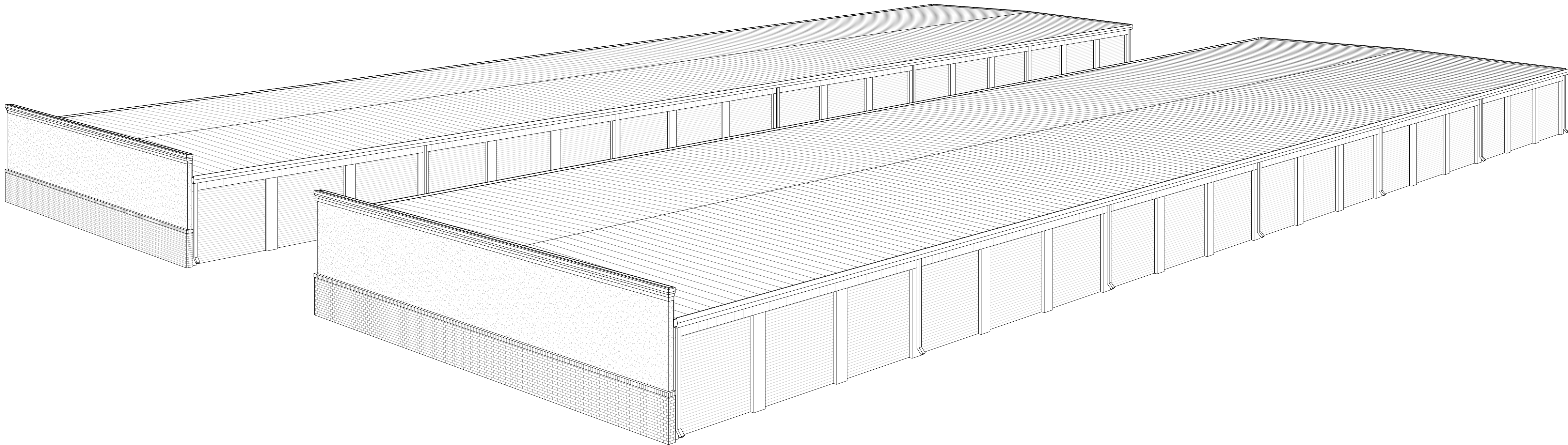
SAFETY MINI STORAGE
28800 SCHOOLCRAFT ROAD
LIVONIA, MI 48150

LANDSCAPE PLAN

Project 0516
Date 03/24/2016
03/31/2016
04/05/2016

Clover Self Storage

28900 Schoolcraft Rd; Livonia, MI 48150



1 Site Plan
1" = 40'-0"

Area Schedule (Gross Building)		
Name	Area	Perimeter

180'-0" x 45'-0"	8100 SF	450' - 0"
180'-0" x 50'-0"	9000 SF	460' - 0"
Grand total: 2	17100 SF	910' - 0"

Unit Mix Schedule - Total			
Count	Name	Rent As	%

36	10x20	7200	50%
18	10x25	4500	25%
18	10x30	5400	25%
72		17100	100%

Drawing Schedule			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
S100	Coversheet		
S101	Unit Mix		
S102	Elevations		

Elevate Structures expressly reserves its common law copyright and other property rights in these documents. These documents are considered proprietary information and shall not be copied or modified in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the express written permission and consent from Elevate Structures.

ELEVATE STRUCTURES
A CENTRAL STATES COMPANY

3807 Hwy 61
Villa Rica, Ga 30180

PHONE: 770-456-1602
TOLL FREE: 877-456-1602
FAX: 770-456-1662

www.elevatecs.com

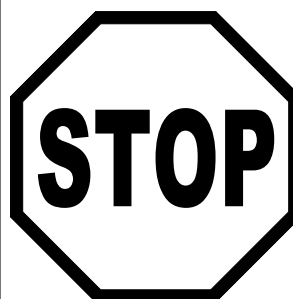
Rev. #	Revision Date	Revision Description

Structural System Protected By Patents.
Ref #s US 10,513,849 B1 & US 10,597,864

Charlie Mann

Clover Self Storage

28900 Schoolcraft Rd
Livonia, MI 48150



If you do not have
"For Field Use" Plans
Call (205) 234-4202
IMMEDIATELY

**PRELIMINARY
ISSUE SET**

SSI Project Number	000
Issue Date	01-20-26
Drawn By	AH
Checked By	AS
Engineered By	ES

S100
Coversheet

A CENTRAL STATES COMPANY

PHONE: 770-456-1602
TOLL FREE: 877-456-1602
FAX: 770-456-1662

www.elevatecs.com

[illegible]A black and white octagonal stop sign with the word "STOP" in bold, capital letters in the center.

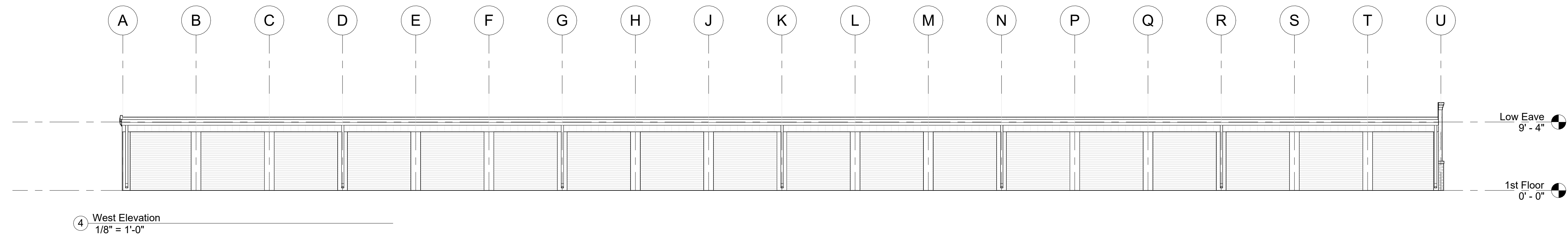
If you do not have
"For Field Use" Plans
Call (205) 234-4202
IMMEDIATELY

PRELIMINARY ISSUE SET

SSI Project Number	000
Issue Date	01-20-26
Drawn By	AH
Checked By	AS
Engineered By	ES

S102

Elevations



Elevate Structures expressly reserves its common law copyright and other property rights in these documents. These documents are considered proprietary information and shall not be copied or modified in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the express written permission and consent from Elevate Structures.

CONDITIONAL REZONING

STATEMENT OF CONDITIONS

This Statement of Conditions made and entered into this 16th day of May, 2016, by and between the City of Livonia ("City"), a Michigan municipal corporation, whose offices are located at 33000 Civic Center Drive, Livonia, Michigan 48154 and Michigan Property Group, LLC ("Developer"), a Michigan limited liability company, whose registered office is located at 34355 Glouster Circle, Farmington Hills, Michigan 48331.

RECITALS

- A. The City's Zoning Ordinance, as amended by the Michigan Zoning Enabling Act, Sec. 405, MCL 125.3405, empowers the City to approve certain use and development of land as a condition to rezone the land ("Conditional Rezoning"), recognizing there may be certain instances where it would be in the best interest of the City, as well as advantageous to an owner of property, that certain conditions could be voluntarily proposed by the owner or a prospective developer as part of a request for a change in the zoning classification of the respective parcel(s) of property.
- B. Developer, with the knowledge and consent of the Owner, filed an Application for a change of zoning ("Application") (identified by the City as Petition 2015-12-01-13) for a change in the zoning classification from ("C-2") ("General Business") to ("M-1") ("Light Manufacturing") for property commonly known as 28900 Schoolcraft, located on the north side of Schoolcraft between Middlebelt and Cardwell, in the Southwest 1/4 of Section 24, as more particularly described in Exhibit A ("the Property"), which is specifically incorporated by reference into this Statement of Conditions.
- C. This Statement of Conditions is intended to be attached to and incorporated into the Application as a voluntary offer in writing setting forth conditions related to the use and development of the Property for which the conditional rezoning is being requested. Included as a material part of this Statement of Conditions and which are specifically incorporated by reference herein are the site plans ("Plans"), which are attached as **Exhibit B**, which depict the specific proposed use of the Property.
- D. On the 16th day of May, 2016, the City Council approved the Application with the conditions provided herein, as well as any additional conditions volunteered by the Developer during the Council's deliberation, if any. The duly adopted minutes of the City Council meeting are attached as Exhibit C and specifically incorporated by reference herein.

- E. Pursuant to MCL 125.3405, the Statement of Conditions applicable to the conditional rezoning is required to be signed by the Developer. By executing this Statement of Conditions, the City, Owner, and Developer desire to set forth and confirm the conditions volunteered by the Developer which the City Council materially relied upon in granting the conditional rezoning.

NOW THEREFORE, the Developer voluntarily agrees:

1. Conditions Running with the Property. This Statement of Conditions covers the Property described in more particular detail on Exhibit A, and shall be a binding burden upon, and inure to the benefit of, the Property, as well as the City, Owner, Developer, their heirs, successors, assigns, and devisees, and shall run with the Property pursuant to recordation in Wayne County Records of this Agreement.
2. Plans. The conditional rezoning granted by the City was and is based upon the site plan presented by the Developer. The Property shall be developed in full conformance with the Plans attached as **Exhibit B**, except to the extent any modifications are specifically approved by the City Council, in its sole discretion. Otherwise, the failure of the Developer or Owner, their assigns, successors, heirs, devisees or agents to fully comply with the Site Plan shall be deemed as a material breach of the conditions provided herein and a waiver of the conditional rezoning. If the breach is not cured within 30 days of receiving notice thereof, the Developer or Owner, their assigns, successors, heirs, devisees or agents hereby voluntarily and irrevocably consent to the withdrawal and dissolution of the conditional rezoning and the imposition of the Underlying Zoning Classification of the Property. The final development of the Property shall be consistent with the Plans and subject to the other applicable ordinance requirements, including any requirements for a waiver or conditional use approval, variances or site plan approval.
3. List of Conditions. The conditional rezoning was granted and shall remain valid based upon the satisfaction of the conditions voluntarily offered by the Owner and Developer as follows:
 - i. The Property shall be developed in full conformance with the Plan dated May 12, 2016 and attached as Exhibit B as provided above herein, except as modified below. The Developer specifically acknowledges that said development in compliance with the referenced Plan and Conditions shall be completed on or before December 31, 2017, or the Property shall revert to C-2 zoning pursuant to MCL 125.3405(2). Further, the Developer waives any alleged right to construct any more buildings or a building with greater square footage than depicted on the Site Plan regardless of any implications or entitlements of the zoning classification of M-1.
 - ii. The building to be constructed will be used as a Climate Controlled indoor storage facility only.

- iii. Outdoor storage on site will be limited to Recreational Vehicles only (no construction equipment, no materials stored).
 - iv. Outdoor storage will be based on leases not exceeding one year in length. No longer term storage arrangement or agreement is permitted.
 - v. No occupancy will be permitted in outdoor storage vehicles (RV's, campers) on the Property.
 - vi. The entire building and Property will have a camera security system in place and key code access.
 - vii. Hours of operation: 8 am to 8 pm, with management on site during these hours. Existing customers may access the site after 8:00 p.m. in case of emergency, but only with management present.
 - viii. Lighting on site will be controlled, so as not to shine or reflect light into neighbors' yards.
 - ix. This facility will be a Class A facility, inside and outside.
 - x. No storage will be allowed of explosive, radio-active, hazardous or any volatile substances within the storage building or on the Property.
 - xi. The use of the Property will be limited to storage only and the Property will not use same for operation of any other business, repairing of vehicles, hobbies or any other purpose than storage of personal or business items.
 - xii. If the property is approved for M1 zoning and sold in the future for any other purpose than self storage, then the zoning will revert back from M1 to C2.
 - xiii. For property tax purposes the Property will be treated as having C2 zoning even though zoned M1.
 - xiv. The Developer and Owner will cooperate with the City as necessary to effectuate the terms and conditions of this Statement of Conditions, acknowledging it is intended to serve as a binding enforceable contractual agreement ("Agreement"), and the City will likewise cooperate with the Developer and Owner.
4. Developer Acknowledgment. Developer and Owner acknowledge that they voluntarily offered and consented to the provisions contained in this Statement of Conditions. Developer and Owner agree that the conditions contained herein are fair, reasonable and equitable requirements and conditions; agrees that the Statement of Conditions does not constitute a taking of property for any purpose or violation of any constitutional right; and agrees to be bound by each and every

provision of this Statement of Conditions. Furthermore, it is agreed and acknowledged that any improvements and undertakings described herein are necessary and roughly proportional to the burden imposed by the conditional rezoning, and are necessary to ensure that public services and facilities will be capable of accommodating the development and the increased service of facility loads caused by the development; to protect the natural environment and conserve natural resources; to ensure compatibility with adjacent uses of land; to promote use of the Property in a socially and economically desirable manner; and to achieve other legitimate objectives authorized by law.

5. Authority to Execute. This Statement of Conditions has been authorized by all necessary actions of Developer and Owner, and Developer and Owner acknowledge that they are the only parties which have an interest in the Property, and that they have the authority to execute this Statement of Conditions and bind the Property to the terms and conditions set forth herein.
6. Obligation to Obtain Other Approvals. Developer and Owner acknowledge that any use or development approved by the conditional rezoning that may require a waiver or conditional use, a variance, or site plan approval under the terms of the Zoning Ordinance or Wayne County ordinances or regulations, may only be commenced if such waiver or conditional use, variance, and/or site plan approval is ultimately granted in accordance with the terms of the Zoning Ordinance or Wayne County Ordinances.
7. Amendment. This Statement of Conditions may only be amended by a written agreement signed by all parties hereto and approved by the City Council of the City.
8. Compliance with Statement of Conditions. Developer shall continuously operate and maintain the development and/or use of the Property in full compliance with all the conditions set forth in the Statement of Conditions. Any failure to comply fully with the conditions contained with the Statement of Conditions shall constitute a violation of the Zoning Ordinance. Any such violation shall be deemed a nuisance per se and subject to judicial abatement and injunction as provided by law, and the City shall recover, as additional damages, its attorney fees and costs.
9. Time Period for Developing Property. The approved development and/or use of the Property pursuant to the building and other required permits, must be commenced upon the Property within eighteen (18) months after the effective date by publication of the conditional rezoning action, and must thereafter proceed diligently to completion. If the development and/or use of the rezoned land does not occur within this time frame, Developer and Owner acknowledge that the Property shall immediately revert to its former zoning classification, and the City may initiate a rezoning of the Property to complete this reversion process.

Permits must be obtained and construction must commence within the 18 month time period.

10. City Right to Rezone. Developer and Owner acknowledge that nothing in the Statement of Conditions shall be deemed to prohibit the City from rezoning all or any portion of the Property subject to the Statement of Conditions to another zoning classification.

IN WITNESS WHEREOF, the parties have caused this Conditional Rezoning Statement of Conditions to be executed on the day and year recited above.

City of Livonia
A Michigan municipal corporation

By: *Dennis K. Wright*
Dennis K. Wright
Its: Mayor

By: *Susan N. Nash*
Susan N. Nash
Its: City Clerk

APPROVED AS TO FORM
DEPARTMENT OF LAW

BY: *Michael E. Gish*
DATE: 6/8/2016

Michigan Property Group, LLC

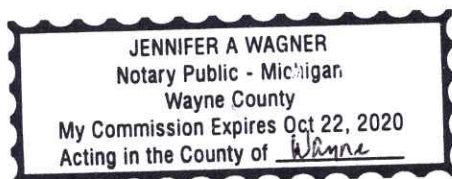
By: *Emre D. Acik*
Its: Developer

ACKNOWLEDGMENT

STATE OF MICHIGAN)
)ss
COUNTY OF WAYNE)

The foregoing Agreement was acknowledged before me by Dennis K. Wright, the duly authorized Mayor of the City of Livonia, and Susan N. Nash, the fully authorized City Clerk for the City of Livonia, on the 8th day of 2016, 2016.

Jennifer A. Wagner
Jennifer A. Wagner, Notary Public
Wayne County, acting in Wayne County, Michigan
My Commission Expires: 10/22/2020



ACKNOWLEDGMENT

STATE OF MICHIGAN)
 Oakland)ss
COUNTY OF ~~WAYNE~~)

The foregoing Agreement was acknowledged before me by Emie D'Oseery
Michigan Property Group, LLC, a _____, on the 2nd day
of May, 2016.

Laurelee Parolo

Laurelee Parolo, Notary Public
Wayne County, acting in Oakland County, Michigan
My Commission Expires: 6/16/2020

P:\Agreements\Conditional Rezoning\Michigan Property Group Conditional Rezoning Version 2.docx

Laurelee Parolo
Notary Public, State of Michigan
County of Oakland
My Commission Expires 06/16/2020
Acting in the County of

Exhibit A

Land in the City of Livonia, Wayne County, Michigan described as: Part of the Southwest $\frac{1}{4}$ of Section 24, Town 1 South, Range 9 East, described as follows: Beginning at a point on the south line of proposed Mar-Git Subdivision distant South 89 degrees 31 minutes 28 seconds East 1319.93 feet along east and west line and South 0 degrees 1 minute 38 seconds West 2231.05 feet from west $\frac{1}{4}$ corner of said section and proceed thence South 89 degrees 31 minutes 44 seconds East 846.00 feet; thence South 0 degrees 1 minute 38 seconds West 846.00 feet along south line of Section 24; thence North 0 degrees 1 minute 38 seconds East 402 feet to the point of beginning, excepting the south 117.75 feet on the west line and the south 115.90 feet on the east line thereof for road.

1. Vertical shaft

A diagram of a mobile phone with labels pointing to various internal components:

- PER POSTS
- GATE
- ANTENNA
- RECEIVER
- TRANSMITTER
- VARIABLES
- AIR
- WATER WITH SPACER
- NO. 1

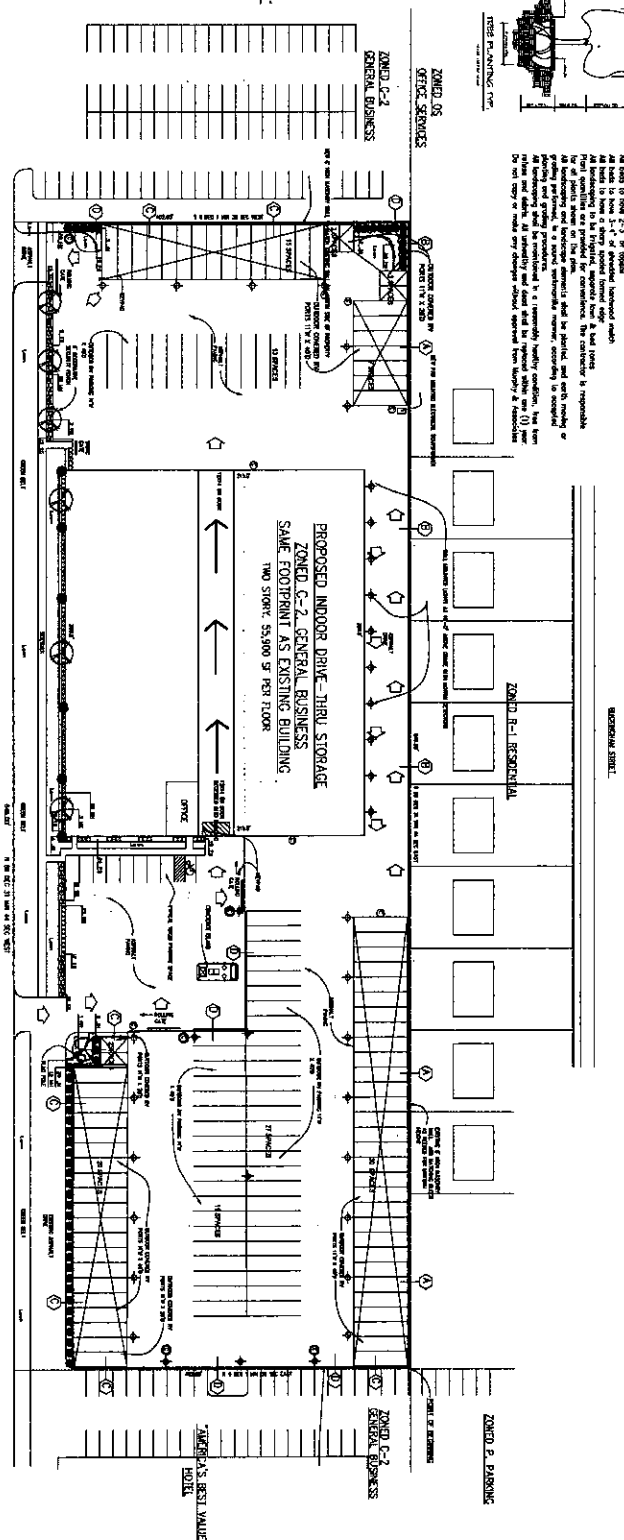
<u>BUILDING AREA:</u>	
FIRST FLOOR	35,000 S.F.
SECOND FLOOR	15,000 S.F.
TOTAL	111,000 S.F.
<u>CUSTOMER PARKING:</u>	
8 SPACES	
(INCLUDES ONE BARBER-REST)	
<u>RV STORAGE:</u>	
CONCRETE	78 SPACES
GRAVELLED	25 SPACES
TOTAL	137 SPACES
<u>LANDSCAPE CALCULA</u>	
LANDSCAPE BEDDING AREA	4,017 S.F.
LANDSCAPE LAWN AREAS	47,201 S.F.

<u>BUILDING AREA:</u>	
FIRST FLOOR	35,000 S.F.
SECOND FLOOR	15,000 S.F.
TOTAL	111,000 S.F.
<u>CUSTOMER PARKING:</u>	
8 SPACES	
(INCLUDES ONE BARBER-REST)	
<u>RV STORAGE:</u>	
CONCRETE	78 SPACES
GRAVELLED	25 SPACES
TOTAL	137 SPACES
<u>LANDSCAPE CALCULA</u>	
LANDSCAPE BEDDING AREA	4,017 S.F.
LANDSCAPE LAWN AREAS	47,201 S.F.

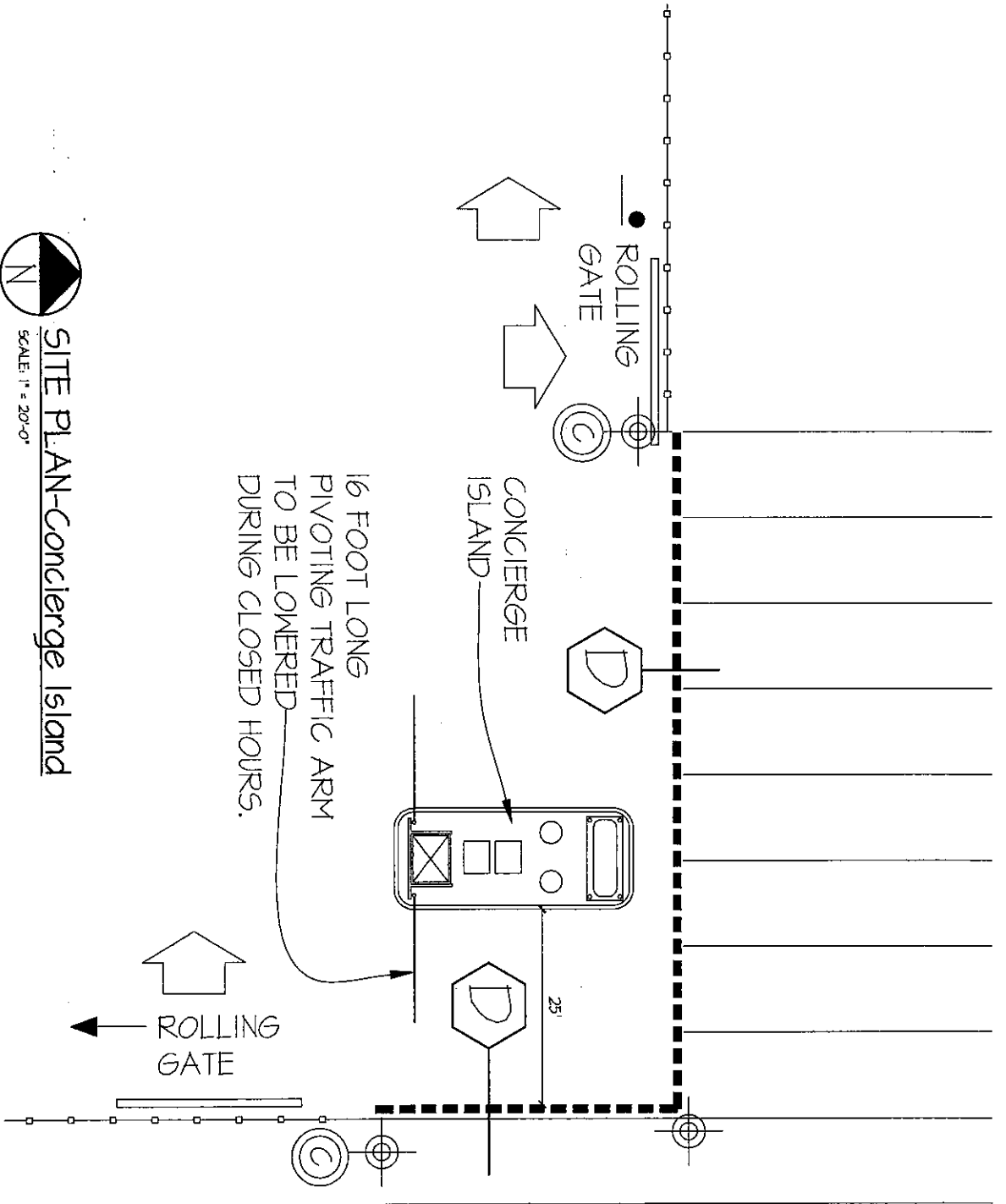
[illegible]

WALL TYPE (SEE SHEET A)
 POLIC MOUNTED CAMERA
 POLIC MOUNTED CAMERA
 POLIC MOUNTED LIGHT
 POLIC MOUNTED LIGHT
 WALL MOUNTED LIGHT
 SYMBOL LIST

3 MILE RD		SCHOOL BUS STOP
1-61-FREWAY		
POWELL RD		POWELL RD
MOOREHEAD RD		MOOREHEAD RD
RYAN RD		RYAN RD
ROBERT RD		ROBERT RD



Landscape Plan
SCALE: 1" = 40'-0"

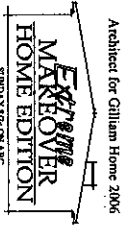


SITE PLAN-Concierge Island

SCALE: 1" = 20'-0"



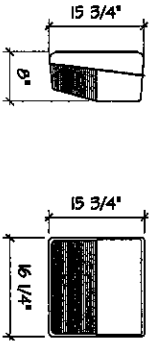
DALE A. STUDNICKA
ARCHITECTS, P.C.
 7341 Triangle Drive
 Sterling Heights, MI 48314
 (586)803-1410



PROJECT
SAFETY MINI STORAGE
 28400 SCHOOLCRAFT ROAD
 LIVONIA MI 48150

DATE
 04/18/16
JOB NUMBER
 4181-1015

ISSUED FOR
 ..
SHEET NO.



SIDE VIEW
LITHONIA LIGHTING SERIES TMA LED WALL MOUNTED FIXTURE, MOUNT PER PLAN.

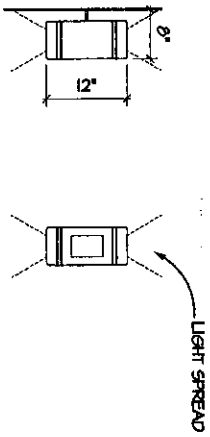
FRONT VIEW

ALL EXTERIOR LIGHTS TO BE CONTROLLED BY PHOTOCELL.

BUILDING & RV PORT WALL PACK LIGHT DETAIL (WIDE THROW)

LIGHTING NOTE:

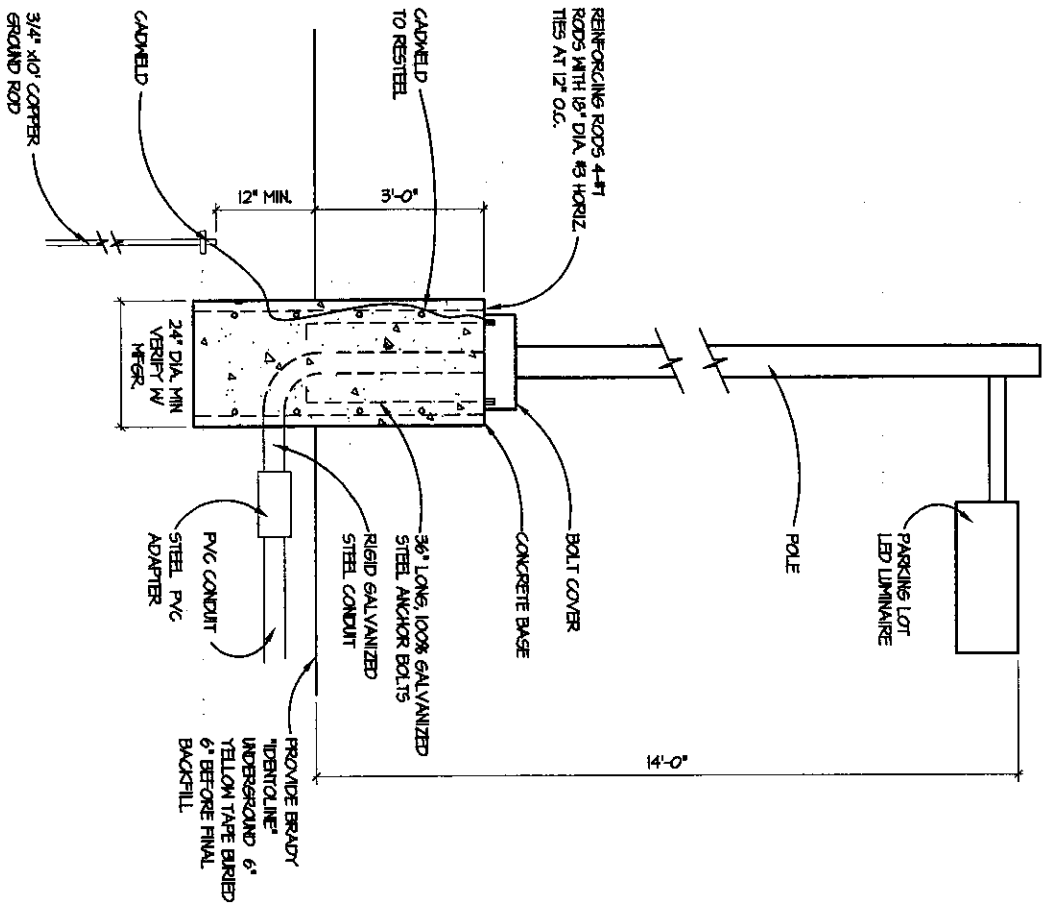
1. SIGHT LIGHTING SHALL BE SHIELDED SO AS NOT TO SHINE ON ADJACENT PROPERTIES.
2. INTENSITY SHALL BE LIMITED TO 10 FOOT CANDLE MAXIMUM AT THE PAVEMENT SURFACE.



SIDE VIEW
LED WALL MOUNTED FIXTURE, OWNER TO SPECIFY, MOUNT PER PLAN.

FRONT VIEW

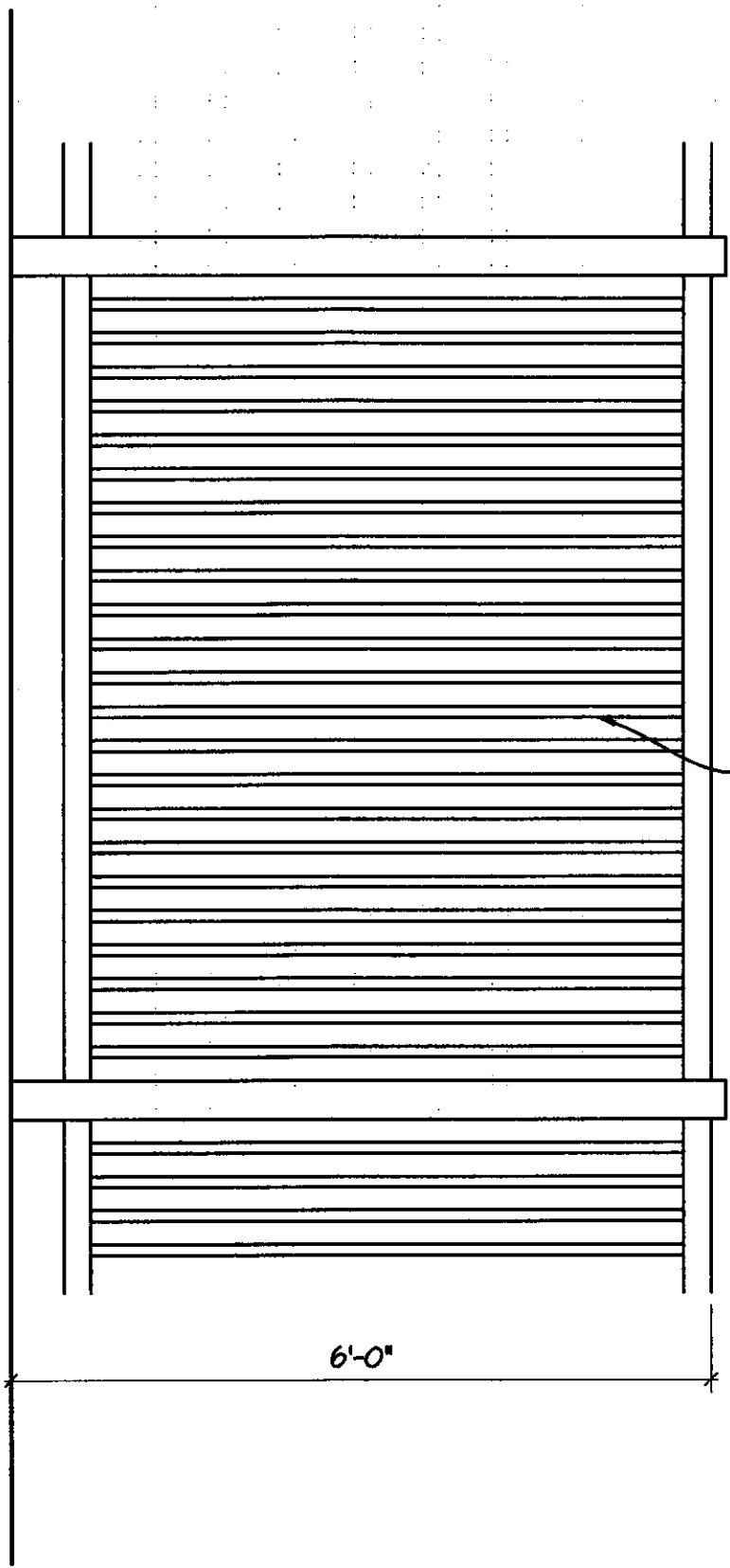
WALL SCONCE LIGHT DETAIL (UP/DOWN LIGHTING)



SITE AND PARKING LOT LIGHTING FIXTURE DETAIL

SCALE: NO SCALE

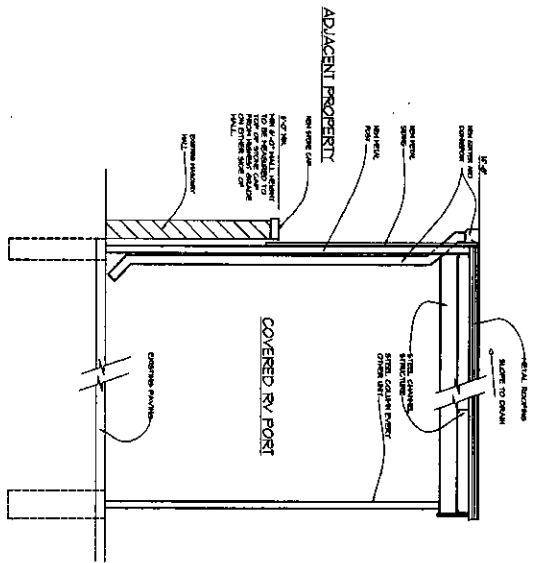
BLACK ALUMINUM RAIL
AND PICKETTS



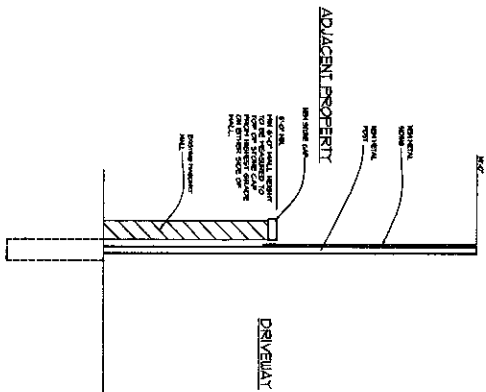
6'-0"

21ED

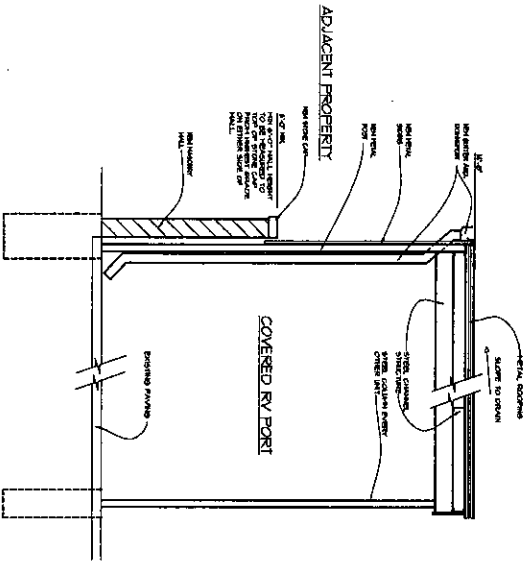
ALUMINUM FENCE ELEVATION



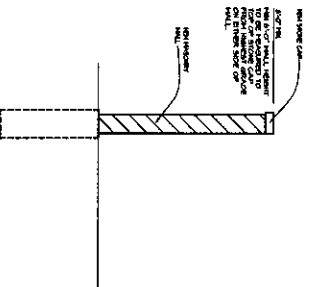
SECTION A
SECTION AT EXISTING WALL
SCALE: 1/2" = 1'-0"



SECTION B
SECTION AT EXISTING WALL
SCALE: 1/2" = 1'-0"

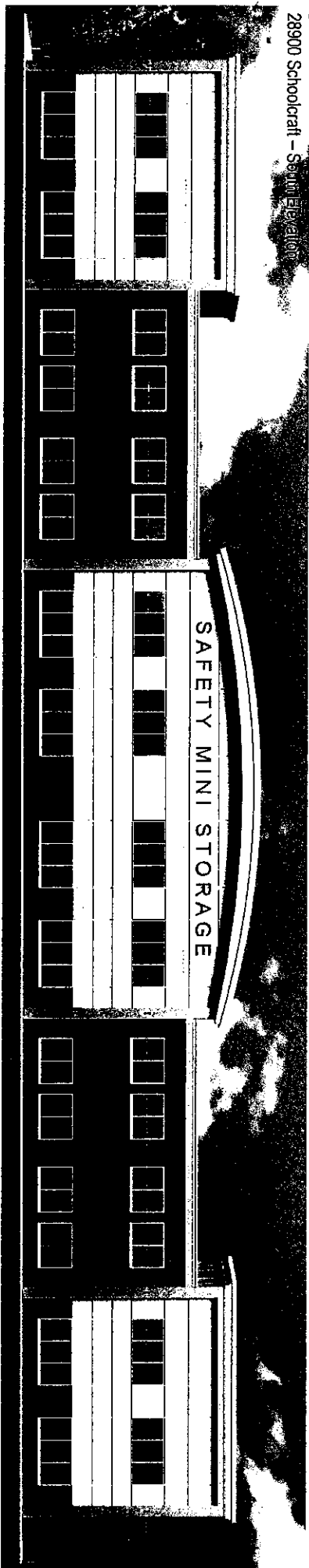


SECTION C
SECTION AT NEW WALL
SCALE: 1/2" = 1'-0"



SECTION D
NEW WALL SECTION
SCALE: 1/2" = 1'-0"

28900 Schoolcraft - South Elevation



MINUTES OF THE ONE THOUSAND EIGHT HUNDRED AND FIRST

REGULAR MEETING OF MAY 16, 2016

On May 16, 2016 the above meeting was held at the City Hall, 33000 Civic Center Drive, Livonia, Michigan, and was called to order by President McIntyre at 7:00 p.m. Councilmember Bahr led the meeting in the Pledge.

Roll was called with the following result: Scott Bahr, Brian Meakin, Brandon Kritzman, Maureen Miller Brosnan, Jim Jolly, Cathy White and Kathleen McIntyre. Absent: None.

Elected and appointed officials present: Mark Taormina, Director of Economic Development and Planning; Todd Zilincik, City Engineer; Don Knapp, City Attorney; Susan M. Nash, Clerk; Judy Priebe, Director of Legislative Affairs; Lynda Scheel, Treasurer; and Mayor Dennis Wright.

On a motion by Jolly, supported by Brosnan, it was:

#194-16 RESOLVED, that the Minutes of the 1,800th Regular Meeting of the Council held May 4, 2016 are hereby approved as submitted.

Councilmember White indicated that earlier in the year St. Mary's Health Systems had expressed an interest in forming a partnership with the City in promoting their Healthy Livonia Community Initiative with a delegate being chosen by City Council to serve on the committee. She asked that the matter be referred to the Committee of the Whole to help facilitate the process.

On a motion by White, supported by Meakin, and unanimously adopted, it was:

#195-16 RESOLVED, that having considered a request from Councilmember Cathy K. White, and supported by Councilmember Brian Meakin, the Council does hereby refer the subject of St.

Regular Meeting Minutes of May 16, 2016

Mary Mercy Hospital Healthy Living Community to the Committee of the Whole for its report and recommendation.

On a motion by White, supported by Brosnan, and unanimously adopted, it was:

#196-16 RESOLVED, that having considered a request from Councilmembers Cathy K. White and Maureen Miller Brosnan, the Council does hereby refer the subject of City Council's role in promoting business among different cultures within the Livonia Community, along with the Livonia Chamber of Commerce, to the Committee of the Whole for its report and recommendation.

President McIntyre invited everyone to attend the Memorial Day Event being held on Saturday, May 28th, 2016 at 9:00 a.m. to pay tribute to our veterans.

She then announced there will be a Public Hearing being held on Wednesday, June 1st, 2016 at 7:00 p.m. in the Auditorium of City Hall, 33000 Civic Center Drive, Livonia, MI 48154 on the following:

Proposed Special Assessment Street Lighting Project for the Churchill Manor Site Condominiums, located west of Newburgh Road and north of Joy Road, in the Southeast ¼ of Section 31.
Establishment of the Assessment Roll, including two (2) outlots.

She indicated there is new data on Items 13, 15, and 16 and two X-items on tonight's agenda.

She then thanked St. Aidan's for the Blue Mass they held this past Sunday honoring all police and first responders, retired and active, followed by a breakfast at the Knights of Columbus, Monaghan Hall.

Happy birthday wishes were sent to Chief Caid on his upcoming birthday.

During Audience Communication Josie Smith, 33648 Lyndon, commended the Police and Fire Departments of the City for the fine work they do.

A communication from the Department of Finance, dated April 20, 2016, re: forwarding various financial statements of the City of Livonia, was received and placed on file for the information of the Council.

On a motion by Jolly, supported by White, it was:

#197-16 RESOLVED, that having considered an application from Derrick Rodriguez, 32421 Allen Court, dated April 18, 2016, requesting

Regular Meeting Minutes of May 16, 2016

permission to close Allen Court, at the entrance on Hubbard, on Sunday, June 26, 2016, from 12:00 p.m. to 10:00 p.m. for the purpose of conducting a block party, the Council does hereby grant permission as requested, the action taken herein being made subject to the approval of the Police Department.

#198-16 RESOLVED, that having considered a letter from Alan Maliszewski, St. Michael's Catholic Church, dated April 19, 2016, which requests permission to waive Section 8.32.070 (Noise Control) of the Livonia Code of Ordinances, as amended, to allow a car show with a DJ to be held in the parking lot at 11441 Hubbard Road on Saturday, July 16, 2016, from 9:00 a.m. to 3:00 p.m., the Council does hereby determine to waive Section 8.32.070 (Noise Control) of the Livonia Code of Ordinances between the hours of 9:00 a.m. and 3:00 p.m. in connection with this event to be held on Saturday, July 16, 2016.

#199-16 RESOLVED, that having considered a letter from Jeannie Maciejewski, dated April 22, 2016, which requests permission to waive Section 8.32.070 (Noise Control) of the Livonia Code of Ordinances, as amended, in order to hold a graduation party at her home located at 36145 Jay Street on Saturday, July 23, 2016, ending at 1:00 a.m. on Sunday, July 24, 2016, the Council does hereby determine to waive Section 8.32.070 (Noise Control) of the Livonia Code of Ordinances in connection with this event to be held on Saturday, July 23, 2016, ending at 1:00 a.m. on Sunday, July 24, 2016.

#200-16 RESOLVED, that having considered a letter from Laura Turner, Livonia Franklin Band Booster President, dated April 14, 2016, the Council does hereby take this means to indicate that Livonia Franklin Band Boosters is recognized as a Non-Profit Organization operating in the community, and the action herein being taken for the purpose of affording the Livonia Franklin Band Boosters the opportunity to qualify for a charitable gaming license or registration from the State of Michigan in accordance with provisions of State statute.

A Letter of Resignation dated April 26, 2016 from Sam Caramagno, re: his resignation from the Zoning Board of Appeals, was received and placed on file for the information of the Council.

#201-16 RESOLVED, that pursuant to Section 21.02 of the Zoning Ordinance of the City of Livonia, Ordinance No. 543, as amended, and Section 601 of Act 110 of the Public Acts of Michigan of 2006, as amended, Timothy J. Klisz, 18210 Manor Lane, Livonia, MI 48152, is hereby appointed to the Zoning Board of Appeals to fill the unexpired term of office of Sam Caramagno, which will

Regular Meeting Minutes of May 16, 2016

expire July 12, 2016, and to a full three-year term thereafter, which will expire July 12, 2019, provided that Mr. Klisz take the oath of office as required in Chapter X, Section 2 of the City Charter, to be administered by the Office of the City Clerk.

The Plymouth Road Development Authority (PRDA) 2015 Annual Report, dated April 18, 2016, was received and placed on file for the information of the Council.

#202-16 RESOLVED, that having considered a communication from the Review Committee, dated April 6, 2016, submitted pursuant to CR 275-15 (and CR 457-07), which bears the signature of the Mayor, to which is attached a report and recommendation from The Bogdahn Group, dated March 17, 2016, regarding the selection of a Plan Provider for the City of Livonia's Defined Contribution (401) and Deferred Compensation (457) Retirement Plans, the Council does hereby authorize the Administration to negotiate a contract with Empower Retirement, 8515 East Orchard Road, Greenwood Village, CO 80111, to provide retirement plan services for the City's Defined Contribution (401) and Deferred Compensation (457) retirement plans in accordance with their proposal dated December 15, 2015; FURTHER, the Council does hereby authorize the use of the investment options proposed in the Bogdahn Group's March 2016 Defined Contribution Fund Menu Report; and the Mayor and City Clerk are hereby authorized to execute an agreement, approved as to form and substance by the Department of Law, for and on behalf of the City of Livonia, with the aforesaid company; and to do all things necessary or incidental to the full performance of this resolution.

#203-16 RESOLVED, that having considered the report and recommendation of the Director of Inspection, dated April 25, 2016, which bears the signature of the Director of Finance and is approved for submission by the Mayor, the Council does hereby authorize the purchase of one (1) 2017 Ford Escape SUV, from Gorno Ford, 22025 Allen Road, Woodhaven, MI 48183, for a total cost not to exceed \$24,680.00, to replace one (1) 2005 Ford Taurus, for use by the Inspection Department, the same to be expended from funds already budgeted for this purpose in Account No: 101-371-985-000; FURTHER, the Council does hereby determine to authorize the said purchase without competitive bidding inasmuch as the same is based upon the low State of Michigan bid price under Contract No. 071-B13-00009; Spec No. 3905-0018B; and such action is taken in accordance with the provisions set forth in Section 3.04.140.D.4 of the Livonia Code of Ordinances, as amended; and the Director of Inspection is hereby authorized to approve minor adjustments as required.

#204-16 RESOLVED, that having considered the report and recommendation of the City Engineer, dated April 18, 2016, which bears the signature of the Director of Finance, is approved by the Director of Public Works and is approved for submission by the Mayor, the Council does hereby accept the unit price bid of D'Angelo Brothers, Inc., P.O. Box 531330, Livonia, MI 48153, for completing all work required in connection with the 2016-2017 Sidewalk and Pavement Replacement Program - Water Main Breaks (Contract 16-F) for the estimated total cost of \$291,237.50 or \$145,618.75 per year (Phase I - \$210,765.00 or \$105,382.50 per year and Phase II - \$80,472.00 or \$40,236.00 per year), based upon the Engineering Division's estimate of units involved, and subject to a final payment based upon the actual units completed in accordance with the unit prices accepted herein, said estimated cost and unit prices having been in fact the lowest bid received for this item; FURTHER, the Council does hereby appropriate and authorize a not-to-exceed expenditure in the amount of \$291,237.50 for the 2016/2017 Sidewalk and Pavement Replacement Program - Water Main Breaks from the Water and Sewer Construction in Progress Account No. 592-158-000 for this purpose; and the City Engineer is hereby authorized to approve minor adjustments in the work as it becomes necessary; and the Mayor and City Clerk are hereby authorized to execute a two (2) year contract, approved as to form and substance by the Department of Law, for and on behalf of the City of Livonia with the aforesaid bidder and to do all other things necessary or incidental to the full performance of this resolution.

#205-16 RESOLVED, that having considered a communication from the City Planning Commission, dated April 7, 2016, which transmits its resolution #04-27-2016, adopted on April 5, 2016, with regard to Petition 2016-03-LS-04, submitted by the City of Livonia Housing Commission, to determine whether or not to dispose of City-owned property located on the west side of Santa Anita Avenue between Jamison Avenue and Five Mile Road (15175 Santa Anita Avenue) in the Northeast 1/4 of Section 24, the Council does hereby concur in the recommendation of the Planning Commission and Petition 2016-03-LS-04 is hereby approved and granted, subject to adopted policies and ordinances involving such transactions; FURTHER, that the property be posted with a "For Sale" sign for 60 days prior to taking bids, and that the Director of Housing prepare specifications and obtain competitive bids with a minimum bid price bid of \$34,000.00, which bids shall be opened in the Office of the City Clerk, 33000 Civic Center Drive, Livonia, Michigan 48154, at 2:00 p.m. on July 26, 2016, with notice of same to be published in the City's official newspaper at least seven (7) days prior to the bid opening; FURTHER, all such bids shall be accompanied by a deposit in the form of a money order or certified check which is equal to five (5%) percent of the bid price or \$500.00, whichever is greater, and in the event of a default, the deposit is subject to forfeiture

Regular Meeting Minutes of May 16, 2016

or liquidated damages, and all competitive bids shall thereafter be submitted to Council for consideration.

#206-16 RESOLVED, that having considered a communication from the City Planning Commission, dated April 7, 2016, which transmits its resolution #04-28-2016, adopted on April 5, 2016, with regard to Petition 2016-03-LS-08, submitted by the City of Livonia Housing Commission, to determine whether or not to dispose of City-owned property located on the west side of Middlebelt Road between Joy Road and Dover Avenue (8875 Middlebelt Road) in the Southeast 1/4 of Section 35, the Council does hereby concur in the recommendation of the Planning Commission and Petition 2016-03-LS-08 is hereby approved and granted, subject to adopted policies and ordinances involving such transactions; FURTHER, that the property be posted with a "For Sale" sign for 60 days prior to taking bids, and that the Director of Housing prepare specifications and obtain competitive bids with a minimum bid price bid of \$34,200.00, which bids shall be opened in the Office of the City Clerk, 33000 Civic Center Drive, Livonia, Michigan 48154, at 2:00 p.m. on July 26, 2016, with notice of same to be published in the City's official newspaper at least seven (7) days prior to the bid opening; FURTHER, all such bids shall be accompanied by a deposit in the form of a money order or certified check which is equal to five (5%) percent of the bid price or \$500.00, whichever is greater, and in the event of a default, the deposit is subject to forfeiture or liquidated damages, and all competitive bids shall thereafter be submitted to Council for consideration.

A roll call vote was taken on the foregoing resolutions with the following result:

AYES: Bahr, Meakin, Kritzman, Brosnan, Jolly, White and McIntyre

NAYS: None

The President declared the resolutions adopted.

A communication from the Department of Law, dated April 5, 2016, re: proposed amendment to Livonia Code of Ordinances, was received and filed for the information of the Council.

Brosnan gave first reading to the following Ordinance:

AN ORDINANCE AMENDING SECTION 240 OF TITLE 10, CHAPTER 21 (TRAFFIC VIOLATIONS) TO AMEND TOWING AND STORAGE FEES.

Regular Meeting Minutes of May 16, 2016

The foregoing Ordinance, when adopted, is filed in the Journal of Ordinances in the Office of the City Clerk and is the same as if word for word repeated herein. The above Ordinance was placed on the table for consideration at an upcoming Regular meeting.

White took from the table, for second reading and adoption, the following Ordinance:

**AN ORDINANCE VACATING THE USE OF PORTIONS
OF STREET, ALLEY AND PUBLIC GROUND.**

A roll call vote was taken on the foregoing Ordinance with the following result:

AYES: Bahr, Meakin, Krtizman, Brosnan, Jolly, White and
McIntyre

NAYS: None

The President declared the foregoing Ordinance duly adopted, and would become effective on publication.

A communication from the Department of Law, re: Petition 2015-12-01-13, Michigan Property Group, LLC Conditional Rezoning Agreement, was received and placed on file for the information of the Council.

Meakin took from the table, for second reading and adoption, the following Ordinance:

**AN ORDINANCE AMENDING SECTION 24 OF THE
ZONING MAP OF THE CITY OF LIVONIA AND
AMENDING ARTICLE III OF ORDINANCE NO. 543, AS
AMENDED, KNOWN AND CITED AS "THE CITY OF
LIVONIA ZONING ORDINANCE" BY ADDING SECTION
3. _____THERE TO.**

A roll call vote was taken on the foregoing Ordinance with the following result:

AYES: Bahr, Meakin, Kritzman, Brosnan, Jolly, White and
McIntyre

NAYS: None

The President declared the Ordinance duly adopted and would become effective on publication.

A proposed site plan marked Sheet S-1 dated April 29, 2016 and proposed elevation plans marked Sheets A3 and A4, dated April 29, 2016, submitted by DAS Architects, P.C., re: Petition 2016-03-02-05, was received and placed on file for the information of the Council.

A proposed landscape plan dated May 12, 2016 from Murphy & Associates, re: Petition 2016-03-02-05, was received and placed on file for the information of the Council.

On a motion by Brosnan, supported by Meakin, and unanimously adopted, it was:

#207-16 RESOLVED, that having considered a communication from the City Planning Commission, dated April 20, 2016, approved for submission by the Mayor, which transmits its resolution #04-31-2016, adopted on April 19, 2016, with regard to Petition 2016-03-02-05, submitted by Michigan Property Group. L.L.C., requesting waiver use approval to develop and operate an outdoor storage yard for recreational vehicles, and site plan approval to develop an indoor, climate-controlled self-storage facility located on the north side of Schoolcraft Road between Inkster and Middlebelt Roads (28900 Schoolcraft Road) in the Southwest 1/4 of Section 24, the Council does hereby concur in the recommendation made by the City Planning Commission and Petition 2016-03-02-05 is hereby approved and granted, subject to the following conditions:

1. That the Site Plan marked Sheet S-1, prepared by DAS Architects P.C., dated April 29, 2016, as revised, is hereby approved and shall be adhered to;
2. That the Landscape Plan prepared by Murphy and Associates, dated May 12, 2016, as revised, is hereby approved and shall be adhered to, except that additional full-size deciduous trees shall be planted along the front of the property subject to approval by the Planning and Engineering Departments;

Regular Meeting Minutes of May 16, 2016

3. That all disturbed lawn areas shall be sodded in lieu of hydro-seeding, including all areas within the public road right-of-way;
4. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;
5. That the Exterior Building Elevation Plans marked Sheets A3 and A4, prepared by DAS Architects P.C., dated April 29, 2016, are hereby approved and shall be adhered to;
6. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building;
7. That this site shall meet either the City of Livonia or the Wayne County Storm Water Management Ordinance, whichever applies, and shall secure any required permits, including soil erosion and sedimentation control permits;
8. The use of the self-storage facility shall be limited to the storage of personal and business items only, and no unit designed or intended for storage purposes shall be used for operating a business or recreational activity including, but not limited to, repairs, manufacturing, assembly, personal service, hobby, retail or office;
9. Outdoor storage shall be limited to no more than a combined total of 137 recreational vehicles, including motorhomes, travel trailers and boats; and the storage of all RV's shall take place within the spaces designated on the approved site plan. The storage of other types of vehicles or equipment, including work trailers and trucks, is strictly prohibited;
10. That there shall be no outdoor storage of disabled or inoperative equipment and vehicles, scrap material, debris or other similar items;
11. There shall be no storage of flammable, explosive, radioactive, hazardous, toxic, or volatile substances within the self-storage buildings or upon the premises, except that a propane refill station may be permitted as part of the concierge island as approved by the Livonia Fire Marshal and Inspection Department;
12. No overnight occupancy is permitted anywhere on the site, including the interior storage units or the RV's;

Regular Meeting Minutes of May 16, 2016

13. That the hours of operation for both the outdoor storage yard and indoor climate-controlled self-storage facility shall be limited to 8:00 a.m. to 8:00 p.m.;
14. The entire building and property shall have a camera security system in place and key code access;
15. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadways;
16. That there shall be no outside dumpster located on the site, and all trash must be contained within the building except on the day trash is scheduled for removal;
17. That the petitioner shall complete a structural analysis of the protective wall between the subject property and the residential properties to the north to determine the soundness of the wall. Where needed, the wall shall be repaired or replaced to the satisfaction of the Inspection Department;
18. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;
19. Window signs shall only be permitted on the ground floor of the building in accordance with Section 18.50D;
20. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows;
21. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited;
22. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and
23. Pursuant to Section 19.10 of Ordinance #543, the Zoning Ordinance of the City of Livonia, this approval is valid for a period of ONE YEAR ONLY from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

On a motion by Brosnan, supported by Jolly, it was:

Regular Meeting Minutes of May 16, 2016

RESOLVED, that having considered a communication from the City Planning Commission, dated April 8, 2016, which transmits its resolution #04-29-2016, adopted on April 5, 2016, with regard to a Sign Permit Application, Petition 2016-03-SN-01, submitted by CU Solutions Group, requesting approval of an additional wall sign for the four-story office building (Seven Mile Crossing) located on the south side of Seven Mile Road between Haggerty Road and the I-275/96 Expressway (38695 Seven Mile Road) in the Northwest 1/4 of Section 7, the Council does hereby reject the recommendation made by the City Planning Commission and Petition 2016-03-SN-01 is hereby denied for the following reasons:

1. That the applicant has failed to comply with all the requirements outlined in Section 18.50G of the Zoning Ordinance;
2. That the applicant has not justified the need for excessive signage for this location;
3. That approving this signage request would set an undesirable precedent for the Seven Mile Crossing complex and surrounding area; and
4. Approving this application would not be aesthetically in the City's best interest.

Following discussion by Council, the original motion was withdrawn and the following substitute motion was made by Brosnan, supported by Jolly, as follows:

#208-16 RESOLVED, that having considered a communication from the City Planning Commission, dated April 8, 2016, which transmits its resolution #04-29-2016, adopted on April 5, 2016, with regard to a Sign Permit Application, Petition 2016-03-SN-01, submitted by CU Solutions Group, requesting approval of an additional wall sign for the four-story office building (Seven Mile Crossing) located on the south side of Seven Mile Road between Haggerty Road and the I-275/96 Expressway (38695 Seven Mile Road) in the Northwest 1/4 of Section 7, the Council does hereby request that this item be sent to the Committee of the Whole for their report and recommendation.

with the following result:

AYES: Bahr, Kritzman, Brosnan, Jolly, White and McIntyre

NAYS: Meakin

The President declared the resolution adopted.

Regular Meeting Minutes of May 16, 2016

A final approval site plan dated May 12, 2016, from Neumann Smith Architecture, re: Petition 2016-03-02-04, was received and placed on file for the information of the Council.

On a motion by Kritzman, supported by Brosnan, and unanimously adopted, it was:

#209-16 RESOLVED, that having considered a communication from the City Planning Commission, dated April 7, 2016, approved for submission by the Mayor, which transmits its resolution #04-26-2016, adopted on April 5, 2016, with regard to Petition 2016-03-02-04, submitted by Colliers International, on behalf of Zeal Credit Union, requesting waiver use approval to operate a credit union branch and offices located on the east side of Newburgh Road between Six Mile Road and Bennett Avenue (17250 Newburgh Road) in the Southwest 1/4 of Section 8, the Council does hereby concur in the recommendation made by the City Planning Commission and Petition 2016-03-02-04 is hereby approved and granted, subject to the following conditions:

1. That the architectural site plan marked Sheet A050 dated May 12, 2016, as revised, prepared by Neumann Smith Architecture, is hereby approved and shall be adhered to;
2. That no less than 17 parking spaces located nearest the customer branch entrance shall be a minimum of ten feet (10') in width;
3. That the landscape plan marked Sheet No. L2 dated May 12, 2016, as revised, prepared by Nowak & Fraus Engineers, is hereby approved and shall be adhered to;
4. That all disturbed lawn areas shall be sodded in lieu of hydroseeding;
5. That underground sprinklers are to be provided for all landscaped and sodded areas, and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;
6. That the exterior elevation plans marked Sheet A400 dated May 12, 2016, as revised, prepared by Neumann Smith Architecture, are hereby approved and shall be adhered to; except that the petitioner shall consider incorporating minor changes that have the effect of improving the appearance of the building such as adding support columns and or muting or changing the color of the fascia and canopy;

Regular Meeting Minutes of May 16, 2016

7. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building;
8. That the three walls of the trash dumpster area shall be constructed out of building materials that shall complement that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass. The trash dumpster area shall be maintained and when not in use closed at all times;
9. That the enclosure of the generator area shall be constructed out of building materials that shall complement that of the building;
10. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadways;
11. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;
12. That no LED lightband or exposed neon shall be permitted on the site including, but not limited to, the building or around the windows;
13. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for, and
14. Pursuant to Section 19.10 of Ordinance #543, the Zoning Ordinance of the City of Livonia, this approval is valid for a period of ONE YEAR ONLY from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

On a motion by Meakin, supported by Jolly, and unanimously adopted, it

was:

#210-16 RESOLVED, that having considered a communication from the City Planning Commission, dated march 16, 2016, which sets forth its resolution 03-22-2016 adopted on March 15, 2016, with regard to Petition 2016-02-06-02, submitted by the City Planning Commission, pursuant to Section 23.01(b) of the Livonia Zoning Ordinance No. 543, as amended, proposing to remove Section 13.03(d) of Article XIII, P District Regulations, to eliminate confusion regarding the construction of parking

Regular Meeting Minutes of May 16, 2016

decks and other structures designed for parking vehicles, and the Council having conducted a public hearing with regard to this matter on Monday, April 25, 2016, the Council does hereby approve Petition 2016-02-06-02 for preparation of the ordinance for submission to Council; and the Department of Law is requested to prepare an ordinance amending Ordinance No. 543, as amended, in accordance with this resolution.

On a motion by White, supported by Jolly, and unanimously adopted, it

was:

#211-16 WHEREAS, pursuant to due and proper notice published and mailed to all property owners in Special Assessment District No. 430, more particularly described in Council Resolution 99-16, adopted on March 9, 2016, as required by the provisions of the City Charter and Title 3, Chapter 8 of the Livonia Code of Ordinances, as amended, the City Council has duly met and reviewed the special assessments levied in the special assessment roll prepared by the City Assessor to cover the district in which to determine necessity for the installation of two (2) new LED streetlights, Lexington Style-14 Feet, on Colonial post top poles, in the Richfield Park Estates Site Condominiums, located West of Newburgh Road, between Ann Arbor Trail and Joy Road, in the Southeast ¼ of Section 31 in said Special Assessment District No. 430.

NOW, THEREFORE, BE IT RESOLVED, that the said Council does hereby determine necessity for the installation of two (2) new LED streetlights, Lexington Style-14 Feet, on Colonial post top poles, and that the assessments set forth in said Special Assessment District No. 430 Roll are fair and equitable and based upon benefits derived in said district, in accordance with the plans of the City Engineer and resolutions of the City Council; said Special Assessment Roll No. 430 based on the installation of two (2) new LED streetlights, Lexington Style-14 Feet, on Colonial post top poles, is hereby approved and confirmed in all respects; pursuant to the provisions of Section 3.08.130 of the Livonia Code of Ordinances, as amended, the City Clerk shall endorse the date of confirmation on the Assessment Roll, and the assessment roll shall then be immediately transmitted to the City Treasurer who shall take such further action as set forth in Title 3, Chapter 8 of the Livonia Code of Ordinances, as amended, and the Mayor and City Clerk are hereby authorized to execute a Municipal Street Lighting Agreement as provided by Detroit Edison for this purpose; and further, a sum not to exceed \$1,364.00 is hereby authorized to be expended from the cash payments posted by or collected from the developer in Richfield Park Estates Site Condominiums in order to defray the Detroit Edison contribution-in-aid costs connected with this street lighting installation project; FURTHER, the Council does hereby authorize the Mayor and City Clerk for and on behalf of the City of Livonia to do all other things necessary or incidental to the full performance of this resolution.

On a motion by Jolly, supported by Meakin, and unanimously adopted, it was:

#212-16 RESOLVED, that the City Engineer having filed with the City Clerk a statement dated March 17, 2016, on all matters required by Sections 3.08.060 and 3.08.140 of the Livonia Code of ordinances, as amended, and a first public hearing having been held thereon on April 25, 2016, after due notice as required by Section 3.08.070 of said Code, and careful consideration having been given to all such matters, the Council does hereby, pursuant to Section 3.08.080 of said Code:

1. accept and approve said statement in all respects;
2. determine to include two (2) out lots for Churchill Manor Site Condominiums located west of Newburgh Road and north of Joy Road, City of Livonia, Wayne County, Michigan, as described in said statement; and defray the cost of such improvement by special assessment upon the property especially benefited in proportion to the benefits derived or to be derived;
3. approve the plans and specifications for the improvements as set forth in said statement dated March 17, 2016;
4. determine that the cost of such improvement shall be paid by special assessment upon the property especially benefited;
5. determine that the assessment made for such improvement shall be paid in annual installments, according to said statement;
6. designate the assessment district, describing the land and premises upon which special assessments shall be levied as follows:

Lots 1 to 31, both inclusive, of the Churchill Manor Site Condominiums, as recorded in the Wayne County Condo Plan No. 902, Liber 44234, Pages 74-100, Wayne County Records, said development being part of the S.E. ¼ of Section 31, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan and also Parcel Numbers: 124-99-0005-005 and 124-99-0008-001;

7. direct the City Assessor to prepare a special assessment roll in accordance with the Council's determination on said statement as prepared by the City Engineer dated March 17, 2016; and

Regular Meeting Minutes of May 16, 2016

8. that upon completion of said roll, the City Assessor shall attach thereto the certificate required by the provisions of Section 3.08.100 of the Livonia Code of Ordinances, as amended, and file the same with the City Clerk, who thereupon is directed to present the same to the City Council prior to the holding of the second public hearing thereon pursuant to Title 3, Chapter 8, of the Livonia Code of Ordinances.

On a motion by Brosnan, supported by Jolly and unanimously adopted, it was:

#213-16 RESOLVED, that having considered a communication from the Department of Law, dated April 26, 2016, approved for submission by the Mayor, transmitting for Council acceptance of a Grant of Easement executed by Peter Ventura, Partner for University Park, LLC, for a 12-foot wide public utility easement in connection with the water main line constructed at 36650 Five Mile Road in the Southwest 1/4 of Section 17, more particularly described as:

12-foot Wide Public Water Main Easement

A centerline description of a water main easement located in the Southwest ¼ of Section 17, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Commencing at the South ¼ corner of said Section 17 and proceeding along the North-South ¼ line N. 00°12'30" W. 60.00 feet; thence N. 89°51'30" W. 43.00 feet to the West right of way line of Levan Road (43' wide, ½ width), point also being the Southeast corner of Outlot 'A' of "Kingsbury Heights Subdivision", as recorded in Liber 84, Pages 35, 36 and 37, Wayne County Records; thence along the North right of way line of Five Mile Road (60' wide, ½ width), N. 89°51'30" W. 574.94 feet to the point of beginning of said easement centerline; thence N. 00°25'28" E. 12.35 feet; thence N. 46°20'38" E. 19.98 feet; thence N. 00°02'30" E. 251.96 feet to Point 'A'; thence S. 89°57'30" E. 14.92 feet to a point of ending; thence from said Point 'A', N. 00°02'30" E. 94.17 feet; thence S. 89°43'11" E. 63.48 feet to the point of ending of said easement.

the Council does hereby, for and in behalf of the City of Livonia, accept the aforesaid Grant of Easement and the City Clerk is hereby requested to have the same recorded in the Office of the Register of Deeds and to do all other things necessary or incidental to fulfill the purpose of this resolution.

On a motion by Brosnan, supported by Kritzman and unanimously adopted, it was:

Regular Meeting Minutes of May 16, 2016

#214-16 RESOLVED, that the Council does hereby suspend their rules for procedure as outlined in Council Resolution 574-82 so as to permit consideration of items that do not appear on the Agenda.

On a motion by Meakin, supported by White, it was:

#215-16 RESOLVED, that having considered a communication from the Department of Law, dated May 12, 2016, approved for submission by the Mayor, to which is attached a proposed Mediation Settlement Agreement, and for the reasons discussed in the closed Committee of the Whole meeting held on May 9, 2016, the Council does hereby authorize the Department of Law to resolve the claims brought on behalf of the City of Livonia against Discount Pool & Spa, Inc., Wayne County Circuit Court Case No: 14-015200-CK; and Home-Owners Insurance Company v Discount Pool & Spa, Inc., et al; Wayne County Circuit Court Case No.: 15-001133-CB; as outlined in the aforesaid settlement agreement, and the Department of Law is hereby authorized to do all things necessary or incidental to the full performance of this resolution.

A roll call vote was taken on the foregoing resolution with the following result:

AYES: Bahr, Meakin, Kritzman, Brosnan, Jolly, White and McIntyre

NAYS: None.

The President declared the resolution adopted.

On a motion by Meakin, supported by White, and unanimously adopted, it was:

#216-16 RESOLVED, that having considered a communication from Joanna G. Hardesty, Planning & Marketing Director, Wade Shows, Inc., dated May 16, 2016, wherein it is requested that Council Resolution 163-16 be amended to reflect the start date of the carnival to one day earlier, Thursday, May 19, 2016, due to the equipment being delivered earlier than expected, the Council does hereby amend and revise Council Resolution 163-16 so as to read as follows:

RESOLVED, that having considered a communication from the City Planning Commission, dated March 16, 2016, approved for submission by the Mayor, which transmits its resolution #03-20-2016, adopted on March 15, 2016, with regard to Petition 2016-02-02-02, submitted by Wade Shows, Inc., requesting waiver use approval to conduct a carnival in the parking lot of Sears, sponsored by the Rotary Club of Livonia,

Regular Meeting Minutes of May 16, 2016

consisting of amusement rides, games and food concessions from May 19, 2016 through May 30, 2016, inclusive, on property located on the northwest corner of Seven Mile Road and Middlebelt Road (29500 Seven Mile Road) in the Southeast 1/4 of Section 2, the Council does hereby concur in the recommendation made by the City Planning Commission and Petition 2016-02-02-02 is hereby approved and granted, subject to the following conditions:

1. That the carnival shall be limited to the dates as specified by Wade Shows, Inc., which are May 19, 2016 through May 30, 2016, inclusive;
2. That the proposed carnival operation shall be confined to the area as illustrated on the aerial layout plan submitted as received by the Planning Commission on February 8, 2016;
3. That all rides, food concessions, booths and all other equipment and apparatus relating to the operation of the carnival shall be located at least 60 feet distant from the Seven Mile and Middlebelt Roads right-of-way lines;
4. That the temporary housing and storage of other trucks and equipment associated with the carnival shall be parked or stored within the extreme southwestern portion of the Sears parking lot, but no closer than 60 feet from the Seven Mile Road right-of-way line;
5. That the hours of operation shall be limited to the following: Monday through Friday from 4:00 p.m. to 11:00 p.m.; and on the weekends, Saturday and Sunday, from 12:00 p.m. to 11:00 p.m.; and
6. That access to fire hydrants is provided for the Fire Department.

On a motion by Kritzman, supported by Brosnan and unanimously adopted, it was:

#217-16 RESOLVED, that having considered a request from Councilmember Brandon M. Kritzman, the Council does hereby refer the subject of enforcing the site plan conditions to the Economic Development, Community Outreach and Strategic Planning Committee for its report and recommendation.

There was no Audience Communication at the end of the Meeting.

Regular Meeting Minutes of May 16, 2016

On a motion by Brosnan, supported by Jolly, and unanimously adopted, this 1,801st Regular Meeting of the Council of the City of Livonia was adjourned at 7:48 p.m. on May 16, 2016.

Susan M. Nash
City Clerk

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 14, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-06-08-03 – #28900 Schoolcraft Road (Clover Self Storage)

Dear Mr. Canty:

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

1. The subject parcel is assigned the address of **#28900 Schoolcraft 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 Schoolcraft Road right-of-way be required, the owner will need to submit drawings to this Department and/or MDOT for permitting.

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

Sincerely,

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

cc: 2026 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

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

DATE: July 16, 2026
TO: Kristoffer Canty, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: Petition #2026-06-08-03 28900 Schoolcraft Clover Self Storage

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

- If gate is motorized, provide a Knox Box with necessary keys, fobs, keycards, passwords and after hours contact information for emergency vehicle access.

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

July 15th, 2026

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

Re: Petition 2026-06-08-03 - 28900 Schoolcraft Road

Mr. Canty,

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

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

Sincerely,

FOR THE CHIEF OF POLICE,

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

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

July 22, 2026

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

Petition 2026-06-08-03 – 28900 Schoolcraft Rd

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

July 15, 2026

RE: 28900 Schoolcraft

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

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 NEEDED 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 CHARLES.DUNN@AOL.COM

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 CHARLES.DUNN@AOL.COM

X Signature of Owner: [Signature] 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 [Signature] My commission expires 06-06-2031

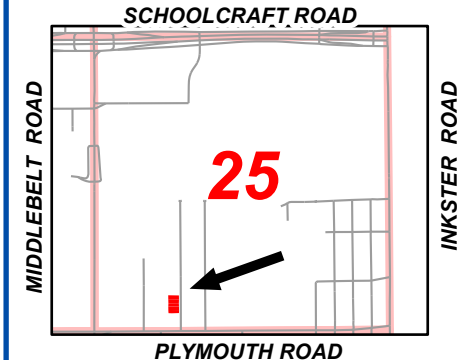
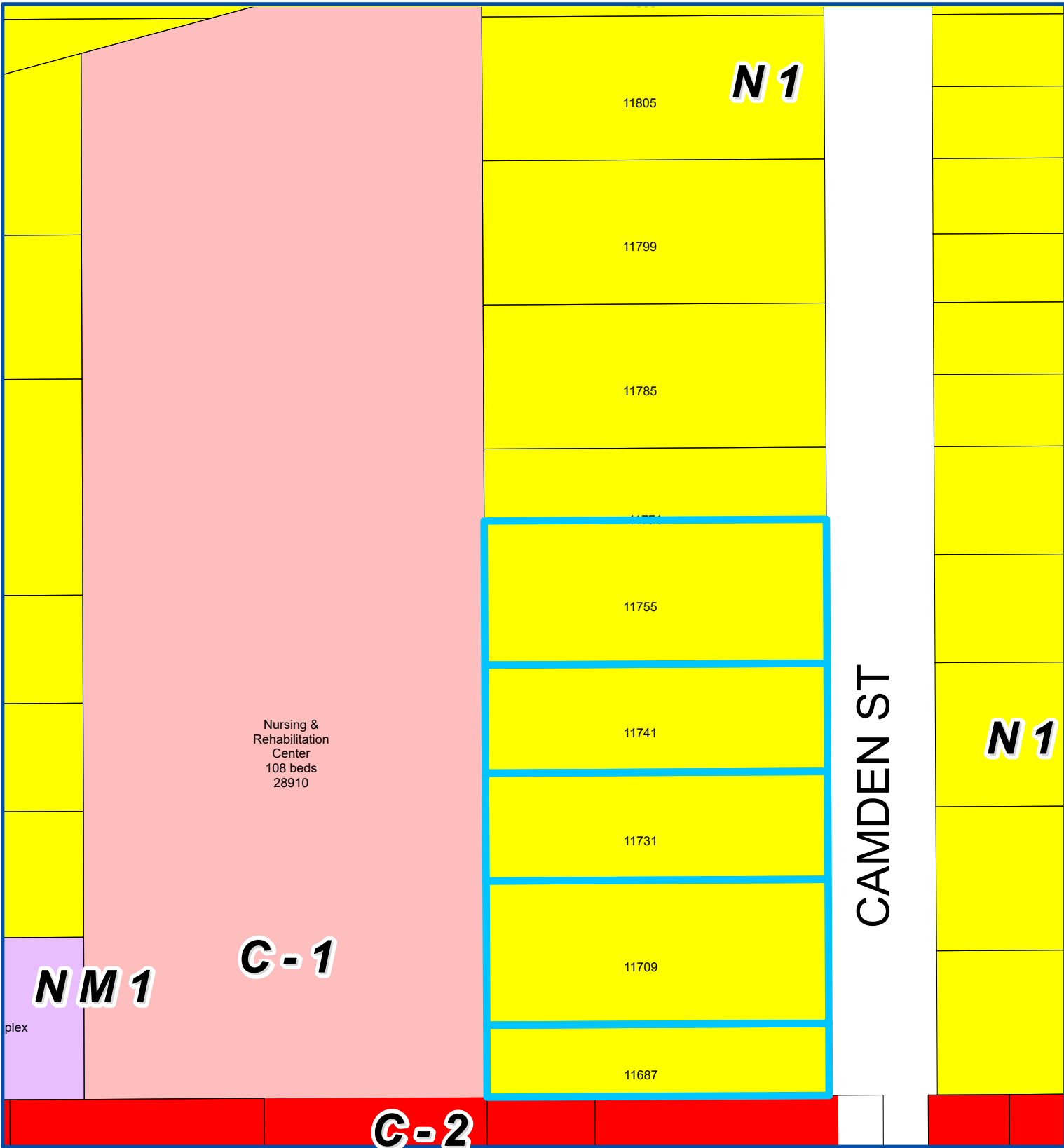
APPROVED AS FORM
Department of Law

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

RECEIVED
CITY CLERK
2026 JUN 12 PM 1:48



Address & Zoning Map

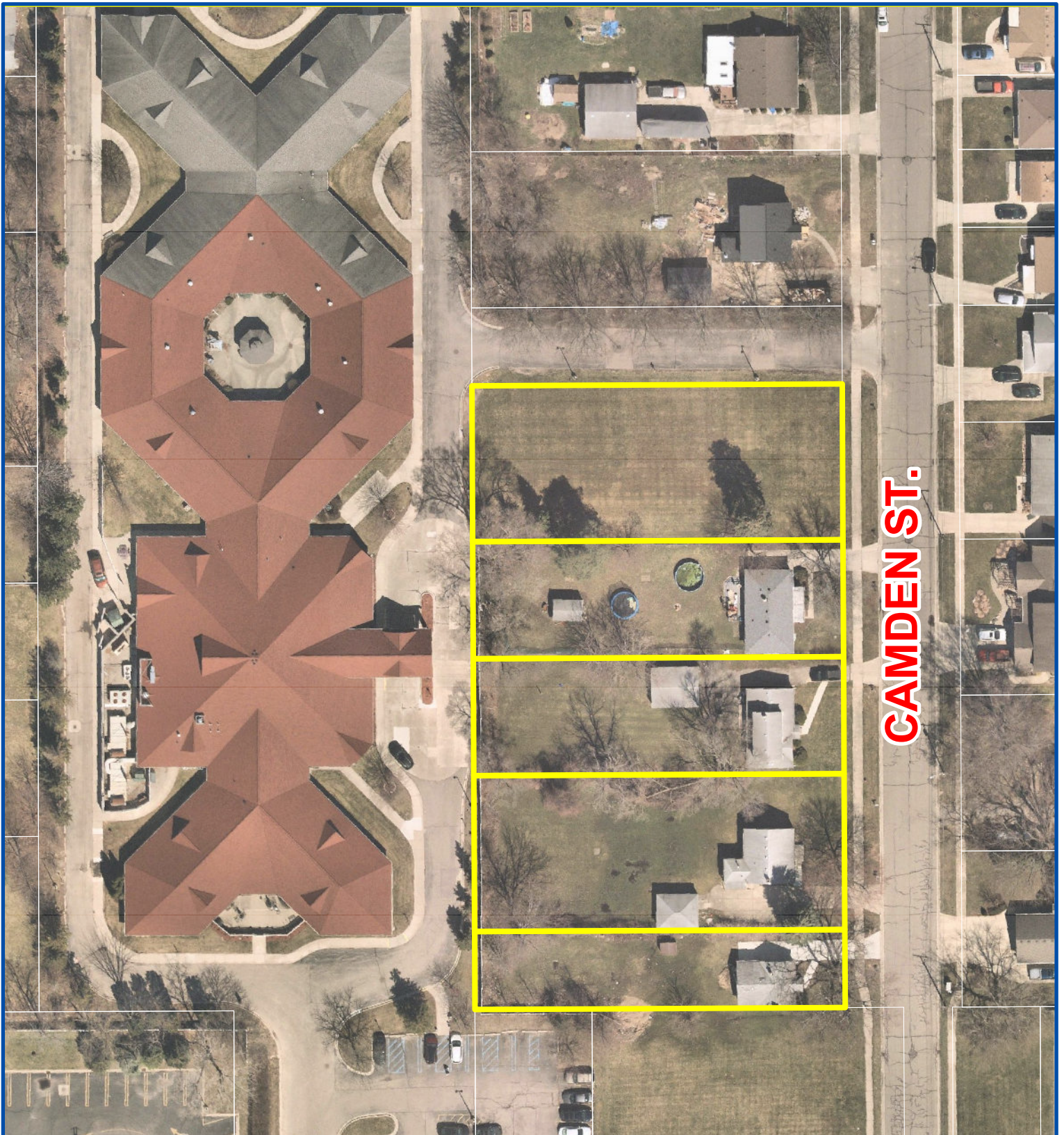
Petition 2026-06-01-01
Optalis - Fountain Blue
11687, 11709, 11731, 11741, 11755 Camden
Street N1 to C-1



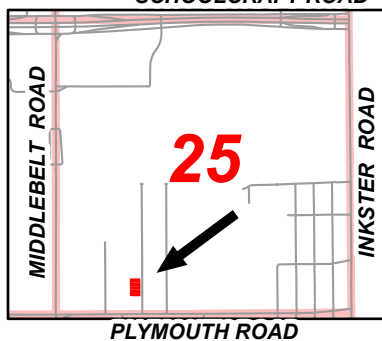
Not to Scale



City of Livonia
Planning Department



SCHOOLCRAFT ROAD



Aerial Map

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



Not to Scale



City of Livonia
Planning Department

Medium Density Residential

11805

11799

11785

11755

11741

11731

11709

11687

Nursing &
Rehabilitation
Center
108 beds
28910

CAMDEN ST

Mixed Development Center

SCHOOLCRAFT ROAD

MIDDLEBELT ROAD

INKSTER ROAD

25

PLYMOUTH ROAD

Future Land Use Map

Petition 2026-06-01-01

Optalis - Fountain Blue

11687, 11709, 11731, 11741, 11755 Camden Street

N1 to C-1



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

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.

July 28, 2026: Study Meeting:

This petition seeks to construct two (2) self-storage buildings to the existing storage facility (Clover Self Storage) at 28900 Schoolcraft Road. This site is the location of the former Cloverlanes bowling alley and was rezoned from C-2 to M-1 under petition 2015-12-01-13. The site was subsequently granted waiver approval to operate RV storage and Indoor Self Storage with petition 2016-03-02-05.

This petition shall also serve as a conditional agreement for the subject property. In accordance with Petition No. 2015-12-01-13, a Statement of Conditions is required to accompany the ordinance amending the zoning map. This statement is voluntarily offered by the property owner as a means of ensuring that the development and operation of the site are carried out in a manner that is acceptable to the City. The conditions outlined therein are intended to provide specific limitations and operational standards that run with the land and are binding upon the owner and any successors or assigns.

Failure to comply with the terms and conditions set forth in the Statement of Conditions may constitute a violation of the zoning approval. Such noncompliance could serve as sufficient grounds for the City to take appropriate enforcement action, including requiring the cessation of the approved use. In such an event, the zoning classification of the property may revert to its previous designation of C-2 (General Business), consistent with the provisions established under the original petition and applicable zoning regulations.

The subject site is a single parcel that measures 846.00 feet along Schoolcraft Road by an average depth of 285.18 feet and has a total land area of 241,262 square feet, or 5.54 acres. The property is M-1 (Light Manufacturing) and is bordered by a mix of residential and commercial uses. To the north are residential properties zoned N-1 (Neighborhood). To the south lies the I-96 Freeway Service Drive (Schoolcraft Road), which serves as a major transportation corridor. Adjacent to the east is a hotel property zoned C-2 (General Business), while to the west is a medical office building, also zoned C-2 (General Business).

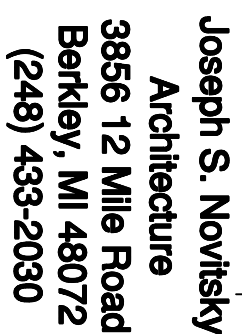
The existing structures on the site will remain unchanged as part of this proposal, allowing the development to integrate seamlessly with the current layout and minimize site disturbance. The petitioner is proposing the construction of two (2) 12-foot-tall new self-storage buildings measuring approximately 8,100 square feet and 9,000 square feet, for a combined total of 17,100 square feet. The units within these buildings are designed to accommodate a range

of storage needs, including 36 units at 10 by 20 feet, 18 units at 10 by 25 feet, and 18 units at 10 by 30 feet. This mix of unit sizes provides flexibility for both residential and small business users, ensuring a practical and market-responsive configuration.

The proposed self-storage buildings are planned to be constructed within the area currently occupied by the existing west parking lot. The development will maintain a west side setback of at least twenty (20) feet and a rear setback exceeding forty (40) feet, which provides adequate buffering from adjacent properties and helps ensure compliance with applicable zoning requirements.

Self-storage facilities are recognized in the ITE Parking Generation Manual (5th Edition, Land Use 151 – Mini-Warehouse) as one of the lowest parking-generating land uses. This low demand is attributed to the intermittent and staggered nature of customer visits, limited on-site staffing, and the absence of peak-hour activity comparable to traditional commercial uses. While ITE data supports reduced parking ratios, the proposed site plan should still demonstrate adequate parking to accommodate both employees and customers in a safe and functional manner. Based on the scale of the proposed development, a minimum of eighteen (18) parking spaces should be provided on-site, including one (1) to two (2) barrier-free spaces in compliance with ADA requirements.

Currently, the site plan lacks sufficient detail regarding the layout and designation of parking areas. Specifically, it is unclear where standard customer and employee parking will be located, and whether separate accommodations are proposed for recreational vehicle (R/V) storage or U-Haul/truck parking. If such uses are intended, they must be clearly identified and differentiated from required parking spaces to avoid conflicts in circulation and availability. CR #207-16 states that the site will have no more than 137 recreational vehicles, including motorhomes, travel trailers and boats, and the storage of all RV's shall take place within the spaces designated on the approved site plan. The proposed buildings would reduce the available RV parking spaces by twenty eight (28).



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



Seal:


LOCATION MAP
SCALE: N.T.S.

SCALE: N.T.S.

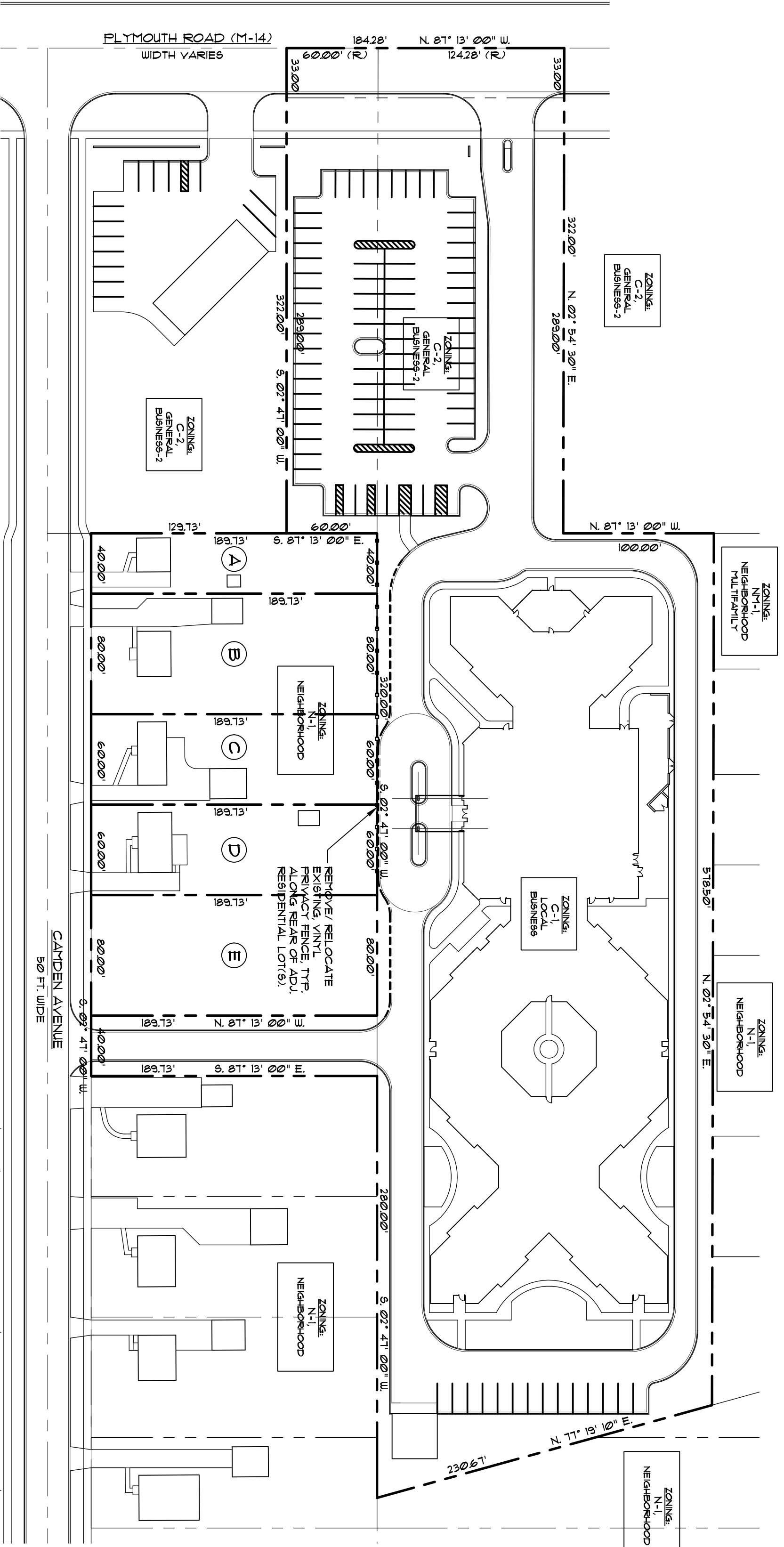
PARKING ANALYSIS

W/ (8) BARRIER-FREE SPACES,
INCLUDING (4) BF, VAN-ACCESSIBLE
PROPOSED PARKING = (18) SPACES
W/ (14) BARRIER-FREE SPACES,
INCLUDING (6) BF, VAN-ACCESSIBLE

PARCEL / LOT SCHEDULE - N'N ZONING						
TAG	ADDRESS	EXIST. WATER	EXIST. DRAIN	EXISTING LOT AREA	PROP. DRAIN	PROPOSED LOT AREA
A	1461 CADDEN AVE.	80.0	194.13	194.9	80.0	664.13
B	11705 CADDEN AVE.	80.0	194.13	191.9	80.0	1718.9
C	11741 CADDEN AVE.	60.0	194.13	194.13	60.0	984.9
D	11741 CADDEN AVE.	60.0	194.13	1184.9	60.0	1644.9
E	11795 CADDEN AVE.	80.0	194.13	191.9	80.0	1718.9

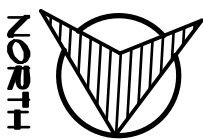
[illegible]

LEGAL DESCRIPTION(S):

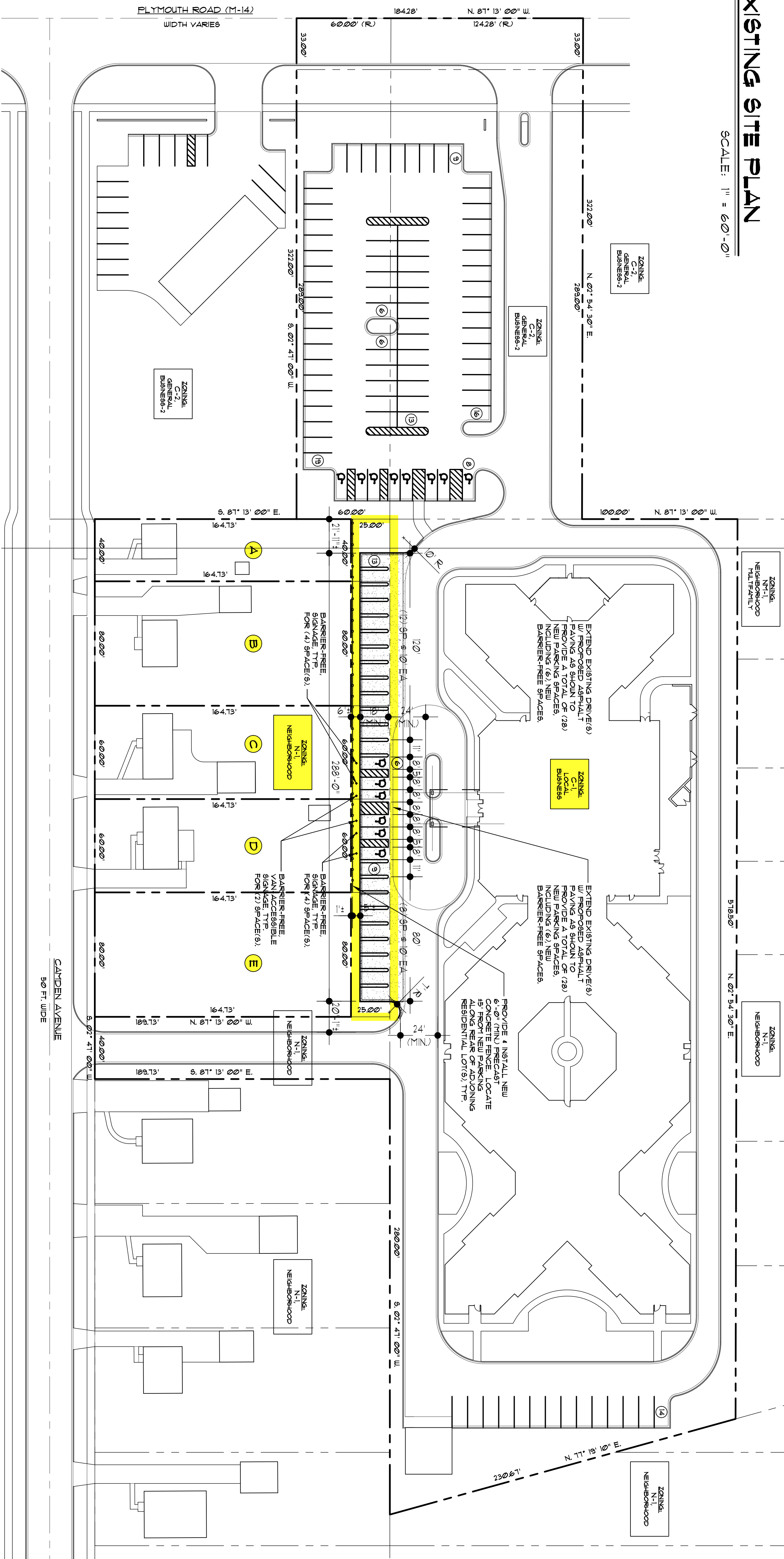


EXTENDING THE PLAN

SCALE: 1" = 60'-0"

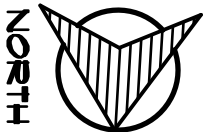


North



ROADSIDE PLAN

SCALE: 1" = 40'-0"



North

Sheet Title:
**SITE PLAN,
LOCATION
MAP**

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

Revisions:

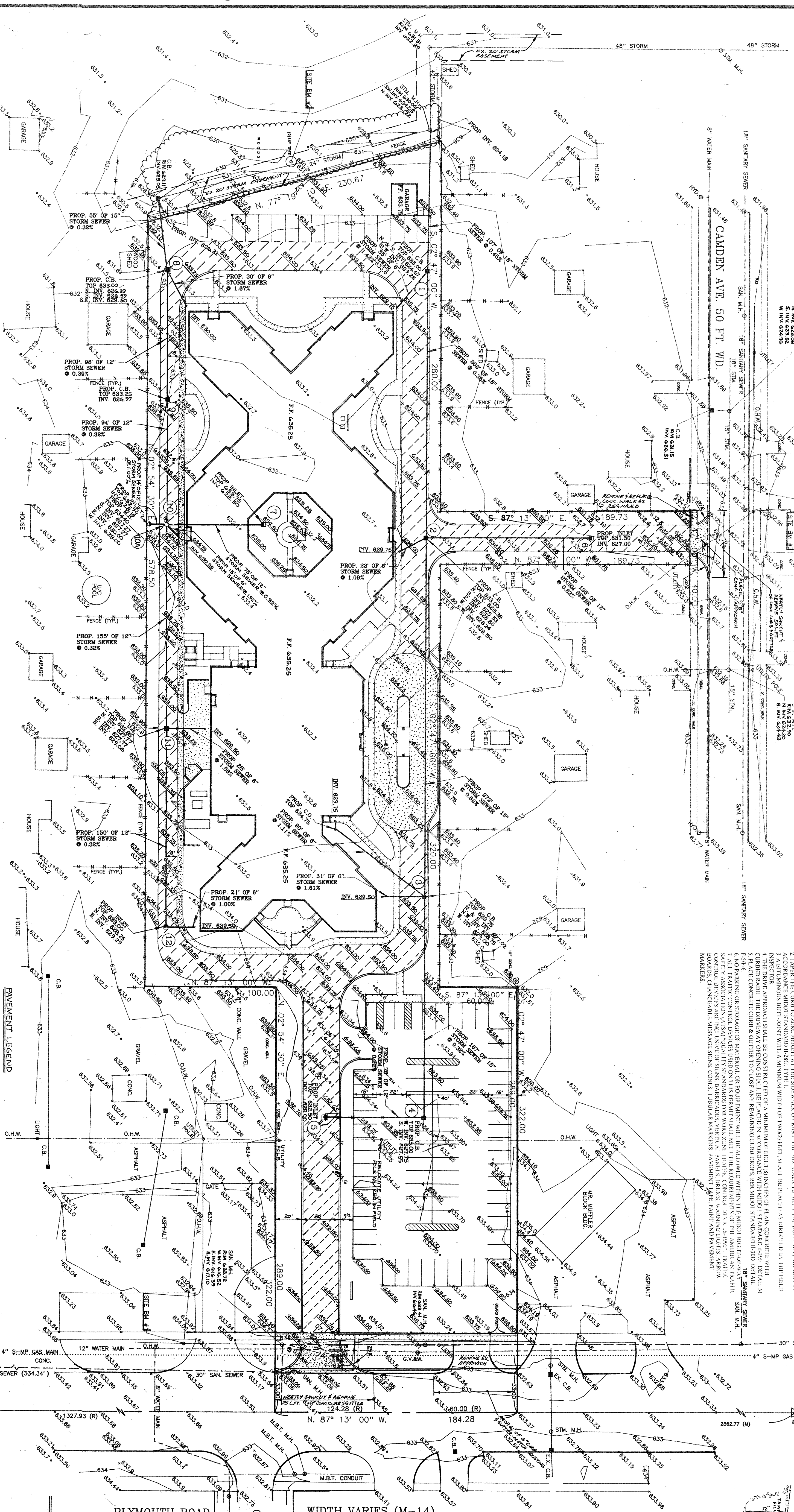
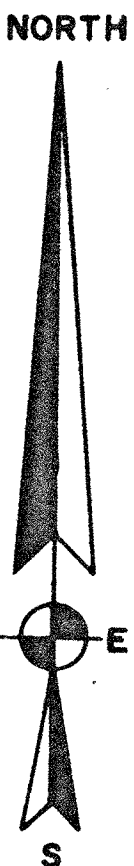
DATE
04/07/20

1011

Date: 04/06/26
 Drawn by: LDN, MLC
 Project Number:
18040(B)

ST

COPYRIGHT 2026 ©
THIS DOCUMENT AND ANY SUBJECT MATTER
CONTAINED HEREIN IS PROPRIETARY AND MAY
NOT BE REPRODUCED WITHOUT THE EXPLICIT
WRITTEN CONSENT OF JON ARCHITECTURE



GENERAL NOTES

1. THE PROPOSED DRAINAGE AND SEWERING PLAN SHALL BE PER CITY OF LUTHERAN HOME OF MICHIGAN STANDARDS AND SPECIFICATIONS.
2. THE PROPOSED DRAINAGE AND SEWERING PLAN SHALL BE PER CITY OF LUTHERAN HOME OF MICHIGAN STANDARDS AND SPECIFICATIONS.
3. THE PROPOSED DRAINAGE AND SEWERING PLAN SHALL BE PER CITY OF LUTHERAN HOME OF MICHIGAN STANDARDS AND SPECIFICATIONS.
4. THE PROPOSED DRAINAGE AND SEWERING PLAN SHALL BE PER CITY OF LUTHERAN HOME OF MICHIGAN STANDARDS AND SPECIFICATIONS.
5. THE PROPOSED DRAINAGE AND SEWERING PLAN SHALL BE PER CITY OF LUTHERAN HOME OF MICHIGAN STANDARDS AND SPECIFICATIONS.
6. THE PROPOSED DRAINAGE AND SEWERING PLAN SHALL BE PER CITY OF LUTHERAN HOME OF MICHIGAN STANDARDS AND SPECIFICATIONS.

STORM SEWER NOTES

1. ALL STORM SEWERS SHALL BE 12" OR LARGER SHALL BE ASTM D-2665 SDR-40 PVC PIPE.
2. ALL STORM SEWERS SHALL BE 12" OR LARGER SHALL BE ASTM D-2665 SDR-40 PVC PIPE.
3. ALL STORM SEWERS SHALL BE 12" OR LARGER SHALL BE ASTM D-2665 SDR-40 PVC PIPE.
4. ALL STORM SEWERS SHALL BE 12" OR LARGER SHALL BE ASTM D-2665 SDR-40 PVC PIPE.
5. ALL STORM SEWERS SHALL BE 12" OR LARGER SHALL BE ASTM D-2665 SDR-40 PVC PIPE.
6. ALL STORM SEWERS SHALL BE 12" OR LARGER SHALL BE ASTM D-2665 SDR-40 PVC PIPE.

STANDARD NOTES

1. NOTIFY THE CITY OF LUTHERAN HOME OF MICHIGAN PRIOR TO THE START OF CONSTRUCTION.
2. NOTIFY THE CITY OF LUTHERAN HOME OF MICHIGAN PRIOR TO THE START OF CONSTRUCTION.
3. NOTIFY THE CITY OF LUTHERAN HOME OF MICHIGAN PRIOR TO THE START OF CONSTRUCTION.
4. NOTIFY THE CITY OF LUTHERAN HOME OF MICHIGAN PRIOR TO THE START OF CONSTRUCTION.
5. NOTIFY THE CITY OF LUTHERAN HOME OF MICHIGAN PRIOR TO THE START OF CONSTRUCTION.
6. NOTIFY THE CITY OF LUTHERAN HOME OF MICHIGAN PRIOR TO THE START OF CONSTRUCTION.

PAYMENT NOTES

1. ALL WORK IN THE RIGHT-OF-WAY OF PLYMOUTH ROAD SHALL BE PER CITY OF LUTHERAN HOME OF MICHIGAN STANDARDS AND SPECIFICATIONS.
2. ALL WORK IN THE RIGHT-OF-WAY OF PLYMOUTH ROAD SHALL BE PER CITY OF LUTHERAN HOME OF MICHIGAN STANDARDS AND SPECIFICATIONS.
3. ALL WORK IN THE RIGHT-OF-WAY OF PLYMOUTH ROAD SHALL BE PER CITY OF LUTHERAN HOME OF MICHIGAN STANDARDS AND SPECIFICATIONS.
4. ALL WORK IN THE RIGHT-OF-WAY OF PLYMOUTH ROAD SHALL BE PER CITY OF LUTHERAN HOME OF MICHIGAN STANDARDS AND SPECIFICATIONS.
5. ALL WORK IN THE RIGHT-OF-WAY OF PLYMOUTH ROAD SHALL BE PER CITY OF LUTHERAN HOME OF MICHIGAN STANDARDS AND SPECIFICATIONS.
6. ALL WORK IN THE RIGHT-OF-WAY OF PLYMOUTH ROAD SHALL BE PER CITY OF LUTHERAN HOME OF MICHIGAN STANDARDS AND SPECIFICATIONS.

PAVEMENT LEGEND

- PROPOSED HEAVY DUTY PAVEMENT (SEE DETAIL)
- PROPOSED LIGHT DUTY PAVEMENT (SEE DETAIL)
- PROPOSED 4" UNIFORM PLAIN CONCRETE
- PROPOSED 6" UNIFORM PLAIN CONCRETE
- PROPOSED 8" UNIFORM PLAIN CONCRETE
- PROPOSED 12" UNIFORM PLAIN CONCRETE

PRIMARY BENCH MARK

1. 20 PERRY SPK IN NORTH FACE OF LIGHT POLE CORNER OF PLYMOUTH AND CAMDEN ROADS.
2. 20 PERRY SPK IN NORTH FACE OF LIGHT POLE CORNER OF PLYMOUTH AND CAMDEN ROADS.
3. 20 PERRY SPK IN NORTH FACE OF LIGHT POLE CORNER OF PLYMOUTH AND CAMDEN ROADS.
4. 20 PERRY SPK IN NORTH FACE OF LIGHT POLE CORNER OF PLYMOUTH AND CAMDEN ROADS.
5. 20 PERRY SPK IN NORTH FACE OF LIGHT POLE CORNER OF PLYMOUTH AND CAMDEN ROADS.
6. 20 PERRY SPK IN NORTH FACE OF LIGHT POLE CORNER OF PLYMOUTH AND CAMDEN ROADS.

SITE BENCH MARKS

1. 20 PERRY SPK IN NORTH FACE OF LIGHT POLE CORNER OF PLYMOUTH AND CAMDEN ROADS.
2. 20 PERRY SPK IN NORTH FACE OF LIGHT POLE CORNER OF PLYMOUTH AND CAMDEN ROADS.
3. 20 PERRY SPK IN NORTH FACE OF LIGHT POLE CORNER OF PLYMOUTH AND CAMDEN ROADS.
4. 20 PERRY SPK IN NORTH FACE OF LIGHT POLE CORNER OF PLYMOUTH AND CAMDEN ROADS.
5. 20 PERRY SPK IN NORTH FACE OF LIGHT POLE CORNER OF PLYMOUTH AND CAMDEN ROADS.
6. 20 PERRY SPK IN NORTH FACE OF LIGHT POLE CORNER OF PLYMOUTH AND CAMDEN ROADS.

CLIENT

LUTHERAN HOME OF MICHIGAN
140 W. TUSCUMMA
FRANKENMUTH, MI 48734
PHONE NO. 419-255-0800

ARCHITECT

BASNEY & SMITH, INC.
38177 SCHOOLCRAFT ROAD (313) 488-2008
LUTHERAN HOME OF MICHIGAN
ENGINEERING & SURVEYING
DRYAN M.W.
DATE 97-2-13

REVISIONS

ITEM	DATE	BY
1	2-13-97	M.W.
2	2-13-97	M.W.
3	2-13-97	M.W.

SCALE

1"=40'

SHEET

C-1

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

DATE

97-2-13

BY

M.W.

MEDIUM DENSITY RESIDENTIAL: 5 TO 14 DWELLING UNITS PER ACRE

The medium density residential category consists of areas with potential for infill into traditional single-family neighborhoods that are either in close proximity to planned mixed development centers or in need of investment and stabilization. Retrofit development in the area includes accessory dwelling units (ADUs) to accommodate seniors and adult children. Permitting ADUs ensures that residents of Livonia will have housing options through all life stages. Additionally, encouraging greater density around mixed development centers has an economic benefit to the market area.

To a limited extent, duplexes, and small-scale infill apartments could be considered if developed according to strict design guidelines and approval processes. New multi-family dwellings are appropriate if designed to match the context of adjacent neighborhoods or commercial areas. New single-family attached housing development could be appropriate when the architectural design, landscaping, and other development factors will be in harmony with and complement existing, nearby residences.



Table 2.3:
Medium Density Residential Guidelines

Lot Dimensions and Density		
minimum lot area		6,000 sq. ft.
minimum lot width		55 ft.
frontage in build-to area		70%
maximum density		14 du/ac
maximum attached dwelling unit %		35%
Building Setbacks		
arterial street	min.	20 ft.
	max.	none
local street	min.	5 ft.
	max.	25 ft.
side (one)		5 ft.
side (total of both)		12 ft.
rear		35 ft.
from adjacent residential districts		n/a
Building Height		
minimum		1 story
maximum		3 stories

Appropriate Land Uses include detached and attached residential dwelling units, schools, parks, and other compatible municipal and civic uses. Attached dwelling units should not represent more than 35% of all dwelling units in order to ensure that these areas do not become multiple-family areas. Attached dwelling units must have frontage on a collector or arterial street.

Density. There is no maximum density recommendation for medium density residential neighborhoods. The design recommendations of this plan will limit densities to a reasonable number of units per acre simply by requiring good design. Lots for detached units should have a minimum area of 6,000 square feet and a minimum width of 55 feet. All buildings should have a building frontage in build-to area for at least 70% of the lot width.

Connectivity. Medium density residential areas are planned in close proximity to mixed use centers, City Center, and along arterial corridors. Developments are intended to be walkable. Vehicular, bicycle, and pedestrian connections should be provided between adjacent neighborhoods such that it will be possible walk and bike to destinations.

Building Location. Buildings in medium density residential areas should be located closer to interior streets.

Building Design. Buildings should have a residential scale and character in medium density residential neighborhoods. Garages should be located in rear yards, although garages may be located in a side yard provided that the garage door is located at least 10 feet behind the front door of the unit.

Parking. The uses that are appropriate in medium density residential neighborhoods typically do not require large parking lots. When a use does require an off-street parking area, such as a school or municipal facility, the parking lot should be designed such that it is largely hidden from view from roadways. It is anticipated that on-street parking spaces will accommodate most visitor parking in medium density residential areas, although some rear-yard visitor spaces may be necessary for attached units.

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

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: July 6, 2026

TO: Kristoffer Canty, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: Petition #2026-06-01-01 Additional Parking for Fountain Bleu Health & Rehab.

This office has reviewed the site plan submitted in connection with the construction of additional parking spaces at the property located at the above referenced address.

Maintain unobstructed, 360-degree access around the entire building of Fountain Bleu for emergency vehicles.

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 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,

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 BROSAN
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

016107610-001

Amount Due

\$103.37

Account Number

016107610-001

From - Through

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

016107510-001

Amount Due

\$201.26

Account Number

016107510-001

From - Through

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

016107410-001

Amount Due

\$73.25

Account Number

016107410-001

From - Through

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

016107300-001

Amount Due

\$284.09

Account Number

016107300-001

From - Through

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
DATE

2025-00000840
09/23/2025

CUSTOMER #

6594

Fountain Bleu Health & Rehab Center
28910 Plymouth

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

LIVONIA MI 48150

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

**OTHER ITEMS
RELATED TO THE
PETITION**

**Regular Meeting of the Council of the City of Livonia
Monday, July 13, 2026**

7:00 p.m. – City Hall Auditorium
33000 Civic Center Drive
Livonia, Michigan

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES

Regular Meeting Minutes of June 15, 2026

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

a. Communication from the Department of Finance dated June 5, 2026, forwarding the Departmental Purchases Report, for the month ending May 31, 2026.

CONSENT AGENDA

External Requests

1. BLOCK PARTY: Alex Quint, to be held Saturday, August 15, 2026, from 3:00 p.m. to 10:00 p.m., between 9912 and 10000 Fairfield Street, with a rain date of Saturday, August 22, 2026.
2. BLOCK PARTY: Erin King, to be held Saturday, August 22, 2026, from 3:00 p.m. to 10:00 p.m., on Hampshire Road between 33204 Hampshire Road and 16126 Woodring Court.
3. BLOCK PARTY: Jasmine Wieczorek, to be held Saturday, August 22, 2026, from 12:00 p.m. to 10:00 p.m., on Rayburn Street, between Williams Street and Levan Road, with a rain date of Saturday, September 5, 2026.

Department of Fire and Rescue

4. AWARD OF BID: for supplying uniforms and related uniform items for a period of three years, with a potential two-year extension, from budgeted funds.

Department of Parks and Recreation

5. AWARD OF BID: for an outdoor fitness area at Rotary Park from budgeted funds.

Department of Public Works

Agenda for the Regular Meeting of July 13, 2026

6. REQUEST FOR AUTHORIZATION TO WAIVE THE FORMAL BIDDING PROCESS AND PURCHASE TWO (2) 2027 FREIGHTLINER DUMP TRUCKS AND SUBSEQUENT UPFITTING USING THE ROCHESTER HILLS COOPERATIVE AWARD AGREEMENT: to be used by the Roads Department, from budgeted funds.
7. REQUEST FOR AUTHORIZATION TO WAIVE THE FORMAL BIDDING PROCESS AND PURCHASE ONE (1) 2027 FREIGHTLINER DUMP TRUCK AND SUBSEQUENT UPFITTING USING THE ROCHESTER HILLS COOPERATIVE AWARD AGREEMENT: to be used by the Roads Department, from budgeted funds.
8. AWARD OF BID: for the replacement of the mini-split AC system at Idyl Wyld golf Course, from budgeted funds.

City Council

9. APPOINTMENT OF MICHAEL A. TESTA TO THE ZONING BOARD OF APPEALS BY COUNCILMEMBER BRANDON MCCULLOUGH: in order to fill the unexpired term of Timothy J. Klisz, which will expire on July 12, 2028.

UNFINISHED BUSINESS - MEETINGS OF THE COMMITTEES

10. 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

External Requests

11. BLOCK PARTY: Allison Adams, to be held Saturday, July 18, 2026, from 2:00 p.m. to 10:00 p.m., on Flamingo Blvd. between Clarita Avenue and Pickford Street, with a rain date of Saturday, August 1, 2026.
12. REQUEST TO EXTEND WAIVER USE APPROVAL TO NEW OWNER: Haiyan Pi, in connection with Petition 2019-04-02-07, in order to operate a massage establishment located on the west side of Middle Belt Road between Puritan Avenue and Six Mile Road (16345 Middlebelt), in the Northeast 1/4 of Section 14. (CR 273-19)
13. PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Steven J. Rypma, Honigman, LLP, to amend Chapter 3.12, Senior Citizens Housing Tax Exemption.

Department of Public Works

14. REQUEST FOR AUTHORIZATION TO WAIVE THE FORMAL BIDDING PROCESS AND AWARD OF BID: for the replacement of the boiler system at Robert and Janet Bennett Civic Center Library, from budgeted funds.

Agenda for the Regular Meeting of July 13, 2026

Department of Law

15. ROLL CALL: Proposed Amendment to the Livonia Code of Ordinances, 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.
First reading given by Councilmember Carrie Budzinski on June 15, 2026.

NEW BUSINESS

Department of Law

16. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from A&R Packing Co., Inc., for a storm sewer easement in connection with the storm sewer constructed in connection with A&R Packing Co., Inc., in the Northwest ¼ of Section 28. (Tax I.D. No. 46-109-03-0822-012).
17. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from A&R Packing Co., Inc., for a storm sewer easement in connection with the storm sewer constructed in connection with A&R Packing Co., Inc., in the Northwest ¼ of Section 28. (Tax I.D. No. 46-110-99-0003-003).
18. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from TechnoSports, LLC, for a storm sewer easement in connection with the storm sewer constructed in connection with A&R Packing Co., Inc., in the Northwest ¼ of Section 28. (Tax I.D. No. 46-109-03-0822-009).
19. REQUEST TO SCHEDULE A CLOSED COMMITTEE OF THE WHOLE MEETING: for the purpose of discussing pending litigation and attorney/client privileged communications with respect to Shaun Day v City of Livonia, Wayne County Circuit Court Case No. 25-010729-NI.

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 if you need assistance. Council agendas are available on the City's website – www.livonia.gov - under Your Government, City Council, Agendas & Minutes.

**2045th Regular Meeting of the Council of the City of Livonia
Monday, July 27, 2026 - Revised**

7:00 p.m. – City Hall Auditorium

33000 Civic Center Drive, Livonia, Michigan

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

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES

Regular Meeting Minutes of July 13, 2026

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

Department of Finance

a. Communication from the Department of Finance dated July 10, 2026, forwarding the Departmental Purchases Report, for the month ending June 30, 2026.

Office of the City Clerk

b. Communication received in the Office of the City Clerk, dated June 4, 2026, forwarding the 2026 Tax Rate Request (Form L-4029), from the Charter County of Wayne, Michigan, regarding the collection of the district's taxes.

c. Communication received in the Office of the City Clerk, dated May 28, 2026, forwarding the 2026 Tax Rate Request (Form L-4029), from the Clarenceville School District, regarding the collection of the district's taxes.

d. Communication received in the Office of the City Clerk, dated June 15, 2026, forwarding the 2026 Tax Rate Request (Form L-4029), from the Livonia Public Schools, regarding the collection of the district's taxes.

e. Communication received in the Office of the City Clerk, dated June 1, 2026, forwarding the 2026 Tax Rate Request (Form L-4029), from the Oakland Schools ISD, regarding the collection of the district's taxes.

f. Communication received in the Office of the City Clerk, dated June 10, 2026, forwarding the 2026 Tax Rate Request (Form L-4029), from the Plymouth Road Development Authority, regarding the collection of the district's taxes.

Agenda for the Regular Meeting of July 27, 2026

g. Communication received in the Office of the City Clerk, dated May 20, 2026, forwarding the 2026 Tax Rate Request (Form L-4029), from Schoolcraft College, regarding the collection of the taxes.

h. Communication received in the Office of the City Clerk, dated April 1, 2026, forwarding the 2026 Tax Rate Request (Form L-4029), from the State of Michigan, regarding the collection of the district's taxes.

i. Communication received in the Office of the City Clerk, dated June 10, 2026, forwarding the 2026 Tax Rate Request (Form L-4029), from the Wayne County Regional Educational Service Agency (RESA), regarding the collection of the district's taxes.

CONSENT AGENDA

External Requests

1. BLOCK PARTY: Stacy Robeniol, to be held Saturday, August 1, 2026, from 1:00 p.m. to 10:00 p.m., on Shadyside Street between Gable and Aldane Streets, with a rain date of Saturday, August 8, 2026. (Approving)
2. BLOCK PARTY: Erin Dobbins and Jerome Pfeifer, to be held Saturday, August 29, 2026, from noon to 10:00 p.m., in the SMB Estates in two locations, Ronnie Lane from Lyndon to Meadowbrook and Barbara Street from Scone to Perth. (Approving)
3. BLOCK PARTY: Tracy Nolte, to be held Saturday, August 29, 2026, from 5:00 p.m. to 9:00 p.m., on Marie Street and Court, between Knolson Street and Minton Avenue. (Approving)
4. BLOCK PARTY: Michael Camilleri, to be held Saturday, September 19, 2026, from 1:00 p.m. to 7:00 p.m., between 18528 and 18745 Parklane Street, with a rain date of Saturday, September 26, 2026. (Approving)

Livonia Fire & Rescue

5. REQUEST FOR AUTHORIZATION TO PURCHASE WHELEN EMERGENCY WARNING PACKAGES FROM PRIORITY ONE EMERGENCY: for emergency response warning equipment installed in department vehicles, from budgeted funds. (Approving)

Office of the City Clerk

6. REQUEST FOR CONSIDERATION OF A PROPOSED ORDINANCE AMENDMENT: to amend Chapter 8.16 (Restaurants) of Title 8. (Approving)

Planning Commission

7. WAIVER PETITION 2026-05-02-14: submitted by Oval Auto, requesting waiver use approval to operate an automobile repair facility, at 28755 Plymouth Road, located

Agenda for the Regular Meeting of July 27, 2026

on the south side of Plymouth Road between Garden Street and Harrison Street in the northeast ¼ of Section 36. (Approving)

Housing Commission

8. REQUEST TO EXECUTE THE 2027 AGREEMENT BETWEEN THE CITY OF LIVONIA AND SMART: to allow the Liv&Go transit program to receive the Municipal and Community Credits in the amount of \$89,424.00. (Approving)
9. REQUEST FOR APPROVAL OF THE 2026-2030 CONSOLIDATED PLAN: 2026-2027 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL PLAN AND BUDGET; AND REQUEST TO APPROVE HOLD HARMLESS CONTRACTS BETWEEN THE CITY OF LIVONIA AND FIRST STEP, FAIR HOUSING CENTER OF METROPOLITAN DETROIT, WAYNE METROPOLITAN COMMUNITY ACTION AGENCY, CRUZ CLINIC, STONEBROOK COUNSELING ASSOCIATES, PLCC, AND CARES IN FARMINGTON HILLS: in connection with the operation of a domestic violence victim assistance program; for the purpose of providing fair housing; and for the mental health counseling program provided through the Community Development Block Grant (CDBG) programs for the 2026-2027 program year. (Approving)

Department of Law

10. REQUEST TO APPROVE CABLE FRANCHISE AGREEMENT BETWEEN THE CITY OF LIVONIA AND COMCAST: for a period of (10) years from the date issued. (Approving)

UNFINISHED BUSINESS

External Requests

11. BLOCK PARTY: Christina Zeoli, to be held Saturday, August 22, 2026, from 11:00 a.m. to 7:00 p.m., on Summers Street, between Riverside Drive and Ashurst Street.
12. ROLL CALL: Proposed Amendment to the Livonia Code of Ordinances, as amended, submitted by Steven J. Rypma, Honigman, LLP, requesting to amend Chapter 3.12, Senior Citizens Housing Tax Exemption.
First reading given by Councilmember Carrie Budzinski on July 13, 2026.

Department of Civil Service

13. REQUEST TO AUTHORIZE EXPENDITURE TO SOLE SOURCE PROVIDER: to approve the quote from NeoGov for Talent Acquisition, from budgeted funds.

Department of Parks and Recreation

14. AWARD OF BID: for locker room re-grouting project at the Jack E. Kirksey Recreation Center, from budgeted funds.

Planning Commission

15. WAIVER PETITION 2026-05-02-13: submitted by Luxe Events LLC., requesting

Agenda for the Regular Meeting of July 27, 2026

waiver use approval to operate a banquet (event) facility with occupancy of over fifty (50) people, at 27600 Schoolcraft Road, located on the north side of Schoolcraft Road between Inkster Road and Cardwell Street in the southeast ¼ of Section 24.

NEW BUSINESS

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 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		

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

Zoning General Codes



LIVONIA VISION 21 ZONING MAP

LEGEND

Zoning Districts

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

CERTIFICATION

Planning Commission Approval: JUNE 1, 2021

Ian Wilshaw, Chair

Sam Caramagno, Secretary

City Council Approval: AUGUST 23, 2021

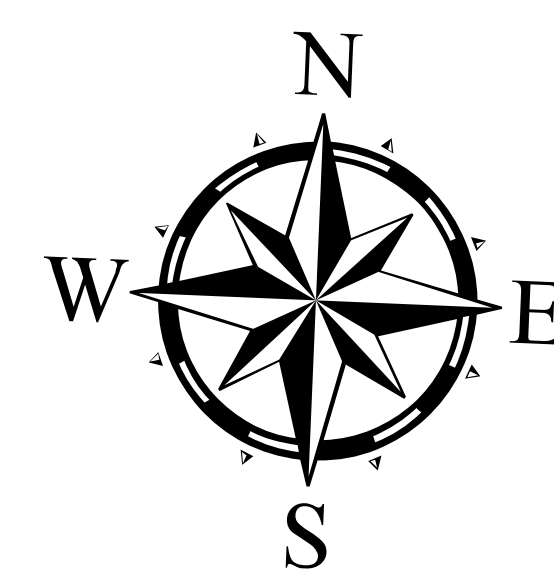
Kathleen McIntyre, Council President

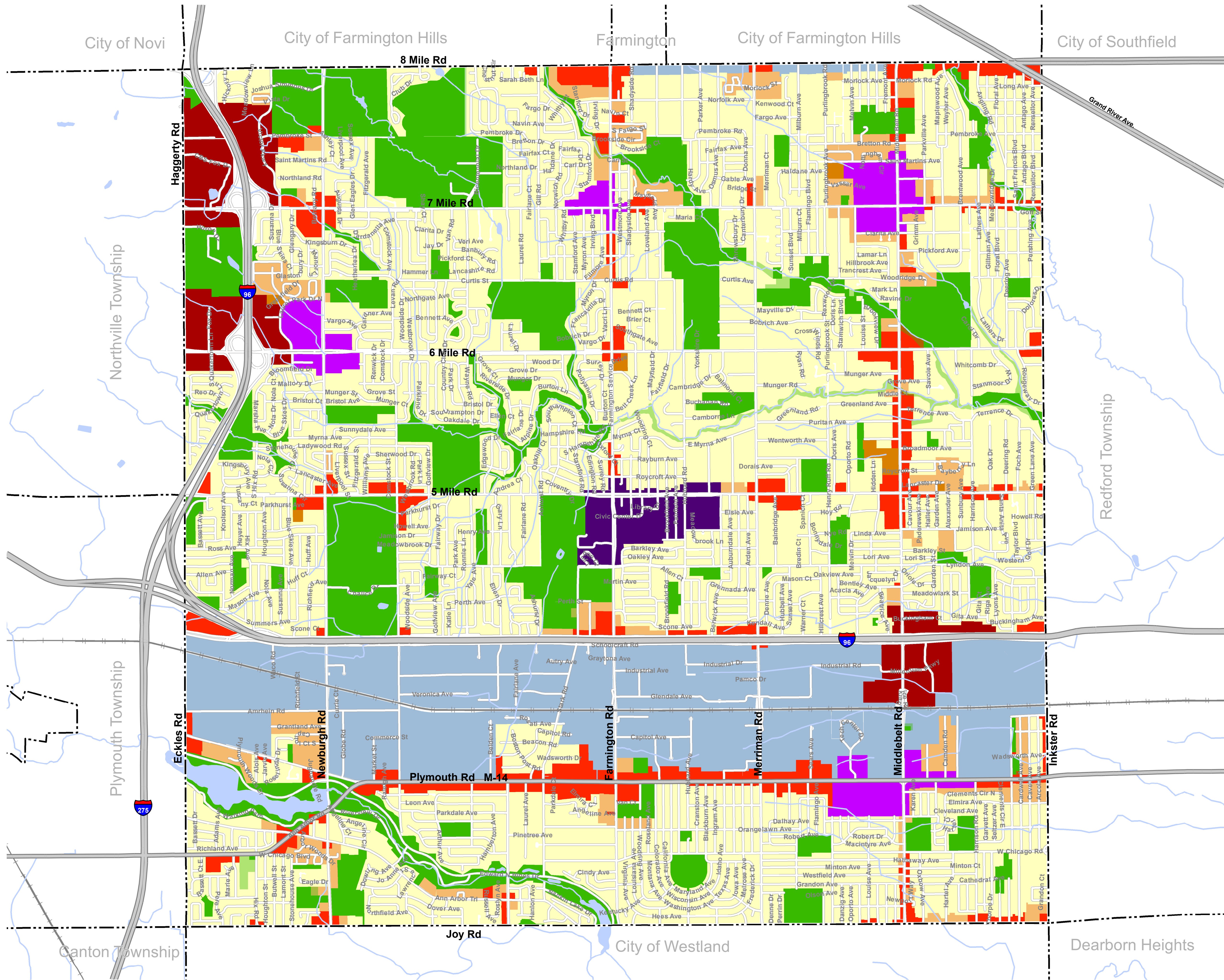
Authenticated by:

Maureen Miller Brosnan, Mayor

Susan Nash, City Clerk

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





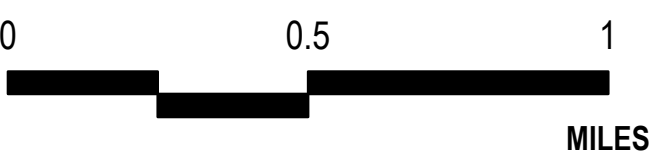
Future Land Use

City of Livonia, Michigan

September 7, 2018

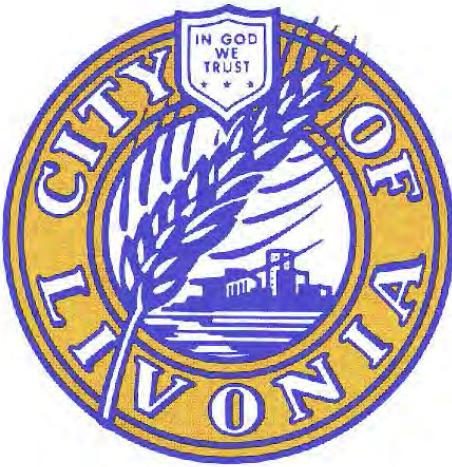
LEGEND

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



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





CITY OF LIVONIA
THOROUGHFARE PLAN

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

AMENDMENTS

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

Planning Director

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

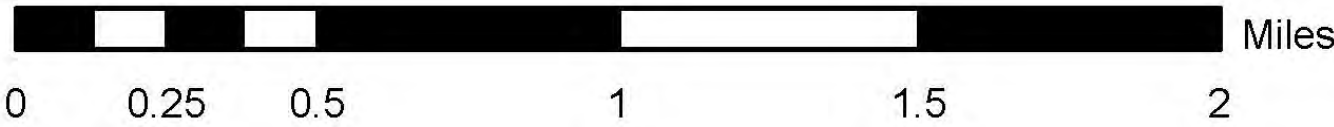
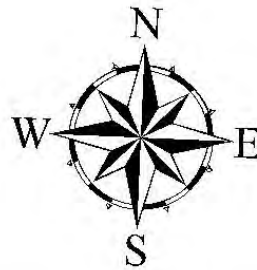
PETITION NO.	DATE APPROVED
82-4-7-4	5/18/82
83-7-7-2	8/30/83
86-1-7-1	3/18/86
86-5-7-4	6/17/86
86-7-7-5	8/19/86
88-6-7-1	7/12/88
88-6-7-2	7/12/88
89-12-7-4	1/30/90

NOTES

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

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

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



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

CITY OF LIVONIA OUTDOOR LIGHTING POLICY

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

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

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

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

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

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

Article I – Officers and their Duties

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

Article II – Election of Officers

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

Article III – Meetings

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

Article IV – Committees

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

Article V – Employees

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

Article VI – Hearings

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

Article VI – Hearings (continued)

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

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

Article VI – Hearings (continued)

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

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

Article VI – Hearings (continued)

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

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

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

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

Article VII – Conduct of Commissioners

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

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

Article VII – Conduct of Commissioners (continued)

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

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

OUTLINE OF CITY PLANNING COMMISSION MEETING FORMAT

I. Opening remarks by the Chairman:

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

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

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

The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether the petition is accepted or rejected.

If a petition requesting a waiver of use or site plan is denied tonight, the petitioner has ten (10) days in which to appeal the decision, in writing, to the City Council.

Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption.

The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

- B. Will the Secretary please call the roll?

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

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

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

PUBLIC HEARING ITEMS

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

Are there any questions for the Staff?

When questions have been exhausted...

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

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

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

(The petitioner makes his/her presentation)

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

(Questions by Commissioners)

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

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

A. A motion is in order.

(Motion is offered)

B. Is there support for the motion?

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

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

(Comments speaking to the motion)

D. Will the Secretary please call the roll?

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

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

PENDING ITEMS

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

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

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

Will the Secretary please read the first item?

(Secretary reads the first pending item)

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

(Staff comments if applicable)

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

C. A motion is in order.

(motion is offered)

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

(motion is supported)

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

F. Will the Secretary please call the roll?

(Secretary calls the roll)

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

H. Will the Secretary please read the next item?

Restart at Section A above

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

MISCELLANEOUS SITE PLANS

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

Will the Secretary please read the first item?

(The Secretary reads the item)

- A. Do you have any comments Mr. Uhazie?**

(Staff comments, if applicable)

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

- C. A motion is in order.**

(motion is offered)

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

(motion is supported)

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

- F. Will the Secretary please call the roll?**

(Secretary calls the roll)

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

- H. Will the Secretary please read the next item?**

Restart at Section A above.

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

CLOSE MEETING

IX. That concludes our agenda for this evening.

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

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