

**AGENDA  
CITY PLANNING COMMISSION  
CITY OF LIVONIA  
Tuesday, August 11, 2026**

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**7:00p.m.**

**PREHEARING ITEM FOR THE MEETING OF**

**Public Hearing Item(s)**

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.
4. Petition 2026-01-07-01 submitted by the City Planning Commission requesting to amend the Livonia Vision 21 Master Plan, and adopt Book 5, Housing sustainability, pursuant to Michigan Public Act 33 of 2008 (the Michigan Planning Enabling Act), as amended.

**Miscellaneous Items**

5. 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 Items**

6. 4. 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.

**Approval of Minutes**

7. Approval of the Minutes of the 1,247th Public Hearings and Regular Meeting held by the Planning Commission on July 14, 2026.

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