

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

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.

**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

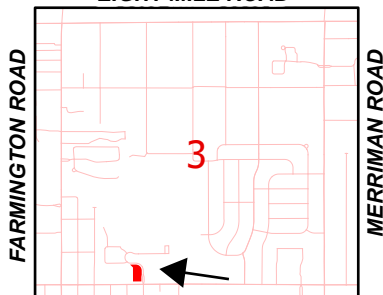
LOVELAND ST.

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

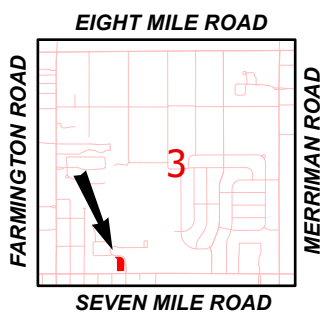


City of Livonia
Planning Department



SEVEN MILE ROAD

MAYFIELD AVE.



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

PUBLIC 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.
- That the amendment will not be expected to result in exclusionary zoning.

PUBLIC HEARING

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

- 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.

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

PUBLIC HEARING

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

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.

August 11, 2026, Public Hearing:

Commissioners inquired whether Mayfield Avenue is publicly owned or a private drive. Reviews have shown that the road is publicly owned. Other questions arose about the impact on the neighborhood. Consideration should be given to whether the proposed zoning aligns with the intended development pattern for the corridor or district, as well as whether appropriate buffering, access management, and design standards can be implemented to ensure compatibility with adjacent properties.

Rezoning a property from C-1 (Local Business) to C-2 (General Business) can significantly expand the range and intensity of permitted land uses on the site. While C-1 districts are typically intended to serve nearby residential neighborhoods with small-scale retail and service uses, C-2 zoning allows for a broader mix of commercial activities, including larger retail establishments, restaurants with drive-through facilities, automotive-related uses, and other higher-traffic businesses.

However, the shift to C-2 zoning may also introduce impacts that are less compatible with surrounding land uses, particularly if adjacent to residential areas. Increased traffic volumes, longer operating hours, higher noise levels, and more intense site activity are common concerns associated with general business districts. Additionally, larger building footprints, expanded parking requirements, and more prominent signage may alter the visual character of the area. These changes can place added demands on local infrastructure, including roadways, utilities, and public services, and may require careful site planning and mitigation measures to minimize adverse effects.

Denying Resolution: The request to rezone the property at 32520 Seven Mile Road from C-1 (Local Business) to C-2 (General Business District), is hereby denied for the following reasons:

1. That the petitioner has failed to affirmatively show that the proposed change of zoning and the intended use of the property as an automotive service center would be compatible to or in harmony with the surrounding residential neighborhoods.

PUBLIC HEARING

ITEM 1 Petition 2026-06-01-02 Page 4

2. That the existing C-1 zoning is more consistent with the established pattern of development and character of the area.
3. That the proposed change of zoning is inconsistent with adjacent zoning districts in the area; and
4. That the proposed change of zoning is inconsistent with the established pattern of development and would adversely alter the character of the area.

Approving Resolution: The request to rezone the property at 32520 Seven Mile Road from C-1 (Local Business) to C-2 (General Business District), is hereby approved, subject to City Council approval, for the following reasons:

1. That the proposed change of zoning to C-2 would be compatible to and in harmony with the surrounding zoning and land uses in the area.
2. That the property involved in this request would be in full compliance with C-2 District regulations.
3. That the proposed change of zoning to C-2 would cause the zoning of the property to more accurately correspond to the use and size of the property; and,
4. The proposed zoning change represents a reasonable and logical plan for the subject property that adheres to sound land use planning principles.



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

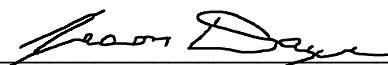
WE ARE SENDING YOU THE ATTACHED

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
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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
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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

- 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.

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

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

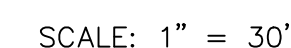
A circular professional seal for Justin R. Brands, a Licensed Professional Surveyor in the State of Michigan. The seal features a double-lined circular border. Between the lines, the words "STATE OF MICHIGAN" are written along the top arc, and "LICENSED PROFESSIONAL SURVEYOR" along the bottom arc. Two five-pointed stars are positioned on the left and right sides, separating the top and bottom text. In the center of the seal, the name "JUSTIN R BRANDS" is printed in a larger font, and below it, "PROFESSIONAL SURVEYOR NO 4001071372" is printed in a smaller font.

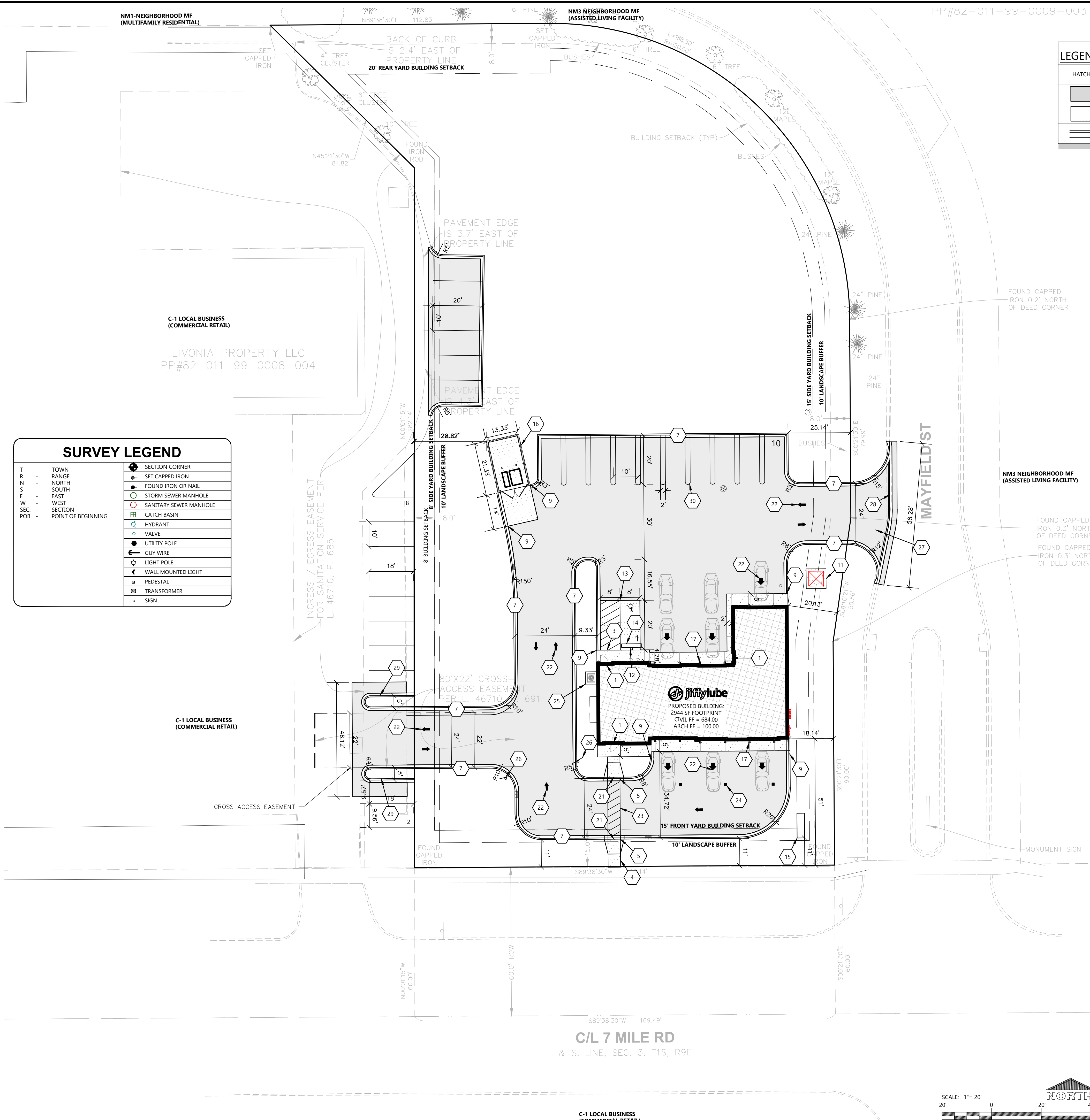
A map showing the intersection of Farmington Rd and Merriam Rd. Farmington Rd runs vertically, and Merriam Rd runs horizontally. The intersection is labeled '8 MILE RD' at the top and '7 MILE RD' on the right. A small black rectangle labeled 'SITE' is located on Farmington Rd, south of the intersection.

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

[illegible]

Proj	250762
File	3-1S-9E
Date	10/03/2025
Drafted by	NB





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 AHJ (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'

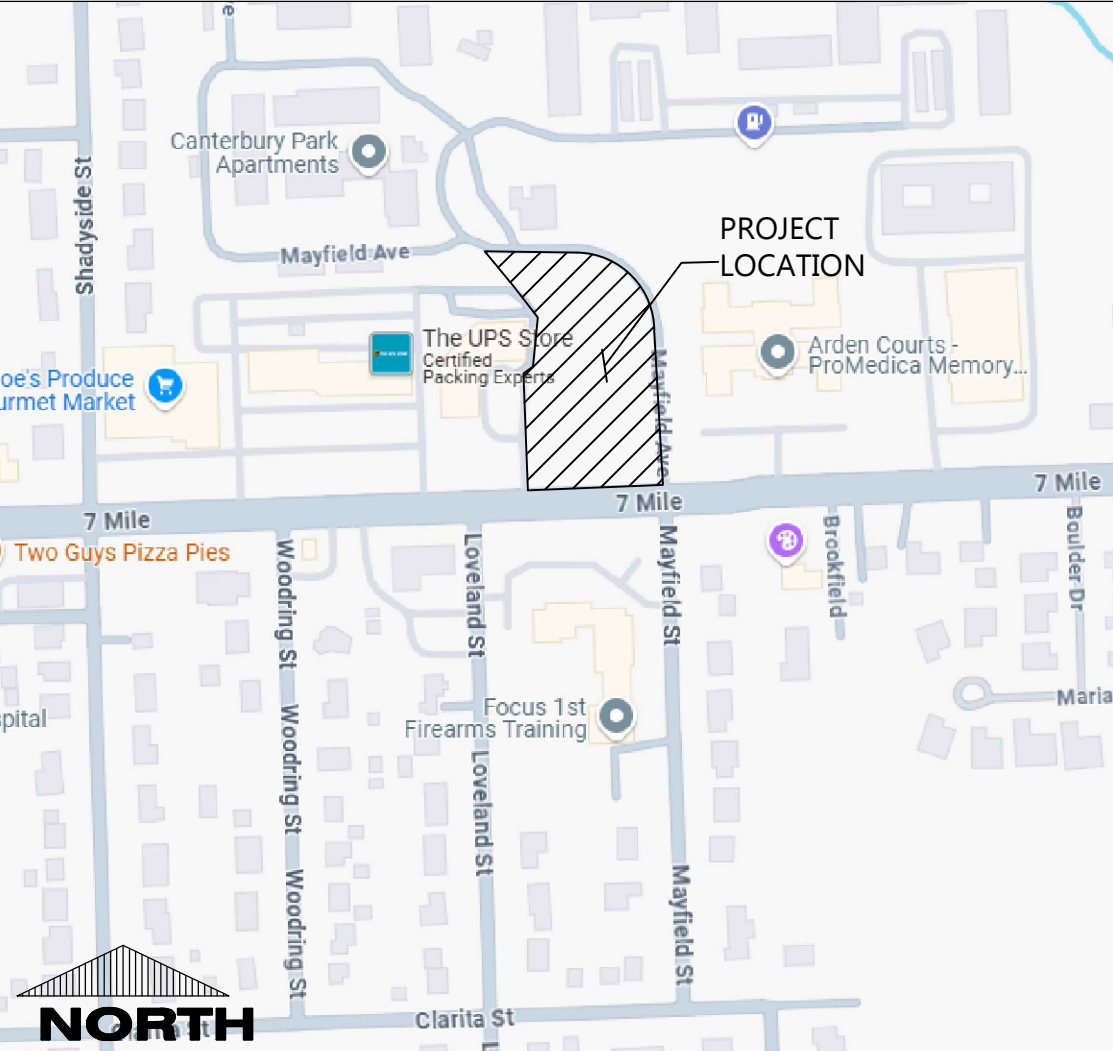
PAVEMENT: FRONT (SOUTH) = 10'
SIDE (EAST) = 10'
SIDE (WEST) = NONE
REAR (NORTH) = 10'

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





Excel

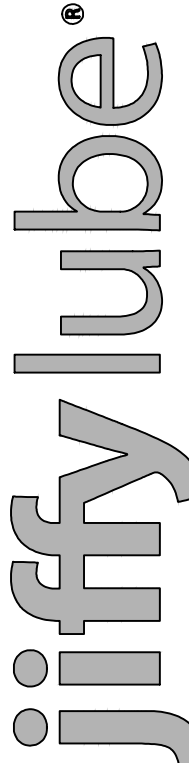
Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

ALL ARCHITECTURAL AND ENGINEERING DRAWINGS ARE PREPARED BY EXCEL ENGINEERING, INC. IN CONFERENCE AND DISCUSSION WITH THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.

JOB NUMBER: 250229400

JIFFY LUBE INTERNATIONAL, 2013. ALL RIGHTS RESERVED. FOR WHICH THESE DOCUMENTS HAVE BEEN PREPARED. NO CONFERENCE AND DISCUSSION MAY NOT BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.



MULTI-CARE SERVICES
JIFFY LUBE PROTOTYPE WITH STONEBRIAR OPTIONS
LIVONIA, MI
32520 7 MILE ROAD

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

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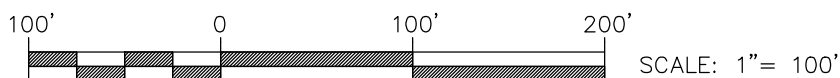
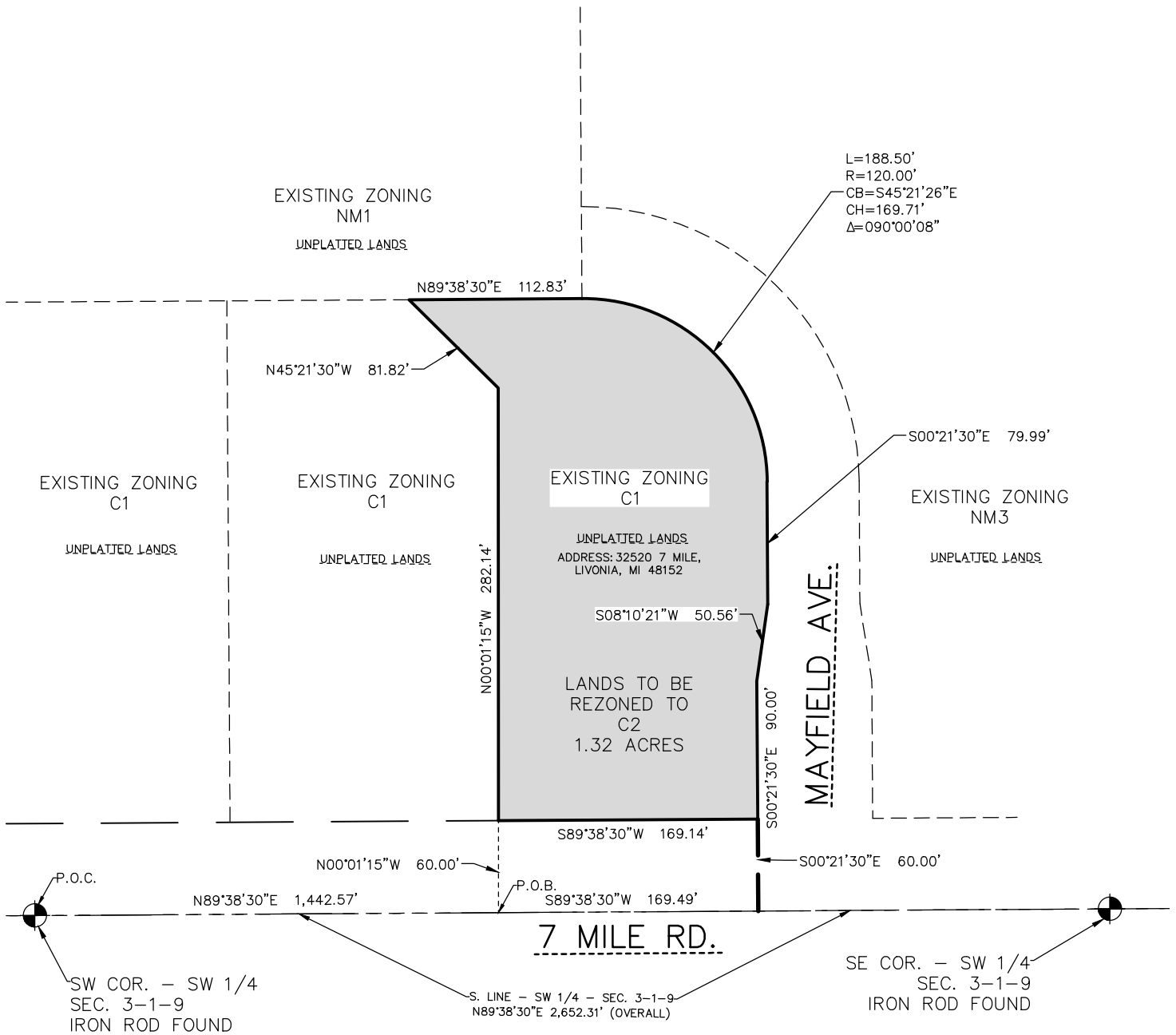
SITE PLAN

DRAWN: DS CHECKED: JD

SHEET NO:

C1.1

ZONING EXHIBIT





EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a Better Plan

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

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,

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

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: July 27, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2026-06-01-02 – 32520 Seven Mile Road

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

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

This Department has no further objections to this Petition.

I trust this provides the requested information.

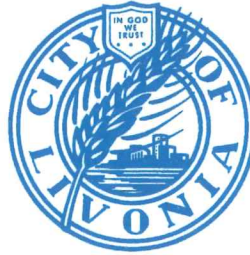
Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE

Ermon Sims
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

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

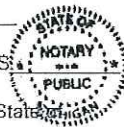
Subscribed and sworn to before me, a Notary Public in and for the County of Oakland State of Michigan Acting in the County of Oakland

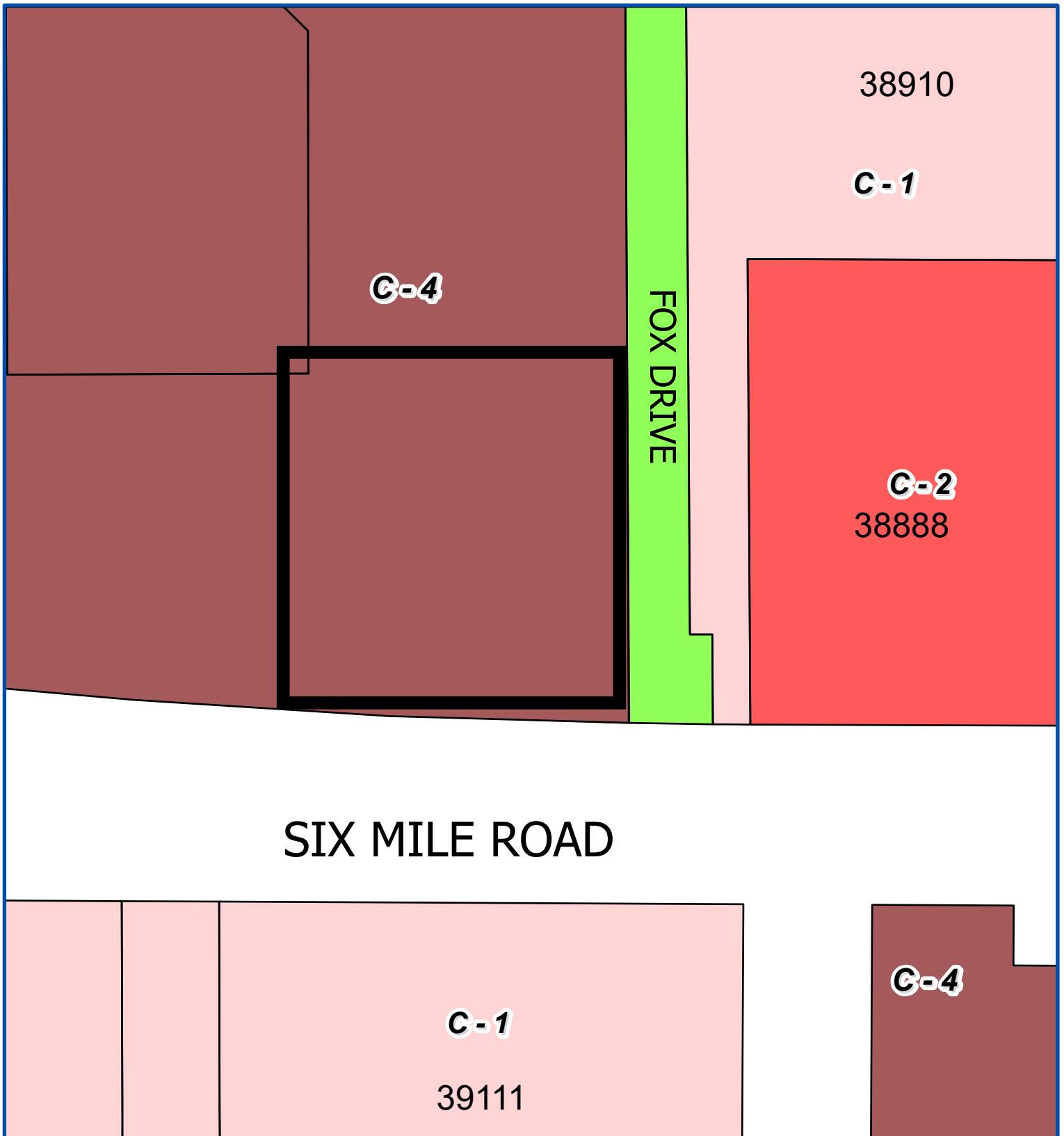
Michigan on this 7th day of May 20 26

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

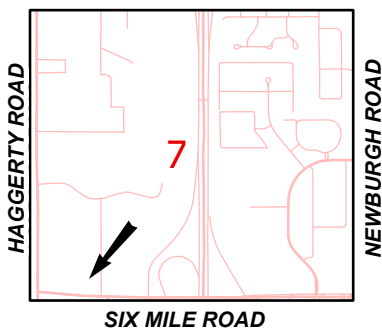
Acting in the County of Oakland

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





SEVEN MILE ROAD



Address & Zoning Map

Petition 2026-06-02-18

Fogo De Chao SDM

39000 Six Mile Road



Not to Scale



City of Livonia
Planning Department

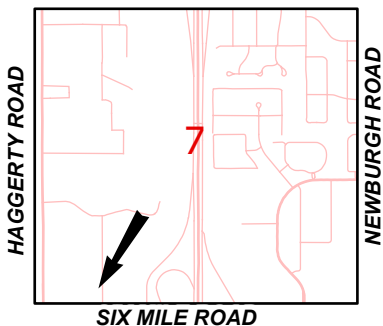


SIX MILE ROAD

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

PUBLIC 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

PUBLIC 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.

August 11, 2026, Study Meeting:

Approving Resolution: That the request to utilize a S.D.M. liquor license (allows a business licensed to sell, at retail, beer, wine, and mixed spirit drink products in the original package for consumption off the premises) in connection with the proposed restaurant operation (Fogo De Chao) at 39000 Six Mile Road, is hereby approved for the following reasons, subject to City Council approval and the following conditions:

1. That the subject site has the capacity to accommodate the proposed use.
2. That the use of a SDM liquor license will complement the existing use of the subject property and will provide an additional service to customers; and
3. This waiver approval is limited to this applicant and can only be transferred to another user with approval by the City Council

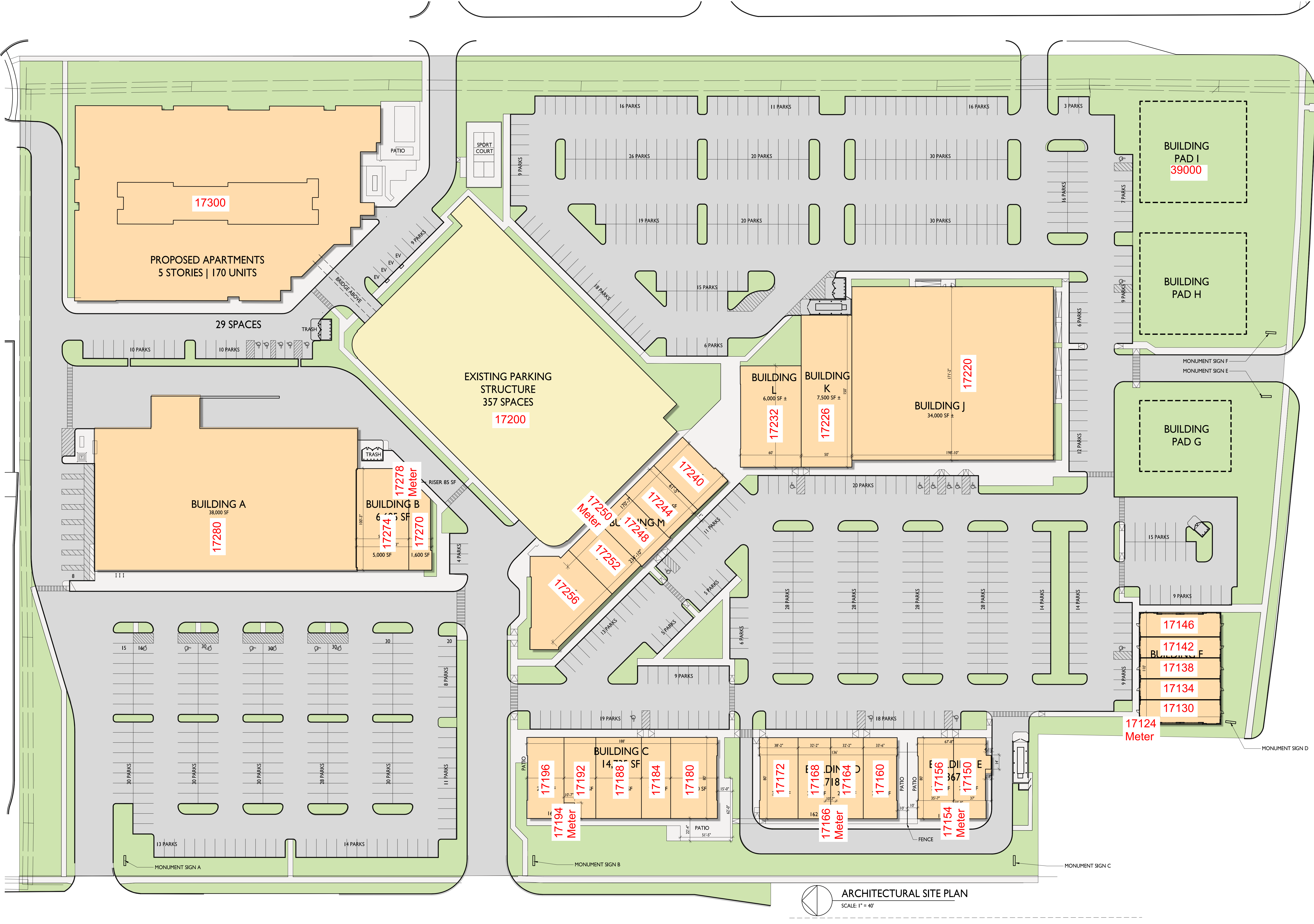
Denying Resolution: That the request to utilize a S.D.M. liquor license (allows a business licensed to sell, at retail, beer, wine, and mixed spirit drink products in the original package for consumption off the premises) in connection with the proposed restaurant operation (Fogo De Chao) at 39000 Six Mile Road, is hereby denied for the following reasons:

1. That the petitioner has failed to affirmatively show that the proposed utilization of a SDM liquor license at this location would comply with all the general waiver use standards and requirements as set forth in Section 6.22 of the Livonia Zoning Ordinance.

PUBLIC HEARING

ITEM 2 Petition 2026-06-02-18 – Fogo De Chao S.D.M. License Page 3

2. That this part of the City is currently well-served with SDM liquor licensed establishments selling alcoholic beverages.
3. That the petitioner has failed to adequately demonstrate that the facility has the capacity to accommodate the proposed use, and
4. That the proposal is contrary to the goals and objectives of the Zoning Ordinance which, among other things, are intended to ensure suitability and appropriateness of uses.





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

FIRST MAIN
CLIENT FOR MICHIGAN
2340 Seward Church Ave SW
Canton, OH 44706
234-450-0750
OHIO • CALIFORNIA
COLORADO • INDIANA
OKLAHOMA

FOGO DE CHAO
THE SHOPS AT COLLEGE PARK
39200 SIDAILE ROAD
LYNDEN, MN 56137

Meeting: 25-09-2023
Date: 08-08-2023
Scale: 1/8" = 1'-0"

☐ Approved
☐ Approved with
☐ Notes & Revisions

Notes: All project information is provided for informational purposes only. It is not intended to be used for any other purpose. The information is provided as is, without warranty, and the user assumes all responsibility for its use. The information is not to be used for any other purpose without the written consent of the provider.



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

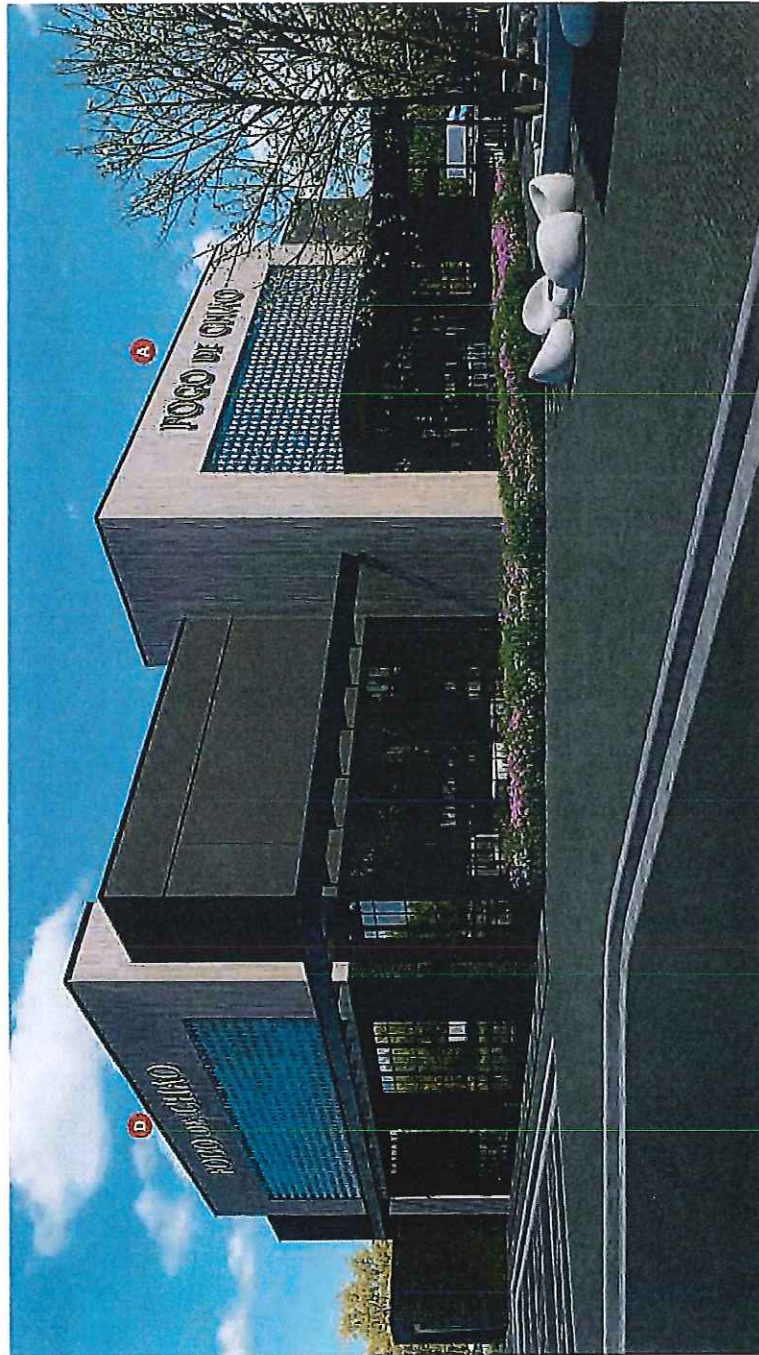


2 AERIAL VIEW
Scale: 1/8" = 1'-0"

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
WEST 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

FIRESTANDING SIGN
 MAX 50'FT. ALLOWED; 30-50 FT.
 MAX HEIGHT: 6'-0"



1 RENDERING
SCALE: NTS

FIRST & MAIN
MESSAGE FOR MOTHERS WEEK

2340 Shafter Church Ave SW
Cumon, OH 44705
274-158-0990

OHIO • CALIFORNIA
COLORADO • INDIANA
OKLAHOMA

6360

FOGO DE CHAO
THE SHOPPES AT COLLEGE PARK
3920G SIX MILE ROAD
LIVONIA, MI 48152

107050

11/20/2013 10:58 AM

2009-07-28 15:16:00

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

20110124.44 November 24, 2011 Tue

10

2000年11月

James H. Buckley

2015-06-06-56

78-28 7829

100

As in an animal experiment, it may occur in man that a large number of human patients do not respond to a very long period of treatment with light. It is not to be taken as a general rule that the results of this light treatment are to be taken as evidence of an effective separation, and a further separation should be carried out in further sessions with the same treatment.



...the fact that the Government has been ...

FIRST MAIN
SIGNAGE FOR MODERN MARKETS
2240 Shuler, Denver, CO 80202
303.458.0950
CHICAGO • CALIFORNIA
COLORADO • INDIANA
OKLAHOMA

FOGO DE CHÃO
THE SHOPPELAC DORLETHAY
37200 50th AVE S
DENVER, CO 80231

Address:

Phone: (773) 234-1234

Website: www.fofogo.com

City: Chicago, IL

State: IL

Zip: 60601

Country: USA

Latitude: 41.8819

Longitude: -87.6298

Altitude: 1660

Area: 1000

Perimeter: 1000

Volume: 1000

Weight: 1000

Length: 1000

Width: 1000

Height: 1000

Depth: 1000

Radius: 1000

Angle: 1000

Area: 1000

Perimeter: 1000

Volume: 1000

Weight: 1000

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Angle: 1000

Area: 1000

Perimeter: 1000

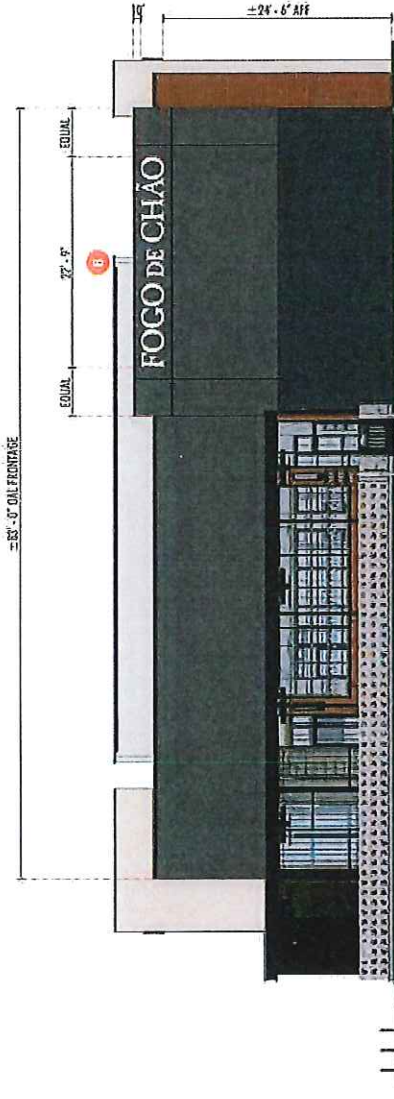
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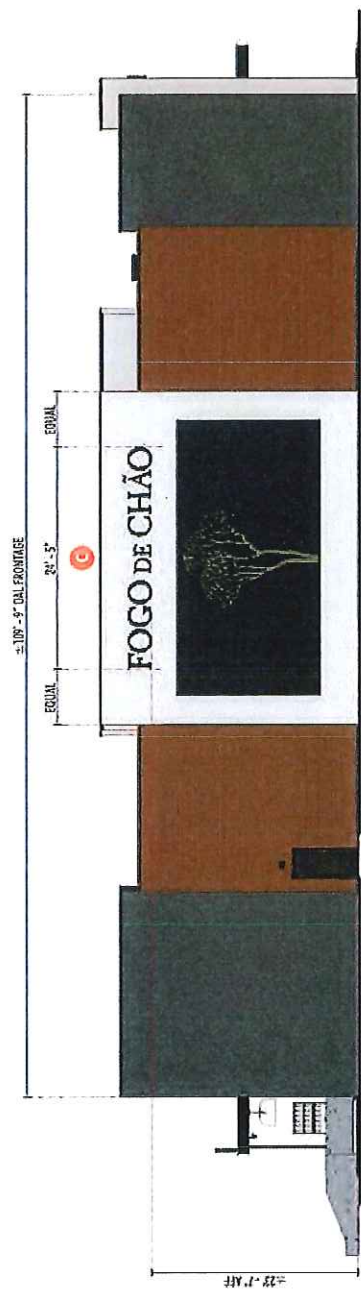
50 FT ALLOWED: 1:1
TOTAL ALLOWED: 99.50 FT
SIGN A: 41.8450 FT

1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

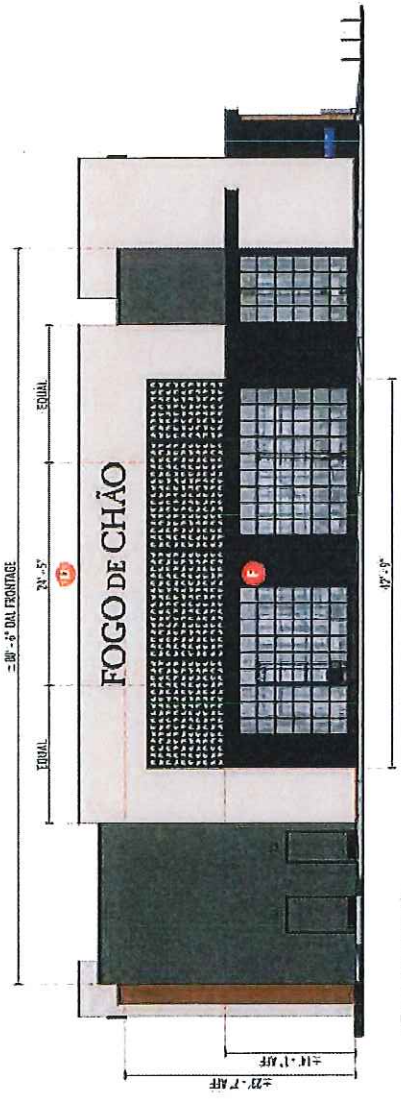


50 FT ALLOWED: 1:1
TOTAL ALLOWED: 99.50 FT
SIGN A: 41.8450 FT

2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"
50. FT. ALLOWED: 1.3
TOTAL ALLOWED: 105.550 FT.
SIGN A: 61.0550 FT.



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
50. FT. ALLOWED: 1.3
TOTAL ALLOWED: 105.550 FT.
SIGN A: 61.0550 FT.

FIRST MAIN
SIGNAGE FOR MODULAR SIGNAGE

2240 Shepherd Church Ave SW
Carmen, NM 87501
724.458.0190

OHIO • CALIFORNIA
COLORADO • INDIANA
OKLAHOMA

FOGO DE CHÃO
PINE SOUTHWEST COLLEGE PARK
37200 S. HILLER ROAD
LAWRENCE, KS 66044

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

Project No. 75-0399-2013
Date: 08-08-2013
Page: 2 of 3

There is no warranty made by the sign company for the use of the sign. The sign company is not responsible for the use of the sign. The sign company is not responsible for the use of the sign. The sign company is not responsible for the use of the sign.

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

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: July 27, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2026-06-02-18 – 39000 Six Mile Road

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

1. This location is within 1000 feet of another licensed establishment. Council would need to waive this requirement.

This Department has no further objections to this Petition.

I trust this provides the requested information.

Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE

Ermon Sims
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

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 handsofthetpf@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 handsofthetpf@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

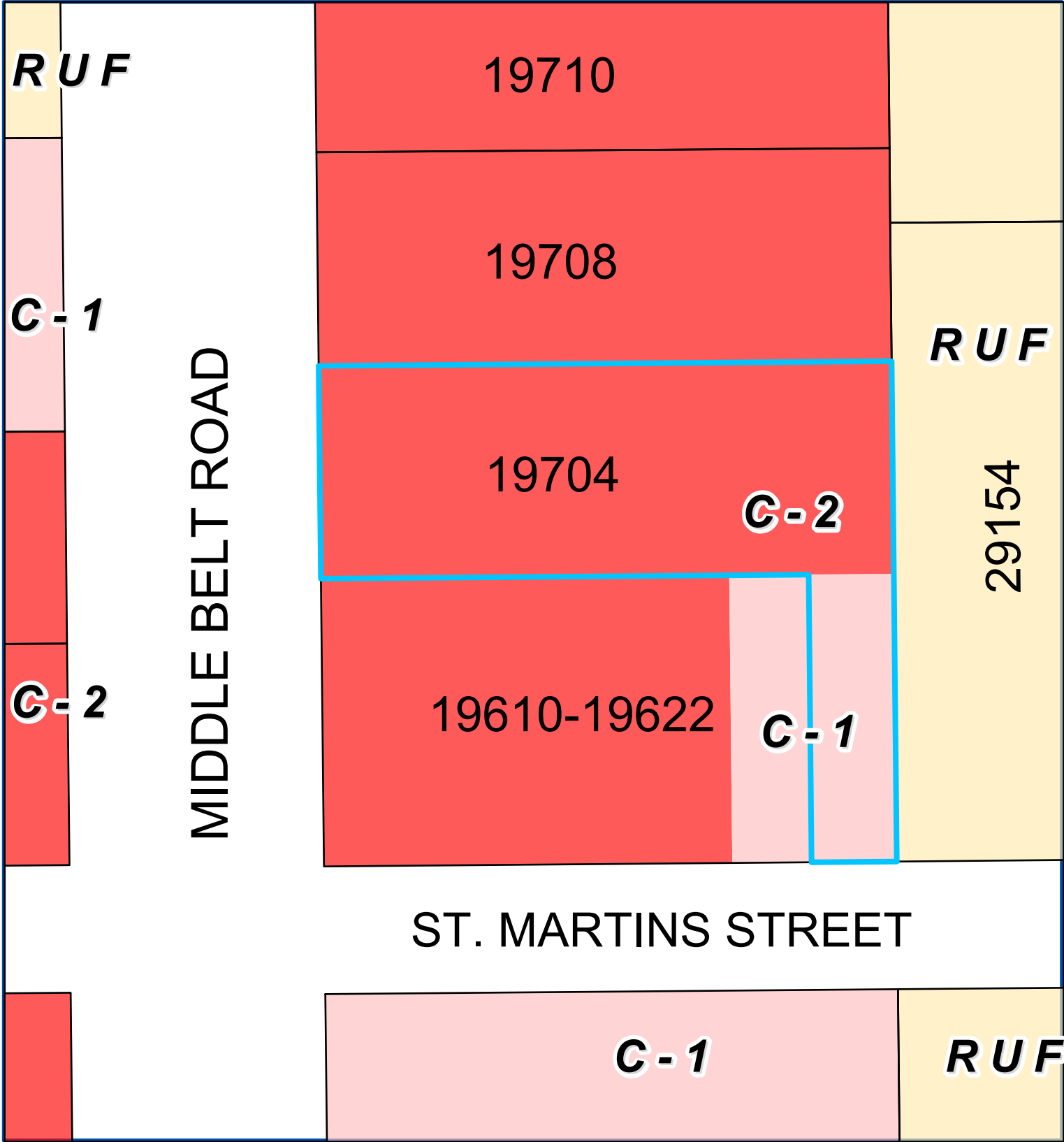
Signature of Owner: [Signature] Print Name: MARK YONO

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.

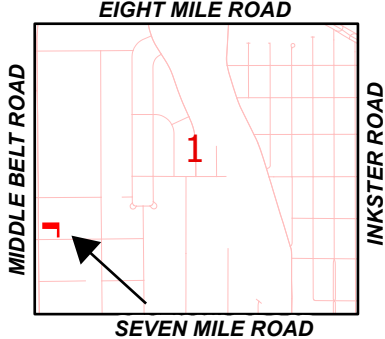


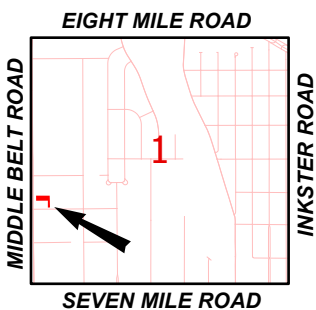
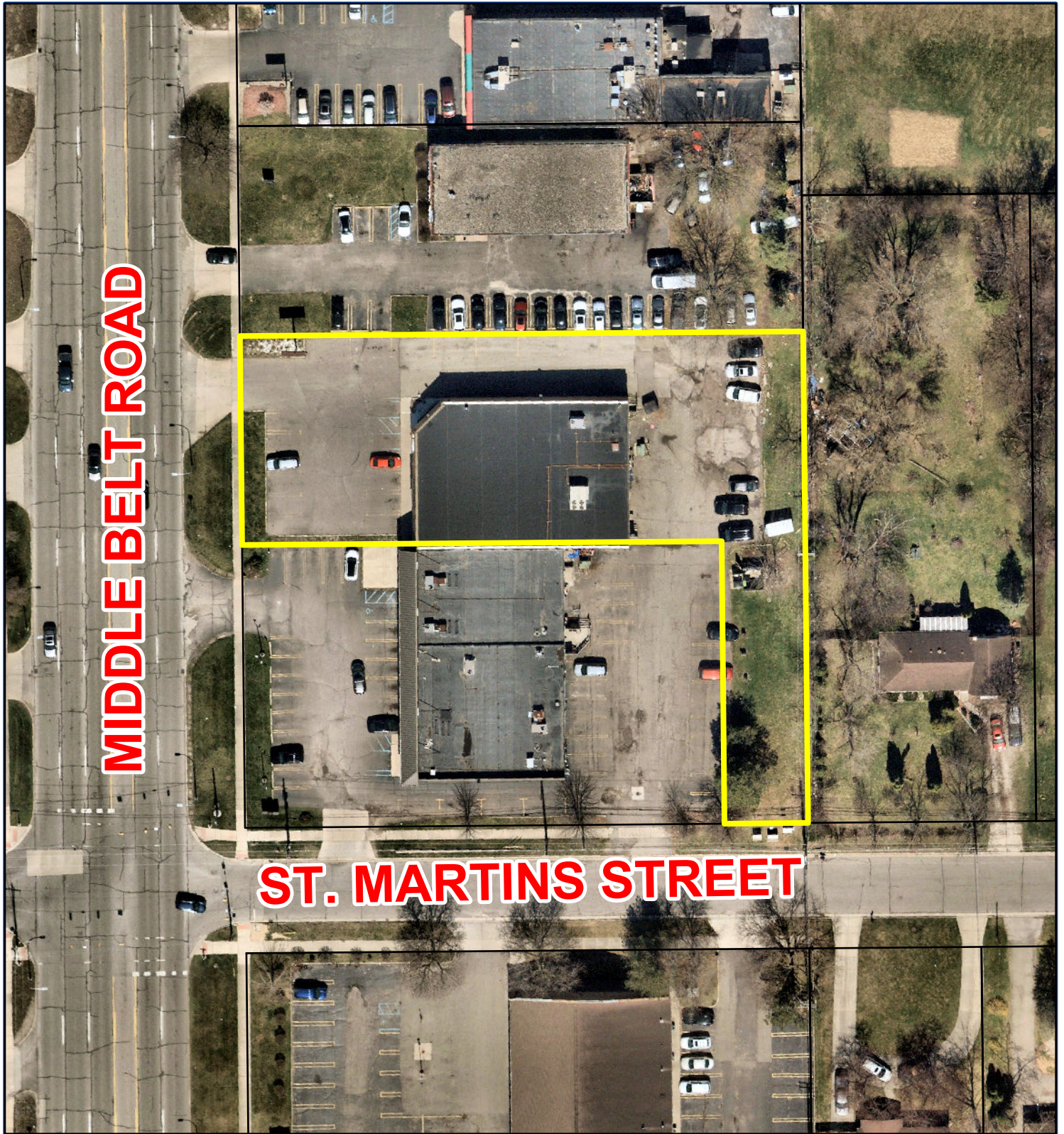
Address & Zoning Map

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



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

PUBLIC 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.

PUBLIC 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.

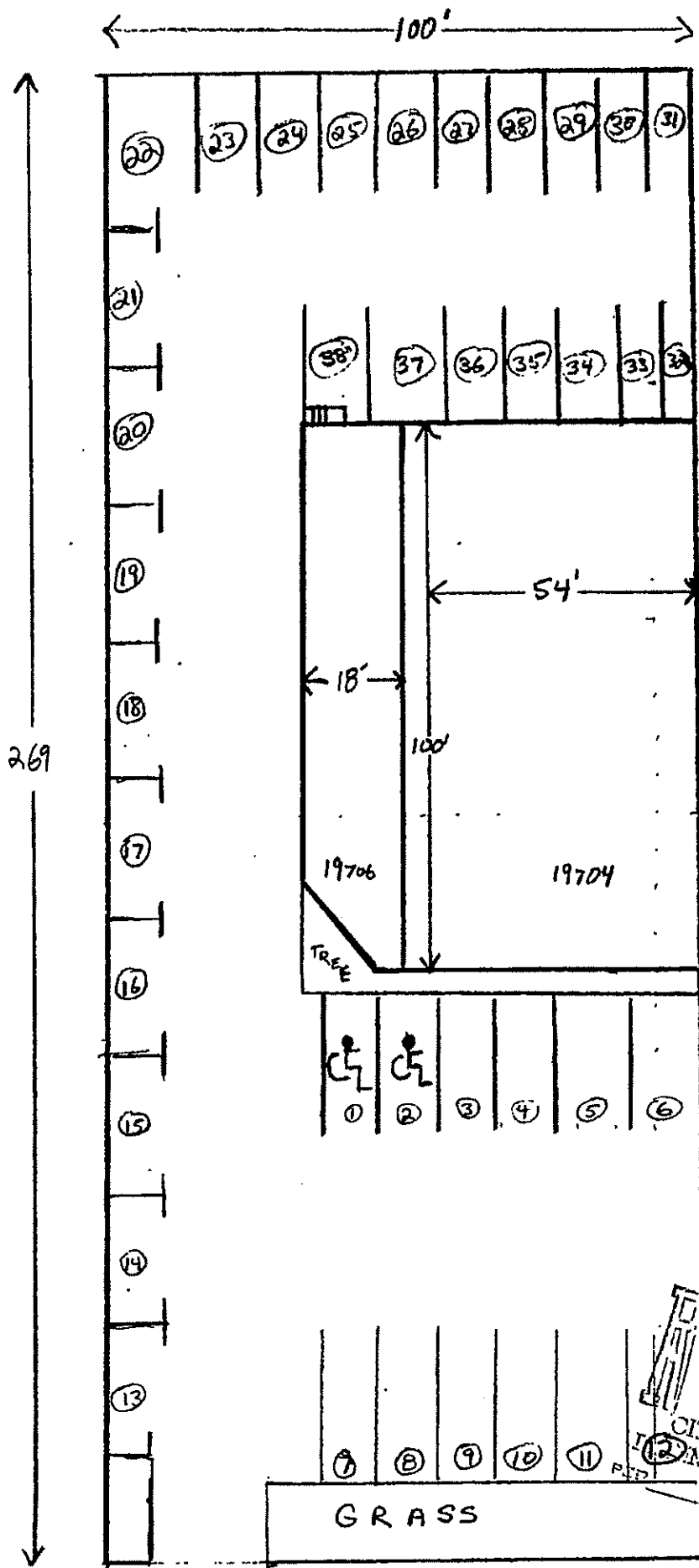
August 11, 2026, Public Hearing:

Approving Resolution: The request for a waiver use to operate a second-hand store at 19704 Middle Belt Road, is hereby approved for the following reasons, subject to City Council approval and the following conditions:

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

Denying Resolution: The request for a waiver use to operate a second-hand store at 19704 Middle Belt Road, is hereby denied for the following reasons:

1. The petitioner has not demonstrated unique site conditions or practical difficulties that would justify deviation from the ordinance standards applicable to similarly situated properties within the C-2 (General Business) zoning district.
2. That the proposal is contrary to the goals and objectives of the Zoning Ordinance which, among other things, are intended to ensure suitability and appropriateness of uses.



RECEIVED
MAR 26 1987
CITY OF LIVERMORE
PLANNING COMMISSION

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

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: July 27, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2026-07-02-19 – 19704 Middle Belt Road

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

1. The parking lot at the rear of the building is in disrepair and shall be repaired and/or replaced where necessary. Parking spaces shall be 10' wide and 20' deep and double-striped.
2. Barrier-Free parking spaces are required to meet the ICC A117.1 -2017 standard. A van accessible parking space is required as well. The car accessible parking space shall be a minimum of 8' wide with a 5' hashed access aisle adjacent to it, and a van accessible space shall be 11' wide with a 5' hashed access aisle adjacent to it. They shall be properly sized, signed, and striped.

This Department has no further objections to this Petition.

I trust this provides the requested information.

Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE

Ermon Sims
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

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

PLANNING COMMISSION

IAN WILSHAW, Chairman
GLEN W. LONG, JR., Vice Chairman
SAM CARAMAGNO, Secretary
DAVID BONGERO
PETER H. VENTURA
WAFU DINARO
PATRICK DROZE



MAUREEN MILLER BROSNAN
MAYOR

MARK TAORMINA
PLANNING & ECONOMIC
DEVELOPMENT DIRECTOR

JACOB UHAZIE
ASSISTANT PLANNING DIRECTOR

KRISTOFFER CANTY
PLANNER IV

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2290 Fax (734) 466-2108

NOTICE OF PUBLIC HEARING FOR THE CITY OF LIVONIA VISION 21 COMPREHENSIVE MASTER PLAN

NOTICE IS HEREBY GIVEN, pursuant to the Michigan Public Act 33 of 2008 (the Michigan Planning Enabling Act), as amended, the City of Livonia Planning Commission will hold a public hearing on **Tuesday, August 11, 2026 at 7:00 p.m.**, in the Livonia City Hall, Auditorium, 33000 Civic Center Drive, Livonia Michigan 48154.

The City of Livonia is currently updating its Comprehensive Master Plan as part of the required five-year review. The proposed changes are intended to bring the plan into compliance with the requirements of the Michigan Planning Enabling Act. In addition, the amendments ensure the goals and vision presented in the Plan are consistent with the current vision of the City.

A 45-day public review period has been conducted and Planning Commission will consider comments received and any additional comment provided at the public hearing. The Planning Commission will hear comments on the proposed Livonia Vision 21 Master Plan, including the addition of Book 5, Housing sustainability and will consider adoption of the Plan.

The City of Livonia will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the public hearing, to individuals with disabilities upon written notice being received at least five (5) business days prior to the public hearing. Individuals with disabilities requiring auxiliary aids or services should contact the City of Livonia at (734) 466-2290.

The draft Livonia Vision 21 Master Plan, including the addition of Book 5, Housing sustainability is available for review online at livonia.gov/237/Planning.

Ian Wilshaw, Planning Commission Chair

**CITY OF LIVONIA
PLANNING COMMISSION BOARD**

RESOLUTION NO. 2026-_____

**RESOLUTION ADOPTING THE LIVONIA VISION 21 MASTER PLAN
AMENDMENT - BOOK 5: HOUSING SUSTAINABILITY.**

WHEREAS, the Draft Livonia Vision 21 Master Plan Amendment completed the required public review process under the Michigan Planning Enabling Act; and

WHEREAS, the Planning Commission conducted the required public hearing on August 11, 2026, received and considered public testimony and comments, and considered any final revisions to the amendment; and

WHEREAS, Book 5: Housing Sustainability updates the City's housing framework, goals, strategies, and implementation actions to support housing choice, neighborhood quality, affordability, preservation of existing housing, and long-term housing sustainability.

NOW, THEREFORE, BE IT RESOLVED

that the City of Livonia Planning Commission hereby adopts the Livonia Vision 21 Master Plan Amendment - Book 5: Housing Sustainability, including any revisions approved by the Planning Commission at its August 11, 2026 meeting, as an amendment to and component of the City of Livonia's adopted comprehensive master plan.

BE IT FURTHER RESOLVED, that the Chairperson and Secretary are authorized to certify the adopted amendment and that City staff is directed to complete all required filing, transmittal, and distribution steps in accordance with the Michigan Planning Enabling Act.

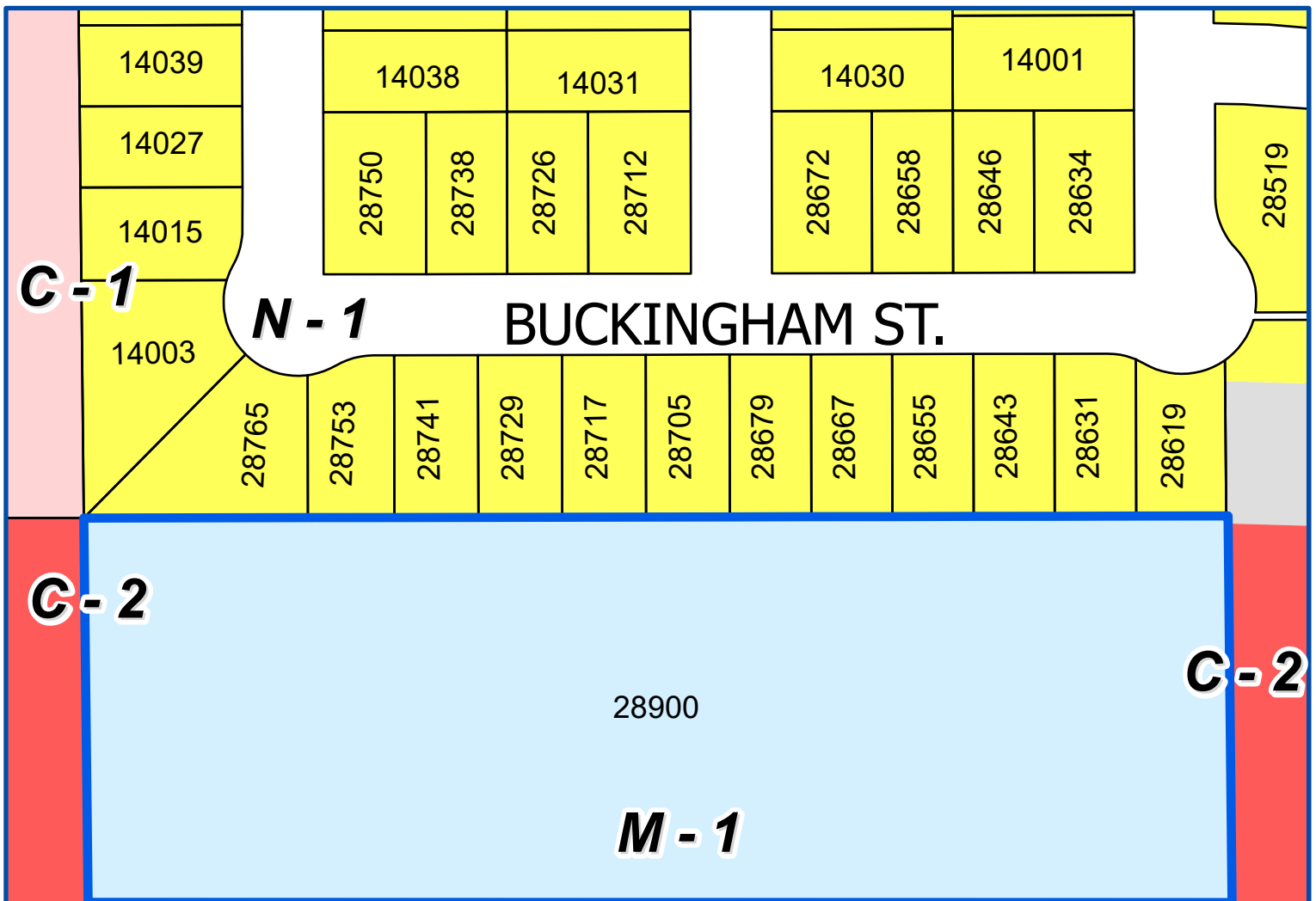
MOTION BY: Commissioner _____

SECOND BY: Commissioner _____

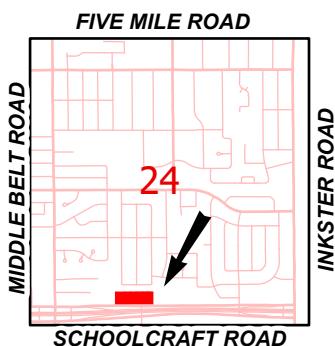
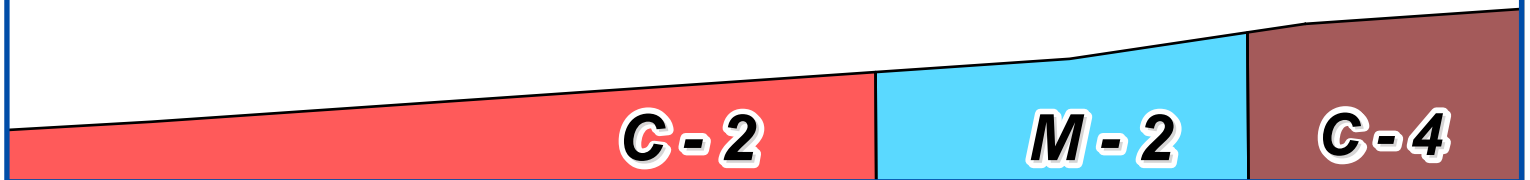
VOTE: _____ - _____, Motion _____.

I hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City of Livonia Planning Commission at a regular meeting held on August 11, 2026, and that the meeting was conducted and public notice was given in accordance with applicable law.

Sam Caramagno, Secretary
City of Livonia Planning Commission



I-96 FREEWAY / SCHOOLCRAFT ROAD



Address & Zoning Map

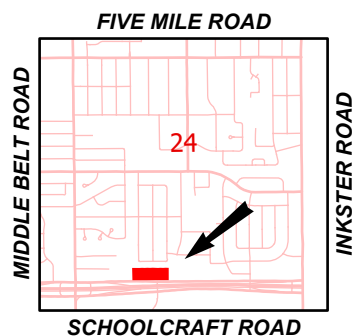
Petition 2026-06-08-03
Clover Self Storage
28900 Schoolcraft Road



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).

August 11, 2026: Study Meeting:

Concerns of turning radii came up in the study meeting. The addition of the two proposed self-storage buildings within the existing west parking area necessitates careful consideration of on-site circulation, particularly for larger vehicles such as trailers and U-Haul trucks. These vehicle types require significantly greater turning radii than standard passenger vehicles, often ranging between 40 to 60 feet depending on vehicle length and configuration. The reduction of open paved space due to the building footprints may constrain maneuverability, especially in areas where turning movements intersect with drive aisles, loading zones, or storage unit access points. Without adequate design accommodations, this could result in inefficient circulation patterns, increased instances of multi-point turning, and potential conflicts between vehicles.

To ensure safe and functional site operations, the internal drive aisles and turning areas should be designed to accommodate the largest anticipated vehicle, including moving trucks with trailers. This includes providing sufficient aisle widths, clear turning paths, and

unobstructed corner radii at key circulation points. Consideration should also be given to designated loading and staging areas that allow vehicles to maneuver without impeding through traffic. If these elements are not properly integrated into the site plan, the addition of the buildings may negatively impact circulation efficiency and could create safety concerns for both drivers and pedestrians on the property.

New plans have been received by staff including color rendering and lighting plans. **NOTE TO COMMISSIONERS:** *New plans are included in the epacket but staff did not have time to review and modify the staff report with changes before they are to be sent out.*

Approving Resolution: That the request to requesting an amendment to 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, is hereby approved, subject to City Council approval, for the following reasons:

1. That the Site Plan marked Sheet C200, prepared by Contineo Group, dated July 16, 2026, as revised, is hereby approved and shall be adhered to.
2. That the Landscape Plan prepared by Murphy and Associates, dated April 5, 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.
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 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.
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 Building Elevation Plans marked Sheets S101 and S102, prepared by Elevate Structures, dated January 20, 2026, is hereby approved and shall be adhered to.
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.

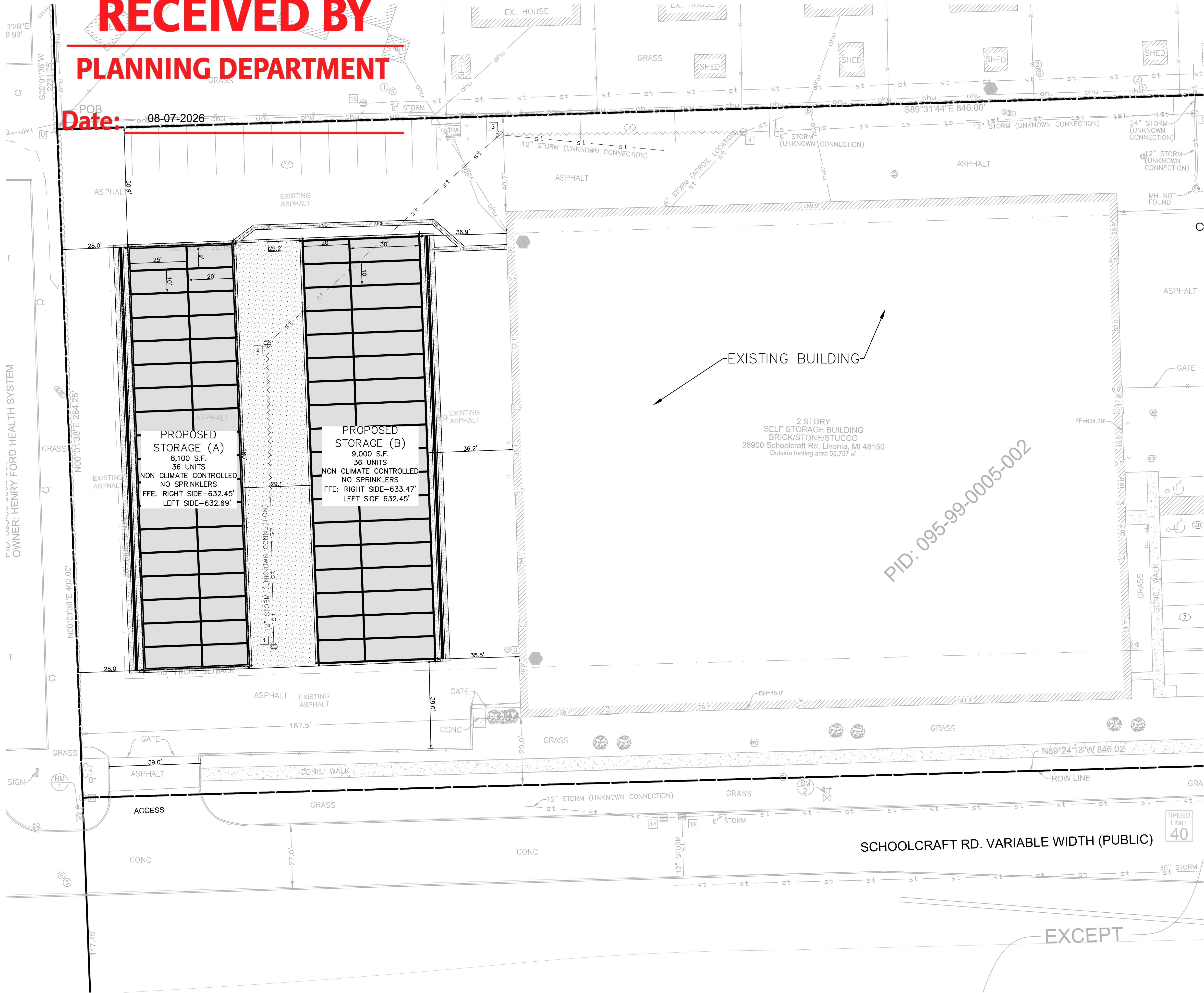
9. There shall be no storage of flammable, explosive, radioactive, hazardous, toxic, or volatile substances within the self-storage buildings or upon the premises, except that a propane refill station may be permitted as part of the concierge island as approved by the Livonia Fire Marshal and Inspection Department.
10. No overnight occupancy is permitted anywhere on the site, including the interior storage units or the RV's.
11. 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.
12. The entire building and property shall have a camera security system in place and key code access.
13. 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.
14. 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
15. Pursuant to Section 13.13 of the Livonia Zoning Ordinance, 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.

Denying Resolution: That the request to requesting an amendment to 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, is hereby denied for the following reasons:

1. That the proposed use would unduly tax and conflict with the established and normal traffic flow of the area;
2. Allowing this type of development would be detrimental to the aesthetic quality and appeal of the overall site, and thereby, inappropriately altering the character of the property; and
3. That the petitioner has failed to comply with all the concerns deemed necessary for the safety and welfare of the City and its residents.

RECEIVED BY
PLANNING DEPARTMENT

Date: 08-07-2026



LEGEND

	PROPOSED CONCRETE
	MILLED CONCRETE
	EDGE OF CONCRETE LINE
	EDGE OF CONCRETE LINE
	EDGE OF CONCRETE LINE

SITE NOTES:

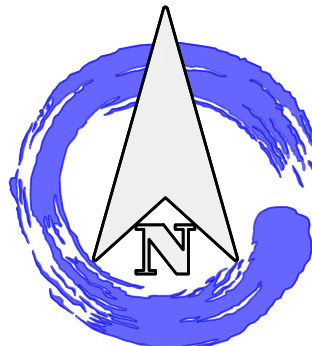
- COMPLETION OF ALL WORK SHALL BE IN ACCORDANCE THESE PLANS, SPECIFICATIONS, AS WELL AS, WITH FEDERAL, STATE AND LOCAL REGULATIONS. DEVIATION FROM THESE MAY CAUSE THE PROJECT TO BE UNACCEPTABLE.
- PROJECT TO BE DELIVERED IN ACCORDANCE WITH AMERICANS WITH DISABILITY ACT (ADA) PER FEDERAL, STATE AND LOCAL CODES.
- PROJECT TO BE DELIVERED IN ACCORDANCE WITH THE UNIFORM TRAFFIC CONTROL MANUAL (MUTCD), ASHTO, AS WELL AS STATE AND LOCAL REGULATIONS.
- ARCHITECTURAL PLANS ARE TO GOVERN IN THE AREA WITHIN 5' OF THE BUILDING ENVELOPE. THIS IS TO INCLUDE, BUT NOT LIMITED TO STEPS, STOOPS, SIDEWALKS, RAMPS, HANDRAILS, ETC. SITE CONTRACTOR TO COORDINATE AREA WITHIN 3' OF THE BUILDING BETWEEN THE ARCHITECT AND CIVIL ENGINEER.
- THE FACE OF CURB AND OUTSIDE FACE OF BUILDING SHALL BE THE DIMENSIONAL REFERENCE FOR ALL SITE MEASUREMENTS AND RADII, UNLESS OTHERWISE NOTED. ALL RADII SHALL BE ASSUMED TO BE 5' WHERE NO DIMENSION IS GIVEN.
- CURB AND GUTTER SHALL BE 18" IN SIZE UNLESS SPECIFIED OTHERWISE.
- THE CONTRACTOR SHALL DELIVER THE CURB AND GUTTER AT A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
- THE CONTRACTOR SHALL DELIVER THE PARKING LOT PAINTING AND STRIPING WITH A MINIMUM OF TWO COATS OF PAINT PER PROJECT SPECIFICATIONS.

UTILITY NOTES:

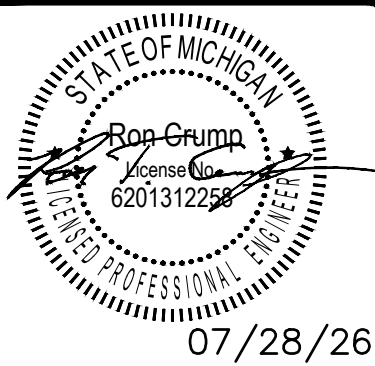
- CONTRACTOR IS TO CONTACT LOCAL "CALL DIG" SERVICES FOR LOCATION OF ALL UNDERGROUND UTILITIES.
- ALL UTILITY WORK SHALL BE IN ACCORDANCE WITH GOVERNING LOCAL STANDARDS, LATEST EDITION.
- CONTRACTOR SHALL UTILIZE SCHEDULE 40 PVC OR SDR-26 FOR ALL SEWER SYSTEMS UNLESS CONSTRUCTION PLANS CALL FOR A DIFFERENT MATERIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ANY FINAL AS-BUILTS AND EASEMENT PLATS.
- CONTRACTOR TO DELIVER ALL WATER AND SEWER SYSTEMS WITH A MINIMUM OF 10' HORIZONTAL AND 2' VERTICAL SEPARATIONS.
- BUILDING CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL ELECTRICAL SERVICES TO THE BUILDING, WHICH INCLUDE, BUT NOT LIMITED TO, TRANSFORMERS, TRANSFORMER PADS, METERS, ETC...
- CONTRACTOR SHALL COMPARE ALL CIVIL AND BUILDING PLAN SETS PRIOR TO CONSTRUCTION. THE ENGINEER AND ARCHITECT SHALL BE NOTIFIED OF ANY UTILITY DISCREPANCIES.
- PRIOR TO THE COMMENCE OF CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES.

SITE SUMMARY

PARCEL NUMBER	095-99-0005-002
EXISTING ZONING	M-1
PROPOSED USE	DRIVE UP STORAGE
PROPOSED SITE AREA	±5.54 AC
WETLAND AREA	N/A
MAX. LOT COVERAGE	N/A
FRONT YARD	50'
SIDE YARD	20'
REAR YARD	15'
LANDSCAPE TREATMENT REGULATIONS: N/A	



0 20' 40'
SCALE: 1"=20'



07/28/26

CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 700 CA 30030
DECATUR, GA
404-556-7721
www.tcg-engineer.com



VERDAD REAL ESTATE

351 E HUDGINS ST, GRAPEVINE TX 76651
CLIENT EMAIL: DWILLIAMS@VERDAD.COM
TEL: 214-662-8086

SAFETY MINI STORAGE
EXPANSION

ISSUED FOR: PERMIT

JURISDICTION: CITY OF LIVONIA

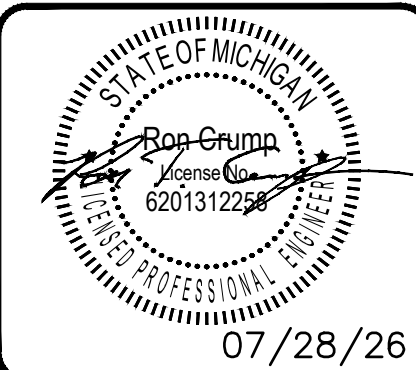
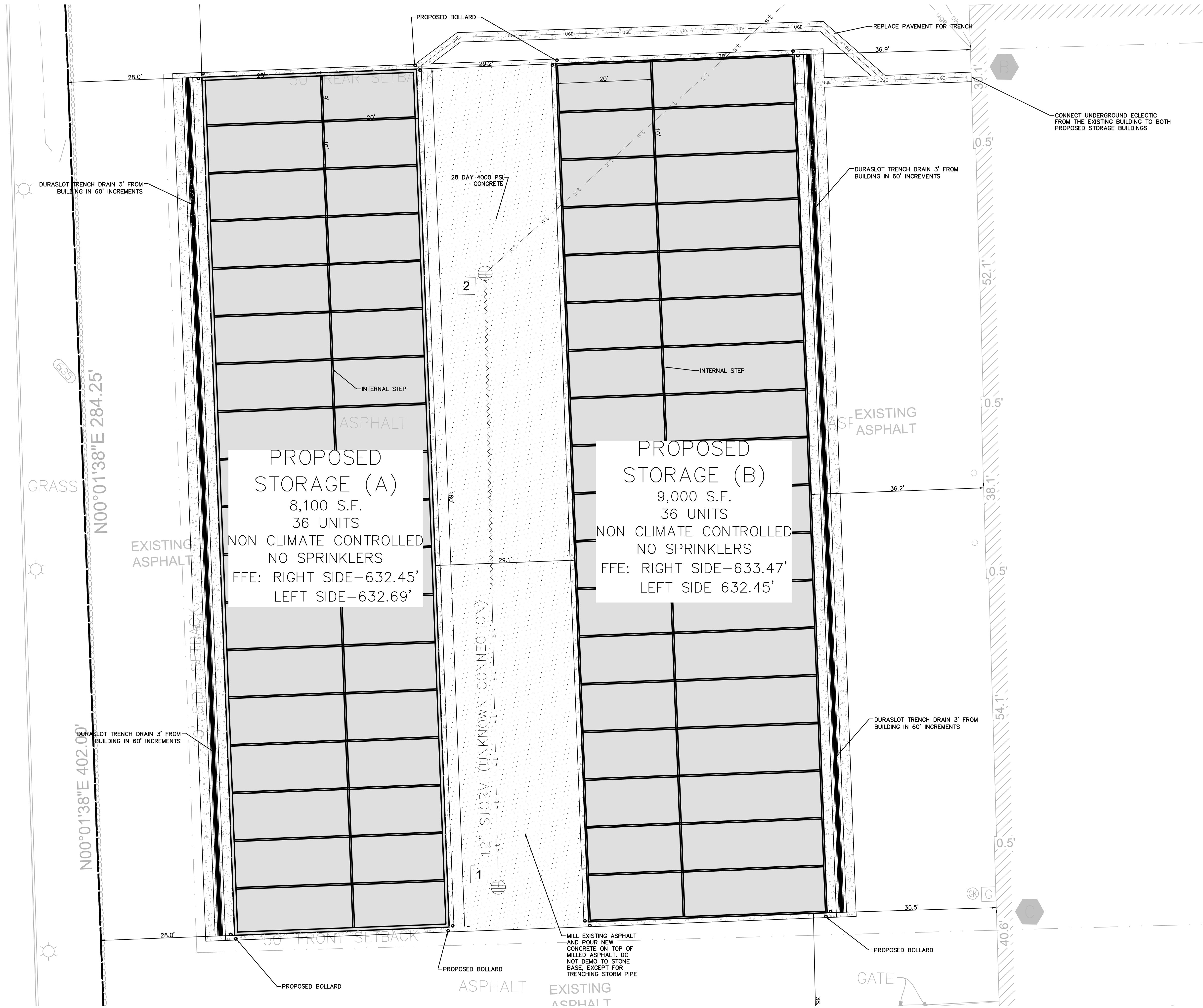
LOCATION: 8900 SCHOOLCRAFT RD, LIVONIA MI 48150

DATE REVISIONS

DRAWN: CTM CHECK: RTC
JOB NO: 25-389 DATE: 07/28/26

OVERALL SITE
PLAN

SHEET C200



CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 700 CA 30030
DECATUR, GA 30030
404-556-7721
www.tcg-engineer.com

VERDAD REAL ESTATE
351 E HUDGINS ST, GRAPEVINE TX 76651
CLIENT EMAIL: DWILLIAMS@VERDAD.COM
TEL: 214-662-8086

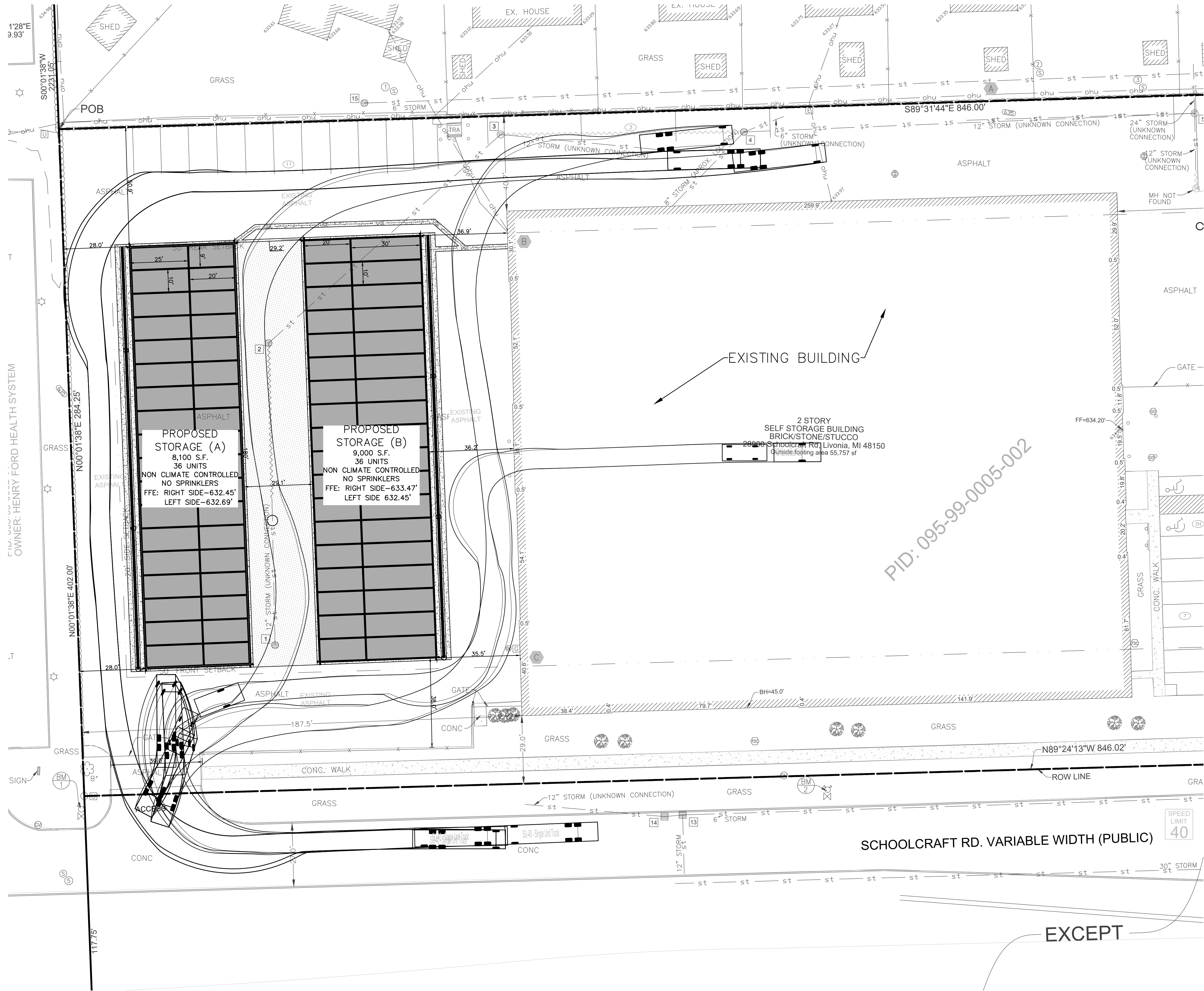
SAFETY MINI STORAGE EXPANSION
ISSUED FOR: PERMIT
JURISDICTION: CITY OF LIVONIA
LOCATION: 8900 SCHOOLCRAFT RD, LIVONIA MI 48150

#	DATE	REVISIONS

DRAWN: CTM	CHECK: RTC
JOB NO: 25-389	DATE: 07/28/26

SITE / UTILITY PLAN
SHEET C201

C:\USERS\JAKE\CONTINCO-MASTER DROPBOX\BRYAN RUSSELL\CONTINCO-MASTER (VP-DRIVE) PROJECTS\2025\25-389 - VERDAD - SCHOOLCRAFT RD, LIVONIA, MI
STORAGE - CIVIL DESIGN\DWG\VA-CONSTRUCTION DRAWINGS



STATE OF MICHIGAN
Professional Engineer
Don Grump
License No.
6201312294
07/28/26

CONTINCO GROUP
755 COMMERCE DRIVE
SUITE 700 CA 30030
DECATUR, GA
404-556-7721
www.tcg-engineer.com

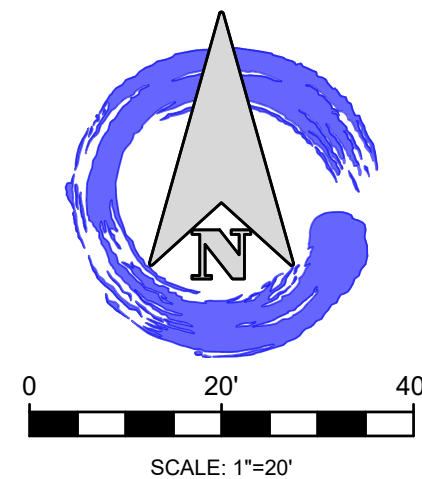
VERDAD REAL ESTATE
351 E HUDGINS ST. GRAPEVINE TX 70651
CLIENT EMAIL: DWILLIAMS@VERDAD.COM
TEL: 214-662-8086

SAFETY MINI STORAGE
EXPANSION
ISSUED FOR: PERMIT
JURISDICTION: CITY OF LIVONIA
LOCATION: 8900 SCHOOLCRAFT RD, LIVONIA MI 48150

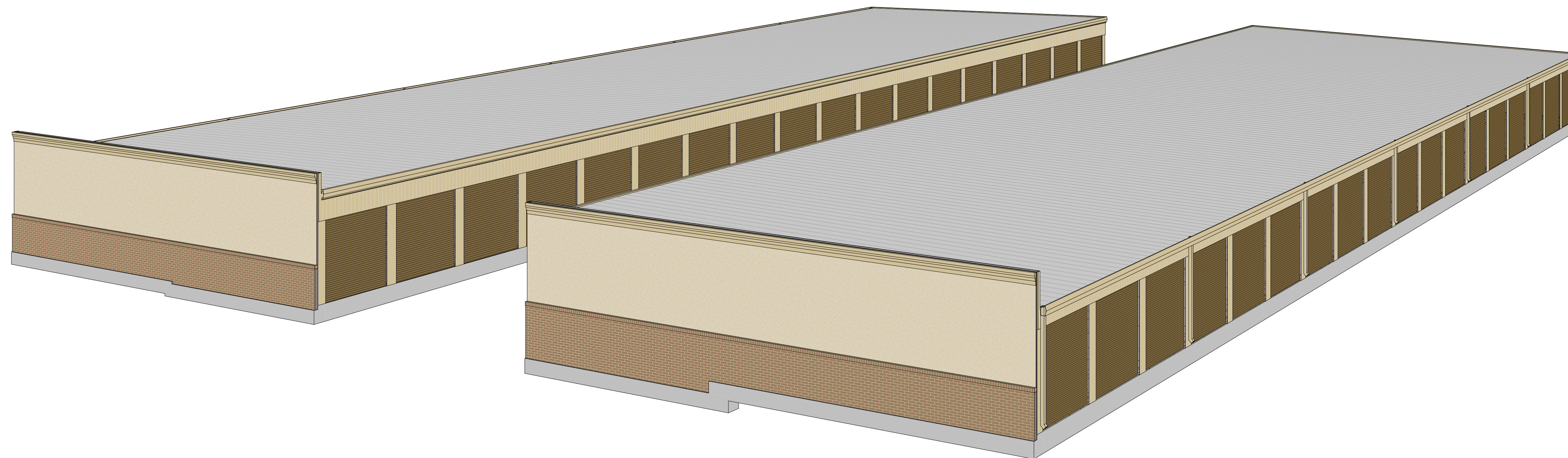
#	DATE	REVISIONS

DRAWN:	CHECK:
CTM	RTC
JOB NO:	DATE:
25-389	07/28/26

TRUCK TURNS
SHEET C203



28900 Schoolcraft Rd, Livonia, MI 48150



Drawing Schedule			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
A000	Coversheet		
A100	Bldg A Elevations		
A101	Bldg B Elevations		

Any Exterior Metal Wall Panels To Be Supplied By ES And Installed In A Horizontal Manner Must Be Installed Over A Water Resistant Barrier That Is Compliant With ASTM D226, ASTM E2556, Or Other Code/Building Official Approved Material. The Water Resistive Barrier And Its Installation Is Not By ES.

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3807 Hwy 61
Villa Rica, Ga 30180

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

www.elevatecs.com

[illegible]

Charlie Mann

Clover Self Storage

28900 Schoolcraft Rd
Livonia, MI 48150

PRELIMINARY
ISSUE SET
NOT FOR
CONSTRUCTION

ES Project Number	1835
Issue Date	07-31-26
Drawn By	AH
Checked By	RC
Engineered By	RB

A000
Coversheet



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4 Bldg A West Elevation
1/8" = 1'-0"



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

www.elevatecs.com

[illegible]

Clover Self Storage

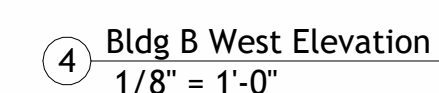
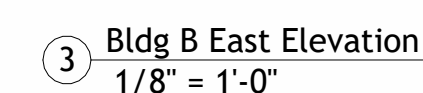
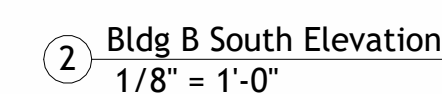
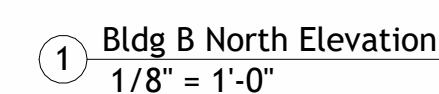
28900 Schoolcraft Rd
Livonia, MI 48150

**PRELIMINARY
ISSUE SET
NOT FOR
CONSTRUCTION**

ES Project Number	1833
Issue Date	07-31-2018
Drawn By	AL
Checked By	RO
Engineered By	RI

A101

Bldg B Elevations



Any Exterior Metal Wall Panels To Be Supplied By ES And Installed In A Horizontal Manner Must Be Installed Over A Water Resistant Barrier That Is Compliant With ASTM D226, ASTM E2556, Or Other Code/Building Official Approved Material. The Water Resistive Barrier And Its Installation Is Not By ES.

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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

Lear, David

From: Canty, Kristoffer
Sent: Monday, July 13, 2026 3:41 PM
To: Zilincik, Todd; Lear, David
Cc: Reece, Stephanie
Subject: Petition 2026-06-08-03 - 28900 Schoolcraft Road
Attachments: 2026-06-08-03_e-Packet.pdf

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.

After your review, we would appreciate receiving your comments on any vital environmental issues, so these points may be considered by the Planning Commission and City Council when evaluating the proposed improvements. **Please verify the address of the subject location.**

If you have any observations or concerns, we would appreciate receiving your comments by **Thursday, July 23, 2026**. Please transmit an **electronic copy** (PDF format please) to planning@livonia.gov

Kristoffer Canty
Planner IV
City of Livonia | Planning Department
(734) 466-2296
kcanty@livonia.gov

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

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: July 27, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2026-06-08-03 – 28900 Schoolcraft Road

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

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

This Department has no further objections to this Petition.

I trust this provides the requested information.

Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE

Ermon Sims
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

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

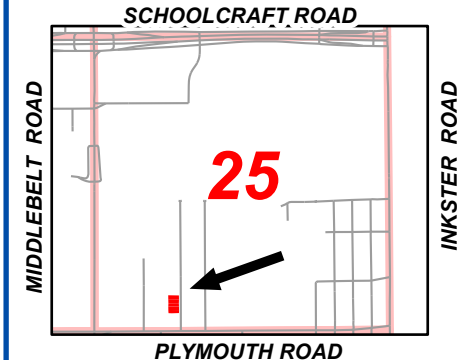
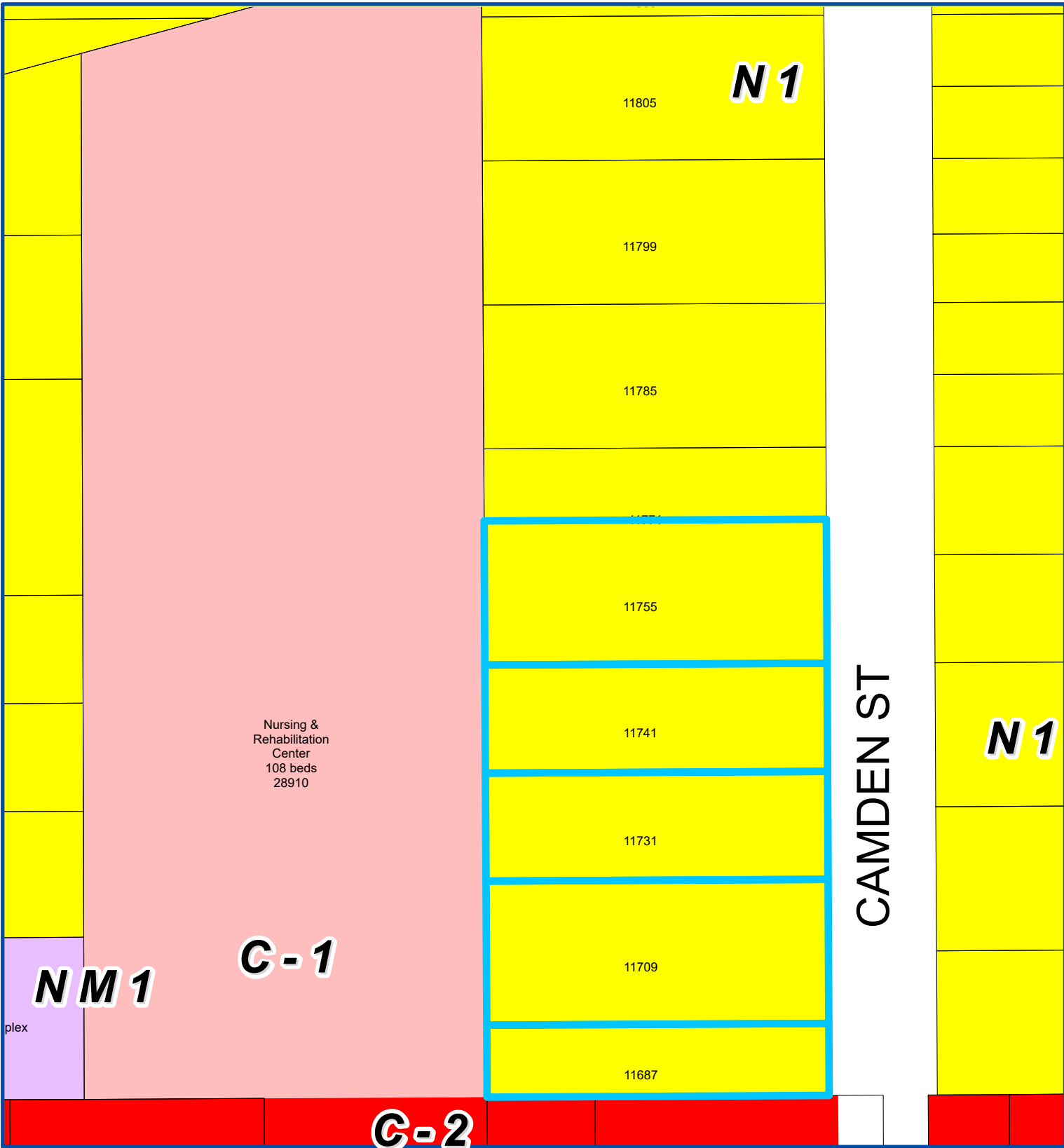
APPROVED AS FORM
Department of Law

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

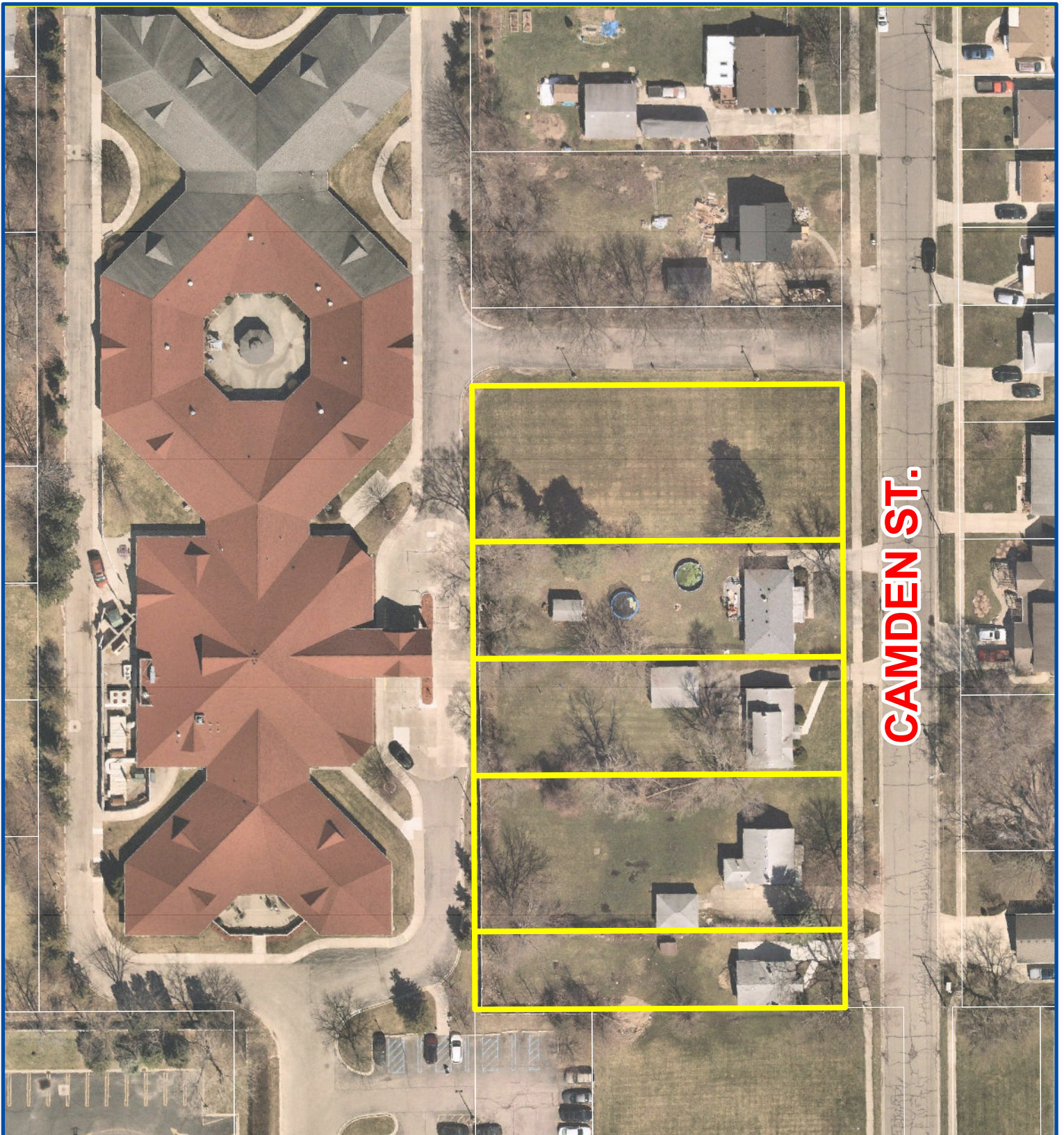
Petition 2026-06-01-01
Optalis - Fountain Blue
11687, 11709, 11731, 11741, 11755 Camden
Street N1 to C-1



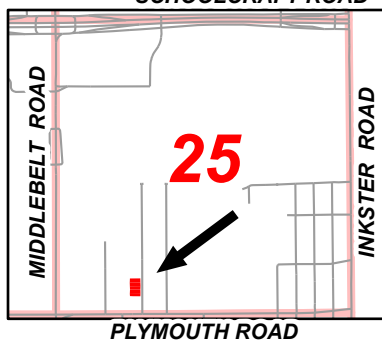
Not to Scale



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

PENDING ITEM

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.

July 28, 2026, Study Meeting:

This petition requests the rezoning of five (5) parcels located along Camden Street from N-1 (Neighborhood District) to C-1 (Local Business) to accommodate additional off-street parking for the Fountain Bleu Health and Rehabilitation Center. The proposed rezoning is intended to support the operational needs of the existing facility by expanding its available parking supply.

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

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

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

To the north is a residential property zoned N1 (Neighborhood). To the south is a commercial property home of Livonia Car & Truck zoned C-2 (General Business). To the east are residential properties zoned N1 (Neighborhood). To the west is the Fountain Bleu Rehabilitation Center zoned C-1 (Local Business). The existing Fountain Bleu parking area extends southwest to Plymouth Road and is zoned C-2.

The proposed parking lot will function as an accessory use to the existing rehabilitation center. Additional parking should be designed to follow appropriate zoning ordinance requirements for site design, including screening and buffering.

Based on the Site Plan (Sheet S-1), received June 12, 2026, the proposal illustrates the reconfiguration of the five (5) subject parcels through a lot split and combination with the Fountain Bleu property located to the west. The plan identifies a 25-foot portion along the rear

PENDING ITEM

ITEM 5 Petition 2026-06-01-01 – 28910 Plymouth

Page 2

of each parcel to be rezoned and incorporated into the overall development, thereby creating a unified site to accommodate additional off-street parking.

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

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

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

July 14, 2026, Public Hearing:

The item was tabled due to the petitioner's failure to appear at the scheduled Public Hearing.

August 11, 2026, Public Hearing:

Planning Commission members have expressed concern that rezoning the subject parcels to C-1 (Local Business) may allow for future commercial development beyond the intended use of supplemental parking. To address this concern, consideration should be given to rezoning the new properties to P (Parking), which would more appropriately limit the use of the land strictly to parking-related functions. This approach would provide greater assurance that no unintended commercial development occurs on the site while still meeting the parking demands of the adjacent Fountain Bleu Health and Rehabilitation Center. A P (Parking) designation may better align with the long-term land use intent by restricting development potential and preserving compatibility with the surrounding residential area.

Approving Resolution: The request 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, is hereby approved, subject to City Council approval, for the following reasons:

1. The proposed portions of properties be rezoned to C-1 (Local Business) to better protect the surrounding residential character, limit future development potential, and ensure that the use of the property remains consistent with the intended purpose of providing additional off-street parking for the Fountain Bleu Health and Rehabilitation Center;
2. That the proposed change of zoning to C-1 (Local Business) would be compatible to and in harmony with the surrounding zoning and land uses in the area;

PENDING ITEM

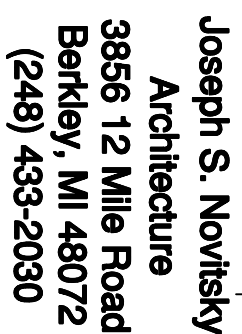
ITEM 5 Petition 2026-06-01-01 – 28910 Plymouth

Page 3

3. That the property involved in this request would be in full compliance with C-1 District regulations;
4. That the proposed change of zoning to C-1 would cause the zoning of the property to more accurately correspond to the use and size of the property; and,
5. The proposed zoning change represents a reasonable and logical plan for the subject property that adheres to sound land use planning principles.

Denying Resolution: The request 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, is hereby denied for the following reasons:

1. That the proposed change of zoning is inconsistent with adjacent zoning districts in the area;
2. C-1 (Local Business) may allow for future commercial development that is not consistent with the intent of providing supplemental parking and may be incompatible with the surrounding residential neighborhood; and
3. That the proposed change of zoning is inconsistent with the established pattern of development and would adversely alter the character of the area.



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



Seal:

SCALE: N.T.S.

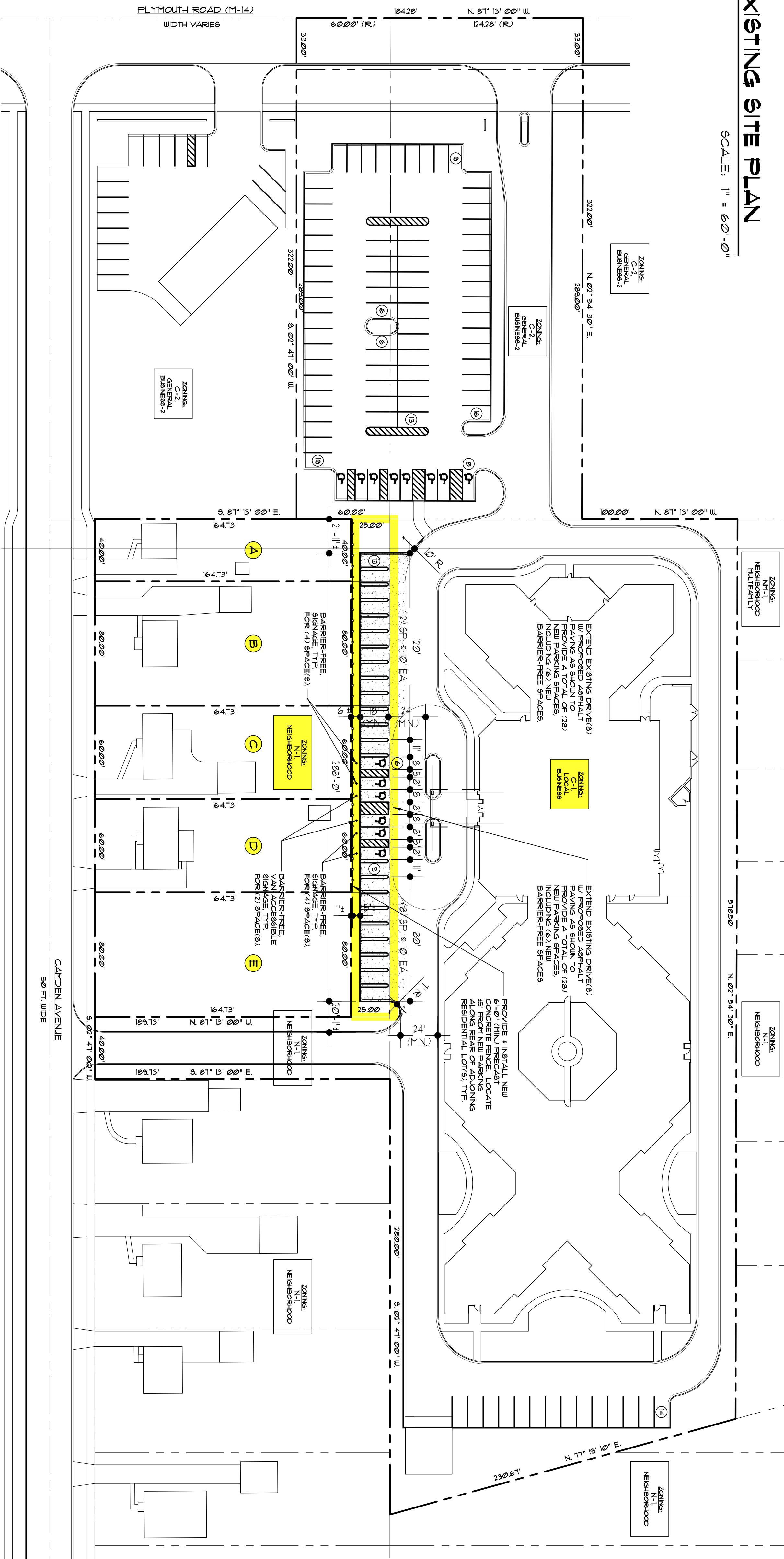
EXISTING PARKING = (91) SPACES
W/ (8) BARRIER FREE SPACES,
INCLUDING (4) B.F. VAN-ACCESSIBLE

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

PARCEL / LOT SCHEDULE - N'N ZONING						
TAG	ADDRESS	EXIST. WATER	EXIST. SEWER	EXISTING LOT AREA	PROP. SEWER	PROP. LOT AREA
A	1461 CARMEN AVE.	80.0	194.13	194.9	80.0	66.13
B	1109 CARMEN AVE.	80.0	194.13	191.9	80.0	171.9
C	1141 CARMEN AVE.	60.0	194.13	194.13	60.0	194.13
D	1141 CARMEN AVE.	60.0	194.13	194.13	60.0	194.13
E	1195 CARMEN AVE.	80.0	194.13	191.9	80.0	171.9

[illegible][illegible]

SCALE: 1" = 60'-0"



SCALE: 1" = 40'-0"

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CONTAINED HEREIN IS PROPRIETARY AND MAY
NOT BE REPRODUCED WITHOUT THE EXPLICIT
WRITTEN CONSENT OF JEN ARCHITECTURE

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

Drawn by: LDN, M

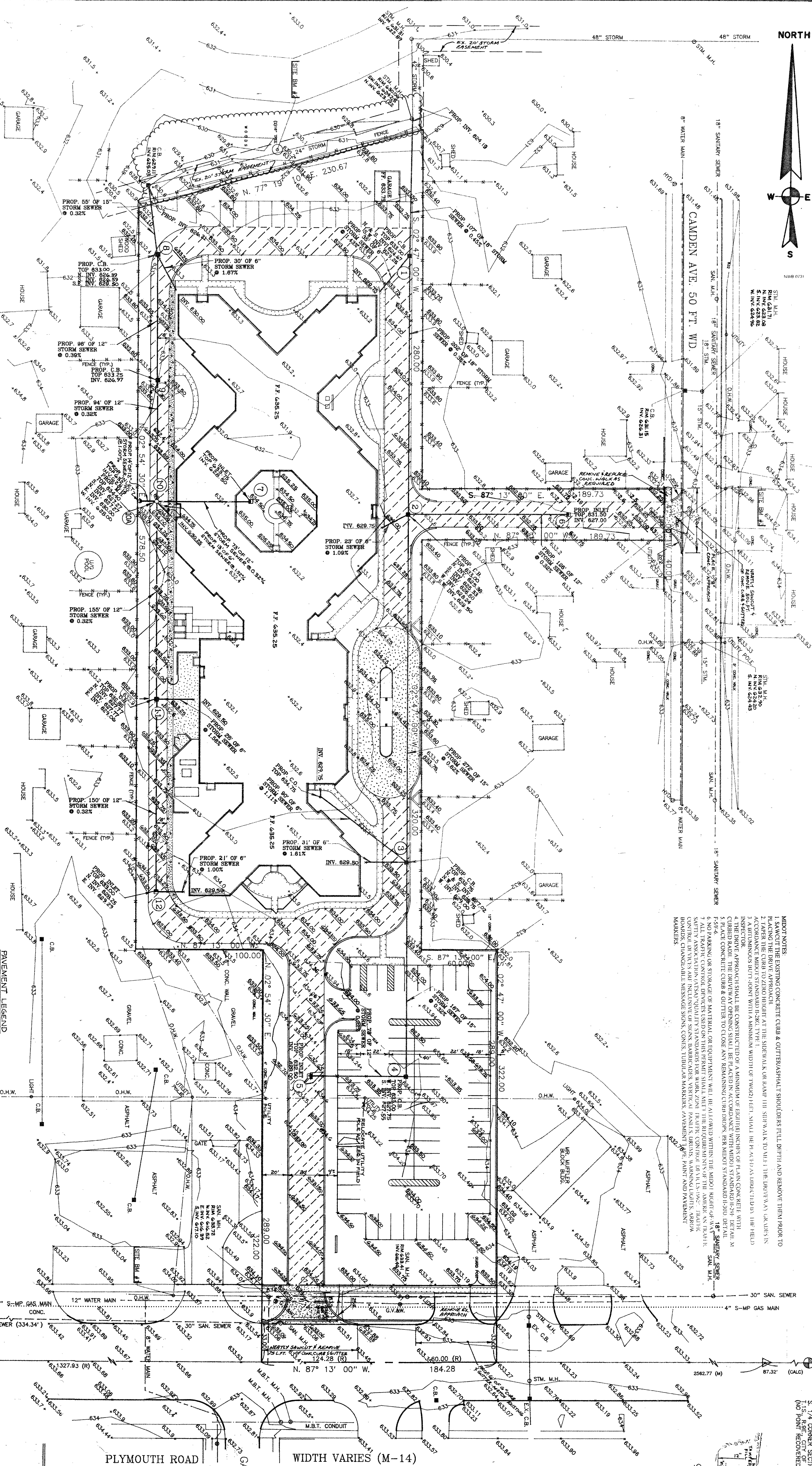
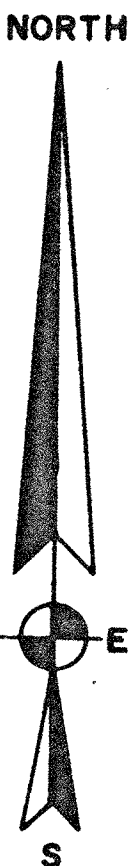
Project Number:

18040(B)

Sheet Number:

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



GENERAL NOTES

1. THE PROPOSED DRAINAGE AND SEWERING PLAN SHALL BE PER CITY OF LUTHERAN HOME OF LUTHERAN COUNTY, ILLINOIS.
2. THE PROPOSED DRAINAGE AND SEWERING PLAN SHALL BE PER CITY OF LUTHERAN HOME OF LUTHERAN COUNTY, ILLINOIS.
3. THE PROPOSED DRAINAGE AND SEWERING PLAN SHALL BE PER CITY OF LUTHERAN HOME OF LUTHERAN COUNTY, ILLINOIS.
4. THE PROPOSED DRAINAGE AND SEWERING PLAN SHALL BE PER CITY OF LUTHERAN HOME OF LUTHERAN COUNTY, ILLINOIS.
5. THE PROPOSED DRAINAGE AND SEWERING PLAN SHALL BE PER CITY OF LUTHERAN HOME OF LUTHERAN COUNTY, ILLINOIS.
6. THE PROPOSED DRAINAGE AND SEWERING PLAN SHALL BE PER CITY OF LUTHERAN HOME OF LUTHERAN COUNTY, ILLINOIS.

STORM SEWER NOTES

1. ALL STORM SEWERS SHALL BE 12" OR LARGER UNLESS OTHERWISE NOTED.
2. ALL STORM SEWERS SHALL BE 12" OR LARGER UNLESS OTHERWISE NOTED.
3. ALL STORM SEWERS SHALL BE 12" OR LARGER UNLESS OTHERWISE NOTED.
4. ALL STORM SEWERS SHALL BE 12" OR LARGER UNLESS OTHERWISE NOTED.
5. ALL STORM SEWERS SHALL BE 12" OR LARGER UNLESS OTHERWISE NOTED.
6. ALL STORM SEWERS SHALL BE 12" OR LARGER UNLESS OTHERWISE NOTED.

STANDARD NOTES

1. THE CITY OF LUTHERAN HOME OF LUTHERAN COUNTY, ILLINOIS, IS THE OWNER OF THE PROPERTY.
2. THE CITY OF LUTHERAN HOME OF LUTHERAN COUNTY, ILLINOIS, IS THE OWNER OF THE PROPERTY.
3. THE CITY OF LUTHERAN HOME OF LUTHERAN COUNTY, ILLINOIS, IS THE OWNER OF THE PROPERTY.
4. THE CITY OF LUTHERAN HOME OF LUTHERAN COUNTY, ILLINOIS, IS THE OWNER OF THE PROPERTY.
5. THE CITY OF LUTHERAN HOME OF LUTHERAN COUNTY, ILLINOIS, IS THE OWNER OF THE PROPERTY.
6. THE CITY OF LUTHERAN HOME OF LUTHERAN COUNTY, ILLINOIS, IS THE OWNER OF THE PROPERTY.

PAYMENT NOTES

1. ALL WORK IN THE CITY OF LUTHERAN HOME OF LUTHERAN COUNTY, ILLINOIS, SHALL BE PER CITY OF LUTHERAN HOME OF LUTHERAN COUNTY, ILLINOIS.
2. ALL WORK IN THE CITY OF LUTHERAN HOME OF LUTHERAN COUNTY, ILLINOIS, SHALL BE PER CITY OF LUTHERAN HOME OF LUTHERAN COUNTY, ILLINOIS.
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6. ALL WORK IN THE CITY OF LUTHERAN HOME OF LUTHERAN COUNTY, ILLINOIS, SHALL BE PER CITY OF LUTHERAN HOME OF LUTHERAN COUNTY, ILLINOIS.

PAVEMENT LEGEND

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

PRIMARY BENCH MARK

1. 20 PERRY SPK IN NORTH FACE OF LIGHT POLE CORNER OF PLYMOUTH AND CAMDEN ROADS. ELEV. 633.33 U.S.C. & G.S. DATUM.
2. 20 PERRY SPK IN NORTH FACE OF LIGHT POLE CORNER OF PLYMOUTH AND CAMDEN ROADS. ELEV. 633.33 U.S.C. & G.S. DATUM.
3. 20 PERRY SPK IN NORTH FACE OF LIGHT POLE CORNER OF PLYMOUTH AND CAMDEN ROADS. ELEV. 633.33 U.S.C. & G.S. DATUM.
4. 20 PERRY SPK IN NORTH FACE OF LIGHT POLE CORNER OF PLYMOUTH AND CAMDEN ROADS. ELEV. 633.33 U.S.C. & G.S. DATUM.
5. 20 PERRY SPK IN NORTH FACE OF LIGHT POLE CORNER OF PLYMOUTH AND CAMDEN ROADS. ELEV. 633.33 U.S.C. & G.S. DATUM.
6. 20 PERRY SPK IN NORTH FACE OF LIGHT POLE CORNER OF PLYMOUTH AND CAMDEN ROADS. ELEV. 633.33 U.S.C. & G.S. DATUM.

SITE BENCH MARKS

1. 20 PERRY SPK IN NORTH FACE OF LIGHT POLE CORNER OF PLYMOUTH AND CAMDEN ROADS. ELEV. 633.33 U.S.C. & G.S. DATUM.
2. 20 PERRY SPK IN NORTH FACE OF LIGHT POLE CORNER OF PLYMOUTH AND CAMDEN ROADS. ELEV. 633.33 U.S.C. & G.S. DATUM.
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6. 20 PERRY SPK IN NORTH FACE OF LIGHT POLE CORNER OF PLYMOUTH AND CAMDEN ROADS. ELEV. 633.33 U.S.C. & G.S. DATUM.

CLIENT

LUTHERAN HOME OF LUTHERAN COUNTY, ILLINOIS
140 W. TUSCUMMA
FRANKFORD, ILL. 60131
PHONE NO. 419-255-0800

ARCHITECT

BASNEY & SMITH, INC.
3817 SCHOLARSHIP ROAD (313) 488-2008
LUTHERAN HOME OF LUTHERAN COUNTY, ILLINOIS
ENGINEERING & SURVEYING
DATE 97-2-13

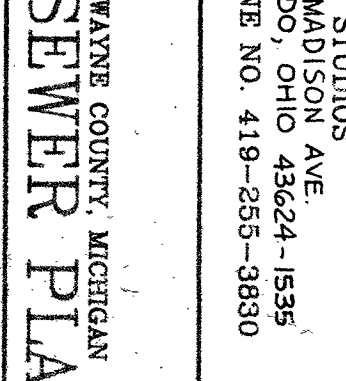
REVISIONS

ITEM	DATE	BY
1	97-2-13	M.W.
2	97-2-13	M.W.
3	97-2-13	M.W.
4	97-2-13	M.W.
5	97-2-13	M.W.
6	97-2-13	M.W.
7	97-2-13	M.W.
8	97-2-13	M.W.
9	97-2-13	M.W.
10	97-2-13	M.W.

QUANTITY LIST

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

PAVEMENT CROSS-SECTION



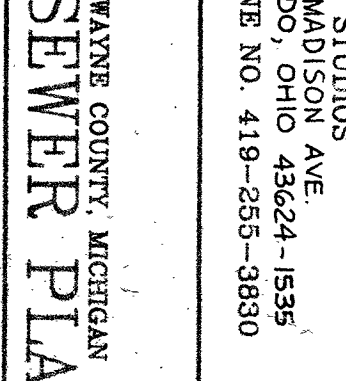
PAVEMENT CROSS-SECTION



STORM SEWER

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

PAVEMENT CROSS-SECTION



PAVEMENT CROSS-SECTION



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 BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

June 30, 2026

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

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

Dear Kristoffer,

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

Unpaid Water and Sewer Charges:

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

Unpaid Miscellaneous Billing Charges:

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

Total Due City of Livonia

\$ 736.97

Please contact me if you have any further questions.

Very truly yours,

Ermon Sims
Chief Accountant

ES: lp

Transaction Statement

Service Address

11687 CAMDEN
LIVONIA, MI 48150

Mailing Address

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

Account Number

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

**MINUTES OF THE 1,247th PUBLIC HEARINGS AND REGULAR MEETING
HELD BY THE CITY PLANNING COMMISSION
OF THE CITY OF LIVONIA**

On Tuesday, July 14, 2026, the City Planning Commission of the City of Livonia held its 1,247th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

Members present: Wafa Dinaro Patrick Droze Peter Ventura
 Ian Wilshaw

Members absent: Dave Bongero Sam Caramagno

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

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

ITEM #1 PETITION 2026-06-01-01

Optalis Healthcare

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

Road between Camden and Haller, in the Southwest ¼ of Section 25.

Mr. Uhazie: This is a request to rezone the rear of the five adjacent properties to the existing senior living center. The location is on the north side of Plymouth Road between Camden and Haller Road. The rezoning would go from a N1 to P. The nursing home was approved in 1997. It was approved for 108 beds. The site is 4.26 acres in size, and currently zoning C-1 and the existing parking lot to the south of the property is zoned C-2. That is the part that is along Plymouth Road. There are five residential properties located to the east that we are discussing today. Four have single-family homes on them, and they are all currently zoned N1. They are all owned by the petitioner. The proposal is to rezone from N1 to P, and the P zoning district is intended to accommodate off-street parking that serves nearby uses. The proposed use would support the operational needs of the existing facility. The rezoning would be for the rear 25 feet of the five parcels, for a total of 8,000 square feet to be rezoned. The petitioner has shown that they would be adding a six-foot precast concrete fence located five feet from the new parking lot. Lots would be consolidated and split to where all the P rezoned area would be added to the existing senior living facility parcel. Currently, the site has 91 parking spaces, eight of which are barrier-free. The new proposal would change that to 119 spaces, 14 of which are barrier free. The future land use for this site does consider the entire area medium density residential, which would not change any of the current zoning. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated June 23, 2026, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed 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." The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated July 6, 2026, which reads as follows: *"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. As this division receives an official plan set."* The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated June 24, 2026, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is signed by Brendan Adams, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated June 30, 2026, which reads as follows: *"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."* The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated June 30, 2026, which reads as follows: *"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: 11687 Camden \$103.37, 11709 Camden \$201.26, 11731 Camden \$73.25, 11741 Camden \$284.09, 11755 Camden \$0. Total Unpaid Water & Sewer Charges: \$661.77 Unpaid Miscellaneous Billing Charges: 28910 Plymouth \$75.00 Building Inspection 7/29 Invoice #2025-00000840 Total Due city of Livonia \$736.97"* The letter is signed by Ermon Sims, Chief Accountant. The next letter is from the Treasurer's Department, dated June 22, 2026, which reads as follows: *"The owner of the property is current on their property tax."* The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Are there any questions for planning staff?

Mr. Droze: Mr. Uhazie: this is just a rezoning request for this parcel. These five parcels, would these come back before the commission, or would it be administrative?

- Mr. Uhazie: It would likely have to come back for a site plan review.
- Mr. Droze: Thank you.
- Mr. Wilshaw: Thank you, Mr. Droze. Any other questions for staff, Mr. Ventura?
- Mr. Ventura: Thank you. Mr. Uhazie, as you know, the ordinance requires a sign be posted on the property for public information identifying the parcel and identifying the rezoning, and as I understood your explanation of the purpose of this petition tonight: It is to rezone the property from residential to parking.
- Mr. Uhazie: Correct.
- Mr. Ventura: However, the sign posted on the property informs the public that the rezoning petition tonight is to rezone it from residential to commercial. Consequently, proper public notice has not been provided, as required by the ordinance, and I don't know that anything we do here tonight will have any effect. We have not provided the public notice required, and it's not that we haven't, the petitioner has not. So, with that, Mr. Wilshaw, I'll leave it to you.
- Mr. Wilshaw: Thank you for that grenade.
- Mr. Ventura: Sorry.
- Mr. Wilshaw: No, that's a good observation. We want to make sure we follow all our rules. I'm going to go to Mr. Uhazie. Is there any guidance that you would want to provide as to how we should proceed given this information?
- Mr. Uhazie: I probably would recommend tabling it just to make sure that we can follow through with the appropriate actions.
- Mr. Wilshaw: Sure, because there's a number of days' notice that needs to be given once the sign is properly posted.
- Mr. Uhazie: Correct.
- Mr. Wilshaw: Okay. Should we continue to proceed with this item, or should, in terms of speaking with the petitioner, or should we immediately table this item? Your thoughts.
- Mr. Uhazie: If you have questions of the petitioner, I think it'd be worth their time to at least get those out, and then if there are concerns,

maybe they can address those as well. In the meantime, but if you are satisfied with what they've presented, then I think we can table it straight away. But I think this might be a good chance to speak to the petitioner and give them time to make any adjustments if you see needed.

Mr. Wilshaw: Yeah, I think we could provide them with some, perhaps some guidance if we have any thoughts. But what I don't want to do is conduct a public hearing and then come back and do the whole process over again because I don't think that's fair to residents who may be interested in this or to the petitioner. Just out of curiosity, there are quite a few folks in our audience. Are there any? Is there anybody in the audience here for this item in terms of residents? I don't see anybody raising their hand. My concern would be if people came to this meeting with the intent of wanting to know what's going on, and then we find you know we wasted their time. Yeah, I don't want to do that. Is the petitioner here on this item? That's even more reason to table this. All right. Well, that makes this very easy.

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

#07-41-2026 *RESOLVED*, That pursuant to a Public Hearing having been held by the City Planning Commission on July 14, 2026, on Petition 2026-06-01-01 submitted by Optalis Healthcare requesting approval under Section 13.15 of the Livonia Zoning Ordinance, as amended, to rezone the rear twenty-five (25) feet of the properties at 11687 Camden, 11709 Camden, 11731 Camden, 11741 Camden, and 11755 Camden, from N1 (Neighborhood) to P (Parking), to provide additional parking spaces for the Fountain Bleu Health and Rehabilitation Center, located on the north side of Plymouth Road between Camden and Haller, in the Southwest ¼ of Section 25, the Planning Commission does hereby table this item to a date undetermined.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 and Section 13.15 of the Livonia Zoning Ordinance, as amended.

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

ITEM #2 PETITION 2026-06-02-15

Sasa Head Spa

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

Mr. Uhazie: Thank you, Mr. Chair. This is a request to operate a head massage establishment specializing in scalp and hair wellness treatments. Services are expected to include scalp analysis, deep cleansing treatments, scalp massages, shampooing, conditioning, hydrating therapies, and other non-medical personal care services designed to promote scalp health and relaxation. The petition site is located on the north side of Seven Mile Road between Farmington and Norwich. The current zoning is C-1. There is residential to the north, zoned N2. To the east is the new Meijer Grocery Store. Across Seven Mile to the south is C-1, as well to the west is C-1 commercial. The reason we are here tonight is for waiver-use. Massage establishments are permitted with a waiver-use in the C-1 district under the provision set forth in Section 6.37 of the zoning ordinance. As this is a request for a head massage spa, the zoning ordinance does define massage establishments as any place where manipulated massage or manipulated exercises or practices for pay upon the human body by anyone using mechanical, therapeutic, or bathing devices. This is a multi-tenant commercial building approved in 1978. The petition site would be on the easternmost unit, located next to the China House Inn, and it is the site of the former Tai Chi Massage. The proposal would be specializing in scalp and hair wellness. The services are expected to, as I mentioned, include scalp analysis, deep cleaning treatments, scalp massage, shampoo and conditioning, hydration therapies, and non-medical personal care services. At the study, the petitioner did mention that they would offer some massage as well. The operation is similar in nature to a salon or spa and would serve clients by appointment and walk-in basis. The proposed massage establishment would have a lobby reception area in the front, shown here, with an open space for seating, and then three shampoo rooms that measure eight feet by 12 feet, and they're open to the waiting area. A blow-drying area and storage room is in the middle of the building, and in the rear is a washroom with washer and dryer, bathroom, and break room. The zoning ordinance does require a separation of 400 feet from any existing massage establishments and schools or churches. There are no other establishments of this nature within the 400-foot buffer that

the city has sanctioned. Parking for mass use would require eight spaces. If you took the parking requirements for all this as a general commercial, it would require 46 parking spaces. The shopping center has 36, so there may be some parking deficiencies. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated June 15, 2026, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed waiver use at this time but would like to note the following items: 1. The subject parcel is assigned the address range of #33600 through 33612 Seven Mile Road, with the address of #33612 Seven Mile Road being assigned to the overall parcel. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. There is no mention of utility revisions with the proposal, so we do not believe there will be any adverse effects on the existing systems. 3. Should revisions to the utility services to the building, or any work within the Seven-Mile Road right-of-way be required, the owner will need to submit drawings to This Department and the Wayne County Department of Public Services for permitting."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated July 6, 2026, which reads as follows: *"This office has reviewed the site plan submitted in connection with a request to modify a commercial building on the property located at the above referenced address. We have no objections to this proposal. A further detailed plan review will take place when this division receives an official plan set."* The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated June 17, 2026, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is signed by Brendan Adams, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated June 30, 2026, which reads as follows: *"Pursuant to your request, the above-referenced Petition has been reviewed. This Department has no objections to this Petition."* The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated May 13, 2026, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. The following amounts are due to the City of Livonia: Unpaid water and sewer charges: (Customer name on record - Soave, Acct#: 031904400-*

001) \$ 1,028.22 - Unpaid water and sewer charges: \$ 363.32 (Customer name on record - Pine Ridge (Irrigation), Acct#: 050105350-001) Total Due City of Livonia \$ 1,391.54." The letter is signed by Ermon Sims, Chief Accountant. Next is an email, dated July 6, 2026, that states: "My name is Michael Malecki, and I am the President and CEO and owner of Kneaded Relief Massage & Spa. In addition to our Livonia massage therapy business, I also own and direct M & M Home Care and AICM – Michigan. Our organizations collectively employ a substantial number of professionals throughout the Livonia community and serve residents across the region. I am writing to formally and strongly object to Petition 2026-06-02-15 submitted by Sasa Head Spa requesting waiver use approval under Sections 3.11 and 6.37 of the Livonia Zoning Ordinance to operate a massage establishment at 33600 Seven Mile Road. This petition should be denied. The proposed business appears to be, in practical effect, a continuation or rebranding of the existing Tai Chi Massage operation currently associated with this address and telephone number. The concerns surrounding the existing operation are serious, longstanding, and publicly visible. A simple public internet search of the business phone number associated with the location produces numerous advertisements featuring scantily dressed young women and language commonly associated with illicit massage operations, including repeated phrases such as "Best in Town" and "New Asian." The same business and location have also appeared on Rubmaps, an online directory and review platform widely known for facilitating discussions related to illicit massage businesses and the commercial sex trade. (See attached.) As business owners operating legitimately within the massage and wellness industry, we understand the severe reputational damage these types of establishments cause. Ethical massage therapists, estheticians, wellness providers, and healthcare-adjacent businesses spend years building credibility, complying with licensing requirements, maintaining professional standards, and creating safe environments for clients and staff. Operations associated with sexually suggestive advertising, escort-style marketing tactics, or websites linked to illicit sexual services undermine the integrity of the entire profession and negatively impact surrounding businesses and the broader community. This objection is not about limiting competition. Livonia is large enough to support many successful and ethical wellness businesses. Kneaded Relief Massage & Spa has always welcomed fair and lawful competition. However, we believe that the City has an obligation to distinguish between legitimate professional wellness establishments and businesses that raise substantial public

concerns regarding inappropriate or potentially unlawful activity. The Planning Commission should carefully consider: The public online footprint associated with the current location and phone number. The appearance of the business on websites associated with illicit massage activity. The style and content of the advertising connected to the operation. The potential impact on nearby businesses, neighboring property owners, and the reputation of the City of Livonia. Whether approving this waiver use would genuinely serve the public health, safety, and welfare standards intended under the zoning ordinance. Livonia has worked hard to establish itself as a professional, family-oriented, and business-friendly community. Granting approval to what appears to be a continuation of a deeply concerning operation sends the wrong message to residents, ethical business owners, and legitimate wellness professionals throughout the city. For these reasons, I respectfully urge the Planning Commission to reject Petition 2026-06-02-15 at the July 7, 2026, Study Meeting and any subsequent formal proceedings. Thank you for your consideration and for your continued service to the Livonia community.“ The letter is signed Michael Malecki, President/CEO, Kneaded Relief. That is the extent of the correspondence.

Mr. Wilshaw: Thank you, Mr. Uhazie. Any questions for staff?

Mr. Droze: Thank you, Mr. Chair. Mr. Uhazie, two questions as part of your report that you provided, and I think hopefully the applicants here maybe clarify these as well. But I think you mentioned in your discussion the nature of this type of business really seemed to be related to the scalp and hair and that sort of thing, but I think you mentioned that the applicant said that there could be massages as well, and so I'll be looking for the applicant to maybe clarify that statement because I don't necessarily remember that particularly from our study session. And then the other item was the you mentioned that there was no...I think you phrased it as sanctioned massage locations within 400 feet. Is that something that the city...Is there like a database on that, or is that...

Mr. Uhazie: We keep track of the ones that have gone through the planning commission? But there are, as we've experienced with some of the other massage establishments that have come through this commission, there are accessory uses that would not need to come in front of us. So, like, there may be signs that say like massage is offered, but it is not like something that the planning commission or planning department considers a massage use as a principal use.

Mr. Droze: Okay, so as an example would be, I think, across the street there is a place. That's one of the things they offer in addition to

Mr. Uhazie: But we consider it more of an accessory use as opposed to the prime.

Mr. Droze: Okay, thank you, Mr. Chair.

Mr. Wilshaw: Thank you, Mr. Uhazie. Yeah, examples of that would be like a yoga studio or perhaps a chiropractor offering those services as an accessory. Any other questions for staff?

Ms. Dinaro: Can you tell us a little bit about why this is coming to us? It sounds like more of a salon than an actual massage place. Can you just talk to that a little bit?

Mr. Uhazie: Yes. So, the definition within the zoning ordinance does specifically state that any sort of manual manipulation upon the human body is defined as a massage. So, any sort of massage, scalp massage, falls under that definition, thus requiring a waiver-use.

Ms. Dinaro: Thank you.

Mr. Wilshaw: Thank you, Ms. Dinaro. Any other questions for staff? Is the petitioner here in the audience? Feel free to come forward to our podium, sir. Good evening. We ask that you start with your name and address for our record.

Zhi Hong Liu, 3864 Shannon Drive, Warren, MI. But right now, I have used a mailing address because someone lived there, so I drive 41480 Allegheny, Canton, MI.

Mr. Wilshaw: Okay, and can I call you Mr. Liu? Is that how you...

Mr. Liu: Yeah.

Mr. Wilshaw: Okay, very good, Mr. Liu. What would you like to tell us about your business that you would like to open at this location?

Mr. Liu: Yeah, this business, I'm not sure about the previous one, but it's for me. It's brand new. I've been running the massage business in Fairlane mall since 2012, and it was successful. And hopefully this time we will make this one another new business going good for us.

- Mr. Wilshaw: Okay. Any questions for the petitioner from my colleagues?
- Mr. Droze: Mr. Uhazie read a letter to us, and I think there's there's one sentence in particular that I'd like your response to, and the sentence was, the proposed business appears to be in practical effect a continuation rebranding of the existing Tai Chi massage operations currently associated with address and telephone number. Is that true?
- Mr. Liu: We have not started yet, no business phone number and internet established, and no advertisement yet. We are...it's brand new. We are just waiting for approval. Then we starting a business plan, and we get the marketing going on, online booking appointment, telephone numbers installed. It's not started yet.
- Mr. Droze: But to be clear, your business is not any sort of continuation of the past business that occupied this space because there were issues. I'm understanding...
- Mr. Liu: We are going to...I think they have doors on the three rooms. We are going to remove those doors.
- Mr. Droze: I think what's being alleged by this letter is that basically that business is being rebranded as your business. Is that true or not?
- Mr. Liu: Not true because I don't even know the previous...because the reason we take this is seven mile and good location, Meijer next to it, and location is good. The vehicle traffic is good, and we don't have to do a lot of remodeling. That's the reason, major reason, right?
- Mr. Droze: Thank you.
- Mr. Wilshaw: Thank you, Mr. Droze. Any other questions?
- Mr. Ventura: Thank you, Mr. Liu. I'm looking at a floor plan in our package of your proposed space, and I see that you have what appear to be massage beds. Is that true?
- Mr. Liu: Yeah, there are massage beds. Well, you have to say same size. If you do head spa it is the same size of the bed.
- Mr. Ventura: Well, a close family member of mine owns a salon where they do massages for the head. It's one of their services, just a sideline. And they're all done in chairs. I'm not familiar at all with this

service being provided on a bed. What are you going to do in addition to these head massages? Are you going to do full body massages?

Mr. Liu: The massage will still be. We are still doing massage.

Mr. Ventura: I'm sorry. Say it again.

Mr. Liu: We are still doing some massage.

Mr. Ventura: Some full body massages. Is that a yes?

Mr. Liu: Yeah, like the original massage space. We are still doing massage. The head spa is more like you have shampoo and wash.

Mr. Ventura: I'm familiar with that part of it. Yes, thank you. Thank you, Mr. Wilshaw.

Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions for the petitioner? No other questions from my colleagues. Is there anyone in the audience wishing to speak on this item? We have a couple of people coming forward. We welcome your comments. Again, we just ask you for your name and address. Good evening.

Denise Micah, Livonia, MI. My question was, do they have a cosmetology license because they'll be working with hair, and I looked it up. In Michigan, you're supposed to have a cosmetology license. So that wasn't mentioned. It was just a massage license in the application. So that was my question. Thank you.

Mr. Wilshaw: We'll see if we can get that answered for you. Thank you. Anyone else wishing to speak on this? Good evening, sir.

Michael Malecki, Kneaded Relief CEO.. I was the author of that. And Jacob, I'm sorry, it was such a long letter you had to read. In addition to those concerns I raised, I was unaware until just. Well, recently, it appears, and please correct me if I'm wrong, but back in 2017, the petitioner also appeared before council asking for waiver for the exact same address for Tomi Chinese Massage, which I believe that then became the Tai Chi Chinese Massage, which is the subject of my concern, and so I believe we're back here. And that Tomi Chinese Massage was at the exact same address that we're discussing today. This was 2017 when he asked for a waiver of that, saying he was now starting that spa. So, between now and then, it's become apparently Tai Chi, and now this

request for this petition it raises some significant concerns, which I outlined in my letter. Thank you.

Mr. Wilshaw: I appreciate your comments, sir. Anyone else wishing to speak on this item from our audience? I don't see anyone else coming forward, Mr. Liu. The question was raised by one of the folks who came forward about a cosmetology license, and I think that's a very legitimate question. Do you have a cosmetology license?

Mr. Liu: Actually, I don't. We have massage license therapist.

Mr. Wilshaw: Okay, very good. Thank you for answering that. Is there anything else that you'd like to tell us before we make our decision?

Mr. Liu: That's basically what the business is going to be a new business, and with head spa is brand new. Actually, not many people are doing that, and combined with massage.

Mr. Wilshaw: Okay. Okay. Thank you for your comments. Thank you for coming. Let's. I'm going to close the public hearing if there's no other questions or comments. I'm going to go to my colleagues, and a motion would be in order.

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

#07-42-2026 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on July 14, 2026, on Petition 2026-06-02-15 submitted by Sasa Head Spa requesting waiver use approval under Sections 3.10 and Section 6.37 of the Livonia Zoning Ordinance, as amended, to operate a massage establishment, at 33600 Seven Mile Road, located on the north side of Seven Mile Road between Farmington Road and Norwich Street in the Southeast ¼ of Section 4, the Planning Commission does hereby deny Petition 2026-06-02-15 for the following reasons:

1. The petitioner has failed to comply with all general standards and requirements outlined in Sections 1.02 and 13.13 of the Livonia Zoning Ordinance.
2. The petitioner has not adequately established a need for the proposed use in the immediate area.
3. The petitioner has not sufficiently demonstrated that the proposed use would be compatible with and in harmony with the surrounding uses in the area; and

4. The proposed use is contrary to the goals and objectives of the Zoning Ordinance, which, among other things, are intended to ensure the suitability and appropriateness of uses.

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

Mr. Wilshaw: Is there any discussion?

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

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

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

ITEM #3 PETITION 2026-06-02-16

J.B. Donaldson Co.

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

Mr. Uhazie: Thank you, Mr. Chair. This is a request to operate a licensed foster care facility with a capacity of seven to 12 people, located in the southwest corner of Eight Mile and Meadowview. The existing zoning is RUF. One thing to note in the RUF is that adult foster care is a permitted use for six or fewer people. So, the waiver-use that we are discussing here is for them to operate with greater than six. Section 6.02 of the zoning ordinance requires waiver-use approval in the RUF for adult foster care facilities. Some of the requirements in that section are a parcel of no less than one half acre in size, no more than 16 mentally or physically handicapped persons, plus such persons as may be required to provide supervision. There shall be no more than two occupants

per bedroom. An outdoor recreation area shall be provided equal to 500 square feet per bedroom. Some history on the site is that it is a historical building built in 1836. In 1988 under petition 87-12-1-39, the city denied a request by a previous owner of this property to rezone the parcel to PS (Professional Service). They were subsequently granted waiver-use approval to operate a law office. In 1990 fire damaged the main structure, and in 1992, the current owner was granted approval to convert a portion of the historical residential structure for use as a veterinary office, and then in 2002, there was requested approval to expand the scope of the business to include both interior and outdoor recreation photography. This resulted in a request to rezone the property to OS, which was denied by City Council. The ZBA denied the use variance, and then in 2003 received waiver-use approval to utilize the main existing building and site for a medical office under the waiver-use provisions of the RUF district regulations. Across Eight Mile is Farmington Hills, and then the rest of the property is surrounded by existing RUF zoned properties. The proposal proposes no significant exterior modifications. No changes to the existing four-foot wooden fence that is located to the west. The building is 5,075 square feet with a height of 30 feet. The project primarily involves the adaptive reuse of the former medical office building for residential care purposes. The floor plan shows 12 bedrooms with individual bathrooms. We did not receive an updated floor plan saying the new square footage, so the square footages identified on the site plan or the floor plan are a little bit off, but there are 12 proposed bedrooms, a common living room, dining room, kitchen, lounge area, and office. As I mentioned, there be no exterior modifications. Parking requirements for the site would be 16 parking spaces. The site plan shows 24 spaces, including four being barrier free. There is an existing monument sign along Eight Mile Road in accordance with Section 11.07 of the Livonia Zoning Ordinance. The proposed adult foster care facility permits one monument sign with a minimum sign area of 20 square feet. Anything beyond that would require approval by the ZBA. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated June 18, 2026, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed waiver use at this time, but would like to note the following items: 1. The subject parcel is assigned the address of #38525 Eight Mile Road. 2. The*

existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. There is no mention of utility revisions with the proposal, so we do not believe there will be any adverse effects on the existing systems. 3. Should revisions to the utility services to the building, or any work within the Eight Mile Road right-of-way be required, the owner will need to submit drawings to this Department and the Wayne County Department of Public Services for permitting." The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated June 18, 2026, which reads as follows: *"This office has reviewed the site plan submitted in connection with the renovation and use of the property located at the above referenced address. Referencing MI. Bldg Code (MBC) 2021 for Group R-4 (as stated on plans) 420.4 "Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with section 903.2.8 903.2.8 Group R An automatic sprinkler system installed in accordance with section 903.3 shall be provided throughout all buildings with a Group R fire area. A further detailed plan review will take place when this division receives an official plan set."* The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated June 18, 2026, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is signed by Brendan Adams, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated June 26, 2026, which reads as follows: *"Pursuant to your request, the above-referenced Petition has been reviewed. 1. All signage must conform to the ordinance. 2. Plans shall be submitted to the Inspection Department for review and approval in accordance with the state adopted codes if this project moves forward. 3. Permits and inspections are required for all proposed renovations and change of use. 4. All parking spaces shall be 10' x 20' and double-striped. Barrier-free parking spaces shall be sized, signed, and striped in accordance with the Michigan Building Code and its standards. This Department has no further objections to this Petition."* The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated June 30, 2026, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. The following amounts are due to the City of Livonia: Unpaid water and sewer charges: (Customer name on record - Occupant) Total Due City of Livonia \$ 628.52"* The letter is signed by Ermon Sims, Chief Accountant. The next letter is from the Treasurer's Department, dated June 22, 2026, which reads as follows: *"The owner of the property is current on the property*

taxes.” The letter is signed by Susie Nash, Treasurer. Next is an email, dated July 8, 2026, that states: “I am writing as a homeowner and resident of the surrounding neighborhood to respectfully but strongly oppose the zoning ordinance petition seeking approval to operate an adult foster care facility across the street from my home within our residential community. My opposition is based on legitimate land use, zoning, and neighborhood planning concerns. It is not directed toward any individual who may require foster care services. Rather, it is based on preserving the character, stability, and intended use of our established residential neighborhood. Our subdivision consists of more than 300 homes and has long been maintained as a quiet, single-family residential community. Homeowners invested in this neighborhood with the reasonable expectation that the zoning regulations would protect the residential character that attracted us here. Approving this petition would represent a significant departure from that expectation and could establish a precedent for future nontraditional residential uses that gradually alter the nature of our community. Zoning decisions should be made with careful consideration of their long-term cumulative impact, not only on the immediate property but on the surrounding neighborhood as a whole. In evaluating this petition, I respectfully ask the Planning Commission and City Council to consider several important factors, including: 1. Preservation of the established residential character of the neighborhood. 2. Compatibility of the proposed use with surrounding single-family homes. 3. Increased traffic, service vehicles, deliveries, employee parking, and visitor activity that may accompany the operation. 4. Potential impacts on nearby homeowners' quiet enjoyment of their properties. The precedent this approval could establish for similar future zoning requests. The expectations of hundreds of homeowners who relied on existing zoning regulations when purchasing their homes. The city has an important responsibility to balance community needs while protecting the integrity of established residential neighborhoods. I respectfully request that the Planning Commission and City Council deny this zoning ordinance petition and preserve the existing residential zoning that has served our neighborhood well for many years. I also encourage the City to carefully consider the concerns of the many residents who will be directly affected by this decision. The voices of the homeowners who have invested in this community deserve meaningful consideration throughout this process. Thank you for your thoughtful consideration of this important matter.” The email is signed Bruce Folsom, 38520 Eight Mile, Northville, MI. Next is another email dated July 6, 2026, that states: “I am writing as a homeowner and resident of the

surrounding neighborhood to respectfully but strongly oppose the zoning ordinance petition seeking approval to operate an adult foster care facility across the street from my home within our residential community. My opposition is based on legitimate land use, zoning, and neighborhood planning concerns. It is not directed toward any individual who may require foster care services. Rather, it is based on preserving the character, stability, and intended use of our established residential neighborhood. Our subdivision consists of more than 300 homes and has long been maintained as a quiet, single-family residential community. Homeowners invested in this neighborhood with the reasonable expectation that the zoning regulations would protect the residential character that attracted us here. Approving this petition would represent a significant departure from that expectation and could establish a precedent for future nontraditional residential uses that gradually alter the nature of our community. Zoning decisions should be made with careful consideration of their long-term cumulative impact, not only on the immediate property but on the surrounding neighborhood as a whole. In evaluating this petition, I respectfully ask the Planning Commission and City Council to consider several important factors, including: 1. Preservation of the established residential character of the neighborhood. 2. Compatibility of the proposed use with surrounding single-family homes. 3. Increased traffic, service vehicles, deliveries, employee parking, and visitor activity that may accompany the operation. 4. Potential impacts on nearby homeowners' quiet enjoyment of their properties. 5. The precedent this approval could establish for similar future zoning requests. 6. The expectations of hundreds of homeowners who relied on existing zoning regulations when purchasing their homes. The city has an important responsibility to balance community needs while protecting the established residential neighborhoods. I respectfully request that the Planning Commission and City Council deny this zoning ordinance petition and preserve the existing residential zoning that has served our neighborhood well for many years. I also encourage the city to carefully consider the concerns of the many residents who will be directly affected by this decision. The voices of the homeowners who have invested in this community deserve meaningful consideration throughout this process. Thank you for your time, your service to our community, and your thoughtful consideration of this important matter." The email is signed Kimberly McInnis, Northville, MI. That is the extent of the correspondence.

Mr. Wilshaw: Are there any questions for planning staff?

Mr. Droze: Thank you. Mr. Uhazie, I appreciate the walkthrough of the prior uses for the home to where it is today, and just looking at what's allowed through waiver uses for the RUF zoning, I think everything checked the boxes except for the medical office. Did that go through ZBA or how did that use come to be in this location? Do you know? It didn't appear that was an approved waiver-use.

Mr. Uhazie: That was approved under previous zoning ordinance. So, it was granted a waiver-use under that provision.

Mr. Droze: Understood.

Mr. Uhazie: The RUF standards have been updated since the new zoning ordinance in 2021.

Mr. Droze: Right. Okay. So today that particular use would not be basically permissible without a zoning change.

Mr. Uhazie: Correct. But the waiver-use travels with the property. So, if they wanted to, it is essentially grandfathered. If they wanted to operate a doctor's office out of there, they would still be allowed to.

Mr. Droze: Okay, appreciate that. Thank you.

Mr. Wilshaw: Any other questions?

Ms. Dinero: Jacob, this site is a historic site, correct?

Mr. Uhazie: Historic in Livonia, yes.

Ms. Dinero: And which limits the use, which limits what developers can come in there and what they can do in that site?

Mr. Uhazie: Correct.

Ms. Dinero: Okay. Thank you.

Mr. Wilshaw: Thank you, Ms. Dinero. Any other questions for staff? Okay. Thank you again. I believe our petitioner is in the audience. Feel free to come forward to our podium.

Joe Hammond, 2428 South Gregory Road, Fowlerville, MI. I am representing Alin Brasdau, who is the owner and potential operator of this facility. With me tonight is Ms. Surugiu. She will be the resident manager

and operations manager of this. I'm answering some of the questions that were posed. I can't even imagine how there could be a complaint with respect to traffic in and out of that facility. These patients are locked down. They seldomly, if ever, have any visitors. If they do, it's on a weekend or perhaps a holiday, and generally it isn't even for all of them. I would like to question, not that I'm arguing with your fire marshal, but I don't think a facility that's up to 12 people requires an automatic sprinkler system. If it is required, we'll be happy to install it, but I don't think it is requirement at this time. There is absolutely no plan to change the exterior appearance of this building, and I have to say, if I was going to put my family member into a home, I can't even imagine a setting that would be more peaceful and more satisfactory for that to happen. With that, I'll answer any questions.

Mr. Wilshaw: All right, thank you, Mr. Hammond. Any questions for our petitioner?

Ms. Dinero: Can you tell us a little bit about the patients, their age, mobility? Like, what are they there for? Just give us a little bit of what the neighbors can expect from the patients. Of course, and it's understandable the concerns as a resident myself, the high traffic and the concerns that are being brought up. Can you speak into the microphone?

Simona Surugiu, 2428 South Gregory Road, Fowlerville, MI: I apologize. The concerns are legitimate and it's understandable, but on the flip side, I think caring for the elderly, 55 and over, to be able to go into a residential area and not seclude them from the homes that they themselves grew up in would be a factor why it would be a perfect setting. In coming from an office space to an adult foster care setting, it actually decreases the traffic because one, we don't have that everyday appointment, every half hour traffic, you have visitors and family members, and for a 12 person, I'm one of 11 children in my family. So another person, 12, it'll be like a bigger family. So you could imagine the traffic with that would be minimal, understandably. As far as the residents we take care of, we currently have a six person residential home care that we care for, and it's 55 and above. And the residents are not mental health residents, but they are residents that need extra help. Excuse me. Everyday assistance with their daily care. We provide all of their necessary needs as far as getting dressed for the day, meals, three meals a day, snacks, activities, recreation, and 24-hour supervision. Staff on board to be able to be there should they need assistance to the restroom. And they're usually residents that can no longer spend time in their home by themselves, or if

they are home, they want to be in a setting where they have friends they can interact with, and then we can provide that in a setting that's not institutionalized so much. When you're a little bit smaller, you can have that more personal care, and we see that in our six-person residence home where we can get to know them a little bit better, and then be able to have a more personal and closer monitoring for them. So that's kind of the idea of what you're looking for. It's just an expansion of what we're currently doing.

Ms. Dinaro: Thank you.

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

Mr. Ventura: Good evening. Can you can you tell us how often the residents that are living there would be outside of the building and visible from anybody passing by or anybody living across the street.

Ms. Surugiu: Most of the time, even our current residents, and I'm going to use that as a reference point. I'm...

Mr. Ventura: Could you speak right into that microphone? It's hard to hear you.

Ms. Surugiu: I'm going to use my current residents as a reference point. On occasion, they like to sit out in the patio. Depending on the season, they can't tolerate high heat or cold weather because of the age and an ability to regulate. So, can they visit outside? Yes, they're occasionally out for 10, 15, 20 minutes. Most of the time, they are inside, but you know, occasionally they can visit with their families or sit out on the patio if they choose to.

Mr. Ventura: Is the patio enclosed?

Ms. Surugiu: Yes.

Mr. Ventura: When they're outside, are they supervised?

Ms. Surugiu: Yes, they have to be supervised.

Mr. Ventura: Okay. Thank you very much. Thank you, Mr. Wilshaw.

Mr. Wilshaw: Thank you. Any other questions for our petitioner? Anything else? I do have a question for you in regard to looking at the floor plan that's provided for this redesigned building as it would be laid out as a...I guess we're going to call it a group home but I'm not sure exactly how you define this if it's assisted living or...

Mr. Hamond: Adult foster care.

Mr. Wilshaw: Okay I'm. seeing room sizes in the neighborhood of 70 and 80 square feet. Is that accurate for bedrooms for these residents?

Mr. Hammond: 70, no, and that was a mistake. I think Mr. Brazdov pointed that out in our study session. The minimum required for a 12-bed adult foster care is 80, as long as it's a single bed. If it's a double bed, which we don't have, of those would be 65 square feet per bed.

Mr. Wilshaw: Okay, so you're committing to at least an 80 square foot room.

Mr. Hammond: We will. We have to comply with the rules.

Mr. Wilshaw: Okay, but you're telling me what the minimum is. Is that what you're going to put in here?

Mr. Hammond: Yes.

Mr. Wilshaw: Okay, and will each of these rooms have ensuite bathrooms?

Mr. Hammond: Yes.

Mr. Wilshaw: Okay. And what other amenities will be provided to the residents who live there?

Ms. Surugiu: So, meals are required. Three meals a day, snacks. Amenities, as far as we do have an activities director that comes and does activities with the residents. Family members can come in at any time to visit. You know they have that opportunity to have that social piece with them. They're not secluded from living as much as possible as a daily life as they can. A lot of the residents do prefer quiet, especially after a certain age. So, majority of them, even right now, they prefer bingo and reading, certain television shows that they have watched their whole lives that they kind of reminisce, puzzles. So, all those are catered to the age, and whatever they come in and they tell me what their favorite activity is, and that's part of being in a smaller setting. They can do that with their friends and kind of have that. The biggest thing we've noticed is not so much the activities that you can pack their schedule with is that connection because you can pack an activity session and put it on a schedule and then maybe two three people will show up and sit around at the table, but when we get to know them personally and know their favorite ice cream or things like that, for them to have that social piece with the staff

and we get to connect with them every day and say good morning. That means so much more to them, and so that means more than just creating. But we do, you know, the residents that are more active and they want to engage in activities, the activities coordinators, both the staff that we have, but also externally come in and they offer those kinds of activities for them as well.

Mr. Wilshaw: So, besides their bedroom, that's going to be 80 square feet, there's going to be a living room area for the ones that are more mobile. Perhaps they're in a wheelchair or something. They are able to move around. They'll have a living room area that they can go to, watch TV, interact with their fellow residents.

Ms. Surugiu: Because most of the residents that do end up needing adult foster care are most of the time unable to walk on their own. They're either wheelchair bound or bedridden at that point. So therefore, we actually encourage outside of the room. We don't want that seclusion. We offer that privacy if they want it, but we do encourage them to sit in main area areas. That's what has been shown to be more beneficial.

Mr. Wilshaw: I would say socialization is very important at all ages. That's for sure. As far as staffing goes, obviously we've had an opportunity to meet you. There was a little bit of discussion at our study meeting, in terms of what other staffing you're going to have, in terms of caregivers, what their qualifications are. Can you tell me a little bit more about that?

Ms. Surugiu: Oh yes. So, I am a nurse practitioner. I will be doing the...even now I'm the liaison between the family members and the visiting physicians that come and see their families, and I do I manage pretty much the menus, the running of the home, and then I do hire caregivers that I train along with state approved training that they have to meet every single year. They are CPR certified, and they're the ones that, under my direction take care of the residents.

Mr. Wilshaw: Okay. What state-approved training will this be? Is there a name for that?

Ms. Surugiu: So, LARA actually has implemented certain training videos that they have to watch, take tests, and then I review those tests and I keep track of their training, and they also have to be CPR certified, and that's by American Heart Association. We don't have to use those specific websites. We have used direct care

training in the past as well, which is vetted by the state as approved training for direct care workers. Impart Alliance is also a big organization right now that is working on training caregivers and also keeping a database that allows both caregivers to sign in and also us as providers to tap in and find caregivers that are trained and approved to care for the elderly.

Mr. Wilshaw: There's certainly a lot of concern in most communities. Communities with these types of facilities and the quality of the caregivers that work within them, that they provide, you know, quality service to these, you know, residents who are there, and there's been certainly concerns with abuse and other things that have happened in some facilities. So, I want to make sure that you're using properly licensed caregivers. Would any of these caregivers carry CNA or other professional designations or training?

Ms. Surugiu: They can. They can. They don't have to as direct caregivers in adult foster care home. It is not state required. They do have to have direct care training.

Mr. Wilshaw: Okay.

Ms. Surugiu: CNA is preferred,, but it's not required.

Mr. Wilshaw: Okay, all right.

Ms. Surugiu: You have to be vetted, trained, background checked, and then when we have our inspections, then the state comes in and checks all our documentation.

Mr. Wilshaw: Okay. And how about medicine delivery of narcotics and other pharmaceuticals to these people? Are there is there special licensing and training for that?

Ms. Surugiu: Yes, there is medication education and administration is also part of staff. All staff has to be trained and educated in medication administration. We have long-term care pharmacies that manage all the patient's medication with their primary physicians, and get delivered to where I take them in, reconcile all the medications, and then they are stored and locked and administered as the physician is prescribed.

Mr. Wilshaw: Okay.

- Ms. Surugiu: Every month we have blister pack system where they get delivered for the month, get administered on the date and the time that they are to be administered for safety of the residents, and also increase compliance from a staff and then myself as I double check to make sure that they are administered on the proper dates.
- Mr. Wilshaw: Okay, is that is that any caregiver can administer that medicine or is special?
- Ms. Surugiu: After training, yes.
- Mr. Wilshaw: Okay. all right. Okay, that's my questions for now. Any other questions from my colleagues?
- Mr. Long: Thank you. I understand that it's always going to be different, but what's your average turnover? Like you said, you have a six-bed facility right now. So how long have those six people been there?
- Ms. Surugiu: Residents or the staff?
- Mr. Long: The residents.
- Ms. Surugiu: The residents. Yeah. Our home currently, we've about a little bit over four years. We currently have two that have been with us the full time four years, and there's between three and the most current one has been with us since November, and no one has moved out. Unfortunately, we do take care of hospice residents, and so they have passed on, but the beauty of it is those family members have still come back to visit because we were able to provide like a home environment for their loved ones to pass. So it depends on the resident. We have long-term ones, and unfortunately, if their health declines, we are able to provide that care until the end of life.
- Mr. Long: Okay, and again, this is anecdotal, but how many visitors do you normally get in a day?
- Ms. Surugiu: Just based on current housing we have one that visits every day with his wife and spends a few hours with her. Two that visit every day. The other, on occasion, they have you know families, little children, and work schedules, so, they'll visit once every couple weeks. One does every other day.

Mr. Long: Okay, so what I'm getting at is that you don't have you know 30 cars in and out every day or anything like that. You've got one or two cars that are coming and going.

Ms. Surugiu: Yeah.

Mr. Long: Okay. What will this...you're going to be the manager, right? Is that the proper term?

Ms. Surugiu: Yes.

Mr. Long: Is this the only facility you're going to be managing? Are you overseeing four facilities?

Ms. Surugiu: No, I just have this six-person residential home right now. So, this is it. And the hope is if we can transition to the 12.

Mr. Long: Okay. Thank you.

Mr. Wilshaw: Thank you, Mr. Long. Any other questions? If not, is there anyone in the audience wishing to speak for or against this item? If so, please feel free to come forward. We'll have you just sit down for a little bit while we listen to our residents' questions, and we'll have you come back up after. Thank you. Good evening, sir.

Jim Biga, Lavonia, Michigan. I'm looking at the State of Michigan guidelines for adult foster care licensing and what they should have. Couple of things that I don't see in the floor plans. One is an adequate kitchen for food preparation, with the you know commercial, not fully commercial, but you know what they show is just a home kitchen, and I don't think that's adequate to feed up to 12 people. I don't think that's going to cut it in my mind, I mean, I really am favor of using this for something like this, but I don't think for the number of people that without major changes to the floor plan that it can be done. One thing they are missing is the state requires one full bath with a shower or tub for up to eight residents. So if you're going to have 12 residents, you need two showers or bathtubs in there, and if you have mixed men and women in there, the women need you know separate facilities that are very private. You mentioned about room size. The 80 square feet per room is great, but that doesn't...there's no closets in here. Closets are excluded from that dimension. So, when you do this, you have to exclude the closet size or a bureau or you know standalone closet from that. So, these rooms are going to have to be changed to fit those requirements for the bed and a chair and a dresser and things like that, I think that growing up in a home in Livonia

in an eight by 10 bedroom, there ain't a whole lot of room in 80 square feet. A couple other things in there...the living room barely fits 12. It doesn't even qualify for the 35 square feet per person living area that they're supposed to have. The dining room's supposed to be able to sit all 12 residents. It doesn't look big enough to do that. Multi-purpose space. Are you going to say that the living room is the multi-purpose room plus you know a place for people to do things, I'm not sure. Locked storage of medicines- that wasn't really brought up. Where are they going to have a medicine storage room? They have an office, but is that going to be where everything is kept? And where's the staff going to be at night? Where do they sit and stand or stay? There's no laundry facility on site. I didn't see a laundry room anywhere in there. So where do the residents get their laundry? Is there going to be somebody coming in and taking laundry out, and how is that going to be handled? Things like that. So, I just I think that the petitioner needs to go back and relook at what they can fit in that building space. I'm not sure it's up to 12. I think it's some number less than 12, and I think before you approve this and send it to City Council, that needs to be relooked at, re-presented to you. But thank you.

Mr. Wilshaw: Thank you, Mr. Biga. I neglected to tell you as a speaker that you had two minutes, but you kept it right in the window. You did good.

Mr. Biga: I am good at this.

Mr. Wilshaw: Yeah, I hear you had practice at this. Good evening, Mr. Karasinski.

Jerry Karasinski 19488 Bainbridge Avenue, Livonia, MI. My only concern is the ratio of caregivers to residents to ensure that either during the day or in the evening, there's proper support for the number of residents that they do have. Thank you.

Mr. Wilshaw: Thank you, sir. Hi. Good evening, sir.

Raymond Waldo. I live at 38603 Eight Mile Road, Livonia, MI. I am about 125 feet away, and my question really has to do with well, my analysis is based on 16 residents, but because that's what the ordinance allows, if their plan is for 12, it doesn't change it much. But if you multiply three meals a day times 16 residents, you're at 48 meals a day, 300, roughly 350 a week. The older population is generating probably significant. incontinence and different types of trash that might not ordinarily be...you might not ordinarily expect. Right now, they have two ordinary garbage cans, but I

think you're looking at when I do the math, somewhere around 850 pounds of garbage a week, which obviously the two cans wouldn't be adequate. You're looking at a dumpster. Different things, things like that. It's very close to Greenmead, which has quite a bit of wildlife living next door. I know 10 raccoons I caught in a live trap one summer, an opossum and a skunk the same year. Really concerned about animals and trash, and also the unsightliness of a dumpster. I mean, even if I can see that they fence it off, a fenced off dumpster doesn't change. It certainly changes the look of the neighborhood, and it doesn't alleviate the problems. The problems caused by the potential smell, potential animals getting in to that. When you're looking at 12 people, the dynamics of 12 people and the meal preparation, as it was said before, you're almost looking at a commercial kitchen and commercial food disposal.

Mr. Wilshaw: Mr. Waldo, the two minutes have expired. You've pretty much summarized...

Mr. Waldo: I think I've covered...

Mr. Wilshaw: Trash. Got it. Thank you, sir.

Mr. Waldo: Okay, thank you.

Mr. Wilshaw: Thank you for your comments. Hello, good evening, sir.

Doug and Carol Ann Strohmer Livonia, MI. We live on the property directly to the south at 20535, okay, so I just...I'm not...I don't know if I'm for against, not specifically one way or the other. Just have concerns that were brought to me by some of the other residents. When Dr. Pierce in 2003 had the conditional use, there was certain requirements that he had, and the ordinance was changed, I believe, and it was petitioned in May 21, 2003 subject to conditions, and it was petitioned again by the residents in Livonia Hills community, there's 44 residents. I don't think we were adequately notified, like the entire community, like what's going on. The notification that I got, like 10 days ago or two weeks ago, just was the immediate houses around it. When Dr. Pierce petitioned before, it was the entire community because of the traffic flow was a problem, and then the fact that he was it was allowed as a single doctor, and part of the reason was the traffic, you know, and some other reasons that are cited in the conditional uses. So, I just think that we should probably take a look at maybe notifying the rest of the residents, perhaps getting a little more input from the remainder of the residents in Livonia

Hills. The notification was given to the three brand new houses right across the street, two of which are not even occupied yet. So, I mean, so you're notifying people that don't even have a say or haven't been in the community long enough to know what the concerns are. So, I think that should be considered.

Mr. Wilshaw: Okay. Thank you for your comments.

Mr. Strohmer: Yep. Okay. Thank you.

Mr. Wilshaw: Hi. Good evening, ma'am.

Barb Bauman, 20469 Meadowview Street, Livonia, MI. Our sub is Livonia Hills Estates, and we didn't want the doctor's office. We did not want...we already have an adult foster care home in our neighborhood, so this would be the second. And out of 44 houses, and we sure didn't want the three houses that were put on the end of our street, which does not fit in with our neighborhood at all. The traffic is already horrendous. People going, turning left into Meadowview, are going face to face with the people going left onto Luzon, and there's been several accidents there because it's just really messed up. It's going to be worse traffic if there's going to be adult foster care home and. It's just...how many more group homes do we need in our neighborhood, or adult foster care homes? Since the woods have been torn up, and those three new homes went in, we have about 40 groundhogs in our neighborhood. I had to hire somebody. Cost me a lot of money. He told me he took 35 out of Greenmead the other day. Oh yeah. We have raccoons. We have skunks. We have opossums. I have in my backyard only. Just my backyard. Eight groundhogs, the mother and seven babies. I've got those mole volcanoes, 10 of them. Never had a year like this till those houses went up, and that's what you know. I really wanted to get that point across too.

Mr. Wilshaw: But your two minutes has run up on you.

Ms. Bauman: Pardon me?

Mr. Wilshaw: Your two minutes has run out on you.

Ms. Bauman: Oh, okay. Thank you.

Mr. Wilshaw: Thank you for your comments. Hi. Good evening, ma'am. Hi.

Debbie Waldo, 38603 Eight Mile Road, Livonia, MI. My concern is they're saying they're not going to change the outside, but isn't there an ordinance that says you need a recreational area outside the facility for so many bedrooms. So that would mean my concern that at some point, don't they have to change the outside of the facility to make that recreational area. My other concern is that the traffic is a concern. They're saying minimally, but at every...I'm a nurse. I'm a home care nurse. Every adult foster care home that I go into and take care of patients at, if you have hospice in there. You have a hospice nurse. You have a hospice aide. You have a minister. You have a social worker. They all go into the home frequently. It is not like no visitors, and there is many people who love their family and are at these adult foster care homes day and night till 10 o'clock at night. So, when they pull out of there and go in that subdivision in the circle subdivision, they're causing traffic. That usually there's no traffic in that subdivision at all because it's not a throughway subdivision. So, I'm just saying that that needs to be considered that there is going to be more traffic and more visitors than they're thinking. There's going to be doctors, social workers, physical therapists, occupational therapists, hospice. I mean, there is more than just a few in a week.

Mr. Wilshaw: Very good. Thank you for your comments.

Carol Ann Strohmer, 20535 Meadowview Street, Livonia, MI. My concern is the hours of visiting when they would come to visit. There has been when the doctor was there, the lights were on 24/7 you know, the outdoor lights, and we live right next door, so we had no privacy. So, I just, I don't want that again.

Mr. Wilshaw: Okay, thank you. Hello, good evening.

Denise Micah, Livonia, MI, Couple comments on the design. Those aren't bathrooms in the rooms? Those are just...I would call that a restroom because you can't take a bath in there. If you look at the public areas there and by the dining room, there are no restrooms by those rooms. People would have to go back to their room to go to the bathroom, and as we know, people age; they need the bathrooms closer than ever. Of the 12 bedrooms they have, only three are marked handicapped, which I find that alarming that it's for aging people, and I would think all the rooms would be ADA compliant. And also, there was a comment made that they're going to have a lockdown. Okay, so then, are they going to want to put up fencing in that area too, just in case? And that's going to ruin the esthetic of that beautiful farmhouse. So, and no shower

room. I mean, you for the, you know, that's kind of like even in the hospitals, they would have a shower room down the hall or whatever if it's not included in your room. And you know, I don't know how people are going to get taken care of there. So thank you.

Mr. Wilshaw: Thank you. Anyone else wishing to speak on this item. I think you already had a chance to speak, right, sir? Okay. You'll have 30 seconds. Come on.

Mr. Strohmer: I just want to reiterate the point that was made just a few minutes ago about the esthetics of the building, so I think it's really important to keep that look. I'm concerned also about changing the look of that building, the historic value of it, and the fencing. We just did a battle through ordinance with fencing. So, I mean, green fence is fine, but I definitely don't want to see fencing going up. It definitely would change the look of the entire neighborhood, definitely.

Mr. Wilshaw: Thank you. Yep, appreciate your comments. All right, our petitioner is welcome to come forward again. You've had an opportunity to listen to some of the comments of folks in the area that have raised some concerns. Is there anything that you wanted to address before we ask some additional questions of you?

Ms. Surugiu: As far as the resident care, I know there was concerns about staffing. That seems to be a concern across the board in every industry. Even currently with the six-person residence we have, my staff has been with me for three years and two years. My turnaround time or staff turnaround to...two of the staff that have been with me. Just to give you an example of the environment that we want to create in our home. One went through a divorce and had to move, and the other one had a physical disability and needed to retire. The rest of the staff have been with me from the start, and so I appreciate that relationship that had with them. Definitely, the care to resident care. So we currently run two to six, state required residential care, which is what you'll see in the larger facilities, are one to 12 and one to 16 at night. So we are running at way closer staff to resident care than is even required by the state. So even at 12 residents, typically, depending on the level of care that they need, you would need one staff, and we are going for three to four. Just to give you an idea of what the state requires, what larger facilities are going versus where we're at. Trash-wise, I understand that's a concern as well. We do have six trash cans that we use right now, and again, that's whatever

the state and the city is allowing us to use to address that, and to address the animal issue within our current home right now. Also in Livonia, we've actually encased our trash cans into guard it with grate crates, so that way the trash cans are locked in with the top trap door that we use to put the trash in there it gets closed, and therefore we do not have an animal problem on our current property. We do need to address the bathroom and the laundry area, which we don't have outside services coming in. That is all done by us. All our cooking, including I know the meals may sound like it would be a big undertaking for 12, but like I said, I'm one of 11 in a regular home, in a 1,500 square foot in Dearborn Heights, and we were able to do just fine in a regular kitchen, and I don't believe that the state is requiring a...

Mr. Hammond: It is not required to have a commercial kitchen up to 12. From 12 up to 20, you have to have a commercial kitchen. If you put commercial appliances in, then you would have to have a state-regulated health department certificate for those.

Mr. Wilshaw: Okay. So, thank you.

Ms. Surugiu: Any other concerns that I might have missed? We'll be glad to answer at any point.

Ms. Dinaro: Visitation hours too. Somebody addressed that.

Ms. Surugiu: Our visiting hours are 11 to 7, and that is to allow for all the care to be provided to the residents in the morning. And most families love that because when they're coming in, they're not walking in on our residents, giving them their baths in the morning and taking care of them, so then when the families come in at 11, they're just visiting with their mom and dad. They're not dealing with, you know, taking a bathroom or you know things like that. So, and then seven, most of our residents at this point, that's their winding down time. They are getting tired. They're most of them are very weak and they don't really make it past seven, so that's our time where we get them ready for their nighttime. Some stay up and read; majority don't. By usually 9 o'clock most are sleeping unless they're in their rooms and recliners or bed, watching TV or reading a book as they're climbing in. So, families love that. That's their time. So it's 11 to seven, because also it works with the flow at the home and the residents being able to rest, and it doesn't create noise in the house. So that, you know, if someone does go to bed early, they're not kept up by visitors. End of life care; they're more than welcome to stay, but lights are typically dimmed down, and they're in their personal space.

Mr. Wilshaw: Alright. There was a couple other points made that I wanted to just highlight to see if we can get answers on outdoor recreation. What are you doing for that?

Mr. Hammond: The backyard is completely fenced already, and I don't know why we'd have to do any more than that. If we had to put down some kind of pavers, we would be happy to do that.

Mr. Wilshaw: You are not planning any changes at this point?

Mr. Hammond: No, not at all.

Mr. Wilshaw: Okay, and any changes of fencing?

Mr. Hammond: None whatsoever.

Mr. Wilshaw: Okay, specifically in regards to the fact that some, I assume you may have some residents that would have Alzheimer's or other conditions that may make them tend to wander, because that is common in a lot of facilities. How do you handle that? You say it's a lockdown facility, you know, in a sense. How is that managed?

Ms. Surugiu: So, locked. I mean, the doors are locked for coming in, but state regulations are it has to be not against egress. So, for fire and safety purposes, we have to be able to get out immediately. But we do have central alarms on all of our doors, and on occasion when we do have a resident that may have the ability to wander, currently we don't, in fact, in the last four years, I haven't had one because it also depends on me when I do assessments on every resident that I meet with families and them to make sure that whoever I accept into our home meets the culture of the home as well and meets the ability of me and my care staff and my staff members to be able to provide that care. So, I have control over who I accept into the home, and so we do have central alarms which we put on all the exit doors, and then should someone need, like maybe in a bathroom that I need to close off, I put individual alarms at the top of the door just to prevent specific areas, and then the medication areas are locked only for staff access.

Mr. Wilshaw: Okay, so you'd have a door buzzer of some sort to know if someone opened a door to leave. Okay.

Mr. Hammond: No, it's an alarm. It's an alarm.

- Ms. Surugiu: You'll hear it. it's a central alarm in the building.
- Mr. Wilshaw: Okay, all right, that's fair enough. You mentioned trash that you have currently six cans. Is that at your current facility or are you referring to this facility?
- Ms. Surugiu: Two, and then we just have the mini ones that I have on standby.
- Mr. Wilshaw: Are you referring to this facility or your current one that you are in?. What would you have at this location?
- Ms. Surugiu: It also depends on if you're full. I'm anticipating obviously more than what I currently have. I guess I've never done the math. I don't know how to answer that.
- Mr. Hammond: With respect to keeping the historic nature of the building, it probably should have a dumpster enclosure. But how do you do that when you're trying to maintain that look of that building? And we're sensitive to what people in the audience are saying. I am stunned by the number of people that are complaining about parking. Not trying to be rude here, but when you had a doctor's office in there, you had to have at least one or two cars in there every 20-30, minutes. I just can't imagine if we had six staff total in the building and an occasional visitor. We're never going to fill up that parking lot. They're never going to be there, so I just don't understand that.
- Mr. Wilshaw: That's okay. You know, people have their thoughts on things, and we listen to both sides, and we'll evaluate that, and we'll make a decision based on our level of experience and education as well in these matters. So, but we welcome all comments, and we certainly take them all seriously. I think that covers the. I think you covered really well, actually, the bulk of the comments that were made by residents. I may not get every single one of them, but I appreciate that you've covered most of them. I'm going to go back to my colleagues and see if there's any follow-up questions or comments any my colleagues have for you as the petitioner.
- Mr. Droze: Thank you, Mr. Chair. Just one small question. Early in the presentation, I think there was a discussion that there would be a patio space that patients could utilize. Is that referring to the basically the porch on the front of the building or maybe the side porch?
- Ms. Surgui: There's currently tables in the backyard.

- Mr. Droze: In the backyard, okay. So, it would be the backyard.
- Ms. Surgui: Yes.
- Mr. Droze: And my reason for asking that is relative to the historic preservation of the building. There is the porch on the front of the building, and that you intend to leave basically unaltered. It would stay?
- Ms. Surgui: Yes, for the residents safety, I do not anticipate any, aside from coming in and out, due to also safeties as the...
- Mr. Droze: There's no rails on that. Yeah. Okay. And then, relative to some of the internal floor plan questions, process-wise, my understanding is that you're going to get a review from the state of Michigan. LARA is going to look at it. When does that happen in the process?
- Ms. Surgui: Prior to them giving the license to open.
- Mr. Droze: Okay, so this is kind of the first crack at the floor plan. They're going to look at it and make sure it's all in accordance with those requirements.
- Ms. Surgui: Yes, they're going to check everything before they administer the license.
- Mr. Wilshaw: Alright, thank you, Mr. Droze. Any other questions or comments?
- Mr. Ventura: Just one follow-up question. One of the residents asked you about exterior lighting and the hours that they'd be on. Can you address that?
- Mr. Hammond: There's currently there's no overhead lighting currently. There are pedestal lights as you're coming through the parking lot. I believe they're like, if they're four foot tall, I'd be surprised, and there is a box light at the very top of it. I think we would have to maintain those just because of traffic coming in. If there was an emergency.
- Mr. Ventura: What would the hours of operation for those lights be?
- Mr. Hammond: From dusk to dawn.

Mr. Wilshaw: Okay. Thank you. Thank you, Mr. Ventura. Any other questions? All right, I think we've covered everything. Is there anything else you'd like to tell us before we make our decision?

Ms. Surgui: No, thank you.

Mr. Wilshaw: Alright, thank you. I think we've thoroughly covered this. I'm now going to close the public hearing, and a motion is in order.

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

#07-43-2026 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on July 14, 2026, on Petition 2026-06-02-16 submitted by J.B. Donaldson Company requesting waiver use approval under Sections 3.06 and 6.02 of the Livonia Zoning Ordinance, as amended, to operate a licensed adult foster care facility (Adult Medium Group Home – Capacity 7-12), at 38525 Eight Mile Road, located on the south side of Eight Mile Road between Meadowview Street and Hickory Street in the Northwest 1/4 of Section 6., the Planning Commission does hereby recommend to City Council that Petition 2026-06-02-16 be approved subject to the following conditions:

1. That the submitted floor plan on Sheet A-03, prepared by A&M Consultants, is hereby approved and any modifications are subject to the approval of the Planning Director and Inspection Department.
2. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for.
3. That 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.
4. The proposed building and all associated site improvements shall be designed and constructed in full compliance with the accessibility requirements of the Americans with Disabilities Act (ADA), as amended. This shall include, but not be limited to, accessible building entrances, routes, parking spaces, signage, and interior facilities to ensure equal access for individuals with disabilities.
5. Any additional fencing shall comply with the requirements set forth in Section 7.24 and of the Livonia Zoning Ordinance

and Chapter 15.44 of the City of Livonia Code of Ordinances, including all applicable regulations pertaining to height, location, materials, and permitting.

6. All parking spaces shall be 10' x 20' and double-striped. Barrier-free parking spaces shall be sized, signed, and striped in accordance with the Michigan Building Code and its standards.
7. The existing historical building on the site shall be preserved and maintained in a manner consistent with its historic character, including the retention of significant architectural features and materials, subject to applicable codes and ordinances; and
8. This waiver use is granted to this petitioner only, and any new user of this license is required to seek and receive City Council's consent prior to the transfer.

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

Mr. Wilshaw: Is there any discussion?

Mr. Long: Mr. Chair, to the maker of the motion and the supporter. I guess my question or my concern is with item number one, the submitted floor plan that we're approving. Which there's this method where they're going to go through, and there's going to be changes. So, I don't know. Is there a way for us to, you know, this is going to go through the process. It's going to go to City Council and everything like that. I guess, is there something additional we should be putting in here to make sure that we're adequately addressing the fact that the floor plan will have to change.

Mr. Uhazie: We could probably make any changes be to the satisfaction of the Planning and Inspection department. In case the state does require some things, at least Inspection and Planning can have a crack at it and say yes, it's not a problem, no need to come back. At least have a review of it.

Mr. Long: If we can get language like that, I can get behind this as the maker and support that.

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

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

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

ITEM #4 PETITION 2026-06-02-17

Culver's

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

Mr. Uhazie: Thank you. This is a petition to construct a Culver's drive-through restaurant, and a 4,670-five square foot multi-tenant commercial building located on three lots on the south side of Seven Mile between Middlebelt and Maplewood. All three lots are zoned C-2 (General business). The site plan does identify the sites as parcel one, two, and three. Parcel one is the middle parcel, which measures 0.83 acres in size with 150 feet of frontage on Seven Mile, with a depth of 240 feet, and then parcel two is directly east of that is also 0.83 acres in size, with 150 feet of frontage on Seven Mile, and additionally the same depth of 240 feet. Parcel three is the westernmost parcel that is setback from Seven Mile, and it is 0.58 acres in size. The surrounding neighborhood includes to the north across Seven Mile the Livonia Budget Storage, which is zoned C-2. To the east is Livonia Town Grill, zoned C-2. To the south is an NM apartment complex, the Livonia Apartments, and then to the west is a C-2 property, Advanced Auto Parts. The property is currently occupied by a banquet hall and associated accessory parking. Waivers within the zoning district are required for drive-in restaurants and restaurants with drive-through or drive-up window facilities. The proposal includes on parcel two a 4,440-nine square foot drive-through restaurant with outdoor seating in the northwest. That would include four outdoor tables with umbrellas for a total of sixteen people, and then the seating area would be surrounded by three foot steel fencing with illuminated patio piers made of stone veneers. It would have interior seating with 26 tables for 86 people. Parcel

one would have the 4,675 square foot multi-tenant commercial building. The number of units and interior layout, as well as the elevations, have not been provided as part of this petition. Parcel three shows a designated area for parking located to the southwest of the proposed retail building. For the drive thru, vehicles would head south along the western portion of the building, and then turn east where there are dual lanes measuring 11 feet and 10 and a half feet. The lanes run parallel to the menu boards and merge into a single lane for order pickup. A bypass lane is provided, measuring at least 12 feet in width, which complies with the zoning ordinance. Site access is provided off an existing two-way drive off Seven Mile in between parcel one and two. Section 6.51 of the zoning ordinance requires that drive-through establishments provide a minimum of two separate driveways spaced at least 30 feet apart. Access between parcel one and three and the existing commercial property north of parcel three appear to be unchanged. This access point here between the one and three, as well as this access to the north and south of parcel three, is all basically existing and would remain unchanged. Parking for the site requires a total of 88 spaces. The Culver's would require 56 spaces, and the retail would require 32 spaces. The site plan is in compliance, showing a total of 101 double striped spaces, and then five ADA spaces are shown on the site plan. The frontage landscaping does comply with the zoning ordinance, and the petitioner proposes maintaining the existing wall separating the south property from the NM neighborhood. The Culver's exterior is comprised mainly of E.I.F.S with stone veneer along the building corners and the lower one quarter of the building façade. Twelve canvas awnings at a height of six foot seven inches are shown. The building is approximately 23 feet tall and complies with the height requirements for the district. Rooftop screening to shield any building mechanical systems are required. The petitioner has not submitted any screening, but it is noted as a possibility on the site plan. The commercial building has no floor plan or elevations provided, and then there are two dumpster locations proposed on the site, one located at the rear of each building, the Culver's enclosure is would be two eight yard dumpsters at a height of eight foot six inches to the top of the prefabricated coping to match the building. The enclosure facade is shown as a stone veneer to match the proposed building. The enclosure doors face west and are labeled as wood planks with an aluminum gate frame. The retail building's dumpster faces south and is over here. It contains a single dumpster measuring six feet to the decorative stone cap and made of masonry block with an exterior of architectural masonry to match the proposed building. The

door of the enclosure would be treated cedar that is stained to match the masonry of the building. The petitioner did submit a lighting plan that indicates that no light would spill over into adjacent properties, and that light poles will not exceed 20 feet in height, which is consistent with the ordinance standards. The petition also provides stormwater detention managed through an underground detention system located west of the Culver's building in the parking lot, and then the site is permitted one ground sign not to exceed 30 square feet in area and six feet in height, with a minimum setback of 10 feet along the right of way. A monument sign is proposed to the east of the existing site access to Seven Mile. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated June 24, 2026, which reads as follows: "In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the waiver petition at this time but would like to note the following items: 1. The project is located on three separate parcels with the addresses of #29085, #29155 and #29205 Seven Mile Road. If additional addresses are needed for the proposed buildings, the owner will need to contact this department once approvals have been granted. 2. The existing parcel is currently serviced by public sanitary sewer, water main storm sewer. The submitted drawings do not show calculations for the proposed utility connections, but we do not believe there will be any negative impacts to the existing systems with the proposed project. 3. If approvals are granted, the developer will need to submit Engineering drawings to this department to determine what permits will be required. They will also be required to submit drawings to the Wayne County Department of Public Service for permitting storm sewer detention and outlet, as well as for any work in the Seven Mile Road right-of-way. 4. If a lot combination is planned for proposed project, the owner will need to start the process by contacting the Assessor's Office prior to any permitting." The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Division of Police, dated June 24, 2026, which reads as follows: "I have reviewed the plans in connection with the petition. I have no objections to the proposal." The letter is signed by Brendan Adams, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated June 30, 2026, which reads as follows: "Pursuant to your request, the above-referenced Petition has been reviewed. 1. Signage shall conform to the ordinance, or

a variance from the Zoning Board of Appeals would be required. 2. The height of the proposed light fixtures shall not exceed 20' measured from the finished grade to the top of the fixture. 3. An enclosure of sufficient height to completely screen the dumpster is required on three (3) sides of the waste receptacle, with a solid gate on the fourth side. The height of the enclosure must be not less than six (6) feet or at least one (1) foot above the height of the dumpster, whichever is greater. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass, and when not in use, closed at all times. The enclosure must be constructed of the same or compatible material and colors as the principal building in terms of texture and quality. 4. Grease interceptors shall be designed and shall perform in the manner provided for in Chapter 10 of the Michigan Plumbing Code, governing traps, interceptors, and separators, as such code is amended from time to time. All grease interceptors shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks, and defects, and shall be capable of performing the function for which such devices are designed, as specified herein. All grease interceptors shall be maintained in a safe, sanitary, and functional condition. The City shall be granted access to conduct on-site inspections as necessary to assure compliance with Chapter 13.42 of the Livonia Code of Ordinances. This Department has no further objections to this Petition." The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated June 30, 2026, which reads as follows: "I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal." The letter is signed by Ermon Sims, Chief Accountant. The next letter is from the Treasurer's Department, dated June 22, 2026, which reads as follows: "The owner of the property is current on their property taxes." The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Are there any questions for planning staff?

Mr. Droze: One question, Mr. Uhazie, we have effectively one building that's well detailed. We have full facades for it and materials. The other one is mystery. Is it safe to assume that that building would come back to us when it is time to propose a design for that?

Mr. Uhazie: That is one of the conditions that we recommend that they come back for a site plan review of the proposed building they are ready to proceed.

Mr. Droze: So, similar to like, maybe what we saw with the two restaurants over on Six Mile to use as an example. Okay, thank you.

Mr. Wilshaw: Thank you, Mr. Droze. Any other questions for staff? All right. Our petitioner is in the audience. Feel free to come forward to our podium. Either one. It is 90-one degrees out, and I don't know if anybody told the petitioner they're supposed to bring samples.

Jim Butler, 1849 Pond Run, Auburn Hills, MI. We will certainly remember that. Good evening.

Brent Bridgewater, Culver's, Commerce Township, MI.

Mr. Wilshaw: Thank you very much. What would you like to tell us about your petition here, your proposal?

Mr. Bridgewater: So, I'm a current owner operator of Culver's in Commerce Township. I reside in Commerce Township. I've lived around this area my whole life. Spent 25 years with Ford Motor Company in roles that supported community and made lives better, so I had an opportunity to switch gears about a 180 degrees, I guess I would say there, but. I've got a passion for community, for people. Culver's, and the way that Culver's operates is I'll just right up my alley. I love supporting the community. I love serving good food, and we'd love to be here in the northern end of Livonia and help out with something a little bit closer.

Mr. Wilshaw: Okay. And anything else that you'd like to tell us about the other building at this point?

Mr. Bridgewater: I think you guys hit the nail on the head there. I think you know our intention is we would come back and present plans for that second location. Our intent is to leave those properties separate, so we have no intention to do anything there. But the existing building that sits there is more on the east side of the one property and does have to come down. I think that is a good thing for the City of Livonia. It's been sitting there vacant, so we'd love to beautify that a little bit more and putting the Culver's on the east side, it just makes sense. There's just too much space there.

Mr. Wilshaw: Okay, very good. Appreciate that. Let's see if we have any questions for you. Any questions from my colleagues on this?

Mr. Droze: Thank you, and thank you both for being here tonight. I had a couple questions, and maybe I'll start with what we talked about

last time with the facades. So, we represented some facades that have a pretty high amount of E.I.F.S, and done a little bit of research on some of the others. And here we have a rendering that looks a heck of a lot better so, thank you

Mr. Bridgewater: I'll just apologize up front. You know, we needed to submit our information. About a month before this meeting, and some of the selections, some of those things had not been ironed out yet. So the rendering that was put into the material for you guys was not complete. What you see in the drawing that has been put up will be a lot closer to what we'll look at doing. What I will say is I'm not a huge fan of E.I.F.S. either, so it would look similar to the drawing, and I would say, from a material standpoint, probably support what is closer to what you're looking for. Anyway, the corner post there, where you see E.I.F.S., we wouldn't be able to, obviously, side or put anything there. Our intent is to stone that all the way up on the four corners, where the E.I.F.S is below the horizontal siding. We would look to put something closer to like a James Hardie board or something else with the similar color that you see in the rendering.

Mr. Droze: Okay. And Mr. Uhazie was putting up some screenshots that I grabbed this afternoon of six Culver's in the area, and I think what I saw consistently is that the only time I saw E.I.F.S was on the Heartland store on M-59.

Mr. Droze: Canton's all brick and stone, and so I guess, that to me is the standard that I think, I mean even the one in Livonia, it's mostly stone and it has some you know it might be like the Hardie board siding that just looks more of what I would expect.

Mr. Bridgewater: This is better, but I'm going to keep pushing.

Mr. Droze: My other question is pertaining to the site itself and the layout. From my notes here, it seems like we are a little overparked, which I think we see kind of frequently, and especially commercial spaces. And I was wondering if there's an opportunity to implement some better pedestrian access to Seven Mile. We had an example. We had a Wendy's on Plymouth Road that came in a couple years ago, and they were able to work the site to put a sidewalk in. It just makes it more accessible. Seven mile is a commercial corridor, and people do access from the Seven right-of-way. So, if there's an opportunity to do that, it looked like maybe you could tee something up in that middle island.

Mr. Bridgewater: Yeah, I mean we can certainly take a look at that. We have that in Commerce as well. So, if it allows us to do that, we'll certainly take a look at that. I mean, in general, I would say that myself and with Culver's, it's always centered around our guests, so if we can make a better experience for our guests wherever they're traveling from, we would certainly look at doing that.

Mr. Droze: Yeah, I would echo that. I always find that the restaurants are clean, and you know you feel appreciated when you go there. So, looking forward to maybe seeing this. Thank you.

Mr. Wilshaw: Thank you, Mr. Droze. Any other questions? I did want to make the comment to Mr. Droze's discussion about pedestrian access, that you know there is a nearby... on the northwest corner of Middle Belt and Seven Mile, there's a rather large piece of property that's been a thorn in the side of many people in this community, and the city itself. And there's aspirational goals to see that redeveloped at some point into some great development. Whether that'll happen in my lifetime or not, I don't know. But I hope to stick around long enough to see that you know be a really nice mixed-use development, and if that happens, it would certainly go to Mr. Droze's idea that you would have pedestrians perhaps wanting to come over and take advantage of the wonderful Culver's that's going to be nearby. So, I think that's a very good idea to have pedestrian access there. I did want to ask one question while I have the microphone at the moment. We discussed this briefly at the study meeting, and I just wanted to get it on record. I did have some concern over the angled parking at the front of your store, not because it's angled, but because for a person to access that angled parking, they essentially have to drive all the way around the building through the bypass lane to get to those parking spots. It doesn't seem particularly user friendly for the average driver who wants to go to the shortest route possible to get to a parking space, what's the thought on that?

Mr. Bridgewater: So, I'll say twofold. Our entrance is on that west side, so parking in the front, there is no entrance to the front, so they would have to come up anyway. The other concern is, we have that drive-through on our east side, so as those cars come around and look to exit, we don't want traffic going the same way, even though there's two lanes there, so we don't want confusion there. That's the other main reason for that. Sometimes we also have...because we're a fast casual restaurant, we have some guests...we make the food as it's ordered, right? You're not going to get it at the window. You get the number and we bring it to you.

So, for that reason, every once in a while, we do have guests that will park in those front spaces. So it's natural as they're coming around that corner.

Mr. Wilshaw: Okay, yeah, I don't see those spaces getting overly utilized, other than that scenario. Mr. Uhazie, how overparked are they on this site? I assume we're going to be including that area in the back. That's kind of...

Mr. Uhazie: I would say it's mostly probably in the back. They have a total of 88 spaces are required, and 101 are shown.

Mr. Wilshaw: So, I wonder if there's an opportunity to land bank some of those spaces in that front section. I think there is a need to have some of those because, as the petitioner noted, there's going to be drive-through pickup parking going on there, and that makes sense to me. But I don't know that you're going to have 12 spaces needed there. There may be an opportunity to expand the landscaping a little bit. Does that seem to make sense to you?

Mr. Uhazie: Yes, if that's what you guys...

Mr. Bridgewater: We will have cross- access with the other building as well as the utilization of that third lot. That southern lot we'll look to use for a lot of our employee parking so it keeps everything else clear.

Mr. Wilshaw: Okay, what I'm referring to when I say land banking parking spaces is you can show those parking spaces on our plans and designate those as land banked to landscape them, but it would give you the option to put those, if needed...so it kind of allows us to make it look a little cleaner. If you don't need them. If you do need them, then they're available to you if that makes sense. So that's something we might want to consider in this case. Obviously, again, not for all the spaces, but perhaps some of them. Maybe expand your entrance landscaping a little bit. Alright, that's all my thoughts at this point. Anyone else with any comments? Anybody in the audience wishing to speak on this item? Mr. Karazinski is back. Good evening.

Mr. Karazinski: I live about a mile from there. Just recently, I was at the Burger King, a couple doors down, and there was a woman who has a power wheelchair who came through to the parking area actually to get to the Burger King, and then went through the parking area to head back to Middle Belt. So, I would be in favor of having a sidewalk there for just that reason. The second thing is that building that you purchased. I see cars behind it all the time when

I go to Advance Auto. So, I don't know what's going on in that building. It's not totally vacant. Perhaps that tenant is leaving, whatever. But that is my concern because I would love to see that building gone as soon as possible. Thank you.

Mr. Wilshaw: Thank you for your comments. Hi, good evening.

Vicky Johnson, Livonia, MI. My question is, my battery on my phone went out, so I didn't have the map of or the scheme of the site. Are you going to have two drive-throughs, two lanes for drive-through, like the one on Middle Belt and the expressway, which started out with one, and then they changed it to two?

Mr. Bridgewater: Yeah. That creates some complexity when you do it after the fact. We will have two drive-throughs. It's one lane coming up to it, kind of splits for ordering purposes, but then they come back together, so the perception or what you would see from Seven Mile or the front of the building is just going to be the one lane. It's just for ordering purposes.

Ms. Johnson: I was just concerned about backup maybe onto a main road with a long line, trying to get that food.

Mr. Bridgewater: I appreciate that our drive-through will be entered through the southern end of the building. So, hopefully, not only is it not an eyesore, but if that were the case, but also enough space where we have something in the back where we'd be fine. Some additional queue. We're designed to take that away. Yeah.

Mr. Wilshaw: And you have adequate facilities for your traffic there. I think. Okay. Very good. I don't see any other people in the audience wishing to speak on this item, so I am going to go back to the petitioner. Is there anything else you'd like to tell us before we make our decision?

Mr. Bridgewater: No, just hopefully would love to be a part of the Livonia community.

Mr. Wilshaw: Very good. We appreciate it. One of your colleagues is coming up to give you last-minute advice there.

Mr. Bridgewater: One of the things my colleague mentioned is Culver's did require us to have those front parking spaces there.

Mr. Wilshaw: Okay.

Mr. Bridgewater: But certainly, we can look at...also the sidewalk or walkway potentially going across.

Mr. Wilshaw: That seems like a fair compromise. All right, thank you. Is there anything else from my colleagues on this item before I close the public hearing?

Mr. Droze: I guess I would like a little more resolution on the rendering. So generally, you know, everything seems like it's a pretty good spot. But not having actual rendering in front of us, I mean, would you guys be willing to commit to like a 10% or less E.I.F.S. target?

Mr. Bridgewater: Sure.

Mr. Droze: I don't know what we want to say as to where and how that looks, but I mean...I'm open to any other commissioners if they want to weigh in on that because I know we've talked about this on various sites.

Mr. Bridgewater: If you look at the rendering that that we handed out, the light-colored area that would be above the stone below the horizontal siding at the top, that light colored area where the awnings are at, along with the upper portions of the cornered pillars, is where the E.I.F.S. is at. Intention is for those corner pillars where you see the upper part being E.I.F.S. for us to stone that all the way up, so there's already plans for us to do that. Where the other light-colored area is, where the awnings are at, I'm going to look to do a like a James Hardie board instead of the E.I.F.S.

Mr. Droze: Okay.

Mr. Bridgewater: So, if there is any E.I.F.S., I would say it'll be probably well under the 10%, so I can say yes, I'd commit to the under 10%.

Mr. Droze: That's helpful. Thank you.

Mr. Wilshaw: All right. Any other questions, comments before we close the hearing? I hear nothing else. I'm going to close the public hearing. A motion is in order.

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

#07-44-2026 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on July 14, 2026, on Petition 2026-06-02-17 submitted by PEA Group requesting waiver use

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

1. That the Preliminary Site Plan on Sheet C-3.0 prepared by PEA Group, is hereby approved and shall be adhered to.
2. The Petitioner shall work with planning staff to add sidewalks that provide a pedestrian route from Seven Mile Road to the restaurant and retail building. Sidewalk design and location shall be to the satisfaction of the Planning Director, Engineering Department and Inspection Department.
3. That the petitioner shall be allowed to bank up to fifty percent (50%) of the diagonal parking located along Seven Mile Road.
4. That the Landscaping Plan on Sheet L-1.0 prepared by PEA Group, is hereby approved and shall be adhered to.
5. That the Lighting Plan prepared by Gasser Bush Associates, is hereby approved and shall be adhered to.
6. That the building elevation rendering received on July 14, 2026, depicting the principal siding elements as Hardie Board or other similarly durable materials, with no more than ten percent (10%) of the total façade area being comprised of E.F.I.S, is hereby approved and shall be adhered to.
7. The petitioner shall return to the Planning Commission and City Council for a detailed review and site plan approval of the commercial building.
8. That all disturbed lawn areas shall be sodded in lieu of hydro-seeding.
9. 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.

10. That the maximum customer seating count shall not exceed a total of 86 interior seats and sixteen (16) outdoor patio seats.
11. 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.
12. The height of the proposed light fixtures shall not exceed 20' measured from the finished grade to the top of the fixture.
13. An enclosure of sufficient height to completely screen the dumpster is required on three (3) sides of the waste receptacle, with a solid gate on the fourth side. The height of the enclosure must be not less than six (6) feet or at least one (1) foot above the height of the dumpster, whichever is greater. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass, and when not in use, closed at all times. The enclosure must be constructed of the same or compatible material and colors as the principal building in terms of texture and quality.
14. Grease interceptors shall be designed and shall perform in the manner provided for in Chapter 10 of the Michigan Plumbing Code, governing traps, interceptors, and separators, as such code is amended from time to time. All grease interceptors shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks, and defects, and shall be capable of performing the function for which such devices are designed, as specified herein. All grease interceptors shall be maintained in a safe, sanitary, and functional condition. The City shall be granted access to conduct on-site inspections as necessary to assure compliance with Chapter 13.42 of the Livonia Code of Ordinances.
15. 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.

16. That the Zoning Ordinance requirement of a minimum two (2) separate driveways, spaced at least 30 feet apart be waived by City Council.
17. 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
18. Per Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for one (1) year from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void after the one (1) year period.

Mr. Wilshaw: Is there any discussion?

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

ITEM #5 PETITION 2026-05-SN-01 Amoco Gas Station

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

Mr. Uhazie: Thank you. This petition seeks to replace signage and facade improvements at the existing Amoco gas station located at 29401 Seven Mile Road. The existing zoning is C-2. The subject site is located within the vicinity of the Livonia Marketplace area, specifically within the northeast 1/4 of Section 11, which is regulated under the Special Area Development Control provisions of Section 5.01. Pursuant to 5.01, no building located within a C-1, C- 2, C- 3, or C- 4 zoning district shall be erected, expanded, or externally altered within a designated special assessment area, except upon review and submission of findings by the Planning Commission and approval by the City Council. The petitioner proposes a comprehensive rebranding and modernization of the existing gasoline service station, including replacement of the existing Shell-branded signage and architectural with updated Amoco branding. The proposed signage package includes the replacement of existing canopy fascia signage with new illuminated channel lighting, letter signage, installation of dimensional bull nose canopy fascia

panels with integrated LED light bars, repainting of the fueling canopy columns in corporate colors, and the addition of updated stripe detailing and canopy graphics on all canopy elevations. Additional improvements include the replacement of the existing building facade branding with a new to-go branded storefront image and associated facade elements. The petitioner also proposes refacing the existing freestanding gas price sign with updated branding and new electronic fuel pricing displays. The plans indicate the existing freestanding sign structure will remain, with only the sign faces and branding elements being replaced. The freestanding sign is proposed to maintain an overall sign area of approximately 39.39 square feet, which is consistent with ordinance requirements, and the building facade improvements further include repainting portions of the existing structure and installation of new ACM fascia panels designed to meet current corporate branding standards. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated June 15, 2026, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed sign replacements at this time but would like to note the following items: 1. The subject parcel is assigned the address of #29401 Seven Mile Road. 2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. There is no mention of utility revisions with the proposal, so we do not believe there will be any adverse effects on the existing systems. 3. Should revisions to the utility services to the building, or any work within the Seven Mile Road or Middlebelt Road right-of-ways be required, the owner will need to submit drawings to this Department and the Wayne County Department of Public Services for permitting."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated July 6, 2026, which reads as follows: *"This office has reviewed the site plan submitted in connection with a request to modify signage on 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."* The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated June 17, 2026, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is

signed by Brendan Adams, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated June 30, 2026, which reads as follows: *"Pursuant to your request, the above-referenced Petition has been reviewed. 1. Any proposed signage that exceeds existing approved signage would require a variance from the Zoning Board of Appeals. 2. Plans, permits, and inspections are required for the proposed work. This Department has no further objections to this Petition."* The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated June 30, 2026, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal."* The letter is signed by Ermon Sims, Chief Accountant. That is the extent of the correspondence.

Mr. Wilshaw: Are there any questions for planning staff? I don't see any. Is the petitioner in our audience? Good evening, ma'am.

Sarah Mheisen, Bazo Construction.

Mr. Wilshaw: Very good. Thank you for being here this evening. What would you like to tell us about the sign package that you're proposing?

Ms. Mheisen: Just to, I guess, touch back from what we spoke about last week. We're just here to just rebrand the existing gas station. It was an existing Shell going to Amoco, and we need to get the branding image components up as quickly as possible, if possible, because we cannot be legally...there's no signage; nobody knows the brand, so we had to swap it out. You can't legally sell Shell under Amoco and vice versa.

Mr. Wilshaw: Makes sense. Is there any questions for our petitioner?

Mr. Ventura: I was not here for the study session. Are we talking about the gas station on the southwest corner of Seven Mile and Middle Belt?

Mr. Wilshaw: Correct.

Mr. Ventura: Has this signage not already been installed?

Mr. Wilshaw: It appears that the signage was started to get installed, and the city caught them.

Mr. Ventura: Thank you. Okay. So, my question to the petitioner now, I guess, is, so you started doing this work already?

- Ms. Mheisen: Correct. We were under the impression that permits were obtained. So we were under the impression that permits were obtained at the time. We had a project manager that was unfortunately not well trained and has since been fired because we've never been put in this position before. We know the process very well with the City of Livonia. We've worked with you guys over the past 15 years. We've done many gas stations in Livonia, so how this happened, I can't exactly pinpoint where we went wrong. We caught it, and I took the signs down immediately, and we tried to come back here and fix the situation. So, we're not trying to avoid anything. We're trying to comply with whatever you guys are asking us to do.
- Mr. Ventura: Thank you, and I guess I'd ask my colleagues again: you examined this, and so I'm just going to kind of let you guys carry this because I don't know where you are. Well, thank you very much.
- Mr. Wilshaw: Certainly, I will tell you that the two points that we discussed at the study meeting with the petitioner that were of concern to us is that we were concerned about light band, LED light band around the sign, or around the canopy, and also there's currently a pylon sign on this site, and our normal practice, if we get an opportunity to, is to get those lower to monument signs if possible, and that was some of the discussion that we had on that particular subject. Were you able to determine if you have a light band around your canopies?
- Ms. Mheisen: it's not illuminated.
- Mr. Wilshaw: Do you believe that your customer that you have, that you're representing, is able to change that existing pylon sign to a monument sign?
- Ms. Mheisen: We can, if necessary. We would essentially like to keep what's existing. It's not in the right-of-way. It's not causing any sort of detriment to the area. It's not in the point of traffic if we were to have to move it up or down or to the side of the sidewalks or whatnot, so we would like to ideally keep what's existing instead of having to contact contractors and start construction. And winter's coming, so I don't know how that's going to go with snow plowing and things of that nature.
- Mr. Wilshaw: Okay, that's fair. All right, thank you. Any other questions or comments from my colleagues?

Mr. Droze: Just a point. So, you mentioned that there is not lighting on there. The document that we have says that it's there. So, it's basically just not turned on?

Ms. Mheisen: Correct. So, it looks identical to what's there. It's just not illuminated.

Mr. Droze: Okay.

Ms. Mheisen: It is still orange, but there's just no backlight. If you've ever seen an Amoco before, it's not illuminated from like a...how can I explain it? It's like it's not even that bright. If that makes any sense, like a covered illumination.

Mr. Droze: I think we had an Amoco at Five and Levan, that we actually...it just came in to get reconstructed, and I think that did have that backlighting to it. So, I think my understanding of the way it's written is you can obviously display your brand, but that whole band should not be glowing.

Ms. Mheisen: No, no, it's literally just like the orange section of it that that's technically illuminated, and it's not even that bright to be honest with you. They go out half of the time, but if they're not allowed, they're not allowed. We don't even bother.

Mr. Droze: Okay, I think that's my understanding. It's not allowed. Okay, thank you.

Mr. Wilshaw: Thank you, Mr. Droze. Any other questions or comments? I don't see any other questions or comments. Is there anyone in the audience wishing to speak on this item? Good evening.

Jerry Karasinski, 19488 Bainbridge Avenue, Livonia, MI. In regard to that pylon sign, years ago that used to have a brick base, and I recall it was hit by a car, and the pylon sign that's there now replaced that base that was left damaged for many years. So, if that helps. Thank you.

Mr. Wilshaw: That is helpful. Thank you, Mr. Karasinski. Any other questions or comments? I don't see anyone else in the audience going to speak. Anything else from my colleagues? If not, a motion is in order.

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

#07-45-2026 **RESOLVED**, That the City Planning Commission does hereby recommend to the City Council that Petition 2026-05-SN-01 submitted by Bazo Construction requesting approval for ground sign, wall sign, and canopy sign replacements at the Amoco gas station at 29401 Seven Mile Road, located at the corner of Seven Mile and Middle Belt Roads in the Northeast ¼ of Section 11, be approved subject to the following conditions:

1. That the Sign Package is hereby approved and shall be adhered to.
2. That no LED lightband or exposed neon shall be permitted on this site, including but not limited to, the building, around the canopy or around the windows.
3. A monument sign in compliance with Section 11.07 of the Livonia Zoning Ordinance shall replace the existing pylon sign.
4. That any additional signage shall come back before the Planning Commission and City Council for their review and approval.
5. That this approval is subject to the petitioner being granted a variance from the Zoning Board of Appeals for excess signage and any conditions related thereto; and
6. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the sign permits are applied for.

Mr. Wilshaw: Is there any discussion?

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

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

Mr. Uhazie: Thank you. This is a request to install five new wall signs on the existing Target located on Haggerty Road. The existing zoning for the parcel is C-2 (General business). The subject site is located within Section Six, which is also regulated under special area development provisions of Section 5.01 of the Livonia Zoning Ordinance. The petitioner is preparing a comprehensive brand rebranding and modernization of the existing retail establishment to reflect updated corporate brands and standards. The petition includes the removal and replacement of the existing red Target wall sign and red CVS wall sign located on the principal building facade. The proposal includes the installation of an additional white target wall sign oriented towards I-275, a new 10-foot bullseye logo, and 6' 8" Target lettering totaling 368 square feet to be installed on the front elevation, a relocation of the existing CVS pharmacy sign measuring 35 square feet on the front elevation, an installation of a new drive up sign featuring 24 inch lettering with a total area of 77 square feet on the front elevation, a new six foot bullseye logo and all proposed red and white target bullseye logos, along with the CVS pharmacy and drive-up signage. They are designed as internally illuminated and acrylic faced channel lettering or cabinet-style signs. Additionally, a 7.6 square foot order pickup sign is proposed as a non-illuminated element consisting of surface-applied opaque white vinyl. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated July 1, 2026, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed sign replacements at this time but would like to note the following items: 1. The subject parcel is assigned the address of #20100 Haggerty Road. 2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. There is no mention of utility revisions with the proposal, so we do not believe there will be any adverse effects on the existing systems. 3. Should revisions to the utility services to the building, or any work within the Haggerty Road right-of-way be required, the owner will need to submit drawings to this Department and the Wayne County Department of Public Services for permitting."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated July 7, 2026,

which reads as follows: *"This office has reviewed the site plan submitted in connection with a request to modify signage on 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."* The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated June 26, 2026, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is signed by Brendan Adams, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated June 30, 2026, which reads as follows: *"Pursuant to your request, the above-referenced Petition has been reviewed. 1. A variance from the Zoning Board of Appeals would be required for the excess number of signs. This Department has no further objections to this Petition."* The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated June 30, 2026, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal."* The letter is signed by Ermon Sims, Chief Accountant. The next letter is from the Treasurer's Department, dated June 25, 2026, which reads as follows: *"The owner of the property is current on their property tax."* The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Thank you, Mr. Uhazie. Any questions for staff? I hear none. Is the petitioner's representatives here? Good evening and welcome.

Vito Chichenelli, 1756 Midtown Circle, Royal Oak, MI . I'm here with Kimley Horn to represent Target Corporation.

Mr. Wilshaw: Thank you for being here, Mr. Chichenelli. What would you like to tell us about your sign package?

Mr. Chichenelli: Like Mr. Uhazie was saying, we are proposing five signs. I believe the CVS sign is being relocated to the right of the front elevation, and the front Target sign is getting I think double the size, and that white Target bullseye on the left elevation is being removed and replaced. I believe that is there under existing.

Mr. Wilshaw: Okay. Any questions from my colleagues for the representative? No questions. Alright. Anybody in the audience wishing to speak on this item? All right. I have one question then, because I have

to ask it. Why is the one sign white on the north elevation. Just curious.

Mr. Chichenelli: I believe that's a corporate part of their refresh standard. But if you want a better answer, I'd have to ask somebody.

Mr. Wilshaw:

Sure, I'm just curious. Seems like your Target's corporate color is red, so it's just...

Mr. Chichenelli: Yeah.

Mr. Wilshaw: Unusual. Alright. I was hoping you're going to have a more exciting answer. Kind of spoiled my question. That's the only question I had. Otherwise, it looks fine to me. Is there any anybody else wishing to speak on this item? If not, a motion is in order.

On a motion by Dinero, seconded by Droze, and unanimously adopted, it was

#07-46-2026 **RESOLVED**, That the City Planning Commission does hereby recommend to the City Council that Petition 2026-06-SN-02 submitted by Kimley-Horn & Associates requesting approval for five (5) wall signs at the Target store at 20100 Haggerty Road, located on the east side of Haggerty Road between Eight Mile Road and Seven Mile Road in the Northwest ¼ of Section 6., be approved subject to the following conditions:

1. That the **Sign Package** submitted by Kimley-Horn is hereby approved and shall be adhered to.
2. That no LED lightband or exposed neon shall be permitted on this site, including but not limited to, the building or around the windows.
3. That any additional signage shall come back before the Planning Commission and City Council for their review and approval.
4. That this approval is subject to the petitioner being granted a variance from the Zoning Board of Appeals for excess signage and any conditions related thereto; and
5. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the sign permits are applied for.

Mr. Wilshaw: Is there any discussion?

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

**ITEM #7 APPROVAL OF MINUTES 1,246th Public Hearings and
Regular Meeting**

Ms. Dinero, Acting Secretary, announced the next item on the agenda, Approval of the Minutes of the 1,246th Public Hearing and Regular Meeting held on June 16, 2026.

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

#07-47-2026 *RESOLVED*, That the Minutes of 1,246th Public Hearings and Regular Meeting held by the Planning Commission on June 16, 2026, are hereby approved.

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

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

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

On a motion duly made, seconded and unanimously adopted, the 1,247th Public Hearings and Regular Meeting held on July 14, 2026, was adjourned at 9:35 p.m.

CITY PLANNING COMMISSION

Sam Caramagno, Secretary

ATTEST: _____
Ian Wilshaw, Chairman

2026 MEETING SCHEDULE CITY OF LIVONIA PLANNING COMMISSION
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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

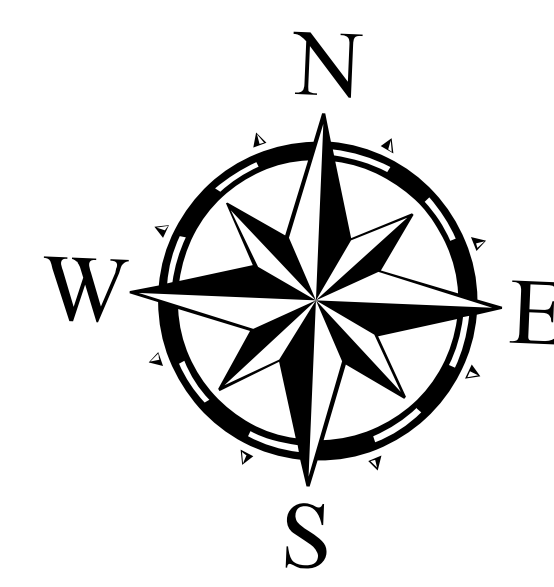
Kathleen McIntyre, Council President

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



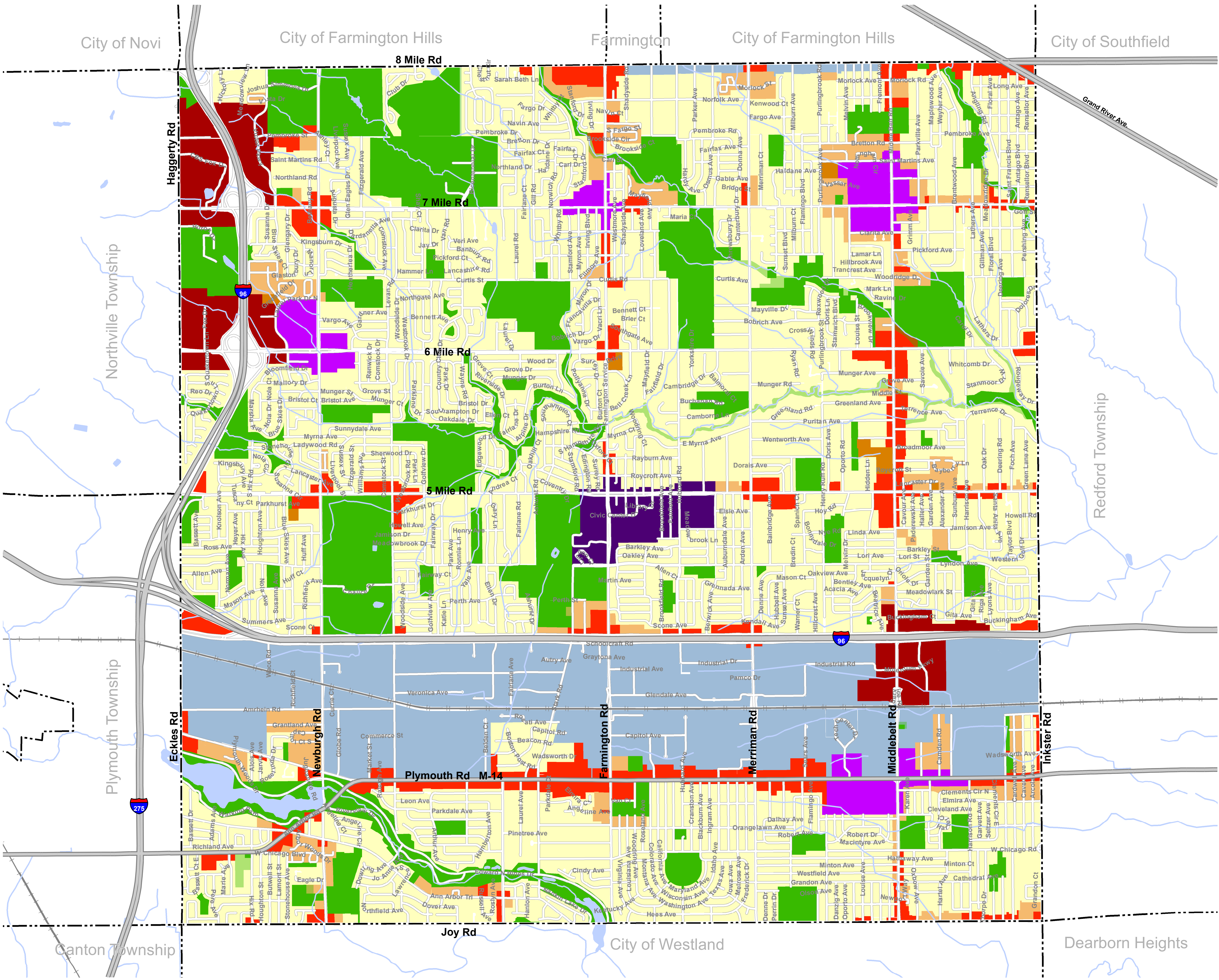
Future Land Use

City of Livonia, Michigan

September 7, 2018

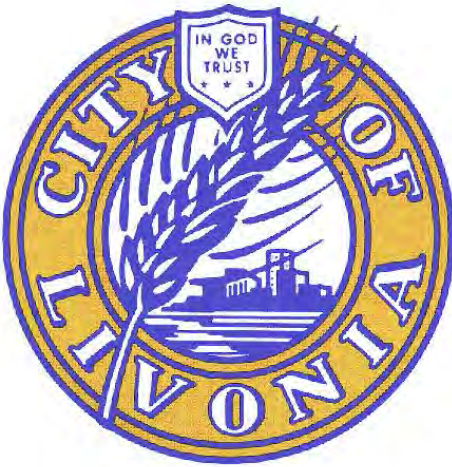
LEGEND

- 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.

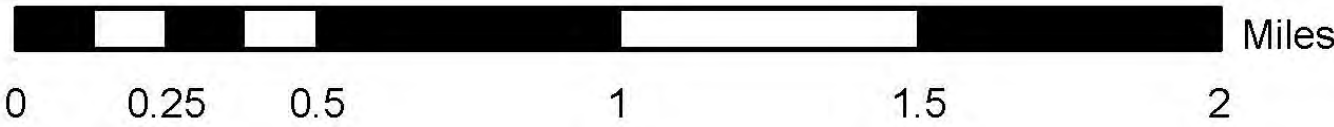
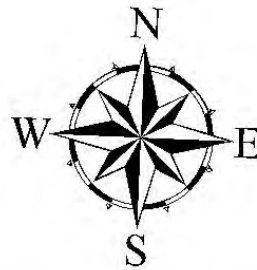
PETITION NO.	DATE APPROVED
82-4-7-4	5/18/82
83-7-7-2	8/30/83
86-1-7-1	3/18/86
86-5-7-4	6/17/86
86-7-7-5	8/19/86
88-6-7-1	7/12/88
88-6-7-2	7/12/88
89-12-7-4	1/30/90

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.