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MARTHA PTASHNIK



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COMMITTEE MEMBERS:

BRANDON MCCULLOUGH, Chair
EILEEN MCDONNELL, Vice Chair
MARTHA PTASHNIK, Member

**MEETING PACKET FOR THE
LAW AND EDUCATION COMMITTEE
August 17, 2026
6:00 pm**

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The official documents are on file in the City Clerk's office.

LAW AND EDUCATION COMMITTEE MEETING
Monday, August 17, 2026 – 6:00 PM
Livonia City Hall, Council Chambers
33000 Civic Center Drive
Livonia, MI 48154

Members:

Brandon McCullough, Chair
Eileen McDonnell, Vice Chair
Martha Ptashnik, Member

AGENDA:

1. The subject matter of potential language related to limiting the distance between bodies of water and new gas stations. (CR 03-26)
2. The subject matter of 100 buffer foot requirements listed in ordinance vis a vis gas station distances. (CR 05-26)
3. The subject matter of a 12-month moratorium on approvals for all new car washes throughout the City of Livonia. (CR 35-26)
4. The subject matter of a proposed ordinance allowing the City to assess fees for non-emergency 911 calls and non-emergency usage of emergency resources where appropriate. (CR 51-26)
5. The subject matter of blighted and vacant businesses on Plymouth Road. (CR 107-26)
6. The subject matter of data centers and attendant zoning related issues. (CR 108-26)
7. The subject matter of proposed ordinance amendments to the City's noxious weed ordinance. (CR 128-26)
8. The subject matter of an updated lighting ordinance. (CR 130-26)

THIS IS AN OPEN MEETING AND ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

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

Minutes of this meeting will be available for public inspection in the City Clerk's Office not more than 8 business days following the date of the meeting.

This item will be reported at the **Regular Meeting of August 31, 2026**

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LETTER TO THE LIVONIA CITY COUNCIL FROM THE LAW DEPARTMENT

1.

MEETING DATE

LE081726

PRESENTED BY

AGENDA ITEM

The subject matter of potential ordinance language related to limiting the distance between bodies of water and new gas stations. (CR 03-26)

BACKGROUND DETAILS

At the Regular Meeting of January 14, 2026:

On a motion by Councilmember Budzinski, supported by Vice President Brockway, and unanimously adopted, it: #03-26 RESOLVED, that upon the motion by Councilmember Carrie Budzinski, seconded by Council Vice President Patrick Brockway, at the Regular Meeting held January 14, 2026, the Council does hereby refer the subject matter of potential ordinance language related to limiting the distance between bodies of water and new gas stations to the Department of Law for its reports and recommendation.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

To discuss the subject matter as presented.

ATTACHMENTS

1. LE081726 LTC Potential Ordinance Language
2. R011426 Potential Ordinance Language Refer to LE CR 03-26

APPROVED BY

Regular Meeting Minutes of January 14, 2026

On a motion by Councilmember Budzinski, supported by Vice President Brockway, and unanimously adopted, it was:

#03-26 RESOLVED, that upon the motion by Councilmember Carried Budzinski, seconded by Council Vice President Patrick Brockway, at the Regular Meeting held January 14, 2026, the Council does hereby refer the subject matter of potential ordinance language related to limiting the distance between bodies of water and new gas stations to the Department of Law for its report and recommendation.

<i>ITEM REQUESTED BY COUNCILMEMBER CARRIE BUDZINSKI</i> <i>(Regular Meeting of January 14, 2026)</i>

Motion:	Budzinski
Second:	Brockway
Ayes:	Ptashnik, Persiconi, McDonnell, McCullough, Budzinski, Brockway, Reid
Nays:	None
Absent:	None



LETTER TO THE LIVONIA CITY COUNCIL FROM THE LAW DEPARTMENT

2.

MEETING DATE

LE081726

PRESENTED BY

AGENDA ITEM

The subject matter of 100 buffer foot requirements listed in ordinance vis a vis gas station distances. (CR 05-26)

BACKGROUND DETAILS

At the Regular Meeting of January 14, 2026:

On a motion by Councilmember McCullough, supported by Councilmember Budzinski, and unanimously adopted, it was: #05-26 RESOLVED, that upon the motion by Councilmember Brandon McCullough, seconded by Councilmember Carrie Budzinski, at the Regular Meeting held January 14, 2026, the Council does hereby refer the subject matter of 100 buffer foot requirements listed in ordinance vis a vis gas station distances to the Department of Law for its report and recommendation.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

To discuss the subject matter as presented.

ATTACHMENTS

1. LE081726 LTC 100 Buffer Foot Requirements
2. R011426 100 Buffer Foot Requirements Refer to LE CR 05-26

APPROVED BY

Regular Meeting Minutes of January 14, 2026

On a motion by Councilmember McCullough, supported by Councilmember Budzinski, and unanimously adopted, it was:

#05-26 RESOLVED, that upon the motion by Councilmember Brandon McCullough, seconded by Councilmember Carrier Budzinski, at the Regular Meeting held January 14, 2026, the Council does hereby refer the subject matter of 100 buffer foot requirements listed in ordinance vis a vis gas station distances to the Department of Law for its report and recommendation.

<i>ITEM REQUESTED BY COUNCILMEMBER BRANDON MCCULLOUGH</i> <i>(Regular Meeting of January 14, 2026)</i>

Motion:	McCullough
Second:	Budzinski
Ayes:	Ptashnik, Persiconi, McDonnell, McCullough, Budzinski, Brockway, Reid
Nays:	None
Absent:	None



LETTER TO THE LIVONIA CITY COUNCIL FROM THE LAW DEPARTMENT

3.

MEETING DATE

LE081726

PRESENTED BY

AGENDA ITEM

The subject matter of a 12-month moratorium on approvals for all new car washes throughout the City of Livonia. (CR 35-26)

BACKGROUND DETAILS

At the Regular Meeting of January 14, 2026:

On a motion by Councilmember Ptashnik, supported by Councilmember Budzinski, it was: RESOLVED, that having considered the request of Councilmember Martha Ptashnik, at the Study Meeting held January 6, 2026, the Council does hereby refer the subject matter of a proposed ordinance amendment restricting approval(s) of new car washes within one mile of existing car washes, including those that have already received site plan or other special approval from the City, to the Department of Law for preparation of a proposed ordinance amendment in connection with this item.

The following substitute motion was offered by Councilmember McCullough, supported by Vice President Brockway as follows: RESOLVED, that having considered the request of Councilmember Martha Ptashnik, at the Study Meeting held January 6, 2026, regarding a proposed ordinance amendment to establish a restriction on approving new car washes within one mile of existing car washes, including those that have already received site plan or other special approval from the City, and upon the motion by Councilmember Brandon McCullough, seconded by Council Vice President Patrick Brockway, at the Regular Meeting held January 14, 2026, the Council does hereby refer the subject matter of a 12-month moratorium on approvals for all new car washes throughout the City of Livonia to the Department of Law for its report and recommendation.

A roll call vote was then taken to allow the substitute motion.

The President declared the motion to allow the substitute motion passed.

A roll call vote was then taken on the substitute motion, with the following result:

#35-26 RESOLVED, that having considered the request of Councilmember Martha Pstashnik, at the Study Meeting held January 6, 2026, regarding a proposed ordinance amendment to establish a restriction on approving new car washed within one mile of existing car washes, including those that have already received site plan or other special approval from the City, and upon the motion by Councilmember Brandon McCullough, seconded by Council Vice President Patrick Brockway, at the Regular Meeting held January 14, 2026, the Council does hereby refer the subject matter of a 12-month moratorium on approvals for all new car washes throughout the City of Livonia to the Department of Law for its report and recommendation.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

To discuss the subject matter as presented.

ATTACHMENTS

1. LE081726 LTC 12-Month Car Wash Moratorium
2. R011426 12-Month Moratorium on Car Washes Refer to LE CR 35-26

APPROVED BY

Regular Meeting Minutes of January 14, 2026

A roll call vote was then taken on the substitute motion, with the following result:

#35-26 RESOLVED, that having considered the request of Councilmember Martha Ptashnik, at the Study Meeting held January 6, 2026, regarding a proposed ordinance amendment to establish a restriction on approving new car washes within one mile of existing car washes, including those that have already received site plan or other special approval from the City, and upon the motion by Councilmember Brandon McCullough, seconded by Council Vice President Patrick Brockway, at the Regular Meeting held January 14, 2026, the Council does hereby refer the subject matter of a 12-month moratorium on approvals for all new car washes throughout the City of Livonia to the Department of Law for its report and recommendation.

<i>ITEM REQUESTED BY COUNCILMEMBER BRANDON MCCULLOUGH</i> <i>(Regular Meeting of January 14, 2026)</i>

Motion:	McCullough
Second:	Brockway
Ayes:	Ptashnik, Persiconi, McDonnell, McCullough, Budzinski, Brockway, Reid
Nays:	None
Absent:	None



LETTER TO THE LIVONIA CITY COUNCIL FROM THE LAW DEPARTMENT

4.

MEETING DATE

LE081726

PRESENTED BY

AGENDA ITEM

The subject matter of a proposed ordinance allowing the City to assess fees for non-emergency 911 calls and non-emergency usage of emergency resources where appropriate. (CR 51-26)

BACKGROUND DETAILS

At the Regular Meeting of February 9, 2026:

On a motion by Councilmember McCullough, supported by Councilmember Persiconi, and unanimously adopted, it was: #51-26 RESOLVED, that upon the motion by Councilmember Brandon McCullough, seconded by Councilmember Robin Persiconi, at the Regular Meeting held February 9, 2026, regarding the subject matter of non-emergency 911 calls and usage of non-emergency resources, the Council does hereby refer this item to the Department of Law for preparation of a proposed ordinance allowing the City to assess fees for non-emergnecy 911 calls and non-emergency usage of emergency resources where appropriate.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

To discuss the subject matter as presented.

ATTACHMENTS

1. LE081726 LTC Proposed Ordinance
2. R020926 Proposed Ordinance Refer to LE CR 51-26

APPROVED BY

Regular Meeting Minutes of February 9, 2026

On a motion by Councilmember McCullough, supported by Councilmember Persiconi, and unanimously adopted, it was:

#51-26 RESOLVED, that upon the motion by Councilmember Brandon McCullough, seconded by Councilmember Robin Persiconi, at the Regular Meeting held February 9, 2026, regarding the subject matter of non-emergency 911 calls and usage of non-emergency resources, the Council does hereby refer this item to the Department of Law for preparation of a proposed ordinance allowing the City to assess fees for non-emergency 911 calls and non-emergency usage of emergency resources where appropriate.

<i>ITEM REQUESTED BY COUNCILMEMBER BRANDON MCCULLOUGH</i> <i>(Regular Meeting of February 9, 2026)</i>

Motion:	McCullough
Second:	Persiconi
Ayes:	Ptashnik, Persiconi, McDonnell, McCullough, Budzinski, Brockway, Reid
Nays:	None
Absent:	None



LETTER TO THE LIVONIA CITY COUNCIL FROM THE LAW DEPARTMENT

5.

MEETING DATE

LE081726

PRESENTED BY

AGENDA ITEM

The subject matter of blighted and vacant businesses on Plymouth Road. (CR 107-26)

BACKGROUND DETAILS

At the Economic Development, Strategic Planning and Technology Committee Meeting of February 25, 2026:

City Attorney Carter Fisher provided an update on the Administration's work on this issue and recommends expanding the ordinance department's ability to issue civil infractions allowing for ticket issuance and actionable enforcement options outside of court. There is a possibility of using nuisance laws for serious offenders and the legal options related to Home Rule is being worked on. Presently, fines are limited to \$500 per issue, per the Charter, Council may choose to re-evaluate that.

Director of Inspection, Jerome Hanna, provided additional background information. All businesses in Livonia are inspected each year. Vacant properties are registered, their exteriors inspected/cited as needed but interior inspections are not done until the building is set to be reoccupied.

The Committee recommended: Motion put forward by Council Vice Present Patrick Brocway requesting the Law Department draft an ordinance on expanding the ability of the inspection department to issue civil infractions for vacancy and blight.

At the Regular Meeting of March 9, 2026:

On a motion by Councilmember Budzinski, supported by Councilmember Persiconi, and unanimously adopted, it was: #107-26 RESOLVED, that having considered the report and recommendation of the Economic Development, Strategic Planning and Technology Committee, dated February 25, 2026, submitted pursuant to Council Resolution 90-25, regarding the subject matter of blighted and vacant businesses on Plymouth Road, the Council does hereby refer this item to the Department of Law for preparation of a proposed ordinance expanding the ability of the Inspection Department to issue civil infractions for vacancy and blight.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

To discuss the subject matter as presented.

ATTACHMENTS

1. EDSPT022526 Minutes

2. LE081726 LTC Blighted and Vacant Businesses
3. R030926 Blight and Vacated Businesses Refer to LE CR 107-26

APPROVED BY

Regular Meeting Minutes of March 9, 2026

On a motion by Councilmember Budzinski, supported by Councilmember Persiconi, and unanimously adopted, it was:

#107-26 RESOLVED, that having considered the report and recommendation of the Economic Development, Strategic Planning and Technology Committee, dated February 25, 2026, submitted pursuant to Council Resolution 90-25, regarding the subject matter of blighted and vacant businesses on Plymouth Road, the Council does hereby refer this item to the Department of Law for preparation of a proposed ordinance expanding the ability of the Inspection Department to issue civil infractions for vacancy and blight.

<i>ITEM REQUESTED BY COUNCILMEMBER CARRIE BUDZINSKI</i> <i>(Regular Meeting of MARCH 9, 2026)</i>
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Motion:	Budzinski
Second:	Persiconi
Ayes:	Ptashnik, Persiconi, McDonnell, McCullough, Budzinski, Brockway, Reid
Nays:	None
Absent:	None

**ECONOMIC DEVELOPMENT, STRATEGIC PLANNING
AND TECHNOLOGY COMMITTEE MEETING
FEBRUARY 25, 2026
7:00PM**

An Economic Development, Strategic Planning and Technology Committee meeting was held on February 25, 2026, at Livonia City Hall in the City Council Chambers on the 2nd floor.

Committee Members Present: Carrie Budzinski, Chair
Patrick Brockway, Vice Chair
Eileen McDonnell, Member

Committee Members Absent: None

City Officials Present: Kayleigh Reid, Council President
Brandon McCullough, Councilmember
Carter Fisher, City Attorney
Eric Goldstein, Assistant City Attorney
Sydnee Rogers, Assistant City Attorney
Mark Taormina, Planning and Economic Dev. Director
Aarica Smith, Director of Government Affairs
Jerome Hanna, Inspection Director

Additional attendees: See the attached list.

- | |
|---|
| 1. The subject matter of blighted and vacant businesses on Plymouth Road. (CR 90-25). |
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The Committee meeting commenced at 7 PM and discussion was led by Carrie Budzinski, Committee Chair.

This item was originally discussed in committee in May 2025. A motion was put forth to have the Administration offer a report and recommendation to update the fee schedule to be more aggressive and provide for a compounded annual rate. Within the Home Rule Cities Act, an ordinance can be passed that would allow the city to prevent a property owner from moving forward in a development project at one site if another is considered vacant/blighted.

City Attorney Carter Fisher provided an update on the Administration's work on this issue and recommends expanding the ordinance department's ability to issue civil infractions allowing for ticket issuance and actionable enforcement options outside of court. There is a possibility of using nuisance laws for serious offenders and the legal options related to Home Rule is being worked on. Presently fines are limited to \$500 per issue, per the Charter, Council may choose to re-evaluate that.

Director of Inspection, Jerome Hanna, provided additional background information. All businesses in Livonia are inspected each year. Vacant properties are registered, their exteriors inspected/cited as needed but interior inspections are not done until the building is set to be reoccupied.

Council discussed options for inspecting the interior of vacant properties on a regular basis regardless of occupancy – including the possibility of using a third-party company (Safe Built) to avoid burdening the department or putting staff at undue safety risk.

Council also discussed the possibility of expanding the ordinance request from Law related to 911 abuse calls requesting help from LFD by local senior facilities to include calls to LPD related to blighted businesses (notably trespassing).

Councilmembers discussed having a more detailed discussion on notable commercial buildings that are vacant and blighted in a different committee at a later date.

Residents shared their thoughts on blight and offered recommended action.

The Committee recommends:

- Motion put forward by Council Vice President Patrick Brockway requesting the Law Department draft an ordinance on expanding the ability of the inspection department to issue civil infractions for vacancy and blight

Note: This item will remain in Committee.

This item is to be placed on the **Regular Meeting Agenda of March 9, 2026**

2. The subject matter of data centers and attendant zoning related issues. (CR 02-26)

It was noted that topic was put into committee instead of a direct motion to allow time for research and for the city to be proactive and not reactive. Currently there are no pending proposals for a data center in Livonia.

Schoolcraft College student Naz Cimsit gave a presentation on research on this topic. Items of note:

- In 2024, 4% of energy was used by data center; In 2025 it has increased to 12%
- Data Centers use the amount of electricity of 2,000 households daily and have shown to cause water contamination and drought. Noise pollution is also a threat that can be disruptive and result in hearing loss.
- Cimsit spoke with Dr. Patrick Brody at the University of Dublin and in Ireland there have been increased energy costs for citizens and even blackouts
- German Energy Efficiency Act is a notable model for Livonia and calls for all data centers to have closed loop heat and water systems, frequent energy audits and public reporting on energy use.
- Cimsit noted that smaller size data centers are increasingly being proposed and due to Michigan's state-wide incentives there is an increase possibility that these centers would look to locate in Livonia.
- It was noted that carbon-offsetting is often done outside of the community of development and Livonia should avoid allowing investors to do that.

Planning Director Mark Taormina noted that data centers are currently a permitted-use in the industrial district.

Residents spoke on their concerns about data centers, offered suggestions for action and noted that some businesses have internal use only data centers that should not be impacted by a new ordinance.

The Committee recommends:

- Motion put forward by Council Vice President Patrick Brockway requesting the Law Department draft a one-year moratorium on data centers to allow time to update zoning ordinances to reflect best practices for building standards using the German Energy Efficiency Act as a model.

Note: This item will remain in Committee.

This item is to be placed on the **Regular Meeting Agenda of March 9, 2026**

3. The subject matter of limiting the number of gas stations and car washes in the city. (CR 04-26)
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This item was put in committee by Vice President Patrick Brockway and he introduced note surrounding communities that have placed moratoriums on car washes and gas stations.

City Attorney Carter Fisher noted that moratoriums require motivation based on fact finding that can be centered on public health, the environment and commercial saturation. He cautioned that too many active moratoriums weaken the credibility of all of them and at this time Livonia has pending proposals for moratoriums on car washes and data centers.

Councilmembers discussed the merits and unintended consequences of moratoriums – noting that there is less investment in the NE section of Livonia and residents in that area may prefer a car wash to a vacant property. It was also noted that gas stations and car washes require a use waiver and Council has broad discretion on whether or not to approve those requests. It was decided that at this time it is best to take no new action and leave the item in committee.

The Committee meeting adjourned at 9 PM.

Note: This item will remain in Committee.

This item is to be placed on the **Regular Meeting Agenda of March 9, 2026**



Carrie Budzinski, Committee Chair

ECONOMIC DEVELOPMENT, STRATEGIC PLANNING AND TECHNOLOGY
COMMITTEE MEETING
FEBRUARY 25, 2026 - 7:00PM

NAME

DEPT OR CONTACT INFO FOR NOTIFICATIONS*

*PERTAINING THE SUBJECT MATTER OF THIS MEETING

Hunter Anderson Youth Commission

Barbara Glover resident

Jerry Karasinski

Julian Bartista resident

Sydney Rogers law Dep.

Christina Urso Resident

Donna Willbanks Resident

Annie Wilk Resident

Selma Ba Resident

Jerome Hanna Inspection

Amanda Smith Gen Affairs

Francis resident

Laura McEl

Laura Shoemaker Resident

Patricia Rigby

Naz Ernst



LETTER TO THE LIVONIA CITY COUNCIL FROM THE LAW DEPARTMENT

6.

MEETING DATE

LE081726

PRESENTED BY

AGENDA ITEM

The subject matter of data centers and attendant zoning related issues. (CR 108-26)

BACKGROUND DETAILS

At the Regular Meeting of March 9, 2026:

On a motion by Councilmember Budzinski, supported by Councilmember Persiconi, and unanimously adopted, it was: #108-26 RESOLVED, that having considered the report and recommendation of the Economic Development, Strategic Planning and Technology Committee, dated February 25, 2026, submitted pursuant to Council Resolution 02-26, regarding the subject matter of data centers and attendant zoning related issues, the Council does hereby refer this item to the Department of Law for preparation of a proposed one-year moratorium on data centers to allow time to update zoning ordinances to reflect best practices for building standards using the German energy efficiency act as a model.

At the Economic Development, Strategic Planning and Technology Committee Meeting of June 3, 2026:

City Attorney Eric Goldstein shared information based on looking into moratoriums and shared proposed ordinance language Council could adopt to clearly define and outline rationale and use.

He shared concerns that moratoriums not clearly defined have not held up in court and open the city to lawsuits that would result in costs to city and likely building of a data center. He further explained that moratoriums need to be put in place to evaluate the threat to health, safety and wellness of the public and not to 'buy time' to develop ordinances.

With that in mind, in addition to establishing a zoning ordinance for moratorium language; he also suggested updating current zoning laws to make data centers a special use. He proposed working with Naz Cimsit and Mark Taormina to determine best language.

Currently data centers are a permitted use in industrial and commercial areas. It's important to note that data centers currently operate in Livonia as servers and tech use by businesses including the city of Livonia and the intention of proposed regulation/ordinance change is not to impact general business use but specific types of centers that are being shown to impact utility usage and sound quality.

Both of these actions would go to Planning Commission for review and public hearing before going to City Council for the same.

Councilwoman McDonnell put forward motion to move forward on the proposed Section 13.16 - Moratoria language, to be sent directly to Planning Commission

Council Vice President Brockway put forward motion to move forward on making data centers a special land use in the current ordinance This would also be sent to Planning Commission.

The Committee recommended: For the Law Department to draft the following resolutions:

1. A referral to the Planning Commission to move forward on the proposed Section 13.16 - Moratoria language.
2. A referral to the Planning Commission to make data centers a special land use in the current ordinance.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

To discuss the subject matter as presented.

ATTACHMENTS

1. EDSPT060326 Minutes
2. LE081726 LTC Data Centers and Attendant Zoning
3. R030926 Data Centers and Attendant Zoning Refer to LE CR 108-26

APPROVED BY

Regular Meeting Minutes of March 9, 2026

On a motion by Councilmember Budzinski, supported by Councilmember Persiconi, and unanimously adopted, it was:

#108-26 RESOLVED, that having considered the report and recommendation of the Economic Development, Strategic Planning and Technology Committee, dated February 25, 2026, submitted pursuant to Council Resolution 02-26, regarding the subject matter of data centers and attendant zoning related issues, the Council does hereby refer this item to the Department of Law for preparation of a proposed one-year moratorium on data centers to allow time to update zoning ordinances to reflect best practices for building standards using the German Energy Efficiency Act as a model.

<i>ITEM REQUESTED BY COUNCILMEMBER CARRIE BUDZINSKI</i> <i>(Regular Meeting of March 9, 2026)</i>
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Motion:	Budzinski
Second:	Persiconi
Ayes:	Ptashnik, Persiconi, McDonnell, McCullough, Budzinski, Brockway, Reid
Nays:	None
Absent:	None

**ECONOMIC DEVELOPMENT, STRATEGIC PLANNING
AND TECHNOLOGY COMMITTEE MEETING
JUNE 3, 2026
7:00PM**

An Economic Development, Strategic Planning and Technology Committee meeting was held on June 3, 2026, at Livonia City Hall in the Auditorium.

Committee Members Present: Carrie Budzinski, Chair
Patrick Brockway, Vice Chair
Eileen McDonnell, Member

Committee Members Absent: None

City Officials Present: Kayleigh Reid, Council President
Robin Persiconi, Councilmember
Eric Goldstein, City Attorney
Mark Taormina, Planning and Economic Dev. Director
Aarica Smith, Director of Government Affairs

Additional attendees: See the attached list.

1. The subject matter of data centers and attendant zoning related issues. (CR 02-26)

The Committee meeting commenced at 7:01 PM and discussion was led by Carrie Budzinski, Committee Chair.

Committee Chair Budzinski provided a summary of the February 25, 2026, Economic Development and Strategic Planning Committee highlighting notes from Naz Cimsit's presentation:

- In 2024, 4% of energy was used by data center; In 2025 it has increased to 12%
- Data Centers use the amount of electricity of 2,000 households daily and have shown to cause water contamination and drought. Noise pollution is also a threat that can be disruptive and result in hearing loss.
- Cimsit spoke with Dr. Patrick Brody at the University of Dublin and in Ireland there have been increased energy costs for citizens and even blackouts
- German Energy Efficiency Act is a notable model for Livonia and calls for all data centers to have closed loop heat and water systems, frequent energy audits and public reporting on energy use.

Budzinski also read the email from Chamber President Dan West directing interested residents to the packet for the referenced article.

City Attorney Eric Goldstein shared information based on looking into moratoriums and shared proposed ordinance language Council could adopt to clearly define and outline rationale and use (proposed Section 13.16 - Moratoria - attached).

He shared concerns that moratoriums not clearly defined have not held up in court and open the city to lawsuits that would result in costs to city and likely building of a data center. He further explained that moratoriums need to be put in place to evaluate the threat to health, safety and wellness of the public and not to 'buy time' to develop ordinances.

With that in mind, in addition to establishing a zoning ordinance for moratorium language; he also suggested updating current zoning laws to make data centers a special use. He proposed working with Naz Cimsit and Mark Taormina to determine best language. Currently data centers are a permitted use in industrial and commercial areas. It's important to note that data centers currently operate in Livonia as servers and tech use by businesses including the city of Livonia and the intention of proposed regulation/ordinance change is not to impact general business use but specific types of centers that are being shown to impact utility usage and sound quality.

Both of these actions would go to Planning Commission for review and public hearing before going to City Council for the same.

Council members asked clarifying questions to ensure action could be taken swiftly to avoid the creation of a data center in the in-between time.

Councilwoman McDonnell put forward motion to move forward on the proposed Section 13.16 - Moratoria language, to be sent directly to Planning Commission

Council Vice President Brockway put forward motion to move forward on making data centers a special land use in the current ordinance This would also be sent to Planning Commission.

Residents spoke noting the failed moratorium in Saline and sharing that closed loop water systems still use a lot of water.

The Committee recommends:

For the Law department to draft the following resolutions:

1. A referral to the Planning Commission to move forward on the proposed Section 13.16 - Moratoria language.

2. A referral to the Planning Commission to make data centers a special land use in the current ordinance.

Note: This item will remain in Committee.

This item is to be placed on the **Regular Meeting Agenda of June 15, 2026**

2. The subject matter of limiting the number of gas stations and car washes in the city. (CR 04-26)
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Discussion on the subject matter of limiting the number of gas stations and car washes in the city began at 7:46pm

Committee Chair Budzinski summaries the outcome of the previous meeting, noting that Council had sought to issue a moratorium on car washes only but with the information provided by City Attorney Goldstein at the prior meeting turned the floor to original motion maker Vice President Brockway.

Brockway asked what alternative actions to limit car washes was available to Council outside of moratoriums.

Goldstein shared that he had prepared to speak on the issue of moratoriums for the meeting, not alternative actions.

City Planning Director Mark Toarmina noted that Livonia has 11 automated car washes, 3 in the pipeline with only 2 likely to be completed.

It was noted that car washes currently require a special waiver use and Councilmembers have discretion on approval/denial as long as they have a reason. Should Councilmembers find a specific item to legislate related to the issue, Planning and Law are prepared to work together to develop language.

A resident spoke on the issue, expressing concerns about the road damage caused by the car wash at Farmington and 8 Mile, while another resident spoke on concerns about the approved car wash at 6 Mile and Fox Drive.

The item remains in committee

The Committee meeting adjourned at 8:05 PM.

Note: This item will remain in Committee.

This item is to be placed on the **Regular Meeting Agenda of June 15, 2026**



Carrie Budzinski, Committee Chair

Sample ordinance language

Section 13.16 – Moratoria.

- (1) **Establishment.** The purpose of this Section is to establish the means and reasoning for the creation of moratoria pertaining to specific zoning uses within the City of Livonia.
- (2) **Reasons for creating moratoria.** Where the **City Council** of the City of Livonia **finds** that a particular land use type **potentially threatens the public health, safety or welfare** of the Citizens of the City of Livonia, that this potential threat is **not adequately addressed** by current ordinances, and that **further research** is required as to the threats posed to residents and visitors of the City, the City Council may enact a zoning moratorium via ordinance that **temporarily prohibits the acceptance or approval of applications** for any permits, zoning changes, site plan approvals, or Zoning Ordinance related approvals of any kind for new or modified developments related to such use type. The contemplated moratorium **must be constructed to allow the study of the public health, safety, and welfare concerns**, welcome citizen input, involvement and public debate, and permit full consideration of relevant zoning related issues.
- (3) **Criteria for creating moratoria.** Any moratorium ordinance imposed under this Ordinance **must be accompanied by findings of Council** which establish that Current City ordinances do not sufficiently address **public health, safety and welfare concerns** related to a specific land use type such that **study further of potential new regulations** and ordinance language **is necessary**, and that the particular land use being regulated **has the potential to:**
 - a. **Directly harm the health** of the surrounding neighbors, or harm the health of the public at large **by irreparably damaging the environment** in a manner that may contaminate drinking water, pollute the air, or negatively impact food safety and sanitation; or
 - b. **Directly increase concerns for public safety**, or increase disturbances to the public peace and order in a manner that negatively impacts the City's public safety resources and ability to effectively respond to public safety concerns; or
 - c. **Directly harm the public welfare** or irreparably harm the City's ability to provide basic public services, maintain its critical infrastructure, or allow for future development.
- (4) **Term of Moratorium.** Any moratorium imposed under this Ordinance will remain in effect for **no more than one year** after the effective date of the ordinance, or until amendments to the zoning ordinance are made as a result of the imposed moratorium, whichever comes first. The Council may, by amending the ordinance promulgating a moratorium, extend a moratorium for one additional six-month term upon a finding that the potential threats to public safety, health and welfare remain unabated and that further study is needed to adequately address said threats.

ECONOMIC DEVELOPMENT, STRATEGIC PLANNING
& TECHNOLOGY COMMITTEE MEETING
JUNE 3, 2026 - 7:00PM

NAME

DEPT OR CONTACT INFO FOR NOTIFICATIONS*

*PERTAINING THE SUBJECT MATTER OF THIS MEETING

Lauren Dugas-Huller

ED A KEDZLERSKA

Aanca Smith

Gov Affairs

Kevin Aern

Hana Sakkijha

Brian Dye

Matt Hanchon

Naz Cinsil

Tera Hahn

Selma Rahn

FRANK BETZEL

MARY BETZEL

BRAD SQUIRE

Hassan Elhajj Hassan

Mawa Kouyouma

Lynn Mills



LETTER TO THE LIVONIA CITY COUNCIL FROM THE LAW DEPARTMENT

7.

MEETING DATE

LE081726

PRESENTED BY

AGENDA ITEM

The subject matter of proposed ordinance amendments to the City's noxious weed ordinance. (CR 128-26)

BACKGROUND DETAILS

At the Regular Meeting of March 23, 2026:

On a motion by Councilmember Ptashnik, supported by Councilmember McCullough, and unanimously adopted, it was: #128-26 RESOLVED, that having considered the report and recommendation of the Law and Education Committee, dated March 16, 2026, pursuant to Council Resolution 308-24, the Council does hereby refer this item to the Department of Law for preparation of proposed ordinance amendment(s) to the City's noxious weed ordinances to include non-enforcement language for residents who maintain native plant based gardens and meadows in lieu of conventional lawns and a list of specific noxious weeds.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

To discuss the subject matter as presented.

ATTACHMENTS

1. LE081726 LTC Proposed Ordinance Amendment
2. R032326 Proposed Ordinance Amendment Refer to LE CR 128-26

APPROVED BY

Regular Meeting Minutes of March 23, 2026

On a motion by Councilmember Ptashnik, supported by Councilmember McCullough, and unanimously adopted, it was:

#128-26 RESOLVED, that having considered the report and recommendation of the Law and Education Committee, dated March 16, 2026, submitted pursuant to Council Resolution 308-24, the Council does hereby refer this item to the Department of Law for preparation of proposed ordinance amendment(s) to the City's noxious weed ordinances to include non-enforcement language for residents who maintain native plant based gardens and meadows in lieu of conventional lawns and a list of specific noxious weeds.

<i>ITEM REQUESTED BY COUNCILMEMBER MARTHA PTASHNIK (Regular Meeting of March 23, 2026)</i>

Motion:	Ptashnik
Second:	McCullough
Ayes:	Ptashnik, Persiconi, McDonnell, McCullough, Budzinski, Brockway, Reid
Nays:	None
Absent:	None



LETTER TO THE LIVONIA CITY COUNCIL FROM THE LAW DEPARTMENT

8.

MEETING DATE

LE081726

PRESENTED BY

AGENDA ITEM

The subject matter of an updated lighting ordinance. (CR 130-26)

BACKGROUND DETAILS

At the Regular Meeting of March 23, 2026:

On a motion by Councilmember McDonnell, supported by Councilmember McCullough, and unanimously adopted, it was: #130-26 RESOLVED, that having considered the report and recommendation of the Law and Education Committee, dated March 16, 2026, submitted pursuant to Council Resolution No. 66-26, the Council does hereby refer this item to the Department of Law for preparation of an updated lighting ordinance to better address emerging lighting technologies and their effects on surrounding properties.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

To discuss the subject matter as presented.

ATTACHMENTS

1. LE081726 LTC Updated Lighting Ordinance
2. R032326 Updated Lighting Ordinance Refer to LE CR 130-26

APPROVED BY

Regular Meeting Minutes of March 23, 2026

On a motion by Councilmember McDonnell, supported by Councilmember McCullough, and unanimously adopted, it was:

#130-26 RESOLVED, that having considered the report and recommendation of the Law and Education Committee, dated March 16, 2026, submitted pursuant to Council Resolution 66-26, the Council does hereby refer this item to the Department of Law for preparation of an updated lighting ordinance to better address emerging lighting technologies and their effects on surrounding properties.

<i>ITEM REQUESTED BY COUNCILMEMBER EILEEN MCDONNELL</i> <i>(Regular Meeting of March 23, 2026)</i>

Motion:	McDonnell
Second:	McCullough
Ayes:	Ptashnik, Persiconi, McDonnell, McCullough, Budzinski, Brockway, Reid
Nays:	None
Absent:	None