

**AGENDA
CITY PLANNING COMMISSION
CITY OF LIVONIA
TUESDAY, AUGUST 25, 2026**

Study Meeting - Fifth Floor Gallery, City Hall

7:00 p.m.

PRE HEARING ITEM(S) FOR SEPTEMBER 1, 2026

1. **Petition 2026-07-01-03, submitted by Spartan National LLC**, requesting to rezone the properties at 19250 Farmington Road, 19288 Farmington Road, and 19292 Farmington Road, from N-2 (Neighborhood) to C-2 (General Business), to allow for the development of a retail building, located on the east side of Farmington Road between Seven Mile Road and Gable Street in the southwest ¼ of Section 3.
2. **Petition 2026-07-02-21 submitted by Infinity Homes & Co. LLC**, requesting waiver use approval for a Planned Development under Sections 3.10 and 5.02 of the Livonia Zoning Ordinance, as amended, to develop a Planned Residential Development consisting of seven (7) attached multi-family ranch-style dwellings on the property located at 28001 Seven Mile Road, and two (2) single-family homes located on the properties at 19021 Floral and 19017 Floral, at the southwest corner of Seven Mile Road and Floral Street in the northeast ¼ of Section 12.
3. **Petition 2026-08-02-22 submitted by Meghan Jones**, on behalf of Mt. Hope Memorial Gardens Cemetery, requesting waiver use approval pursuant to Section 3.06 of the Livonia Zoning Ordinance, as amended, to construct a mausoleum in the cemetery at 17840 Middle Belt Road, located on the east side of Middle Belt Road between Six Mile Road and Pickford Avenue in the southwest ¼ of Section 12.

MISCELLANEOUS ITEM(S)

4. **Motion to Hold a Public Hearing**, pursuant to Section 13.15 of the Livonia Zoning Ordinance, as amended, to determine whether or not to amend Article II (Definitions), Article III (Zoning Districts and Map), and Article VI (Standards Applicable to Specific Uses), of the Livonia Zoning Ordinance, as amended, to define and regulate data centers.
5. **Motion to Hold a Public Hearing**, pursuant to Section 13.15 of the Livonia Zoning Ordinance, as amended, to determine whether or not to amend Article XIII (Administrative Procedures) to add a new section (Section 13.16) for the purpose of establishing the means and reasoning for the creation of moratoria pertaining to specific land uses with the City of Livonia.

REPORT FROM STAFF

6. Regular Meetings held by the City Council on August 17, 2026.

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.**

JUL 17 2026

RECEIVED

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: 7-17-2026 Petition 2026-07-01-03Site Address: 19250 19292, 19288, 19292 Farmington Road Sidwell 46011010051002, 46011010053001, 46011010056001Requesting To Rezone Property From N-2 To C-2For the Following Reason (s) Build Commercial PlazaBuild Commercial PlazaApplicant: SONNY BERTONI Business/Company: SPARTAN NATIONAL LLCApplicant's Address: 19855 W. OUTER DR STE310W City: Dearborn State: MI Zip Code: 48124Applicant's Phone # 313 770-9997 Applicant's Email sonny@ownit2020.comFor 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

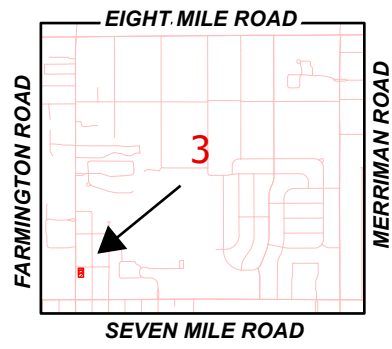
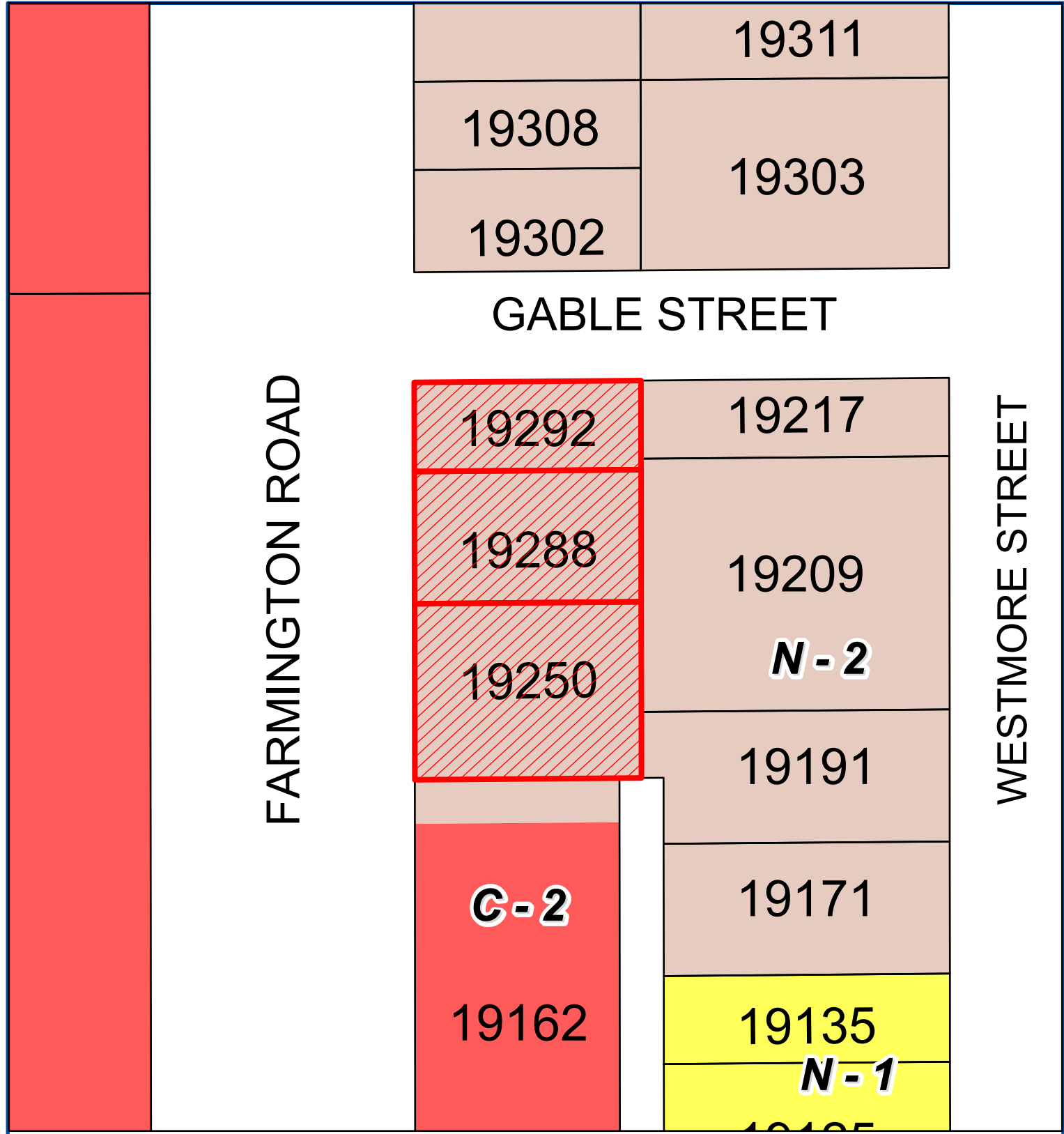
Owner of Property: SPARTAN NATIONAL LLCOwner's Address: 19855 W. Outer Drive STE310W City: DEARBORN State: MI Zip Code: 48124Owner's Phone # 313 770-9997 Owner's Email SONNY@OWNIT2020.COMSignature of Owner: [Signature] Print Name: SONNY BERTONISubscribed and sworn to before me, a Notary Public in and for the County of WAYNE State of MIon this 17th day of July 20 26Signature of Notary [Signature] My commission expires 1-16-27APPROVED AS FORM
Department of Law

By:

Date:

HASSAN SCHEIB
Notary Public - State of Michigan
County of Wayne
My Commission Expires Jan 16, 2027
Acting in the County of Wayne

2026 JUL 17 AM 11:20



Address & Zoning Map

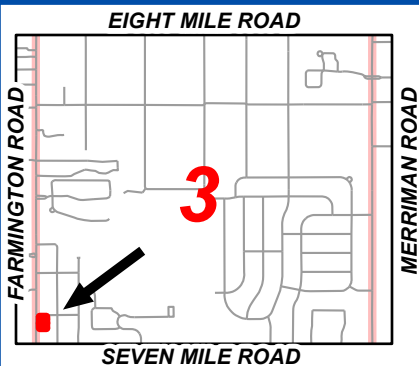
Petition 2026-07-01-03
Spartan National LLC
19250, 19288, 19292 Farmington Road
N2 to C-2

N

Not to Scale

City of Livonia
Planning Department

FARMINGTON ROAD



Aerial Map

Petition 2026-07-01-03
Spartan National LLC
19250, 19288, 19292 Farmington Road
N2 to C-2



Not to Scale



City of Livonia
Planning Department

GABLE STREET

FARMINGTON ROAD

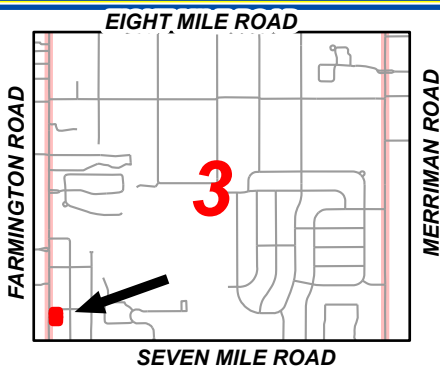
19292

19288

Mixed Development Center

19250

Medium Density Residential



Future Land Use Map

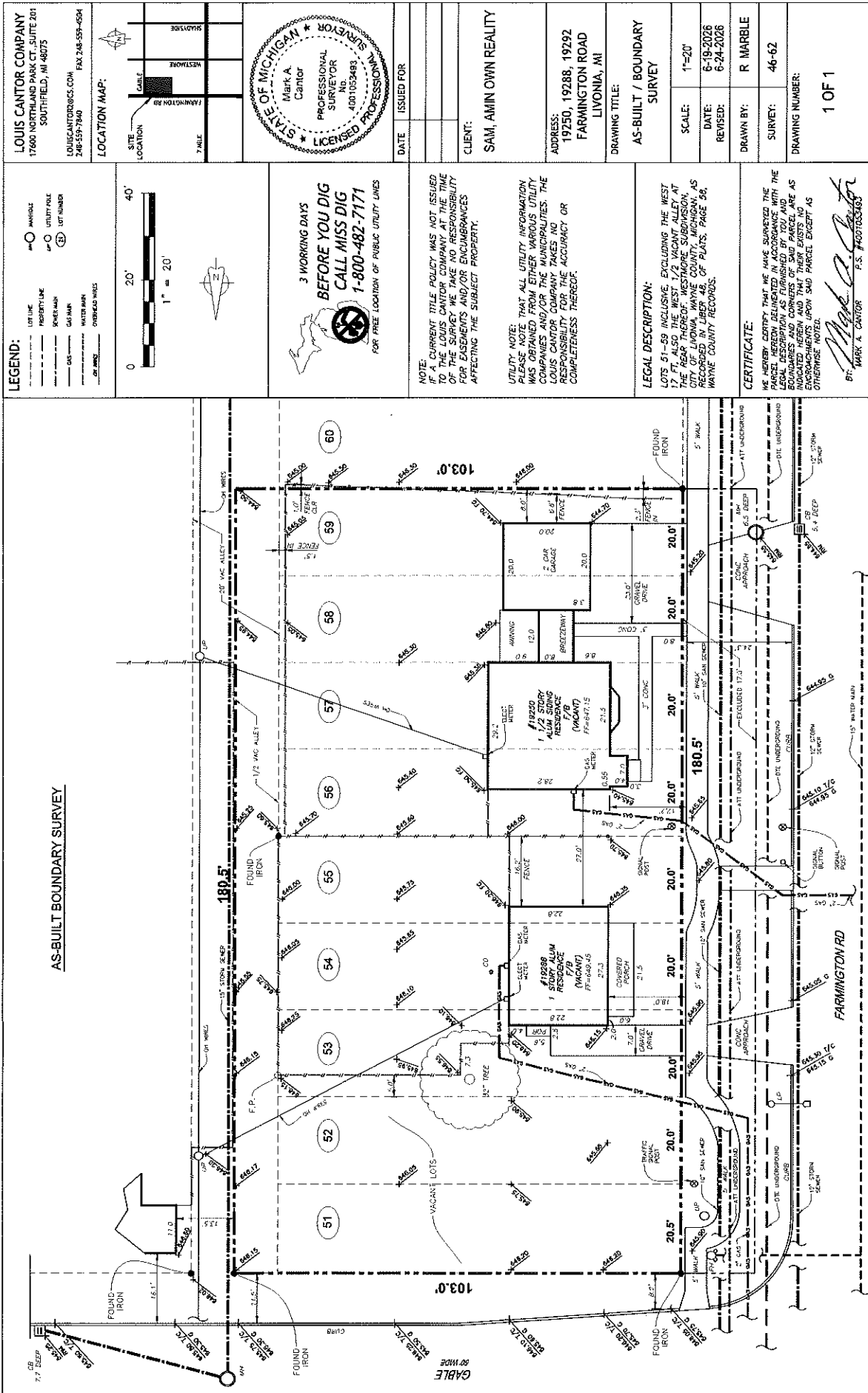
Petition 2026-07-01-03
Spartan National LLC
19250, 19288, 19292 Farmington Road
N2 to C-2



Not to Scale



City of Livonia
Planning Department



LOUIS CANTOR COMPANY
17600 NORTLAND PARK CT, SUITE 201
SOUTHFIELD, MI 48075
LOUISCANTOR@GMAIL.COM FAX 248-559-5504
248-559-7840

LOCATION MAP:

LEGEND:

- UTILITY LINE
- PROPERTY LINE
- SPRINKLER MAIN
- SEWER MAIN
- GAS MAIN
- WATER MAIN
- OVERHEAD WIRES

DATE _____ **ISSUED FOR** _____

CLIENT: SAM, AMIN OWN REALTY

ADDRESS: 19250, 19288, 19292 FARMINGTON ROAD LIVONIA, MI

DRAWING TITLE: AS-BUILT / BOUNDARY SURVEY

SCALE: 1"=20'

DATE: 6-19-2026

REVISION: 6-24-2026

DRAWN BY: R MARBLE

SURVEY: 46-62

DRAWING NUMBER: 1 OF 1

NOTE: IF A CURRENT TITLE POLICY WAS NOT ISSUED TO THE LOUIS CANTOR COMPANY AT THE TIME OF THE SURVEY WE TAKE NO RESPONSIBILITY FOR EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.

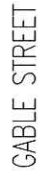
UTILITY NOTE: PLEASE NOTE THAT ALL UTILITY INFORMATION WAS OBTAINED FROM EITHER UTILITY COMPANIES AND/OR THE MUNICIPALITIES. THE LOUIS CANTOR COMPANY TAKES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS THEREOF.

LEGAL DESCRIPTION: LOTS 51-59 INCLUSIVE, EXCLUDING THE WEST 17 FT, ALSO THE WEST 1/2 VACANT ALLEY AT THE INTERSECTION OF FARMINGTON ROAD AND WAYNE COUNTY RECORDS.

CERTIFICATE: WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PARCEL HEREIN DELINEATED IN ACCORDANCE WITH THE LEGAL DESCRIPTION AS FURNISHED BY YOU AND OUR RECORDS AND THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF OUR KNOWLEDGE AND BELIEF. OTHERWISE NOTED.

BY: Mark A. Cantor P.S. #402103343

19250, 19288 & 19292 FARMINGTON ROAD
CITY OF LIVONIA, MICHIGAN



- 1) 19250, 19286 & 92932 FARMINGTON ROAD CITY OF LIVONIA
- 2) EXISTING ZONING - C-1 (LOCAL BUSINESS DISTRICT)
- 3) PROPOSED RETAIL BUILDING - (3,400 SF)
- 4) BUILDING AREA FOR PARKING CALCULATIONS 3,400 X 0.85 = 2,990 SF
- 5) PARKING REQUIRED - ONE SPACE/150 SF OF NET FLOOR AREA
- 6) PARKING REQUIRED - 2,990 X 1/150 = (19.27) 20 SPACES
- 7) PARKING PROVIDED - 20 SPACES (INCL. 2 HANDICAP)

02-03-26 2651-02

PLANNING COMMISSION STAFF NOTES

PRE HEARING

ITEM 1

Petition 2026-07-01-03, submitted by Spartan National LLC, requesting to rezone the properties at 19250 Farmington Road, 19288 Farmington Road, and 19292 Farmington Road, from N-2 (Neighborhood) to C-2 (General Business), to allow for the development of a retail building, located on the east side of Farmington Road between Seven Mile Road and Gable Street in the Southwest ¼ of Section 3.

August 25, 2026, Study Meeting:

This petition seeks to rezone three (3) properties totaling 0.43 acres at the southeast corner of Farmington Road and Gable Street from N-2 (Neighborhood) to C-2 (General Business) to allow for a 3,400-square-foot retail building. The C-2 (General Business) district is intended to accommodate a broader range of commercial uses than the more limited C-1 (Local Business) district, including retail, service, and certain automotive-related uses, and encourages development along major corridors and commercial nodes, where higher-intensity business activity is appropriate.

The subject site consists of three (3) separate parcels currently zoned N-2 (Neighborhood District). Two (2) of the parcels, specifically 19288 and 19250 Farmington Road, are developed with single-family residential dwellings. 19292 Farmington Road is a vacant property.

To the north, across Gable Street, is a residential property zoned N-2 (Neighborhood District); to the south is the Free Play Arcade and its associated parking lot, zoned C-2 (General Business District); to the east is a residential property zoned N-2 (Neighborhood District); and to the west, across Farmington Road, is the Meijer grocery store, zoned C-2 (General Business District).

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

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

PRE HEARING

ITEM 1 Petition 2026-07-01-03 Page 2

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

The Future Land Use Map identifies this site as Mixed Development Center. The mixed development centers should provide engaging streetscapes with varied storefronts and activities, residential options that include townhomes, upper-story lofts, and apartments, and easy access to public transit or transit network company services, with parking and other essential infrastructure hidden off of the street. Appropriate Land Uses include office, general retail commercial, food service, and attached and upper-story residential uses. Mixed development areas are highly connected to surrounding neighborhood, and the street network in the mixed development areas must continue into surrounding neighborhoods.

The petitioner proposes to demolish the two existing single-family residential structures to facilitate the construction of a 3,400-square-foot retail building. Preliminary site plans, dated July 17, 2026, illustrate the proposed development.

The site is designed with two (2) 24-foot-wide driveways, providing access from Gable Street to the north and Farmington Road to the west. The proposed retail building will be served by a total of twenty (20) parking spaces. Of these, thirteen (13) spaces, including one (1) barrier-free space, are located along the Farmington Road frontage. An additional seven (7) parking spaces, including one (1) barrier-free space, are situated in a smaller parking area to the north of the building. The site plan shows all parking spaces as single striped.

Given that the primary parking area fronts Farmington Road, a three-foot (3') screening wall is proposed to provide visual buffering. Additionally, a landscaped greenbelt is planned around the perimeter of the property to enhance site aesthetics and compatibility with

PRE HEARING

ITEM 1 Petition 2026-07-01-03 Page 3

surrounding land uses. The plans also indicate the placement of a trash enclosure located to the southeast of the proposed building. There is also a 12'x50' loading zone to the south of the proposed building.

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

August 12, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-07-01-03 – #19250, #19288 and #19292 Farmington Road (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 parcels are assigned the addresses of **#19250, #19288 and #19292 Farmington 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, and we are unable to comment on proposed impacts to the existing systems without more information on proposed usages for the project.
3. The proposed development will be required to conform to the current version of the Wayne County Storm Water Ordinance. 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. Depending on the size of water service required for the proposed development, the owner may be required to provide a new tap to the existing water main which is located beneath Farmington Road.
5. If the project is approved, engineering drawings will need to be submitted to this department and 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: August 12, 2026
TO: Kristoffer Canty, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: Petition #2026-07-01-03 Commercial Plaza 19250,19288,19292 Farmington Rd

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.

- Fire suppression and alarm monitoring may need to be considered depending on occupancy type.
- If the structure is suppressed and includes a Fire Department Connection (FDC), a working fire hydrant must be within 100 feet of the FDC.
- Access for emergency vehicles for potential fire suppression efforts shall be maintained on 3 sides of the structure.

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

August 17th, 2026

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

Re: Petition 2026-07-01-03 - 19250 Farmington Road, 19288 Farmington Road, and 19292 Farmington Road

Mr. Canty,

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

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

Sincerely,

FOR THE CHIEF OF POLICE,

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

DEPARTMENT OF FINANCE

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE

Ermon Sims
CHIEF ACCOUNTANT



MAUREEN MILLER BROSAN
MAYOR

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

August 17, 2026

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

Petition 2026-07-01-03 – 19250, 19288 & 19292 Farmington Rd – Spartan
National LLC

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

August 12, 2026

RE: 19250,19288, 19292 Farmington

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.

Filing fee see below for computation

Date Filed: 7/21/2026 Petition 2026-07-02-21
Site Address: 28001 Seven Mile Rd. Sidwell 045-02-0001-001 Zoning of Property C-1
Requesting Approval To Build one 7 unit multifamily building & 2 single family homes
Applicant: Rino Soave Business/Company: Infinity Homes & Co, LLC
Applicant's Address: 42400 Grand River Ave. Suite #112 City: Novi State: MI Zip Code: 48375
Applicant's Phone # 248 449-8084 Applicant's Email Lthomas@infinityhomescorp.com
Contact Person: Liz Thomas Business/Company: Infinity Homes & Co
Contact's Address: Same as applicant City: _____ State: _____ Zip Code: _____
Contact's Phone # (_____) _____ Contact's Email _____

Please provide the following information:

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

2026 JUL 21 11:11 AM
RECEIVED
CITY OF LIVONIA
PLANNING DEPARTMENT
AVOID SCAMS! PLEASE BE AWARE
THAT THE CITY OF LIVONIA
PLANNING COMMISSION DOES NOT
SEND INVOICES EITHER BY
REGULAR MAIL OR EMAIL. WHEN
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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: Infinity Acquisitions, LLC
Owner's Address: 42400 Grand River Ave Suite 112 City: Novi State: MI Zip Code: 48375
Owner's Phone # 248 449-8095 Owner's Email Lthomas@infinityhomescorp.com
Signature of Owner: _____ Print Name: Rino J. Soave
Subscribed and sworn to before me, a Notary Public in and for the County of Oakland State of MI
on this 10th day of July 20 26
Signature of Notary [Signature] My commission expires 4/17/32
Acting in the County of Oakland

CITY OF LIVONIA
PLANNING DEPARTMENT

JUL 21 2026

RECEIVED

RUF **NM 1** **C-2**

SEVEN MILE ROAD

20100

19000

RUF

GILLMAN STREET

C-1 28001

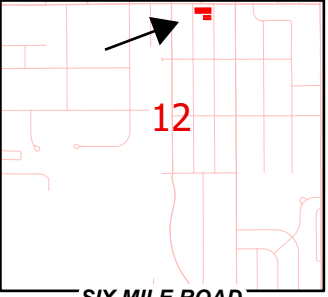
19032	19021
19020	19017
19008	N 1 19005
18996	
18984	

27017

19000

FLORAL STREET

SEVEN MILE ROAD



MIDDLE BELT ROAD

12

INKSTER ROAD

SIX MILE ROAD

Address & Zoning Map

Petition 2026-07-02-21
Infinity Homes & Co.
28001 Seven Mile Road
19021 Floral & 19017 Floral

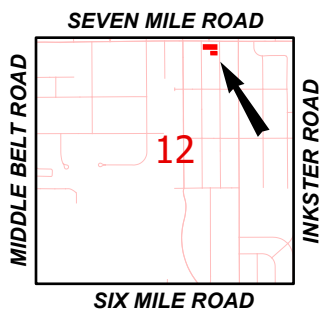
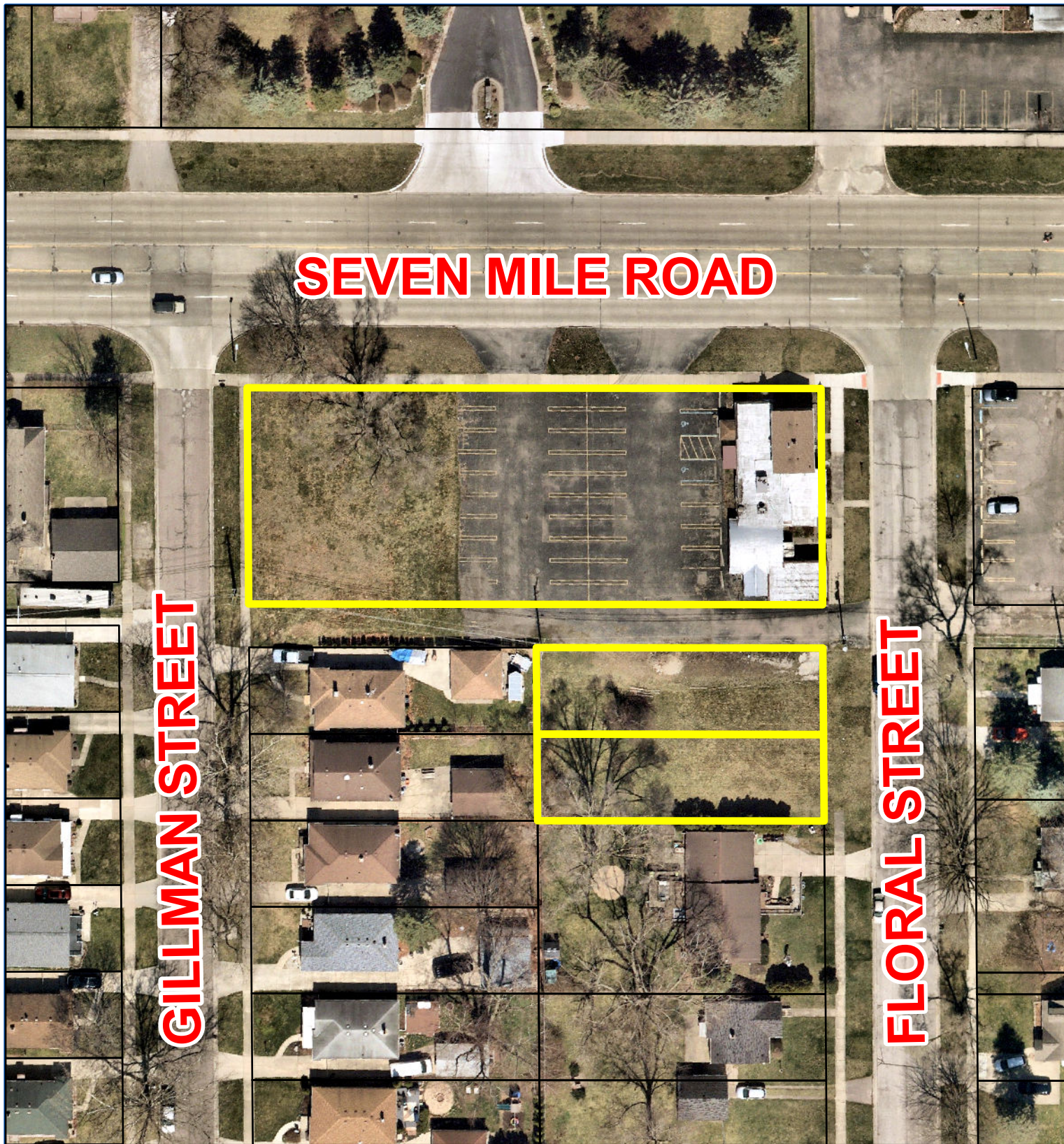
N



Not to Scale



City of Livonia
Planning Department



Aerial Map

Petition 2026-07-02-21
Infinity Homes & Co.
28001 Seven Mile Road
19021 Floral & 19017 Floral



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PRE HEARING ITEMS

ITEM 2

Petition 2026-07-02-21 submitted by Infinity Homes & Co. LLC, requesting waiver use approval for a Planned Development under Sections 3.10 and 5.02 of the Livonia Zoning Ordinance, as amended, to develop a Planned Residential Development consisting of seven (7) attached multi-family ranch-style dwellings on the property located at 28001 Seven Mile Road, and two (2) single-family homes located on the properties at 19021 Floral and 19017 Floral, at the southwest corner of Seven Mile Road and Floral Street in the Northeast ¼ of Section 12.

August 25, 2026, Study Meeting:

This request involves the coordinated development of three properties located at the southwest corner of Seven Mile Road and Floral Street. The northern parcel is approximately 25,520 square feet with 265 feet of frontage on Seven Mile Road by a depth of 100 feet along Floral and Gillman. The property was previously occupied by the Up North Craft Bar, which currently sits vacant. The northern parcel is currently zoned C-1 and would include the construction of seven (7) attached, multi-family ranch-style dwelling units. The two (2) southern parcels have forty (40) feet of frontage on Floral Street by a depth of 132.5 feet for a total area of 5,300 square feet each and are zoned N-1. The site plan proposes the development of two (2) single-family homes on the adjacent parcels at 19021 Floral Street and 19017 Floral Street. Collectively, the project represents a planned transition in land use intensity at a prominent intersection, integrating both multi-family and single-family residential components within a unified development concept.

Section 5.02 provides the Planning Commission and City Council with authority to modify certain zoning requirements as part of a Planned Development (PD). The ordinance specifically allows modifications to lot sizes and yard requirements and provides that uses otherwise not permitted in the underlying zoning district may be permitted under certain circumstances.

The surrounding land uses reflect a mix of residential and commercial zoning classifications characteristic of a transitional corridor. To the north, across Seven Mile Road, is an existing multi-family residential complex zoned NM-1 (Neighborhood Multifamily). Properties to the south and west are zoned N-1 (Neighborhood) and are developed with single-family homes. To the east, across Floral Street, is a commercial property zoned C-1 (Local Business) and two (2) single-family residential properties. Additionally, across Gillman Street lies another parcel zoned C-1. This pattern of development illustrates the interface between established residential neighborhoods and low-intensity commercial uses along the Seven Mile Road corridor.

An existing 20-foot (20') public alley will be vacated and a utility easement to be provided between the C-1 and N-1 properties. The site plan proposes the construction of a one-story structure consisting of seven (7) attached ranch-style dwelling units. The building is designed with a cohesive architectural layout, with six (6) of the seven (7) units featuring identical floor plans measuring approximately 51 feet by 20 feet. The westernmost unit (Unit

1) differs in configuration, measuring approximately 47.7 feet by 32 feet, which appears intended to accommodate site constraints.

The proposed development along Seven Mile Road complies with the dimensional standards of the C-1 (Local Business) zoning district. The building provides a twenty-foot (20') front yard setback, a 21.3-foot side yard setback along the eastern property line, and a 20.1-foot side yard setback along the western property line. In addition, the multi-family structure maintains a sixteen-foot (16') rear yard setback adjacent to the existing residential properties to the south along Gillman Street, as well as a twenty-six-foot (26') rear yard setback relative to the proposed single-family lots on Floral Street.

Townhomes

The townhomes provide a consistent residential design across the seven-unit development, with two floor-plan variations designed to accommodate different household sizes while maintaining similar architectural and functional characteristics.

The proposed development consists of seven residential units featuring a combination of two- and three-bedroom floor plans. Units 1 and 7 will utilize similar three-bedroom layouts, while Units 2 through 6 will contain two-bedroom configurations. The units generally feature an open-concept living area, with the kitchen, dining area, and living room arranged toward the rear portion of the residence. Each unit also includes an attached garage, front porch/entry area, laundry/mechanical space, and multiple bathrooms. The bedrooms and bathrooms are primarily located along the opposite side of the unit from the main living area, providing separation between the common and private spaces.

The principal distinction between the unit types is the number of bedrooms. Units 1 and 7 provide three bedrooms, with the additional bedroom incorporated into the floor plan while maintaining the same general organization of living, kitchen, dining, garage, and service areas. Units 2 through 6 provide two bedrooms, resulting in a slightly more open configuration while retaining a similar overall building footprint and interior arrangement.

Single-Family Homes

The two (2) proposed single-family homes are designed as two-story structures and reflect a layout consistent with contemporary residential development patterns. Each home provides a twenty-five-foot (25') front setback and a thirty-foot (30') rear setback, with total side yard setbacks of fourteen feet (14'), consisting of seven feet (7') on each side.

The submitted floor plan depicts "The Greenwich," a two-story single-family dwelling containing approximately 1,670 square feet of living area, exclusive of the attached garage. The first floor is organized around an open-concept living arrangement consisting of a family room, kitchen, and breakfast nook, with a two-story foyer near the primary entrance. A powder room is centrally located near the stairway, and an attached approximately 20-foot by 21-foot garage provides direct access to the residence. The second floor contains

three bedrooms, including a primary bedroom measuring approximately 13 feet 5 inches by 15 feet with a walk-in closet and private bathroom. Bedrooms #2 and #3 are located toward the rear of the dwelling and share access to the main bathroom. The second floor also includes a central loft area and laundry space, with the stairway and open-to-below area overlooking a portion of the first floor.

The plans identify several optional modifications, including a two-foot extension adding approximately 53 square feet, an optional bay window at the breakfast nook, optional windows, fireplaces, railings, and other interior features. An alternative expanded primary bathroom configuration of approximately 42 square feet is also shown, which would include a separate shower, soaking tub, double-sink vanity, and walk-in closet arrangement.

The proposed building materials consist of a combination of brick and vinyl siding for the exterior walls, providing a durable and residential architectural appearance. The roof assembly will utilize a plywood roof deck consistent with standard residential construction practices.

Site Access

Vehicular access to the multi-family development is proposed via an eighteen-foot (18') one-way drive from Gillman Street, which will provide access to the multi-family component of the development. In addition, seven (7) individual driveways are proposed to provide direct access to each of the attached dwelling units. This access configuration is intended to facilitate internal circulation, minimize vehicular impacts along Seven Mile Road, and maintain compatibility with the surrounding residential street network. The two (2) proposed single-family homes will each be served by individual driveways providing access from Floral Street.

Landscaping

The landscape planting plan (Sheet LP-1), prepared by Angle Design and Engineering, provides a combination of frontage landscaping along Seven Mile Road and landscaping within the development's designated open-space areas. Along the approximately 265 feet of Seven Mile Road frontage, the plan requires one (1) Deciduous or Evergreen Tree per 40 linear feet of road frontage (7 required trees), one (1) Ornamental (Flowering) Tree per 100 linear feet of road frontage (3 required trees), and eight (8) shrubs per 40 linear feet of road frontage (53 required shrubs). The lawns will be seeded and there is an existing Maple tree in the northwest corner of the property.

The proposed frontage landscaping consists of a variety of trees, shrubs, and ornamental plantings, including serviceberry, Slender Silhouette American sweetgum, Arnold Fastigiate tulip trees, Iroquois Black Chokeberry, Little Henry Sweetspire, Yew, daylilies, and fountain grass. The mixture of plant materials will provide landscaping and visual enhancement along the Seven Mile Road frontage.

The plan also identifies approximately 5,984 square feet of open-space landscaping. Based on the requirement of one tree for every 3,000 square feet of open space, two additional trees are required and provided. The plan proposes two Black Hills White Spruce trees, each approximately eight feet in height at the time of planting, within the open-space area.

UNTITLED DEVELOPMENT

28001 SEVEN MILE
LIVONIA, MICHIGAN

PROPERTY DESCRIPTION

PARCEL (045-02-0001-001)
LOTS 1 THROUGH 13 OF "SUNNINGDALE PARK" A SUBDIVISION OF THE E. 1/2 OF THE W. 1/2 OF THE N.E. 1/4 OF SECTION 12, T. 1 S., R. 9 E. CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 61, PAGE 56 W.C.R.

PARCEL (045-02-0106-000)
LOT 106 OF "SUNNINGDALE PARK" A SUBDIVISION OF THE E. 1/2 OF THE W. 1/2 OF THE N.E. 1/4 OF SECTION 12, T. 1 S., R. 9 E. CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 61, PAGE 56 W.C.R.

PARCEL (045-02-0107-000)
LOT 107 OF "SUNNINGDALE PARK" A SUBDIVISION OF THE E. 1/2 OF THE W. 1/2 OF THE N.E. 1/4 OF SECTION 12, T. 1 S., R. 9 E. CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 61, PAGE 56 W.C.R.

SITE DATA:

COMBINED PARCEL AREA= 0.94 ACRES (41,075 SQ. FT.)

PROPOSED USE: 7 ATTACHED CONDOMINIUM DWELLING UNITS

TOTAL NUMBER OF PROPOSED UNITS: 7 UNITS
2 SINGLE FAMILY UNITS (132.5' X 40')

AREA OF EACH UNIT: 1,550 SF
TOTAL BUILDING AREA: 10,850 SF (7 UNITS X 1,550 SF/UNIT)

SITE SETBACKS:

*FRONT YARD: 25'
*REAR YARD: 30'
*SIDE YARD: LEAST SIDE: 5'
TOTAL TWO: 14'
*SIDE YARD ABUTTING STREET: 15'

PARKING:

- TWO (2) PARKING SPACES PER UNIT CONTAINING ONE (1) OR TWO (2) BEDROOMS.
- TWO AND ONE-HALF (2.5) PARKING SPACES PER UNIT CONTAINING THREE (3) OR MORE BEDROOMS

*PARKING REQUIRED: 14 SPACES (7 UNITS *2 SPACES/UNIT)
*PARKING PROVIDED: 14 SPACES (7 GARAGE SPACES + 7 DRIVEWAY SPACES)

BENCHMARKS

BM #1
R.R. SPIKE IN SOUTH FACE UTILITY POLE, NEAR ALLEY & FLORAL INTERSECTION.
ELEV. = 641.44 (NAVD 88)

BM #2
NAIL IN SIDEWALK @ NE CORNER 7 MILE & GILLMAN ROADS
ELEV. = 640.31 (NAVD 88)

FLOODPLAIN NOTE:

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS INDICATED BY FLOOD INSURANCE RATE MAP FIRM NO. 26163C0062E, DATED: FEBRUARY 2, 2012.

WETLAND NOTE:

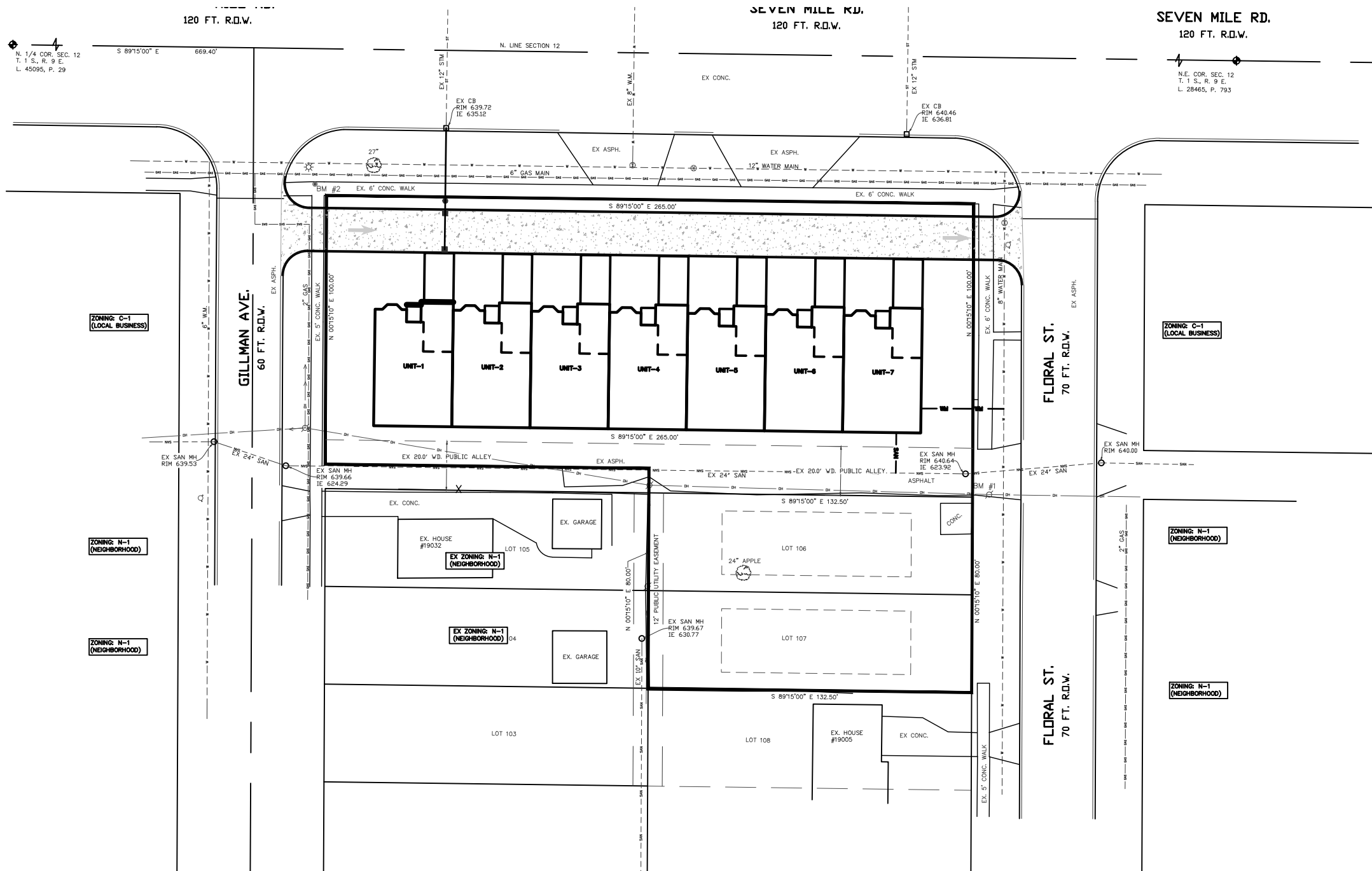
THERE ARE NO OBSERVABLE WETLANDS ON SUBJECT PROPERTIES.



Sheet List Table	
Sheet Number	Sheet Title
CS1-100	COVER SHEET
CS-100	SITE PLAN
CU-100	UTILITY PLAN

REFERENCE SHEETS:

1- TOPOGRAPHICAL SURVEY.



DEVELOPER:

INFINITY HOMES & CO
(248)449-8084
42400 GRAND RIVER AVE.
NOVI, MI 48375

ENGINEER:

FADI KHALIL,
FADI@ANGLEDDESIGNLLC.COM
ANGLE DESIGN & ENGINEERING LLC.
22417 CRANBROOKE DR.
NOVI, MI 48375

LEGEND	
= PROP. FIRE HYDRANT	= PROP. RIP-RAP
= EX. FIRE HYDRANT	= PROP. CONCRETE
= PROP. GV & W OR TSV & W	= PROP. GRASS
= EX. GV & W OR TSV & W	TW-xxx.xx = PROP. TOP OF WALK
= EX. MANHOLE	TP-xxx.xx = PROP. TOP OF PAVEMENT
= PROP. SANITARY MANHOLE	FG-xxx.xx = PROP. FINISH GRADE
= EX. SANITARY MANHOLE	TC-xxx.xx = PROP. TOP & GUTTER
= PROP. STORM MANHOLE	EP-xxx.xx = PROP. STORM MANHOLE
= EX. STORM MANHOLE	--- = PROP. SWALE
= PROP. REAR YARD CATCH BASIN	--- = PROP. HIGH POINT LINE
= EX. ROUND CATCH BASIN	---969--- = PROP. CONTOUR LINE
= PROP. CATCH BASIN	---SAN---SAN---SAN--- = PROP. SANITARY PIPE
= EX. CATCH BASIN	---ST---ST---ST--- = PROP. STORM PIPE
= EX. END SECTION	---W---W---W--- = PROP. WATER PIPE
= PROP. END SECTION	---ST---ST---ST--- = EX. SANITARY PIPE
= TELEPHONE MANHOLE	---ST---ST---ST--- = EX. STORM PIPE
= SIGN	---W---W---W--- = EX. WATER PIPE
= LIGHT POLE	---X---X---X--- = FENCE LINE
= POWER POLE	---OH---OH---OH--- = OVERHEAD LINE

CLIENT

INFINITY HOMES & CO

Rino Soave

(248) 449-8084 | Rsoave@infinityhomescorp.com

Infinity Homes & Co | 42400 Grand River Ave #112
Novi, Michigan 48375

InfinityHomesCorp.com

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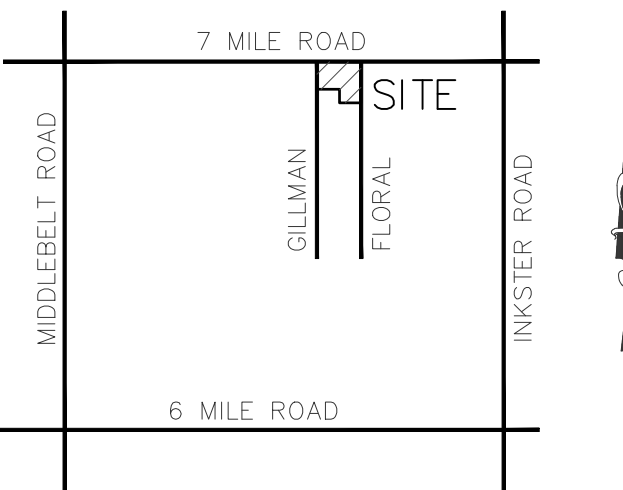
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ISSUES

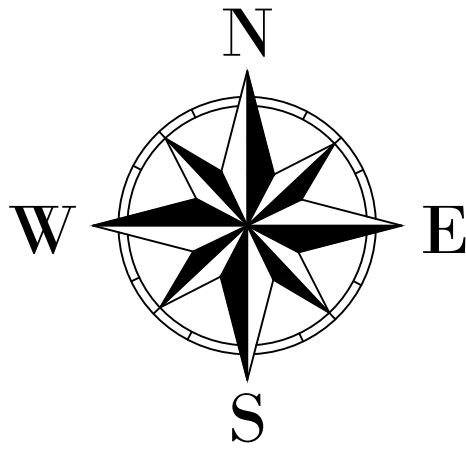
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8		
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10		

NOT FOR
CONSTRUCTION

MISS DIG
811

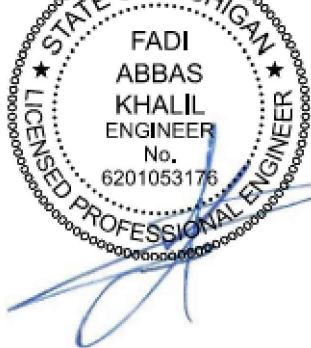


LOCATION MAP
NOT TO SCALE



NORTH & SCALE
INFORMATION

SEAL



Angle Design & Engineering

22417 Cranbrooke Drive, Novi, Michigan, 48375
Phone: (313) 258-2036 | Email: Fadi@AngledesignLLC.com

PROJECT

UNTITLED DEVELOPMENT
28001 SEVEN MILE
LIVONIA, MI

PROJECT NO:

2026-400

SCALE:

NTS

DRAWN BY:

M. K.

CHECKED BY:

F. K.

PROJECT MGR:

F. K.

APPROVED BY:

F.K.

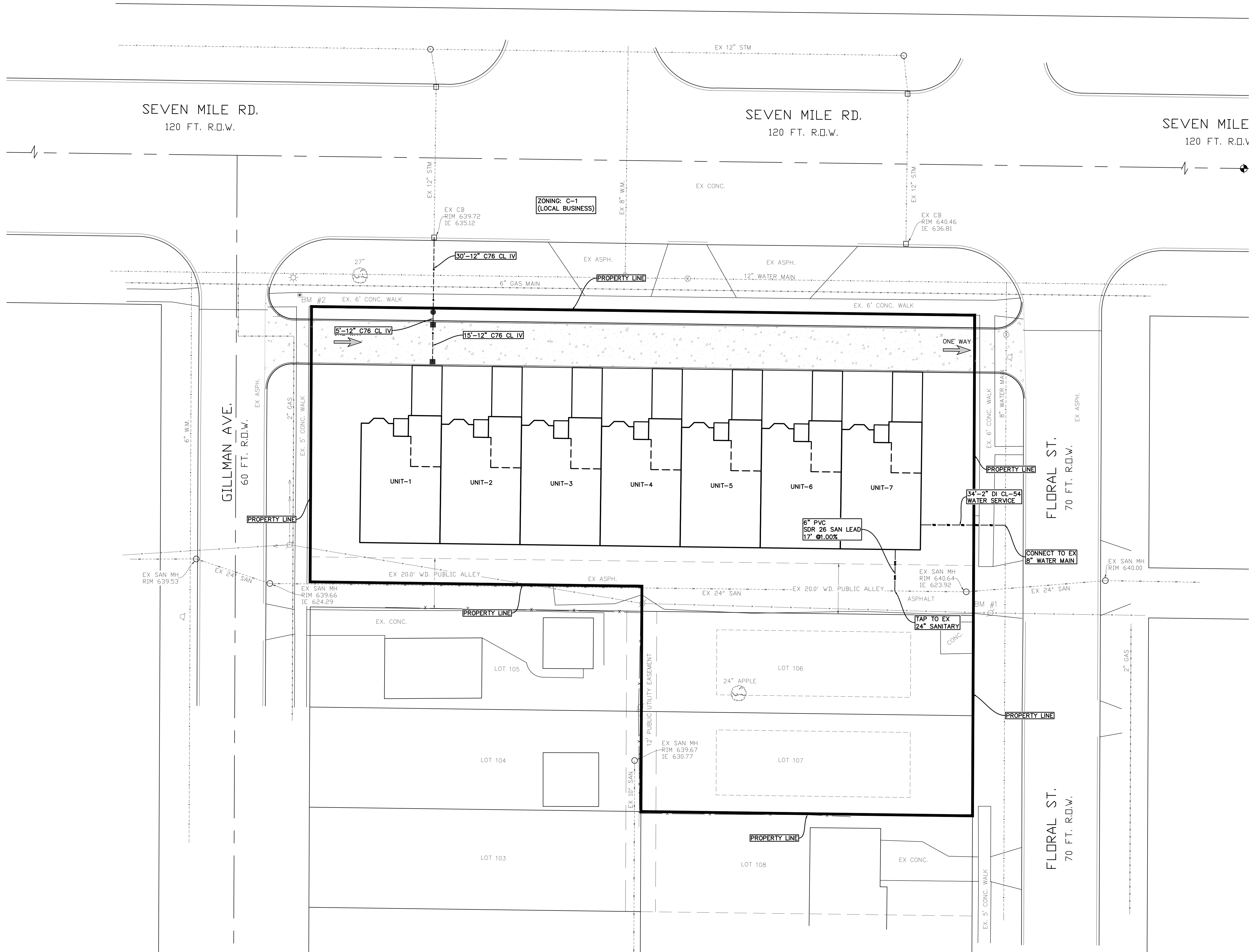
SHEET TITLE

COVER SHEET

SHEET NUMBER

CS1-100

ISSUE



CLIENT

INFINITY HOMES & CO

Rino Soave

248 449 8884

Rsoave@infinityhomescorp.com

Infinity Homes & Co | 42400 Grand River Ave #112
Novi, Michigan 48375

InfinityHomesCorp.com

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ISSUES

No.	DESCRIPTION	DATE
1	CONCEPTUAL PLAN	05-27-2026
2	REV. CONCEPTUAL PLAN	06-25-2026
3		
4		
5		
6		
7		
8		
9		
10		

NOT FOR CONSTRUCTION

MISS DIG

811

MIDDLEBELT ROAD

7 MILE ROAD

6 MILE ROAD

GILLMAN

FLORAL

SITE

INKSTER ROAD

LOCATION MAP

NOT TO SCALE

N

E

S

W

0

20

40

Feet

NORTH & SCALE INFORMATION

SEAL

STATE OF MICHIGAN

FADI ABBAS KHALIL ENGINEER

No. 6201053176

REGISTERED PROFESSIONAL ENGINEER

Angle Design & Engineering

22417 Cranbrooke Drive, Novi, Michigan, 48375

Phone: (313) 258-2036 Email: Fadi@AngledesignLLC.com

PROJECT

UNTITLED DEVELOPMENT

28001 SEVEN MILE

LIVONIA, MI

PROJECT NO: 2026-400	SCALE: 1"=20'
DRAWN BY: M. K.	CHECKED BY: F. K.
PROJECT MGR: F. K.	APPROVED BY: F.K.

SHEET TITLE

UTILITY PLAN

SHEET NUMBER	ISSUE
CU-100	

PROPERTY DESCRIPTIONS

PARCEL (045-02-0001-001)

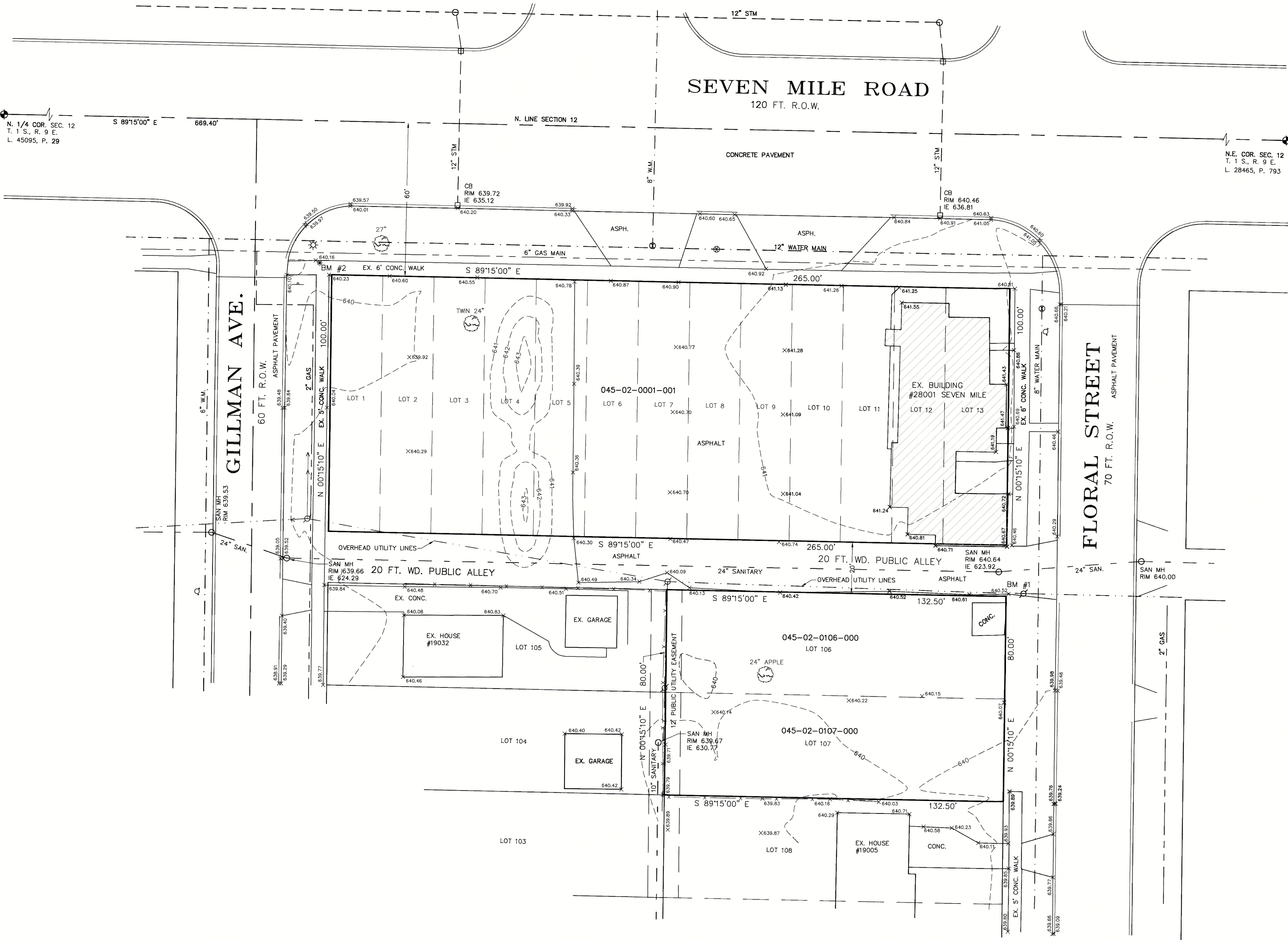
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PARCEL (045-02-0106-000)

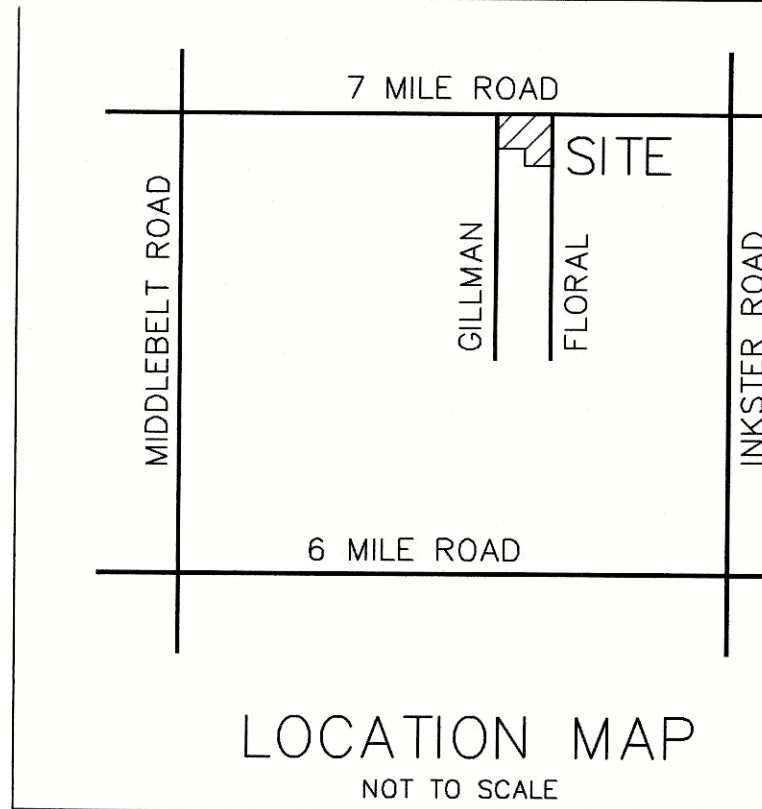
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PARCEL (045-02-0107-000)

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SCALE: 1 IN. = 20 FT.



FLOOD HAZARD NOTE:

THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA INDICATED BY FLOOD INSURANCE RATE MAP FIRM NO. 26163C0062E, DATED: FEBRUARY 2, 2012.

WETLAND NOTE:

THERE ARE NO OBSERVABLE WETLANDS ON SUBJECT PROPERTIES.

BENCH MARKS

BM #1: R.R. SPIKE IN SOUTH FACE UTILITY POLE, NEAR ALLEY & FLORAL INTERSECTION. ELEV. = 641.44 (NAVD 88)

BM #2: NAIL IN SIDEWALK @ NE CORNER 7 MILE & GILLMAN ROADS. ELEV. = 640.31 (NAVD 88)

LEGEND

- FIRE HYDRANT
- GATE VALVE & WELL
- SEWER MANHOLE
- CATCH BASIN
- SIGN
- TELEPHONE BOX
- UTILITY POLE
- LIGHT POLE
- GUY ANCHOR
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- GAS



REVISIONS

PREPARED FOR
INFINITY HOMES & CO.
42400 GRAND RIVER AVE. #112
NOVI, MI 48375
248-449-8084

ARPEE/DONNAN, INC.
LAND SURVEYING • ENGINEERING • MAPPING
32233 SCHOOLCRAFT RD., SUITE 103
LIVONIA, MICHIGAN 48150
PHONE (734) 953-3335 FAX (734) 953-3324

TOPOGRAPHIC & BOUNDARY SURVEY

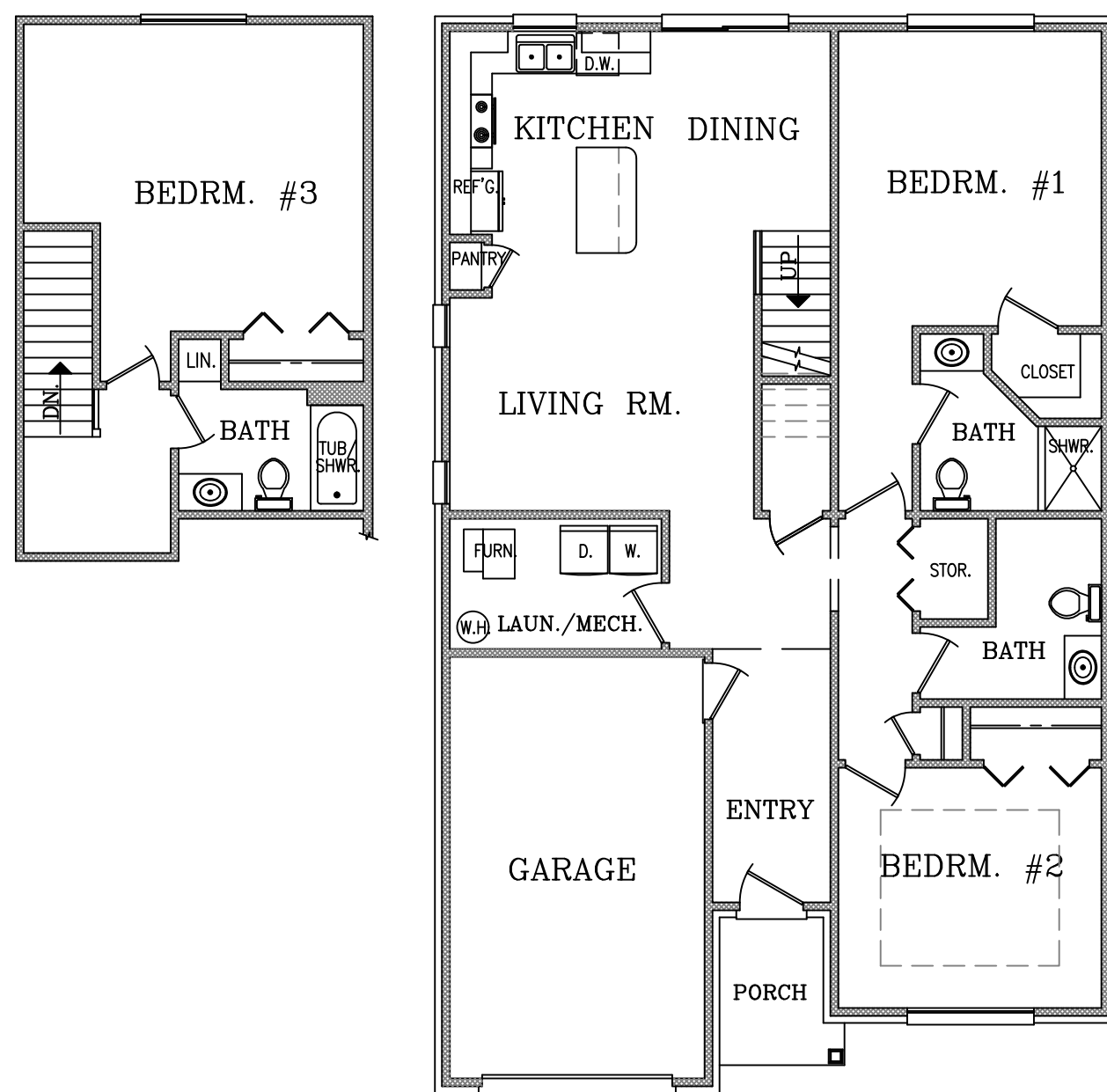
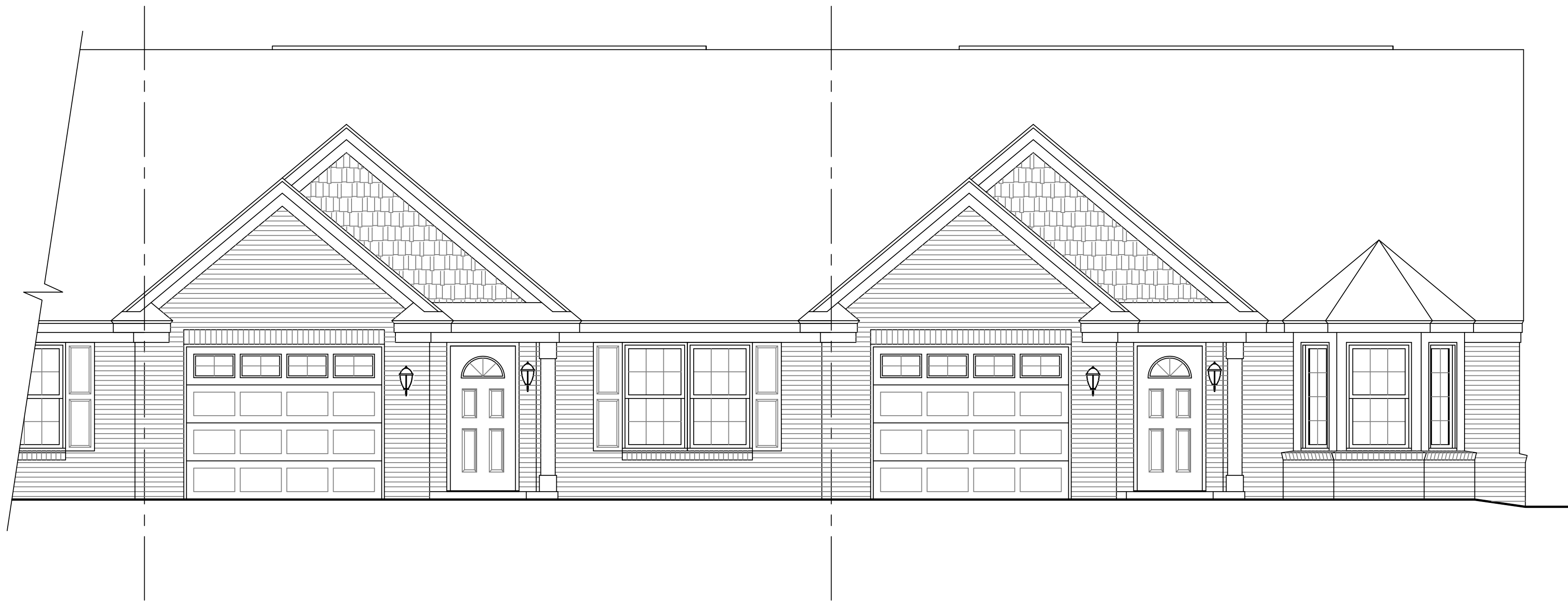
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& 19021 FLORAL
LIVONIA, MICHIGAN 48152

DATE 04/07/2026
DRAFTED BY WGD
CHECKED BY WRD
F.B. 258
FILE:
JOB #
26013

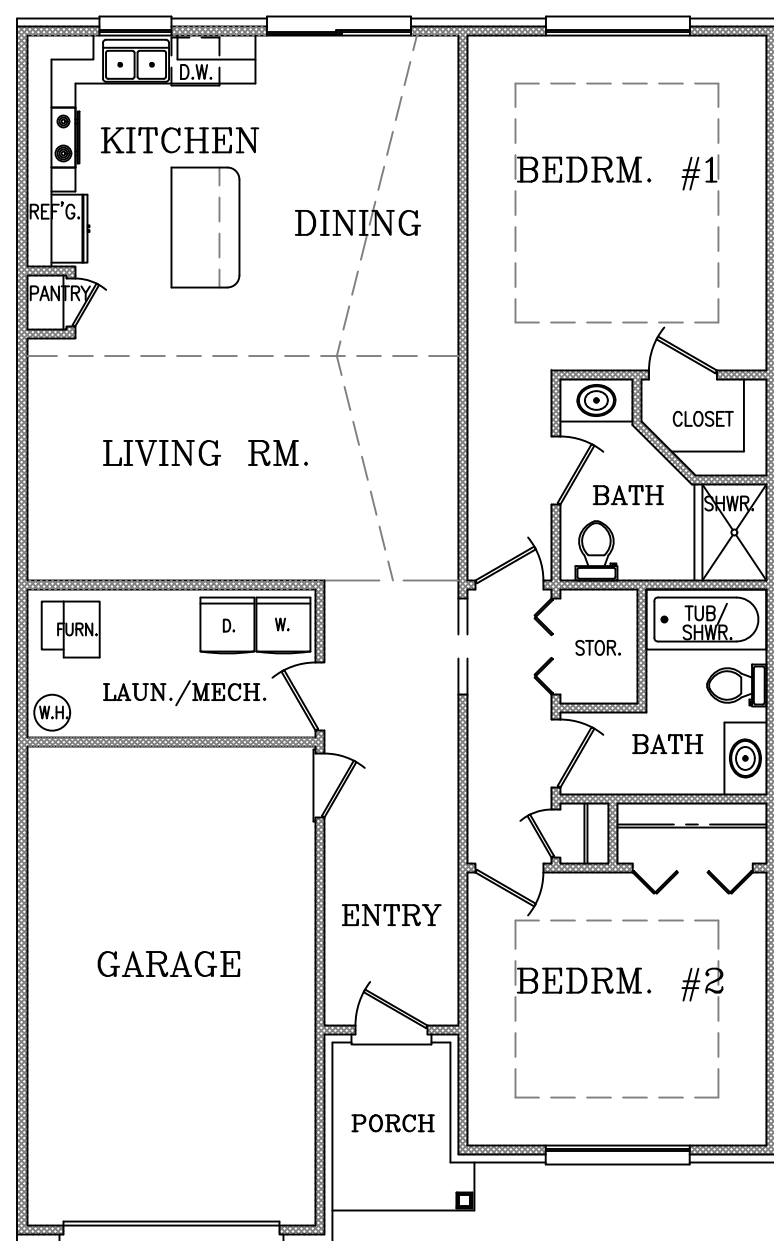
SH. 1 OF 1



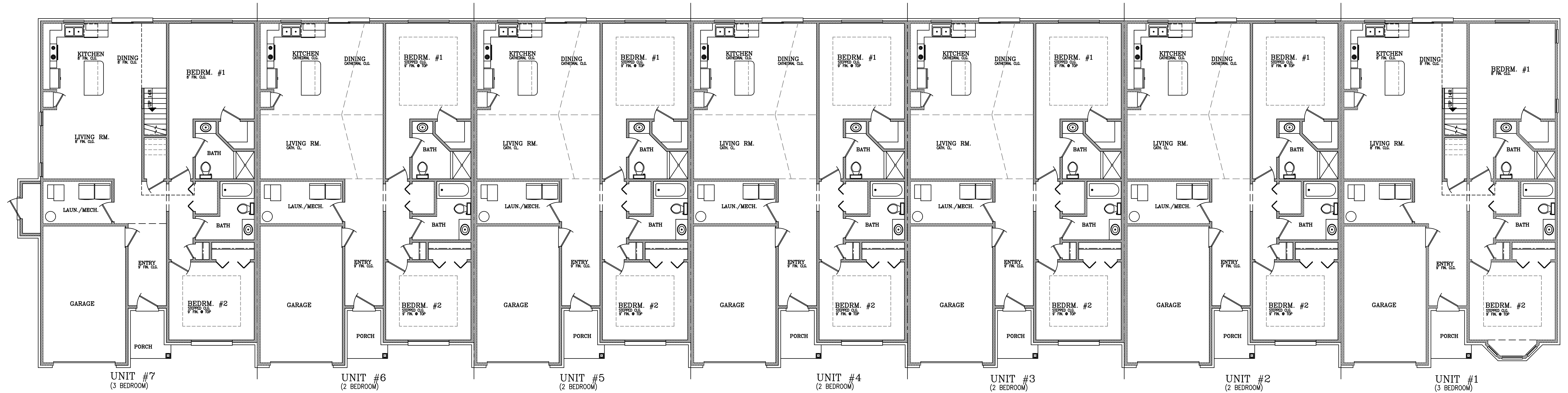
28001 Seven Mile Rd.
Livonia – Wayne County, MI



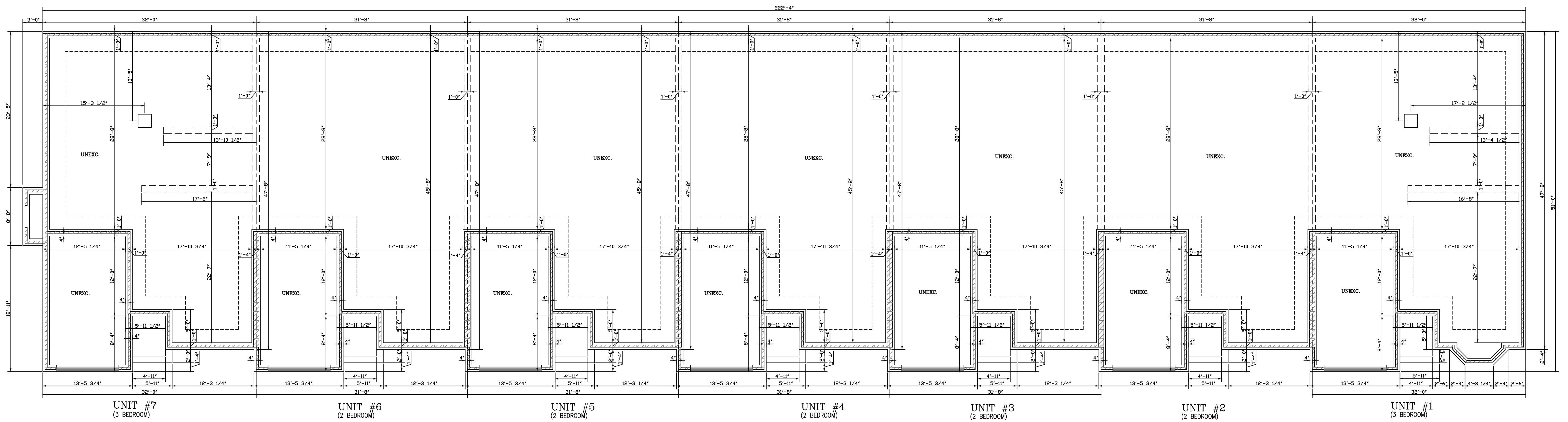
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1,653 Sq. Ft.



2 Bedroom Unit
1,266 Sq. Ft.

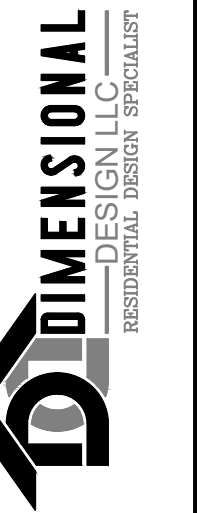


FLOOR PLAN - 7 UNIT BUILDING
SCALE: 1/8"=1'-0"



FOUNDATION PLAN - 7 UNIT BUILDING
SCALE: 1/8"=1'-0"

73427-050



Project:
28001 Seven Mile Rd.
Livonia - Wayne County, MI

Builder:
Infinity Homes & Co.
42400 Grand River Ave - Suite #112
Novi, MI 48275
Phone: (248)449-8084 Fax: (248)449-8136
Website: InfinityHomesCorp.com

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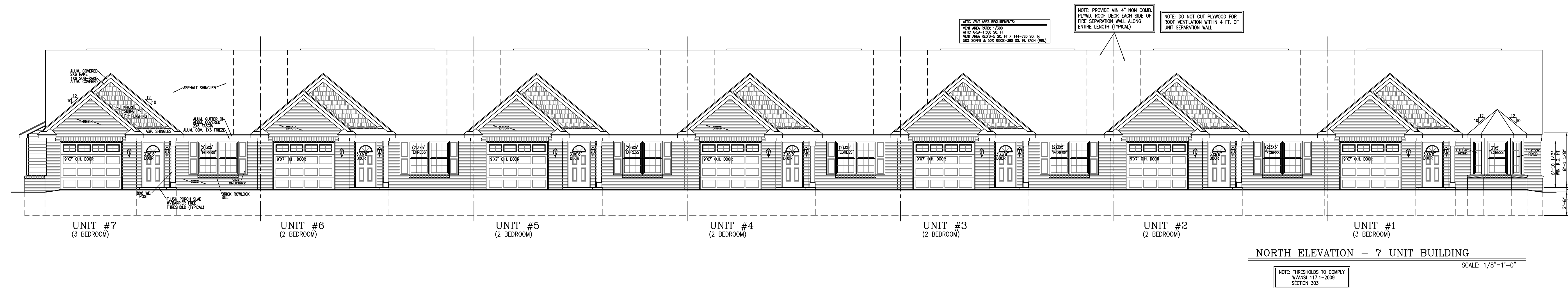
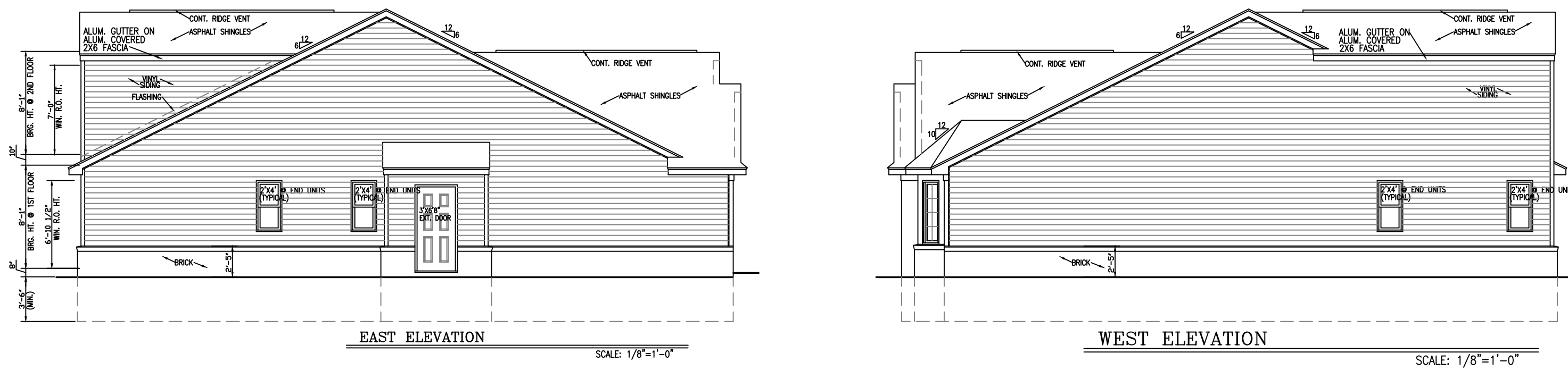
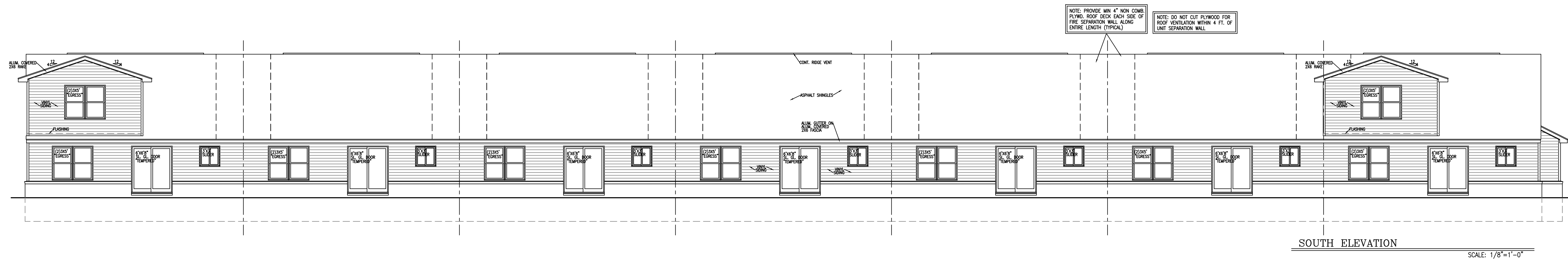
REVISION:

DATE:
7/10/2026

JOB# 260702

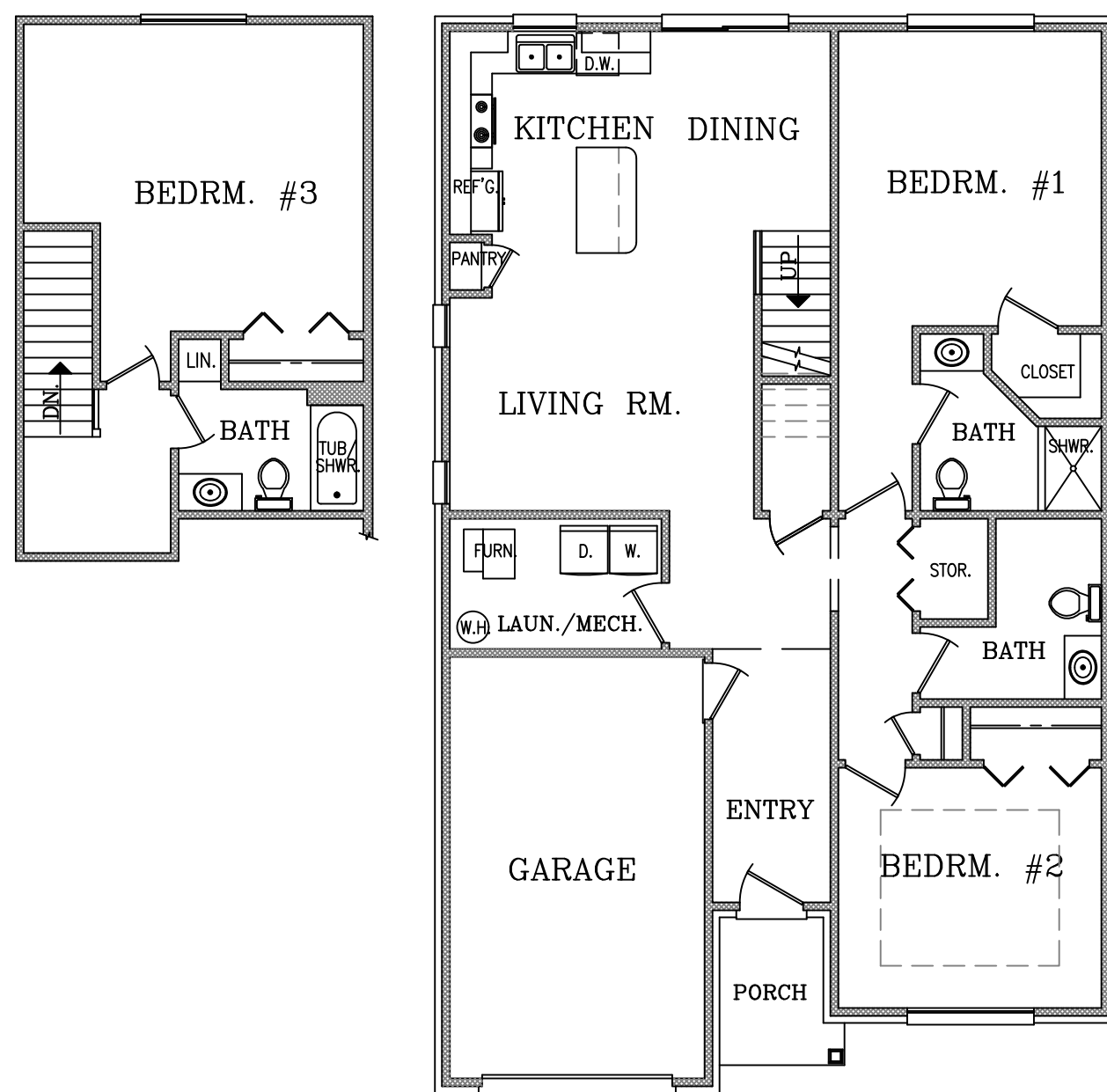
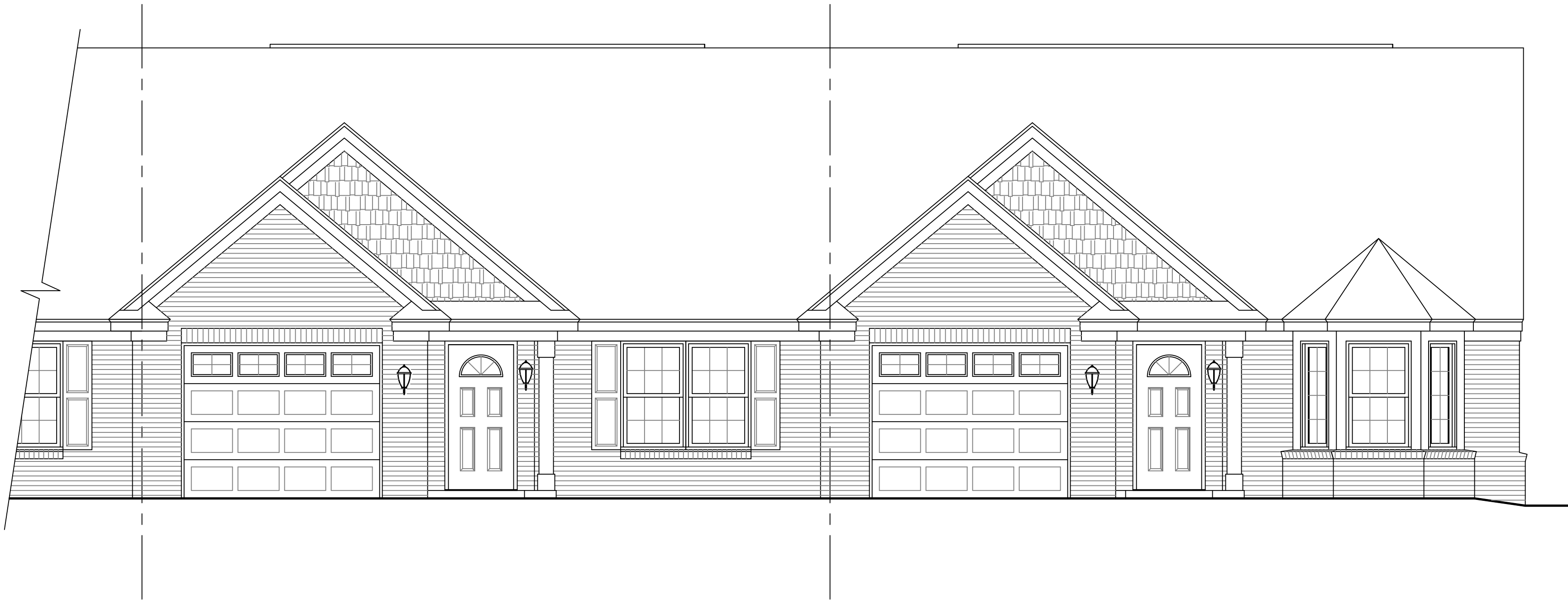
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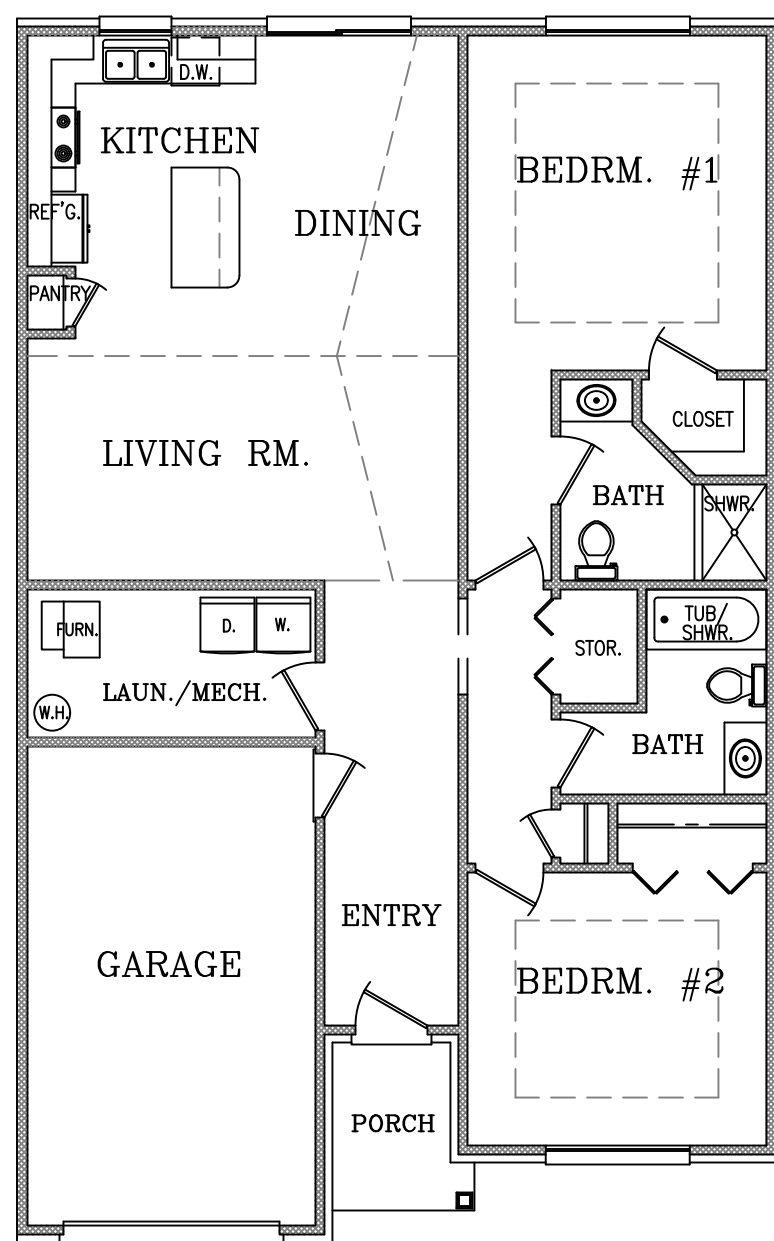




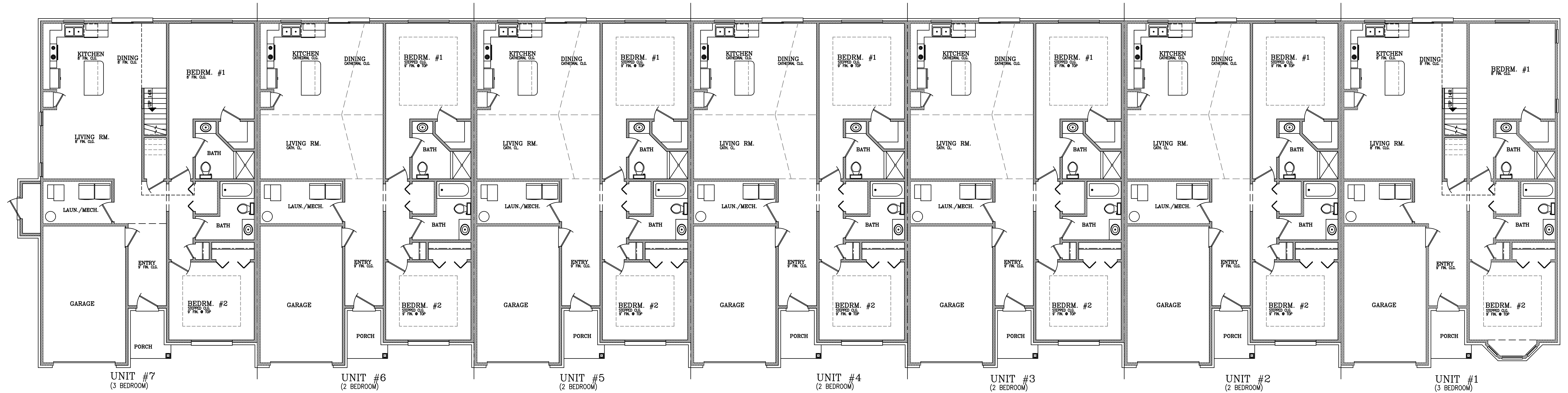
28001 Seven Mile Rd.
Livonia – Wayne County, MI



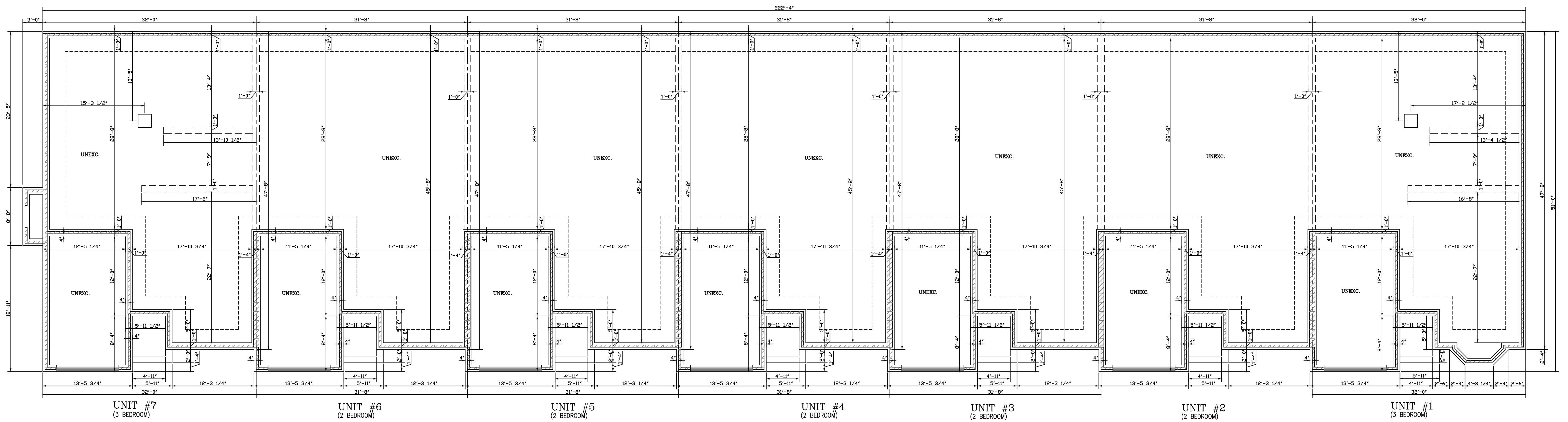
3 Bedroom Unit
1,653 Sq. Ft.



2 Bedroom Unit
1,266 Sq. Ft.

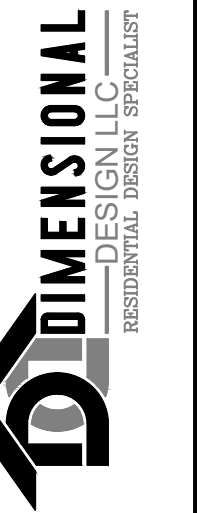


FLOOR PLAN - 7 UNIT BUILDING
SCALE: 1/8"=1'-0"



FOUNDATION PLAN - 7 UNIT BUILDING
SCALE: 1/8"=1'-0"

73427-050



Project:
28001 Seven Mile Rd.
Livonia - Wayne County, MI

Builder:
Infinity Homes & Co.
42400 Grand River Ave - Suite #112
Novi, MI 48275
Phone: (248)449-8084 Fax: (248)449-8136
Website: InfinityHomesCorp.com

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design and floor plan configuration layout is
the property of Infinity Homes & Co. and shall
remain confidential. No part of this document
its intellectual property which will cause financial
harm to the company, and will be pursued to
protect the interest of the firm.

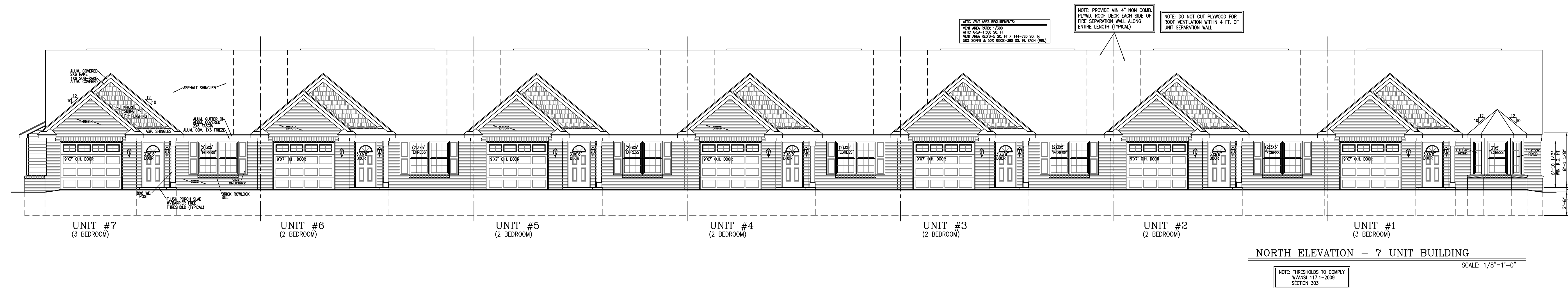
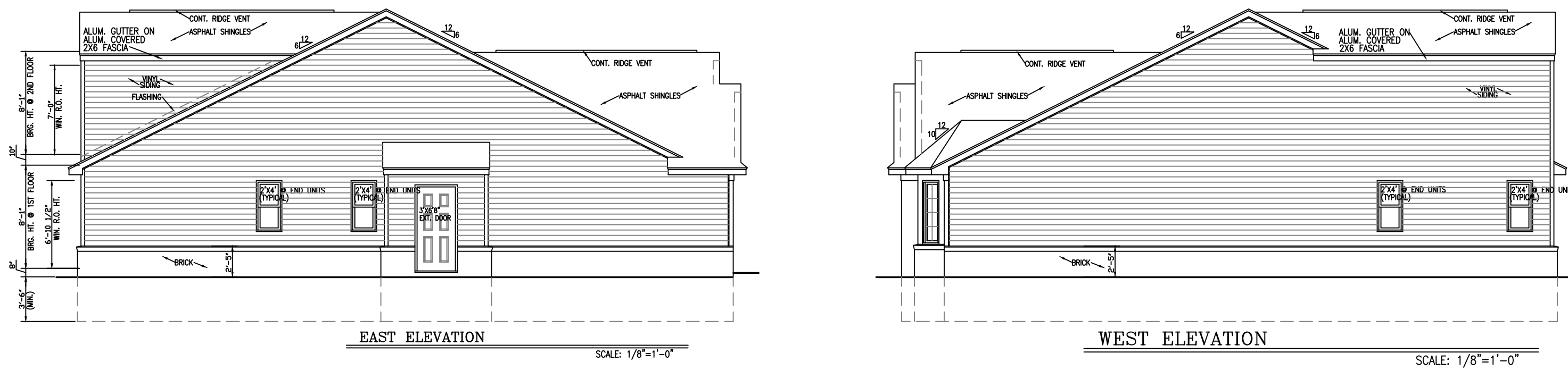
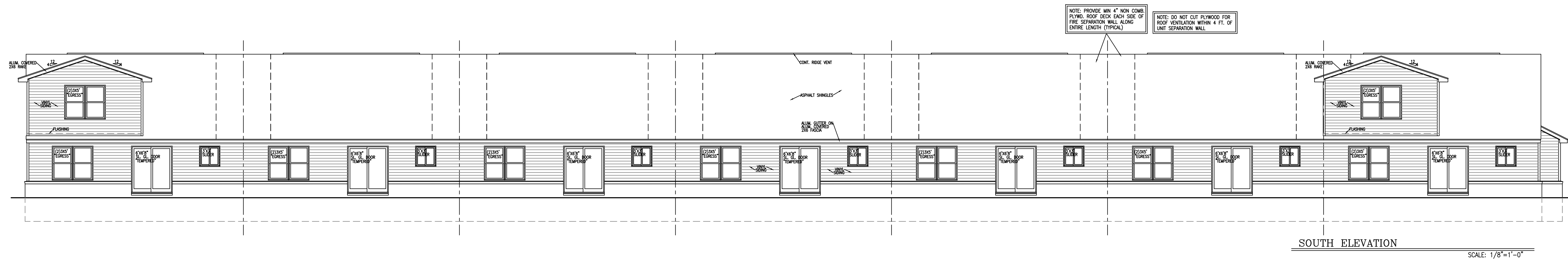
REVISION:

DATE:
7/10/2026

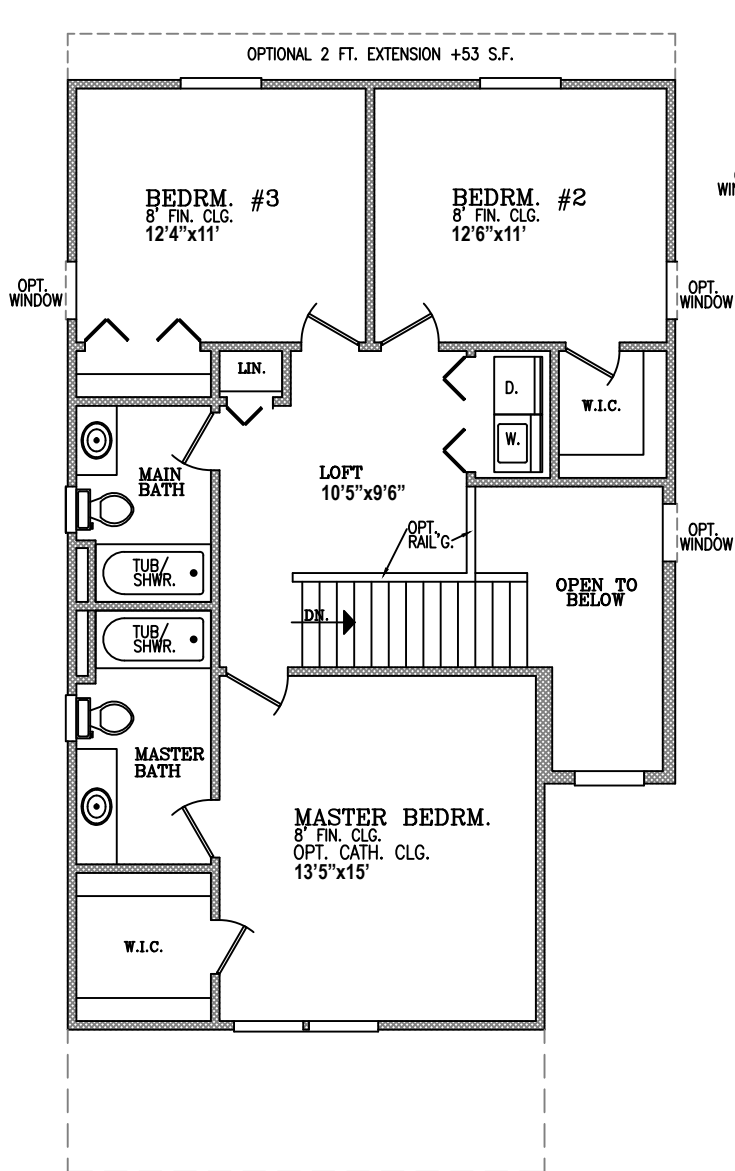
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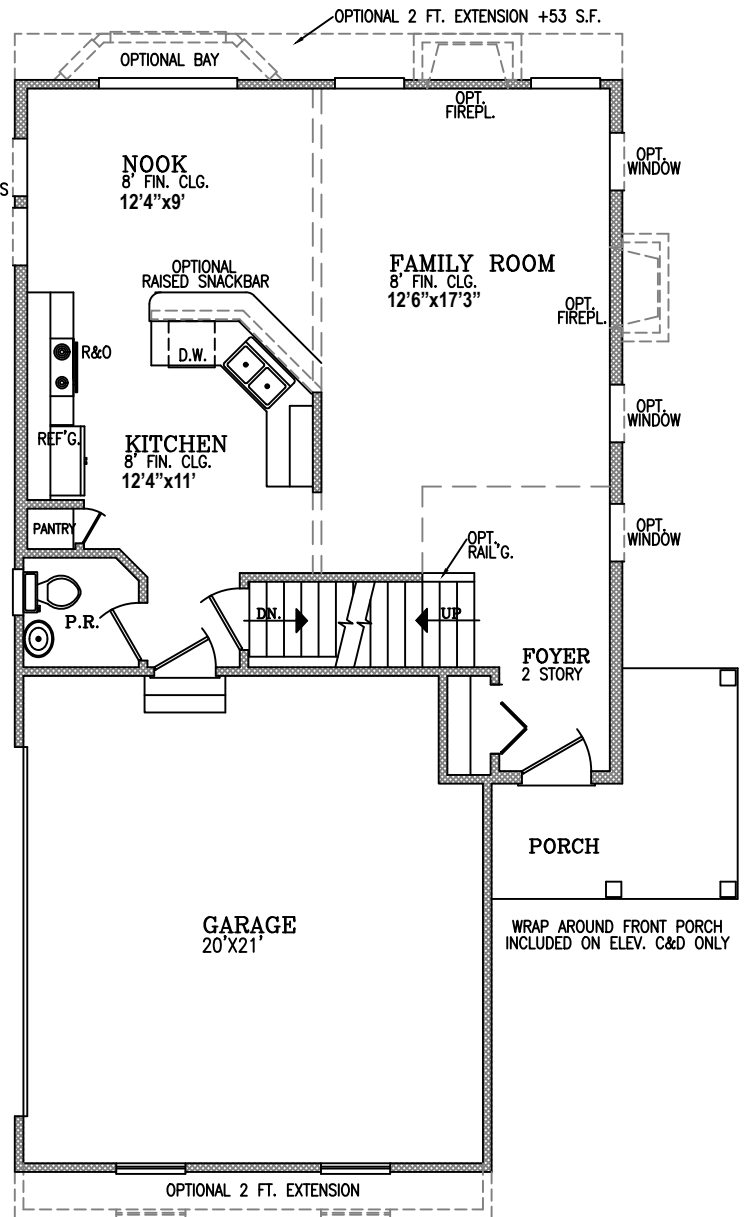
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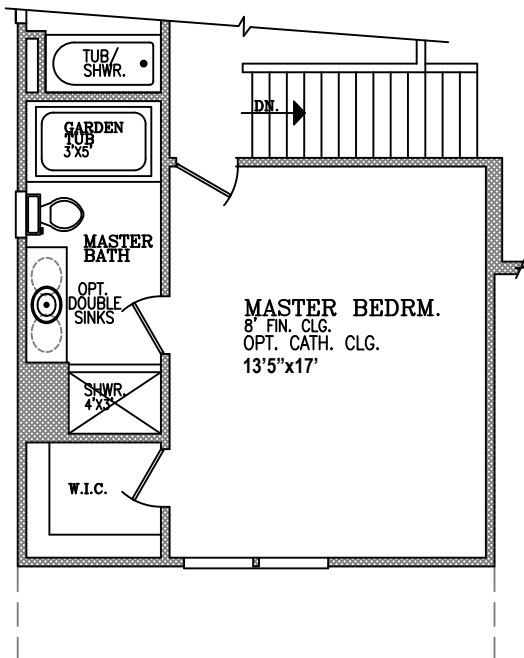




SECOND FLOOR PLAN



FIRST FLOOR PLAN



OPTIONAL MASTER BATH

+ 42 SQ. FT.

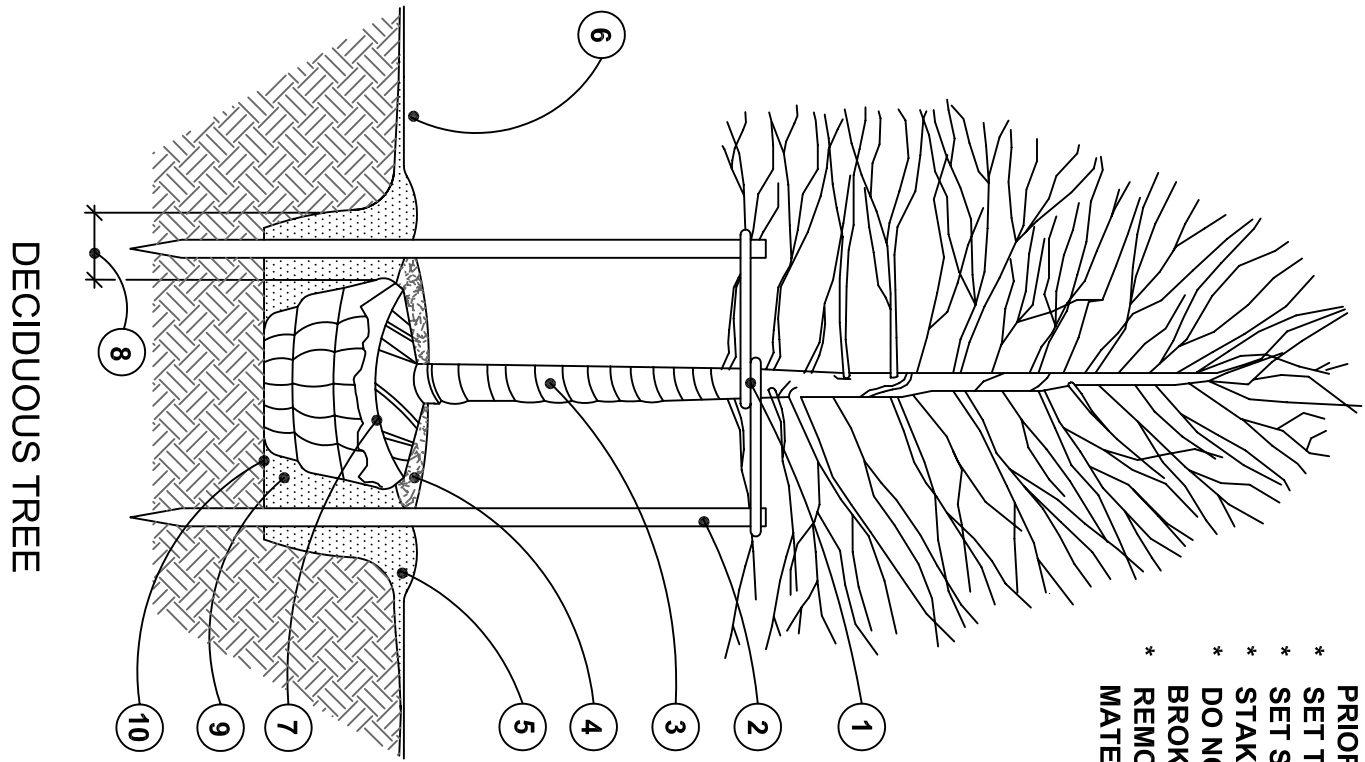
LANDSCAPE PLANTING NOTES:

PLANTING

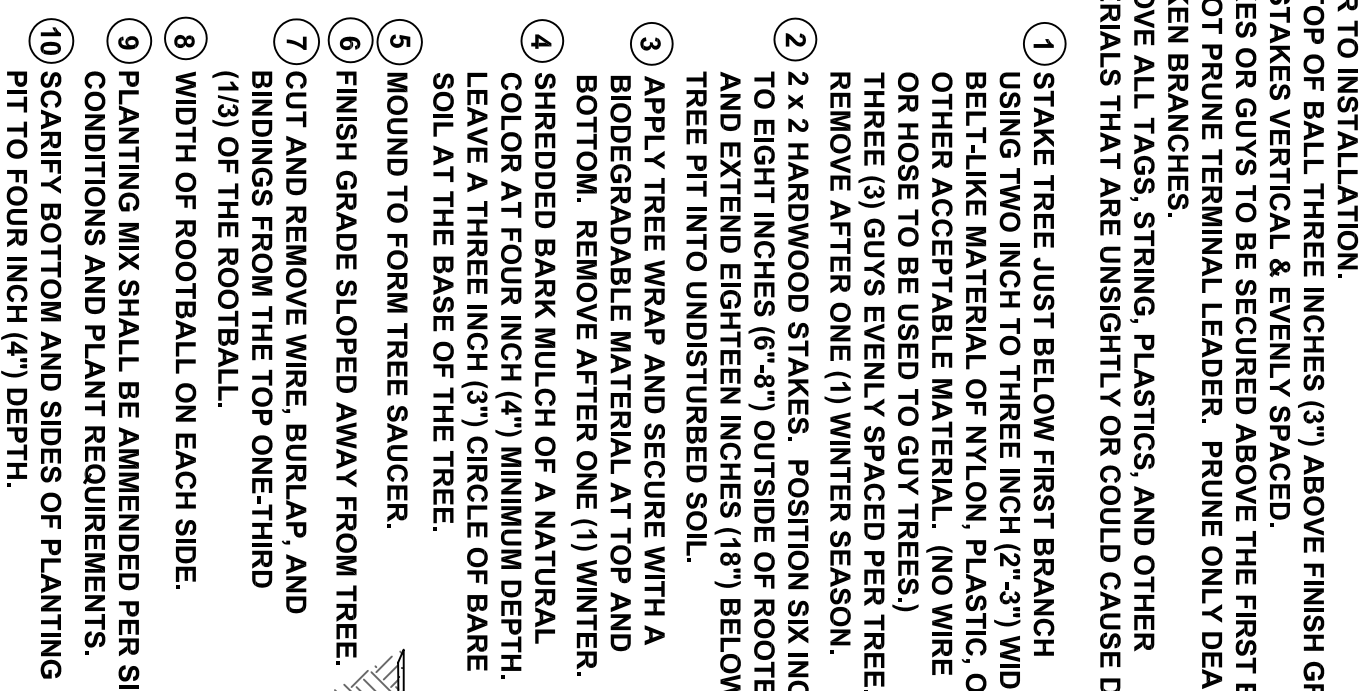
1. Installation of all plant material shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock* and with the specifications set forth by the City of Livonia, Michigan.
 2. The plant materials shall conform to the type stated on the plant list. Sizes shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock*.
 3. The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
 4. Plants designated B&B shall be balled and burlapped with firm balls of earth.
 5. Dig shrub pits one foot (1') larger than the shrub rootball. Tree pits three (3) times the width of the tree rootball and backfill with one (1) part topsoil and one (1) part soil from excavated pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If wet, clay soils are evident, plant trees and shrubs slightly higher.
 6. The Contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented to give the best appearance.
 7. When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, patting, and settling with water.
 8. Trees in lawn areas to have a four foot (4') circle of mulch, four inches (4") deep, and three inches (3") away from the trunk. Shrub beds are to be mulched with shredded bark mulch to a minimum depth of three inches (3"). Perennial beds are to be mulched with shredded bark mulch to a minimum depth of two inches (2"). Only natural color, finely shredded hardwood bark mulch will be accepted.
 9. Remove all wire, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely from branches and stems. All tree wrap, stakes, and guys are to be removed after one (1) winter season.
 10. All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. DO NOT apply tree paint to freshly cut wounds. Stubs along the site perimeter shall be allowed to grow together in a natural form.
 11. Organic, friable topsoil shall be evenly distributed and fine graded over all areas to receive lawns at uniform depth of four inches (4") after settlement.
 12. All disturbed lawn areas to be restored with a Grade A Kentucky Blue Grass blend. Existing lawn in generally good condition but with bare, sparse, or weedy areas must be renovated by filling in low areas, raking, overseeding, and top dressing all sparse and bare spots and continuing with a weed and feed program.
 13. All plantings shall be completed within three (3) months, and no later than November 30, from the date of issuance of a certificate of occupancy. If such certificate is issued during the April 1 thru September 30 period, if the certificate is issued during the October 1 thru March 31 period, the planting shall be completed no later than the ensuing May 31; plantings shall thereafter be reasonably maintained, including permanence and health of plant materials to provide a screen to abutting properties and including the absence of weeds and refuse.
 14. Backfill directly behind all curbs and along sidewalks and compact to the top of curbs or walk to support vehicle and pedestrian weight without settling.
 15. Conversion of all asphalt and gravel areas to landscape planting beds shall be done in the following manner: a. Remove all asphalt, gravel, and compacted earth to a depth of six inches to eighteen inches (6"-18") depending on the depth of the sub base and dispose of off site. b. Call the City for an inspection prior to backfilling. c. Replace excavated material with good, medium-textured planting soil (loam or light yellow clay loam) to a minimum of two inches (2") above the top of the curb and sidewalk, add four inches to six inches (4"-6") of topsoil and crown to a minimum of six inches (6") above the adjacent curb and walk after earth settling, unless otherwise noted on the landscape plan.
- If conversion from asphalt to landscape occurs in or between an existing landscape area(s), replace excavated material from four inches to six inches (4"-6") below adjacent existing grade with good, medium-textured planting soil (loam or light yellow clay loam) and add four inches to six inches (4"-6") of topsoil to meet existing grades after earth settling.

NOTES:

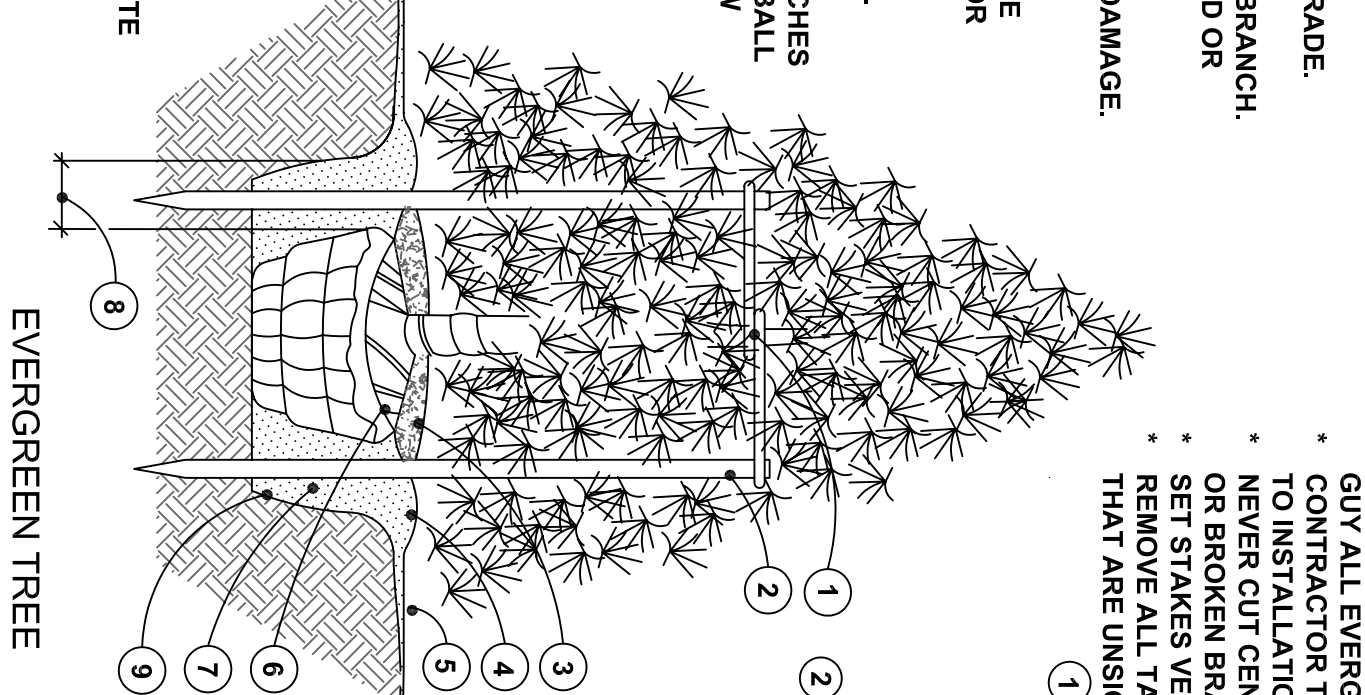
- STAKE TREES UNDER FOUR INCH (4") CALIPER.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- SET TOP OF BALL THREE INCHES (3") ABOVE FINISH GRADE.
- SET STAKES VERTICAL & EVENLY SPACED.
- STAKES OR GUYS TO BE SECURED ABOVE THE FIRST BRANCH; DO NOT ALLOW TERMINAL LEADER. PRUNE ONLY DEAD OR DAMAGED BRANCHES.
- REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE DAMAGE.



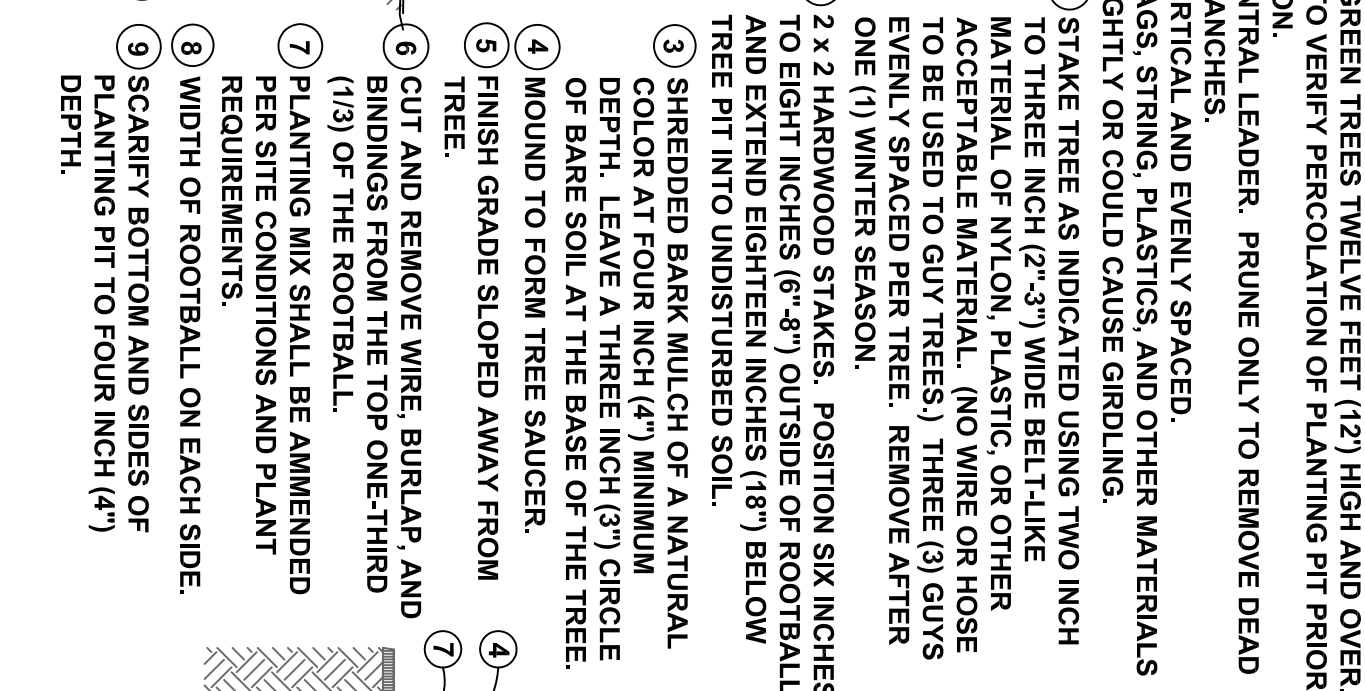
DECIDUOUS TREE



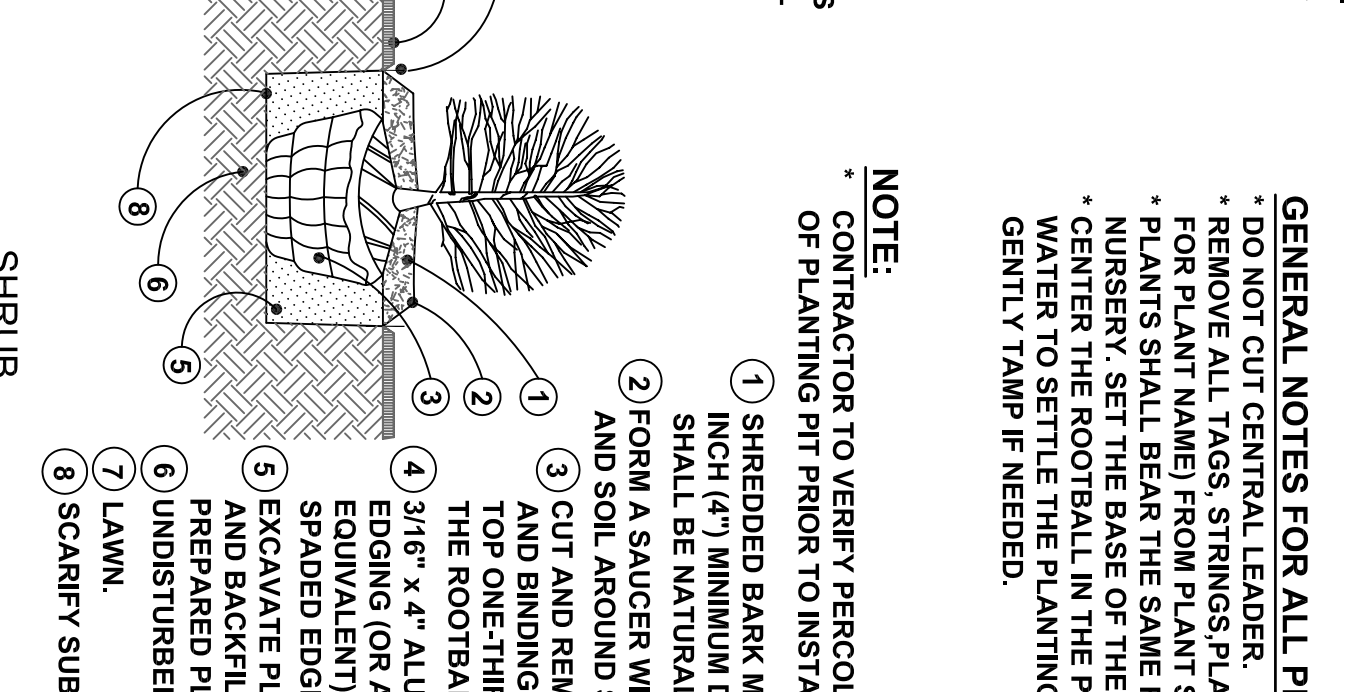
EVERGREEN TREE



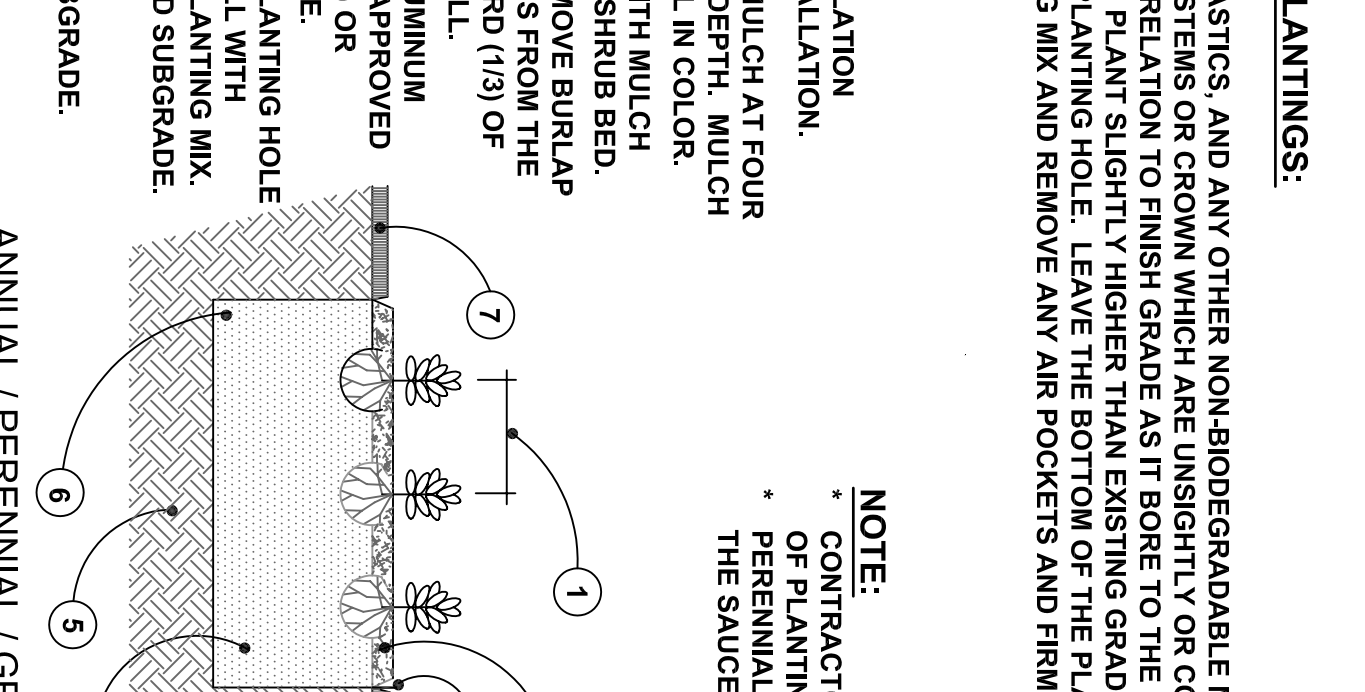
SHRUB



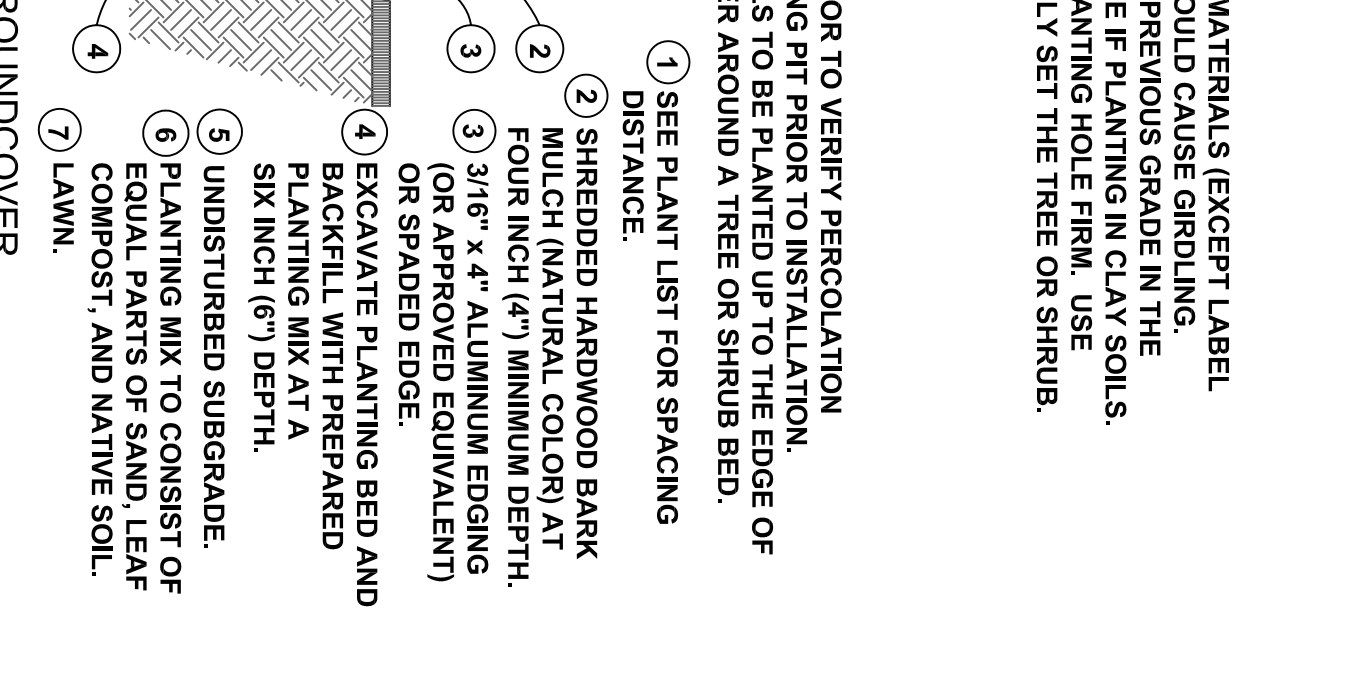
ANNUAL / PERENNIAL / GROUNDCOVER



not to scale



not to scale



not to scale



MATERIALS

1. Required landscape material shall satisfy the criteria of the American Association of Nurserymen Standards for Nursery Stock and be:
 - a.) Northern nursery grown; b.) State Department of Agriculture inspected; c.) No. 1 grade material with a straight, unscarred trunk, and well-developed uniform crown (park grade trees will not be accepted); d.) Staked, wrapped, watered, and mulched according to the details provided; and e.) Guaranteed for one (1) year.
2. Topsoil shall be friable, fertile soil of clay loam character containing at least five percent (5%) but not more than twenty percent (20%) by weight of organic matter with a pH range between 6.0 and 7.0. The topsoil shall be free from clay lumps, coarse sand, plant roots, sticks, and other foreign materials.
3. The seed mixture for the lawn areas in the street rights-of-way shall consist of a Kentucky Blue Grass blend and mulched with clean straw free of noxious weed seeds. Maintenance of the right-of-way lawn area shall consist of a regular cuttings as needed. Weed content of the seed mixture shall not exceed one percent (1%). The mix shall be applied at a rate of 200 pounds per acre.
4. Sod, if specified, shall be two (2) year old "Baron/Sheer/Idelph" Kentucky Blue Grass blend grown in a sod nursery on loam soil.
5. Proposed perennials shall be full, well-rooted plants.
6. Calley Pear (*Pyrus calleryana*) and Norway Maple (*Acer platanoides*) shall not be substituted for any tree species in the plant list. Contact the Landscape Architect for acceptable plant substitutions.

GENERAL

1. Do not plant deciduous or evergreen trees directly over utility lines or under overhead wires. Maintain a six foot (6') distance from the centerline of utilities and twenty feet (20') from the centerline of overhead wires for planting holes. Call MISS DIG forty-eight (48) hours prior to landscape construction for field location of utility lines.
2. The Contractor agrees to guarantee all plant material for a period of one final inspection. Plant material with twenty-five percent (25%) die back, as determined by the Owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor, and materials. These new plants shall also be guaranteed for a period of one (1) year.
3. The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
4. Landscape areas shall be irrigated by an automatic underground irrigation system. Lawns and shrub/landscape areas shall be watered by separate zones to minimize overwatering.
5. All written dimensions override scale dimensions on the plans.
6. All substitutions or deviations from the landscape plan must be approved by the City of Livonia prior to installation.
7. All bidders must inspect the site and report any discrepancies to the Owner's representative.
8. All specifications are subject to change due to existing conditions.
9. The Owner's representative reserves the right to approve all plant material.

MAINTENANCE

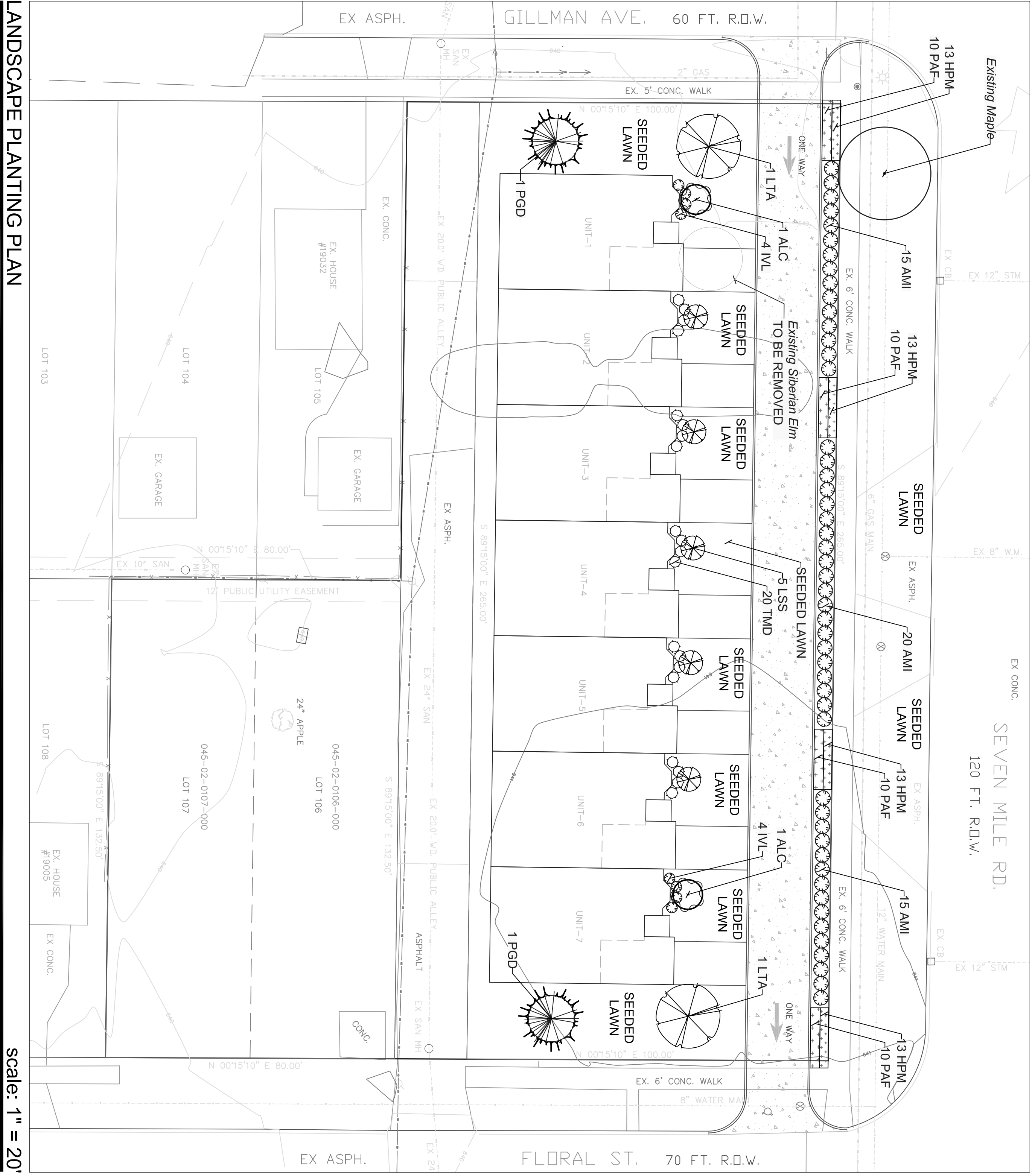
1. The Owner of the landscaping shall perpetually maintain such landscaping in good condition so as to present a healthy, neat, and orderly appearance, free from refuse and debris.
2. The Owner shall conduct a seasonal landscape maintenance program including regular lawn cutting (at least once per week during the growing season), pruning at appropriate times, watering, and snow removal during winter.
3. The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's representative.
4. All diseased and/or dead material shall be removed within sixty (60) days following notification and shall be replaced within the next appropriate planting season or within one (1) year, whichever comes first.
5. Any debris such as lawn clippings, fallen leaves, fallen limbs, and litter shall be removed from the site on a weekly basis at the appropriate season.
6. All planting beds shall be maintained by removing weeds, fertilizing, and replenishing mulch as needed.

PLANT LIST

KEY CITY BOTANICAL NAME	COMMON NAME	SIZE
Frontage Landscaping (Seven Mile Road)		
A.L.C. 2	Cornus Spineberry	2' cal. B&B
A.M.I. 50	Aronia melanocarpa, Torquay	36" ht., 5 gal. pot
I.V.L. 8	Ilex virginica 'Little Henry'	30" ht., 3 gal. pot
L.S.S. 5	Liquidambar styraciflua 'Slender Silhouette'	3' cal. B&B
L.T.A. 2	Liriodendron tulipifera 'Arnold'	3' cal. B&B
T.M.D. 20	Taxus x media 'Densiformis'	36" ht. B&B
H.P.M. 52	Hemerocallis sp. 'Pardon Me'	1 gal. pot, 30" o.c.
P.F.M. 40	Fernoxylon sp. 'Pardon Me'	1 gal. pot, 42" o.c.
Open Space Landscaping		
P.G.D. 2	Picea glauca 'Densata'	8' ht. B&B
	Black Hills White Spruce	

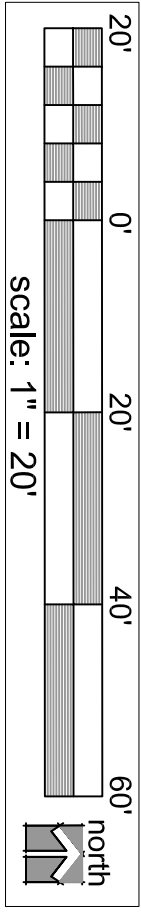
LANDSCAPE CALCULATIONS:

- FRONTAGE LANDSCAPING
Seven Mile Road (285 I.F.)
- * One (1) deciduous or evergreen tree / 40 I.F. = 6.63 trees = 7 trees
 - * One (1) ornamental tree / 100 I.F. = 2.7 trees = 3 trees
 - * Eight (8) shrubs / 40 I.F. = 53 shrubs
- OPEN SPACE LANDSCAPING (6,984 sq. ft.)
- * All remaining landscape areas shall be planted with one (1) tree per 3,000 sq. ft. of open space
 - * 5,984 square feet divided by one (1) tree per 3,000 sq. ft. equals 1.99 = 2 trees



LANDSCAPE PLANTING PLAN

Scale: 1" = 20'



GENERAL NOTES FOR ALL PLANTINGS:

- * DO NOT CUT CENTRAL LEADER.
- * REMOVE ALL TAGS, STRINGS, PLASTICS AND ANY OTHER NON-BIODEGRADABLE MATERIALS (EXCEPT LABEL FOR PLANT NAME) FROM PLANT STEMS OR CROWN WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
- * PLANTS SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE TO THE PREVIOUS GRADE IN THE NURSERY. SET THE BASE OF THE PLANT SLIGHTLY HIGHER THAN EXISTING GRADE IF PLANTING IN CLAY SOILS.
- * CENTER THE ROOTBALL IN THE PLANTING HOLE. LEAVE THE BOTTOM OF THE PLANTING HOLE FIRM. USE WATER TO SETTLE THE PLANTING MIX AND REMOVE ANY AIR POCKETS AND FIRMLY SET THE TREE OR SHRUB. GENTLY TAMP IF NEEDED.

NOTE:

- * CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- * SHEDED BARK MULCH AT FOUR INCH (4") MINIMUM DEPTH. MULCH SHALL BE NATURAL IN COLOR.
- * FORM A SAUCER WITH MULCH AND SOIL AROUND SHRUB BED.
- * CUT AND REMOVE BURLAP AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
- * 3/16" x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT) OR SPADED EDGE.
- * EXCAVATE PLANTING HOLE AND BACKFILL WITH PREPARED PLANTING MIX.
- * UNDISTURBED SUBGRADE.
- * PLANTING MIX TO CONSIST OF EQUAL PARTS OF SAND LEAF COMPOST, AND NATIVE SOIL.
- * SCARIFY SUBGRADE.
- * LAWN.

NOTE:

- * CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- * PERENNIALS TO BE PLANTED UP TO THE EDGE OF THE SAUCER AROUND A TREE OR SHRUB BED.
- * SEE PLANT LIST FOR SPACING DISTANCE.
- * SHEDED HARDWOOD BARK MULCH (NATURAL COLOR) AT FOUR INCH (4") MINIMUM DEPTH.
- * 3/16" x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT) OR SPADED EDGE.
- * EXCAVATE PLANTING BED AND BACKFILL WITH PREPARED PLANTING MIX AT A SIX INCH (6") DEPTH.
- * UNDISTURBED SUBGRADE.
- * PLANTING MIX TO CONSIST OF EQUAL PARTS OF SAND LEAF COMPOST, AND NATIVE SOIL.
- * LAWN.

PROJECT LOCATION:

Seven Mile Road Residential South Side of Seven Mile Road between Gillman Ave. & Floral Street Livonia, Michigan

LANDSCAPE PLAN FOR:

Mr. Rhino Soave

42400 Grand River Ave.

Suite 112

Novi, Michigan 48375

(248) 449-8084

LANDSCAPE PLAN BY:

Nagy Devlin Land Design

31736 West Chicago Ave.

Livonia, Michigan 48150

(734) 634-9208

date: June 5, 2026

revised:

ORIGINAL IN BLUE

811

Know what's below. Call before you dig.

* Base data provided by Angle Design & Engineering.

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

August 18th, 2026

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

Re: Petition 2026-07-02-21 - 28001 Seven Mile Road, 19021 Floral and 19017 Floral

Mr. Canty,

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

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

Sincerely,

FOR THE CHIEF OF POLICE,

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

DEPARTMENT OF FINANCE

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE

Ermon Sims
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

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

August 19, 2026

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

Petition 2026-07-02-21 – 28001 Seven Mile – Infinity Homes (Residential Development)

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

August 18, 2026

RE: 28001 Seven Mile
19021 Floral
19017 Floral

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: 8/5/26 Petition 2026-08-02-22
Site Address: 17840 MIDDLEBELT ROAD Sidwell 047 99 0004 002 Zoning of Property RUF
Requesting Approval To construct a mausoleum structure, sidewalk and associated drainage improvements.
Applicant: Meghan Jones Business/Company: MATTHEWS GIBRALTAR MAUSOLEUM & CONSTRUCTION COMPANY
Applicant's Address: 252 RIDC PARK WEST DRIVE City: PITTSBURGH State: PA Zip Code: 15275
Applicant's Phone # (412) 215-3148 Applicant's Email mjones@matw.com
Contact Person: Brandon Vecere Business/Company: KCI Associates of Michigan, P.C.
Contact's Address: 530 Chestnut Ridge Road City: Woodcliff Lake State: NJ Zip Code: 07677
Contact's Phone # (201) 775-6095 Contact's Email brandon.vecere@KCI.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**

AUG 05 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.

2026 AUG -5 AM 10:43

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
<u>1,102.5</u> 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 \$ <u>740</u>	(To avoid scams, please see note above regarding invoices)

Owner of Property: MIDWEST MEMORIAL GROUP LLC

Owner's Address: 17800 MIDDLEBELT RD City: LIVONIA State: MI Zip Code: 48152

Owner's Phone # () Owner's Email Creama@everstorypartners.com

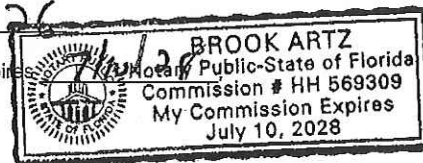
Signature of Owner: [Signature] Print Name: Scott Stefani

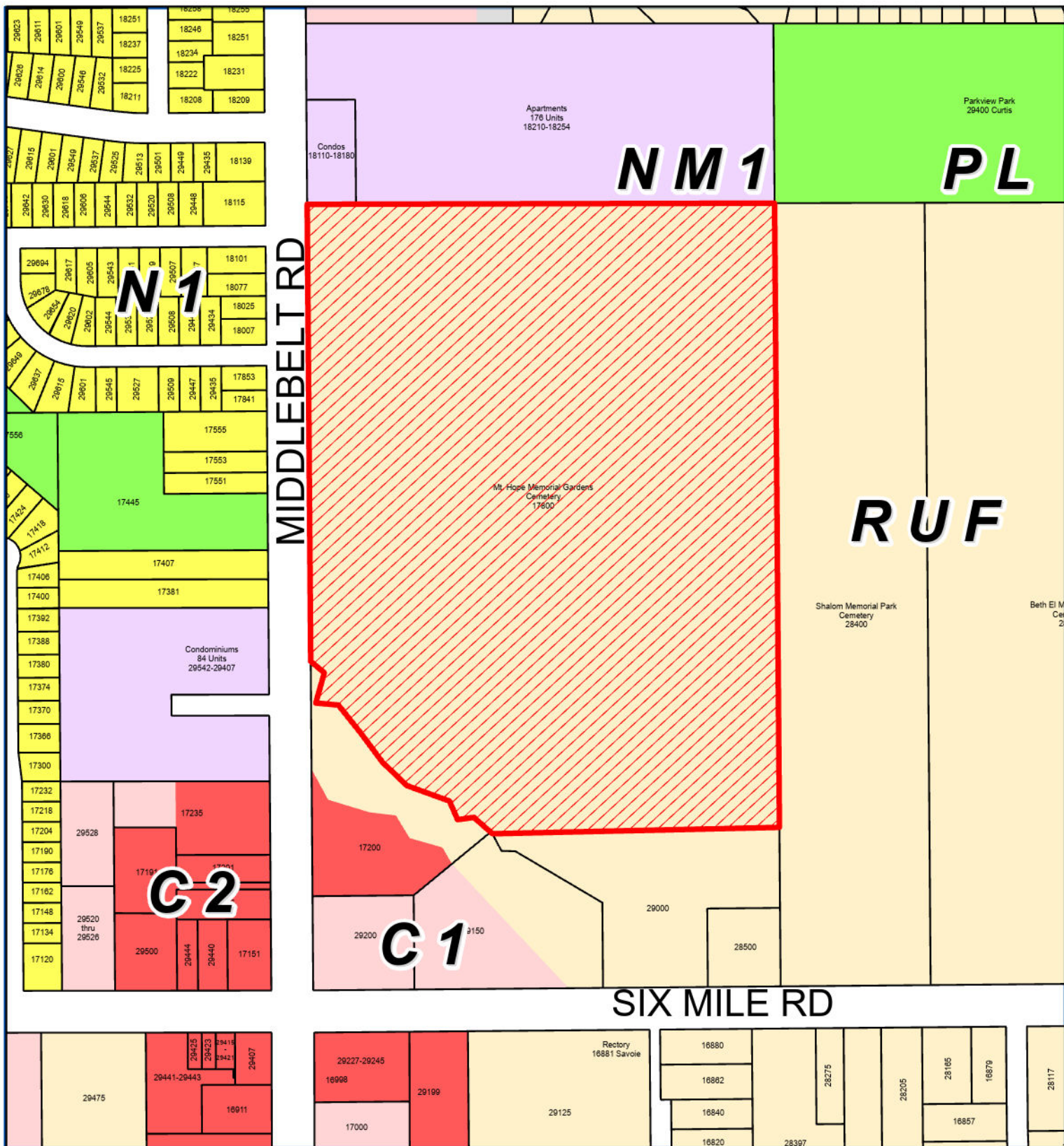
Subscribed and sworn to before me, a Notary Public in and for the County of Seaside State of FL

on this 16th day of July 20 26

Signature of Notary [Signature] My commission expires

Acting in the County of Seaside





Address & Zoning Map

Petition 2026-08-02-22
Mount Hope Memorial Gardens Mausoleum
17840 Middlebelt Road



Not to Scale



City of Livonia
 Planning Department



MIDDLEBELT RD

SIX MILE RD



Aerial Map

**Petition 2026-08-02-22
Mount Hope Memorial
Gardens Mausoleum
17840 Middlebelt Road**



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PRE HEARING

ITEM 3

Petition 2026-08-02-22 submitted by Megan Jones, on behalf of Mt. Hope Memorial Gardens, requesting waiver use approval pursuant to Section 3.06 of the Livonia Zoning Ordinance, as amended, to construct a mausoleum in the Mt. Hope Memorial Gardens cemetery at 17840 Middle Belt Road, located on the east side of Middlebelt Road between Six Mile Road and Pickford Avenue in the southwest 1/4 of Section 12.

August 25, 2026, Study Meeting:

The petitioner is requesting approval to construct a 1,102-square-foot mausoleum on the existing cemetery property. The site is zoned RUF (Rural Urban Farm District), where a mausoleum is permitted subject to waiver use approval. The proposed mausoleum will be constructed to the east of an existing mausoleum. Waiver use approval was previously granted for the construction of a mausoleum in the Mt. Hope cemetery under Petition 2006-10-02-24.

To the North, is an apartment complex zoned NM-1 (Neighborhood Multi-Family). To the South, are properties zoned RUF (Rural Urban Farm). To the East, is a cemetery zoned RUF (Rural Urban Farm). To the West, across Middle Belt Road, are condominiums zoned NM-1 (Neighborhood Multi-Family), a forested area zoned PL (Public Lands), and single-family homes zoned N-1 (Neighborhood).

The proposed structure would be one story with a maximum height of approximately 21.5 feet. A new concrete sidewalk is also proposed around the mausoleum to provide pedestrian access. The mausoleum would be situated well within the interior of the cemetery property. According to the site plan, the building and associated improvements comply with the applicable setback requirements. The proposed setbacks include approximately 512 feet from the front property line, 1,245 feet from the rear property line, and 677 feet from the nearest side property line. These distances substantially exceed the RUF District minimum requirements of 50 feet for the front yard, 45 feet for the rear yard, and 10 feet for an individual side yard.

The cemetery property contains approximately 2,312,561 square feet, or about 53 acres, compared with the minimum RUF lot area requirement of 15,000 square feet. The property also substantially exceeds the minimum lot width and depth requirements. The proposed mausoleum and related improvements would add approximately 2,353 square feet of lot coverage, representing only about 0.10% of the total site area. As a result, the project would have a relatively minor impact on the overall developed area of the cemetery.

PUBLIC HEARING

ITEM 3

The project does not involve changes to the overall dimensions of the property and complies with the dimensional standards identified on the submitted plan. The primary consideration is therefore the requested waiver use approval for the mausoleum, along with review of the proposed building design, pedestrian access, and its compatibility with the existing cemetery grounds

Floor plans, detailed landscaping plans, and specifications for the proposed exterior building materials have not been submitted for review. These items shall be provided to ensure compliance with applicable zoning, site plan, architectural, and landscaping requirements.

FILE NAME: P:\00048\00048423_002\10_Dwgs\CADD\C-001 Cover Sheet.dwg PLOT TIME: Monday, July 27, 2026 - 11:10 AM BY: Patrick Flig



UNDERGROUND FACILITIES PROTECTION NOTE:

CALL MISS DIG (1-800-647-7344/ 1-800-MISS DIG) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.

MOUNT HOPE MEMORIAL GARDENS MAUSOLEUM

17840 MIDDLEBELT ROAD
CITY OF LIVONIA, WAYNE COUNTY
MICHIGAN 48152
PARCEL 0004-002
(MEG - 00048432_002)

KCI TECHNOLOGIES INC.

530 CHESTNUT RIDGE ROAD
WOODCLIFF LAKE, NEW JERSEY

SITE PLAN DRAWINGS

JULY 2026

DRAWING LIST

PLANS PREPARED BY KCI TECHNOLOGIES INC.

C-001	COVER SHEET
C-100	OVERALL EXISTING CONDITIONS PLAN
C-110	SOIL EROSION & SEDIMENT CONTROL PLAN
C-120	EXISTING CONDITIONS & REMOVALS PLAN
C-130	SITE PLAN
C-150	GRADING & DRAINAGE PLAN
C-500	CIVIL DETAILS

OWNER:

MIDWEST MEMORIAL GROUP LLC
17800 MIDDLEBELT RD
LIVONIA, MI 48152

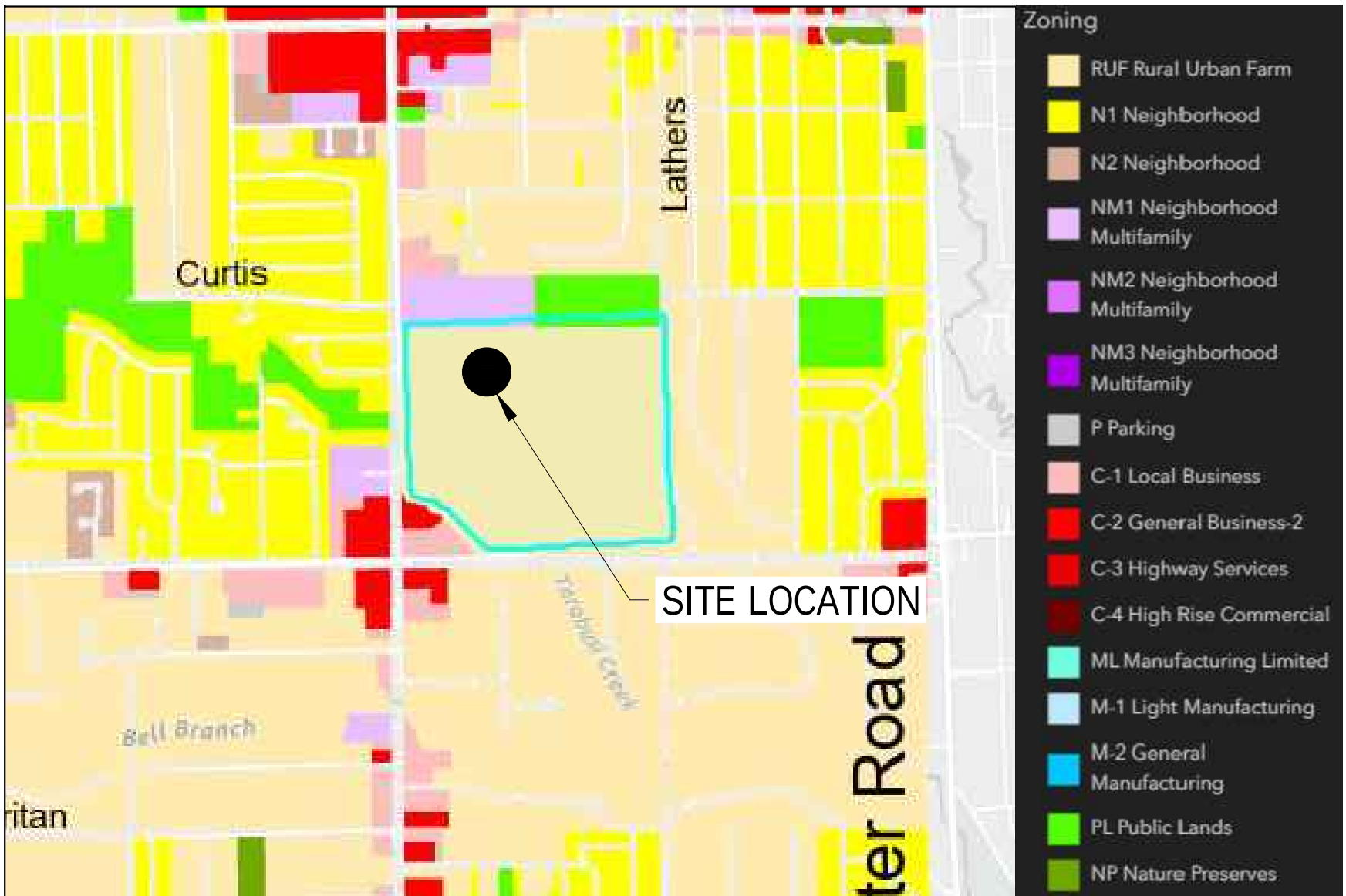
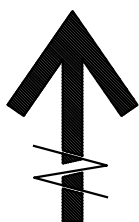
APPLICANT:

MATTHEWS GIBALTAR MAUSOLEUM & CONSTRUCTION COMPANY
252 RIDC PARK WEST DRIVE
PITTSBURGH, PA 15275
(412) 215-3148



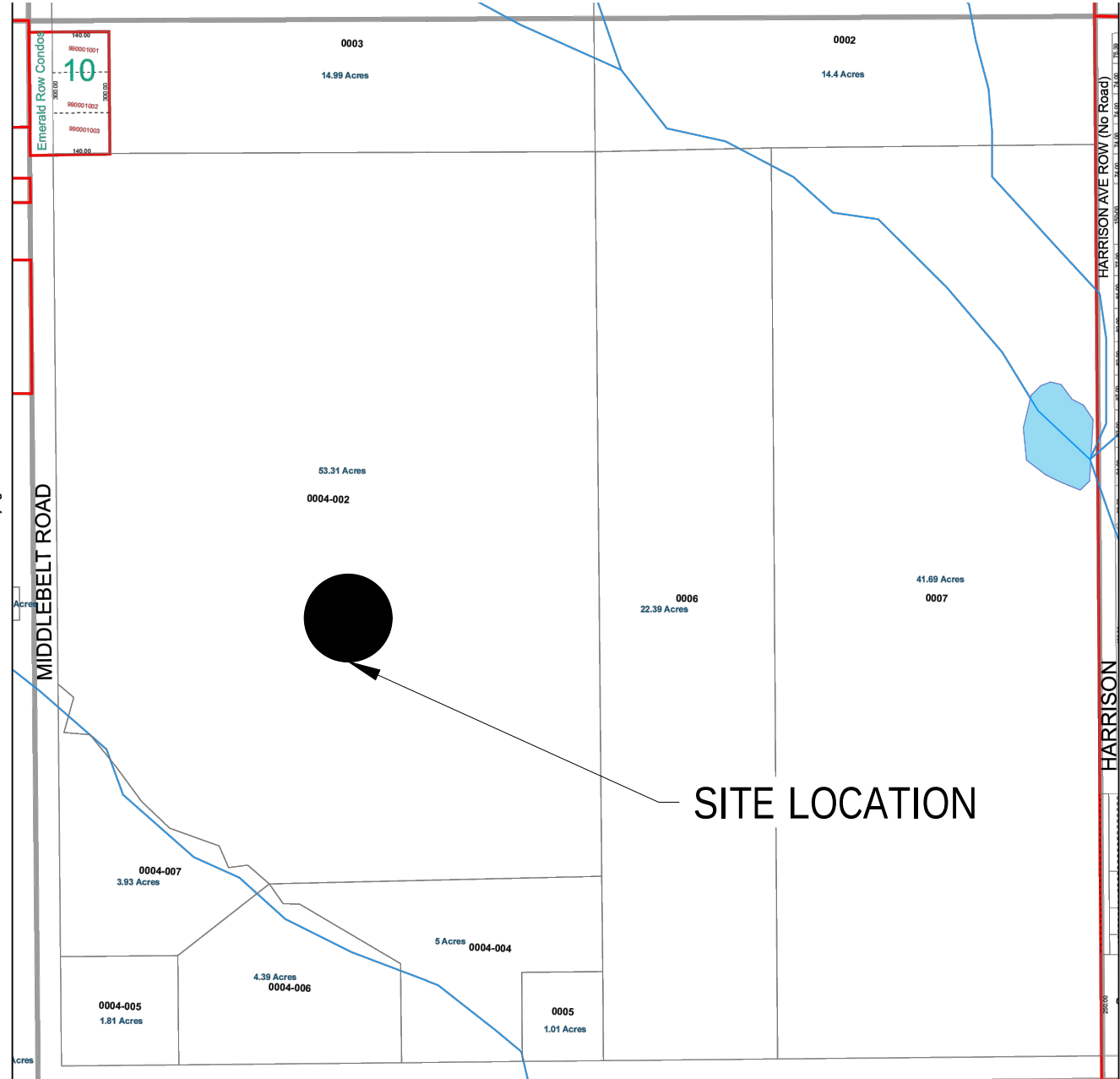
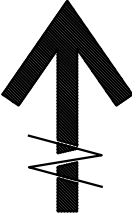
AERIAL MAP

1"=500'



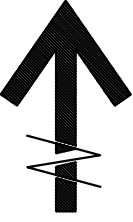
ZONING MAP

1"=500'



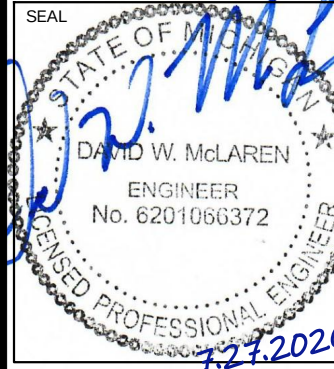
TAX MAP

1"=300'



McLaren
KCI
A DIVISION OF KCI
KCI Technologies Inc.
530 Chestnut Ridge Road
Woodcliff Lake, NJ 07677
T: 201.775.6000 www.kci.com

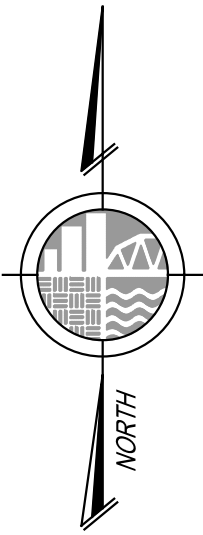
MOUNT HOPE MEMORIAL
GARDENS MAUSOLEUM
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN



COVER SHEET

PROJECT NO. 00048423_002
SCALE AS SHOWN
DATE 07/27/2026
DRAWN BY PF/BJV
CHECKED BY MJK/DWM

DRAWING NO.
C-001
1 OF 7 SHTS



FILE NAME: P:\00048\00048423_002\10_Dwgs\CADD\C-100 Overall Existing Conditions Plan.dwg PLOT TIME: Monday, July 27, 2026 - 11:11 AM



_____ PROPERTY LINE
 _____ PLAN INSET

1. BACKGROUND INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY ENTITLED, "TOPOGRAPHIC SURVEY MT. HOPE MEMORIAL GARDENS" PREPARED BY MICHAEL L. PRIEST & ASSOCIATES, INC. DATED 05/18/2026.
- 1.1. THE VERTICAL ORIENTATION AS SHOWN HEREON HAS BEEN TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
2. LEGAL DESCRIPTION PER TAX RECORDS, NOTE THAT NO BOUNDARY SURVEY WORK HAS BEEN DONE.
- 2.1. PART OF THE SOUTHWEST 1/4 OF SECTION 12 TOWN 1 SOUTH RANGE 9 EAST DESCRIBED AS BEGINNING AT A POINT ON THE EAST ROW LINE OF MIDDLEBELT ROAD DISTANT DUE NORTH 60.00 FEET AND N89°57'20"E 60.00 FEET AND DUE NORTH 943.18 FEET FROM THE SOUTHWEST CORNER OF SECTION 12 AND PROCEED THENCE ALONG THE EAST ROW OF MIDDLEBELT ROAD DUE NORTH 1309.77 FEET, THENCE S89°41'59"E 1339.74 FEET; THENCE DUE SOUTH 1789.08 FEET; THENCE S89°10'28"W 822.63 FEET; THENCE ALONG THE CENTERLINE OF TARABUSI DRAIN THE FOLLOWING 10 COURSES N48°11'04"W 70.85 FEET, S82°29'13"W 47.25 FEET, N38°09'56"W 58.26 FEET, N69°36'10"W 129.66 FEET, N45°54'29"W 96.29 FEET, S85°11'48"W 104.39 FEET, N23°15'21"W 103.47 FEET, N84°28'57"W 64.85 FEET, N16°07'33"E 90.08 FEET, AND N49°26'09"W 50.96 FEET TO POB 53.0891 ACRES
3. BENCHMARK: NAVD88
- 3.1. BM #1
MAG NAIL SET IN PAVEMENT N.E.
CORNER OF SITE -5'0" SOUTH OF
'Z3 GARDEN' SIGN
ELEVATION: 635.14
- 3.2. BM#2
SET IRON ROD WITH RED CAP -75
FEET SOUTH OF SOUTHEAST
CORNER OF MAUSOLEUM
ELEVATION: 638.27

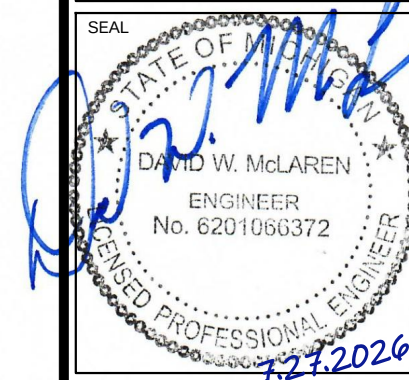
[illegible]

McLaren
A DIVISION OF KCI
KCI Technologies Inc.
530 Chestnut Ridge Road
Woodcliff Lake, NJ 07677
T: 201.775.6000 www.kci.com

PROJECT

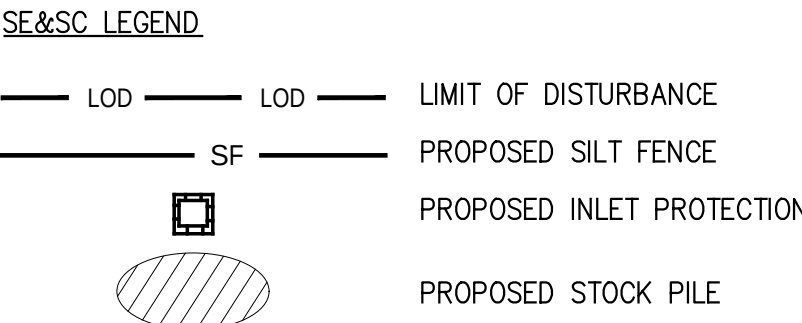
MOUNT HOPE MEMORIAL
GARDENS MAUSOLEUM

CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN



OVERALL EXISTING
CONDITIONS PLAN

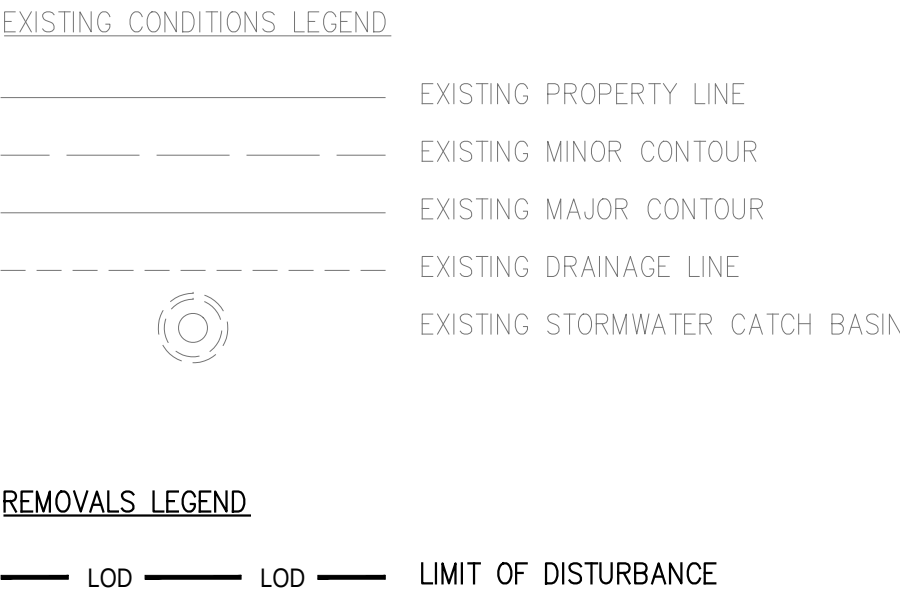
PROJECT NO.	00048423	002
SCALE	AS SHOWN	
DATE	07/27/2026	
DRAWN BY	PF/BJV	
CHECKED BY	MJK/DWM	
DRAWING NO.		
C-100 2 OF 7 SHTS		



3. ALL SOIL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF WAYNE COUNTY AND THE CITY OF LIVONIA.
2. SOIL EROSION DEVICES SHALL BE IMPLEMENTED BEFORE ANY LAND-DISTURBING ACTIVITIES. SEDIMENT CONTROLS SUCH AS SILT FENCES MUST BE INSTALLED BEFORE LAND CLEARING, EXCAVATION, OR PLACEMENT OF FILL MATERIAL.
3. CONTRACTOR SHALL UTILIZE EXISTING SITE ACCESS FOR CONSTRUCTION ACCESS. IF ANY ERODED SOIL, DEBRIS, ETC. IS DEPOSITED ONTO THE ACCESS AREA, THE CONTRACTOR SHALL SWEEP AND WATER DOWN AS NECESSARY. CONTRACTOR SHALL ALSO REPAIR ANY DAMAGES TO THE SITE ACCESS THAT MAY RESULT FROM CONSTRUCTION ACTIVITIES.
4. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE EFFECTIVENESS OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
5. ALL MUD, DIRT, AND/OR DEBRIS TRACKED OR SPILLED ONTO ANY PAVED AREAS SHALL BE REMOVED/CLEANED DAILY IN A PROMPT MANNER BY THE CONTRACTOR AND/OR BUILDER. SCRAPING AND/OR SWEEPING OF PAVED AREAS TO REMOVE DEBRIS WILL BE REQUIRED WEEKLY.
6. SILT FENCE MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY BUILT-UP SEDIMENT WHEN THE HEIGHT OF THE SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE FENCE OR IF THE FABRIC BEGINS TO SAG. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, REPLACEMENT, RETRENCHING AND BACKFILLING OF THE SILT FENCE SHOULD IT FALL OR BE DAMAGED DURING CONSTRUCTION.
7. SOIL STOCKPILES MUST BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES MUST BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
8. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH CHANGES HAVE BEEN COMPLETED, WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED, OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASES. TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED WITHIN 5 CALENDAR DAYS. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND / OR ESTABLISHED. ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED. ALL DRAIN BANKS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITHIN 5 CALENDAR DAYS AND SOD PEGGED IN PLACE.
9. GOOD HOUSEKEEPING PRACTICES MUST BE APPLIED TO PREVENT CONTAMINATED RUNOFF OR OTHER IMPACTS FROM PAINT OR CONCRETE WASTES, FUELS AND OILS, TRASH AND LITTER, OR OTHER MATERIALS.
10. SILT FENCES AND OTHER TEMPORARY CONTROLS MUST BE REMOVED AFTER VEGETATION IN UP GRADIENT AREAS IS ESTABLISHED AND DITCHES ARE STABLE.
11. GOOD HOUSEKEEPING MEASURES FOR MATERIALS STORAGE AND HANDLING, VEHICLE FUELING AND MAINTENANCE, SPILL RESPONSE AND CLEANUP, AND WASTE MANAGEMENT MUST BE FOLLOWED TO ENSURE THAT RUNOFF FROM THE SITE IS FREE OF CONTAMINANTS.
12. FILTER BARRIERS AND LOW POINT INLET FILTERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
13. IF ANY FILTER FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE, AND THE BARRIER IS STILL REQUIRED, THE FABRIC SHALL BE REPLACED PROMPTLY. FILTER FENCING WHICH SAGS, FALLS OVER OR IS NOT STAKED IN, SHOULD PROMPTLY BE REPAIRED OR REPLACED.
14. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.
15. IF ERODED SOIL FROM THE SITE IS DEPOSITED ON ADJACENT PROPERTY, PUBLIC STREET OR INTO A WATERWAY, THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR RETURNING THE ADJACENT PROPERTY, TOWNSHIP STREET OR WATERWAY TO ITS ORIGINAL CONDITION SATISFACTORILY TO THE OWNER OF THE PROPERTY.
16. DUST CONTROL SHALL BE EXERCISED AT ALL TIMES WITHIN THE PROJECT BY THE DEVELOPER AND/OR HIS CONTRACTORS.
17. IMMEDIATELY AFTER SEEDING, ALL SEEDED AREAS SHALL BE MULCHED WITH UNWEATHERED SMALL GRAIN STRAW OR HAY, SPREAD UNIFORMLY AT THE RATE OF 1 1/2 TONS TO 2 TONS PER ACRE OR 100 POUNDS PER 1000 SQUARE FEET. ANCHOR MULCH WITH DISC-TYPE ANCHORING TOOL OR OTHER MEANS APPROVED BY THE CITY OF LIVONIA ENGINEERING DIVISION.
18. THE OWNER OR RESPONSIBLE PARTY IS RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF THE GROUND COVER ON THE PROPERTY. GROUND COVER MUST BE MAINTAINED TO A DEGREE THAT PREVENTS SOIL EROSION AND SEDIMENTATION AT ALL TIMES.

1. INSTALL EROSION CONTROL MEASURES AS PROPOSED ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN (1 DAY).
2. PERFORM ROUGH GRADING AND TEMPORARY SEEDING (7 DAYS).
3. PERFORM EXCAVATION AND GRADING FOR STORMWATER MANAGEMENT PRACTICES. (2 WEEKS).
4. PERFORM SITE IMPROVEMENTS, UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OR 4" FIRMED IN PLAN, LANDSCAPING IMPROVEMENTS AND FINAL SEEDING (60 DAYS).
5. REMOVE ALL EROSION CONTROL MEASURES AND CLEAN UP ANY REMAINING DEBRIS (1 DAY).

 McLaren A DIVISION OF KCI KCI Technologies Inc. 530 Chesnut Ridge Road Woodcliff Lake, NJ 07677 T: 201.775.6000 www.kci.com	NO	DATE	REVISION	BY
PROJECT	MOUNT HOPE MEMORIAL GARDENS MAUSOLEUM CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN			
 SEAL STATE OF MICHIGAN DAVID W. McLaren ENGINEER No. 6201596372 MICHIGAN PROFESSIONAL ENGINEER 12/2026	SHEET TITLE			
SOIL EROSION & SEDIMENT CONTROL PLAN				
PROJECT NO.	00048423_002			
SCALE	AS SHOWN			
DATE	07/27/2026			
DRAWN BY	PFB/JV			
CHECKED BY	MJK/DWM			
DRAWING NO.				
C-110 3 OF 7 SHEETS				



BACKGROUND NOTES:

1. BACKGROUND INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY ENTITLED, "TOPOGRAPHIC SURVEY MAP OF HOPE MEMORIAL GARDENS" PREPARED BY MICHAEL L. PRIEST & ASSOCIATES, INC. DATED 05/18/2026.

1.1. THE VERTICAL ORIENTATION AS SHOWN HEREON HAS BEEN TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)

REMOVAL NOTES:

1. ALL FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED OR DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL INFORM KCI IF SUBSTANTIAL DISCREPANCIES ARE IDENTIFIED BETWEEN THIS PLAN AND FIELD CONDITIONS.

2. THE CONTRACTOR SHALL DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.

3. ALL DEMOLITION ACTIVITIES SHALL BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ANY UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS.

4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS.

5. ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED IN KIND AT THE EXPENSE OF THE CONTRACTOR.

6. ALL DRIVEWAYS, DRAIN TILES, CULVERTS AND OTHER FACILITIES REMOVED, DESTROYED, DAMAGED OR OTHERWISE DISTURBED BY THE WORK SHALL BE REPLACED AND/OR RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR

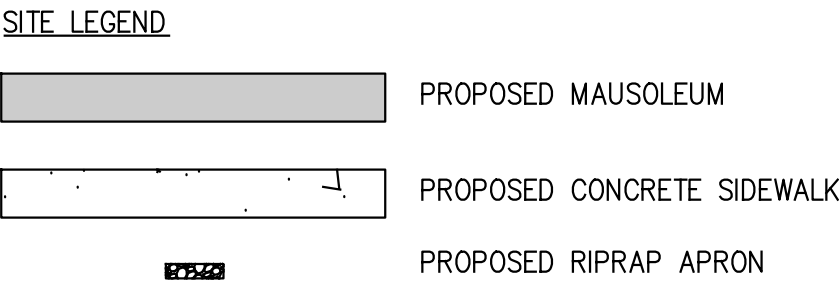
7. TRENCHES UNDER OR WITHIN 3 FT. OF EXISTING OR PROPOSED PAVEMENTS, DRIVEWAYS, AND/OR SIDEWALKS SHALL BE BACKFILLED AND COMPACTED WITH M.D.O.T. CLASS II SAND.

McLaren
A DIVISION OF KCI
KCI Technologies Inc.
530 Chestnut Ridge Road
Woodcliff Lake, NJ 07677
T: 201.775.6000 www.kci.com

**MOUNT HOPE MEMORIAL
GARDENS MAUSOLEUM**

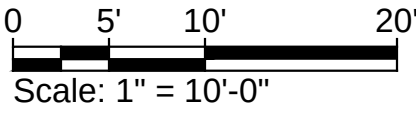
EXISTING CONDITIONS & REMOVALS PLAN

PROJECT NO.	00048423_002
SCALE	AS SHOWN
DATE	07/27/2026
DRAWN BY	PF/BJV
CHECKED BY	MJK/DWM
DRAWING NO.	
C-120	
4	OF 7 SHTS



* THE LOT COVERAGE ASSOCIATED WITH THE PROPOSED IMPROVEMENTS IS 2,353 S.F. (THIS REPRESENTS 0.10% OF THE TOTAL LOT COVERAGE)

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF LIVONIA.
2. NOTIFY THE CITY OF LIVONIA ENGINEERING DIVISION (734) 466-2571 A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL ENSURE THAT REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL NOT DIVERT FROM THE PROPOSED WORK IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY KCI.
5. THE CONTRACTOR SHALL DETERMINE THE MEANS AND METHODS OF CONSTRUCTION ACTIVITIES.
6. SIGNAGE SHALL BE LIMITED TO CRYPTONICHE MOUNTED SIGNS RELATING TO IDENTIFICATION OF ENTOMBED PERSON.
7. THE CONTRACTOR MUST MAINTAIN ALL TRAFFIC AT ALL TIMES AS REQUIRED BY THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD), WAYNE COUNTY, AND/OR MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT).
8. THE CONTRACTOR SHALL AT ALL TIMES PROVIDE EMERGENCY ACCESS TO ALL PROPERTIES FOR POLICE, FIRE DEPARTMENT, AMBULANCES AND/OR OTHER EMERGENCY VEHICLES TO PROTECT LIFE, HEALTH AND PROPERTY.
9. CONTRACTOR MUST PROVIDE ALL NECESSARY EQUIPMENT TO PERFORM WORK SAFELY, PROTECT EXISTING UTILITIES AND IMPROVEMENTS IN ACCORDANCE TO MICHIGAN OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (MIOSHA).
10. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE LOCATION AND SPACING REQUIREMENTS FOR THE CONCRETE SIDEWALK EXPANSION AND CONTROL JOINTS.



McLaren
A DIVISION OF KCI
KCI Technologies Inc.
530 Chestnut Ridge Road
Woodcliff Lake, NJ 07677
201.775.6000 www.kci.com



PROJECT

MOUNT HOPE MEMORIAL
GARDENS MAUSOLEUM

CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

SEAL

STATE OF MICHIGAN

DAVID W. McLAREN

ENGINEER

No. 6201066372

LICENSED PROFESSIONAL ENGINEER

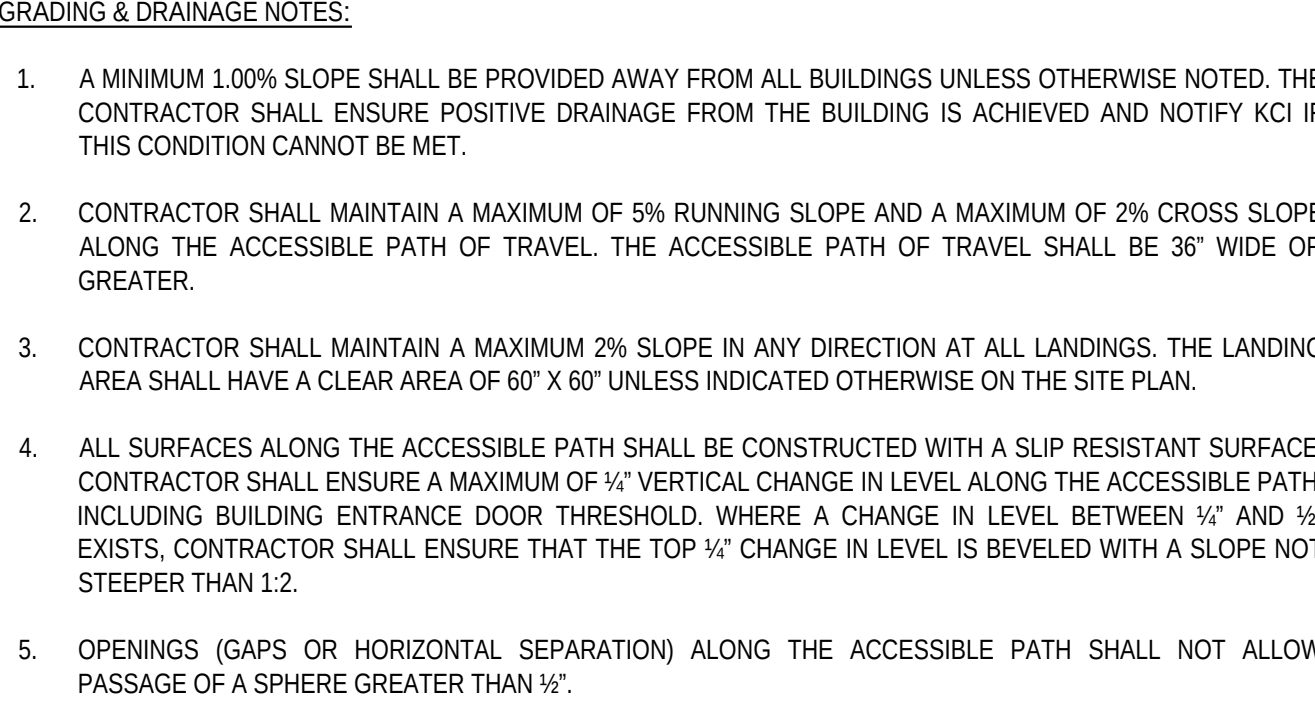
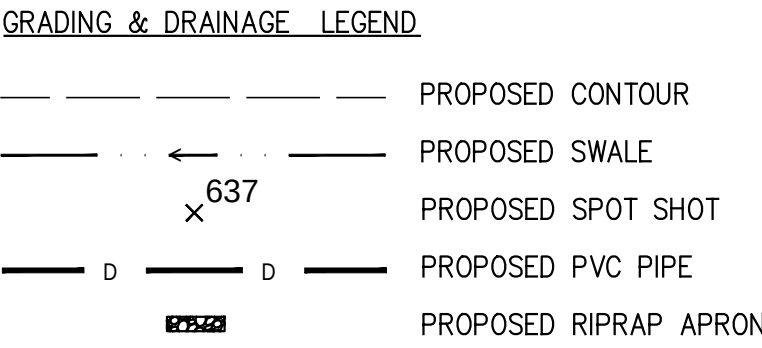
12/31/2026

SHEET TITLE

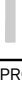
SITE PLAN

PROJECT NO.	00048423 00
SCALE	AS SHOWN
DATE	07/27/2023
DRAWN BY	PF/BJ
CHECKED BY	MJK/DW

C-130

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McLaren
A DIVISION OF KCI
KCI Technologies Inc.
530 Chestnut Ridge Road
Woodcliff Lake, NJ 07677
T: 201.775.6000 www.kci.com

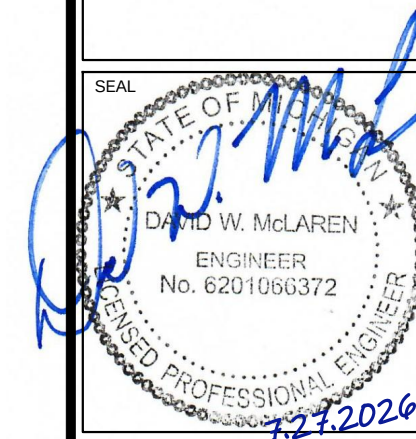


KCI

PROJECT

MOUNT HOPE MEMORIAL
GARDENS MAUSOLEUM

CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN



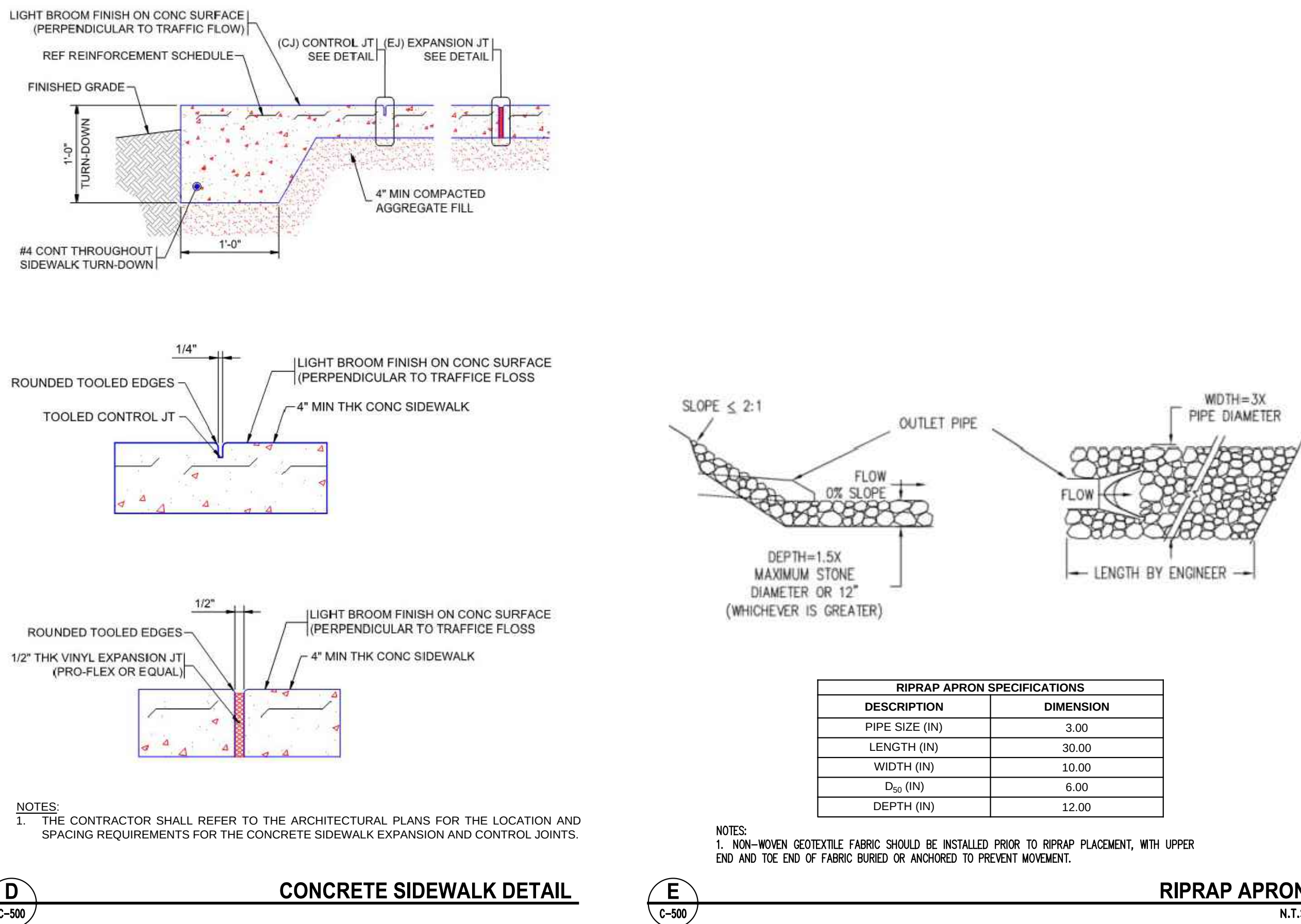
GRADING & DRAINAGE
PLAN

PROJECT NO.	00048423_002
SCALE	AS SHOWN
DATE	07/27/2026
DRAWN BY	PF/BJV
CHECKED BY	MJK/DWM

DRAWING NO.

C-150

6 OF 7 SHTS



RIPRAP APRON SPECIFICATIONS	
DESCRIPTION	DIMENSION
PIPE SIZE (IN)	3.00
LENGTH (IN)	30.00
WIDTH (IN)	10.00
D ₅₀ (IN)	6.00
DEPTH (IN)	12.00

NOTES:
1. NON-WOVEN GEOTEXTILE FABRIC SHOULD BE INSTALLED PRIOR TO RIPRAP PLACEMENT, WITH UPPER END AND TOE END OF FABRIC BURIED OR ANCHORED TO PREVENT MOVEMENT.

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PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 3

Petition 2026-08-02-22 submitted by Megan Jones, on behalf of Mt. Hope Memorial Gardens, requesting waiver use approval pursuant to Section 3.06 of the Livonia Zoning Ordinance, as amended, to construct a mausoleum in the Mt. Hope Memorial Gardens cemetery at 17840 Middle Belt Road, located on the east side of Middlebelt Road between Six Mile Road and Pickford Avenue in the southwest 1/4 of Section 12.

August 25, 2026, Study Meeting:

The petitioner is requesting approval to construct a 1,102-square-foot mausoleum on the existing cemetery property. The site is zoned RUF (Rural Urban Farm District), where a mausoleum is permitted subject to waiver use approval. The proposed mausoleum will be constructed to the east of an existing mausoleum. Waiver use approval was previously granted for the construction of a mausoleum in the Mt. Hope cemetery under Petition 2006-10-02-24.

To the North, is an apartment complex zoned NM-1 (Neighborhood Multi-Family). To the South, are properties zoned RUF (Rural Urban Farm). To the East, is a cemetery zoned RUF (Rural Urban Farm). To the West, across Middle Belt Road, are condominiums zoned NM-1 (Neighborhood Multi-Family), a forested area zoned PL (Public Lands), and single-family homes zoned N-1 (Neighborhood).

The proposed structure would be one story with a maximum height of approximately 21.5 feet. A new concrete sidewalk is also proposed around the mausoleum to provide pedestrian access. The mausoleum would be situated well within the interior of the cemetery property. According to the site plan, the building and associated improvements comply with the applicable setback requirements. The proposed setbacks include approximately 511.64 feet from the front property line, 1,245.20 feet from the rear property line, and 676.76 feet from the nearest side property line. These distances substantially exceed the RUF District minimum requirements of 50 feet for the front yard, 45 feet for the rear yard, and 10 feet for an individual side yard.

The cemetery property contains approximately 2,312,561 square feet, or about 53 acres, compared with the minimum RUF lot area requirement of 15,000 square feet. The property also substantially exceeds the minimum lot width and depth requirements. The proposed mausoleum and related improvements would add approximately 2,353 square feet of lot coverage, representing only about 0.10% of the total site area. As a result, the project would have a relatively minor impact on the overall developed area of the cemetery.

PUBLIC HEARING

ITEM 3

Overall, the proposed mausoleum appears to be appropriately scaled and located for the existing cemetery use. The project does not involve changes to the overall dimensions of the property and complies with the dimensional standards identified on the submitted plan. The primary consideration is therefore the requested waiver use approval for the mausoleum, along with review of the proposed building design, pedestrian access, and its compatibility with the existing cemetery grounds

Floor plans, detailed landscaping plans, and specifications for the proposed exterior building materials have not been submitted for review. These items shall be provided to ensure compliance with applicable zoning, site plan, architectural, and landscaping requirements.

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

August 12, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-08-02-22 – #17840 Middlebelt Road (Mt. Hope Memorial Gardens)

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 **#17800 Middlebelt Road**, with the address of #17840 Middlebelt Road being used for the maintenance garage and outbuildings.
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.
4. The owner has submitted drawings to this department for a Soil Erosion and Sedimentation Control (SESC) permit, which is currently under review.

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

Sincerely,

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

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

cc: 2026 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

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

DATE: August 12, 2026
TO: Kristoffer Canty, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: Petition # 2026-08-02-22 Mt Hope Memorial Gardens, Mausoleum

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

August 17th, 2026

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

Re: Petition 2026-08-02-22 - 17840 Middle Belt Road

Mr. Canty,

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

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

Sincerely,

FOR THE CHIEF OF POLICE,

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

DEPARTMENT OF FINANCE

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE

Ermon Sims
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

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

August 17, 2026

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

Petition 2026-08-02-22 – 17840 Middlebelt – Mt Hope Memorial Gardens

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,

A handwritten signature in blue ink, appearing to read "Ermon Sims", is written over a circular stamp.

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

August 12, 2026

RE: 17840 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

PETITION 2026-06-06-01

The undersigned, Ian Wilshaw, Chairman of the City of Livonia Planning Commission, does hereby certify that a Public Hearing will be held on Tuesday, September 22, 2026, on the following petition:

Petition 2026-06-06-01 submitted by the City Planning Commission, pursuant to the referral by the City Council to determine whether to amend Sections 2.02, 3.03, 3.10, 3.11, 3.12, 3.13, 3.15, 3.16, 3.17, and 6.61 of the Livonia Zoning Ordinance, as amended, to define and regulate Data Centers, including establishing the zoning districts in which they can locate and any special requirements.

(Proposed ordinance amendments attached)

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, and that thereafter there shall be a report and recommendation submitted to the City Council.

IN WITNESS WHEREOF, the undersigned has hereunto affixed his signature on this 1st day of September, 2026.

Ian Wilshaw, Chairman
City Planning Commission

Dated: August 19, 2026

APPROVED AS TO FORM
Department of Law

By: _____

Date: _____

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 4

Petition 2026-06-06-01 submitted by the City Planning Commission, pursuant to the referral by the City Council to determine whether to amend Sections 2.02, 3.03, 3.10, 3.11, 3.12, 3.13, 3.15, 3.16, 3.17, and 6.61 of the Livonia Zoning Ordinance, as amended, to define and regulate Data Centers, including establishing the zoning districts in which they can locate and any special requirements.

August 25, 2026 Study Meeting:

The petition is set to present changes to the Commission at their Public Hearing scheduled for August 25, 2026. The next public hearing will be devoted to going over each of the changes. There is about 11 in total.

This proposed language amendment is intended to establish standards for regulating data centers in the City of Livonia. In addition to establishing where Data Centers may locate, the proposed ordinance amendments would establish specific development standards and special requirements applicable to these facilities. The regulations address Sections 2.02, 3.03, 3.10, 3.11, 3.12, 3.13, 3.15, 3.16, 3.17, and 6.61 of the Zoning Ordinance. These provisions are intended to ensure that Data Centers are appropriately located and designed in a manner that considers surrounding land uses, site characteristics, infrastructure, and potential impacts associated with large-scale technology and utility-related facilities.

The rapid expansion of data centers has raised planning and environmental concerns due to their significant electricity and water demands. As communities consider regulations for these facilities, policy approaches increasingly emphasize balancing economic development with the need to protect utility capacity, natural resources, local taxpayers, and surrounding communities.

The proposed changes involve ten (10) sections in the Zoning Ordinance. It is the intent of these new ordinances to provide the City with the maximum authority available under state law in connection with the location and development of data centers and data center accessory uses.

Section 2.02 would be amended to add the definition of data center and data center accessory uses. A Data Center is defined as a building or group of buildings primarily occupied by computers, telecommunications equipment, and related infrastructure used to process, transfer, or store digital information, primarily to and from off-site locations. The definition distinguishes data centers from computer or telecommunications equipment that is merely accessory to another principal use, such as servers supporting an office or manufacturing facility. Data centers may include cryptocurrency mining, blockchain transaction processing, server farms, and associated accessory uses. Data Center Accessory Uses include structures and infrastructure that are secondary and incidental to the operation of the data center. These may include administrative, logistical, fiber-optic, storage, and security facilities, as well as generators, electrical substations,

MISCELLANEOUS

ITEM 4 Petition 2026-06-06-01 – Data Centers

Page 2

utility lines, cooling and wastewater systems, water storage and pump facilities, cooling towers, fire-suppression equipment, and other environmental-control systems. Such accessory uses must be located on the same property, or on an assemblage of adjacent parcels developed as a unified data center development.

Section 3.03 would be amended to identify where data centers are permitted within each zoning district and generally distinguish between uses permitted by right and those requiring additional review or approval.

Section 3.10 would be amended to identify if data centers are allowed or prohibited in the C-1 (Local Business) District.

Section 3.11 would be amended to identify if data centers are allowed or prohibited in the C-2 (General Business) District.

Section 3.12 would be amended to identify if data centers are allowed or prohibited in the C-3 (Highway Services) District.

Section 3.13 would be amended to identify if data centers are allowed or prohibited in the C-4 (High Rise Commercial) District.

Section 3.15 would be amended to identify if data centers are allowed or prohibited in the ML (Manufacturing Limited) District.

Section 3.16 would be amended to identify if data centers are allowed or prohibited in the M-1 (Light Manufacturing) District.

Section 3.17 would be amended to identify if data centers are allowed or prohibited in the M-2 (General Manufacturing) District.

Section 6.61 would be added as a new section to the zoning ordinance to establish specific development and operational standards for data centers, including requirements intended to address their unique characteristics and potential impacts, such as building and site design, infrastructure demands, utilities, equipment, noise, screening, and compatibility with surrounding properties.

MISCELLANEOUS

ITEM 4 Petition 2026-06-06-01 – Data Centers

Page 3

PETITION 2026-08-06-02

The undersigned, Ian Wilshaw, Chairman of the City of Livonia Planning Commission, does hereby certify that a Public Hearing will be held on Tuesday, September 22, 2026, on the following petition:

Petition 2026-08-06-02 submitted by the City Planning Commission, pursuant to the referral by the City Council to and pursuant to Section 13.15 of the Livonia Zoning Ordinance, as amended, to determine whether or not to amend Article XIII (Administrative Procedures) to add a new section (Section 13.16) for the purpose of establishing the means and reasoning for the creation of moratoria pertaining to specific land uses with the City of Livonia.

(Proposed ordinance amendments attached)

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, and that thereafter there shall be a report and recommendation submitted to the City Council.

IN WITNESS WHEREOF, the undersigned has hereunto affixed his signature on this 1st day of September, 2026.

Ian Wilshaw, Chairman
City Planning Commission

Dated: August 19, 2026

APPROVED AS TO FORM
Department of Law

By: _____

Date: _____

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 5

Petition 2026-08-06-02 submitted by the City Planning Commission, pursuant to the referral by the City Council to determine whether to add Section 13.16 to establish the means and reasoning for the creation of moratoria pertaining to specific zoning uses within the City of Livonia.

August 25, 2026 Study Meeting:

This item is only to set a future public hearing to consider a proposed amendment to the Zoning Ordinance regarding moratoria. The Planning Commission is not being asked to take action on the substance or merits of the proposed ordinance amendment currently. Setting the public hearing will allow the proposed language to proceed through the formal review process, including public notice, public comment, and further consideration by the Planning Commission at a future meeting. Any recommendation regarding the proposed amendment would occur following the public hearing. The petition is set to present changes to the Commission at their Public Hearing scheduled for August 25, 2026. The next public hearing will be devoted to going over each of the changes.

The proposed amendment would add Section 13.16, Moratoria, to the City of Livonia Zoning Ordinance to establish a formal process and standards by which the City Council may temporarily suspend the acceptance or approval of zoning-related applications involving a specific land use. The purpose of the amendment is to provide the City with a regulatory mechanism to address emerging or evolving land uses that may present potential impacts to the public health, safety, or welfare that are not adequately addressed by existing zoning regulations.

Under the proposed ordinance, a zoning moratorium may be considered when City Council determines that a particular land use potentially threatens the health, safety, or welfare of residents or visitors; existing City ordinances do not sufficiently address the identified concerns; and additional research and evaluation are necessary. During the moratorium period, the City may temporarily prohibit the acceptance or approval of applications for permits, zoning changes, site plan approvals, or other Zoning Ordinance-related approvals involving new or modified developments associated with the affected land use.

The proposed ordinance recognizes that new technologies, development patterns, business models, and land uses may emerge more quickly than municipal zoning regulations can be updated. In certain circumstances, allowing development to proceed before the City has had an opportunity to evaluate the potential impacts of a particular use could limit the City's ability to establish appropriate regulatory standards.

A moratorium would therefore serve as a temporary planning and regulatory measure, rather than a permanent prohibition of a particular land use. The temporary suspension

MISCELLANEOUS

ITEM 5 Petition 2026-08-06-2 – Moratoria

Page 2

would provide sufficient time for the City to study potential impacts, evaluate existing regulations, research regulatory approaches used by other communities, receive public input, and determine whether amendments to the Zoning Ordinance or other City regulations are necessary. The proposed language further provides that a moratorium should facilitate citizen input, involvement, and public debate, while allowing for full consideration of relevant zoning and land-use issues before permanent regulations are adopted.

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

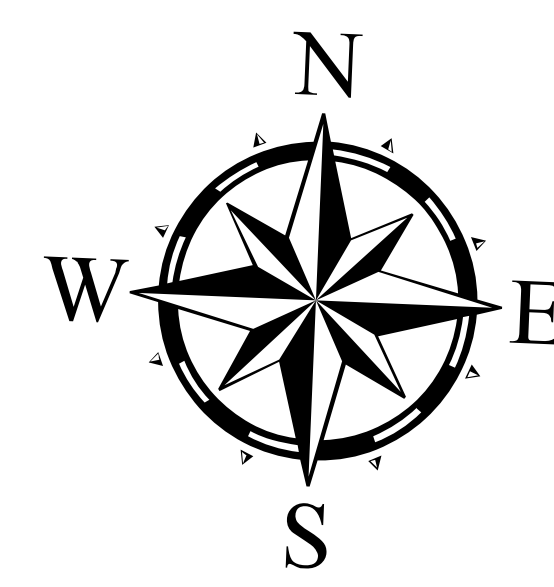
Kathleen McIntyre, Council President

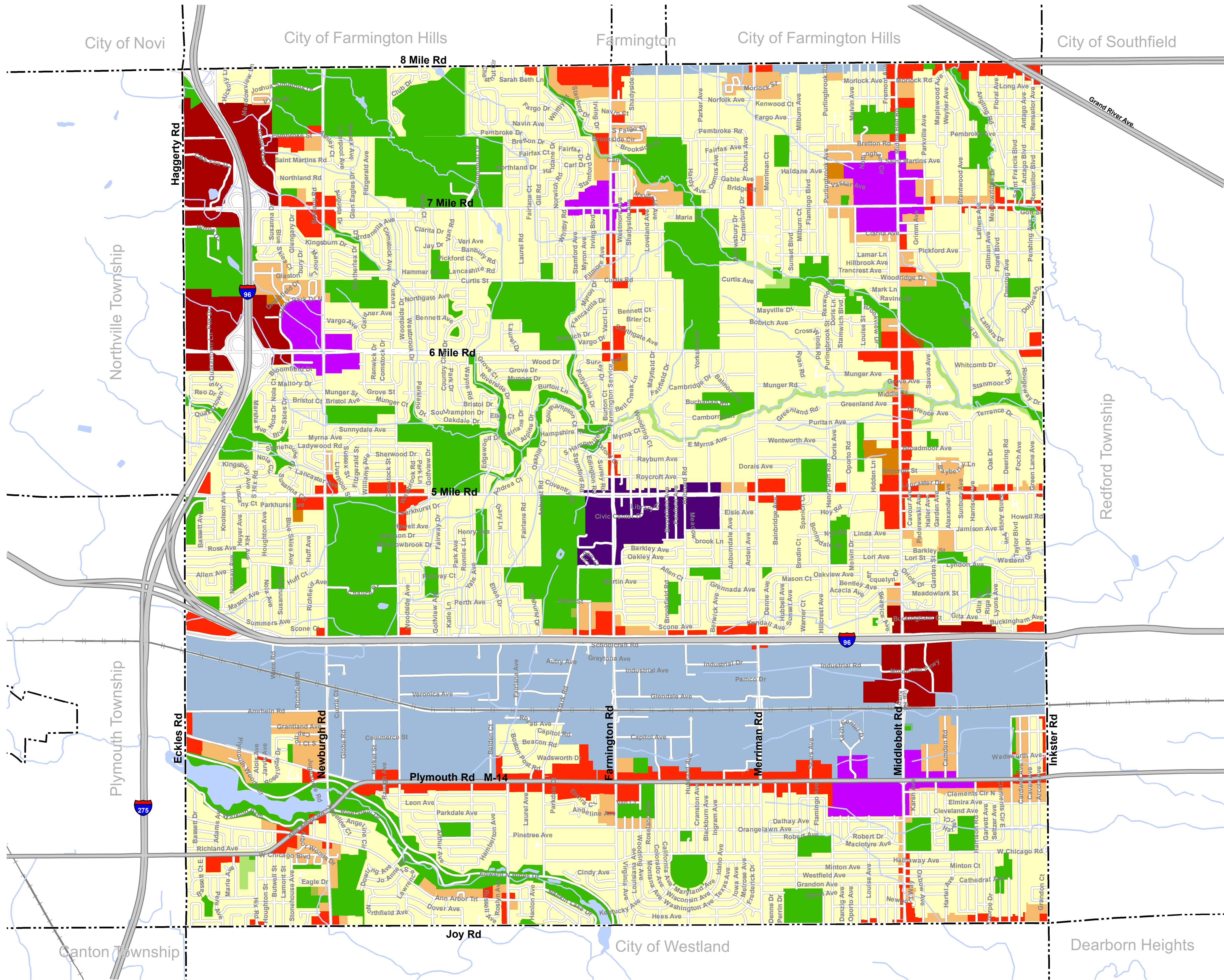
Authenticated by:

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





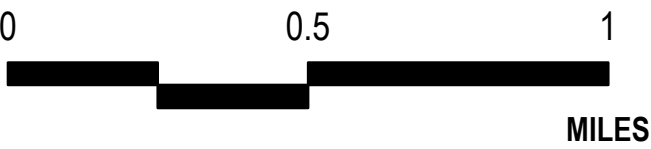
Future Land Use

City of Livonia, Michigan

September 7, 2018

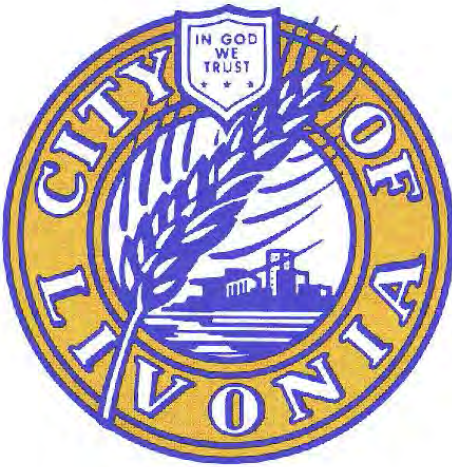
LEGEND

- 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.

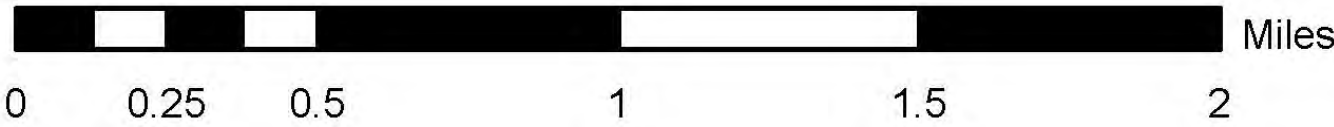
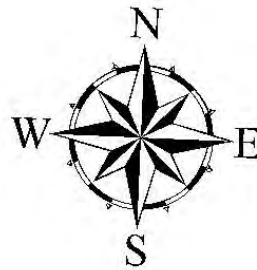
PETITION NO.	DATE APPROVED
82-4-7-4	5/18/82
83-7-7-2	8/30/83
86-1-7-1	3/18/86
86-5-7-4	6/17/86
86-7-7-5	8/19/86
88-6-7-1	7/12/88
88-6-7-2	7/12/88
89-12-7-4	1/30/90

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.

**2046th Regular Meeting of the Council of the City of Livonia
Monday, August 17, 2026**

7:00 p.m. – City Hall Auditorium

33000 Civic Center Drive, Livonia, Michigan

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

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES

Regular Meeting Minutes of July 27, 2026

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

Department of Finance

- a. Communication dated July 23, 2026, forwarding various financial statements of the City of Livonia for the months of December 2025 through May 2026.

CONSENT AGENDA

External Requests

1. BLOCK PARTY: Karen Werden, to be held Saturday, August 29, 2026, from 3:00 p.m. to 10:00 p.m., on Flamingo Boulevard between St. Martins and Bretton Streets, with a rain date of Sunday, August 30, 2026. (Approving)
2. REQUEST TO WAIVE THE SIDEWALK REQUIREMENT: Gaspare Compo of TCM Development LLC, for the property located at 37633 Scone Court. (Approving)
3. REQUEST TO WAIVE THE SIDEWALK REQUIREMENT: Bilal Saad, for the property located at 27416 Sunnydale. (Approving)
4. REQUEST TO WAIVE THE SIDEWALK REQUIREMENT: Joe Eadeh of American Building Co., for the property located at 18252 Lathers. (Approving)

Engineering Division

5. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from Emerson Oaks - Livonia, LLC, in conjunction with the construction of a storm drain system that provides adequate drainage for the Emerson Oaks Condominium, in the Northwest 1/4 of Section 36. (Approving)

Agenda for the Regular Meeting of August 17, 2026

6. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from UAG Realty LLC, in conjunction with the construction of a storm drain system that provides adequate drainage for Bill Brown Ford (Penske Automotive Group) at 32400 Plymouth Road in the Southwest 1/4 of Section 27. (Approving)
7. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from The Cornelia Group LLC in conjunction with the construction of a storm drain system that provides adequate drainage for the Penske Automotive Group at 27777 Schoolcraft Road, in the Northeast 1/4 of Section 25. (Approving)

UNFINISHED BUSINESS - MEETINGS OF THE COMMITTEE(S)

8. Committee of the Whole Meeting of July 20, 2026
 - a. The subject matter of conducting Council meetings via Zoom to allow Council meetings, and other meetings under the Open Meetings Act, to be conducted in person in conjunction with a virtual option. (CR 47-26)
9. FINANCE AND BUDGET COMMITTEE MEETING OF AUGUST 10, 2026
 - a. The subject matter of Advance Budget Reviews Fiscal Year 2026-2027 Pre-Budget Meeting. (CR 161-12)

UNFINISHED BUSINESS

External Requests

10. BLOCK PARTY: Caren Shatter, to be held Saturday, September 12, 2026, from noon to 10:00 p.m. on Sussex Street between Sherwood and Fitzgerald Streets, with a rain date of Sunday, September 13, 2026.

Department of Civil Service

11. REQUEST TO ESTABLISH A NEW CLASSIFICATION: for the position of Capital Planning & Budget Manager.

Planning Commission

12. WAIVER PETITION 2026-06-02-16: submitted by J.B. Donaldson Company, requesting waiver use approval 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.
13. WAIVER PETITION 2026-06-02-17: submitted by PEA Group, requesting waiver use approval to construct a drive-through 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.

Agenda for the Regular Meeting of August 17, 2026

Department of Public Works

14. AWARD OF BID: for the replacement of the boiler system at Robert and Janet Bennett Civic Center Library, from budgeted funds.

Engineering Division

15. AWARD OF CONTRACT: for the Robert and Janet Bennett Civic Center Library ADA Restroom Renovations.

NEW BUSINESS

External Requests

16. BLOCK PARTY: Ashley May, to be held Saturday, August 22, 2026, from 5:00 p.m. to 8:30 p.m., between 38532 and 38517 Tuscany Court.
17. REQUEST TO WAIVE THE CITY'S NOISE ORDINANCE: Nick Cornell, General Manager, Supernatural Spirits and Brewing LLC, to host the Wildwood Sourfest event on Saturday, August 29, 2026, from 3:00 p.m. to 10:30 p.m. with live music on the property located at 36685 Plymouth Road.

AUDIENCE COMMUNICATION

NOTICE(S)

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the City Clerk's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with disabilities. Please call (734) 466-2236 or email clerk@livonia.gov if you need assistance. Council agendas are available on the City's website – www.livonia.gov - under Your Government, City Council, Agendas & Minutes.