

**AGENDA
CITY PLANNING COMMISSION
CITY OF LIVONIA
TUESDAY, SEPTEMBER 1, 2026**

1,249th Public Hearing and Regular Meeting

7 p.m.

PUBLIC HEARING ITEMS

- 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 $\frac{1}{4}$ 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 $\frac{1}{4}$ 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 $\frac{1}{4}$ of Section 12.

MISCELLANEOUS ITEM

- 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.

APPROVAL OF MINUTES

6. **Approval of the Minutes of the 1,248th Public Hearings and Regular Meeting**
held by the Planning Commission on August 11, 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.**

Project Description

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.

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

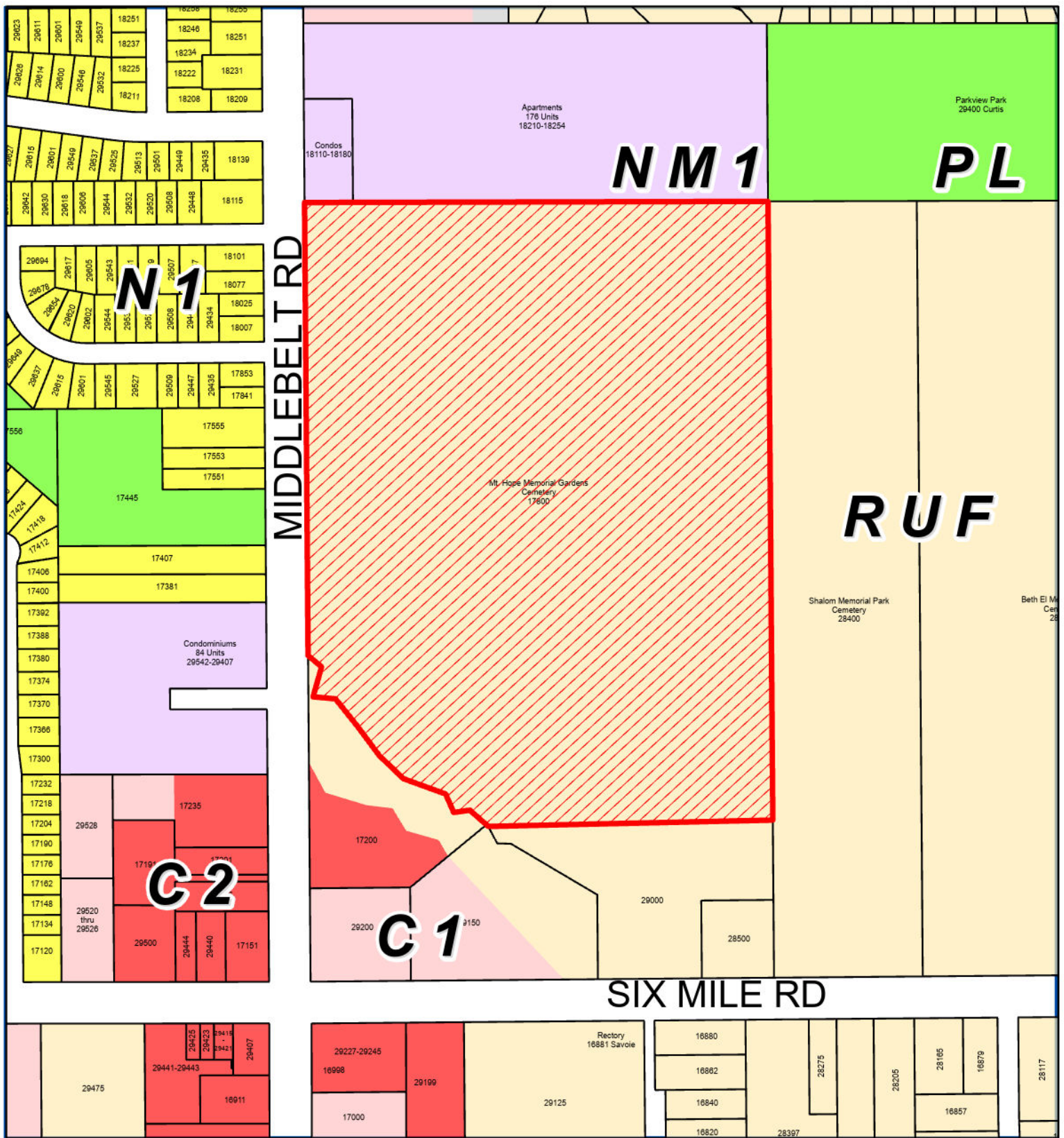
Owner of Property: SPARTAN NATIONAL LLCOwner's Address: 19855 W. Outer Drive STE310W City: DEARBORN State: MI Zip Code: 48124Owner's Phone # 313 770-9997 Owner's Email SONNY@OWNIT2020.COMSignature of Owner: [Signature] Print Name: SONNY BERTONISubscribed and sworn to before me, a Notary Public in and 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 2026-08-02-22
 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

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 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.

September 1, 2026, Public Hearing:

The petitioner submitted site plans and renderings depicting a rectangular building containing multiple levels of crypts, with the crypt system supported by reinforced concrete walls, slabs, footings, and an approximately 8-inch-thick concrete base slab. The building section indicates seven crypt levels, with additional treatment above the upper level.

With an overall height of approximately 21 feet 5 inches, the exterior materials consist primarily of brick veneer and a direct-applied exterior finish system (stucco) over concrete, accented with polished granite. The plans specify Polished Rosa Porrino granite at the crypt/niche fronts and Polished Impala Black granite for trim and fixed panels. Other exterior components include pre-finished metal flashing, a concrete sidewalk with broom finish, and bronze rosettes and brass anchor/hanger assemblies associated with the crypt fronts. Overall, the design presents a masonry and granite appearance, with the granite crypt fronts forming the dominant portions of the principal elevations and brick/stucco used along the building's exterior walls and ends.

Approving Resolution: That the request to construct a mausoleum in the Mt. Hope Memorial Gardens cemetery at 17840 Middle Belt Road is hereby approved, subject to City Council approval and the following conditions:

1. That the Site Plans, Building Sections, and Elevations dated May 20, 2026, as revised, prepared by Matthews Gibraltar Mausoleum Construction Company, is hereby approved and shall be adhered to;
2. That all disturbed lawn areas shall be sodded in lieu of hydroseeding;
3. That the landscaping shown on the above-referenced Landscape Plan shall be installed to the satisfaction of the Inspection Department and thereafter shall be properly and permanently maintained;

PUBLIC HEARING

ITEM 3

4. The plans referenced in this approving resolution shall be submitted to the Inspection Department with the building permit application(s); and
5. Per Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for one (1) year from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void after the one (1) year period.

Denying Resolution: That the request to construct a mausoleum in the Mt. Hope Memorial Gardens cemetery at 17840 Middle Belt Road, is hereby denied for the following reasons:

1. The intensity of the proposed use would negatively affect the neighboring properties.
2. The proposal significantly impacts adjoining parcels, public services, and community planning efforts; and
3. The petitioner has failed to comply with all the necessary concerns for the safety and welfare of the City and its residents.



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

JULY 2026

PLANS PREPARED BY KCI TECHNOLOGIES INC.

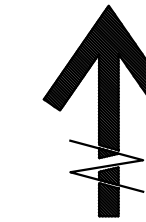
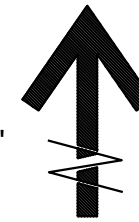
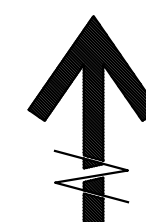
C-001	COVER SHEET
C-100	OVERALL EXISTING CONDITIONS PLAN
C-110	SOIL EROSION & SEDIMENT CONTROL PLAN
C-120	EXISTING CONDITIONS & REMOVALS PLAN
C-130	SITE PLAN
C-150	GRADING & DRAINAGE PLAN
C-500	CIVIL DETAILS

OWNER:

MIDWEST MEMORIAL GROUP LLC
17800 MIDDLEBELT RD
LIVONIA, MI 48152

APPLICANT:

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



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

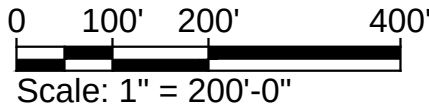
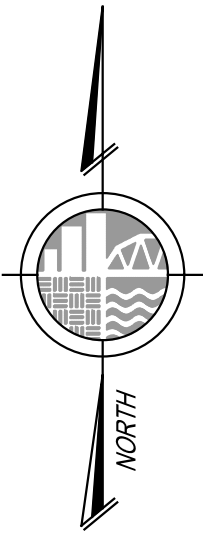
MOUNT HOPE MEMORIAL
GARDENS MAUSOLEUM

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

C-001



OVERALL EXISTING CONDITIONS LEGEND

————— PROPERTY LINE

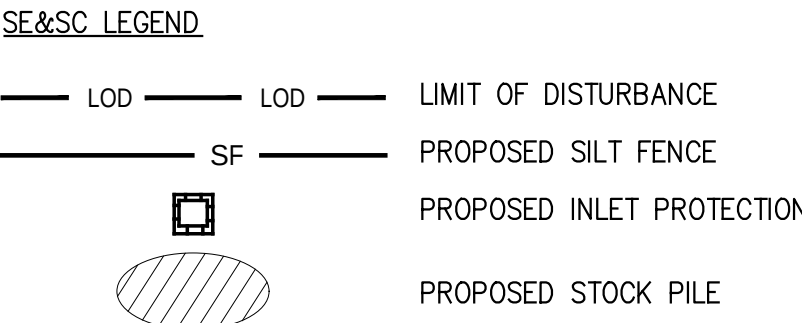
————— PLAN INSET

BACKGROUND NOTES:

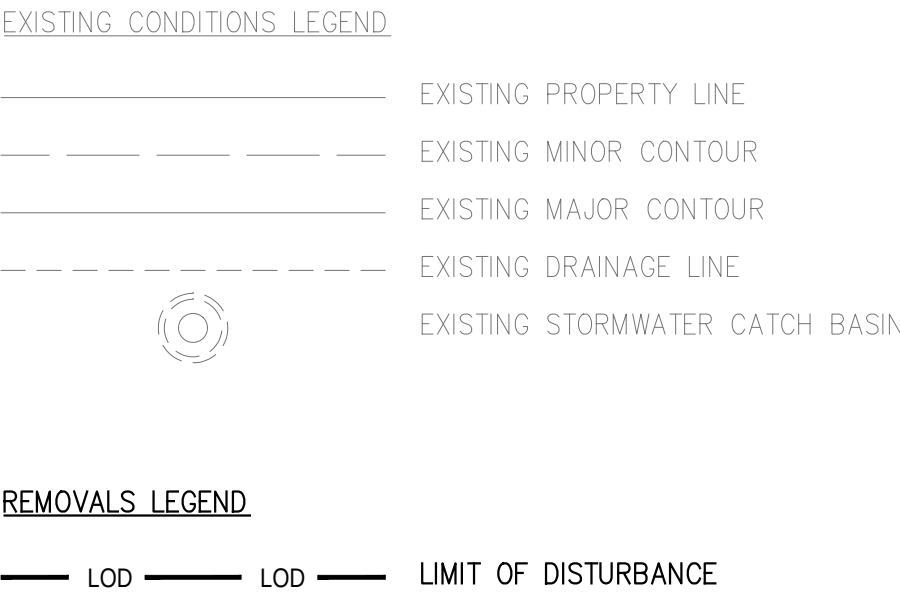
- BACKGROUND INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY ENTITLED, "TOPOGRAPHIC SURVEY MT. HOPE MEMORIAL GARDENS" PREPARED BY MICHAEL L. PRIEST & ASSOCIATES, INC. DATED 05/18/2026.
- THE VERTICAL ORIENTATION AS SHOWN HEREON HAS BEEN TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- LEGAL DESCRIPTION PER TAX RECORDS, NOTE THAT NO BOUNDARY SURVEY WORK HAS BEEN DONE.
- 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 PROC. 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, N23°09'56"W 58.26 FEET, N69°36'10"W 129.66 FEET, N45°54'29"W 96.29 FEET, N36°11'48"W 104.39 FEET, N38°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
- BENCHMARK: NAVD88
- BM #1
MAG NAIL SET IN PAVEMENT N.E. CORNER OF SITE -5.0' SOUTH OF "Z3 GARDEN" SIGN
ELEVATION: 635.14
- BM #2
SET IRON ROD WITH RED CAP -75 FEET SOUTH OF SOUTHEAST CORNER OF MAUSOLEUM
ELEVATION: 638.27

PROJECT		NO.		DATE		BY	
MOUNT HOPE MEMORIAL GARDENS MAUSOLEUM							
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN							
SEAL		PROJECT		NO.		DATE	
DANIEL W. MCLAREN ENGINEER No. 6201068372 7/27/2026		PROJECT		NO.		DATE	
SHEET TITLE		PROJECT		NO.		DATE	
OVERALL EXISTING CONDITIONS PLAN		PROJECT		NO.		DATE	
PROJECT NO. 00048423_002		PROJECT		NO.		DATE	
SCALE AS SHOWN		PROJECT		NO.		DATE	
DATE 07/27/2026		PROJECT		NO.		DATE	
DRAWN BY PF/BJV		PROJECT		NO.		DATE	
CHECKED BY MJK/DWM		PROJECT		NO.		DATE	
DRAWING NO. C-100		PROJECT		NO.		DATE	
2 OF 7 SHTS		PROJECT		NO.		DATE	

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



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).



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

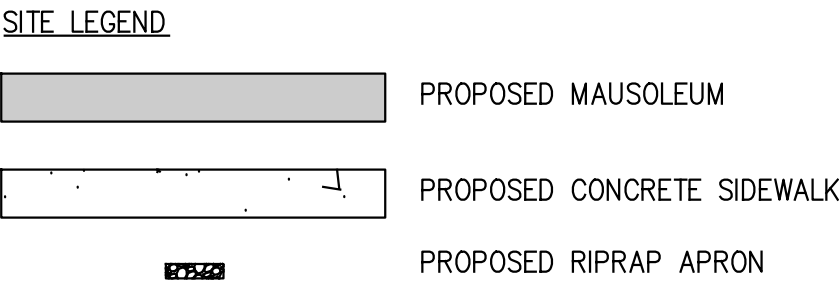
7. TRENCHES UNDER OR WITHIN 3 FT. OF EXISTING OR PROPOSED PAVEMENTS, DRIVEWAYS, AND/OR SIDEWALKS SHALL BE BACKFILLED AND COMPACTED WITH M.D.O.T. CLASS II SAND.

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**MOUNT HOPE MEMORIAL
GARDENS MAUSOLEUM**

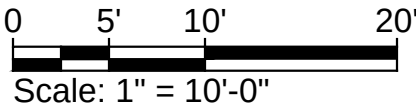
EXISTING CONDITIONS & REMOVALS PLAN

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.



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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

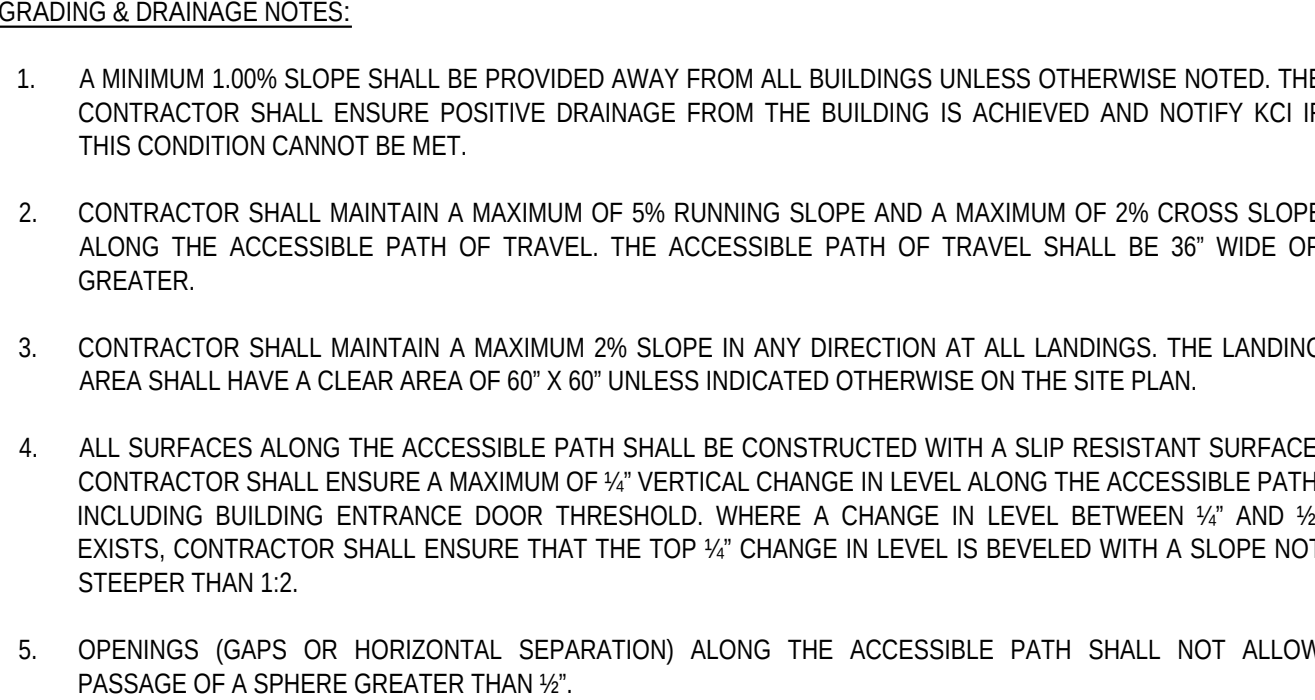
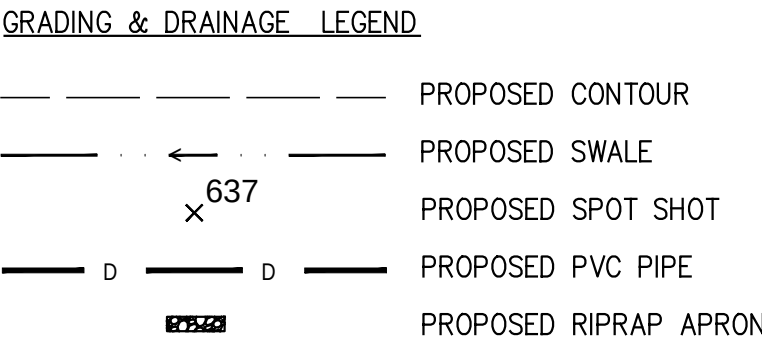
SITE PLAN

PROJECT NO.	00048423 00
SCALE	AS SHOWN
DATE	07/27/202
DRAWN BY	PF/BJ
CHECKED BY	MJK/DW

DRAWING NO.

C-130

5 OF 7 SHEETS

[illegible]

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PROJECT

KCI

MOUNT HOPE MEMORIAL
GARDENS MAUSOLEUM

CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN



GRADING & DRAINAGE
PLAN

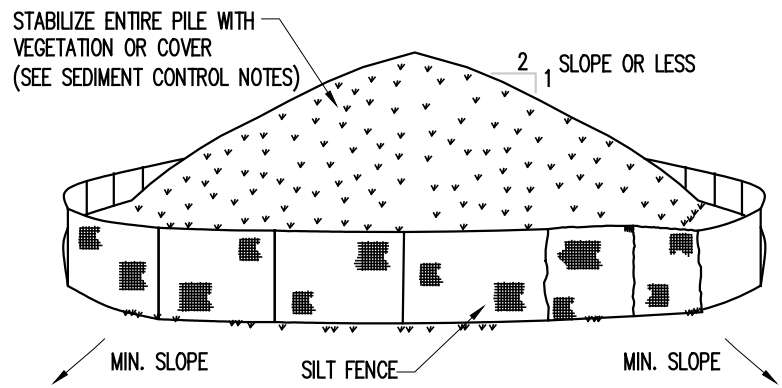
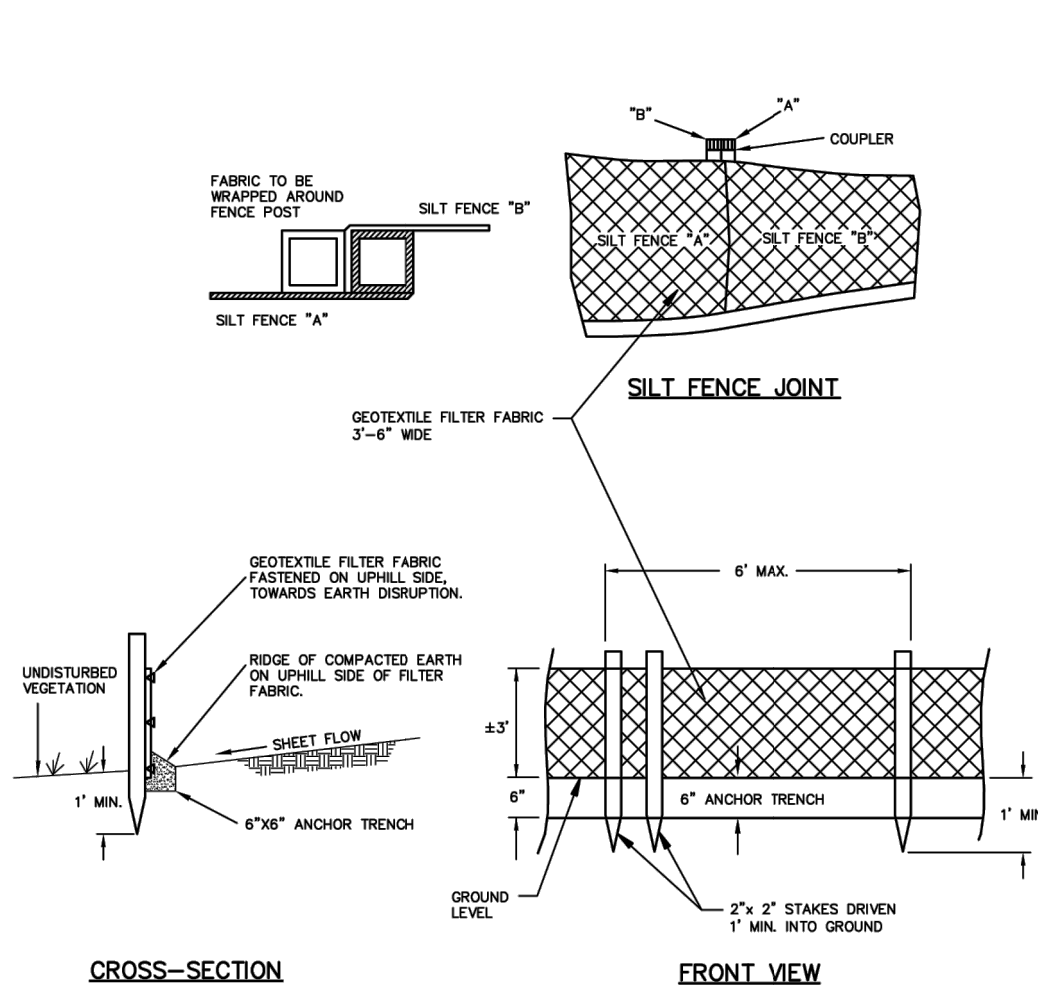
PROJECT NO.	00048423_002
SCALE	AS SHOWN
DATE	07/27/2026
DRAWN BY	PF/BJV
CHECKED BY	MJK/DWM

DRAWING NO.

C-150

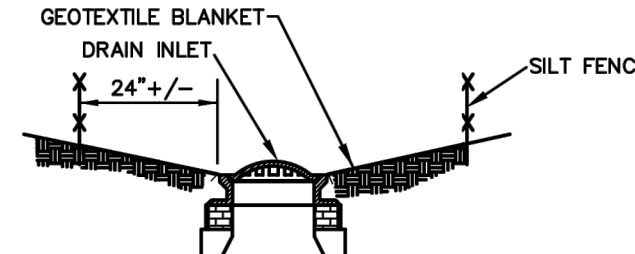
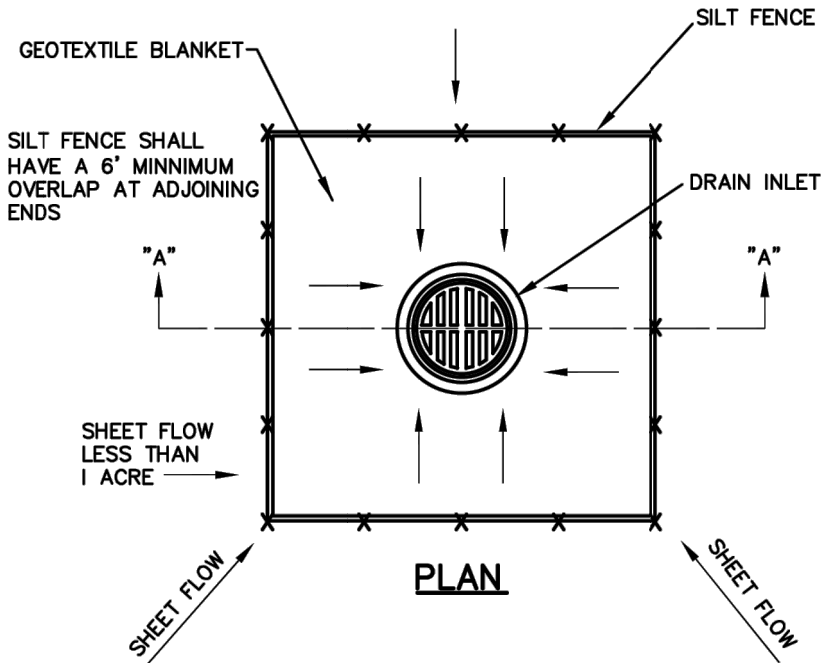
6 OF 7 SHTS

FILE NAME: P:\00048\00048423_002\10_Dwg\SCADD-C-500 Civil Details.dwg PLOT TIME: Monday, July 27, 2026 - 11:16 AM BY: Patrick Flg



INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAMBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE DETAIL ON THIS DRAWING FOR INSTALLATION OF SILT FENCE.



A
C-500

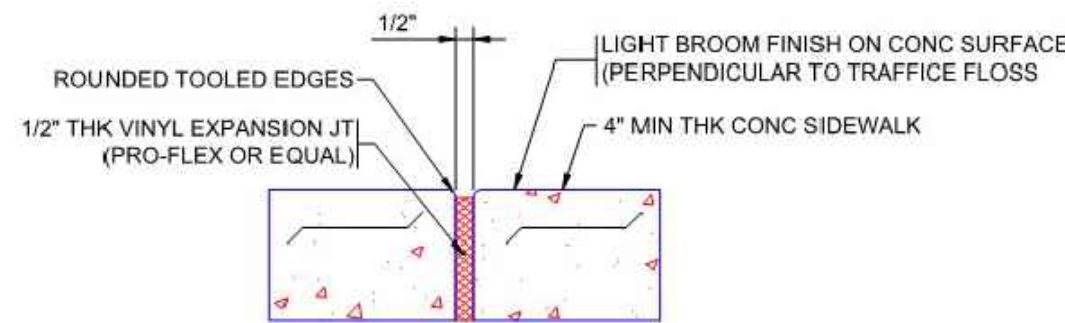
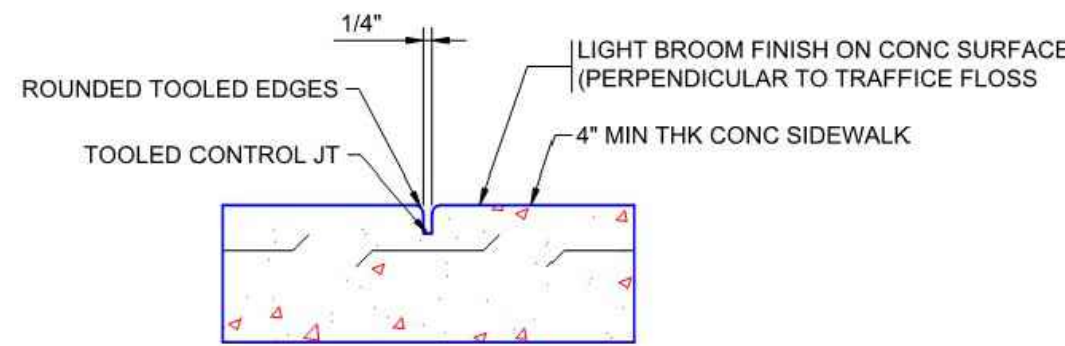
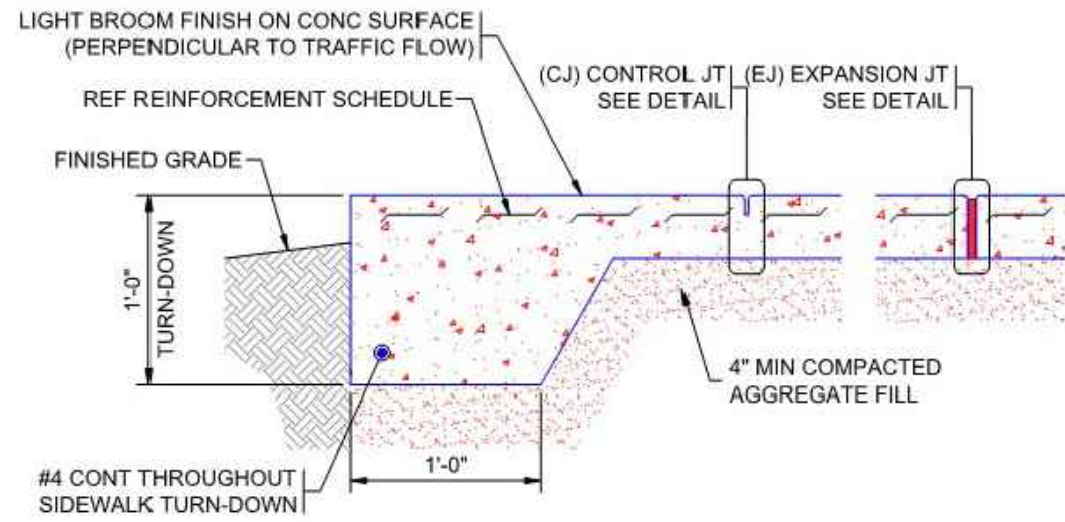
SILT FENCE
N.T.S.

B
C-500

SOIL STOCKPILE
N.T.S.

C
C-500

INLET PROTECTION
N.T.S.

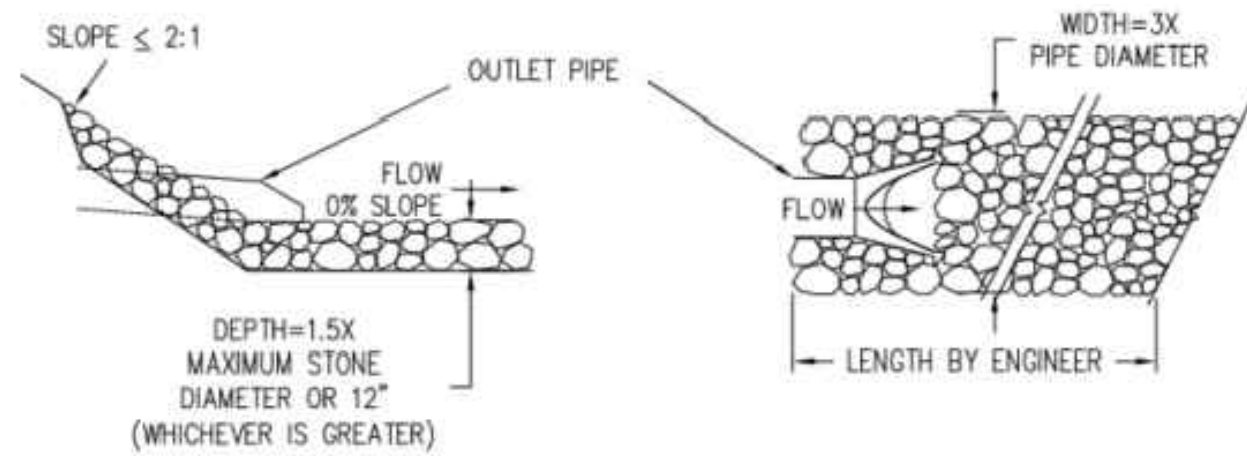


NOTES:

1. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE LOCATION AND SPACING REQUIREMENTS FOR THE CONCRETE SIDEWALK EXPANSION AND CONTROL JOINTS.

D
C-500

CONCRETE SIDEWALK DETAIL
N.T.S.



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.

E
C-500

RIPRAP APRON
N.T.S.

NO.	DATE	REVISION	BY

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

SEAL
STATE OF MICHIGAN
DANIEL W. McLAREN
ENGINEER
No. 6201068372
7/27/2026

SHEET TITLE

CIVIL DETAILS

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

DRAWING NO.

C-500
7 OF 7 SHOTS





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 "David W. Lear".

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

Project Description

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.

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
YOU APPLY, YOU WILL BE REQUIRED
TO PAY IN FULL AT THAT TIME. IF
YOU RECEIVE AN INVOICE, PLEASE
CONTACT US IMMEDIATELY.

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

FEE COMPUTATION	\$700.00 (\$400 publication fee plus \$300 base review fee) plus
_____ sq. ft. of new construction x \$20.00 per 1,000 sq. ft. or \$30 per lot or unit for residential construction.	
Total Amount Due \$ _____	(To avoid scams, please see note above regarding invoices)

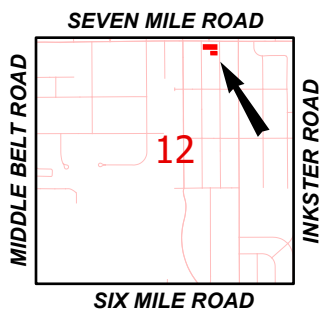
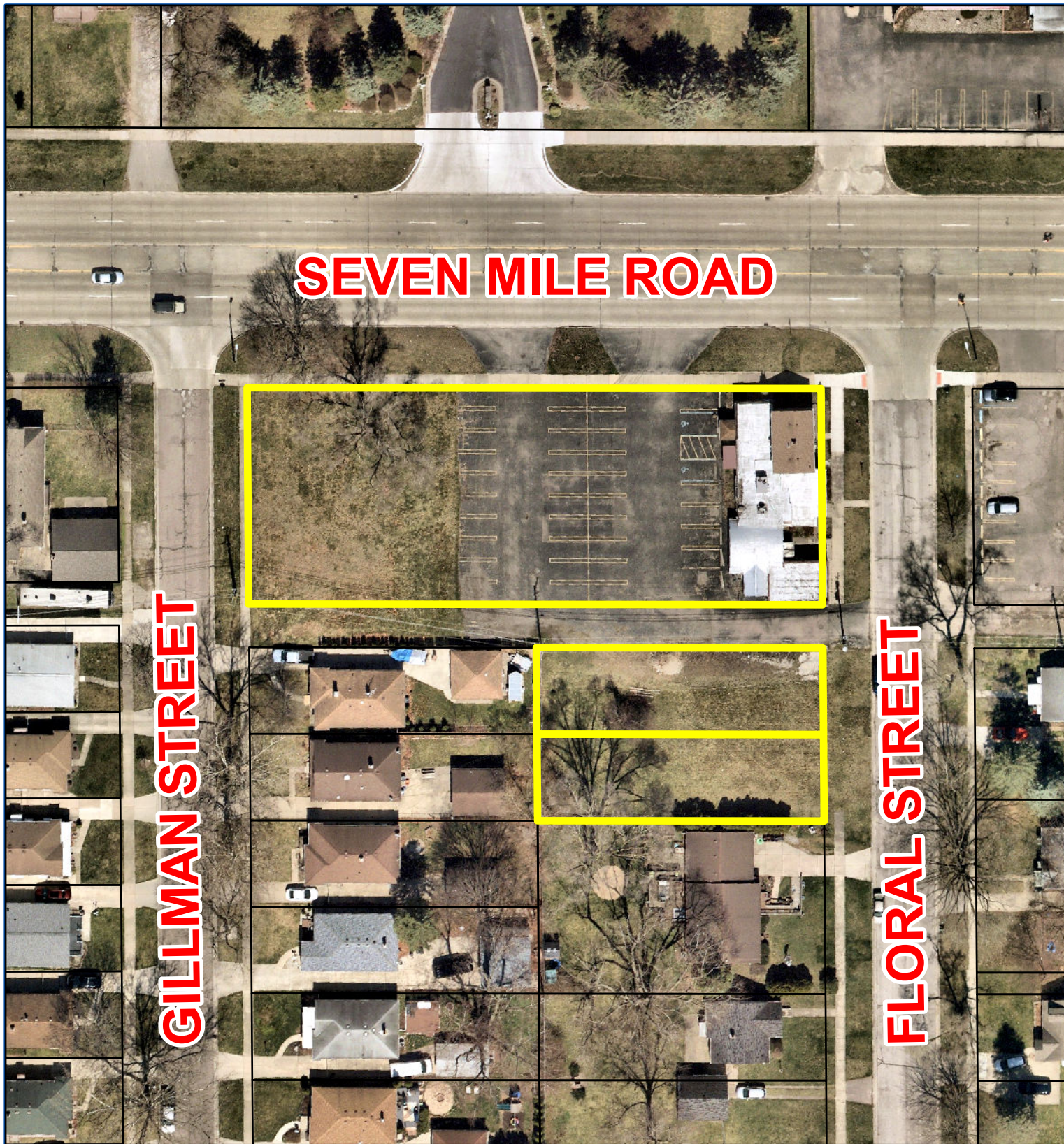
Owner of Property: Infinity Acquisitions, LLC
Owner's Address: 42400 Grand River Ave Suite 112 City: Novi State: MI Zip Code: 48375
Owner's Phone # 248, 449-8095 Owner's Email Lthomas@infinityhomescorp.com
Signature of Owner: _____ Print Name: Rino J. Soave
Subscribed and sworn to before me, a Notary 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

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

PUBLIC 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.

PUBLIC 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

PUBLIC 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.

September 1, 2026, Public Hearing:

The petitioner emphasized pedestrian accessibility and connectivity with the existing Meijer Grocery across Farmington Road. A walkable area and new pedestrian walkway are proposed along the site, including a connection toward the sidewalk along Farmington Road. The design is intended to provide a safer and more defined pedestrian route between the proposed building, parking area, and surrounding sidewalk network.

Additional site plan considerations include ensuring that the proposed parking spaces are double-striped in accordance with City standards and further reviewing pedestrian circulation and site connectivity as the development proceeds through the site plan review process.

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

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

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

1. That the petitioner has failed to affirmatively show that the proposed change of zoning and the intended use of the property as an automotive service center would be compatible to or in harmony with the surrounding residential neighborhoods.
2. That the existing N-2 zoning is more consistent with the established pattern of development and character of the area.

PUBLIC HEARING

ITEM 1 Petition 2026-07-01-03 Page 4

3. That the proposed change of zoning is inconsistent with adjacent zoning districts in the area; and
4. That the proposed change of zoning is inconsistent with the established pattern of development and would adversely alter the character of the area.

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)

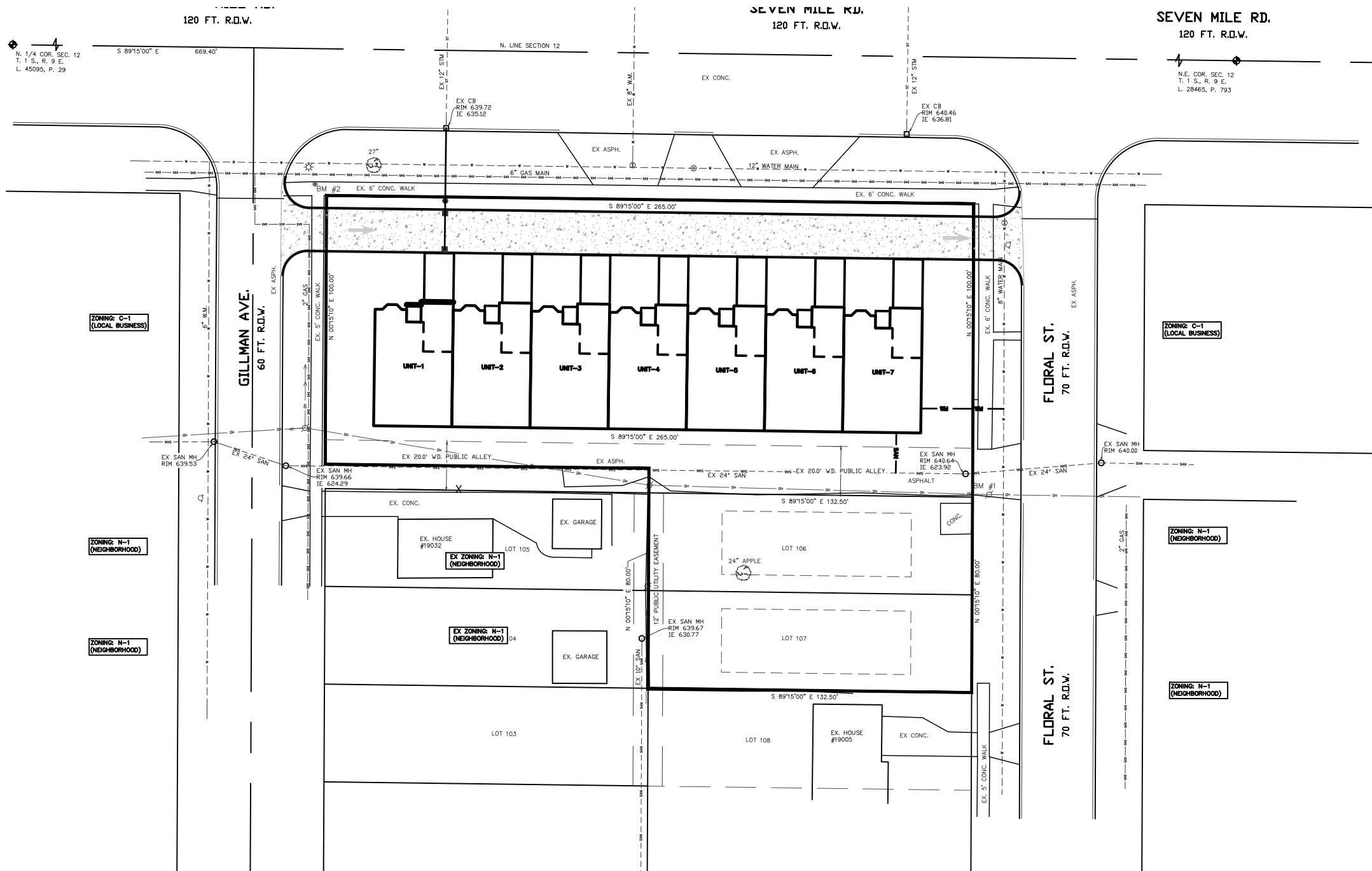
BM #2
NAIL IN SIDEWALK @ NE CORNER 7 MILE & GILLMAN ROADS
ELEV. = 640.31 (NAVD 88)

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.



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

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

REFERENCE SHEETS:

1- TOPOGRAPHICAL SURVEY.

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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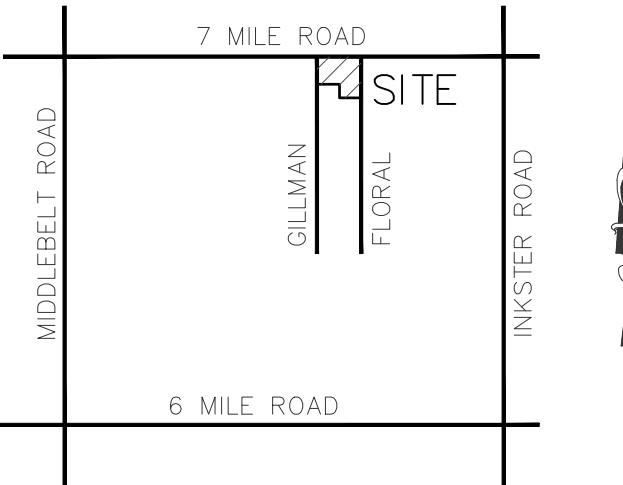
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ISSUES

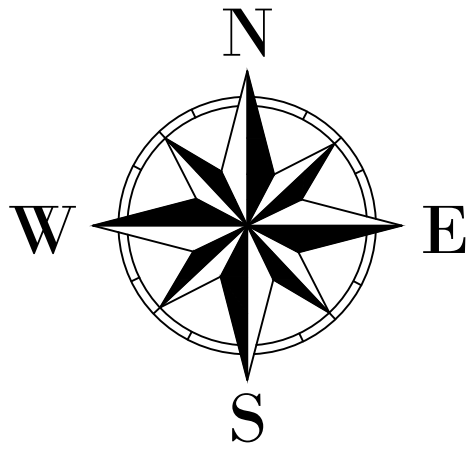
No.	DESCRIPTION	DATE
1	CONCEPTUAL PLAN	05-27-2026
2	REV. CONCEPTUAL PLAN	06-25-2026
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NOT FOR
CONSTRUCTION

MISS DIG
811

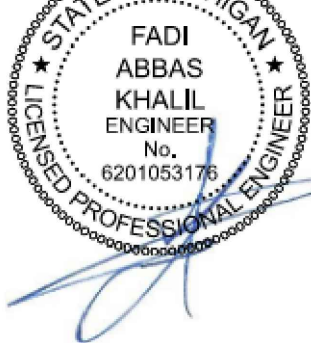


LOCATION MAP
NOT TO SCALE



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.

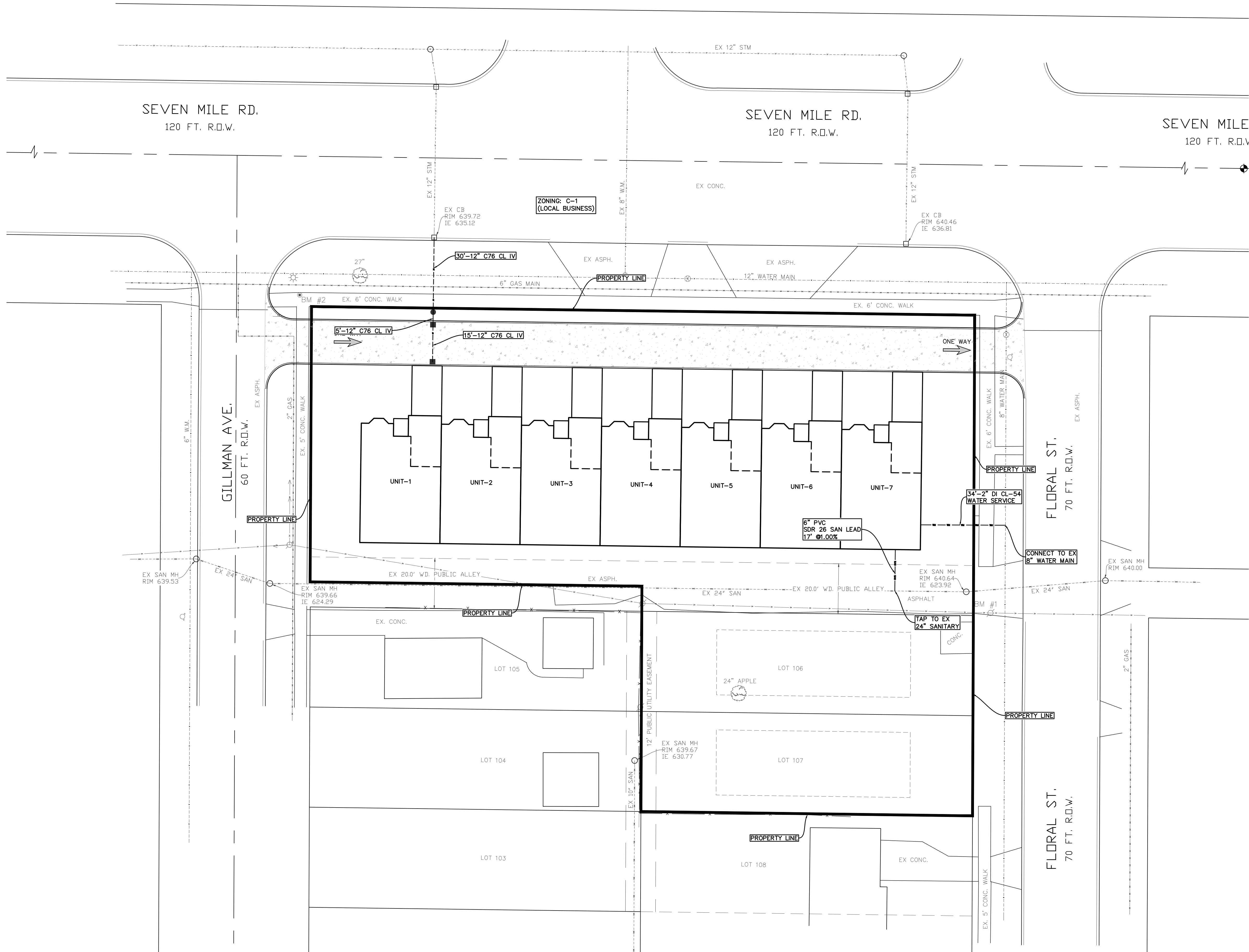
SHEET TITLE

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

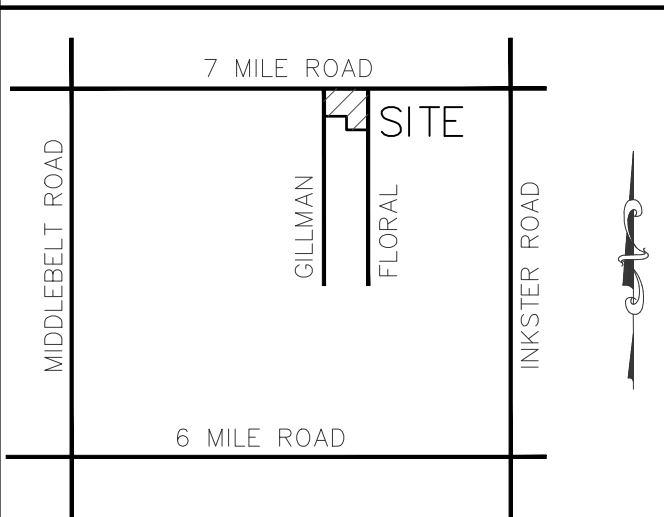
InfinityHomesCorp.com

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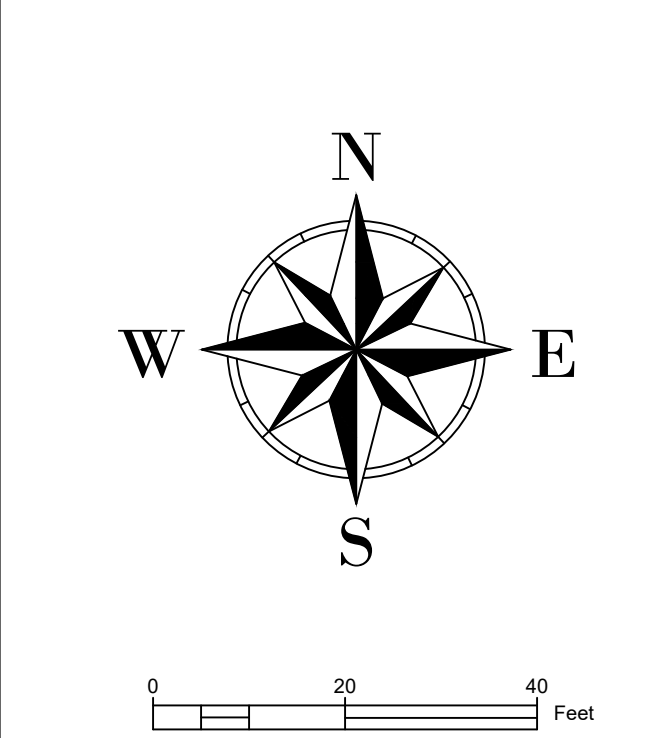
ISSUES		
No.	DESCRIPTION	DATE
1	CONCEPTUAL PLAN	05-27-2026
2	REV. CONCEPTUAL PLAN	06-25-2026
3		
4		
5		
6		
7		
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9		
10		

NOT FOR CONSTRUCTION



LOCATION MAP

NOT TO SCALE



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)

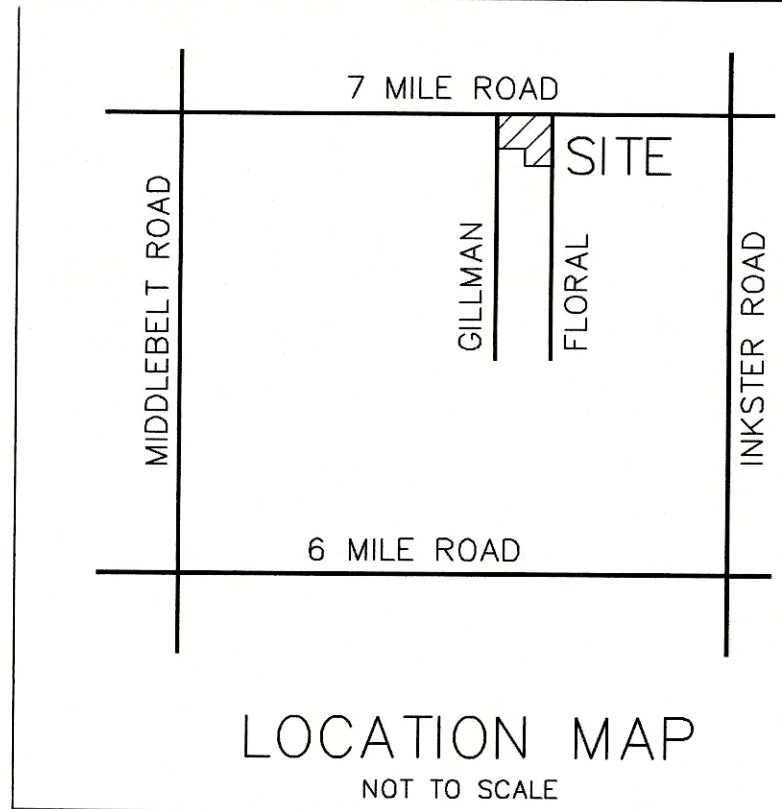
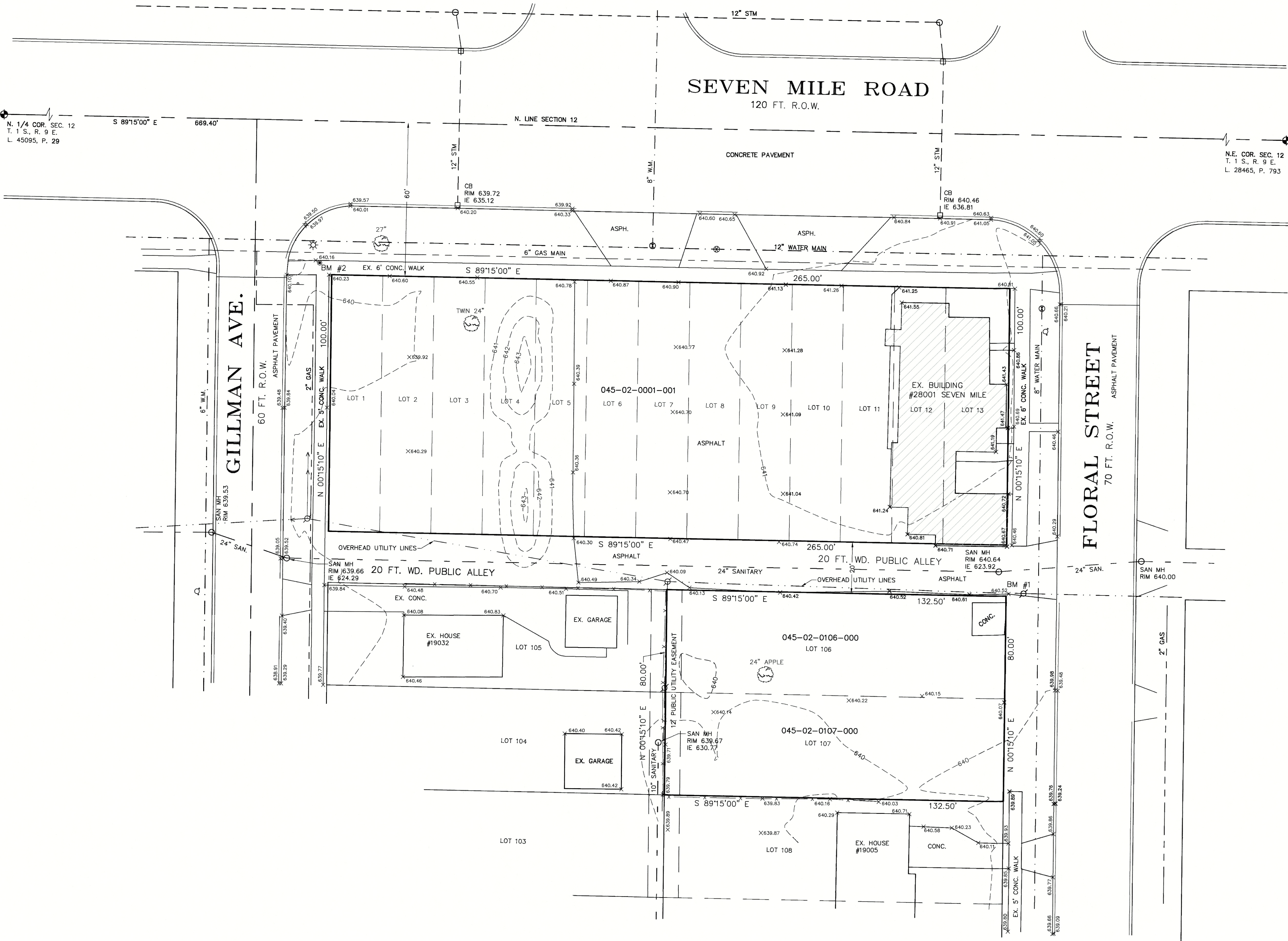
LOTS 1 THROUGH 13 OF "SUNNINGDALE PARK" A SUBDIVISION OF THE E. 1/2 OF THE W. 1/2 OF THE N.E. 1/4 OF SECTION 12, T. 1 S., R. 9 E. CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 61, PAGE 56 W.C.R.

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.



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.

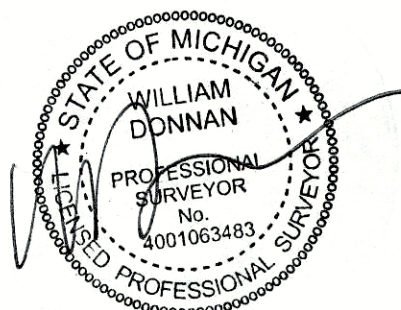
BENCH MARKS

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

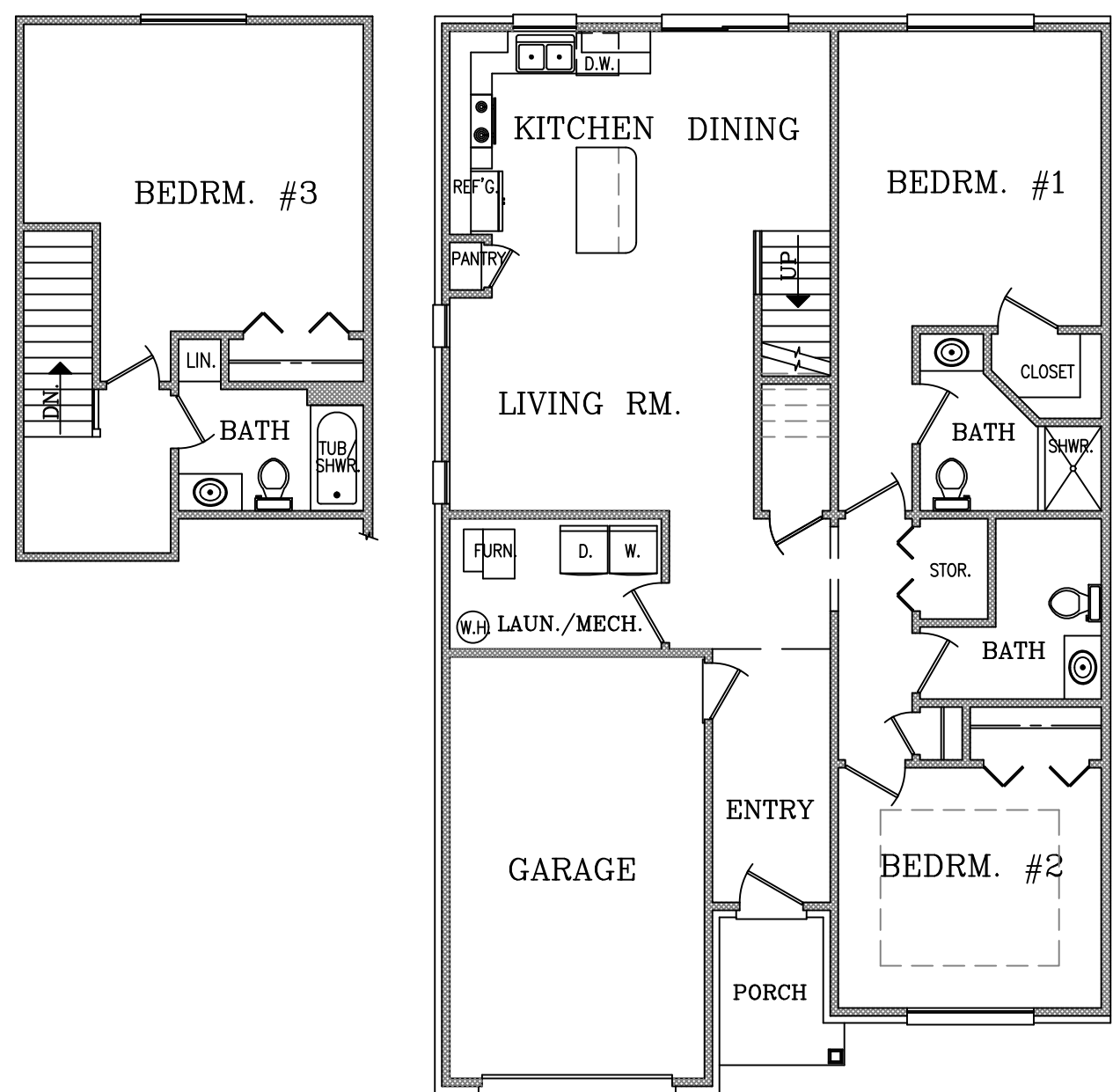
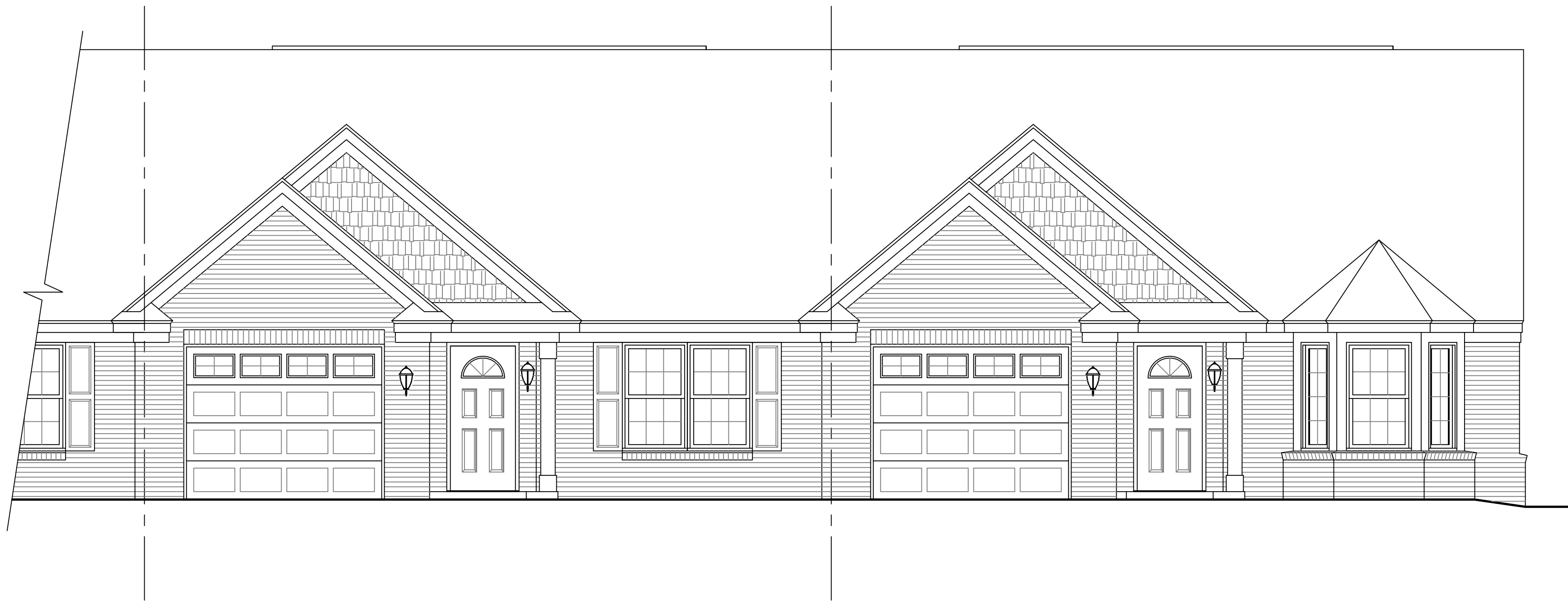
TOPOGRAPHIC & BOUNDARY SURVEY
28001 SEVEN MILE, 19017 FLORAL
& 19021 FLORAL
LIVONIA, MICHIGAN 48152

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

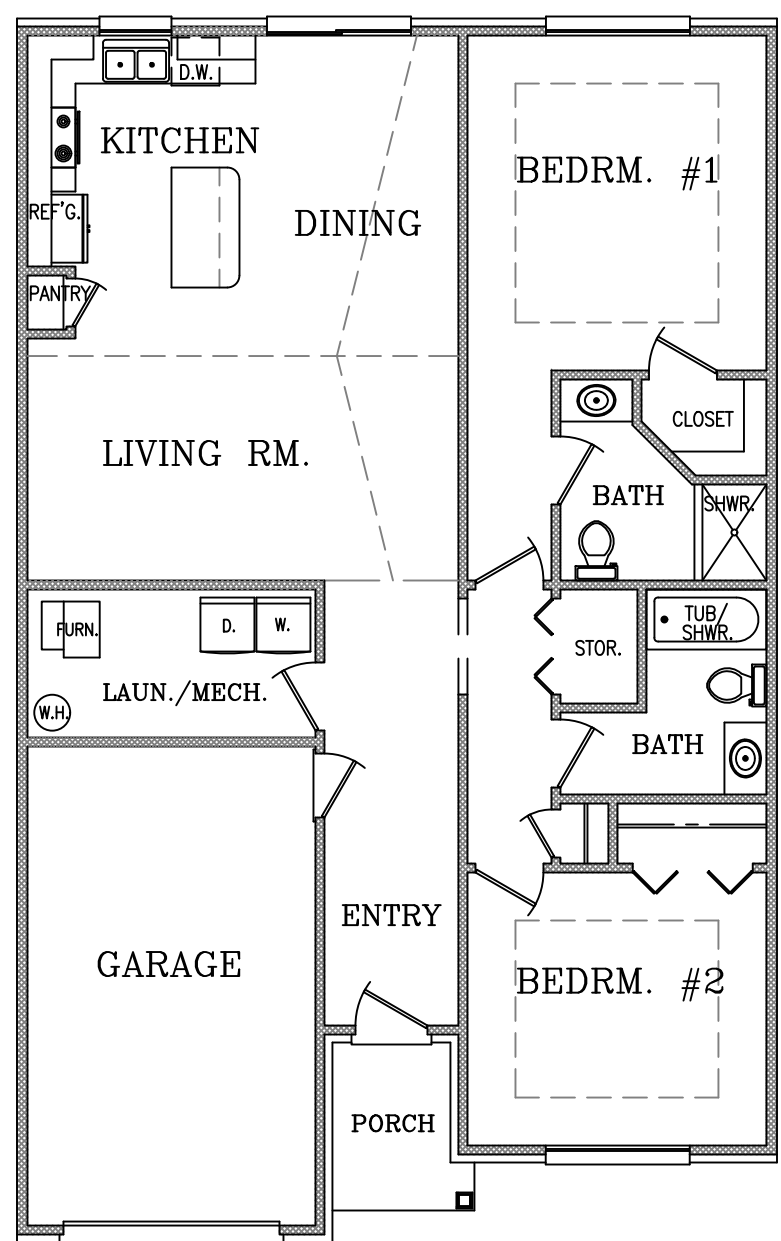
SH. 1 OF 1



28001 Seven Mile Rd.
Livonia – Wayne County, MI

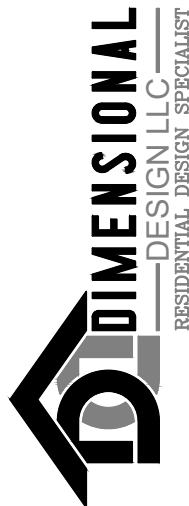


3 Bedroom Unit
1,653 Sq. Ft.



2 Bedroom Unit
1,266 Sq. Ft.

(734)427-0050



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

Builder:
Infinity Homes & Co.
42401 Grand River Ave – Suite #112
Novi, MI 48375
Phone: (248)449-8084 Fax: (248)449-8136
Website: InfinityHomesCorp.com

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design and floor plan configuration layout is
intended for the specific project and site.
Any reproduction or use of this document
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under the strictest terms of the law.

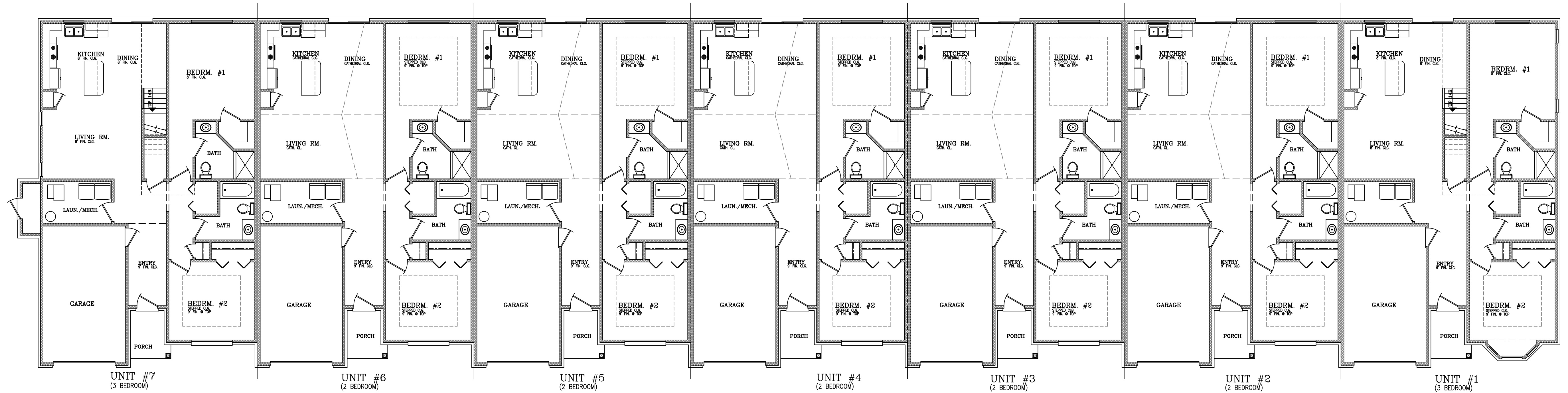
REVISION:

DATE:
7/10/2026

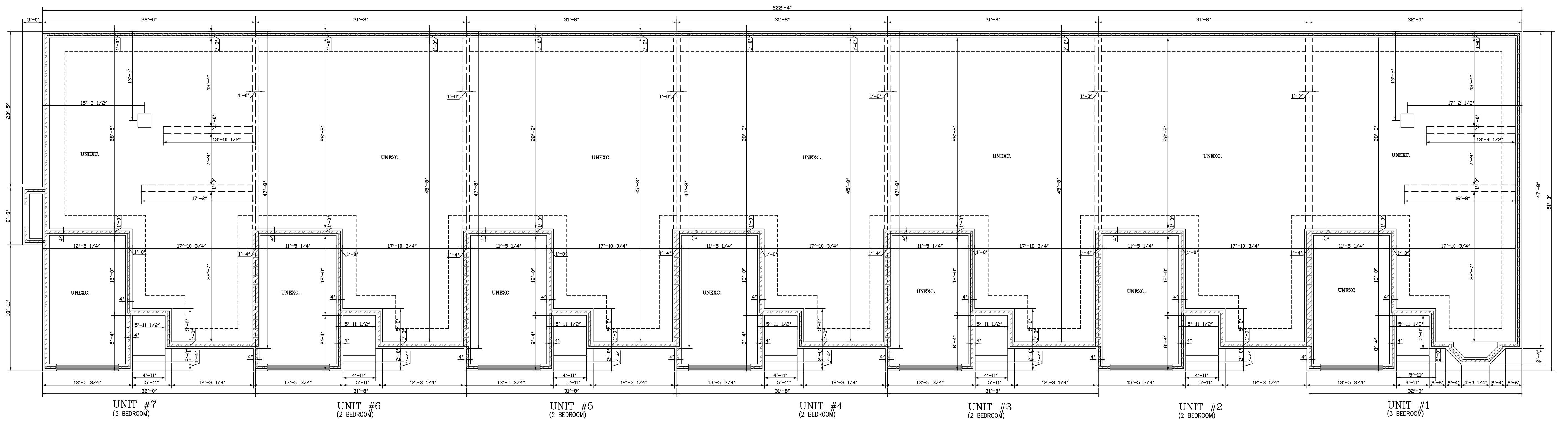
JOB# 260702

SHT. NO.

A-1

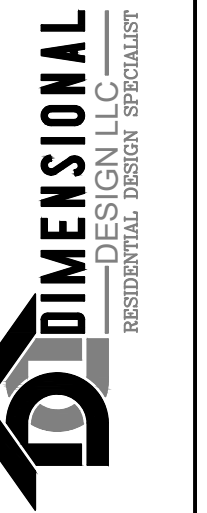


FLOOR PLAN - 7 UNIT BUILDING
SCALE: 1/8"=1'-0"



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

PROPERTY OF INFINITY HOMES & CO., ARCHITECTURAL
DESIGN AND FLOOR PLAN CONFIGURATION LAYOUT IS
THE PROPERTY OF INFINITY HOMES & CO. WITHOUT
ITS PRIOR WRITTEN AUTHORIZATION, NO REPRODUCTION
OF THIS DOCUMENT OR ANY PART THEREOF SHALL BE
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HOMES & CO.

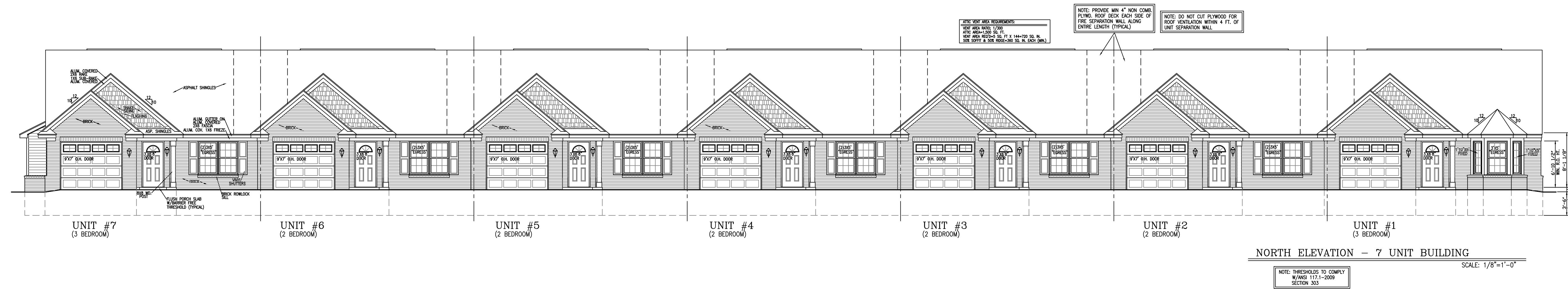
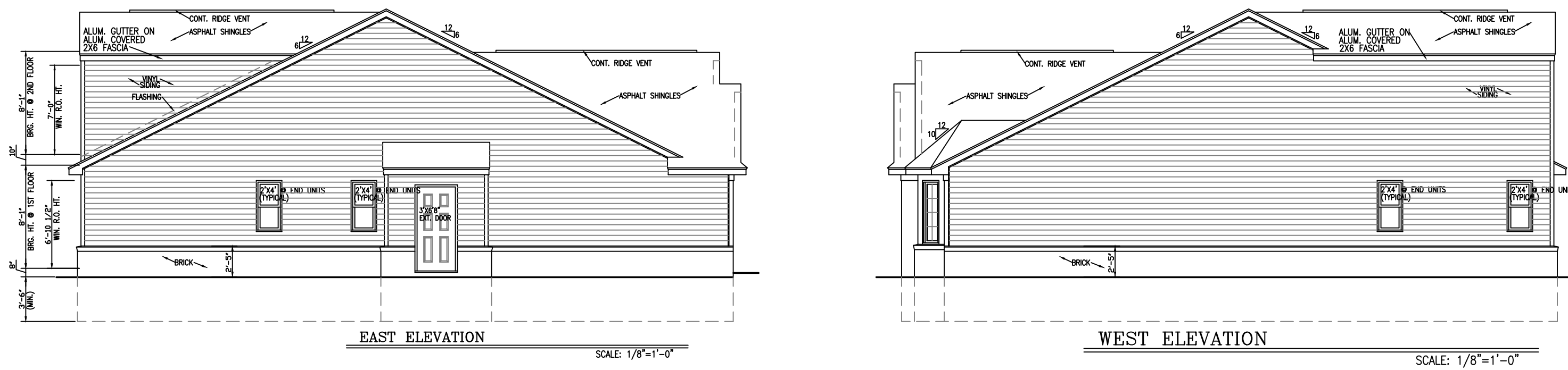
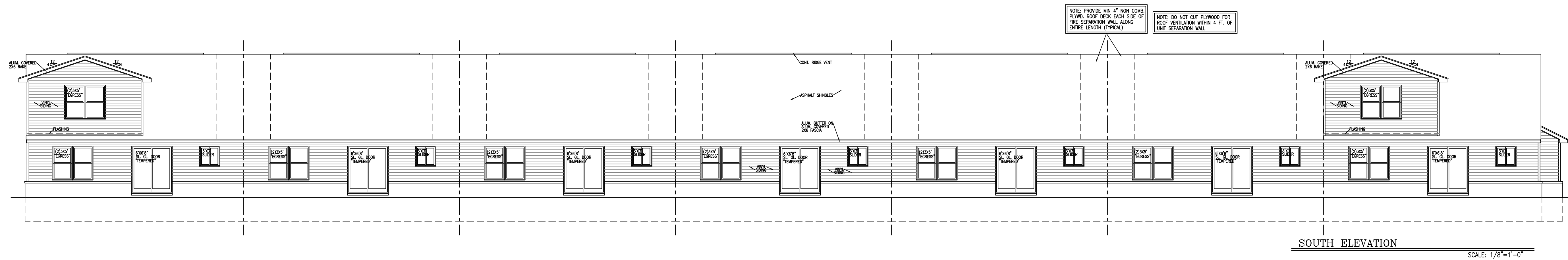
REVISION:

DATE:
7/10/2026

JOB# 260702

SHT. NO.

A-2







+ 42 SQ. FT.

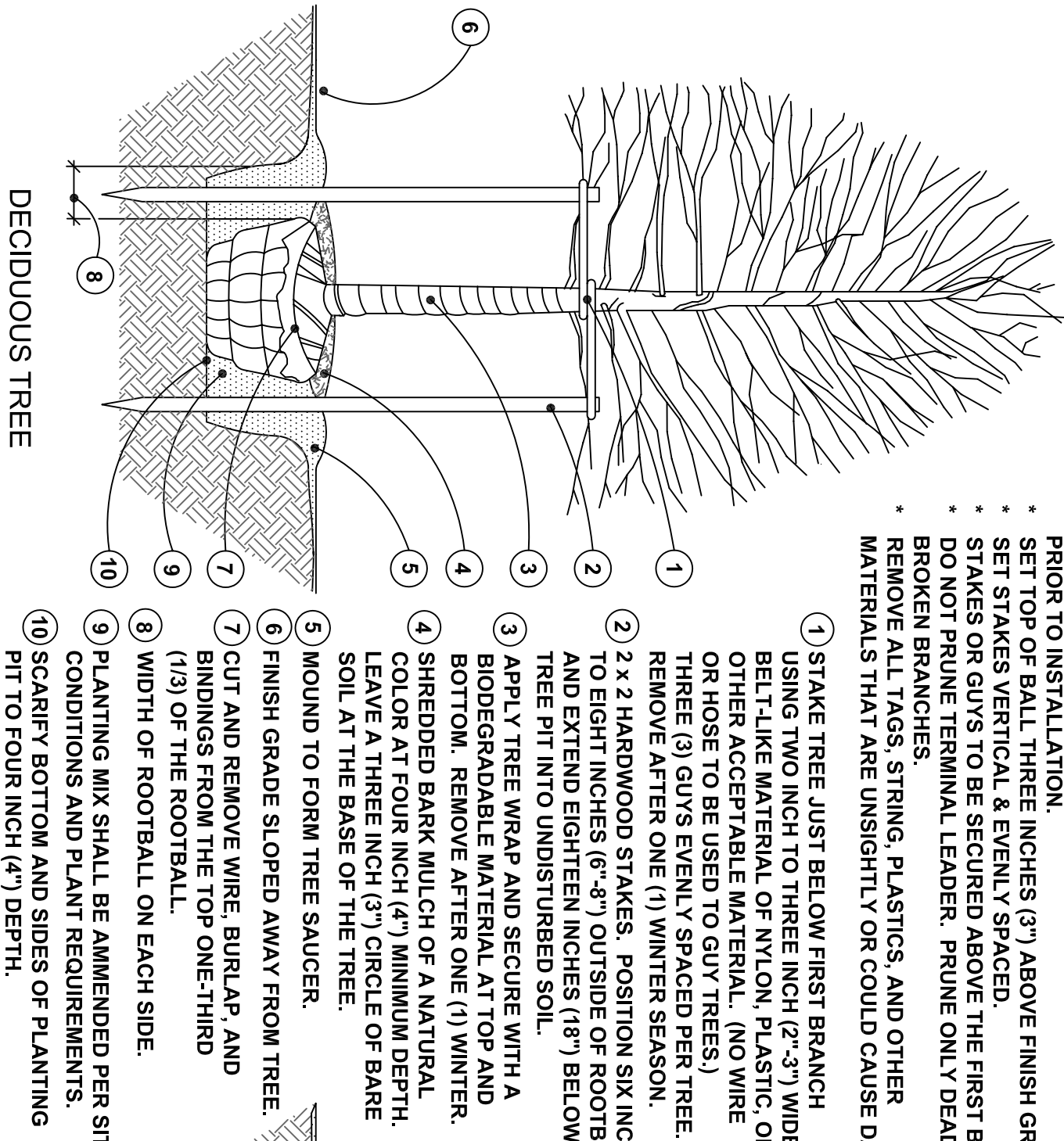
LANDSCAPE PLANTING NOTES:

PLANTING

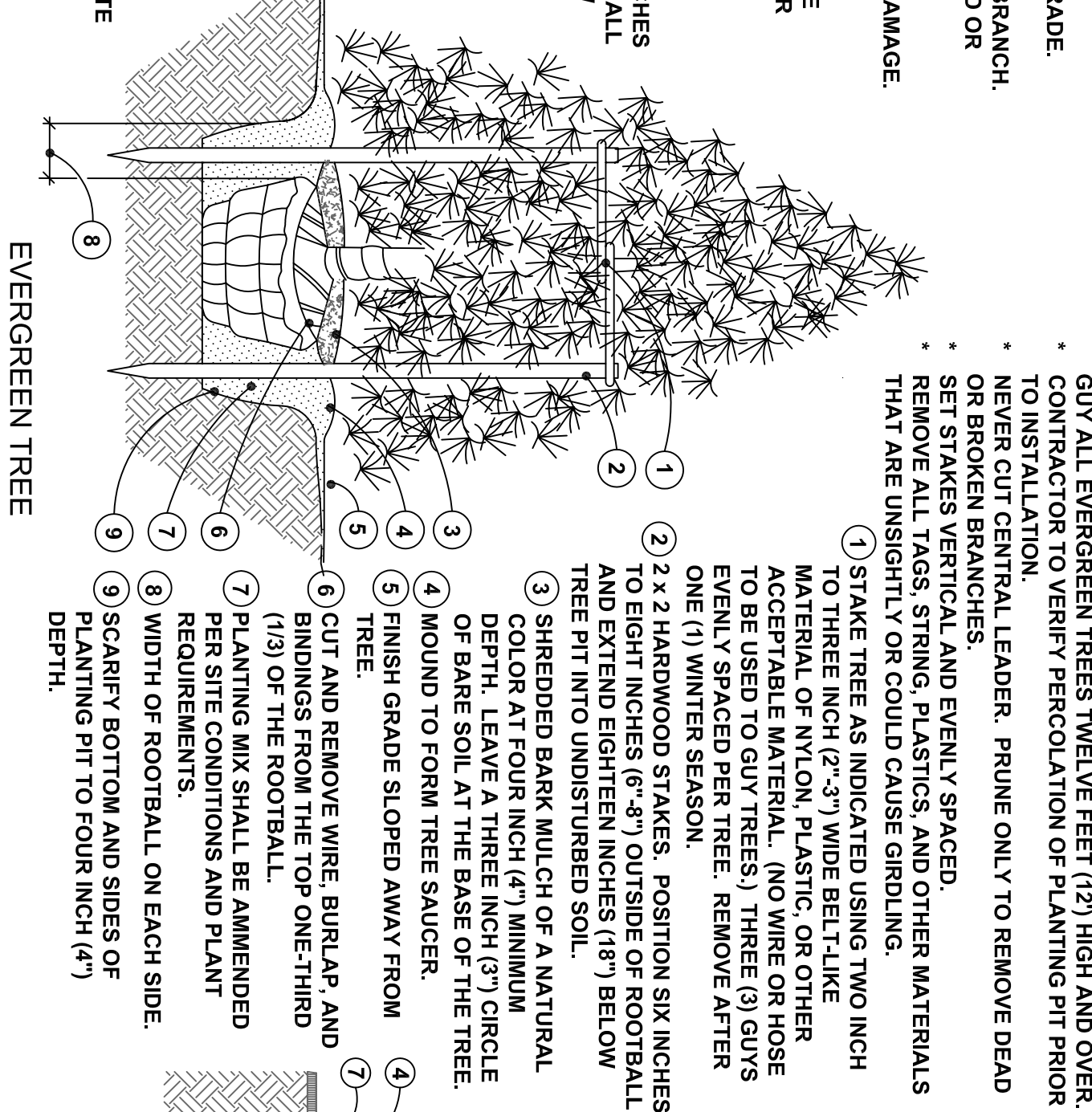
1. Installation of all plant material shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock* and with the specifications set forth by the City of Livonia, Michigan.
 2. The plant materials shall conform to the type stated on the plant list. 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 lawn areas to 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:

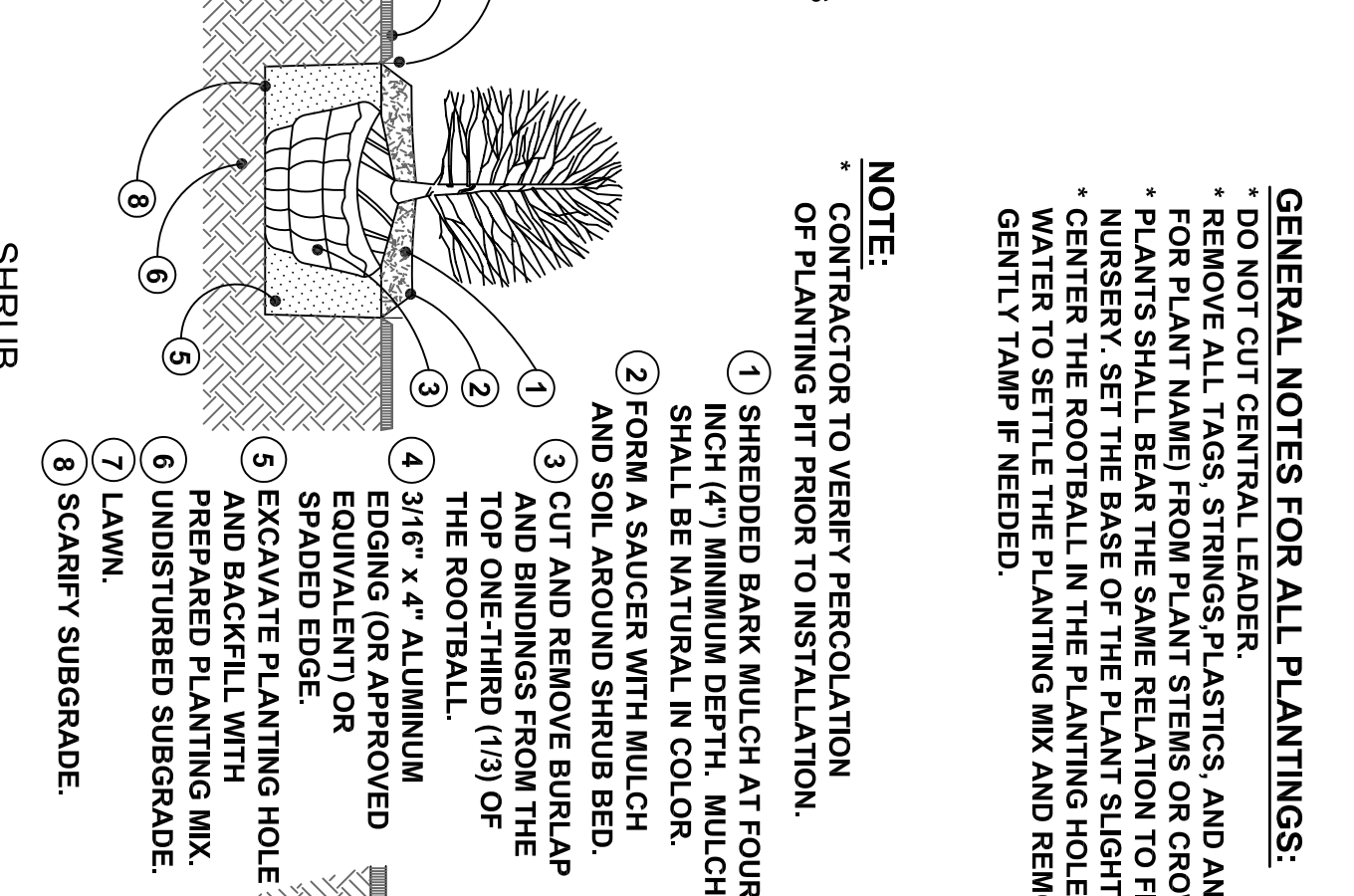
- STAKE TREES UNDER FOUR INCH (4") CALIPER.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- SET TOP OF BALL THREE INCHES (3") ABOVE FINISH GRADE.
- SET STAKES VERTICAL & EVENLY SPACED.
- STAKES OR GUYS TO BE SECURED ABOVE THE FIRST BRANCH; DO NOT USE TERMINAL LEADER. PRUNE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



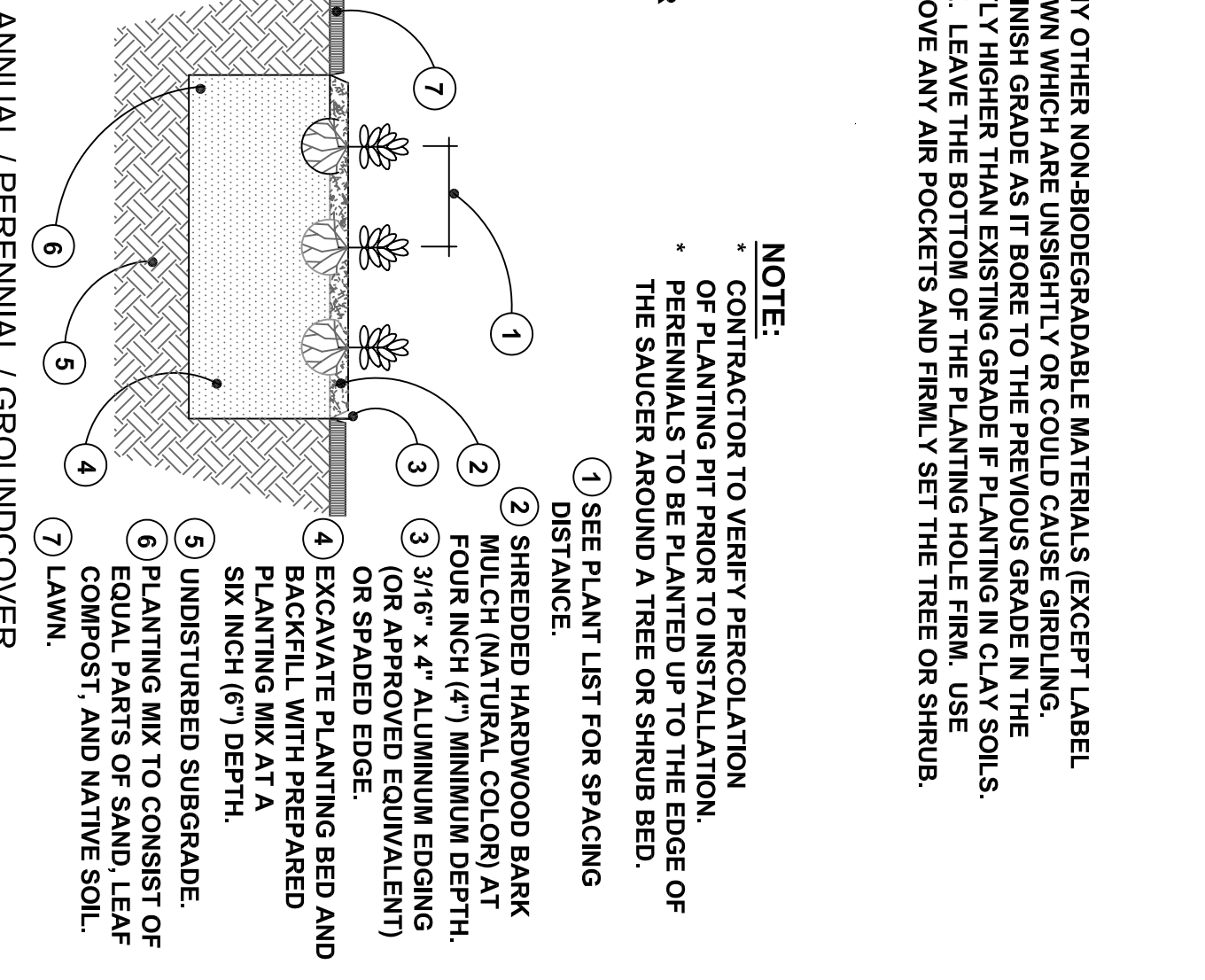
DECIDUOUS TREE



EVERGREEN TREE



SHRUB



ANNUAL / PERENNIAL / GROUNDCOVER

not to scale

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 "Bacon/Shear/Deplaf" 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

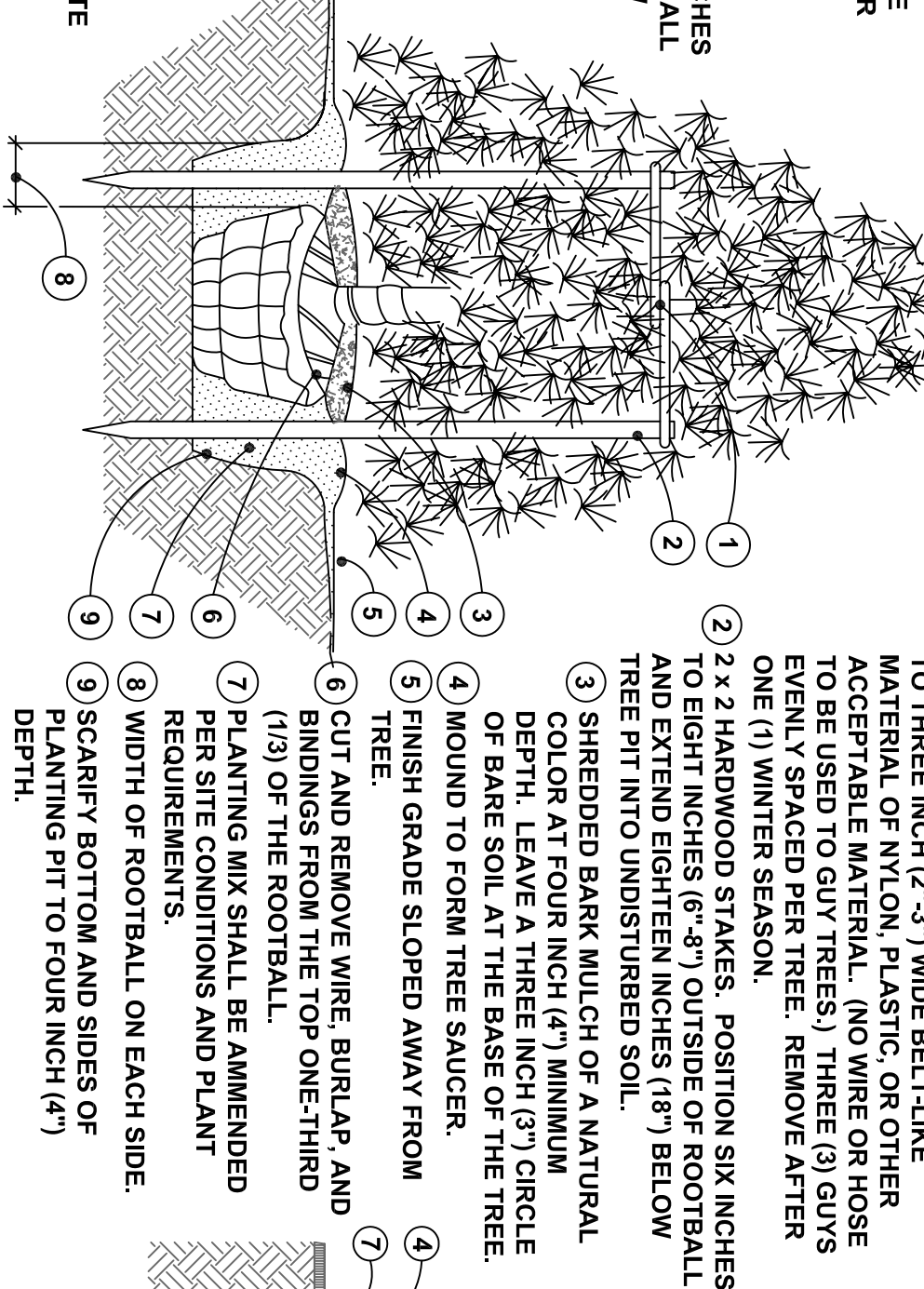
1. Do not plant deciduous or evergreen trees directly over utility lines or under overhead wires. Maintain a six foot (6') distance from the centerline of utilities and twenty feet (20') from the centerline of overhead wires for planting holes. Call MISS DIG forty-eight (48) hours prior to landscape 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.

NOTES:

- STAKE ALL EVERGREEN TREES UNDER TWELVE FEET (12') HIGH.
- GUY ALL EVERGREEN TREES TWELVE FEET (12') HIGH AND OVER.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- SET STAKES VERTICAL & EVENLY SPACED.
- STAKES OR GUYS TO BE SECURED ABOVE THE FIRST BRANCH; DO NOT USE TERMINAL LEADER. PRUNE ONLY TO REMOVE DEAD OR DISEASED BRANCHES.
- REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIBBLING.



LANDSCAPE CALCULATIONS:

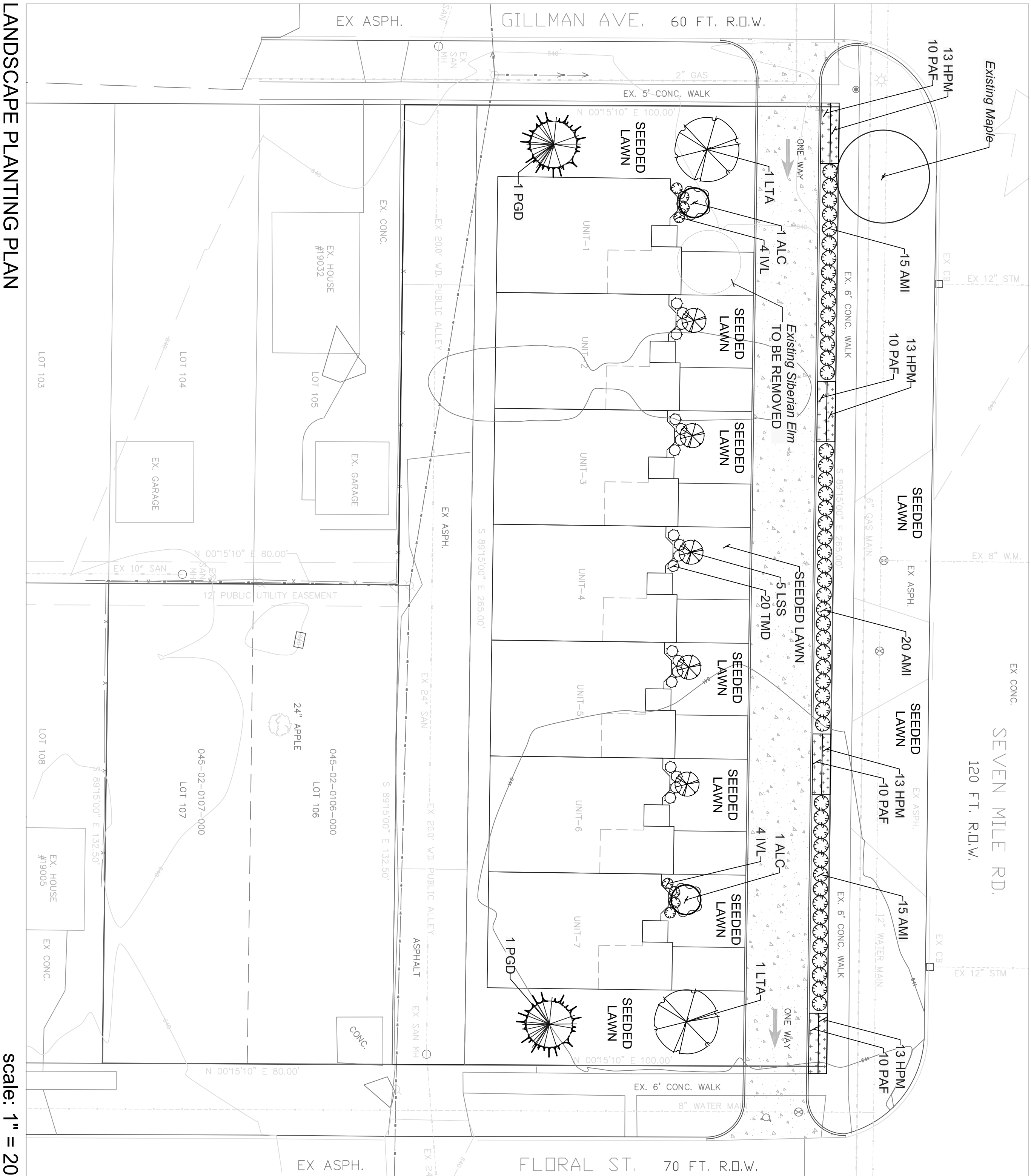
FRONTAGE LANDSCAPING
Seven Mile Road (285 I.F.)

- * 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

KEY CITY BOTANICAL NAME	COMMON NAME	SIZE
Frontage Landscaping (Seven Mile Road)		
A.L.C. 2	Cornus Spineberry	2' cal. B&B
A.L.C. 2	Amelanchier laevis, 'Crimus'	36" ht. 5 gal pot
AMI 50	Aronia melanocarpa, 'Innocent'	36" ht. 5 gal pot
AMI 8	Ilex virginica 'Little Henry'	30" ht. 3 gal pot
LSS 5	Liquidambar styraciflua 'Slender Silhouette'	37' cal. B&B
LTA 2	Liriodendron tulipifera 'Arnold'	37' cal. B&B
TMD 20	Taxus x media 'Densiformis'	36" ht. B&B
HPM 52	Hemerocallis sp. 'Pardon Me'	1 gal. pot, 30" o.c.
PFM 40	Fernoxylon sp. 'Pardon Me'	1 gal. pot, 30" o.c.
PGD 2	Picea glauca 'Densata'	1 gal. pot, 42" o.c.
PGD 2	Picea glauca 'Densata'	8' ht. B&B



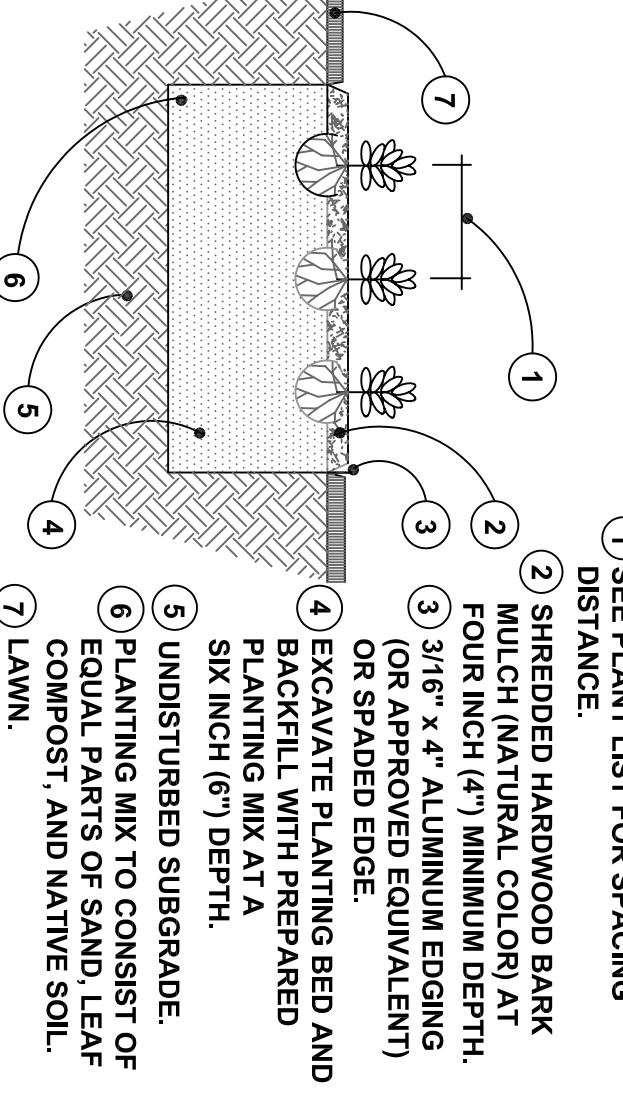
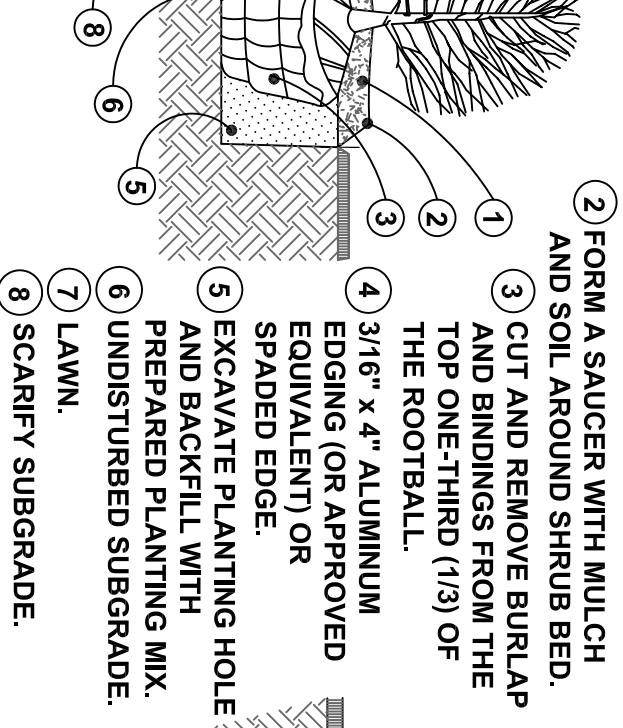
LANDSCAPE PLANTING PLAN

Scale: 1" = 20'

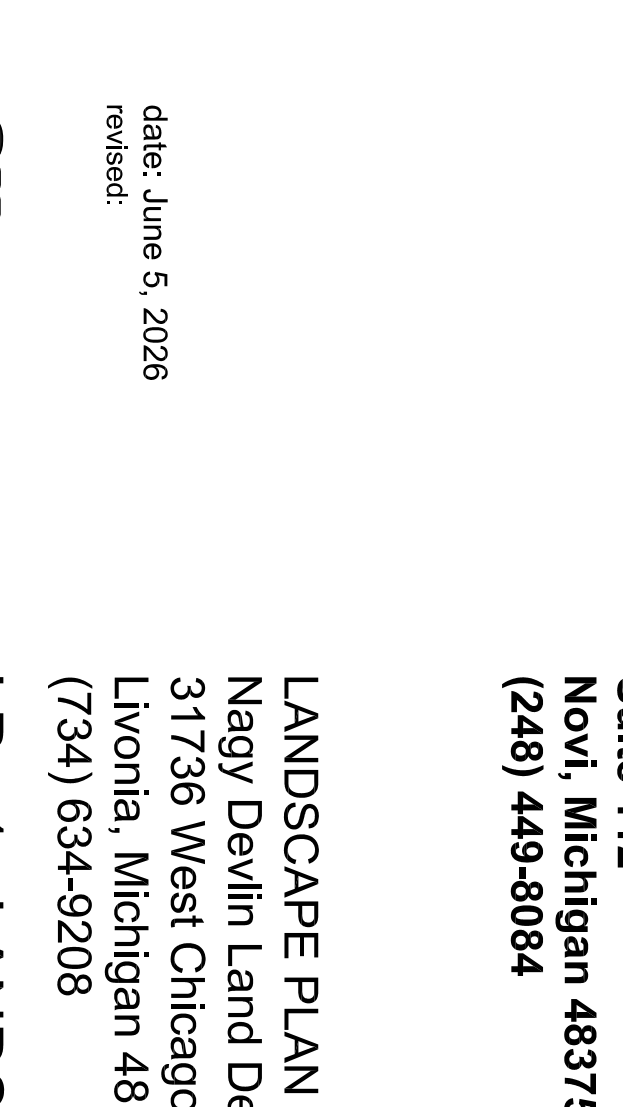
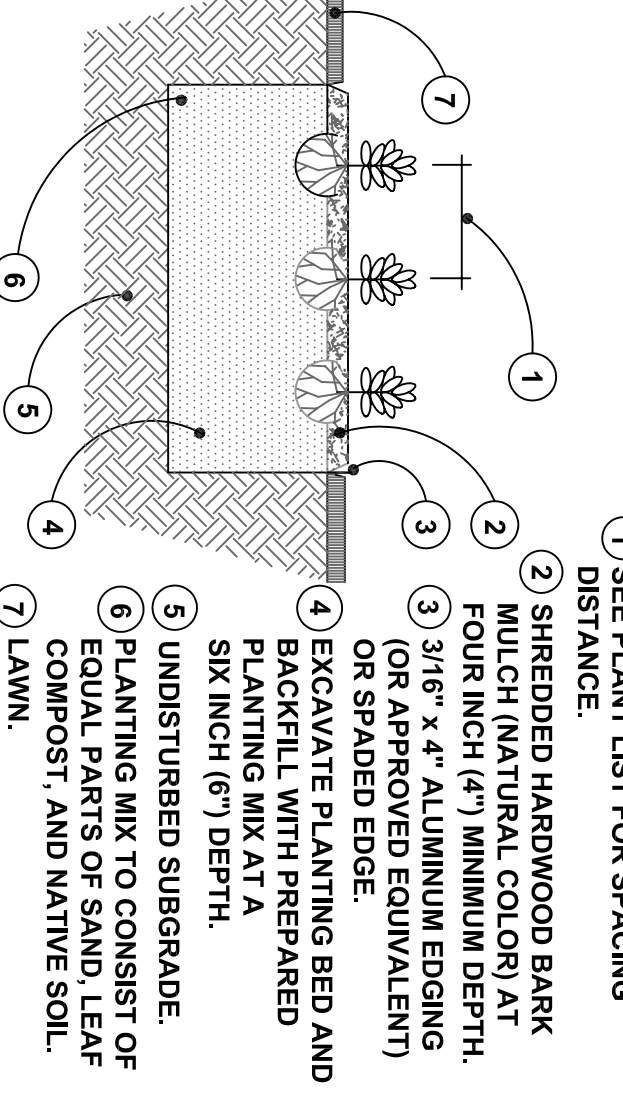
GENERAL NOTES FOR ALL PLANTINGS:

- * 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 GIBBLING.
- * 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.
 - * PERENNIALS TO BE PLANTED UP TO THE EDGE OF THE SAUCER AROUND A TREE OR SHRUB BED.



- 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.



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

LANDSCAPE PLAN BY:
Nagy Devlin Land Design
31736 West Chicago Ave.
Livonia, Michigan 48150
(734) 634-9208

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

DATE: June 5, 2026
REVISED:

811
Know what's below.
Call before you dig.

BASE DATA PROVIDED BY ANGLE DESIGN & ENGINEERING.

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 24, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-07-02-21 – #28001 Seven Mile Road (Infinity Homes)

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 parcels are assigned the addresses of **#28001 Seven Mile Road, #19017 Floral Avenue and #19021 Floral Avenue**. If the project is approved, new addresses will be assigned for the residences along Seven Mile Road, while the Floral Avenue Homes will retain their existing addresses.
2. The existing parcel is currently serviced by public sanitary sewer, water main and storm sewer. There is no information on proposed usage and flows for the development with the submittal, but we do not believe there will be any adverse effects on the existing systems based on the proposed usage.
3. The submittal indicates that the storm sewer will discharge to the existing system within the Seven Mile Road right-of-way which is owned by Wayne County. The petitioner will need to submit drawings to the County permitting of the storm system and detention which will be required per the Wayne County Storm Water Ordinance.
4. The owner indicates that they intend to vacate the existing alley to the rear of the Seven Mile Road property. Once the project is approved the owner will need to submit to the City Clerks office for the proposed vacation. They will also need to submit an application to the City Assessor's office for the proposed lot combination.

To: Mr. Kristoffer Canty
Re: Petition 2026-07-02-21 – 28001 Seven Mile Road

August 24, 2026
Page 2

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 dark 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
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

Project Description

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.

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



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

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 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.

September 1, 2026, Public Hearing:

The petitioner submitted site plans and renderings depicting a rectangular building containing multiple levels of crypts, with the crypt system supported by reinforced concrete walls, slabs, footings, and an approximately 8-inch-thick concrete base slab. The building section indicates seven crypt levels, with additional treatment above the upper level.

With an overall height of approximately 21 feet 5 inches, the exterior materials consist primarily of brick veneer and a direct-applied exterior finish system (stucco) over concrete, accented with polished granite. The plans specify Polished Rosa Porrino granite at the crypt/niche fronts and Polished Impala Black granite for trim and fixed panels. Other exterior components include pre-finished metal flashing, a concrete sidewalk with broom finish, and bronze rosettes and brass anchor/hanger assemblies associated with the crypt fronts. Overall, the design presents a masonry and granite appearance, with the granite crypt fronts forming the dominant portions of the principal elevations and brick/stucco used along the building's exterior walls and ends.

Approving Resolution: That the request to construct a mausoleum in the Mt. Hope Memorial Gardens cemetery at 17840 Middle Belt Road is hereby approved, subject to City Council approval and the following conditions:

1. That the Site Plans, Building Sections, and Elevations dated May 20, 2026, as revised, prepared by Matthews Gibraltar Mausoleum Construction Company, is hereby approved and shall be adhered to;
2. That all disturbed lawn areas shall be sodded in lieu of hydroseeding;
3. That the landscaping shown on the above-referenced Landscape Plan shall be installed to the satisfaction of the Inspection Department and thereafter shall be properly and permanently maintained;

PUBLIC HEARING

ITEM 3

4. The plans referenced in this approving resolution shall be submitted to the Inspection Department with the building permit application(s); and
5. Per Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for one (1) year from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void after the one (1) year period.

Denying Resolution: That the request to construct a mausoleum in the Mt. Hope Memorial Gardens cemetery at 17840 Middle Belt Road, is hereby denied for the following reasons:

1. The intensity of the proposed use would negatively affect the neighboring properties.
2. The proposal significantly impacts adjoining parcels, public services, and community planning efforts; and
3. The petitioner has failed to comply with all the necessary concerns for the safety and welfare of the City and its residents.



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

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

530 CHESTNUT RIDGE ROAD
WOODCLIFF LAKE, NEW JERSEY

JULY 2026

PLANS PREPARED BY KCI TECHNOLOGIES INC

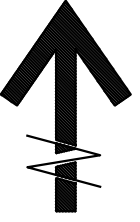
C-001	COVER SHEET
C-100	OVERALL EXISTING CONDITIONS PLAN
C-110	SOIL EROSION & SEDIMENT CONTROL PLAN
C-120	EXISTING CONDITIONS & REMOVALS PLAN
C-130	SITE PLAN
C-150	GRADING & DRAINAGE PLAN
C-500	CIVIL DETAILS

OWNER:

MIDWEST MEMORIAL GROUP LLC
17800 MIDDLEBELT RD
LIVONIA, MI 48152

APPLICANT:

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

[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

KCI

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

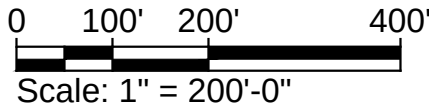
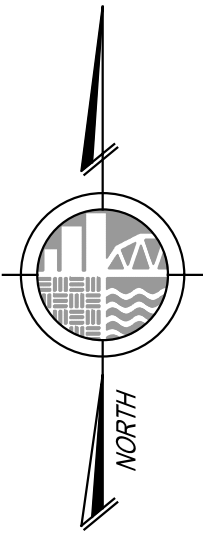
COVER SHEET

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

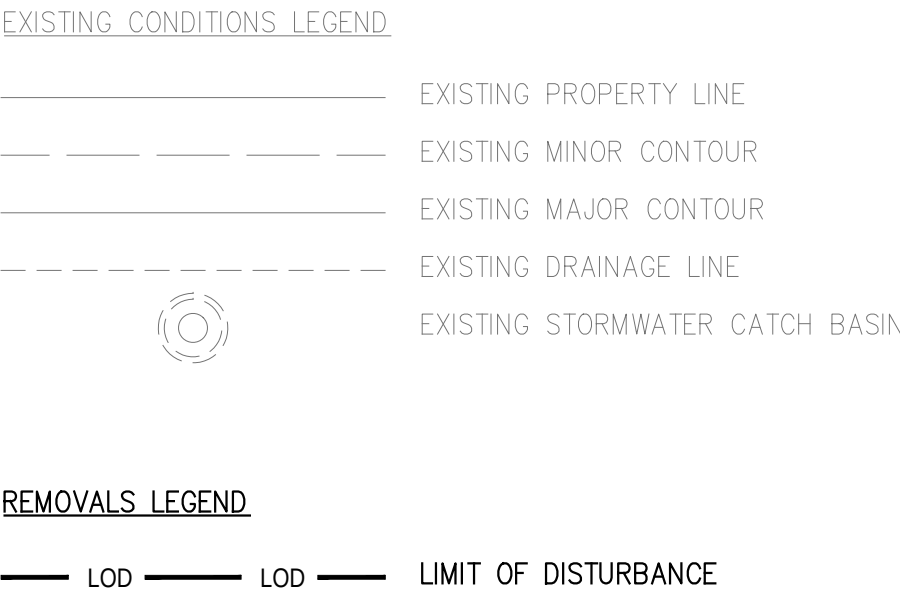


OVERALL EXISTING CONDITIONS LEGEND
——— PROPERTY LINE
——— PLAN INSET

BACKGROUND NOTES:

- BACKGROUND INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY ENTITLED, "TOPOGRAPHIC SURVEY MT. HOPE MEMORIAL GARDENS" PREPARED BY MICHAEL L. PRIEST & ASSOCIATES, INC. DATED 05/18/2026.
- THE VERTICAL ORIENTATION AS SHOWN HEREON HAS BEEN TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- LEGAL DESCRIPTION PER TAX RECORDS, NOTE THAT NO BOUNDARY SURVEY WORK HAS BEEN DONE.
- 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 PROC. 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, N23°09'56"W 58.26 FEET, N69°36'10"W 129.66 FEET, N45°54'29"W 96.29 FEET, N36°11'48"W 104.39 FEET, N38°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
- BENCHMARK: NAVD88
- BM #1
MAG NAIL SET IN PAVEMENT N.E. CORNER OF SITE -5.0' SOUTH OF "Z3 GARDEN" SIGN
ELEVATION: 635.14
- BM #2
SET IRON ROD WITH RED CAP -75 FEET SOUTH OF SOUTHEAST CORNER OF MAUSOLEUM
ELEVATION: 638.27

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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 (NAVDA88)

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

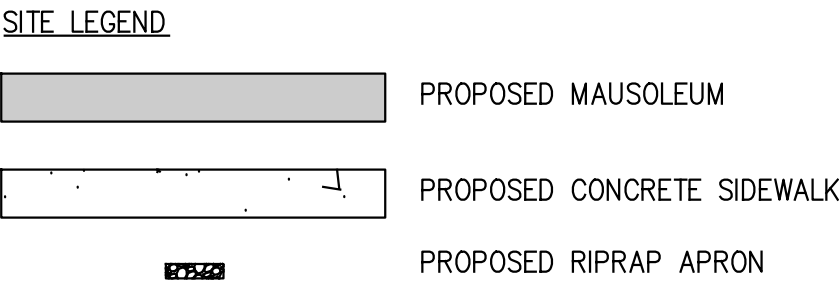
7. TRENCHES UNDER OR WITHIN 3 FT. OF EXISTING OR PROPOSED PAVEMENTS, DRIVEWAYS, AND/OR SIDEWALKS SHALL BE BACKFILLED AND COMPACTED WITH M.D.O.T. CLASS II SAND.

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**

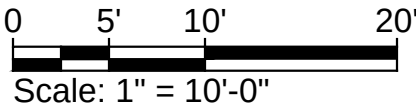
EXISTING CONDITIONS & REMOVALS PLAN

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

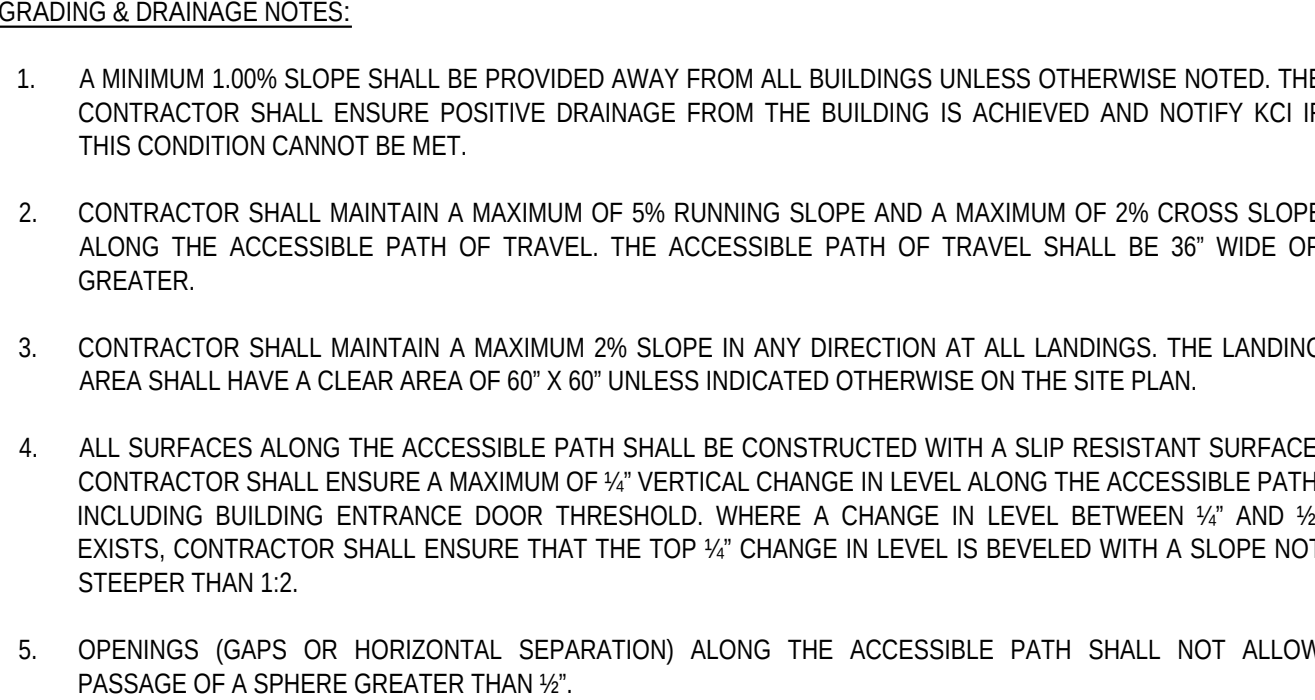
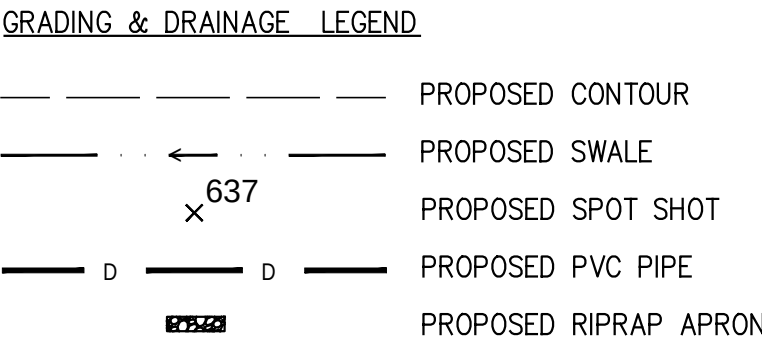
12/31/2026

SHEET TITLE

SITE PLAN

PROJECT NO.	00048423 00
SCALE	AS SHOWN
DATE	07/27/2021
DRAWN BY	PF/BJ
CHECKED BY	MJK/DWN

C-130

[illegible]

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

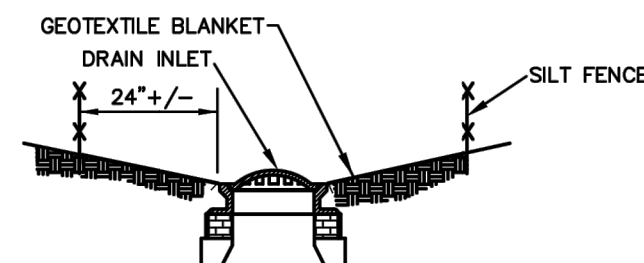
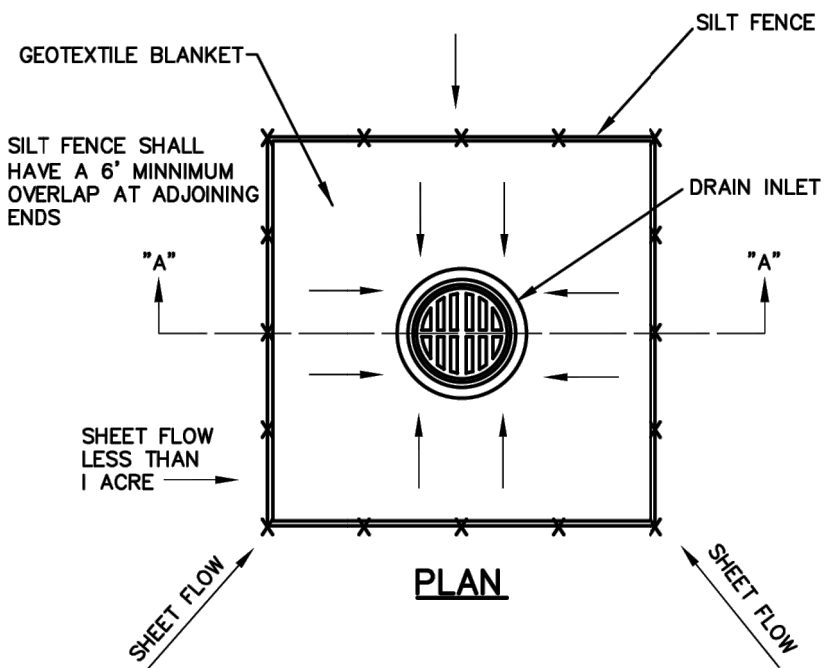
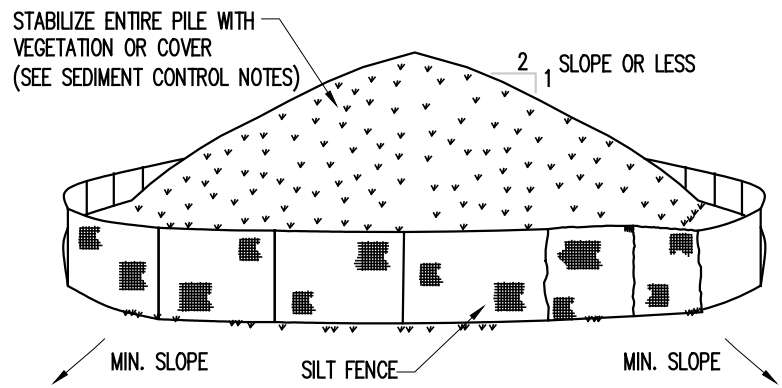
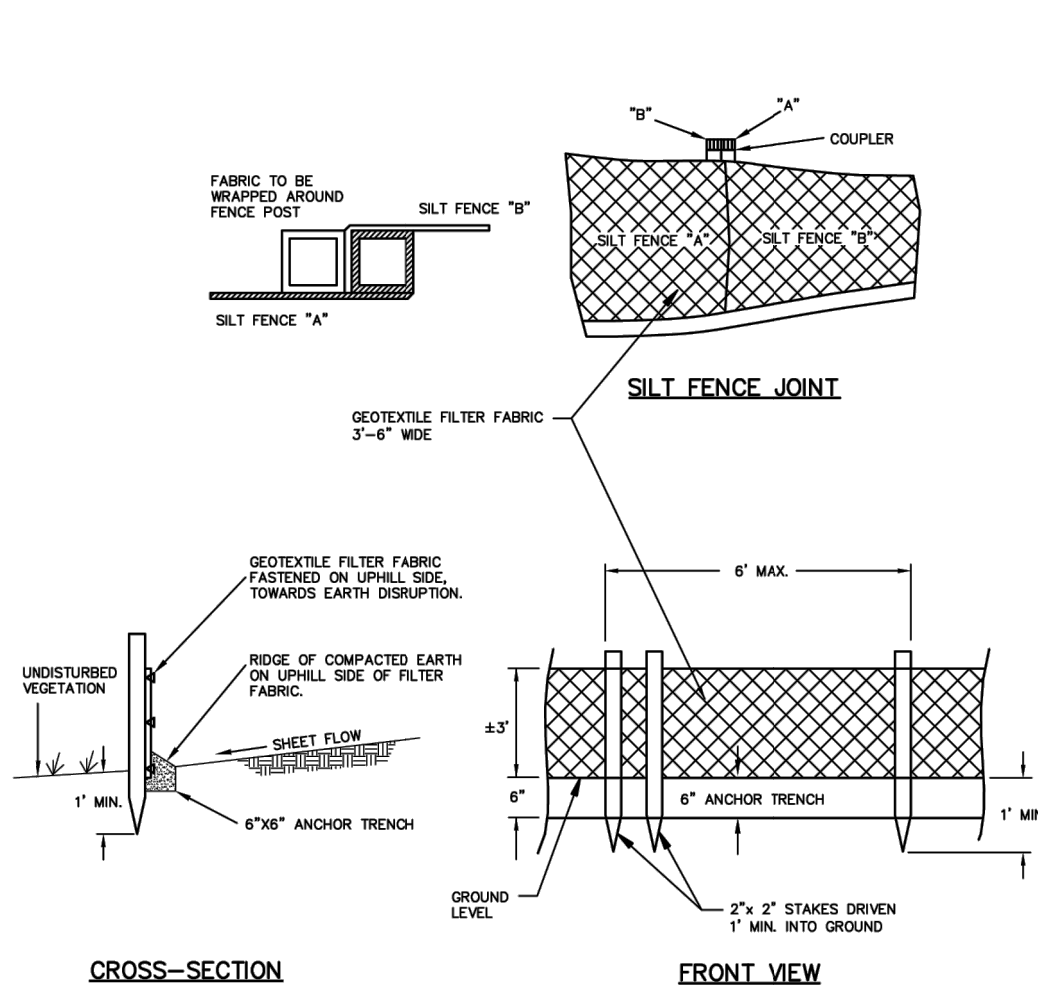
DRAWING NO.

C-150

6 OF 7 SHTS

FILE NAME: P:\00048\00048423_002\10_Dwg\SCADD-C-500 Civil Details.dwg PLOT TIME: Monday, July 27, 2026 - 11:16 AM BY: Patrick Flg

1 0.5 0 1 2 3



A
C-500

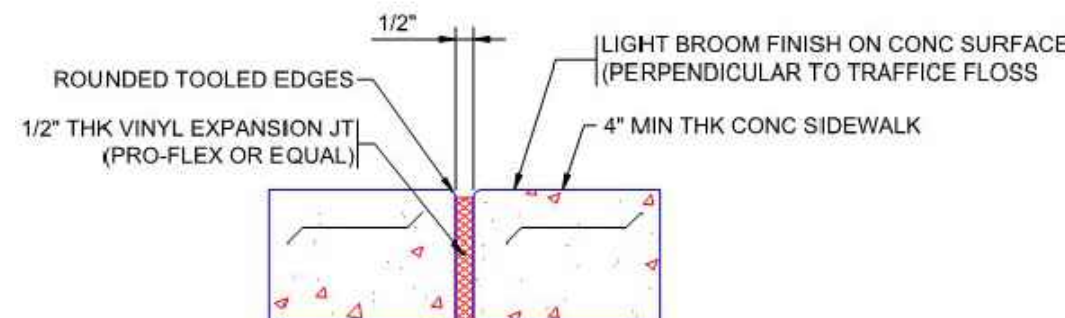
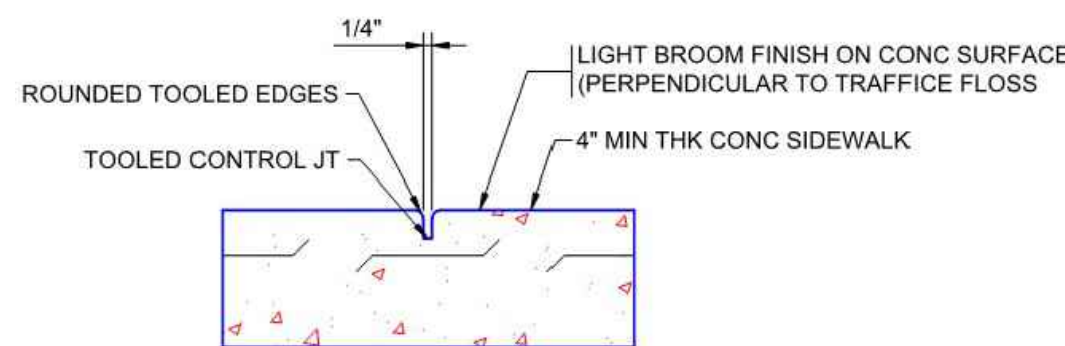
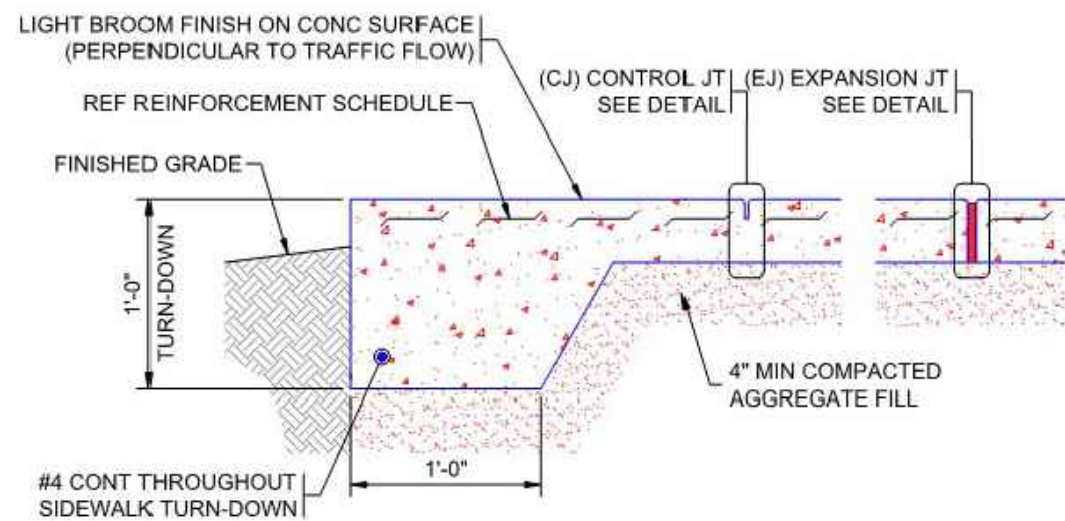
SILT FENCE
N.T.S.

B
C-500

SOIL STOCKPILE
N.T.S.

C
C-500

INLET PROTECTION
N.T.S.

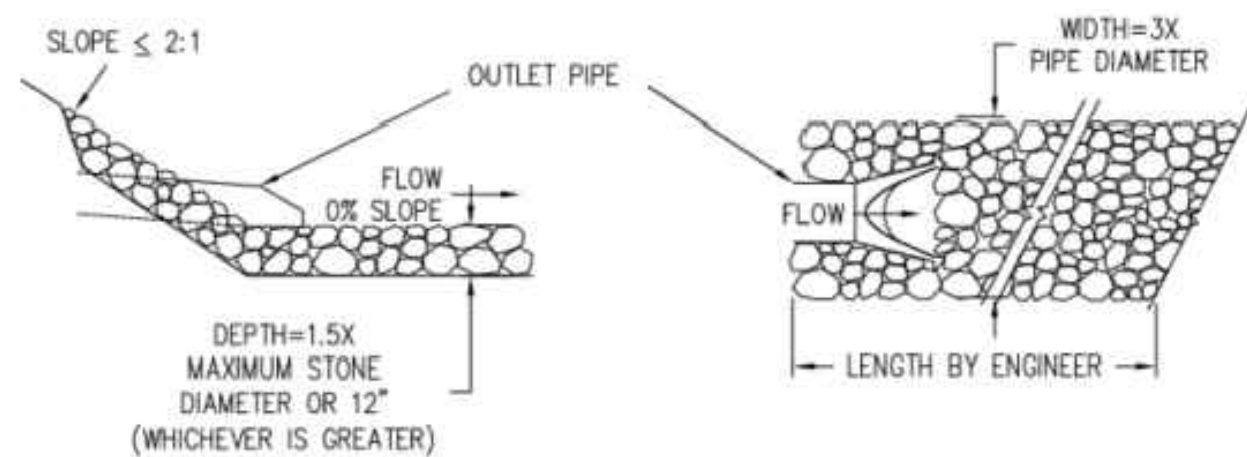


NOTES:

1. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE LOCATION AND SPACING REQUIREMENTS FOR THE CONCRETE SIDEWALK EXPANSION AND CONTROL JOINTS.

D
C-500

CONCRETE SIDEWALK DETAIL



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:

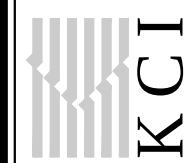
1. NON-WOVEN GEOTEXTILE FABRIC SHOULD BE INSTALLED PRIOR TO RIPRAP PLACEMENT, WITH UPPER END AND TOE END OF FABRIC BURIED OR ANCHORED TO PREVENT MOVEMENT.

E
C-500

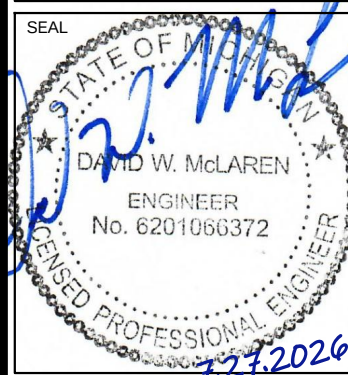
RIPRAP APRON
N.T.S.

NO.	DATE	REVISION	BY

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



SHEET TITLE
CIVIL DETAILS

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

DRAWING NO.
C-500
7 OF 7 SHOTS





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 blue 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

MISCELLANEOUS

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

Page 2

substations, 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.

September 1, 2026 Public Hearing:

It is recommended that the Planning Commission set **Tuesday, September 22, 2026**, as the date for the required public hearing regarding this petition.

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.

September 1, 2026 Public Hearing:

It is recommended that the Planning Commission set **Tuesday, September 22, 2026**, as the date for the required public hearing regarding this petition.

**MINUTES OF THE 1,248th PUBLIC HEARINGS AND REGULAR MEETING
HELD BY THE CITY PLANNING COMMISSION
OF THE CITY OF LIVONIA**

On Tuesday, August 11, 2026, the City Planning Commission of the City of Livonia held its 1,248th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

Members present:	Wafa Dinaro	Patrick Droze	David Bongero
	Sam Caramagno	Peter Ventura	Ian Wilshaw

Members absent: Glen Long

Mr. Jacob Uhazie, Assistant Planning Director, Kristoffer Canty, Planner IV, and Erika Goff, Administrative Assistant, were also present.

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

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

Mr. Wilshaw: Thank you, Mr. Secretary. Mr. Uhazie.

Mr. Uhazie: Thank you, Mr. Chair. As stated, this is a request to rezone the property from C-1, Local Business, to C-2, General Business. The petition site is 1.32 acres in size and is currently a vacant lot. The petitioner has proposed to operate a Jiffy Lube quick service oil change center, which under section 6.06 of the zoning ordinance, is treated as a waiver-use. All repairs are required to be carried out within the enclosed building. Automobile repair shops shall have direct access to a major thoroughfare, and outdoor storage of disabled, damaged, or unlicensed vehicles is prohibited. The surrounding neighborhoods include, to the north, the Canterbury Park apartment complex zoned NM1. To the south across Seven Mile is the Pearson Center, zoned C-1. Across, east across Mayfield is a memory care facility zoned NM3, and to the west is the commercial retail shopping plaza zoned C-1. The purpose of the rezoning is to operate automotive service center use on the property. The concept site plan proposes a 2,944-square-foot Jiffy Lube located at the front of the property. The setbacks would be 15 feet from the front, with a side yard setback of over eight feet, which complies with the zoning ordinance. Access to the site would be provided via two drive approaches: one connection from the existing parking lot to the west via an easement, and one approach from Mayfield Avenue to the east. There is a proposed dumpster to the northwest of the building at the center of the lot shown here. The future land use plan for this site identifies it as Commercial Corridor. Livonia Vision 21 describes appropriate land uses to include office, general retail, commercial, food service, townhomes, apartments, and attached and upper story residential uses. Automotive-oriented uses such as gas stations, auto repair, or drive-through facilities may be appropriate in certain instances. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated July 14, 2026, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed rezoning at this time, but would like to note the following items: 1. The subject parcel is assigned the address of #32520 Seven Mile Road. 2. The existing parcels are currently serviced by public sanitary sewer, water main, and storm sewer. Proposed utility services are not shown on the submitted plan, but we do not believe there*

will be any adverse effects on the existing systems with the proposed usage. 3. The proposed development will be required to conform to the current version of the Wayne County Storm Water Ordinance, including detention. Storm water reviews for the site may be completed by either City of Livonia or Wayne County, depending on the outlet chosen for site storm water. 4. The owner will need to provide copies of the access easement for the proposed cross- traffic parking access for our records. 5. If the project is approved, engineering drawings will need to be submitted to this department and possible Wayne County for review and permitting." The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated July 16, 2026, which reads as follows: *"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."* The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated July 15, 2026, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is signed by Brendan Adams, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated July 27, 2026, which reads as follows: *"Pursuant to your request, the above-referenced Petition has been reviewed. 1. An enclosure of sufficient height to completely screen the dumpster is required on three (3) sides of the waste receptacle, with a solid gate on the fourth side. The height of the enclosure must be not less than six (6) feet or at least one (1) foot above the height of the dumpster, whichever is greater. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid fiberglass panel and, when not in use, closed at all times. The enclosure must be constructed of the same or compatible material and colors as the principal building in terms of texture and quality. 2. Exterior lighting sources shall be designed, constructed, located, and maintained in a manner that minimizes light trespass onto neighboring properties and public ways. The light trespass from a property shall not exceed 0.5-foot-candles at the property line, measured five (5) feet from the ground. 3. Signage must be conforming or a variance from the Zoning Board of Appeals would be required. This Department has no further objections to this Petition."* The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated July 22, 2026, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. As there are*

no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal." The letter is signed by Ermon Sims, Chief Accountant. The next letter is from the Treasurer's Department, dated July 15, 2026, which reads as follows: *"The owner is current of their property tax."* The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

- Mr. Wilshaw: Are there any questions for planning staff?
- Ms. Dinaro: A question on the land use in the Vision 2021. This wouldn't fit what we're looking for. We are looking for more commercial corridors. Is that correct?
- Mr. Uhazie: The future land use identifies it as commercial corridor, but the description in the master plan says that auto-centric uses like this are only appropriate in certain instances. So extra care should be considered if this is an appropriate commercial corridor for heavily auto-dependent uses.
- Ms. Dinaro: Thank you.
- Mr. Wilshaw: Thank you, Ms. Dinaro. Any other questions? Mr. Bongero?
- Mr. Bongero: Mr. Uhazie, would this site require a privacy wall, concrete or other?
- Mr. Uhazie: It would require some sort of property wall from-- to separate from the residential.
- Mr. Bongero: Okay, that's what I thought. Thank you.
- Mr. Wilshaw: Thank you, Mr. Bongero. Any other questions? All right. Before we get started, I always like to say, just as a reminder to folks, that this is a rezoning request. We do have a conceptual site plan that we've seen, and you've heard some communication from some of the city departments regarding that site plan. However, our charge today is to look at the zoning from C1 to C2. That's what we're going to try to focus primarily on. We can't deny or discount the fact that they have given us the proposed use for this property. We're going to take that into account. But our mission for today is to get the zoning taken care of and decision made on that. If this goes forward with the rezoning request, then a site plan would be the next step that comes back to us, where we talk in detail about that site plan and the contents thereof. So, with that caveat in mind, Is the petitioner here this evening? We will

need your name and address for the record please. Good evening.

Mr. Jahns: Good evening, Reid Jahns. Address 100 Camelot Drive, Fond du Lac, Wisconsin.

Mr. Wilshaw: Thank you, Mr. Jahns. What would you like to tell us about this petition?

Mr. Jahns: Good evening. I'm Reid Jahns, civil engineer, one of the civil engineers on the project. Happy to field any questions you certainly have. I guess overall, we do strongly believe that we will be in full compliance with the C2 district standards as we move along in this process and go through that site plan review and everything like that. So we do fully intend to work with you and make sure we're in compliance for all the various items. Additionally, I think with this property being 1.32 acres, it does give us a lot of flexibility in order to meet those regulations, whether that's increased landscaping or other buffering methods, to especially, we obviously want to be good neighbors to the residential areas as well, so that it can be a positive development for everyone within the neighborhood, not just certain aspects. I guess, additionally, as you mentioned, with it being a commercial corridor, we strongly believe that it is a reasonable and logical path forward for this property to be developed into this C2 zoning and ultimately into Jiffy Lube Automotive Service Center. Happy to field any questions or inquiries you may have. Thank you.

Mr. Wilshaw: Excellent. Well, thank you for your presentation. Do we have any questions from my colleagues for our petitioner? Mr. Droze.

Mr. Droze: Thank you, Mr. Chair. Mr. Jahns, I recognize you're a civil engineer, and I'm not sure if you're familiar with maybe the history of the site or what the owner is looking for. But relative to the request to change the zoning, you did mention you know it's a site that has a lot of space, 1.32 acres in size. I guess if you have any knowledge of it, what made it difficult to develop a size- - a site of that size under the C1, and kind of saying, basically what I'm asking, what is it that requires this site to be a Jiffy Lube, other some-- versus some other uses that might be a little more harmonious with the adjacent commercial properties?

Mr. Jahns: I guess with this property specifically, there is... we'll have plenty of buffer and be able to provide this automotive service center and be able to be compatible with that neighborhood. I'm not

saying that no other business or something wouldn't be able to go into this site by any means. I'm just trying to create a vision for you of what it could potentially become as this automotive service center.

Mr. Droze: Okay, I'm. I think I'm good. Thank you, Mr. Jahns.

Mr. Jahns: Thank you.

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

Mr. Caramagno: Mr. Chair.

Mr. Wilshaw: Mr. Caramagno.

Mr. Caramagno: Sir, has your client looked at any other properties in and around Livonia for Jiffy Lube? Why, why here?

Mr. Jahns: Certainly. Overall. We, I, do work on these Jiffy Lube projects throughout the state of Michigan. Had a couple in Lansing last year, so they are established in this area. Additionally, as far as the exact real estate search that is primarily driven by Guggenheim Development on the front end that I do not have access or conversations specifically regarding these specific sites within Livonia, but I do know that they do do comprehensive searches to try and identify properties that would be a good fit for them and for the community that they're within.

Mr. Caramagno: Thank you.

Mr. Wilshaw: Thank you, Mr. Caramagno. No, any other questions for our petitioner? I see no other questions from my colleagues. Is there anybody in the audience that wishes to speak for or against this item? If so, please feel free to come forward. Good evening, sir.

Mr. Karasinski: Good evening, Jerry Karasinski, 1948 Bainbridge Avenue. This local property is less than a mile from my house. I do remember that when Kmart was in the location at Seven and Farmington, they did have an auto service center. Otherwise, if you look at the map, this property does not really have very many competitors within a mile at all of it. So I suspect that that is why the developer would have chosen this location, when this proposal came about, I was kind of surprised, but I don't necessarily have an opinion one way or the other as to whether this rezoning should occur. That property has been vacant for a long, long time. Thank you.

Mr. Wilshaw: Thank you, Mr. Karasinski. Anyone else in the audience wishing to speak on this item? I don't see anyone else coming forward. Mr. Jahns, you get the last word. Is there anything else you'd like to tell us before we make our decision?

Mr. Jahns: Just excited to be a part of your community here and work with you moving forward to make sure that all the individual items can be addressed and ensure compliance moving forward.

Mr. Wilshaw: Okay.

Mr. Jahns: Thank you.

Mr. Wilshaw: Thank you for your comments. Any other questions, comments from any of my colleagues? Seeing no one coming forward, I will close the public hearing and ask for a motion.

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

#08-48-2026 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on August 11, 2026, on Petition 2026-06-01-02, submitted by Guggenheim Development, LLC, pursuant to Section 13.15 of the Livonia Zoning Ordinance, as amended, requests approval to rezone the property located at 32520 Seven Mile Road from C-1 (Local Business) to C-2 (General Business) to allow for an automotive service center use on the property at the northwest corner of Seven Mile Road and Mayfield Avenue in the southwest 1/4 of Section 3, the Planning Commission does hereby recommend to the City Council that Petition 2026-06-01-02 be denied for the following reasons:

1. That the petitioner has failed to affirmatively show that the proposed change of zoning and the intended use of the property as an automotive service center would be compatible to or in harmony with the surrounding residential neighborhoods.
2. That the existing C-1 zoning is more consistent with the established pattern of development and character of the area.
3. That the proposed change of zoning is inconsistent with adjacent zoning districts in the area; and

4. That the proposed change of zoning is inconsistent with the established pattern of development and would adversely alter the character of the area.

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

Mr. Wilshaw: Is there any discussion on this motion to deny? Hearing no discussion.

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

ITEM #2 PETITION 2026-06-02-18

Fogo De Chao

Mr. Caramagno, Secretary, announced the second item on the agenda Petition 2026-06-02-18 submitted by Fogo De Chao requesting waiver use approval under Sections 3.13 and 6.03 of the Livonia Zoning Ordinance, as amended, to operate an S.D.M. liquor license (sale of packaged beer and wine for consumption off the premises) in connection with a full-service restaurant (Fogo De Chao) at 39000 Six Mile Road, located at the northwest corner of Six Mile Road and Fox Drive in the southwest ¼ of Section 7.

Mr. Wilshaw: Thank you, Mr. Secretary. Mr. Uhazie.

Mr. Uhazie: Thank you. This is a request to operate an SDM liquor license, which is the sale of packaged beer and wine for the consumption off premises, in connection with the full-service restaurant Fogo de Chao. This is a site that we are pretty familiar with. This is tpart of the former Comerica redevelopment, and the current zoning is C-4, High-Rise Commercial. SDM licenses are permitted with a waiver-use in the C-4 district and set out in that provision is the separation requirement that treats should be at least 500 feet from any other established type or, excuse me, similar liquor license, the separation requirement may be waived by city council, and they should also be located at least 400 feet from any church, school, or public or school. There are no establishments within those buffer areas. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated July 14, 2026, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed waiver use at this time, but would like to note the following items: 1. The subject is restaurant is assigned the address #39000 Six Mile Road. 2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. There is no mention of utility revisions with the proposal, so we do not believe there will be any adverse effects on the existing systems. 3. Should revisions to the utility services to the building, or any work within the Six Mile Road right-of-way be required, the owner will need to submit drawings to This Department and the Wayne County Department of Public Services for permitting."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated July 16, 2026, which reads as follows: *"This office has reviewed the site plan submitted in connection with a request for a SDM liquor license for a commercial building on the property located at the above referenced address. We have no objections to this proposal. A liquor license inspection of the occupancy will occur as a final construction inspection when construction is complete. A further detailed plan review will take place when this division receives an official plan set."* The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated July 15, 2026, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is signed by Brendan Adams, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated July 27, 2026, which reads as follows: *"Pursuant to your request, the above-referenced Petition has been reviewed. 1. This location is within 1000 feet of another licensed establishment. Council would need to waive this requirement. This Department has no further objections to this Petition."* The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated July 22, 2026, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal."* The letter is signed by Ermon Sims, Chief Accountant. The next letter is from the Treasurer's Department, dated July 15, 2026, which reads as follows: *"The property owner is current on the property tax"* The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

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

- Mr. Droze: Mr. Chair. I just have a question, Mr. Uhazie. Just thinking about kind of procedure, we've seen several of these in the last couple years. Is there anything prohibiting our petitioners to ask for these at the same time as a site plan that comes through, or is that, do we have to have them separate?
- Mr. Uhazie: No, that is how we would typically handle it. And if you remember, as part of the development agreement, the liquor licenses were included in that, so they wouldn't have to come back. This particular site didn't have to come back for the separate waiver, but that was just the Class C license that was included. The SDM was not, so that's something they're seeking afterwards, but we're seeing it a lot more SDM requests. It's become somewhat of a trend where established restaurants or new businesses are seeing something as an addition that they want that they weren't previously pursuing. So going forward, we would have a new restaurant getting their liquor license, we'd have them apply at the same time.
- Mr. Droze: Okay, thank you.
- Mr. Wilshaw: Thank you, Mr. Droze. Any other questions for staff? No. Okay. Is the petitioner here this evening? We will need your name and address for the record please.
- Mr. Howe: Thank you, Mr. Chair. Patrick Howe, J.P. Howe PLLC, representing Fogo de Chao. Good to be with you again. As stated by staff, this is a trend. We need waiver-use approval for beer wine takeout. It's full-service Brazilian steakhouse. They have over 75 in the country. This is their second one in Michigan. The other one's in Troy. This is just an accessory use to the dining experience. If you want to take a bottle of wine to go, this license is required, and under the ordinance, a waiver is required under the standard. So, we don't believe this will be-- have any negative impact on the surrounding area. It fits in with their operation, which is permitted under the zoning ordinance, and ask for your approval tonight. Happy to answer any questions.
- Mr. Wilshaw: Thank you very much. Any questions? Ms. Dinaro.
- Ms. Dinaro: Can you walk me through your carding process if somebody's ordering and what your process is for third-party ordering apps?
- Mr. Howe: Sure, two totally separate processes. So the on-site is usually 40 and under. Anyone's carded. If you appear to be 40 and under.

All servers are TIPS, TAM, ServSafe, certified by a state of Michigan approved course, and it has to be a legitimate identification that's provided. So it's not, you know. Driver's license, passport. Those are legitimate out of state licenses, etc. And it's really no tolerance policy. So you know, one strike and you're out for a server, but overall, they have an excellent operating record in the state of Michigan and nationally, and follow all local laws and ordinances. As far as the to-go process, that's a third-party facilitator service that they may engage with DoorDash, GrubHub, etc. Once the sale is completed on site, the responsibility for carding shifts to that licensee as a separate service provided by the state, licensed by the state of Michigan, and they must follow the same procedure. So Fogo de Chao or others, they engage with third parties, and that third party is responsible for carding. So with this experience, with this situation, it's really higher end, you know, on-premises dining experience. So, I don't think there's really much activity at this stage for third-party delivery services. It's really an on-site amenity for a customer.

Ms. Dinero: Thank you.

Mr. Howe: Thank you.

Mr. Wilshaw: Thank you, Ms. Dinero. Any other questions for the petitioner?

Mr. Ventura: Mr. Chairman.

Mr. Wilshaw: Mr. Ventura?

Mr. Ventura: Good evening. Can you tell us whether or not if a customer comes in and sits down, has a bottle of wine and they don't finish it, can they then cork that wine and take it with them?

Mr. Howe: They can. Yes, as a probably 15-20 years ago, Michigan passed a cork and go law, and so there's a process under state law in which the cork has to be reinserted into the bottle at the level of the glass, and it's either given in a paper bag or some type of bag to the customer to leave with them to go.

Mr. Ventura: All right, and so the license that you seek tonight would allow them to purchase a separate unopened bottle and take that as well.

Mr. Howe: Correct. Yeah, or to go order. You know, if you come in and have a big catering order or something, like to order six bottles of wine

for a community function or something, they can realize that sale as opposed to picking up the food from the restaurant and then having to go across the street to buy the wine.

Mr. Ventura: Can you tell us how significant an addition this is to your business. In other words, what percentage of your clients do you anticipate, based on your other open restaurants, are actually going to take advantage of this?

Mr. Howe: I'd say it's very low, but it's an expectation. So I don't think it'll really be, you know, a large part at all. But it's the customer's expectation at this type of restaurant in today's day and age, that they can purchase a bottle of wine to go.

Mr. Ventura: Great, thank you. Thank you, Mr. Chair.

Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions for the petitioner?

Mr. Bongero: Mr. Chair? I've got one.

Mr. Wilshaw: Go ahead, Mr. Bongero.

Mr. Bongero: Sir, can we go back to the carry-out—

Mr. Howe: Sure.

Mr. Bongero: --process? When someone orders a carryout. They order a steak or whatever you serve, and they want a bottle of wine. Who pays for that at that time? Does the person ordering it pay for it, or does the GrubHub person pay for that? How does that work?

Mr. Howe: So, so if you're purchasing it in person, you pay for it there. So you don't pay for it over the phone, the sale's completed on site.

Mr. Bongero: Right.

Mr. Howe: So that's me going into the restaurant, takeout order. Here's my credit card to come. The third-party services on your phone. The credit card information is uploaded to the app, sort of put in limbo. When the person goes and presents identification that they're or - I'm sorry, when the driver goes to pick up the order, the sale is then completed, and that's completed subject to confirming for the alcohol that the person receiving it at their home or business or is. 21, and that they have to take a copy of the driver's license that's uploaded to a system, and there's a whole process for that.

- Mr. Bongero: So, they really don't know until they get to that person's home whether the person that ordered the bottle of wine is twenty-one. They don't even know that until they get to the house.
- Mr. Howe: Yeah, I mean the product that's regulated cannot be delivered to anyone under 21 by the service.
- Mr. Bongero: What if the GrubHub driver is 18 years old? How does that work?
- Mr. Howe: I don't know their policy. If it's 18 and up or otherwise, I believe it's 21 and over. I can't. I don't represent them, but they have to follow state law. And if they show up to someone's house and they're not 21, they return the product.
- Mr. Bongero: And you have return policy pretty standard. Bring it back and you refund the money.
- Mr. Howe: That's correct.
- Mr. Bongero: Okay, thank you.
- Mr. Howe: Thank you.
- Mr. Bongero: Oh, I've got another question.
- Mr. Howe: Yeah.
- Mr. Bongero: Do you serve any house brand alcohol? Like there's a wine shop down the street. They've got their own brand of wine. Do you serve any house brand or branded Fogo de Chao wine or anything like that?
- Mr. Howe: I'm not aware of that. I've been involved with those contract or licensing arrangements. I'm not aware of their own type of house brand wine. If it is, it's just a naming thing. So on the back of the bottle, you'll see the manufacturer. On the front of the body, you'll see the restaurant. It's prohibited for a restaurant to manufacture wine, actually. So.
- Mr. Bongero: Thank you.
- Mr. Wilshaw: Thank you, Mr. Bongero. Any other questions? Mr. Howe is definitely an expert in Michigan liquor laws and is always a good asset for that.

- Mr. Howe: Thank you. It's been 20 years, and been in front of you quite a bit, so I appreciate it's a great relationship.
- Mr. Wilshaw: Certainly. I do have one question that's not directly related to the alcohol license, but Fogo de Chao's kind of main dining arrangement is the sort of never-ending supply of food that keeps coming to you. Put a little flag up at your table, and they come. And if someone's buying food to go, how do they do that? Do they just keep putting the flag up, and the Grubhub drivers keep coming back?
- Mr. Howe: You know, I don't think that's available for to go.
- Mr. Wilshaw: Okay.
- Mr. Howe: Is that going up to the buffet one last time for the to go? I don't think that'll fly. No, it's a huge menu.
- Mr. Wilshaw: So one-time shot.
- Mr. Howe: Yeah, it's a huge menu. So you know, to go, it's... it keeps on growing. So you can get anything to go now.
- Mr. Wilshaw: That's interesting because this is certainly the kind of dining model. I don't expect there to be a lot of to-go orders.
- Mr. Howe: No.
- Mr. Wilshaw: Because it's really, it's sort of an event to go there and eat.
- Mr. Howe: It is. It is, and it's really the larger parties, the catering and that type of order.
- Mr. Wilshaw: That makes sense. Okay, very good. Is there anybody in the audience that wishes to speak for or against this item? I have one person. Good evening.
- Mr. Biga: Jim Biga, Livonia, Michigan. With regard to the third party serving, the Grubhubs and DoorDashes, if I'm not mistaken, with Flemings and the other steakhouse that I can't remember, Outback, the restriction was that no third party could be sold because they weren't checking the fact that the delivery recipient was going to be twenty-one. So both Fleming's and Outback said they weren't going to be having liquor sold to those drivers. I don't understand why all of a sudden we would possibly having this here for this particular outlet when the other two said they weren't going to be

doing it, and that they weren't trusting the fact that somebody could have false information and trusting an 18 or 21-year-old driver who isn't trained by the state of Michigan rules and you know one and out like the servers at the restaurant. I don't think it's a fair way to trust everybody. And once everybody knows that they can violate the rules, they'll start ordering. And I think we have to be very careful about that. So I hope you apply the same rationale that you used with the other two restaurants with this particular one. Thank you.

Mr. Wilshaw: Thank you, Mr. Biga. Any other questions or comments? I will note on that particular subject matter that those were voluntary limitations that those particular petitioners offered to, that was their choice. It wasn't necessarily a restriction that we placed upon them. So I just want to at least note that. Is there anyone else in the audience wishing to speak on this item? If not, Mr. Howe, is there anything else you'd like to say?

Mr. Howe: I would just say, as far as to that comment, I don't think that's... it's really ordinance hasn't really caught up to that. So we're just talking about sale beer and wine to go from this restaurant, and you know, this licensee follows the law to the T, and you know to that point, the third party facilitators are regulated. They have to renew their license every year. I've licensed those services in the past, and they all have to go through the same server training. So, you know, there could be a perception that it's an 18-year-old kid, but if they're following the law, they have to take the same training courses as the on-premise servers. So, thank you.

Mr. Wilshaw: All right, thank you, sir. Seeing no one coming forward, I will close the public hearing and ask for a motion.

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

#08-49-2026 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on August 11, 2026, on Petition 2026-06-02-18 submitted by Fogo De Chao requesting waiver use approval under Sections 3.13 and 6.03 of the Livonia Zoning Ordinance, as amended, to operate an S.D.M. liquor license (sale of packaged beer and wine for consumption off the premises) in connection with a full-service restaurant (Fogo De Chao) at 39000 Six Mile Road, located at the northwest corner of Six Mile Road and Fox Drive in the southwest ¼ of Section 7, the Planning Commission does hereby recommend to the City Council that Petition 2026-06-02-18 be approved subject to the following conditions:

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

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

Mr. Wilshaw: Is there any discussion? Mr. Uhazie, I do have one question. It's a real minor thing, but I want to just make sure I's are dotted and T's are crossed. The agenda says that the address is 38888 Six Mile, and our approving resolution says 39000 Six Mile. Is there a reason?

Mr. Uhazie: I believe the addresses were... like that was the part of the overall address, and now the actual address for the particular restaurant.

Mr. Wilshaw: Okay, so 39000, which is in the approving resolution, is correct? Or 38888. I just want to make sure we're giving this to the right address.

Mr. Bongero: 8888 would seem--

Ms. Dinaro: I think 38

Mr. Ventura: 38888 is Buca di Beppo.

Mr. Uhazie: 39—

Mr. Ventura: In other words, it's 39000.

Mr. Uhazie: 39 Is the correct address.

Mr. Droze: The engineering letter says that too.

Mr. Wilshaw: Okay, so the agenda was the only thing that had the incorrect address.

Mr. Uhazie: Yes.

Mr. Wilshaw: Okay. All right. Just want to make sure that we are clarifying and making sure that this is getting approved to the right place. All right. That's my only question. Anybody have anything else? If not, we have a motion to approve again by Bongero, Dinaro. If the secretary is ready, please call the roll.

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

ITEM #3 PETITION 2026-07-02-19

Hands of Time

Mr. Caramagno, Secretary, announced the next item on the agenda Petition 2026-07-02-19 submitted by Hands of Time, requesting waiver use approval pursuant to Section 3.11 and 6.53 of the Livonia Zoning Ordinance to operate a secondhand store at 19704 Middle Belt Road located at the northeast corner of Middle Belt Road and St. Martins Street in the southwest ¼ of Section 1.

Mr. Wilshaw: Thank you, sir. This is a waiver-use approval, Mr. Uhazie.

Mr. Uhazie: Thank you. Yes, this is a request to operate a secondhand retail establishment within an existing commercial suite. The L-shaped parcel is located at the northeast corner of Middle Belt and St. Martins Road. The current zoning is split zoned, so it is zoned C-2 to the north, and there's the lower sliver, which is C-1. Excuse me, that it's not presenting for some reason.

Mr. Wilshaw: Poor people at home have to watch us instead.

Mr. Uhazie: I think it's transferring over now. There, there we go. The petition parcel is just under an acre in size, with 120 feet of frontage. The existing building is divided into two tenant spaces, with the northern space being the existing Subway restaurant. The surrounding uses to the west is a commercial property. To the south is another split-zoned C-2 and C-1 property. To the north is zoned C-2, and to the east is RUF. Under Section 6.53 of the zoning ordinance allows secondhand and consignment uses with a waiver of use approval in the C-2 district. One of the stipulations of that section of the ordinance is that there is no outside storage allowed, and there have been none present on the site. The proposal is for the Hands of Time to lease and occupy the southern portion of the building, consisting of about 5,400 square feet. Parking requirements for this would be one space per 150 feet of square footage. This would require 29 spaces in total. The site plan shows 38 spaces, two of which are barrier free. Access

to the site is provided off of Middle Belt Road, and there's a second access drive to St. Martins around the rear by heading south through the connecting parcel. There is an existing dumpster without an enclosure located at the rear of the building. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated July 23, 2026, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed waiver use at this time, but would like to note the following items: 1. The subject parcel is assigned the address of #19704 Middlebelt Road. 2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. There is no mention of utility revisions with the proposal, so we do not believe there will be any adverse effects on the existing systems based on the proposed usage. 3. Should revisions to the utility services to the building, or any work within the Middlebelt Road right-of-way be required, the owner will need to submit drawings to the Wayne County Department of Public Services for permitting."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated July 22, 2026, which reads as follows: *"This office has reviewed the site plan submitted in connection with the modification and use of the property located at the above referenced address. Final official plan set submitted for review shall detail interior of this occupancy. Shall include but not limited to: Exits, separations such as walls, any mechanical or electrical rooms, restrooms, general layout of merchandise so that aisle ways for egress can be evaluated, is occupancy sprinkled, locations of emergency lighting, locations of fire extinguishers. A further detailed plan review will take place when this division receives an official plan set."* The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated July 21, 2026, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is signed by Brendan Adams, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated July 27, 2026, which reads as follows: *"Pursuant to your request, the above-referenced Petition has been reviewed. 1. The parking lot at the rear of the building is in disrepair and shall be repaired and/or replaced where necessary. Parking spaces shall be 10' wide and 20' deep and double-striped. 2. Barrier-Free parking spaces are*

required to meet the ICC A117.1 -2017 standard. A van accessible parking space is required as well. The car accessible parking space shall be a minimum of 8' wide with a 5' hashed access aisle adjacent to it, and a van accessible space shall be 11' wide with a 5' hashed access aisle adjacent to it. They shall be properly sized, signed, and striped. This Department has no further objections to this Petition." The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated July 22, 2026, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. The following amounts are due to the City of Livonia: Unpaid water and sewer charges: (Acct#: 030408400-001) \$ 244.91 Total Due to City of Livonia \$ 244.91"* The letter is signed by Ermon Sims, Chief Accountant. I also have a receipt that shows that they did pay on July 28, so they are up to date on their bills. The next letter is from the Treasurer's Department, dated July 21, 2026, which reads as follows: *"The owner of the property is current of the property taxes"* The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

- Mr. Wilshaw: Are there any questions for planning staff?
- Mr. Ventura: Chairman?
- Mr. Wilshaw: Mr. Ventura.
- Mr. Ventura: Mr. Uhazie, this petition comes to us as a result of ordinance enforcement activity on the part of the inspection department.
- Mr. Uhazie: Correct.
- Mr. Ventura: This is really a business that's been operating in this location for a number of years. Is that true?
- Mr. Uhazie: I don't know about a number of years, but it has been operating at this location without knowing that they need to go through the waiver-use process.
- Mr. Ventura: And to your knowledge, has it created any kind of a problem by being there?
- Mr. Uhazie: There have been no issues with inspection. They were out there for the certificate of occupancy, I believe, not for any violation. Yeah.
- Mr. Ventura: Okay. Thank you. Thank you, Mr. Chairman.

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

Mr. Bongero: Mr. Chair.

Mr. Wilshaw: Sure, Mr. Bongero.

Mr. Bongero: So, Mr. Uhazie, so based on the outcome tonight, like there's no dumpster enclosure. Is that going to be enforced? Is there going to be permits pulled? I mean, has there been? Do we know if it's been renovated?

Mr. Uhazie: Well, the exterior is not being renovated. Nothing on the exterior is changing.

Mr. Bongero: The inside, you know, whatever.

Mr. Uhazie: The inside, they did not provide any. They did not note any major renovations. The dumpster is something that we could, as a waiver-use, put that condition on there. Same thing with the resurfacing of the drive and parking areas.

Mr. Bongero: Okay. Because I went there, I guess I missed a study session. I go there, and they're already in there. And I was, you know, we see that once in a while.

Mr. Uhazie: Yes, that is something that they've, inspection, especially with these consignment shops. We've had a number recently that they seem to be finding that I don't want to say fell through the crack, but the owner was operating, and they just didn't know they needed one. It wasn't previously enforced as stringently as it is.

Mr. Bongero: I see a dumpster back there, but I think that's for Subway. From what I could tell, but there's no enclosure at all.

Mr. Uhazie: Correct.

Mr. Bongero: Okay. All right. Thank you. Thanks, Mr. Chair.

Mr. Wilshaw: Thank you, Mr. Bongero. Any other questions for staff? Is the petitioner here this evening? We will need your name and address for the record please. Hi, good evening, ma'am.

Ms. Lewis: Hi, Megan Lewis. 19621 Flamingo.

Mr. Wilshaw: Thank you, Ms. Lewis. What would you like to tell us about your business?

Ms. Lewis: So yes, we did. We've only been operating since February, very softly opening, honestly, until inspection told us that we needed to get a waiver use. It was zoned for retail, so we didn't realize there was a separation from secondhand and retail because it's technically still, we're selling retail goods and services, so that's why we're here. We're here to make sure we go through the proper channels. The owner of the property is also here regarding the parking spots and things like that and enclosures. I'm sure he can answer questions on that. We aren't going to do any reservations inside yet. We kind of wanted to get through this process, see how it worked out, and go from there.

Mr. Wilshaw: Okay, very good. Well, let me see if there's any questions for you first.

Ms. Lewis: Okay.

Mr. Wilshaw: Since you're up here, any questions for Ms. Lewis about her business?

Mr. Bongero: Mr. Chair.

Mr. Wilshaw: Sure, Mr. Bongero.

Mr. Bongero: What do you currently do for your trash?

Ms. Lewis: We use the Priority Waste dumpster in the back.

Mr. Bongero: There's like one. Is that you share it with?

Ms. Lewis: I share it with the liquor. He owns the whole complex.

Mr. Bongero: Not Subway. Subway.

Ms. Lewis: No, Subway has their own, and Tacos 22 has their own as well.

Mr. Bongero: Okay, so I see that's an enclosure.

Ms. Lewis: Correct. Yep.

Mr. Bongero: Okay.

Ms. Lewis: And we typically, we don't have too much trash. I mean, once a week I'm getting trash out for the most part. Obviously, the idea is to be busier, but we wanted to go through this process before we did anything major and hired and all that. We're basically, I own an estate sale company as well, so we are going to take on consignments for people that can't have sales or a lot of older folks that only need to get rid of one or two pieces. They're not fully downsizing. That was a purpose for us to open. We used to actually operate on Stark Road, but it was a warehouse space. It wasn't zoned for retail at all, so we couldn't really do anything. It was more storage, so we wanted to find a place that we could actually operate because we were getting larger amounts of people wanting us to help, and we just want to keep stuff at all landfills as well.

Mr. Bongero: Okay, I understand. Thank you.

Ms. Lewis: You're welcome.

Mr. Wilshaw: Thank you, Mr. Bongero. Any other questions for this petitioner? Mr. Droze.

Mr. Droze: Mr. Chair, thank you. Given that you're open and you mentioned you're not quite as busy as you want to be.

Ms. Lewis: Right.

Mr. Droze: But just out of curiosity, there's an estimation of how many parking spaces you would need. Do you ever feel like you're close to that? Is it, does it ever get tight there?

Ms. Lewis: No, not really. I've talked with Tacos22 because I feel like a lot of their customers park over here on our side, and obviously once we get through this process and moving, and I'm gonna, I want to do a grand opening and kind of thing like that. Then they would reinforce the parking, probably some signs that this is parking only for this shop.

Mr. Droze: Okay, and where I guess I'm going with my question is if the parking lot does get restriped or improved as part of this process, it looks like there are some kind of, I'll say, inefficiencies in the layout, and so if that gets redone, maybe some of the-- there's like a space in the far northeast corner that really doesn't seem all that accessible. So, if you could afford to lose a space or two, that might help with overall flow.

Ms. Lewis: Okay.

Mr. Droze: but just kind of knowing what you're seeing out there on the ground is helpful. Thank you.

Ms. Lewis: Yeah, yeah. Right now is, I think we'll be fine. And like Subway, there's certain times where they're the busiest. Lunchtime, obviously, and then usually dinner time. And we plan on to operate Wednesday through Sunday. Tacos is closed on Sundays, so that'd be kind of cool. We'll have some balance and parking.

Mr. Droze: Thank you.

Ms. Lewis: You're welcome.

Mr. Wilshaw: Thank you, Mr. Droze. Any other questions for this petitioner? Does anybody have any questions for the landlord in regards to this property?

Mr. Caramagno: Oh yes.

Mr. Wilshaw: Well, we need to get this gentleman to come up. It sounds like Mr. Caramagno is going to have the floor.

Mr. Caramagno: Well, I got, yeah, certainly got some questions.

Mr. Yono: Sure.

Mr. Caramagno: I mean, I didn't look at this property before our study session, and there were some comments about your property and how it's how it's maintained. So I went over there a few days afterwards, and yeah, they were, they meaning this panel, was absolutely right. It was an embarrassing-looking.

Mr. Yono: Yeah, we had a landscaping person who wasn't doing a good job. So I finally find somebody else, he went back and took care of everything. And the back, normally I'll take care of it. What was going on with weeds and try to keep it clean as much as possible.

Mr. Caramagno: Okay, it's....

Mr. Yono: I try do a little front. Try mixing it up with some flowers, some mulch, make it look a little better. Where's the sign at.

Mr. Caramagno: Yeah, yeah, I understand the landscaping and the weeds. But how does something get this bad in that—

Mr. Yono: I purchased—

Mr. Caramagno: --of those as an owner? How does it get this bad in the city with you as an owner that the striping's gone, the weeds are grown, the....

Mr. Yono: Stripes? I did it. I think was last year. I did it. The seal on stripes.

Mr. Caramagno: You striped that last year?

Mr. Yono: Year was last year or year before, I believe. Normally, this is good for you know for four years at least. But stripes, I can do. Go back and do it again. It's not a big deal. I can hire somebody to do it.

Mr. Caramagno: That's certainly going to be part of the equation here. The other question I've got is, and you may have taken care of some of these things, but the paddle boat out back and the grass, what's that? Is there a lake back there I'm missing or something?

Mr. Yono: I have no idea. I have to look at it. I have no idea.

Mr. Caramagno: Yeah, that's what I would suggest. I would suggest you look at the property a little more and a little more often because--

Mr. Yono: I'm sorry. You know what? I'm bleeding.

Mr. Caramagno: What happened to you?

Mr. Yono: I think out of my nose. Oh, thank you. Anyway. I'm okay. I could deal with this. Okay. Thank you.

Mr. Wilshaw: Do you need to take a break? You'll be all right.

Mr. Yono: I'll be fine.

Mr. Wilshaw: Okay.

Mr. Caramagno: Yeah. So, so at the end of the day, sorry that your nose is bleeding, but this property needs some attention. I think you need to pay some serious attention to this property. You've got a tenant, you've got, the building looks full now, and then the other question I've got is, are you opposed to building a rubbish enclosure in back?

Mr. Yono: I'm sorry?

Mr. Caramagno: Are you opposed to building a rubbish enclosure out back for your dumpster?

Mr. Yono: I have one. Nobody asked for it. I mean, Subway's been there forever. There was no closure for it. And the top of next door, I mean, they just brought their dumpster. And mine, I have it on the party store. I have the closure for it.

Mr. Caramagno: Well, for this for this property. I'd like to see that, and just telling you what I'd like to see, whether it goes through or not. I don't know. And then that pylon sign you have out front, is that utilized, or is that just a blank pylon sign in front with nothing on it anymore?

Mr. Yono: What is that? I don't know.

Mr. Wilshaw: It would be the sign that's in the right at the front of the building on a pole.

Ms. Lewis: The yellow sign?

Mr. Wilshaw: Yeah.

Ms. Lewis: Yeah. So I didn't do anything with that. That's been there.

Mr. Wilshaw: Yeah. Ma'am, if you can come forward, just because we do have a TV audience that can't hear you. Give your landlord a break too. Thank you.

Ms. Lewis: You did go to the doctor today for that. So from what I heard from inspection is that the tall sign is grandfathered in because it has been there for so long. But if I wanted to do anything with it, which I would like to at some point, then we would probably have to get a new one that's lower because that's your guys's new ordinance is--

Mr. Caramagno: That's right.

Ms. Lewis: --six feet off of ground, so obviously we haven't crossed that bridge yet. But that has always been there way before I was even around.

Mr. Caramagno: Yeah, that's I understand that, but that's something else. It's just a concern of mine when I see the level of care with this property.

Ms. Lewis: Yeah.

Mr. Caramagno: And I like to see you be successful.

Ms. Lewis: I agree.

Mr. Caramagno: Very successful, but the property doesn't want to attract people to come there, just looks like hell to be honest with you. So I'm going to make a few conditions on whatever we do here.

Ms. Lewis: I did add some plants to my front door area and all of my... all the weeds and all of Subway. We took care of that as well.

Mr. Caramagno: Looking forward to seeing it. Thank you.

Ms. Lewis: Thank you.

Mr. Uhazie: Mr. Chair. One thing I'd like to add: it does look at when the original building was approved. It does appear that there was a dumpster enclosure with walls required in the site plan.

Mr. Wilshaw: So it just slipped through the cracks, I guess. All right, we'll have to talk about that. Does anybody else have any questions, Mr. Droze?

Mr. Droze: Thank you, Mr. Chair. One other thing, just looking at the building and kind of recognizing that there are some things that may have changed a little bit over time, it's not evident just looking back at.... We got about almost 20 years of Google Street View now to see, but it doesn't look like there's ever been any sort of light poles in the parking lot. But if you look at the building, you can definitely tell the LEDs are pretty well trained in going into the right of way. So that's just something, maybe if as part of the ordinance inspection, if they can look at that because I know that's one of the things we try to control if we can, so we're not flooding the right away with lighting from the top of the buildings.

Mr. Wilshaw: That is a good observation, and yes, Google Maps is very helpful for looking at history. Any other questions, comments from my colleagues? Is there anybody in the audience that wishes to speak for or against this item? Seeing no one coming forward, I will close the public hearing and ask for a motion.

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

#08-50-2026 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on August 11, 2026, on Petition 2026-07-02-19 submitted by Hands of Time, requesting waiver use approval pursuant to Section 3.11 and 6.53 of the Livonia Zoning Ordinance to operate a second-hand store at 19704 Middle Belt Road located at the northeast corner of Middle Belt Road and St. Martins Street in the southwest $\frac{1}{4}$ of Section 1, the Planning Commission does hereby recommend to City Council that Petition 2026-07-02-19 be approved for the following reasons or subject to the following conditions:

1. There shall be no outdoor sales, storage, or display of merchandise; and
2. This waiver approval is limited to this applicant and can only be transferred to another user with approval by the City Council.
3. That the parking lot shall be repaired, resealed, and restriped as necessary to the satisfaction of the Inspection Department. Parking spaces shall be doubled striped at ten feet (10') wide by twenty feet (20') in length.
4. That the three walls of the trash dumpster area shall be constructed out of building materials that shall complement that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass. The trash dumpster area shall be maintained and when not in use closed at all times.
5. That all existing landscaped areas shall be cleaned up, re-managed and permanently maintained in a healthy condition.

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

Mr. Wilshaw: Is there any discussion?

Ms. Dinaro: So I'd like to offer an approving resolution that the request for a waiver-use to operate a secondhand store at 19704 Middlebelt Road is hereby approved for the following reasons, subject to City Council approval and the following conditions: one, there shall be no outdoor sales, storage, or display of merchandise; two, this waiver approval is limited to this applicant and can only be transferred to another user with approval by the city council. And then we're also going to add the parking lot issues to this, and then the dumpster enclosure. Is there anything else I missed?

Mr. Caramagno: Do you like the pylon sign?

Ms. Dinaro: I mean, we can add it. I'm indifferent about it.

Mr. Bongero: The sign has subway on it too.

Mr. Caramagno: Doesn't it? Does it have a Subway sign on it?

Mr. Bongero: Yeah, I was just looking at it.

Mr. Caramagno: Okay, maybe not then. It's just, I mean, okay.

Mr. Wilshaw: Yeah, we have opportunities.

Ms. Dinaro: So we're not going to touch that right now.

Mr. Caramagno: Right.

Mr. Wilshaw: All right. So we have the addition of parking lot repairs, dumpster enclosure for the dumpster. Anything else from anyone we missed? Is there support for this motion? All right. This is made by Dinaro, supported by Caramagno. Any discussion on the motion? If there's no--

Mr. Ventura: Mr. Chairman, did we add the requirement for the maintenance of landscaping?

Mr. Wilshaw: Maintenance of landscaping, yes.

Ms. Dinaro: Yep, happy to add that.

Mr. Wilshaw: Sure, supporter's all right with that. So, thank you, Mr. Ventura, is there anything else? If not, if the secretary is ready, please call the roll.

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

ITEM #4 PETITION 2026-01-07-01 City of Livonia Planning

Mr. Caramagno, Secretary, announced the next item on the agenda Petition 2026-01-07-01 submitted by the City Planning Commission, requesting to amend the Livonia Vision 21 Master Plan and adopt Book 5, Housing Sustainability, pursuant to Michigan Public Act 33 of 2008 (the Michigan Planning Enabling Act), as amended.

Mr. Wilshaw: Thank you, Mr. Secretary. Mr. Uhazie.

Mr. Uhazie: Thank you, Mr. Chair. This proposed amendment would add Book Five to the Livonia Vision 21 Master Plan. The process was initiated in 2024 through a \$50,000 housing readiness incentive grant from the Michigan State Housing Development Authority. In September of 2024, the council approved the grant funding and retained McKenna to draft the plan amendment. The process was guided by a steering committee consisting of two council representatives, two planning commission members, representatives from the housing commission, including its director, and one member of the Brownfield Authority. Book Five is a plan to help address the city's housing needs and adopt the land use policies that increase housing supply and affordability. The plan is a required element of the Michigan Planning Enabling Act, which was amended in 2024 to include housing as a core provision of the community master plan, similar to the original Livonia Vision 21 Master Plan process, the creation of the housing sustainability plan involved community engagement, including a website, opinion surveys, and open house. The plan examines Livonia housing community or housing profile using multiple key metrics, including population trends, age demographic, employment, household size, income, homeownership, education, affordability, occupancy, supply, and demand. The proposed plan includes a housing strategy section that identifies funding opportunities and priority housing redevelopment sites. This also includes goals, objectives, and implementation plan, but we also, as I mentioned, retain McKenna, and I would think their associate, Mr. Smith, would like to speak on this as well and provide some more, fill in more of the blanks.

Mr. Wilshaw: Thank you, Mr. Uhazie. I do want to note just for folks in our audience that there is some blood on this podium, so I would just

suggest that people use this podium for now, just for safety's sake. Good evening, Mr. Smith.

Mr. Smith: Good evening. All right. Thank you again. My name is Donovan Smith, the project manager for the master plan update or amendment for the City of Livonia, and I do want to thank Mr. Uhazie. He did a great overview of the project. So we are here at the final stage. We did release the plan to the public, where we solicited comment. I'm sorry, I don't believe we received any public comment. So what we do have before you is an approving resolution to adopt the master plan amendment, but if you do have any direct questions, I'm here to answer those. Otherwise, you have the resolution with you.

Mr. Wilshaw: All right, thank you, sir.

Mr. Smith: Thank you.

Mr. Wilshaw: Is there any questions from any of my colleagues?

Ms. Dinaro: I have a question. How? So we received zero public comment. How did we? How do we publish it? How do we request public comment?

Mr. Smith: Did you want to answer that one, or...?

Mr. Uhazie: You could take it.

Mr. Smith: So we released the plan online. I believe we put a copy also in the library, and then we did send out notices to our regional communities and agencies, and then it was made available online.

Ms. Dinaro: What does regional communities and agencies mean?

Mr. Smith: So, a part of the requirement of the state legislation is that you notify all of your adjacent-- apologies, all of your adjacent communities. So, all of your neighboring communities were notified that you're adopting an amendment to a master plan, as well as like SEMCOG, MDOT, the kind of regional agencies as well.

Ms. Dinaro: Okay, and we got zero public comment.

Mr. Smith: I did not receive any comment.

Ms. Dinero: That's really difficult. It's going to be very difficult for me to vote on this with zero public comment. Because that tells me that no one has seen it, so I'm, I'm not, I'm not going to, I'm not confident that this was adequately distributed to our community.

Mr. Smith: Okay.

Mr. Wilshaw: Thank you, Ms. Dinero. Is there any other questions or comments for Mr. Smith?

Mr. Ventura: Mr. Wilshaw.

Mr. Wilshaw: Mr. Ventura?

Mr. Ventura: Mr. Smith, just a follow-up question along the lines of Ms. Dinero. So you're telling us that no, there was no mailing or any attempt to notify the citizens of the city, other than these public ways of the change that you're proposing we adopt here tonight?

Mr. Smith: That is correct.

Mr. Ventura: Thank you. Thank you, Mr. Chairman.

Mr. Uhazie: Mr. Chair, I--

Mr. Wilshaw: Thank you. Mr. Uhazie.

Mr. Uhazie: I would like to reiterate that we did go through an extensive public engagement period prior to it being released. City Council did approve it for release of public comment, so it has been in front of city council, and we've had the public-facing website where we in what, one or two open houses, where we did engage with the public extensively. It's just that since council has approved it for an official public comment, we have not received any of that 45-day statute-required comment period. We were following the statute and the notifications required under that. But it's not that we have not engaged with the public from the beginning. It's just that this final portion, we have not received any additional public comment.

Ms. Dinero: Can you talk through a little bit more about what public engagement looked like?

Mr. Uhazie: Yes.

Mr. Smith: And I can also add to that. We did an open house April 25, 2025, that had about 40 attendees, and that was held next door at the library. We did also hold a survey, a community survey, that received 600 responses, and all of those responses are included in the back of the master plan. So the full result lists are included in those, and then any comments, you know, where we were able to apply them into the plan. I'm sorry, we did migrate those into the document.

Ms. Dinero: Thank you.

Mr. Wilshaw: Mr. Uhazie. Did you cover everything you needed?

Mr. Uhazie: Yes, but they did summarize all the comments we received in the report from the previous public engagements, and as I mentioned in the little intro. We did, this is the same exact process that we in notification requirements that we followed with the original master plan adoption.

Mr. Wilshaw: Right, which is that there are situations where we have obviously, we want to publicly announce these things and we do that through posting in publications and on the board outside, things like that. Just like any other public meeting or process would follow, the fact that we didn't receive any comments is not because we didn't follow the process. It's just that there was no comments received, or no one felt engaged enough to reply. It's not a situation of where we send a postcard to every homeowner in the city asking for their comments. It's, there is a public process that we follow, though. Although I do certainly understand Ms. Dinero's concern about the fact that there's zero comments, that is unusual. So I have a feeling there will be a few made today, though. So we'll see what happens, which is good because there's folks here that want to hopefully get engaged in the process. Does anybody else on the panel have any questions? Mr. Droze?

Mr. Droze: Mr. Chair? If I could, I think what we've explained so far is that there was engagement on the front end that was used to form the document, and which, I mean that's typical of a planning process: is you go to the community and present a lot of information and gather that feedback, and then try to you know collate that into a plan. But when this came to us back in October, November timeframe, you know I think we looked at it, and you look at it on the whole, the whole body of the report, and I think a lot of us had a lot of questions about it, and then questions about how this actually gets implemented and brought into our city process, and so you know, the engagement of the final product I think is

important too. And you know, the reality is we don't have the Observer anymore. Media is different, and I think a lot of us are fairly active with monitoring social media. I personally can't say I saw it anywhere. So, I do think it's one thing to put a link on a website. It's another thing to actually push it out to the community to solicit that feedback. You know, it's different than it was probably when this plan was generated five or six years ago. So I think, as Ms. Dinero said, it's surprising to not see anything, especially in this day and age.

Mr. Wilshaw: Good point. Thank you for those comments. Any other questions, comments, anyone?

Mr. Ventura: Mr. Chairman.

Mr. Wilshaw: Mr. Ventura.

Mr. Ventura: Mr. Smith, can you tell us, give us an overview of the kinds of changes that this Book Five will bring to housing stock in Livonia, or affect existing housing stock?

Mr. Smith: Yes. So your original Vision 2021 plan was drafted the end of 2019, early 2020, kind of peak COVID. So, while it is a good plan, it has 2020 census data as well as demographic and background data from 2019-2020 American Census Survey. So, one, this document gives you as current data as we have at the time of drafting. So, I believe you do have 2025 ACS data in that draft plan. So, you get an updated data set for the plan. In addition to, your previous plans did not have the level of housing background data as this plan does. In November 2021, there was an amendment to the Planning and Zoning Enabling Act that required that master plans now have housing sections. So your previous plan did not have that housing section, so this adds the new statutory requirement for housing into your master plan. Additionally, because that was not in your previous plan, it did not have an implementation and zoning plan specific to housing, which is what is included in this plan. And then, in addition to, you have various observations as relates to housing, so your levels of housing affordability, where that income band is, the updated value of housing, the income as it relates to housing. So a lot of very housing-specific data is included in this plan that was not in your previous. And then, where there are opportunities for improvement related to housing, this plan identifies those. For example, your existing deed restricted and affordable housing developments. So that would be like Newburgh Village, Brashear Towers, I believe those that offer senior housing or affordable

housing. One of the objectives is the plan is to maintain those because as those were developed 20-plus years ago, those deed restrictions are expiring. So it identifies that you want to maintain those affordable housing units as they exist, but it does not say you need to increase the number of affordable housing units, more so maintain the ones that you currently have. In addition, it highlights the need for market rate housing in various forms, larger housing units based on changing household sizes here in Livonia, and then the kind of strategy that wraps everything into one is the priority development sites. So that's Laurel Park, the Sears site. We looked at those and identified conceptual plans on how you can use those sites to meet some of the housing goals here in Livonia, which are to develop market-rate housing where applicable, but also redevelop those sites to be destinations as well as mixed-use experiences, and how that can be translated into improvements and changes to your zoning ordinance to allow those types of developments. So all of that together comprises your housing strategy, which is: maintain your existing affordable units where they are, promote and preserve your existing aging housing. I forgot to mention your existing housing as it is aging. Redevelop those priority sites into market-rate and mixed-use developments, and then update your zoning ordinance to allow all of those things to take place.

Mr. Ventura: Thank you. However, I was the chairman of the master plan committee in 2000 when we did it. I also served on the committee that considered this amendment, this edition, and I didn't hear anything in your answer that told me how it's going to change existing housing stock, existing zoning, or more importantly, how it's going to help provide more affordable housing. When I was on the committee that considered this amendment, I took the time, and I happened to be in the real estate business, so I had the resources to do this. I took the time to look at the housing stock that exists in the city of Livonia between the eastern and western boundaries of the city, south of Plymouth Road, and I found that there was plenty of housing down there available at way under \$300,000. Many of them selling for less than \$200,000. I don't know that it gets more affordable than that. This is existing housing. These are nice neighborhoods. These are well-maintained homes. Yes, they're smaller homes, and yes, they're on smaller lots. But there's no lack of pride of ownership down there. This is part of our community, and as Mr. Bongero can testify better than I, you can't replace those houses down there for an affordable quote-unquote price. You can't build that house today for the prices that they're being sold for, and so to Ms. Dinaro's point, I'm not sure what we're accomplishing here. I'm

not sure. I'm not sure we're accomplishing anything. We can't, you know, we can't run around and give people money to go buy a house at today's market prices, at today's mortgage rates. So unless we're materially changing or changing in some fundamental way, our ability to produce housing in this community at prices that people can afford today, which I'm certain is a is a economic impossibility, I don't understand what we're going to approve here. I don't understand why we'd approve this. And I and I appreciate. I know how hard you've worked on this. I know how long you've worked on this, but I don't know how you fix it. A situation that's essentially beyond your control. This report sounds nice, okay, but I'm not sure that it changes a thing for a young person or a young family trying to find a home to live in and to put their family into this community. Thank you, Mr. Chair.

Mr. Wilshaw: Thank you, Mr. Ventura. Any other comments or questions, Mr. Smith, or for the rest of our colleagues?

Mr. Caramagno: Mr. Chair, I do have a question. Let's just go. Let's just go back to the zero feedback. You've done this in other communities, haven't you?

Mr. Smith: Yes.

Mr. Caramagno: What kind of feedback have you had in the final stage in other communities?

Mr. Smith: It is in most plans that I've done during the 45-day public comment period, where you receive written comment primarily. I don't recall receiving any written comment. Maybe one or two, but it's usually not an opportunity most residents take advantage of. However, the public hearing, which is this event, is typically where you see the most response from residents. It is not abnormal, at least from what I've seen, and I've done a handful of master plans in various communities. It is not abnormal to not receive written comment during your 45-day period.

Mr. Caramagno: So this is not different than any other community that you've seen, as far as the comment back. Is it different from the publication of the opportunity to speak on it here versus any other community you've worked in?

Mr. Smith: I think it's in part what was brought up, just how people use the internet and access to information. All communities follow the Planning and Zoning Enabling Act as it relates to master plan

adoption. There is not a requirement for a mass mailing outside of the posted public hearings, the various meetings to get the information released to the public, and any announcement that the administration makes that this is going on. That's pretty standard across.

Mr. Caramagno: Is it possible that this plan is confusing enough, or not detailed enough, or a wish list enough that people just don't understand it and can't really follow? But let's just say, like what Pete was talking about, there's affordable homes in this community from from A to Z, whether it's young folks, old folks, pricing ranges, quality of properties, is it really something there that that's going to make a difference, and force a change? How does this force a change, or even recommend a change to the community. How does it do that?

Mr. Smith: Yes. So, if I could just take a half step back.

Mr. Caramagno: Go.

Mr. Smith: This program or grant was initiated by MSHDA, and MSHDA maybe four or five years ago they created their statewide housing plan, and the objective was to address housing affordability, housing stock, and diversity across the state. And the intention behind that was to address affordability. It is a multi-pronged approach. So by addressing supply, you can address affordability. By addressing diversity and addressing your housing stock, these various things together can influence the affordability across the band, across your community. What this plan does is, it identifies opportunities to address all of those things in their own respective right. So as it relates to housing stock, it talks about the current age of housing, the stages of aging, and how the impacts of aging housing on affordability. As houses become older, maintenance and other things start to weigh in, which increase affordability. So one of those strategies is to address your existing housing stock by developing programs or policies that identify funds to support aging housing, but then you also have the other aspects of it where, if you do have aging housing, you need alternative housing if people want to move because that house. So there are other opportunities where it was mentioned, you have existing other homes that may be affordable, and that is good for that portion of your housing stock. Then you have other aspects of your housing stock, such as those affordable units. You want to maintain those because if those expire, then those residents that are receiving the benefit of affordable housing have to leave because those existing

developments can go to market rate. So those strategies speak to how to maintain and improve your existing stock to counteract those challenges that come with those various aspects. When you look at housing diversity and supply, the plan uses those conceptual sites at Laurel Park and Sears site to envision ways to increase the diversity of housing and have mixed-income housing. So there are other options for affordability that are not strictly low-income or strictly those very high-end apartments that may price others out, so it gives you a range of affordability, rather than saying just build this one series of housing or just build five-story apartment buildings. There are other housing types that can address the overall need for affordability as it exists across the band. So while yes, you do have housing that is available at 250,000. You also have residents that don't make that level of income that need housing at a different band of the scale, and then you also have residents at a higher end of the scale where they may want more expensive housing, but you have a low supply of that, or you have a higher. So there are various levels of income that reflect affordability, and the plan. I think the plan does a successful job of identifying where those bands are and where the gaps are on your existing housing.

Mr. Caramagno: So how does that make something happen? Do you think the developers look at this and say, "Hey, look, there's an opportunity for lower-end homes in Livonia." How do you think this makes something happen down the road?

Mr. Smith: So the bulk of Livonia is built out.

Mr. Caramagno: What's that?

Mr. Smith: So the bulk of Livonia is built out.

Mr. Caramagno: Of course, it is. Yes.

Mr. Smith: So your opportunities for new single-family housing are pretty low. Your opportunities for a lot of infill housing, where there aren't a lot of vacant infill, you have some, but not, you know, other communities. Detroit, for example, there's a lot more opportunity for single-family housing. Where the plan identifies opportunity for housing is those private redevelopment sites. The challenge and what the master plan aims to accomplish is by identifying this is an opportunity, and what the plan has to do is allow zoning to allow that opportunity to happen. And if you don't identify that you need a zoning district or you need various adjustments to your zoning regulation, then the developers that are interested in doing

those types of projects, they will go to other communities, because they don't want to have to go through additional rezonings, they don't want to have to go through variance meetings. They want to open a plan and identify that a community wants to do this type of thing. And in one way or another, it may vary, but the community identifies. That this is something that will benefit them, increasing diversity in housing, and these are sites that have the opportunity to do that. The plan says you need to adjust and amend your zoning to allow these types of development. That is the key component of what master plans do as they relate to planning and zoning. If the planning and zoning does not allow that, then those sites will continue to be undeveloped because the zoning is restrictive. So that is the catalytic opportunity that would allow something to happen. The plan identifies where you can implement diverse housing types, and that these are the various improvements to your zoning ordinance to allow developers to express interest in doing these things.

Mr. Caramagno: Thank you.

Mr. Smith: Thank you.

Mr. Wilshaw: Thank you, Mr. Caramagno. Any other questions or comments. Mr. Ventura?

Mr. Ventura: Mr. Chairman. Two things that you just mentioned, Mr. Smith. I'd ask you. So you readily acknowledge that no new construction is going to qualify for this new cadre of affordable housing.

Mr. Smith: Not that no new construction could qualify.

Mr. Ventura: No, I'm saying you acknowledge that the economics of the situation would not allow new construction to become this affordable housing.

Mr. Smith: It would be very difficult. Yes.

Mr. Ventura: Close enough.

Mr. Smith: Yes.

Mr. Ventura: Number two. When we were at one of the meetings on considering this, the subject of a practice in other states, and I don't know whether anywhere in this state, was briefly discussed, and I confess I forgot the term that was applied to it, but it

basically changed zoning laws so people could rent their garages to people.

Mr. Smith: Accessory dwelling units.

Mr. Ventura: Say it again.

Mr. Smith: Accessory dwelling units. Yes.

Mr. Ventura: Right. Does this proposal include that?

Mr. Smith: This proposal does. I believe it does include a recommendation for the consideration of accessory dwelling units as a permitted use within the zoning ordinance.

Mr. Ventura: So, if this is voted in, someone could wake up one day and find another family living in the garage next to them.

Mr. Smith: No, if this is voted in, it simply instructs the planning department, and they can clarify as needed, that this is an ordinance that needs to be developed that would go through the planning commission and ultimately city council. But it does not guarantee that tomorrow somebody could do that. It just says that as a community we believe this is something that we should be looking into, and then planning and zoning will identify the necessary regulations to implement that.

Mr. Ventura: So you're telling us that it recommends that this happen. That correct?

Mr. Smith: Yes.

Mr. Ventura: Okay. And to your knowledge, does it require further action on the part of the city to make it happen?

Mr. Smith: Yes, it requires--

Mr. Ventura: What would that action be?

Mr. Smith: A formal zoning text amendment. So the same process that you would undertake for a zoning map amendment, public hearing, hearings like this, and city council approval, or the development of any ordinance.

Mr. Ventura: So a change in the zoning law, basically.

Mr. Smith: Yes, correct.

Mr. Ventura: Okay, thank you, Mr. Chairman.

Mr. Smith: And then, if I may add, the ordinance doesn't specify exactly where, so it doesn't identify that these neighborhoods should have it, and these neighborhoods don't. That would be flushed out if it is the desire of this commission during that ordinance development process.

Mr. Wilshaw: So you're saying that accessory dwelling units, for one thing, you're saying that accessory dwelling units would be a recommendation by this plan, not... for the city to consider. Not... it's not going to be enacted by this. And secondly, if we go through the process of enacting that, we could do that for certain zoning types, perhaps, and not other zoning types based on lot sizes and other things.

Mr. Smith: Correct. You have full control over that.

Mr. Wilshaw: Okay.

Mr. Smith: And then I would further add what the plan does is it identifies strategies to address stock diversity and affordability, and a way to address housing stock is through accessory dwelling units. A way to address the diversity of housing options is through accessory dwelling units, and a way to address affordability, if you have family members that want to stay with you, instead of them going to an apartment, they could live in an ADU that addresses affordability. So again, it doesn't say do these things immediately. It says these are various strategies that you can implement as a community to address housing stock diversity and affordability.

Mr. Wilshaw: Okay. Mr. Droze.

Mr. Droze: Thank you, Mr. Chair. And this question is probably more for Mr. Uhazie. Just kind of hearing what we're talking about here and what the request tonight is. You know, going back to the process and how this was presented to council, and I think recalling some of the public comment that was made to council at the time is that it did seem like there was a plan that there would be some public engagement. Now, from my end, it seems like basically passing this to council and then letting public engagement happen at the podiums is probably not overly productive to finalizing a report and getting a document put together. Which, if we approve the

resolution and send it that way, I guess that's what would happen, and maybe that's one way to do it. But I guess is there a... if we were to deny it tonight, could it go back and then basically I'll say re-advertise with a more intentional push out to the community to kind of and I recognize that you guys are under a timeline from a grant perspective, but it is a master plan and I'm guessing MSHDA would have some tolerance to additional community discussion to get it right.

Mr. Uhazie: We can certainly request the additional time. That's something that is available to us. I don't know whether they will grant it. That's beyond my knowledge scope right now. But one thing I do want to note with your description is that this would be, if you if you pass it tonight, it would actually go to council just for receive and file.

Mr. Droze: Okay.

Mr. Uhazie: They would not be holding a separate public hearing. This is the public hearing.

Mr. Droze: So this is it.

Mr. Uhazie: Yes. One thing I do want to note is based off some of the comments that we've heard from the commissioners and previous engagements we did implement some things. You asked how it changes the development. It does not directly change the ordinance in any way. So, like Mr. Smith said, we would not be automatically allowing any new types of development. It would give us more background of what is needed, and based off that, one of the recommendations that we put on here is tracking, identifying sites that would be ripe for redevelopment. It would track the timeframes [of] developers from application to permitting, so that we can find inefficiencies and essentially increase housing stock by making it cheaper for the developer, not wasting as much of their time would be the ultimate goal. Another thing that we looked at would be just tracking the numbers of the investments and permits by year to kind of see where we're going and how it's changing over time. So the big thing that it's recommending as far as direct action would be identifying ways that we can start tracking information so that in the future we can use that to streamline the process and improve development in the future. So we got to have a place to start from and say, like, here's what we're doing. What's taking so long? How can we what can we do to remove barriers to the development process and essentially increase efficiency as a

way to reduce the cost. We're not offering grants to the developer, but what we can possibly do is say here are sites that are ripe for redevelopment that you'd have an easy time. You still have to go through the site plan approval process, but it's a site that's been sitting vacant and the city is open, would likely be open to development, we can say if it usually costs takes four months for an approval, and we can get that down to three months. That's just less cost to the developer. That's where it kind of shaves off the cost, hopefully. It's not a direct infusion in any way, but it's looking at what we do as an organization to improve the outcomes for the community.

Mr. Wilshaw: Yeah, what I'm hearing, Mr. Uhazie, is obviously we're looking to understand what the action items are, what actionable things come out of this process, and what I'm hearing you say, and I'm kind of gathering from Mr. Smith as well, is one of the things that we could do is in certain areas where we see it being primed for redevelopment into potential mixed use or residential housing, we can create a zone of some sort around that through ordinance that would say, hey, this is if you want to, if a developer wants to come here in here and purchase this property and do that type of development, we can fast track that or incentivize that process in some way to try to encourage that. At the end of the day, we can't make someone redevelop Laurel Park or Sears or any other parcel. That's going to be up to that individual property owner that owns that property currently to decide if they want to sell it, what they want to sell it for, and who wants to buy it and what they want to pay for it. So we play a small cog in the wheel, so to speak, you know, a small piece of the pie, in trying to incentivize redevelopment, but we're certainly not in control of it. This is all still private property.

Mr. Uhazie: Correct. And this document doesn't change the way we control it. It just makes recommendations of what, from based off of what we heard and the public engagements that we did conduct. I should say gathering the information first of all. Just this was not a portion. Housing was touched upon in the original master plan process, but it wasn't a focus area. So this again is a lot of just gathering information to say here's stuff that we didn't do before, and we, if we were redoing it today, the state of Michigan would require us to do, and it's giving us a starting point to say now when you're reviewing something like Donovan had mentioned, like the need for higher end developments. If we were to receive a petition for a multifamily development that increased density, but was at a higher end. You guys could use that information to say, I don't like apartments of this type typically, but it is something that I now

can say we are in need of. We are not saturated for over higher end apartments. Who's going to buy these? Who's going to rent these? Who's going to those? Now you can see more informed decision to say there is a market for those at that cost.

Mr. Wilshaw: I think the one thing that we see when we look at this book, and obviously, when this was first presented to us, we sort of turned it on its head and said, hey, we want this looked at again and we want it modified. And Donovan went back and reworked this very well. And what we have is a book that still ultimately has a lot of good data, and it has an excellent set of data in there. If there's anybody in the community or anybody that's looking to develop in this community, is looking for housing data, it's a good data set in this book. That's great, but that doesn't do anything. It's just a bunch of numbers, and it might help someone in understanding kind of where the housing stock in this community is, but it's not actionable in any way. So you know our concern is that we obviously want actionable things as well. We want to make sure that this is actually doing something, moving the ball forward, so to speak. It's not going to move any mountains, I don't sense, it's an incremental or small movement, but it's setting that up. The only thing, what I'm hearing from a lot of my colleagues, and certainly my feeling is, is I don't want to just be checking a box. And there's a certain part of this to me that feels like that's kind of what we're doing. Is the state requires we do this, so we're doing it, and we check that box and kind of move on. And that's a that's a waste of money, and it's not very efficient to do that. It satisfies the state, I guess, but you know, I'd like this to be a little bit more substantial than just checking a box, personally. But my question to you, Mr. Uhazie, is, we're having a lot of discussion about this tonight. There's going to be, I think, some additional discussion from folks in our audience who are here because they're probably here for this item, at least some of them, and that's going to be wonderful to have that engagement. But I'm feeling a little bit of trepidation signing off on this at this point from some of my colleagues. So my question is, what would be the potential courses of action? Obviously, if this is denied, what does that do to this process? Because we have to. My understanding is, by Michigan law, we have to adopt this book at some point.

Mr. Uhazie: We would have to adopt it if we were redoing the master plan. This is something that, if it was, it could be denied, and there wouldn't be any statutory repercussions, is my understanding, but it's ultimately up to how you would, this body would like to move it forward. If it was denied, it could be just something that goes into the scrap heap, and you know, if that's how you guys decide

to move forward, you could table it and you request more changes.

Mr. Wilshaw: Refinement.

Mr. Uhazie: Yeah, or you obviously could approve it, but ultimately it's up to how you guys want to move forward with this. It was brought as an opportunity because that grant fund was available, and it does offer insights that we didn't previously have. But ultimately, if it's something that this board is not interested in pursuing, that is an option that you have.

Mr. Wilshaw: Okay, I appreciate you laying out those options for us. Mr. Bongero.

Mr. Bongero: Just a comment. You know, no one, we got no response, right? But do you think a lot of people didn't understand it? Like the issue that Mr. Ventura brought up about the accessory dwelling. I mean, knowing that, yeah, it could happen, but the thought of renting somebody's garage, I think, if people knew that that could happen in theory, might bring some people out. You know what I mean?

Mr. Smith: Yeah.

Mr. Bongero: Is that something? You know, maybe they just don't understand a lot of the language because it isn't really that easy reading.

Mr. Smith: I would say there are a couple things, and I'll start by saying what this plan does not include, and that might fill the gaps in, because this is an amendment, a lot of the content that would have captured what I would assume would be the bulk of the community is in your first four books. You know, housing is a small portion of the greater land use plan, the greater parks and recreation system, transportation. There are other aspects of a comprehensive master plan that were not addressed because this is only an amendment. We did not comprehensively open up your entire plan and redo the entire thing. So, on one hand, now what this plan kind of requires you to focus on is planning and zoning and housing, which is a very small niche opportunity in terms of developing and identifying strategies. And planning and zoning, while I am a fan and I love it, it's not always the easiest topic to follow and understand. It's very legal-heavy. A lot of regulatory policies that define how to do that. So, on one hand, yes, that is possible. And then I would also add what it does not include again, because it is not a full comprehensive. It is an

amendment for one component, it doesn't have the greater future land use implementation component of that plan. That component is still active and well within your first four books, and because that portion of the plan still functions, this portion focuses on particularly those opportunity sites, the ones that are not identified in your first four books. So I guess maybe there are both sides to that question. While yes, it may have aspects of it that are difficult to follow, there are individuals such as developers, which is the target audience of that portion of the plan, that can look at that plan and identify a lot of information that would allow them to make a decision if they should look at Livonia to bring that type of project or if they should go to another place. So I guess maybe yes and no to that question.

Mr. Bongero: Thank you.

Mr. Wilshaw: Thank you, Mr. Bongero. Any other questions, comments? Mr. Ventura.

Mr. Ventura: I hate to do this. I got to make another comment, Mr. Don-- or Mr. Smith.

Mr. Smith: Yes.

Mr. Ventura: One of the things that we did when we did the new master plan in 2000 is Livonia has traditionally been a single-family community.

Mr. Smith: Correct.

Mr. Ventura: Single-family homes.

Mr. Smith: Correct.

Mr. Ventura: And it was very much discouraged to build apartments in Livonia, and consequently, in 2000, when that master plan was done, you could count the number of apartment developments in this city on one hand. There were none. Virtually. None of them were large.

Mr. Smith: Correct.

Mr. Ventura: And the changes that we made in that master plan have produced a relatively large explosion in apartment construction in this city.

Mr. Smith: Correct.

Mr. Ventura: And we have hundreds of apartments, either planned and approved, or under construction at this present time. It's a ground change. It's a groundswell of change to the housing stock in this community, and to the credit of the developers that have brought these developments to our community, they've been very sensitive to the citizens of the community, and they've come to these meetings and made comments about proposed developments, and they've responded to them, and have come forward, and we have approved, and the council has approved these apartment developments that are consistent with the plans of the development or of the developer, and acceptable to the citizens of Livonia. I still don't see how any other zoning category that we can devise without degrading the housing stock that we're putting in the city can be possible.

Mr. Smith: So--

Mr. Ventura: Economics, at the end of the day, are going to drive this thing. And as Mr. Wilshaw pointed out, you can-- the landowners are the ones that are going to say yes, I'll sell it for this price, and the developers, which Mr. Bongero can address, they have to deal with the economic realities of their business. It just doesn't, unless you're going to build 400-square-foot living-- dwelling units. I don't know how you do it. There just isn't a way to do it, I can tell you. And so, again, to my colleagues, we're all looking for something that we can do that's realistic, and I'm not hearing it. Thank you, Mr. Chairman.

Mr. Wilshaw: Mr. Smith.

Mr. Smith: Through the chair. The options presented to you within the toolkit, the tools available within your toolkit, as relates to the planning commission, are planning and zoning. And if your planning and zoning does not have the background and support from your master plan to make adjustments where needed, particularly around those, the three conceptual sites, such as the permitted use table, height requirements, the various regulations that control development. If the master plan provides the background that allows for those things to happen via text amendments, that that is one of your most actionable items within your plan, and that is its own year-long, two-year-long process in itself to identify the various regulations to do that. And your master plan is the document that tells you, you need to do that, and that's only one of the various tools as it relates to single-family housing. If your goal is to develop single-family housing, you have to look at the various funding opportunities that exist to do that. And the plan

identifies what those funding opportunities are. If you want to do light tech, that's an option. If you want to do the brownfield residential housing TIF, that is an option. And the follow-up to brownfield housing TIFs is to develop a policy. The plan says, I apologize. The plan says you need to develop a policy. That is your next actionable step, and the various aspects of the other challenges I mentioned are those actionable steps. If you want to preserve those existing affordable housing units, when those projects come to city council. The plan recommends you either approve them or you identify policies that guide your decision making on how to approve those. That is your actionable step as it relates to the cost of housing. The cost of housing is the cost of housing, and there is very little cities around the country are able to do to impact the cost of lumber. COVID doubled the cost of lumber from 200 to 200 to 400, and then it went back down, and housing picked up where it could after that. Those aspects you don't have direct control over, and we know this. But there are other aspects that you do have control over, and that is where the plan identifies you can take action, updating your zoning to allow these types of developments to exist. The master plan, the future land use plan that currently exists in your Livonia 21 plan, there are various properties that have not been rezoned to align those properties to development. That is a recommendation that is identified into your plan. So that step could be undertaken immediately. Again, these things prepare the land for development in alignment with your zoning ordinance, and that is the strongest tool that the city of Livonia has to encourage development, to encourage affordability, and all the various aspects that address affordability across all levels of Livonia,-the low income all the way to the extremely high income.

Mr. Uhazie: And if I can add to that, I think one of the things that is important with this document is that if a developer does come in with a multifamily development, this provides more evidence for us to say, well, that's great. A tower, a tower apartment is great, but we want to see more small scale, incompatible or compatible with the neighborhood, and this supports that saying we've looked at this. These are the priorities. We don't want a tower. We want design that is, takes the neighborhood into consideration. We want smaller scale development focusing on if we're going to do multifamily, it should fit into the neighborhood and be the right size. It just gives us more leverage in the future to say when we make those zoning decisions to say this is why we're saying you can't have a tower apartment, but you could have something that meets, has a diversity of housing types or something that meets the needs of the community, still offers multifamily, so you can

still meet those price restrictions that you have, but it gives us more reason to, say, pushback. This is why we want those things, not just to say you can't have it, but here's the reason. That we've gone to the community. They said they want, they're okay with smaller scale multifamily maybe, in certain areas, and that's why we're saying no to this this development.

Mr. Smith: And if I may, through the chair.

Mr. Wilshaw: Mr. Smith, go ahead.

Mr. Smith: If I just may give one more example, we heard through the engagement and through the steering committee conversations that there were some developments that were of larger scale than may be ideal, and there were complaints about those. So any future development, there was an expression that those be of smaller scale, more of a relatable character to the community, rather than these larger scale, multifamily, extremely dense types of developments. So when we looked at the conceptual plans for Laurel Park, the Sears site, and then there's a third site. It's a much smaller parcel. We looked at those and said, how can we utilize these to accommodate smaller types of development? So instead of getting one large, seven, eight-story development on the Sears site, instead, you get much smaller five-unit types of developments, eight-unit smaller apartments. Again, retail spaces mixed with apartments on top. So instead of encouraging or attracting large scale, it says these are the types of housing that we're interested in developing, and what it further does is currently majority zoning districts allow either a single type of building or a single type of development. So in order to accomplish any of those projects identified on those primary development sites, there does have to be a, if not a brand new district, a significant change to one of your existing districts, to allow one type of development to have mixed retail separate from that building. You have a five-unit apartment building. Separate from that, you have a eight-unit. Currently, and Mr. Uhazie can correct me if I'm wrong. You don't have an exact district that makes that a easy administrable process, and so if you do want those types of developments and you do want to increase the diversity of housing, you need to start to identify what that ordinance looks like, and this master plan gives that recommendation, and the entire conceptual plan is the framework on how you can accomplish that. You just have to develop the necessary zoning regulations to allow that to happen.

Mr. Wilshaw: Thank you, Mr. Smith. Mr. Droze, I believe, has the floor next.

Mr. Droze: Just one quick one, and what I, where I think the plan ended up was a significant improvement. You did make the changes, and kind of highlighting the Plymouth Road site as an example of kind of a small-scale walkable neighborhood scale development. I think was helpful to kind of show the community that there are different types of multifamily developments, ones that certainly are bigger, like was talked about, but much more neighborhood scale, where it's really just at the end of the street. You might have some commercial on the ground floor to kind of show those as opportunities, and I think, I'm one voice of 95,000 plus in Livonia, so I was fairly happy with where we ended up. But you know, there was also a lot of metrics in the study and the report that talked about, I kind of characterize it as almost some red lights in the cockpit of things that we should be thinking about, and. I think going back to Ms. Dinero's comment about the outreach, I think the community needs to see all that in a thoughtful way, and because I think, what I think it sets up is for the community to have the conversation about what do our commercial quarters look like? Are we okay with having these vast parking lots that front the mile roads? Could there be opportunity to do infill there? How would that look? Because that sets up the conversation when rezoning comes in is whether it's something we want or not. And then you know to the point about the development community, they're familiar with this is something that it's got a chance or this is something that doesn't, so I think bringing the community back together to talk about that, because again, going back to your engagement, really the engagement said that people were pretty happy with the way things are, and maybe they still are, but I think we have to give time for that question to be asked, so that's my only suggestion. I think the plan is probably as good as it's going to get. I mean, obviously, we'll get some community feedback, but that's the point, right? I think we got to put it out there and see where people are at on it.

Mr. Wilshaw: Thank you, Mr. Droze. I am going to open the floor up for folks in our audience who wish to speak on this. The reason is we've had a lot of good dialog here the last hour. It's, this is unusual for us to have this much dialog on a single subject, but it's I think it's worthwhile. It gives people a chance to see kind of where we're at. They see the process. They're seeing the sausage being made, so to speak, which is a good thing. We need to get community input. We need to do this process. So I want to give them an opportunity, the folks who are here, a chance to speak, and then we'll make our decision from there. So I think that's the

next step that I want to go to, so that we can keep the move. Because we do have a couple other items on this agenda I want to get through as well. So I do, I want to be cognizant of everyone's time and keep the process kind of moving as well. So, so if my colleagues are okay with that, I'm going to go to the floor. If there's anyone in this audience wishing to speak on this item. Feel free to come forward. I do want to say before we get into public comment that I just want to reiterate that we are here to speak about Book Five of the master plan. I do realize that there is a controversy that exists within this community over the Vision 21 Master Plan as a total document. We are not revising or looking at the existing documents, books one through four. So we don't need to relitigate that at this point. What's here in the master plan is already here. We are just adding to it with this Book Five: Housing. So please restrict your comments to the subject at hand tonight. Good evening, ma'am.

Ms. Calhoun: It's cleaned?

Mr. Wilshaw: It's all been cleaned. Yes, thank you.

Ms. Calhoun: Hi, Betsy Calhoun, Kimberly Oak subdivision. I just like to comment that I got a look at this document a couple months ago, and I recall it was a thoughtful and thorough assessment of existing housing conditions. And as that, as far as that goes, it's good background. I'm not sure how any community member could dispute that or would want to. It's a good kind of a history. What seemed to be the plan were the tables with ideas for different stakeholders or resources for certain items, and what got the attention of the Greenleaf Commission on Sustainability, and we did comment whether or not those comments were incorporated, was the word "sustainability." And you know, gee, why didn't they ask us? If you Google sustainability, it pretty much talks about people, planets, profits. This use of sustainability is housing. I understand the intent, but it's not how sustainability is being used today. And there's no mention of what to do with old buildings, reincorporating them into housing or anything like that. And there, I think Greenleaf Commission was only listed as a resource for like one item. And we're like, wait, we could contribute ideas for four or five of these. So anyway, that's my comments on sustainability. So it's kind of a strange use of the word, and I agree that more public engagement would be good. I don't know that I saw this on the community page. You know, the Facebook page. Social media is our, it's our Observer now, and we need to adjust to the times and figure out how to get the information out there to people. So, thanks.

Mr. Wilshaw: Well, thank you for your comments, Ms. Calhoun. Good evening, sir.

Mr. Wilson: Hi, Trevor Wilson, 17538 Hillcrest. I just want to second Ms. Dinero's comments on the lack of notice. I'm kind of clued. I try to follow this stuff. I've been through the Vision, the master plan meetings. I've been through planning, zoning stuff for the field outside of Kimberly Oaks, on Merriman. Right. I've been through city council meetings, and whenever there's anything dealing with zoning, this room is packed, and the discussion goes on forever. And there's maybe a dozen people in this room, so I mean I don't remember seeing it on Facebook. I only saw it because someone in our neighborhood subgroup posted something because we're always vigilant of what's going on in the field behind the church up there. So there's been lack of discussion, lack of notification, and even sitting through here today, I'm still not sure what Book Five is, right? I hear someone talking about grants for the city tied to this. I hear talk of diversity of housing, and then shifts immediately to apartments. One of the things that I've always thought has made Livonia special is the amount of single-family homes, and I've said in front of this council before, and I'll say it again, single-family homes I think is where it's at. You know, let's get families in and a chance to own versus paying rent, and let's get that the ability to lay down roots and get something permanent for these people than actual apartments. That's one of the things that I. That's one of the things that drew me here was that it was single-family homes. I've lived here 11 years now, but I lived here in the, I went to Stevenson for a bit as well. I grew up in Farmington. It's kind of the same, similar thing, but the neighborhood feels right, you know. I'd like to just make just that's what I'm would like to see. But like I said, we need more discussion in understanding what the 2021 is and what the grant is, and what the grant to the city is for, right? So.

Mr. Wilshaw: Sure, thank you, mister. Just you know, the grant is for Mr. Donovan, Mr. Smith, and his, the work that he's been putting into this project. Okay, that's what the grant is for is to build this this.

Mr. Wilson: Okay, so it's not tied to housing developments or anything.

Mr. Wilshaw: No, it's not like grants to build houses or own houses or....

Mr. Wilson: Yeah because one thing I saw and like one of the thing I was just found it I just found the link and sitting on my phone here, and it's like, like they called like 1,400 houses or developments that it was

needed, and that would just scream like high density housing to me, which would be apartments, right? And like I said, I'd like to see people get the chance to own something versus rent.

Mr. Wilshaw: Definitely. I appreciate it. Thank you.

Mr. Wilson: So thank you.

Mr. Wilshaw: Yes. Hi. Good evening, sir.

Mr. Johnson: Good evening, and I appreciate the cleanup over here.

Mr. Wilshaw: Certainly.

Mr. Johnson: In book--

Mr. Wilshaw: Sir, can we just get your name? Sorry.

Mr. Johnson: Steve Johnson at 18240 Sunset.

Mr. Wilshaw: Okay, thank you.

Mr. Johnson: In Book Five, the parcel north of Six Mile and east of Merriman being considered for a change from parks and community to low-density residential is concerning. First, the property sits next to a tributary of the Rouge River, which is a federally protected waterway, along with its watershed. There are strict rules and permits for building near protected waterways. Key controls include federal laws like the Clean Water Act, as well as local buffer zones and state environmental permits. Secondly, it appears some of the property sits in a floodplain. The creek snakes both to the north and to the south into the property, in at least two places. Third, the property enjoins Livonia Public School property to the south, where a junior high used to sit. Livonia schools have not stated what their future use of the property will be. Speculation has been made that it may serve as a parking and maintenance of their bus fleet. This would not seem in harmony with property designation for low density residential abutting it. And finally, the piece of land appears to be too small in size to accommodate low-density residential housing. After streets, sidewalks, setbacks, it doesn't appear as if there would be adequate room for housing to justify the change. If you were talking about the whole parcel, along with what the Livonia Public Schools has over there --that 40 acres-- then maybe, maybe, but this is a relatively and a very small piece of land. For the reasons stated, I ask that you remove this piece of land. On the list of

properties being considered in this Vision 21 amendment, thank you.

Mr. Wilshaw: Thank you, Mr. Johnson.

Mr. Karasinski: Good evening, Jerry Karasinski, 1948 Bainbridge Avenue. So I've had a chance to review the plan. I wasn't aware that it was posted on the website. I'd like to echo Commissioner Dinero's comments that residents in Livonia did not hear when this final version of the plan was posted, so therefore 45 days were wasted because we just didn't know. And until I saw this meeting notice, then I said, "Oh my goodness!" I just was looking at the plan just as this meeting was going on. So, to me, the significant pages of this plan are pages 37, 38, and 39, which is called the Strategic Action Plan for Housing Goals. There are three major goals: urban design, housing and neighborhoods, and housing sustainability. In those goals, there are four high-priority short-term actions, but they're mixed throughout the list of actions. And one of the actions, which to me doesn't seem to make sense, is require that new construction and rehabilitation developments utilize high-quality building and construction materials. Wouldn't it be more appropriate to say that we would use the appropriate materials for the cost of, or the intended price of the building or development? Requiring high quality puts your price point at a much higher level. When throughout the entire document, it shows that basically we have a normal distribution of homes in Livonia, where the very low-price poor people are underserved, and the very expensive wealthy people are underserved. Well, that is the demographic of our community, and it's one that everyone, I think, to many of the points that were made by all of the commissioners, anticipate and expect when they look at moving to Livonia. So, if I were to make any recommendation, if this plan is to be posted and approved is to review those action steps, because a lot of the action steps require planning commission, city staff to do things, and a lot of the things Mr. Smith pointed out probably should be identified in more detail if this is truly the strategic plan with basically just goals and assignments of who might do them and what the relative importance and timing are, but it does mention the 1,400 homes and if we need 1,400 homes by 2050, maybe we need to figure out what kinds of homes those are, and that should probably be in here instead of just 1,400 homes by 2050. Thank you very much.

Mr. Wilshaw: Thank you, Mr. Karasinski. Mr. Biga.

Mr. Biga: Good evening, Jim Biga, Livonia, Michigan. First, before I start, I know we talked about this upstairs in planning, and I know we've talked about it here. And I don't remember when it started when you voted to send this to council, but I know when council had that room full of people and we had oodles of public comment, the understanding was there was going to be a public hearing after the council said, "Okay, let's publish." I don't remember seeing any public notice that we were going to have a meeting.

Mr. Wilshaw: You're at it.

Mr. Biga: And I missed that. So if I did miss it, I apologize if I missed it. I didn't see anything published until I came here and I saw that something was there, and I asked Mr. Uhazie where it was published, and it was in the planning department pages. I missed all that, so I apologize that I wasn't smart enough to figure out where everything was hidden in the documents where this was. And I know from public comments and Facebook, which were a lot of things, as Ms. Calhoun said, everybody reads. There were a lot of people who wanted to get involved in this Book Five to have comments to be involved in the meeting and to be there and were just not there. That said, I just looked through here tonight, and you know I'm reading here and it says Livonia has approximately 94,942 housing units. Now, last night I was at the meeting for the Budget and Finance Committee, and according to the city assessor, we only have 37,443. Okay, what happened to the 60,000 homes that we say we have in the plan as of 2024? What happened to them? Nobody's checked the plan. The plan also says on page 28, there's all this housing at a certain dollar value, and I'm looking at it, going, you know, these dollar values just didn't seem right to me, because I'm looking and looking and looking. I'm going, "Huh?" So I go back to the document from the budget department, or the city assessors, and I'm going, "Oh, that's the SEV value, and those are their values in the number of homes in the SEV, not the market value." So I don't know where the document pulled information from, and where they pulled their data from and what they did, but I really think that we need to go back and look at the data points that are in this document and say, hey, where did we pull everything from? You know, where's the key that said, "Hey, we pulled it from this document, that document." I'm really nervous as to the data points that we're saying. I don't see in here, and you know, Mr. Karasinski spent a little bit more time where he was looking, but I don't see anything that says recommendations for ADUs. It talks about ADUs. It talks about different types of housing. It talks about four-unit apartments and things like that. But it doesn't say, "Hey, we

recommend that this would be really good in this kind of a situation." Now I don't see that there. I also don't see anything that says, "Is our infrastructure sufficient enough to handle?" You know, if four homes in a row put ADUs in their garage, what's it do to the sewer system back there? The water supply. Do we need to increase something there? I mean, you're going to have all that extra sewage and water being done there? Is the old Rosedale sufficient enough to handle that? Is my neighborhood, I'm up at Six and Seven Mile off of Wayne Road, and is that sufficient up there? Power wise, I mean everybody complains. You're at Seven Mile and Middle Belt, and you know DTE just says, "Hey, it might rain," and all of a sudden the power goes out. So are people are going to be able to handle all this extra power? You know there are a lot of issues that aren't addressed that, to me, have to be said, "Hey, if you're going to do all this stuff, these things need to be addressed." DTE, Consumers, or whoever, you know, just to sit there and say, "Hey, you can go out and get a grant." Maybe somebody can get a grant to be able to be able to afford something. We also talk about... what do you call it? Vacancy rates. We have a 7% vacancy rate as of 2023. I look in All Things Livonia. People are always asking where can they rent a house in Livonia. If there's a 7% vacancy rate, and there's always every week one or two people asking where can I rent in Livonia for a house, and whether it's a family or a single mom with a couple kids, they're looking for places, either people are asking for way too much money, or their expectations for what they can rent don't match. So whatever this plan has needs to say, "This is the kind of housing stock we have for these things." It shouldn't just sit there and say, "Oh, this is nice. We have this. We have that." It needs to really reflect what's available and what's there now, in the next five years, and you know if we do need 1400 housing units, God help us. I don't know where we're going to put them.

Mr. Wilshaw: Thank you, sir. Good evening, Ms. Mika.

Ms. Mika: Hi, Denise Mika, Livonia. Yeah, I hate to ding it, but we've been to a couple meetings over time, and the documents that support the meeting should be in that side. And we had to go a couple different routes to get to this plan, so we only got to look at it once we got in the room. I still have a problem. Well, number one, we're a bedroom community. We have apartments going up, and God help us, the one at Seven and Victor Corporate Park-they've been moving that dirt for how long, right? And the apartments that are supposed to be built in the old Wonderland area haven't broken ground on that, so where's the need for that housing? And I liked

how when we with the new Meijer going in at Seven and Farmington, that you held the builder to a little bit different standard, saying, "Hey, that's too high of a building, and it's back on those homes and everything. So you had the power to move it and do that. So I don't know why we need this document to do it because I think you guys are doing a great job. The medium home values over time, Figure 5.11, other parts of the document. Document 5.8, and they tell us in Table 5.8, they talk about Canton Township, Northville, Plymouth, and everything. But then, when it comes to our medium that we, comparing to us that we're too much, they're comparing us to Detroit, Warren, Dearborn, CBSA, Michigan. How come we're not compared to the other cities there in Wayne County too? So we're a lot cheaper than some of those other neighborhoods. So that's not taken into account that we're more reasonable. People love to come to Livonia because it's a bedroom community. It's accessible to a lot of highways and everything, so I really think this needs to have more in-depth comment from the citizens, and I think some of it's got good reference points, but like Mr. Biga pointed out, there's some, still discrepancies within the document. So, thank you for your time.

Mr. Wilshaw: Thank you for your comments. Is there anybody else wishing to comment on this item? No one else coming forward. Thank you to all the residents. You will note that I normally have a time limit on commenting, but I did not enforce that this time because of the fact that we've had a lot of comments on it, and I want to make sure that everybody here had a chance to say what they wanted to say on this item. So I appreciate all that input. I now go back to my colleagues, and we'll give them an opportunity to ask any further questions. Mr. Smith is coming forward again. If there's anything else he would like to assist us with, does any of my colleagues have any questions for Mr. Smith?

Ms. Dinaro: I have a question.

Mr. Wilshaw: Ms. Dinaro, of course.

Ms. Dinaro: For Jacob. Jacob, if we table this for 30 days, can we open up the public comment for that time period?

Mr. Uhazie: We certainly could.

Ms. Dinaro: Okay.

- Mr. Uhazie: We will have to request an extension for the grant, but there's nothing preventing us from looking for more public feedback.
- Ms. Dinaro: Is the terms of the grant, does it... is it supposed to end, like is it supposed to end soon, or...?
- Mr. Uhazie: Yes.
- Ms. Dinaro: What are the terms of the grant that were?
- Mr. Uhazie: Donovan? Maybe you could remember offhand the details of what the end date is.
- Mr. Smith: Yes, we are in an extension. We intended to bring this one maybe a few months back, and then there were some things that I had to get adjusted. So the extension that we are now is till the 30th, so the end of this month, I believe.
- Ms. Dinaro: And then the extension is for us to vote on this, get it through city council, and then we're done?
- Mr. Smith: Correct. So this would be, this public hearing and adoption would be the last step.
- Ms. Dinaro: So we would have to ask for another 30-day extension, too.
- Mr. Smith: You could. You could also possibly, if you knew them, but I understand you may want open public comment. You could adopt with amendments or with changes, but you may not have all those at the moment. So I understand if that's not an option you want to exercise. As Mr. Uhazie indicated, we could extend. You would have to do a few things if you want to stay within the grant timelines. You probably have to have another meeting before the month ends to make final adoption. If you wanted to do that, we could receive comments between now and the next time you meet, and then I can provide written responses to all of those and any changes that would incorporate the document. Again, we just are within the kind of the last window of, based on that grant.
- Ms. Dinaro: I would. I mean, I would be more comfortable if we open this up for at least an additional 30 days for public comment. So if that means we have to file for a grant extension, I think we need to do that.
- Mr. Smith: Okay.

Mr. Bongero: Excuse me. With that, how, what's going to be the difference? How are we going to get the people out? What are they going to do different to get it marketed so we get the people to be here? You know what I mean. It didn't work this time. What's going to be different?

Mr. Wilshaw: I think it would be fair. And the thing that I hear, I've heard sort of loud and clear at this meeting is, even though we're not required, we followed the minimums. You know, there's always what the minimums are, what's required. We followed what was required to post this publicly, but what I'm hearing is obviously, times have changed. People aren't looking in the Observer because it doesn't exist for this type of thing, or they're not looking in the Detroit Law Review or whatever paper this has to get published in. They want to see this on Facebook. You know, they want to. Livonia has a Facebook page. We could put a post on there that says, "Here's a comment period for Book Five. Here's a link to Book Five. Send us your comments."

Mr. Bongero: Yeah, that sounds like something to do.

Mr. Wilshaw: You know, you can go above and beyond--

Mr. Bongero: Yeah.

Mr. Wilshaw: --those minimums. Mr. Uhazie.

Mr. Uhazie: I mean, as mentioned before, we did have public engagement, so we could just follow what we've done previously. Like I said, we've had the open house. We did have people attend. It's not that we haven't had any engagement throughout this process. I would venture to guess that doing what we did before, -not this with this particular round, but with the open house and such, would allow for outreach, adequate outreach, to reach the community. Like I said, reflecting what we've already done that has been successful within this process already.

Mr. Wilshaw: Mr. Ventura.

Mr. Ventura: Jacob, you're aware that when we did the master plan, we had charrettes—

Mr. Uhazie: Yes.

Mr. Ventura: --around the city that were publicized, they were on Facebook.

Mr. Uhazie: Yes.

Mr. Ventura: And they were in public, in social media, and we did approach the civic associations around the city to make sure that they publicized to the residents in their communities that these were going on, and we had good interaction when we did the master plan, and I'd suggest, first of all, I agree completely with Ms. Wafa or Ms. Dinaro. At least 30 days. I feel it should be 45 or 60 days to get it out there and get the community aware of that this is going on and give them adequate time to come forward and engage in the process. I mean, we have a couple gentlemen here that are here at almost every meeting, and it amazes me to find out that they're just learning about this because they're pretty tuned in. And if they're not aware of it, then I'm sure the majority of citizens of Livonia are not aware of it. I'd recommend we do charrettes and more time.

Mr. Bongero: More than thirty.

Mr. Ventura: Yeah.

Mr. Wilshaw: Okay.

Mr. Ventura: Nearly 30 gets it done.

Mr. Wilshaw: All right. It's good commentary, but we need some action here. I will close the public hearing and ask for a motion.

Ms. Dinaro: I'm going to make the motion to table this for 45 days.

Mr. Wilshaw: Okay, and we have a request to table this item for 45 days. With that, I think the direction is fairly clear to our planning staff that we would like to get this published and advertised in as many ways as possible. And do we have support for a tabling motion?

Mr. Ventura: I'll support.

Mr. Wilshaw: We'll go with Mr. Ventura on that. All right. Tabling motions do not have a discussion period. This is Dinaro and Ventura for tabling for 45 days. Secretary, please call the

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

#08-51-2026 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on August 11, 2026, on Petition 2026-01-07-01 submitted by the City Planning Commission,

requesting to amend the Livonia Vision 21 Master Plan and adopt Book 5, Housing Sustainability, pursuant to Michigan Public Act 33 of 2008 (the Michigan Planning Enabling Act), as amended, the Planning Commission does hereby table this item for 45 days to allow greater publicity for the item in the community and to receive further public comment:

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will be tabled for a further 45 days.

ITEM #5 PETITION 2026-06-08-03 Clover Self Storage

Mr. Caramagno, Secretary, announced the next item on the agenda Petition 2026-06-08-03 submitted by Contineo Group requesting site plan approval pursuant of Section 3.16 of the Livonia Zoning Ordinance, as amended, and amend the Conditional Rezoning – Statement of Conditions, granted on May 16, 2016 in connection with rezoning petition 2015-12-01-13, to construct and add two self-storage buildings to the existing storage facility (Clover Self Storage) at 28900 Schoolcraft Road located on the north side of Schoolcraft Road between Cardwell Avenue and Middlebelt Road in the northwest ¼ of Section 24.

Mr. Uhazie: Thank you, Mr. Chair. This subject parcel was rezoned to Light Manufacturing in 2016. Under Section 6.54, self-storage facility is treated as a permitted use under the M1 district. Section 6.44 of the zoning ordinance treats storage of recreational vehicles and equipment as a waiver-use. A waiver was granted in 2016 with the rezoning, but one of the conditions stated any changes to the site plan are required to come back to planning to amend the conditional rezoning. The site is the location of the former Clover Lanes, which was opened in 1962 and then closed in 2015. The parcel is about five and a half acres in size with 846 feet along Schoolcraft Road, by an average depth of about 285 feet. The former bowling alley building was 57,824 square feet of general or gross floor area. The self-storage portion of the building utilizes the same footprint as the old bowling alley. The storage buildings are two stories in height and have a floor area of about 111,500 square feet. The building contains a small sales office and conference room, and extending through the center of the lower level is a 27-foot-wide drive aisle for vehicles to enter via an electronically controlled overhead door located on the east side of the building and then exit in the same manner on the west side of the building. This proposal would add two 12-foot-tall self-storage buildings to the west of the existing building.

Mr. Wilshaw: Mr. Uhazie, I hate to interrupt you. It's not shown on our TVs. It is on the broadcast though.

Mr. Uhazie: Just takes a second to load.

Mr. Wilshaw: Little inside baseball for people don't realize we have TVs that we can see up here. They probably shut off because all this time...

Mr. Uhazie: Yes they did actually. There you go.

Mr. Wilshaw: Alright, thank you. Okay, continue on.

Mr. Uhazie: The proposed western building measures approximately 8,100 square feet and 9,000 square feet for the easterly building, with a combined total area of 17,100 square feet of new self-storage area. Units within these buildings are designed to accommodate a range of storage needs, including 36 units at 10 feet by 20 feet, 18 units at 10 feet by 25 feet, and 18 units at 10 by 30 feet. This would be a total of 72 new units. The construction would comply with required setbacks. The distance between the proposed building and the existing building would be just over 36 feet at the center. Here is where the cars exit from the inside the building. All of the existing structures would remain unchanged. The area that is proposed to be modified is currently used for storage of outdoor recreational vehicles. The original approval did state that they were allowed to have storage in the west of the existing RV storage, but the construction would result in a loss of 28 RV spaces. Since the study session, the petitioner did submit a photometric plan that shows the north property line does have over 0.5 foot candles where it meets the residential, and it is ranging from 0.7-0.8 at some of the measuring spots. These measurements exceed what the ordinance allows. The petitioner also provided a truck turning radii diagram showing that trucks coming from the back of the building would need to encroach partially onto the parking spaces along the northern edge of the property. It does identify truck movements for both access to the western, middle, and eastern drive isles. The petitioner did also provide color renderings for the elevations. The elevations show E.I.F.S. siding colored light grange on the upper half, and then a red brown modular brick on the lower half, with a light stone metal panel skirt along the parapet. Those are the changes that we have seen since the study session, With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated July 14, 2026, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items: 1. The subject parcel is assigned the address of #28900 Schoolcraft Road. 2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. There is no mention of utility revisions with the proposal, so we do not believe there will be any adverse effects on the existing systems. 3. Should revisions to the utility services to the building, or any work within the Schoolcraft Road right-of-way be required, the owner will need to submit drawings to this Department and/or MOOT for permitting.."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated July 16, 2026, which reads as follows: *"This office has reviewed the site plan submitted in connection with the new construction and use of the property located at the above referenced address. If gate is motorized, provide a Knox Box with necessary keys, fobs, keycards, passwords and after hours contact information for emergency vehicle access. A further detailed plan review will take place when this division receives an official plan set."* The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated July 15, 2026, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is signed by Brendan Adams, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated July 27, 2026, which reads as follows: *"Pursuant to your request, the above-referenced Petition has been reviewed. 1. Exterior lighting sources shall be designed, constructed, located, and maintained in a manner that minimizes light trespass onto neighboring properties and public ways. The light trespass from a property shall not exceed 0.5-foot-candles at the property line, measured five (5) feet from the ground. This Department has no further objections to this Petition."* The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated July 22, 2026, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal."* The letter is signed by Ermon Sims, Chief Accountant. The next letter is from the Treasurer's Department, dated July 15, 2026, which reads as follows: *"The owner of the property is current on their property*

taxes" The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: That's all. All right. Any questions for staff? Any questions? No questions. All right. The petitioners in our audience. Good evening.

Jake Michael, 755 Commerce, Decatur, Georgia. Thank you for having me tonight. I really appreciate y'all giving me the opportunity. Jacob did a great job, kind of going over everything that we are looking at here. As Jacob said, any changes to the additional buildings will require going before this commission. So, one of the things I wanted to point out, based off of specific conversations that we had last time at the study session, I know you specifically asked to see some truck turns for vehicles with trailers and towing things behind them. So, the figure that you see up here, the vehicle driving through the center of the building is a 20 foot truck carrying a 20 foot boat trailer, and it's able to make that turning maneuver pretty safely without coming to a full stop or anything like that, and really cranking the wheels underneath it. So, it should be hopefully idiot proof. There was another mention at the study session about lighting. I recognized from Jacob's comments from the Engineering Department about it's actually 0.5 foot candles at the property line, and we actually exceed that. So, we'll go and revise that lighting plan, switch out some fixtures, and make sure that that's not an issue with light encroaching across the property line. Other than that, the architectural elevations that we've provided for you, show that it does match pretty similarly to the existing storage facility out there, and I think it'll make a great kind of...blend in with what's out there. So yeah, thank you, and I really appreciate your time.

Mr. Wilshaw: Well, thank you, Mr. Michael, for your presentation. Let me see if there's some questions for you. Any questions, Mr. Droze?

Mr. Droze: Thank you, Mr. Chair. Just two for you. The first one on the photometric plan. Saw you have the foot candles. What are you planning for your lights?

Mr. Michael: Yeah. So, it's three fixtures on each side of the building. So, three on the west side, three on the east side of each building. So, the three kind of evenly spaced lighting fixtures.

Mr. Droze: Okay. Anything on the south side?

Mr. Michael: No, nothing on the north or south side.

- Mr. Droze: Okay, got it. And then the next question: Your turning radii. You said idiot proof. I'm not sure you're there.
- Mr. Michael: There's also bollards all over the place. So on the corners of the buildings, there are bollards. When you leave that drive aisle, there are bollards on the aisle there as well. So they'll hit something before they'll hit the building.
- Mr. Droze: There's a couple spots where you're showing tracking over curbs. If you look kind of at that... right at that driveway there on the east side, you're over tracking that, so I guess to just suggest move the fence or do something to give yourself a little more room. And then, what's going on with...what are we looking at here at that driveway? There are three or four different trucks that are overlapping. You just showing various vehicles leaving.
- Mr. Michael: Yes, so the vehicle that's actually looping around is the fire truck. That's the fire truck turning radius, and then the vehicle that's driving through the main building, and then it drives south and then to the driveway, and that's where it stops. So the vehicle track kind of shows the stop and end points of each of the vehicles that are tracking.
- Mr. Droze: Okay.
- Mr. Michael: They just happen to overlap at the driveway, so it is, yeah, a little messy there.
- Mr. Droze: Okay. Yep. Still feels like you're a little light coming out of the building, but if you guys feel comfortable with it and you got the bollards in there, I think that helps. Are they on the corners of the buildings themselves?
- Mr. Michael: Yes, if you could zoom in on the corners of the building, there there's two bollards on each of the corners as well. They're called out more specifically on our site plan.
- Mr. Droze: Okay, and then you have some tracking over the parking spaces on the north side. I assume if you move that down, it's going to be okay. That's a fire vehicle.
- Mr. Michael: Yes, that's a fire vehicle, and we're going to... the vehicle tracking is something that we can clean up and make it show that it is possible to do without going over there. It's just a bit of a imperfect science when you're actually making the diagram.

Mr. Droze: Alright, if you make it work. I'm good.

Mr. Michael: Thank you.

Mr. Wilshaw: Thank you, Mr. Droze. Any other questions? Wow, we covered it all with one person. Good job, Mr. Droze. Any questions from anybody? Comments from anybody in the audience? Okay, get that out of the way. Again, I'll go to my colleagues. Did I miss anything? Is there any questions, comments? I will admit that I do share some of Mr. Droze's concerns about the turning radii. I've been on that site, and it's tight when you're going to have those buildings there, I think, but we'll see how things go. Any other comments from you, Mr. Michael, before we make our decision?

Mr. Michael: No, sir.

Mr. Wilshaw: Alright. Then a motion is in order.

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

#08-52-2026 **RESOLVED**, That the City Planning Commission does hereby recommend to City Council that Petition 2026-06-08-03 submitted by Contineo Group requesting site plan approval pursuant of Section 3.16 of the Livonia Zoning Ordinance, as amended, and amend the Conditional Rezoning – Statement of Conditions, granted on May 16, 2016 in connection with rezoning petition 2015-12-01-13, to construct and add two self-storage buildings to the existing storage facility (Clover Self Storage) at 28900 Schoolcraft Road located on the north side of Schoolcraft Road between Cardwell Avenue and Middlebelt Road in the northwest ¼ of Section 24., be approved subject to the following conditions:

1. That the Site Plan marked Sheet C200, prepared by Contineo Group, dated July 28, 2026, as revised, is hereby approved and shall be adhered to.
2. That the Landscape Plan prepared by Murphy and Associates, dated April 5, 2016, as revised, is hereby approved and shall be adhered to, except that additional full-size deciduous trees shall be planted along the front of the property subject to approval by the Planning and Engineering Departments.

3. That all disturbed lawn areas shall be sodded in lieu of hydro-seeding, including all areas within the public road right-of-way.
4. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadways.
5. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.
6. That the Exterior Building Elevation Plans marked Sheets S101 and S102, prepared by Elevate Structures, dated July 31, 2026, is hereby approved and shall be adhered to.
7. That this site shall meet either the City of Livonia or the Wayne County Storm Water Management Ordinance, whichever applies, and shall secure any required permits, including soil erosion and sedimentation control permits.
8. The use of the self-storage facility shall be limited to the storage of personal and business items only, and no unit designed or intended for storage purposes shall be used for operating a business or recreational activity including, but not limited to, repairs, manufacturing, assembly, personal service, hobby, retail or office.
9. There shall be no storage of flammable, explosive, radioactive, hazardous, toxic, or volatile substances within the self-storage buildings or upon the premises, except that a propane refill station may be permitted as part of the concierge island as approved by the Livonia Fire Marshal and Inspection Department.
10. No overnight occupancy is permitted anywhere on the site, including the interior storage units or the RV's.
11. That the hours of operation for both the outdoor storage yard and indoor climate-controlled self-storage facility shall be limited to 8:00 a.m. to 8:00 p.m.

12. The entire building and property shall have a camera security system in place and key code access.
13. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.
14. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and
15. Pursuant to Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

Mr. Wilshaw: Is there any discussion?

Mr. Uhazie: Yes. I just would like to note that we did receive new plans from the study session to here. So, if it's okay to change the site plan date. The new date would be July 28, 2026, and then the exterior building elevations. The new date would be July 31, 2026.

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

ITEM #6 PETITION 2026-06-01-01

Optalis Healthcare

Mr. Caramagno, Secretary, announced the next item on the agenda Petition 2026-06-01-01 submitted by Optalis Healthcare requesting approval under Section 13.15 of the Livonia Zoning Ordinance, as amended, to rezone the rear twenty-five (25) feet of the properties at 11687 Camden, 11709 Camden, 11731 Camden, 11741 Camden, and 11755 Camden, from N1 (Neighborhood) to C-1 (Local Business), to provide additional parking spaces for the Fountain Bleu Health and Rehabilitation Center, located on the north side of Plymouth Road between Camden and Haller, in the Southwest ¼ of Section 25.

Mr. Wilshaw: Thank you, Mr. Secretary. This item was tabled at a prior meeting. Is there a motion to remove this item from the table?

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

#08-53-2026 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on July 14, 2026, on Petition 2026-06-01-01 submitted by Optalis Healthcare requesting approval under Section 13.15 of the Livonia Zoning Ordinance, as amended, to rezone the rear twenty-five (25) feet of the properties at 11687 Camden, 11709 Camden, 11731 Camden, 11741 Camden, and 11755 Camden, from N1 (Neighborhood) to C-1 (Local Business), to provide additional parking spaces for the Fountain Bleu Health and Rehabilitation Center, located on the north side of Plymouth Road between Camden and Haller, in the Southwest ¼ of Section 25, the City Planning Commission does hereby remove the item from the table

Mr. Wilshaw: Mr. Uhazie, is there any updates that you'd like to provide?

Mr. Uhazie: The only update is that the petitioner has decided that they would rather do C-1 instead of P (Parking). Other than that, the designs are all the same and other changes.

Mr. Wilshaw: Okay, and all the previous information that was read out in the prior meeting is still valid.

Mr. Uhazie: One update. There was an outstanding bill for water that was paid, but then the next payment is due. Now finance did say that it could be in the mail, but as of right now, it's showing that there is a new outstanding balance. They satisfied the last one. There is a new one, but the due date has just passed, so that's very likely that it just hasn't even processed yet.

Mr. Wilshaw: Okay, just current dues. All right, very good. Thank you. With that, I think I now go to the petitioner who's in our audience. Feel free to come to our podium. Good evening, sir.

Maurice Charbonneau, JSN Architecture, 3856 12 Mile Road, Berkeley, Michigan. We're the architect who's helping the ownership with this request. The intent was to provide additional parking. Primarily, if you look at the site, it's primarily because of the location of the main entry, and its respective position relative to the primary parking on site, and so that was the intent. So, I'm certainly available if you've got any questions or comments.

Mr. Wilshaw: Well, thank you, Mr. Charbonneau, for coming tonight and explaining that to us. Again, like we had on a previous one of our agenda items, what we're looking at tonight is the zoning for this property. So that's really the main consideration we're going to have for tonight. If you get approved for your rezoning, what will

happen is you'll have to go to City Council, and then you'll come back and file a site plan, and the site plan will come to us to actually rule out the details of the parking design that you have. So, it's kind of a two-step process that that you're in, and this is step one of that two-step process. So, I just want to set that expectation. Even though it is parking, it's not the most complicated thing in the world, but you still have to go through the process. Any questions from my colleagues?

Ms. Dinero: Is there a reason you're zoning this to C-1 and not parking? And I'll tell you from my perspective, I really I have no problems with the parking, and I know it's necessary, but I am very concerned that this is a residential area, and in the future, zoning this to C-1, I wouldn't want to see anything other than parking in that area because it is so close to the residents.

Mr. Charbonneau: The primary reason why we...the C-1 is consistent with the zoning on the existing parcel right now. As it sits, the existing parcel, I believe, and Mr. Uhazie can correct me if I'm wrong. I believe it actually has three zonings on it right now. So, part of the process, there was a few reasons why we elected not to pursue the P1. It was never our intention to pursue P1. It was actually a suggestion made, I think, in one of the preliminary discussions that we had, and there was some confusion on the way that the application was filed. That that was why it never should have been kind of introduced. I mean, we wanted to maintain that, but one of the primary reasons why is... zoning that P1 constitutes a kind of a spot zone because there really isn't any other consistent zoning around. So, in our experience, and also in our work across many communities, it's something that they always try to avoid is the notion of a spot zone as something there that's that just has that. One of the other reasons why is that I don't think it's consistent with that is there really isn't any way of accessing it other than through another property. Like there's no, if we're adjacent to a roadway, even a private roadway, might have some validity, but in that respect, it didn't seem consistent with what we wanted. But it's also, I think, the primary reason was because the parent parcel is primarily C-1, especially as it relates relative to the adjacency to the neighborhood, the existing neighborhood. So right now, it's C1 to N1. So, we're not, you know, it was for consistency' sake, but it's also we're not introducing a new zone that's, you know, it still has the same adjacency, the C1 to N1.

Ms. Dinero: Yeah, I mean, I. I understand that, but if the intention is to keep this a parking lot, I mean, I'm going to tell you I'm not going to be

comfortable because of what the future implications mean for this parcel and what this would mean for the neighbors. There needs to be space between this facility and the neighbors, and buying up the residential and turning it into a parking lot is one thing, but buying up the residential, turning it into a parking lot, and later developing it into something else, is problematic for the neighborhood, and it's going to be problematic for the residents. So, I will not support this. I'm not going to support it. I will support parking, but I will not support this because of the future implications.

Charles Dunn, owner of the facility. We also own the houses behind it.

Ms. Dinaro: Yep.

Mr. Dunn: Okay. We're talking about 30 feet of taking away from the yards of each one of these properties, it's 150 feet of yardage. You only have to have 90. So, as far as the residents go, with the wall that we're going to construct, it shouldn't have any effect on that.

Ms. Dinaro: Yeah, and I'm okay with what you're what you're proposing today, but what I'm telling you is I'm not okay with what this means for the future of that of that site. Like I'm okay with...if you want to zone this as parking, I am perfectly fine with that, and I'm okay with your plans. But I will not vote to rezone this because of what this would mean.

Mr. Dunn: What would it mean, I don't understand.

Ms. Dinaro: So, if it is rezoned as commercial, you can build commercial on on that lot.

Mr. Dunn: Excuse me. It's only 30 feet wide, and it's only 300 feet long, so you can't build anything on it. So, I don't know where you're coming from.

Mr. Wilshaw: Mr. Dunn, we don't want to get into a back and forth between you and someone. I will let Ms. Dinaro say what she likes to say to you, but please listen to her.

Ms. Dinaro: So, your building may be there in five years, it may not be, and the implications for the neighbors for whatever the next development might be, is what we're deciding on today. So, like I said, if you are willing to zone it for parking, I'm fully in support of that, but I will not support a commercial zoning because of what it would mean for maybe after you sell this parcel, maybe while

you still own it, I don't want to see this developed into something else other than what it is right now. And I think...I understand your need for more parking, and I will support that. But I will not support it as a zoning of anything else other than parking.

Mr. Dunn: It's your choice.

Mr. Wilshaw: Thank you for your comments. Anybody else have any other comments, Mr. Droze?

Mr. Droze: Mr. Chair, thank you. So procedurally, you're taking the westerly portion of these properties. Are you planning to do a lot combination where that property is brought into the larger commercial space, or is that going to be remain separate parcels?

Mr. Charbonneau: My understanding was...the intention was to combine the lots, and but that this was kind of the first procedural step was that it had to now carry a appropriate zone designation because, as it sits right now, it's an N1, and so they said, if you want to do that, the first step is you have to rezone that portion of the site that you want to absorb into the new parent parcel.

Mr. Droze: I guess maybe that's a question because you know if you're rezoning all the way to Camden, then I'm certainly with Ms. Dinero that I don't think that makes any sense for that to be commercial. Is that what would be asked? Which are we being asked to rezone? Those entire parcels or just the westerly portion?

Mr. Uhazie: Just the highlighted portion, the rear 30 feet of those parcels.

Mr. Droze: Okay, so then the portion on Camden would remain...

Mr. Uhazie: The front portion would be N1. There would still be single family going up to Camden.

Mr. Droze: Okay, and that is...okay.

Mr. Uhazie: Which is here.

Mr. Droze: So, you would get that zoning changed with approval, of course, and then the next step would be to do a lot combination to pull everything together, because I think, you know, if is C-1 or even P1, having it in one parcel would be ideal I would say, and if you guys are...if the plan is absolutely that that back 30, I think that that helps. I think, at least control the concern about commercial

on a residential street that doesn't have the infrastructure to support that.

Mr. Charbonneau: Well, I actually had a question regarding the concerns of being C-2 in that location versus a P1. I mean, my understanding is you couldn't develop within. I mean, because of a setback requirement, you'd always have a buffer there. As a matter of fact, the usage of parking with a screen wall probably allows you to get closer to that rear property line than you would otherwise. If, say, for example, the facility were to go away, and you were to redevelop the land, you'd still, you know, have that required setback. I may be incorrect in making that assessment, but that's kind of one of the ideas. But it was, like I said, it was primarily to avoid the presence of a spot zone, and also to maintain consistency with the larger zoning of the parcel, so rather than introduce a fourth zoning on to it.

Mr. Droze: I see the benefit of having a single zone over a parcel, or at least less than four in your case. Okay, that helps with my understanding. Thank you.

Mr. Wilshaw: Thank you, Mr. Droze. Any other questions or comments?

Mr. Ventura: So, the petitioner owns the homes that are east of this strip of land you want to rezone.

Mr. Charbonneau: I believe so. Is that correct?.

Mr. Ventura: Who's responsible for maintaining those homes? You are?

Mr. Wilshaw: Mr. Dunn, do you want to come back up to our microphone? That way, our TV audience can hear you. We got five people at home that are watching.

Mr. Dunn: Really?

Mr. Wilshaw: Yeah.

Mr. Dunn: How do I look?

Mr. Wilshaw: It's a good angle. Go ahead.

Mr. Ventura: The answer is yes, you're responsible?

Mr. Dunn: Yeah.

- Mr. Ventura: The day I was there, there was quite a range of condition of the homes. Some of the ones closer to Plymouth Road were in better shape than the ones further up the street, and there was quite a range in landscape maintenance and painting of the houses and all kinds of stuff. What's your long-term plan with those houses? Are they all rendered right now?
- Mr. Dunn: To remodel them more, we have one tenant there that's sloppy, I'll admit, and I've been telling him forever to clean up his yard and do what he has to do, but you know we'll make him look more attractive.
- Mr. Ventura: So, he's responsible to do it, or you are?
- Mr. Dunn: We cut the lawn. He's supposed to keep the fire pit. You know, he's not supposed to have a fire pit. His trash should be near the garage. He's sloppy. He's just a sloppy guy.
- Mr. Ventura: I guess I'd like to see the maintenance of those houses improve significantly.
- Mr. Dunn: Really?
- Mr. Ventura: Yeah. I mean, I can't imagine that the people across the street who are keeping their homes pretty well, like looking at the homes that are not being maintained, and I understand that's not the primary business, but it would seem to me to be the neighborly thing to do would be to take care of your property.
- Mr. Dunn: I agree.
- Mr. Ventura: To the standards that everybody else in the neighborhood has. Just an observation.
- Mr. Dunn: Okay, so I have one comment to tell you. I don't know if you know this, but the oldest person living in Livonia lives in my facility. You know how old that person is-110 years old-and we're so proud of that. We're going to have a little open house and have the mayor there. The whole idea of doing this parking is because of people like her sister, that's about 80 years old, has to go in the parking in the front. So if it's right at the door for her, it'll be much more convenient. That's the whole purpose of this whole thing.
- Mr. Ventura: I understand.

Mr. Dunn: Okay, and I appreciate your comments on the house. We'll get it together.

Mr. Ventura: Thank you.

Mr. Wilshaw: That was good. Thank you. Any other questions for the petitioner? We're all set. Anyone in the audience wishing to comment on this, Ms. Calhoun? Welcome back.

Ms. Calhoun: Hi there. I missed the meeting where this first come up. Sorry, so I'm maybe not have all the background information, but I'm a little, I'm still curious and puzzled as to why you would basically devalue four single residence properties by lopping off property at the back when it appears that the north lot, the two, the 11755, is adjacent to that driveway, and is vacant and is also owned by these folks, you know we shouldn't be denigrating our single family homes. They may be owner occupied at some point, and again, it seems like there's a whole lot up here that nobody's going to want to build a house on. That would seem could be attractively done as a parking lot, maybe zoned separately as a parking lot to obviate any you know future issues. But I'm, I just find that kind of odd because it needs you know, this is a nursing home, and so it is a home for people. But it's still kind of a commercial venture, and it needs to exist, you know, cohesively with the neighbors, and not to damage property values of either entities. So, thanks.

Mr. Wilshaw: Thank you for your comments, Ms. Calhoun. Anyone else in the audience wishing to speak on this item. All right, I'm going to go back to my colleagues. Actually, I'm going to give the petitioner the last word. Is there anything else you'd like to say before we make our decision?

Mr. Charbonneau: I don't. I mean, I guess to speak to that comment, I understand there is what you know is currently a vacant lot there and develop that into parking may help to some degree, but it's not as beneficial as the as far as location and proximity to the entry, which is what we're trying to achieve with that. And also, the modification of those lots does not reduce them to below compliance standard because there is a minimum lot size standard that we're not even really...we're above that and we're not even like really close you know. We're not playing games you know like five feet over it's where and maybe Mr. Uhazie can kind of speak to that if need be, but as far as how close we are to that.

Mr. Wilshaw: Okay, I appreciate that comment. Thank you. I'm going to go back to my colleagues now. Is there any questions or comments? If not, a motion is in order.

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

#08-54-2026 **RESOLVED**, That the City Planning Commission does hereby recommend to the City Council that Petition 2026-06-01-01 submitted by Optalis Healthcare requesting approval under Section 13.15 of the Livonia Zoning Ordinance, as amended, to rezone the rear twenty-five (25) feet of the properties at 11687 Camden, 11709 Camden, 11731 Camden, 11741 Camden, and 11755 Camden, from N1 (Neighborhood) to C-1 (Local Business), to provide additional parking spaces for the Fountain Bleu Health and Rehabilitation Center, located on the north side of Plymouth Road between Camden and Haller, in the Southwest ¼ of Section 25, be approved subject to the following conditions:

1. The proposed portions of properties be rezoned to C-1 (Local Business) to better protect the surrounding residential character, limit future development potential, and ensure that the use of the property remains consistent with the intended purpose of providing additional off-street parking for the Fountain Bleu Health and Rehabilitation Center;
2. That the proposed change of zoning to C-1 (Local Business) would be compatible to and in harmony with the surrounding zoning and land uses in the area;
3. That the property involved in this request would be in full compliance with C-1 District regulations;
4. That the proposed change of zoning to C-1 would cause the zoning of the property to more accurately correspond to the use and size of the property; and,
5. The proposed zoning change represents a reasonable and logical plan for the subject property that adheres to sound land use planning principles.

Mr. Wilshaw: Is there any discussion?

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

AYES: Bongero, Droze, Ventura, Caramagno, Wilshaw

NAYS: Dinaro
ABSENT: Long
ABSTAIN: None

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

Mr. Wilshaw: Just to reiterate the process, if you haven't been through this before, this is for the rezoning of the property to C-1. This is now going to go to City Council. City Council will do a first and second reading on this. What then they will do is they won't vote on the rezoning. They will hold it. Once you get to that second reading stage, they'll hold the rezoning request, and then you'll start your site plan request to us, you're going to submit the site plan, which you already have more or less accomplished. You'll get that to us. We'll have a site plan approval meeting. We'll go through this whole process for site plan approval. When that gets approved, assuming that gets approved, that will then go to council, and then council will vote on both the rezoning and the site plan, usually at the same meeting.

Mr. Charbonneau: Okay.

Mr. Wilshaw: So that's kind of how it works. If that's not clear, you can always talk to our planning staff, and they'll be happy to explain that to you. But that was just to let you know how things work.

Mr. Charbonneau: Okay. All right. Thank you very much.

Mr. Wilshaw: Good luck. Thank you so much. Appreciate it. Thank you for coming tonight.

**ITEM #7 APPROVAL OF MINUTES 1,247th Public Hearings and
Regular Meeting**

Mr. Caramagno, Secretary, announced the next item on the agenda, Approval of the Minutes of the 1,247th Public Hearing and Regular Meeting held on July 14, 2026.

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

#08-55-2026 *RESOLVED*, That the Minutes of 1,247th Public Hearings and Regular Meeting held by the Planning Commission on July 14, 2026, are hereby approved.

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

August 11, 2026
32500

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

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

On a motion duly made, seconded and unanimously adopted, the 1,248th Public Hearings and Regular Meeting held on August 11, 2026, was adjourned at 10:08 p.m.

CITY PLANNING COMMISSION

Sam Caramagno, Secretary

ATTEST: _____
Ian Wilshaw, Chairman

2026 MEETING SCHEDULE CITY OF LIVONIA PLANNING COMMISSION
--

All Meetings and Public Hearing dates are subject to change depending on the number of petitions, holidays and unanticipated conflicts with other city events.

JANUARY

January 6, 2026	Study Meeting	Gallery	7:00 p.m.
January 13, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
January 20, 2026	Off Week		
January 27, 2026	Study Meeting	Gallery	7:00 p.m.

FEBRUARY

February 3, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
February 10, 2026	Off week		
February 17, 2026	Study Meeting	Gallery	7:00 p.m.
February 24, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.

MARCH

March 3, 2026	Off week		
March 10, 2026	Study Meeting	Gallery	7:00 p.m.
March 17, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
March 24, 2026	Off week		
March 31, 2026	Spring Break week		

APRIL

April 7, 2026	Study Meeting	Gallery	7:00 p.m.
April 14, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
April 21, 2026	Off Week		
April 28, 2026	Study Meeting	Gallery	7:00 p.m.

MAY

May 5, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
May 12, 2026	Off Week		
May 19, 2026	Study Meeting	Gallery	7:00 p.m.
May 26, 2026	Memorial Day week		

JUNE

June 2, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
June 9, 2026	Study Meeting	Gallery	7:00 p.m.
June 16, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
June 23, 2026	Spree week		
June 30, 2026	Fourth of July week		

**CITY PLANNING COMMISSION
MEETING SCHEDULE – 2026**

JULY

July 7, 2026	Study Meeting	Gallery	7:00 p.m.
July 14, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
July 21, 2026	Off week		
July 28, 2026	Study Meeting	Gallery	7:00 p.m.

AUGUST

August 4, 2026	Election Day		
August 11, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
August 18, 2026	Off week		
August 25, 2026	Study Meeting	Gallery	7:00 p.m.

SEPTEMBER

September 1, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
September 8, 2026	Labor Day week		
September 15, 2026	Study Meeting	Gallery	7:00 p.m.
September 22, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
September 29, 2026	Off week		

OCTOBER

October 6, 2026	Study Meeting	Gallery	7:00 p.m.
October 13, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
October 20, 2026	Off week		
October 27, 2026	Study Meeting	Gallery	7:00 p.m.

NOVEMBER

November 3, 2026	Election Day		
November 10, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
November 17, 2026	Off week		
November 24, 2026	Thanksgiving week		

DECEMBER

December 1, 2026	Study Meeting	Gallery	7:00 p.m.
December 8, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
December 15, 2026	Off week		
December 22, 2026	Holidays		
December 29, 2026	Holidays		

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

Zoning General Codes



LIVONIA VISION 21 ZONING MAP

LEGEND

Zoning Districts

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

CERTIFICATION

Planning Commission Approval: JUNE 1, 2021

Ian Wilshaw, Chair

Sam Caramagno, Secretary

City Council Approval: AUGUST 23, 2021

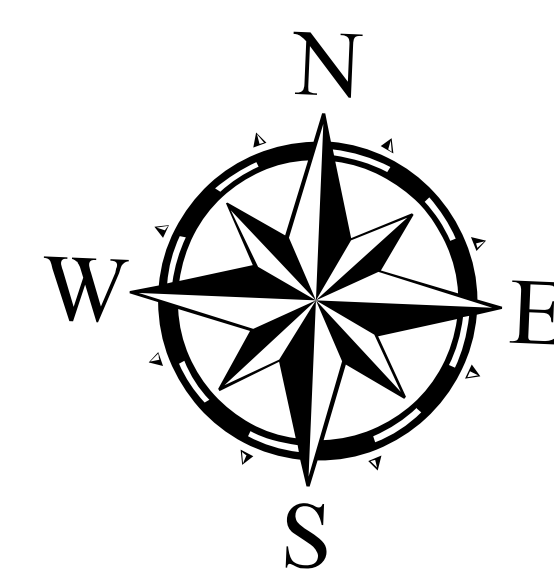
Kathleen McIntyre, Council President

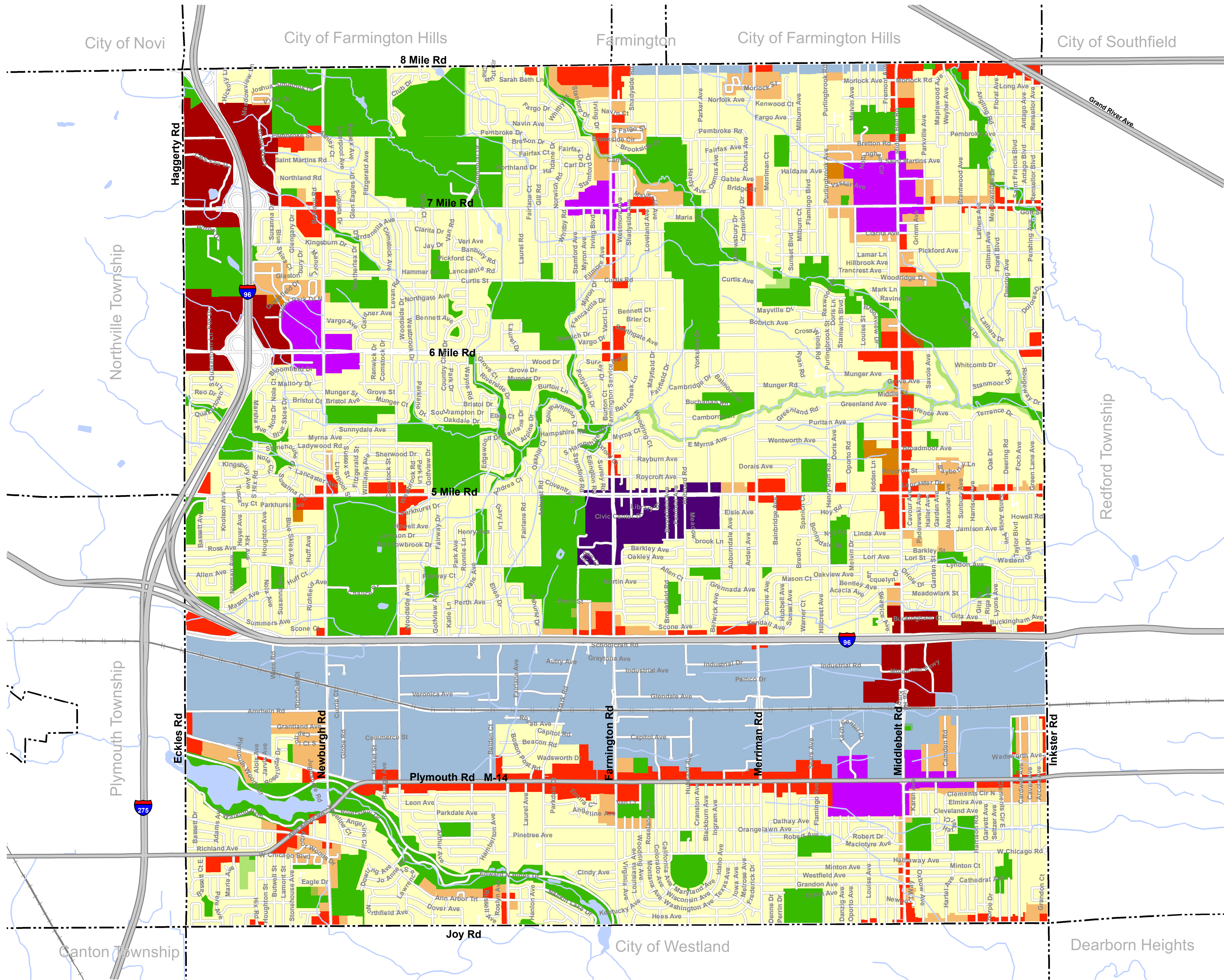
Authenticated by:

Maureen Miller Brosnan, Mayor

Susan Nash, City Clerk

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





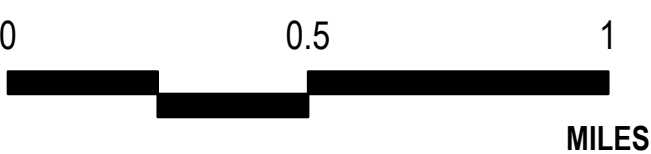
Future Land Use

City of Livonia, Michigan

September 7, 2018

LEGEND

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



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





CITY OF LIVONIA
THOROUGHFARE PLAN

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

AMENDMENTS

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

Planning Director

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

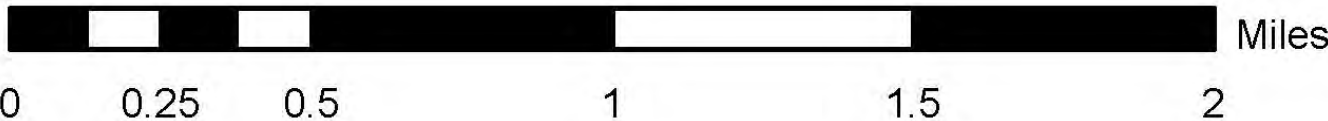
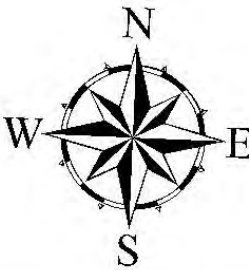
PETITION NO.	DATE APPROVED
82-4-7-4	5/18/82
83-7-7-2	8/30/83
86-1-7-1	3/18/86
86-5-7-4	6/17/86
86-7-7-5	8/19/86
88-6-7-1	7/12/88
88-6-7-2	7/12/88
89-12-7-4	1/30/90

NOTES

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

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

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



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

CITY OF LIVONIA OUTDOOR LIGHTING POLICY

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

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

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

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

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

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

Article I – Officers and their Duties

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

Article II – Election of Officers

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

Article III – Meetings

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

Article IV – Committees

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

Article V – Employees

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

Article VI – Hearings

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

Article VI – Hearings (continued)

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

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

Article VI – Hearings (continued)

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

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

Article VI – Hearings (continued)

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

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

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

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

Article VII – Conduct of Commissioners

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

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

Article VII – Conduct of Commissioners (continued)

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

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

OUTLINE OF CITY PLANNING COMMISSION MEETING FORMAT

I. Opening remarks by the Chairman:

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

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

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

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

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

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

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

- B. Will the Secretary please call the roll?

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

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

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

PUBLIC HEARING ITEMS

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

Are there any questions for the Staff?

When questions have been exhausted...

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

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

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

(The petitioner makes his/her presentation)

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

(Questions by Commissioners)

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

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

A. A motion is in order.

(Motion is offered)

B. Is there support for the motion?

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

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

(Comments speaking to the motion)

D. Will the Secretary please call the roll?

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

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

PENDING ITEMS

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

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

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

Will the Secretary please read the first item?

(Secretary reads the first pending item)

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

(Staff comments if applicable)

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

C. A motion is in order.

(motion is offered)

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

(motion is supported)

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

F. Will the Secretary please call the roll?

(Secretary calls the roll)

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

H. Will the Secretary please read the next item?

Restart at Section A above

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

MISCELLANEOUS SITE PLANS

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

Will the Secretary please read the first item?

(The Secretary reads the item)

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

(Staff comments, if applicable)

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

- C. A motion is in order.**

(motion is offered)

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

(motion is supported)

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

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

(Secretary calls the roll)

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

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

Restart at Section A above.

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

CLOSE MEETING

IX. That concludes our agenda for this evening.

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

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