

**2048th Regular Meeting of the Council of the City of Livonia
Monday, September 14, 2026**

7:00 p.m. – City Hall Auditorium

33000 Civic Center Drive, Livonia, Michigan

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

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES

Regular Meeting Minutes of August 31, 2026

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

Housing Commission

Audit Report: Livonia Housing Commission submission of fiscal year ending December 31, 2025.

CONSENT AGENDA

External Requests

1. BLOCK PARTY: Sam Plymale and Jake Vargo, to be held Saturday, October 3, 2026, from 12:00 p.m. to 8:00 p.m. on Sherwood Street, between Woodside and Westbrook Streets (Fairway Farms Subdivision), with a rain date of Sunday, October 4, 2026.
2. BLOCK PARTY: Fatima Ismail and Ellen De La Fuente, to be held Saturday, October 3, 2026, from 2:00 p.m. until 10:00 p.m., on Edgewood Street off of Ellen Drive.
3. BLOCK PARTY: Vanessa Mink, to be held Sunday, October 18, 2026, from 12:00 p.m. until 5:00 p.m., on Pollyanna Drive from Pollyanna Court to Carl Drive.
4. REQUEST TO APPROVE AND RECOGNIZE THE CLARENCEVILLE HIGH SCHOOL HOMECOMING PARADE, PARADE ROUTE, THE CLOSING OF CERTAIN CITY STREETS AND REQUEST TO DESIGNATE AND AUTHORIZE SENIOR POLICE OFFICER MICHAEL ARAKELIAN TO SIGN THE WAYNE COUNTY ROAD COMMISSION PERMIT ON BEHALF OF THE CITY TO CLOSE A PORTION OF MIDDLEBELT ROAD, WITH THE CITY TO ASSUME LIABILITY FOR ANY DAMAGE CLAIMS WHICH MAY ARISE AS A RESULT OF THE ROAD CLOSURE: Kevin Murphy, Athletic Director, to be held on Friday, October 9, 2026,

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beginning at 6:00 p.m.

5. REQUEST TO AMEND CONSENT JUDGMENT: Melissa Worjnar-Raycraft of The Mike Cox Law Firm, PLLC, for the Wonderland Flats Project, to provide additional time for Middlebelt Plymouth Ventures (MPV), developers of the project, to apply for the necessary permits.

Planning Commission

6. REQUEST TO APPROVE A ONE-YEAR EXTENSION OF THE APPROVED PLANNED GENERAL DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LIVONIA AND THE SEVEN MILE/FARMINGTON VENTURE, L.P.: Stephen E. Duczynski, Schostak Brothers & Company, Inc., on behalf of Seven Mile/Farmington Venture, LP, re: petition 2023-06-02-07 approved by the Council on August 26, 2024, pursuant to CR 284-24, re: one-year extension for issuance of a building permit for the residential development, pursuant to Section 1.8 of the approved Agreement.
7. SITE PLAN PETITION: Petition 2026-06-08-03, submitted by Contineo Group, requesting site plan approval 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.

Division of Police

8. REQUEST FOR AUTHORIZATION TO WAIVE THE CITY'S FORMAL BIDDING PROCESS AND PURCHASE LAPTOPS USING THE STATE OF MICHIGAN CONTRACT PRICING, to replace multiple rugged laptops that are out of warranty and/or end of life, from budgeted funds.

Department of Civil Service

9. REQUEST TO ACCEPT QUOTATION FOR THE EMPLOYEE ASSISTANCE PROGRAM: from Ulliance for the period of December 1, 2026, to December 31, 2029, from budgeted funds.

Department of Finance

10. REQUEST TO ACCEPT QUOTATION FOR LIFE INSURANCE AND ACCIDENTAL DEATH AND DISMEMBERMENT (AD&D) INSURANCE: from Sun Life for the period of March 1, 2026, to January 1, 2028, from budgeted funds.

Department of Public Works

11. REQUEST TO AMEND THE QBS ENGINEERING CONTRACT WITH OHM ADVISORS: for Engineering services that include design and bidding preparation for upgrades to Livonia's existing SCADA infrastructure.

Engineering Division

12. REQUEST TO APPROVE AN INTERGOVERNMENTAL AGREEMENT BETWEEN

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THE CHARTER COUNTY OF WAYNE AND THE CITY OF LIVONIA: for a new sidewalk on Wayne Road from Joy Road to Ann Arbor Trail.

UNFINISHED BUSINESS - MEETING OF THE COMMITTEE

13. LAW AND EDUCATION COMMITTEE MEETING OF AUGUST 17, 2026
 - a. The subject matter of potential ordinance language related to limiting the distance between bodies of water and new gas stations. (CR 03-26)
 - b. The subject matter of 100 buffer foot requirements listed in ordinance vis a vis gas station distances. (CR 05-26)
 - c. The subject matter of a 12-month moratorium on approvals for all new car washes throughout the City of Livonia. (CR 35-26)
 - d. The subject matter of a proposed ordinance allowing the City to assess fees for non-emergency 911 calls and non-emergency usage of emergency resources where appropriate. (CR 51-26)
 - e. The subject matter of blighted and vacant businesses on Plymouth Road. (CR 107-26)
 - f. The subject matter of data centers and attendant zoning related issues. (CR 108-26)
 - g. The subject matter of proposed ordinance amendments to the City's noxious weed ordinance. (CR 128-26)
 - h. The subject matter of an updated lighting ordinance. (CR 130-26)

UNFINISHED BUSINESS

NEW BUSINESS

External Requests

14. Appeal of the denial of the Planning Commission regarding Petition 2026-06-02-15: submitted by Sasa Head Spa requesting waiver use approval under Section 3.10 and Section 6.37 of the Livonia Zoning Ordinance, as amended, to operate a massage establishment, at 33600 Seven Mile Road, located on the north side of Seven Mile Road between Farmington Road and Norwich Street in the Southeast 1/4 of Section 4.
Public Hearing held on August 31, 2026.
15. Application for Industrial Facilities Exemption Certificate: Katrina DeMoss, Beaver Aerospace & Defense, Inc., re: to expand all operations in support of the aerospace and defense industry, creating more than 20 qualified jobs for individuals, located at 36555 Amrhein Road, Livonia, MI 48150. (Industrial Development Overlay District #110)
Public Hearing held on August 31, 2026.

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Department of Law

16. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Belaggio Homes, Inc., for a public utility easement in connection with the sanitary sewer constructed at 19270 Newburgh Road in connection with the Newburgh Road Land Division Project, in the Southwest ¼ of Section 5. (Tax I.D. No. 46-019-99-0010-010).
17. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Belaggio Homes, Inc., for a public utility easement in connection with the sanitary sewer constructed at 19288 Newburgh Road in connection with the Newburgh Road Land Division Project, in the Southwest ¼ of Section 5. (Tax I.D. No. 46-019-99-0010-008).
18. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Belaggio Homes, Inc., for a public utility easement in connection with the sanitary sewer constructed at 19306 Newburgh Road in connection with the Newburgh Road Land Division Project, in the Southwest ¼ of Section 5. (Tax I.D. No. 46-019-99-0010-009).
19. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Belaggio Homes, Inc., for a public utility easement in connection with the sanitary sewer constructed at 19324 Newburgh Road in connection with the Newburgh Road Land Division Project, in the Southwest ¼ of Section 5. (Tax I.D. No. 46-019-99-0001-002).
20. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Belaggio Homes, Inc., for a public utility easement in connection with the sanitary sewer constructed at 19342 Newburgh Road in connection with the Newburgh Road Land Division Project, in the Southwest ¼ of Section 5. (Tax I.D. No. 46-019-99-0001-003).
21. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Belaggio Homes, Inc., for a public utility easement in connection with the sanitary sewer constructed at 19360 Newburgh Road in connection with the Newburgh Road Land Division Project, in the Southwest ¼ of Section 5. (Tax I.D. No. 46-019-99-0001-004).
22. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Belaggio Homes, Inc., for a public utility easement in connection with the storm sewer constructed at 19288 Newburgh Road in connection with the Newburgh Road Land Division Project, in the Southwest ¼ of Section 5. (Tax I.D. No. 46-019-99-0010-008).
23. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Belaggio Homes, Inc., for a public utility easement in connection with the storm sewer constructed at 19270 Newburgh Road in connection with the Newburgh Road Land Division Project, in the Southwest ¼ of Section 5. (Tax I.D. No. 46-019-99-0010-010).

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24. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Belaggio Homes, Inc., for a public utility easement in connection with the storm sewer constructed at 19306 Newburgh Road in connection with the Newburgh Road Land Division Project, in the Southwest ¼ of Section 5. (Tax I.D. No. 46-019-99-0010-009).
25. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Belaggio Homes, Inc., for a public utility easement in connection with the storm sewer constructed at 19324 Newburgh Road in connection with the Newburgh Road Land Division Project, in the Southwest ¼ of Section 5. (Tax I.D. No. 46-019-99-0001-002).
26. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Belaggio Homes, Inc., for a public utility easement in connection with the storm sewer constructed at 19342 Newburgh Road in connection with the Newburgh Road Land Division Project, in the Southwest ¼ of Section 5. (Tax I.D. No. 46-019-99-0001-003).
27. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Belaggio Homes, Inc., for a public utility easement in connection with the storm sewer constructed at 19360 Newburgh Road in connection with the Newburgh Road Land Division Project, in the Southwest ¼ of Section 5. (Tax I.D. No. 46-019-99-0001-004).

AUDIENCE COMMUNICATION

NOTICE(S)

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

AVOID SCAMS! SCAMMERS ARE IMPERSONATING CITY OF LIVONIA DEPARTMENTS, COMMISSIONS, OR EMPLOYEES. IF YOU ARE UNSURE WHETHER A COMMUNICATION IS LEGITIMATE, CONTACT THE RELEVANT CITY DEPARTMENT DIRECTLY. FIND CITY PHONE NUMBERS AT LIVONIA.GOV/DIRECTORY