

OFFICE OF THE COUNCIL

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President

SCOTT BAHR
Vice President

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LAURA M. TOY
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33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250
citycouncil@livonia.gov

OFFICE OF THE COUNCIL

**ELECTRONIC AGENDA PACKET FOR
THE PUBLIC HEARING OF
MONDAY, JUNE 21, 2021
7:00 P.M.**

**The electronic agenda is compiled, produced and distributed
by the City Council Staff. (734) 466-2250**

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

PUBLIC HEARING AGENDA OF THE LIVONIA CITY COUNCIL
Monday, June 21, 2021
7:00 P.M.
Livonia City Hall Auditorium
33000 Civic Center Drive, Livonia, Michigan

AUDIENCE COMMUNICATION

AGENDA ITEM

1. **Petition 2021-04-01-02** submitted by Cross Wind pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the properties at 37711, 37631 and 37601 Plymouth Road, located on the south side of Plymouth Road between Newburgh Road and Jarvis Avenue in the Southeast ¼ of Section 30, from C-1 (Local Business) to R-C (Condominium Residential).

AUDIENCE COMMUNICATION

SUSAN M. NASH, CITY CLERK

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. 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 Government, City Council, Agendas.**

Petition 2021-04-01-02 submitted by Cross Wind pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the properties at 37711, 37631 and 37601 Plymouth Road, located on the south side of Plymouth Road between Newburgh Road and Jarvis Avenue in the Southeast ¼ of Section 30, from C-1 (Local Business) to R-C (Condominium Residential).

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: 04-05-2021 Petition RE-ZONING 2021-04-01-02

Site Address: 37601 PLYMOUTH, Sidwell PARCEL ID# 46120020547000
LIVONIA MI 48150 PARCEL ID# 46120020548000
PARCEL ID# 46120020549002

Requesting To Rezone Property From C-1 To R-C

For the Following Reason (s) _____

Applicant: LEO SOAVE Business/Company: CROSS WIND

Applicant's Address: 37771 7MILE City: LIVONIA State: MI Zip Code: 48152

Applicant's Phone # (586) 219-7880 Applicant's Email LEO.SOAVE.BUILDING@GMAIL.COM

Please provide the following information:

1) **Legal Description** of the property to be considered. Paper copy must be clearly printed.

2) **Fully Dimensional Map (13 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@ci.livonia.mi.us

Owner of Property: CROSS WIND

Owner's Address: 37771 7MILE City: LIVONIA State: MI Zip Code: 48152

Owner's Phone # (586) 219-7880 Owner's Email LEO.SOAVE.BUILDING@GMAIL.COM

Signature of Owner: [Signature] Print Name: LEO SOAVE

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

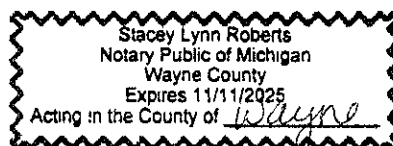
on this 6th day of April 20 21

Signature of Notary Stacey Lynn Roberts My commission expires 11-11-25

APPROVED AS FORM
Department of Law

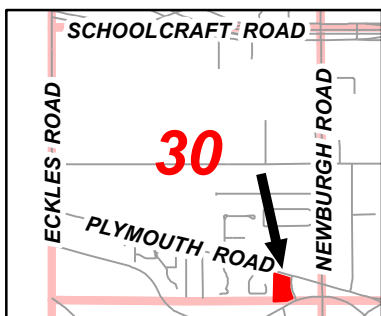
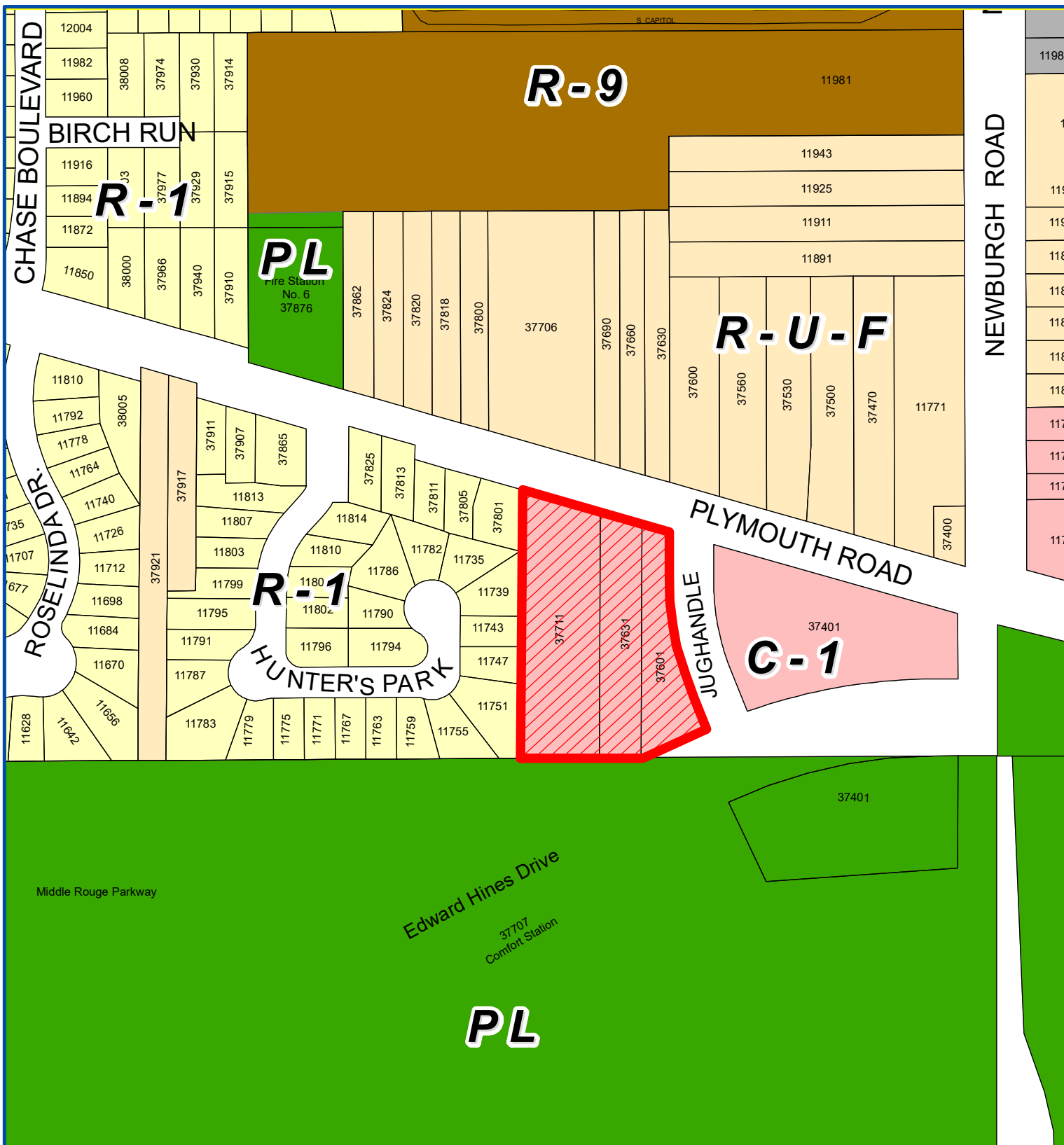
By: Michael E. Fisher

Date: 4/8/2021



RECEIVED
APR 08 2021
CITY OF LIVONIA
PLANNING COMMISSION

RECEIVED
OFFICE OF THE CITY CLERK
2021 APR - 15 PM 9:00



Address & Zoning Map

Petition 2021-04-01-02

Cross Wind

37711, 37631 & 37601 Plymouth Road

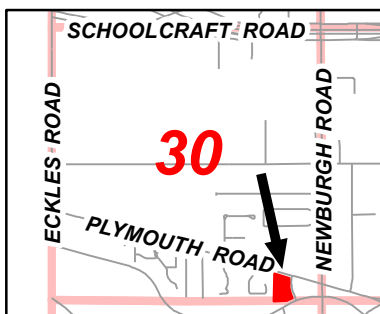
C-1 to R-C



Not to Scale



City of Livonia
Planning Department



Aerial Map

Petition 2021-04-01-02

Cross Wind

37711, 37631 & 37601 Plymouth Road

C-1 to R-C



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 1

Petition 2021-04-01-02 submitted by Cross Wind pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the properties at 37711, 37631 and 37601 Plymouth Road, located on the south side of Plymouth Road between Newburgh Road and Jarvis Avenue in the Southeast $\frac{1}{4}$ of Section 30, from C-1 (Local Business) to R-C (Condominium Residential).

May 11, 2021 Study Meeting:

This petition seeks to rezone three (3) contiguous parcels located at the southwest corner of Plymouth and Jughandle Roads, from C-1 (Local Business) to R-C (Condominium Residential). Combined, the irregular-shaped site comprises 3.36 acres and is bounded on three (3) sides by public roads, including 298 feet of frontage on Plymouth Road to the north, 395 feet along Jughandle Road to the east, and approximately 136 feet along Edward Hines Parkway to the south. The subject site is currently vacant.

Abutting the property to the west is Hunter's Park, a single-family condominium subdivision zoned R-1 (One Family Residential). To the north, across Plymouth Road, are residential homes zoned R-U-F (Rural Urban Farm). To the south is land that is part of the Middle Rouge Parkway, zoned PL (Public Lands). And to the east, across Jughandle Road, is a Community Alliance Credit Union, zoned C-1.

Commercial zoning of the subject property was originally established in the late 1950's—early 60's prior to the construction of Jughandle Road, at a time when the subject parcels were part of a larger parcel or group of properties under single ownership extending east to Newburgh Road and which included the property where the credit union is now located. In 1990, the parcels were downzoned from C-2 to C-1.

The purpose of the rezoning is to facilitate the future development of a residential condominium utilizing the Planned Residential Development (PRD) standards of Article XX. R-C zoning treats condominium multiple dwellings as a permitted use subject to review and approval by the Planning Commission and City Council. Approval under Article XX allows for reduced lot sizes, yard setbacks and other dimensional requirements to help overcome natural and other unique obstacles or constraints that pose challenges to land development under conventional design standards.

The PRD option limits density to what would normally be achieved using conventional design standards. In the case of the R-C district, maximum allowable density is based on the number of bedrooms per dwelling unit. For one-bedroom units, the minimum required land area per unit is 3,600 square feet, which translates to a density of twelve (12) dwelling units per acre. For two-bedroom units, the requirement is 4,350 square feet of land per unit, which equals ten (10) dwelling units per acre. And for three- and four-bedroom units, the minimum land area requirements are 5,400 square feet and 7,200 square feet, respectively, which represents eight (8) and six (6) dwelling units per acre. Thus, on the subject 3.36-acre site, the maximum number of two-bedroom dwellings would be thirty-four (34), and the maximum

PUBLIC HEARING

number of three-bedroom dwellings would be twenty-seven (27). The preliminary site plan shows only fifteen (15) lots which constitutes 4.46 dwelling units per acre.

Article XX does not specify a minimum lot size requirement. The current design concept shows many of the lots measuring forty feet (40') in width by 100 feet in depth for a total area of 4,000 square feet. All the homesites would front on a private street that would have access from Jughandle Road. The proposed street would extend approximately 150 feet in an east/west direction, then turn north and continue for approximately 280 feet where it would end in a T-turnaround just south of Plymouth Road. Other features of the plan include a stormwater detention basin and forebay in the northeast corner of the site and a berm along the west side of the property line where it abuts the adjacent Hunter's Park residential development.

Another possible design option that the Petitioner is considering is attaching the units in the form of duplexes and treating all site features other than the units themselves as general common elements. An example of a development that utilized this approach and which is zoned R-C and was developed as a Planned Residential Development option is Hunters Grove Condominiums located on the east side of Newburgh Road just north of Five Mile Road.

The Livonia Vision 21 (LV21) Future Land Use map designates the subject property as *Corridor Commercial*, reflecting the current zoning of the property.

May 18, 2021 Public Hearing:

Approving Resolution: That the to rezone the properties at 37711, 37631 and 37601 Plymouth Road from C-1 (Local Business) to R-C (Condominium Residential) is hereby approved, subject to City Council approval, for the following reasons:

1. That the proposed change of zoning is compatible to and in harmony with the surrounding land uses and zoning districts in the area.
2. That the proposed change of zoning is consistent with the developing character of the area.
3. That the proposed change of zoning represents a reasonable and logical zoning plan for the subject property which adheres to the principles of sound land use planning.
4. That the proposed change of zoning will allow the development of a residential condominium project that can be integrated within the surrounding land uses, and
5. That the proposed zoning and use is consistent with the purposes, goals and objectives of the Zoning Ordinance, which seek to ensure compatibility and appropriateness of uses so as to enhance property values and to create and promote a more favorable environment for neighborhood use and enjoyment.

PUBLIC HEARING

ITEM 1 Petition 2021-04-01-02 – 37711, 37631 & 37601 Plymouth Road

Page 3

Denying Reasons: That the request to rezone the properties at 37711, 37631 and 37601 Plymouth Road from C-1 (Local Business) to R-C (Condominium Residential) 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 a residential condominium project would be compatible to and in harmony with the surrounding neighborhood.
2. That the proposed change of zoning is inconsistent with the established pattern of the surrounding development and would adversely alter the character of the area.
3. That maintaining a commercial land use is more consistent with the established pattern of development and character of the area, and
4. That the proposed zoning change is not supported by the Livonia Vision 21 (LV21) Future Land Use Plan, which shows this site as *Corridor Commercial*.

PROPOSED REZONING
JUGHANDLE CONDOMINIUM
LIVONIA, WAYNE COUNTY, MICHIGAN

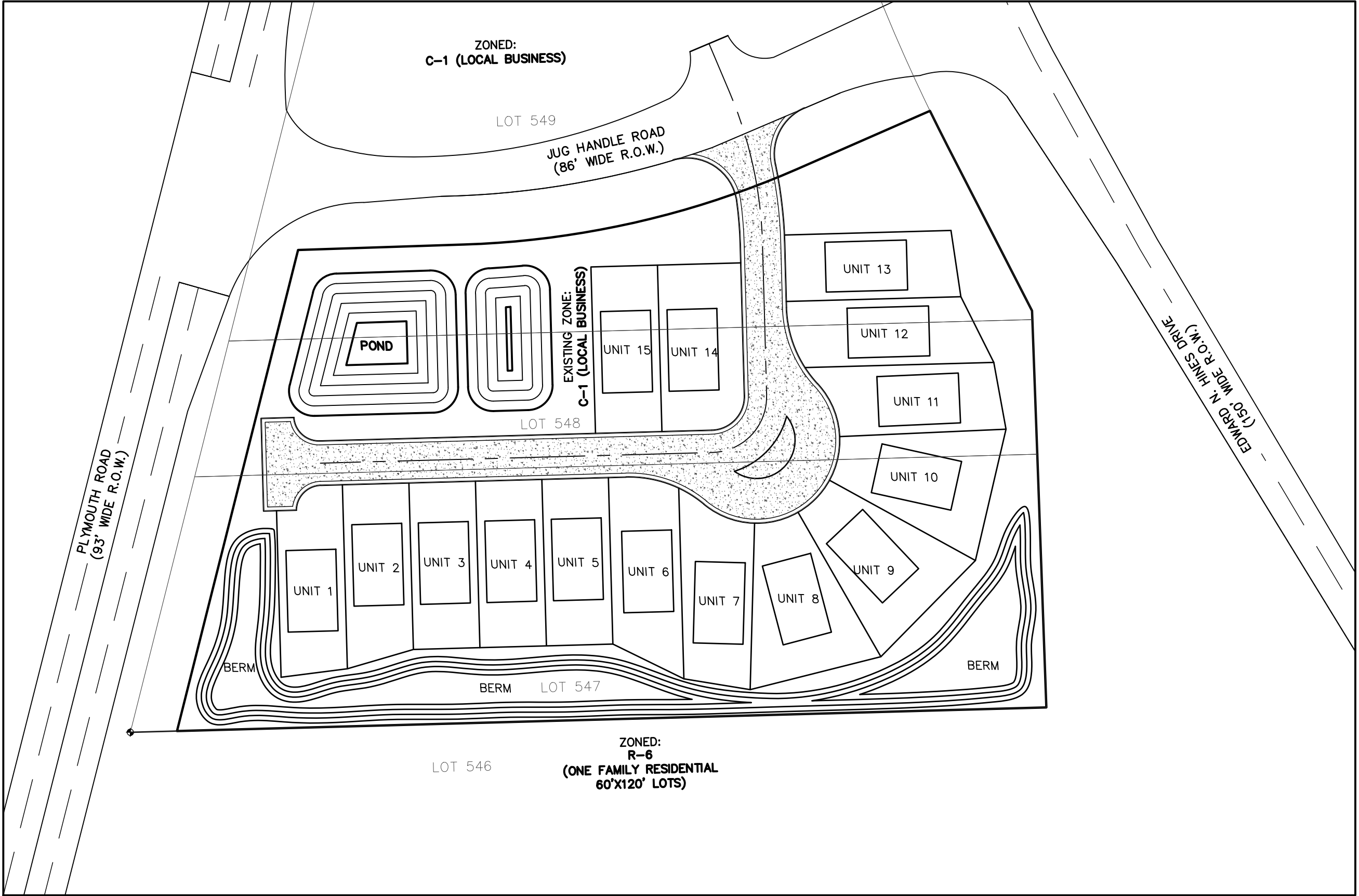
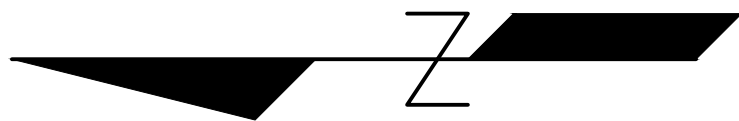
LEGAL DESCRIPTION

PARCEL ID: 46120020547000
30B547A SUPERVISOR'S LIVONIA PLAT NO. 9 T1S R9E L66 P60 WCR LOT 547 EXC N 27 FT.

PARCEL ID: 46120020548000
30B548A SUPERVISOR'S LIVONIA PLAT NO. 9 T1S R9E L66 WCR LOT 548 EXC N 27 FT.

PARCEL ID: 46120020549002
00B549B2 SUPERVISOR'S LIVONIA PLAT NO.9 T1S R9E L66 P60 WCR PT OF LOT 549 BEG S 01° 31' 25" E 28.04 FEET FROM NW COR OF LOT 549 TH S. 75° 52'20" E., 55.70 FEET; TH S. 01° 52' 20" E., 99.91 FEET; TH SELY ALONG A CURVE CONC NE 543 FEET RAD 206.56 FEET ARC TH S. 23°40'03" E., 87.20 FEET; TH SWLY ALONG A CURV CONC SE 1086.51 FEET RAD 23.28 FEET ARC CHORD S. 63°27'02" W., 23.28 FEET; TH S 62°50'11" W., 111.72 FEET; TH S. 87°56'15" W., 5.34 FEET; TH N. 01°31'25" W., 455.31 FEET POB.

COMBINED PARCEL
THE LAND EMBRACED IN THE ANNEXED "SUPERVISOR'S" LIVONIA PLAT NO. 9, OF PART THE NORTHWEST CORNER OF LOT 547, TOWN 1 SOUTH, RANGE 9 EAST, LIVONIA TWP., WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF LOT 547; THENCE N. 01°33'20" W., 28.04 FEET TO THE POINT OF BEGINNING; THENCE S. 75°52'20" E., 298.26 FEET; THENCE N. 01°52'20" W., 99.91 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONC SE. 543 FEET RADIUS, 206.56 FEET ARC; THENCE S. 23°40'03" E., 87.20 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONC SE. 1088.97 FEET RADIUS, 23.28 FEET ARC, CHORD S. 63°27'02" W., 23.28 FEET; THENCE S. 62°50'11.53" W., 111.72 FEET; THENCE S. 87°56'18.66" W., 238.63 FEET; THENCE N. 01°33'18.88" W., 522.94 FEET TO THE POINT OF BEGINNING.



DEVELOPER

CLIENT :
LEO SOAVE BUILDING COMPANY, INC.
37771 Seven Mile Road
LIVONIA, MI 48152

ENGINEER

FADI KHALIL, PE. (313-258-2036)
ANGLE DESIGN & ENGINEERING LLC.
22417 CRANBROOKE DRIVE
NOVI, MI 48375



VICINITY MAP

PROJECT LOCATION

Sheet List Table	
Sheet Number	Sheet Title
CS1-100	COVER SHEET
CS-100	SITEPLAN

SITE DATA:

GROSS AREA 3.36 ACRES

SITE ZONNING:

EXISTING ZONING DISTRICT "C-1"
PROPOSED ZONING DISTRICT "R-C"

TOTAL NUMBER OF LOTS 15

PROPOSED DENSITY : 4.46 UNITS PER ACRE

CLIENT

COPYRIGHT

This drawing has been prepared solely for the intended use, true any reproduction or distribution for any purpose other than authorized by Angle Design is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Angle Design shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Angle Design for general conformance before proceeding with fabrication.

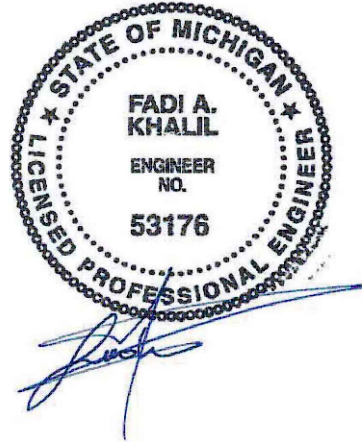
ISSUES

No.	DESCRIPTION	DATE
1	ZONING APPLICATION	04-05-2021
2		
3		
4		

NOT FOR
CONSTRUCTION

CONSULTANTS

SEAL



Angle Design & Engineering

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

PROJECT

JUG HANDLE CONCOMINIUM
LIVONIA, MICHIGAN

PROJECT NO:
21-0404

SCALE: **NTS**

DRAWN BY:
M. K.

CHECKED BY:
F. K.

PROJECT MGR:
F. K.

APPROVED BY:
F. K.

SHEET TITLE

COVER SHEET

SHEET NUMBER

ISSUE

CS1-100

CLIENT

COPYRIGHT

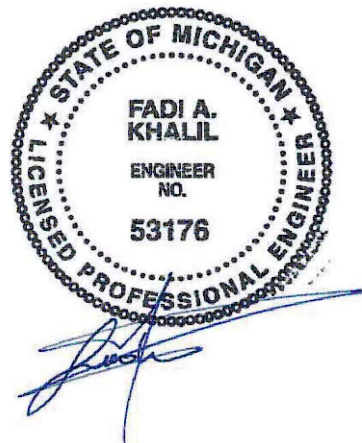
This drawing has been prepared solely for the intended use, true any reproduction or distribution for any purpose other than authorized by Angle Design is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Angle Design shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Angle Design for general conformance before proceeding with fabrication.

ISSUES		
No.	DESCRIPTION	DATE
1	ZONING APPLICATION	04-05-2021
2		
3		
4		

NOT FOR
CONSTRUCTION

CONSULTANTS

SEAL



Angle Design & Engineering

22417 Cranbrook Drive, Novi, Michigan 48375
Phone: (313) 258-2036 Email: Fadi@AngledesignLLC.com
Website: WWW.ANGLEDESIGNLLC.COM

PROJECT

JUG HANDLE CONDOMINIUM
LIVONIA, MICHIGAN

PROJECT NO: 21-0404	SCALE: 1"=30'
DRAWN BY: M. K.	CHECKED BY: F. K.
PROJECT MGR: F. K.	APPROVED BY: F. K.

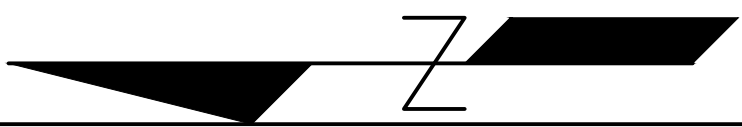
SHEET TITLE

SITE PLAN

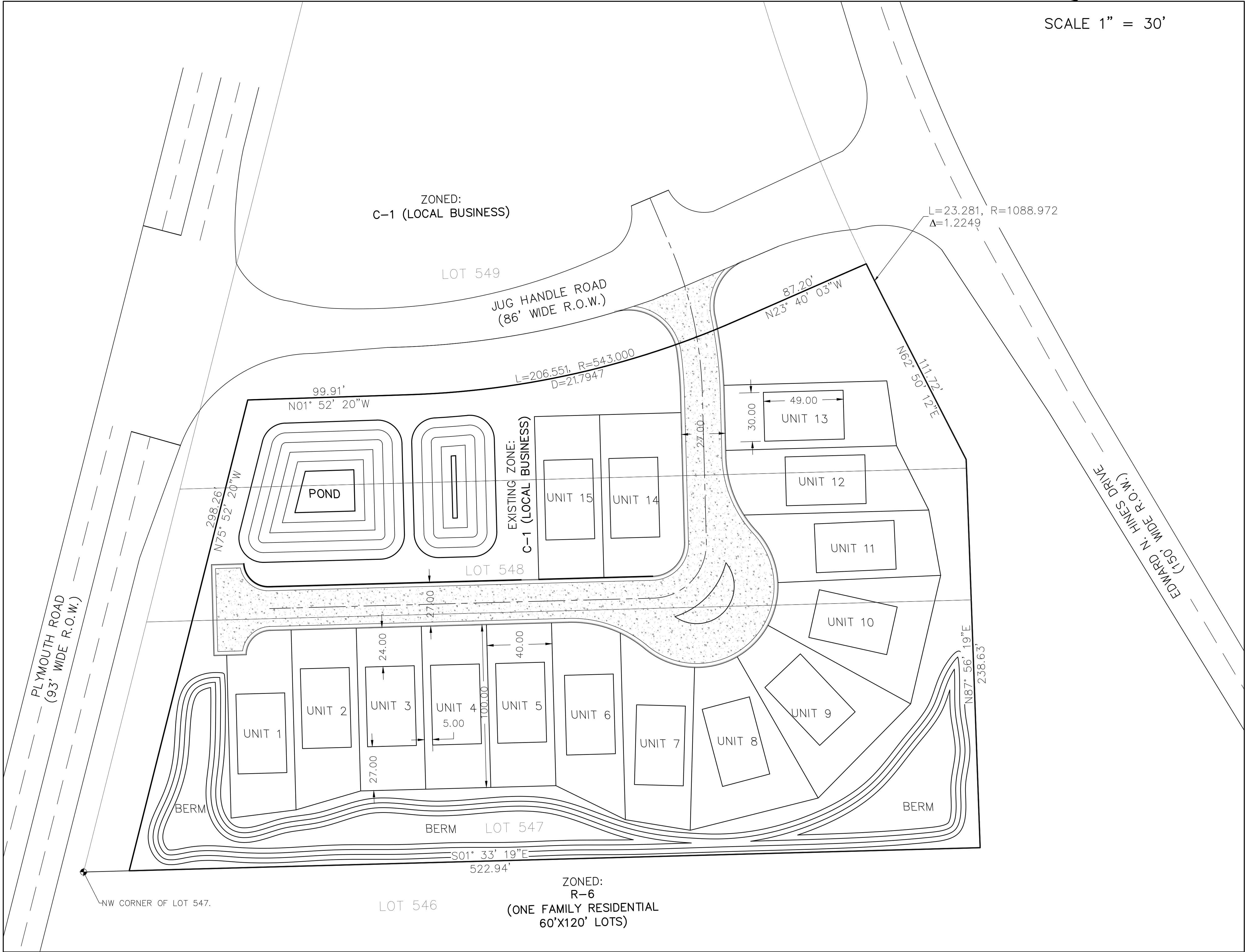
SHEET NUMBER

CS-100

ISSUE



SCALE 1" = 30'



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

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2571
FAX: (734) 466-2195

April 14, 2021

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2021-04-01-02 – #37711, #37631 and #37601 Plymouth Road

Dear Mr. Miller:

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. The properties are assigned the addresses of **#37601, #37631 and #37711 Plymouth Road**. The original legal descriptions included on the plans submitted by the owner appears to be correct, while the combined description has a couple of bearing errors that should be corrected prior to being used.

The proposed development is currently serviced by public water main, storm and sanitary sewers. Most of the systems are owned by Wayne County, with the exception of one small section of water main that is owned by the City. The Developer will need to submit plans to Wayne County (and possible the City) for permitting of utility connections.

Easements will need to be provided for the new water and sanitary sewers, as well as portions of the storm sewer that are to be maintained by the City. At this time, Exhibit "B" drawings have not been provided to show proposed easements, so we cannot determine if the proposed easements are correct.

The proposed construction will be required to meet the Wayne County Stormwater Ordinance, including detention requirements. Detention is shown on the preliminary plans, and a full review of the proposed development will be completed when plans are submitted for permitting, although it should be noted that the Developer will be required to submit soil borings for roadway and detention areas indicating soil makeup and water level elevations (regular and seasonal).

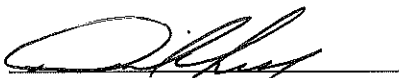
To: Mr. Scott Miller
Re: Petition 2021-04-01-02 – Jughandle Condominiums

April 14, 2021
Page 2

The submitted drawings indicate that the proposed roadways are to be 27' wide with no right-of-way noted. Current Engineering Department standards require roadways to be a minimum of 31' wide, and a minimum right-of-way width of 60' to be able to meet on-street parking and movement requirements, as well as maintenance of utilities and pavement. Unless changed to meet current standards, we will assume that the proposed roadways are to be privately owned.

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@ci.livonia.mi.us or tzilincik@ci.livonia.mi.us.

Sincerely,

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

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

cc: 2021 Petition File

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

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

April 8, 2021

Mr. Scott O. Miller
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2021-04-01-02 - 37711, 37631 and 37601 Plymouth Road

Dear Mr. Miller,

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.

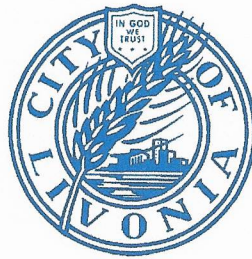
Very truly yours,

Connie Kumpula
Chief Accountant

CK: jw

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

April 16, 2021

Mr. Scott Miller – Planner IV
Planning Commission
City of Livonia

Re: Petition 2021-04-01-02

37711, 37631, 37601 Plymouth Road
Cross Wind

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. At this time, there are no taxes due, therefore I have no objections to the proposal.

Sincerely,


Lynda L. Scheel
Treasurer, City of Livonia

UNAPPROVED MINUTES

1

MINUTES OF THE 1,169th PUBLIC HEARING AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, May 18, 2021, the City Planning Commission of the City of Livonia held its 1,169th Public Hearing and Regular Meeting via Zoom Meeting Software.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7:01 p.m.

Members present: David Bongero Sam Caramagno Glen Long (Partial)
 Betsy McCue Carol Smiley Peter Ventura
 Ian Wilshaw

Members absent: None

Mr. Mark Taormina, Planning Director, Scott Miller, Planner IV (partial), and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for 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 2021-04-01-02

Cross Winds

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2021-04-01-02 submitted by Cross Wind pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the properties at 37711, 37631 and 37601 Plymouth Road, located on the south side of Plymouth Road between Newburgh Road and Jarvis Avenue in the Southeast ¼ of Section 30, from C-1 (Local Business) to R-C (Condominium Residential).

Mr. Taormina: This rezoning request involves three contiguous parcels that are located at the southwest corner of Plymouth and Jughandle Roads. The three parcels combined measure roughly 3.4 acres with 298 feet of frontage on Plymouth Road, 136 feet of frontage on Edward Hines, and roughly 395 feet of frontage on Jughandle. The site is currently undeveloped. Located immediately to the west of the property is the Hunters Park site condominiums that are zoned R-1 (One-family residential). Across Plymouth Road, to the north are residential homes that are zoned RUF (Rural Urban Farm) and to the south is the Middle Rouge Parkway and Hines Drive. Across Jughandle, to the east, is the Community Alliance Credit Union zoned C-1 (Local Business). Commercial zoning on this property was established in the late 1950's, early 1960's prior to the construction of Jughandle Road. It was at a time when these properties were a part of a larger group of parcels that were under common ownership and extended east to Newburgh Road. In 1990, the city rezoned the properties to the current classification of C-1. The purpose of the rezoning to R-C (Condominium Residential) is to facilitate the future development of a residential condominium project that would utilize the Planned Residential Development Standards, which are in Article XX. The R-C District allows for condominium multiple dwellings as a permitted use, subject to the review of the Planning Commission and City Council. The PRD is a special waiver, that if approved, would allow for reduced lot sizes, yard setbacks, and other reductions in dimensional regulations that would help overcome some of the natural or other unique obstacles that would pose a challenge to developing this property under conventional design standards. In the case of the R-C district, the maximum allowed density is based on the number of bedrooms per dwelling unit. For two-bedroom homes, the permitted density is roughly 10 units per acre. For three-bedroom homes, the density is 8 dwelling units per acre. So, for the 3.36-acre site, the number of two-bedroom homes could be as many as 34, or if they are all three-bedroom homes, it could be 27. As you can see, from the preliminary plan that was submitted, there would be 15 lots which works out to roughly 4.46 dwelling units per acre is only slightly more than what the R-1 (One-family residential) would allow for. Clearly it is below the density allowance that would be permitted under the proposed R-C zoning. Article XX does not specify a minimum lot size. This design concept shows that many of the lots would measure roughly 40' x 100', for a total of 4,000 square feet. All of the home sites would front on a new internal

street that would have access from Jughandle. This street would extend roughly 150 feet west from Jughandle and then turn north extending another 280 feet where it would end in a "T" turn-around just south of Plymouth Road. The only connecting point is Jughandle. The plan shows a stormwater detention basin and a forebay in the northeast corner of the site. There is a berm along the west side of the property where the site lies adjacent to Hunters Park. The Future Land Use plan does designate the subject property as Corridor Commercial. With that, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Taormina: The first item is from the Engineering Division, dated April 14, 2021, 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. The properties are assigned the addresses of #37601, #37631 and #37711 Plymouth Road. The original legal descriptions included on the plans submitted by the owner appears to be correct, while the combined description has a couple of bearing errors that should be corrected prior to being used. The proposed development is currently serviced by public water main, storm and sanitary sewers. Most of the systems are owned by Wayne County, with the exception of one small section of water main that is owned by the City. The Developer will need to submit plans to Wayne County (and possible the City) for permitting of utility connections. Easements will need to be provided for the new water and sanitary sewers, as well as portions of the storm sewer that are to be maintained by the City. At this time, Exhibit "B" drawings have not been provided to show proposed easements, so we cannot determine if the proposed easements are correct. The proposed construction will be required to meet the Wayne County Stormwater Ordinance, including detention requirements. Detention is shown on the preliminary plans, and a full review of the proposed development will be completed when plans are submitted for permitting, although it should be noted that the Developer will be required to submit soil borings for roadway and detention areas indicating soil makeup and water level elevations (regular and seasonal). The submitted drawings indicate that the proposed roadways are to be 27' wide with no right-of-way noted. Current Engineering Department standards require roadways to be a minimum of 31' wide, and a minimum right-of-way width of 60' to be able to meet on- street parking and movement requirements, as well as maintenance of utilities and pavement. Unless*

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changed to meet current standards, we will assume that the proposed roadways are to be privately owned.” The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Finance Department, dated April 8, 2021, 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 Connie Kumpula, Chief Accountant. The next letter is from the Treasurer’s Department, dated April 16, 2021, which reads as follows: *“In accordance with your request, the Treasurer’s Office has reviewed the address connected with the above noted petition. At this time, there are no outstanding amounts receivable for taxes. Therefore, I have no objections to the proposal.”* The letter is signed by Lynda Scheel, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Are there any questions of the Planning Director?

Mr. Wilshaw: We do have Mr. Pastor in the audience whom I believe is representing our petitioner. I will give him a chance to unmute himself. We will need your name and address for the record please.

John Pastor, 33461 Capri Court, Livonia, MI. Good evening.

Mr. Wilshaw: Is there anyone else with you from your team?

Mr. Pastor: Not that I am aware of. I am representing Leo Soave.

Mr. Wilshaw: Great. Thank you, Mr. Pastor. Just as a reminder to our audience, tonight we are looking at rezoning request. Most of the discussion is going to be focused on the zoning of this property and what is appropriate for it, as opposed to a lot of discussion about the site plan. Although, some discussion of the conceptual site plan may come in effect, but I just wanted to set that expectation. Regardless of what happens with this tonight, the site plan would come back as a separate item. Mr. Pastor, is there anything else you would like to add from what you have heard from our planning staff already?

Mr. Pastor: No. Mark did an excellent job. I am just here to answer any questions you might have.

Mr. Wilshaw: Okay, great. Do we have any questions from any of the commissioners for our petitioner?

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- Mr. Ventura: Mr. Pastor, the site has been cleared of scrubbed vegetation, but there are a lot of big trees remaining on the site. Is it the developer's intention to try and preserve the existing trees?
- Mr. Pastor: It is our intention to save any and all trees that we can, except if they are in the building envelope or driveways or storm sewers or water areas.
- Mr. Ventura: I have two additional questions that bare kind of on the preliminary plan that you presented. In our notes we have a note that says that another design option that you were considering were duplex units on this site. Where are you on that question?
- Mr. Pastor: We want to go with the plan that is forward. We believe that this is a better product for individual homes as opposed to having homes that are conjoined together.
- Mr. Ventura: I think that is more consistent with the adjacent development as well. I am happy to hear that. Also, Mr. Taormina noted that the roads, or the engineer noted that the roads don't meet the city requirements. Is it your plan to change that or is it planned to have these be private roads?
- Mr. Pastor: As far as right now, he wants to put it as a private road. I don't know if you know, but Capri Court is 27 feet. It doesn't work out too bad. I believe he is doing a 27-foot at this stage.
- Mr. Ventura: Thank you, Mr. Pastor.
- Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions for our petitioner?
- Mr. Caramagno: My question is more for Mark. Mark, this property has been C-1 and when you said it got changed when?
- Mr. Taormina: From all indication it has been C-1 since the late 1950's. C-2 was the original zoning, and it was sometime in the 90's that it was changed from C-2 to C-1 and it has remained that way ever since. It has been commercially zoned for nearly 60 years.
- Mr. Caramagno: Has there been any other interest in putting a commercial building here and if there has, or could be, what could that be? Just a couple of examples.

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Mr. Taormina: That is great question. Of the 20 plus years that I have been with the city, I have received a handful of calls on this property. This property, as well as the property across from Jughandle were all owned together at one time. Nothing ever came to fruition on this. The credit union developed that parcel separately. Not for the last couple years have I had any calls on this particular piece of property. What could be built on it? More than likely you are looking at something similar to what you see across the street.

Mr. Caramagno: Could there be a 7-11 or a restaurant put in here?

Mr. Taormina: A convenience store is absolutely treated as a permitted use in the C-1 district. Any type of retail or office building are all permitted uses. The more intensive operations allowed under C-1, such as restaurants, would require waiver-use approval. Generally speaking, any retail business, or office use would be allowed under C-1.

Mr. Caramagno: Okay, I am just trying to weigh out what could go in there and I see nothing has gone in there for 60 years or so and thank you.

Mr. Wilshaw: Thank you, Mr. Caramagno. Any other questions for our petitioner or for our planning staff? If there are no other questions at this time, I will go to the audience and see if there is anyone that wishes to speak for or against this item? If you would like to speak, you can click the raise hand button and we will recognize you. For those who have phoned into our meeting, you can dial *9 to raise your hand. Is there anyone in our audience wishing to speak on this item? We do have one person that has raised their hand. Let me acknowledge them. They are listed as Catherine Whitten. I will give you a chance to unmute yourself so you can introduce yourself with your name and address please.

Catherine Whitten, 11751 Hunters Park Court, Livonia, MI. According to that site plan it looks like there is two units behind my house. I am the one with the pool. Is that true?

Mr. Wilshaw: Go ahead with your comment or question.

Ms. Whitten: You didn't...oh, okay. When I was looking at the site plan, it appears to me that there is two units behind my house. Is that true?

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- Mr. Wilshaw: Well, this is a conceptual plan of how the property may be laid out. We are just talking about zoning tonight, but what the petitioner has done to facilitate the zoning request is give us a conceptual plan of how the property may be laid out. It is certainly possible that this may change. This will come back to us for final review and approval at a later date of the exact layout of this development. Right now, it is possible that it could be laid out this way.
- Ms. Whitten: So, when you speak of a berm, is it going to be right on, basically, the lot line or are you going to give us a bit more room?
- Mr. Wilshaw: We can ask the petitioner that when we go back to him after we have heard all of the questions or comments from any of the audience members and find out exactly where that berm is going to be.
- Ms. Whitten: Okay.
- Mr. Wilshaw: Is there any other questions or comments that you would like to make, Ms. Whitten?
- Ms. Whitten: No. I just....so, are they going to go...it looks like it is going all the way down Hines Drive. Is that true?
- Mr. Wilshaw: It is going to use as much of the property as possible I am sure within the boundaries of the actual parcel. You can see it indicated by those yellow lines on this map.
- Ms. Whitten: You can see my house with the pool.
- Mr. Wilshaw: You are in the lower right corner.
- Ms. Whitten: Yeah, that's me. Okay. I will let someone else ask questions now. It is just concerning to us. We have put a lot of money in our homes.
- Mr. Wilshaw: Certainly. I understand. Let's see if anyone else has any questions or comments and then we will get your question answered by our petitioner afterwards. Is that okay?
- Ms. Whitten: That is fine. Thank you.

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- Mr. Wilshaw: Thank you, Ms. Whitten. Is there anyone else in our audience wishing to speak for or against this petition? If so, you can click raise hand. The folks that have phoned in to our meeting will dial *9 for that. I don't see anyone else raising their hand. At this time, Mr. Pastor, would you like to explain how the berm would work along the west property line of this development?
- Mr. Pastor: Right. You can see those lines that are going across the back of the west property line. The berm starts at that line and it comes up toward our property, as much as we can do to create a big enough berm so that it kind of shields. That is where we are going to work on a landscape plan for when we get further down the petition to actually show the landscaping that we are going to be putting on there with the trees and bushes that we are going to have on them. Remember one thing, these houses here are going to be anywhere from \$400,000 to \$500,000 approximately, is what the price range is going to be. She is going to be at least happy with the values of the homes in keeping the value of hers up as well.
- Mr. Wilshaw: I know it is still very preliminary, but...you are going to have some additional landscaping you anticipate on the berm? Do you have a feel for how high that berm will be as well?
- Mr. Pastor: I am not sure because they...as high as we possibly can. It is probably going to be anywhere from three to six because we can't go much higher. I don't think Engineering will let us go any higher than six. It is at least three.
- Mr. Wilshaw: Okay. You would have landscaping on top?
- Mr. Pastor: Yeah, that is where the trees will shield off the two residents.
- Mr. Wilshaw: Okay. Thank you. Hopefully that answers that question. Are there any other comments that you would like to make, Mr. Pastor, in regard to this petition?
- Mr. Pastor: No, sir. I am here to answer any questions and hopefully getting an approval and moving forward to a better site plan with landscaping. Looking forward to going to the next step.
- Mr. Wilshaw: Sure. I want to make it clear that we will dive into all of those details at the next step of this process. Right now we are focused on the C-1 to R-C zoning that we have before us. Is there any other questions or comments from any of our

commissioners on this petition? If not, I will close the public hearing at this time and look for a motion.

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

#05-20-2021 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on May 18, 2021, on Petition 2021-04-01-02 submitted by Cross Wind pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the properties at 37711, 37631 and 37601 Plymouth Road, located on the south side of Plymouth Road between Newburgh Road and Jarvis Avenue in the Southeast ¼ of Section 30, from C-1 (Local Business) to R-C (Condominium Residential), the Planning Commission does hereby recommend to the City Council that Petition 2021-04-01-02 be approved for the following reasons:

1. That the proposed change of zoning is compatible to and in harmony with the surrounding land uses and zoning districts in the area.
2. That the proposed change of zoning is consistent with the developing character of the area.
3. That the proposed change of zoning represents a reasonable and logical zoning plan for the subject property which adheres to the principles of sound land use planning.
4. That the proposed change of zoning will allow the development of a residential condominium project that can be integrated within the surrounding land uses, and
5. That the proposed zoning and use is consistent with the purposes, goals and objectives of the Zoning Ordinance, which seek to ensure compatibility and appropriateness of uses so as to enhance property values and to create and promote a more favorable environment for neighborhood use and enjoyment.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

Mr. Wilshaw: Is there any discussion?

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