

OFFICE OF THE COUNCIL



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2251
FAX: (734) 421-4388

OFFICE OF THE COUNCIL

**ELECTRONIC AGENDA PACKET FOR THE
COMMITTEE OF THE WHOLE MEETING**

**WEDNESDAY, JUNE 9, 2021
7:30 PM**

**The electronic agenda is compiled, produced and distributed
by the City Council Staff. (734) 466-2249.**

**The official documents are on file in the City Clerk's Office
(734) 466-2224.**

PUBLIC MEETING - COMMITTEE OF THE WHOLE
WEDNESDAY, JUNE 9, 2021
7:00 P.M

Location:

Livonia City Hall
Council Chambers, 2nd Floor
33000 Civic Center Drive
Livonia, MI 48154

Members:

Kathleen E. McIntyre, Chairman
City Councilmembers

AGENDA:

1. CR 152-21 RESOLVED, that having considered a communication from the City Planning Commission, dated April 1, 2021, approved for submission by the Mayor, which transmits its resolution #02-03-2021, adopted on February 23, 2021, with regard to Petition 2021-01-02-01 submitted by Stein Investment Company, L.L.C. requesting approval to develop and operate a climate-controlled, indoor self-storage facility on property located on the north side of Plymouth Road between Sears Drive and Merriman Road (31100 Plymouth Road) in the Southwest ¼ of Section 26, THE COUNCIL DOES HEREBY REFER THIS ITEM TO THE COMMITTEE OF THE WHOLE FOR ITS REPORT AND RECOMMENDATION.

THE FOLLOWING HAVE BEEN NOTIFIED AND ARE REQUESTED TO ATTEND:

Mayor Maureen Miller Brosnan
City Attorney, Paul Bernier
Planning and Economic Development Director, Mark Taormina

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

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

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) 466-2235 or email clerk@livonia.gov if you need assistance.



LETTER TO THE LIVONIA CITY COUNCIL

Council Office
May 11, 2021

MEETING DATE

June 9, 2021

PREPARED BY

Sara Kasprowicz, Council Office Manager

AGENDA ITEM

CR 152-21 RESOLVED, that having considered a communication from the City Planning Commission, dated April 1, 2021, approved for submission by the Mayor, which transmits its resolution #02-03-2021, adopted on February 23, 2021, with regard to Petition 2021-01-02-01 submitted by Stein Investment Company, L.L.C. requesting approval to develop and operate a climate-controlled, indoor self-storage facility on property located on the north side of Plymouth Road between Sears Drive and Merriman Road (31100 Plymouth Road) in the Southwest ¼ of Section 26, **THE COUNCIL DOES HEREBY REFER THIS ITEM TO THE COMMITTEE OF THE WHOLE FOR ITS REPORT AND RECOMMENDATION.**

BACKGROUND

WAIVER PETITION: Planning Commission, re: Petition 2021-01-02-01 submitted by Stein Investment Company, L.L.C. requesting approval to develop and operate a climate-controlled, indoor self-storage facility on property located on the north side of Plymouth Road between Sears Drive and Merriman Road (31100 Plymouth Road) in the Southwest ¼ of Section 26.

RECOMMENDATION

To discuss Petition 2021-01-02-01 submitted by Stein Investment Company, L.L.C. requesting approval to develop and operate a climate-controlled, indoor self-storage facility on property located on the north side of Plymouth Road between Sears Drive and Merriman Road (31100 Plymouth Road) in the Southwest ¼ of Section 26.

FISCAL CONSIDERATION

None

ATTACHMENTS

1. R051021 New Data - Item 11 (REC'D WITHIN 24 HRS OF MTG)
2. R051021 - 31100 Plymouth Road - Letter to City Council (5-6-21) NEW DATA ITEM 11
3. S030821 Petition 2020-01-02-01 - Request from Petitioner to remove item from Study agenda
4. 2021-01-02-01_Space Shop_E-COUNCIL Pkt

APPROVED BY

Regular Meeting Minutes of May 10, 2021

A communication from John D. Gaber, Esq. Williams, Williams, Rattner & Plunkett, P.C., Attorney for Petitioner, dated May 6, 2021, re: forwarding additional information regarding Petition 2021-01-02-01, as requested by Council at the April 26, 2021 Study Meeting, was received and placed on file for the information of the Council.

On a motion by Toy, supported by Donovic, and unanimously adopted, it was:

#152-21 RESOLVED, that having considered a communication from the City Planning Commission, dated April 1, 2021, approved for submission by the Mayor, which transmits its resolution #02-03-2021, adopted on February 23, 2021, with regard to Petition 2021-01-02-01 submitted by Stein Investment Company, L.L.C. requesting approval to develop and operate a climate-controlled, indoor self-storage facility on property located on the north side of Plymouth Road between Sears Drive and Merriman Road (31100 Plymouth Road) in the Southwest ¼ of Section 26, the Council does hereby refer this item to the Committee of the Whole for its report and recommendation.

<i>REGULAR AGENDA ITEM 11 (Regular Meeting of May 10, 2021)</i>

Motion by:	Toy
Seconded by:	Donovic
ROLL CALL:	
Ayes:	Donovic, Jolly, Toy, Bahr, White, McCullough, McIntyre
Nays:	None
Absent:	None

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD APRIL 26, 2021**

Meeting was called to order via Zoom remote technology at 9:05 p.m. by President Kathleen McIntyre. Present: Rob Donovic (Deployed); Laura Toy (Livonia, Michigan); Scott Bahr (Livonia, Michigan); Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: Jim Jolly.

7) WAIVER PETITION: Planning Commission, re: Petition 2021-01-02-01 submitted by Stein Investment Company, L.L.C. requesting approval to develop and operate a climate-controlled, indoor self-storage facility on property located on the north side of Plymouth Road between Sears Drive and Merriman Road (31100 Plymouth Road) in the Southwest ¼ of Section 26.

John Gaber, attorney for the Applicant, presented this request to Council. He said he believes that Mr. Taormina was going to present this first to give you an overview.

Clerk Nash said she called Taormina and his computer had crashed.

John Gaber, 380 N. Old Woodward, Suite 300, Birmingham, 48009, continued with his presentation. He said members from his team were with him as well, Daniel Ginsburg and Jason Linscott are here from Stein Investment Company. And I'm going to hand the floor over to Jason, too, after a few comments because he can give you more on the actual plans and the operation of the facility than I can. As an overview I just want to mention a few things, that this is an adaptive reuse of this office building for an indoor climate controlled self-storage facility by my clients. My clients have done this, they put up about thirty-five facilities of this type throughout the country. Many of them are redevelopment type of facilities like this. And I believe you've seen in your packet of information there are some before and after photos, some of the sites that they've had an opportunity to work on. And one thing that's somewhat unique about them and we think is beneficial to the community, is that not only do they develop these facilities but they also manage and operate these facilities on an ongoing basis. They don't sell them; they retain these self-storage facilities in their portfolio. So that leads them to essentially build a quality product or redevelop a building in a quality fashion that's going to be operational and essentially exactly what's needed for their business purposes. Mr. Linscott can go into that, too. I will mention that he's going to have a few comments for you in terms of the market, because it's always a question as to what does the market analysis show and is there an unserved population and a demand for these type of facilities. Mr. Linscott will go into that portion of the project as well. And then finally, I can answer any questions with respect to the waiver use criteria because under the waiver use criteria there are eleven specific criteria that apply to indoor climate controlled self-storage facilities. We meet every one of these criteria. I don't know if you want me to go through them but I can if you so desire. So with that I'd like to turn the floor over to Jason Linscott. We're at a little bit of a disadvantage because

Mr. Taormina was going to show you all of the plans and the drawings and such to give you the visual aids to assist with this. And we don't have that opportunity right now. But Jason, I think you can tell them some detail about the project and the plans, what's intended both from a redevelopment standpoint and an operational standpoint for this facility, if you could, please.

Jason Linscott, Stein Investment Group, 5607 Glenrich Drive, Atlanta, Georgia. I guess it's a little bit difficult here to not be able to show you the drawings and site plan, but I'll definitely do my best here to describe it and I know you each have a packet, I believe, that has all the information in it. So, this is a project that is in a vacant former AT & T occupied office building on Plymouth Road just east of Merriman Road, the north side of Plymouth Road. The building has been vacant for five or six years or so, it was once occupied by AT & T who was the original occupant. And as Mr. Gaber mentioned we are planning to repurpose the building for interior climate controlled self-storage. So, I'll pause for just a moment and I'll do this briefly because I know you're bringing up the end of your agenda tonight for a long night.

President McIntyre stated that it's not through any fault of your own that you're at the end of the agenda and you have our full attention and again, this is because meetings go long so please don't feel that you have to rush through this, this is your time and we're here to do this.

Mark Taormina, Director of Planning and Economic Development, resumed his connection in the Zoom meeting and apologized for the fact that his computer crashed at the worst possible time and took over the presentation. He said this is the former AT & T site on Plymouth Road just east of Merriman Road. I think most everyone is familiar with this property. The parcel is about five acres in size and has quite a bit of frontage on Plymouth Road, roughly 738 feet of frontage. The building is three levels, contains a gross floor area of about 115,000, 114,000 square feet. And as everyone I think knows as well, this building is vacant, it has been mostly vacant for several years. The redevelopment involves really at least as part of this initial phase for this project, the westerly three acres of the property. The easterly, the remaining easterly portion which is mostly parking today is not part of this project and that would be reserved for future development. The property is surrounded by commercial properties. The main unique aspect about this building is the fact that there is no level at ground level. So the lower level of the building is about six feet below the ground elevation, the middle level is about six feet above, and then you have a level above that. So each floor plane is about 38,000 square feet. All three floors would be used for an indoor self-storage facility. This is treated as a waiver use. There are eleven special requirements that apply to the use. I won't go over all of them, I'll just say that a couple of the probably the most prominent items would be the fact that it requires a minimum of three acres which this request meets. There can only be one building devoted for the purpose of self-storage which obviously would be the case here. No outside storage is allowed. Access to all of the units must be from within the building. The hours of operation are limited

between 7:00 a.m. and 9:00 p.m. and the exterior of the building should be primarily of maintenance free materials. What's unique about this project as I mentioned, is you're really dealing with the grades of the – the floor elevations, if you will. And in order to provide access to each of the levels, there will be an elevator tower constructed at the back of the building. So this portion here is actually an addition to the structure. It would increase the size not by a great deal, it would be about 1,000 square feet additionally. But what it does is it provides ramps for trucks to access the building, to access the elevators towers providing access to all three levels of the building. This ramp along the far north part of the site, this is actually a canopy overhead. This ramp goes down and then back up again to allow vehicles to come down to the lowest level of the building where there would be a corridor access to the elevators. For the middle level there is a ramp only going up to a similar canopy overhead and access to the same group of elevators. So, dealing with the building was going to require quite extensive modifications, so inside the building as well as you can see here, the exterior along the back of the building. The building currently is set back about 60 feet from the right-of-way of Plymouth Road, a little bit less than that. The ordinance does require 60 feet. The Planning Commission spent quite a bit of time looking at the property and how it would be impacted by the development. It doesn't require a lot of parking as you could well imagine from the site's use. There would be some spaces provided along the east side of the building for probably a very limited staff as well as customers to the site. The sales and leasing office would be located here in the northeast corner of the site where there would be a small addition provided to the building. And that's the one area of the building that's actually at grade level. They've provided some general floor plans showing how the corridors would be laid out. These are basically the existing corridors but how what was previously the call center and office areas would be converted to the units. As far as the exterior of the building it's primarily brick along the façade. There is the existing, main entry and lobby areas of the building. That would be modified as part of their brand identity here where they would, they can explain it, but the glazing here would be maintained. It would not serve as an entrance but as more of a feature of the building identifying it as a self-storage facility. The upper portion of the building would be renovated to include new EIFS, fiber cement panels would be provided on the sides of the building. Spandrel glass or EIFS would be used to cover the windows along the front, there would be some glazing as I indicated here where the lobby existed. I'll show you one last thing and I know it might be a little difficult to understand how the access along the back operates. So this is what it would like from the rear of the building, these green lines would represent the canopies. But if you can see this line going down and coming back up again, that's where the ramp would be provided to the lower level of the building, where this dashed line essentially represents the finish floor elevation of the lower part of the building. Then this ramp going up which is separate from the ramp going down and up for the lower level, this ramp going up is to access the middle level of the building and this dashed line represents the finish floor elevation generally of that middle level. Of course the only way to access the upper level units would be via the elevator that will be added. With that I'll answer any questions, I believe Mr. Gaber and others with the company would like to show you some

additional slides. And I will point out one last thing. The only modification to the requirements that were made by the Planning Commission were with respect to the hours of the operation. The Petitioner was asking that the hours be extended from 9:00 p.m. to 10:00 p.m. and that recommendation was supported by the Planning Commission.

Jason Linscott continued with his presentation. Just to back up for just a moment, just to kind of introduce you guys to who we are, we're an Atlanta, Georgia based family real estate company. We develop and own real estate really all over the Southeast, Midwest and MidAtlantic. And we are retail, primarily retail and self-storage are the two commercial real estate products that we own and manage. Self-storage is something we've been doing for twelve or thirteen years, and we've done 3.5 or 4 million square feet of this type of product. Our approach to self-storage has always been a little bit more retail minded, so we believe this product and others do as well, but we just see it as a retail product, this is something for the community and our customers are the consumers. As John Gaber said at the beginning, The Space Shop here is our brand so that's something that's our management company and our brand. So when we build these we build them to our standard and then we own and manage them ourselves with our staff. And this would be no different. We're very proud of these facilities. We put a lot of effort into making them sort of best in class and sort of recognized that way in all the places that we go and do these facilities. It's also been a pleasure to, we've done a lot of ground up facilities, we build a brand new building. And we've also done a lot of building, sort of repurposing an existing building which is what we're doing here. And they're a lot of fun to do because you sort of take an existing building that has some functional obsolescence to it, some issue, and we fix it. And most of these buildings like this one have big parking fields that are also just completely unused. So, the nice thing about the self-storage business is you don't need much parking. Really we'll end up with somewhere between twelve and fourteen trips a day to the facility and those customers generally will be in the rear doing any kind of loading, the loading area that Mark was describing. So we don't really use very much parking. So that enables us to then use the other part of the site for some other type of development. Generally we can activate that with some type of retail or other new use that wasn't previously possible because of the parking problem but the building made now functionally obsolete. So we've done buildings like Toys R Us, K-Marts and office buildings, bowling alleys, you name it. All types of buildings that just had great bones but just were sort of functionally obsolete. You know this building is super unique. In all of my years I really haven't seen an office building of this size built like this. As Mark described it doesn't have a floor at grade. So when you walk in the building it's like walking into a split level home. You walk in and you either go downstairs or upstairs, which is pretty unique for an office building. You know, if you want to use an office building to put a bunch of people in it, it's pretty unusual to not have a floor to meet that grade for access. So it was a bit of a challenge to try and figure this one out and I think we have a great design here and we're really happy with it. You know primarily I do want to address one quick thing that Mark said. When we talk about access in the back, 99% of our customers and our vehicle

access here are the community members and their vehicles that typically are their car, their SUV, their minivan, those types of things, maybe a small trailer, but's 99% of the access here and what our customers will be doing. Every once in a while we get a large truck but it's not that common but it does happen from time to time. If you don't mind, Mark, would you go to the before and after slides that you were on just a moment ago. So these are just a couple examples I want to show you guys what we do when we take an existing facility, an existing building and improve it. So this for example was an actual car dealership. Here you can see this was before, the after is the next slide, we show the resulting facility. You know this particular community wanted this to look like a retail building and on the last one in fact some of those are retail suites. This was a closed K-Mart on the left, this is the new façade on that. This is an old bowling alley. This community wanted it to look a little bit more modern so we did that and we improved it. And I think the next one is an old office building actually, three stories, pretty similar to this situation, although this one really didn't have as good of bones, didn't look so good. It needed a complete redo, so that building turned into this. This was an older sort of gymnasium looking building that had some storage in it, that we put a whole new façade on, new material. There's one more, that was an old furniture store that we converted into a new building as well. You can sort of see the difference between the before and after. And the whole idea with these is you know when you come in and repurpose the building, it's really important to make it look like it was purpose built, that it was built for what you're doing. As you can see in some of those afters, none of those buildings look like we just stuck a sign on it and said hey, you know come in and put your things in here. They look purpose built. It was like they were built for that reason. And this is no different. So, on this building the brick and the architecture of the building really has a lot of great features and characteristics to it, so we're going to use those and just sort of continue forward. We put these big, a little bit more dramatic elements in the middle and on the end and what we're going here is that that middle part with glass is actually all completely new. So, we're going to remove the existing glass and replace it with more modern storefront modern glass. And the grey horizontal between the doors is a Nichiha product which is like a fiber cement but it has a wood grain to it so it looks like sort of grey wood. It's a really nice product. And that's what's on the end also, the large grey vertical elements on each end on the left and right sides of the building. I think Mark did a really good job on describing the loading in the rear, I'm happy to answer questions on that but I won't repeat what he said. I'll switch over real quick to why we like this site. I talked to you about why we like the building, why we like to repurpose buildings like this and where it makes sense. However, it only makes sense to do these where we find an undersupply of the product that we provide to the community. It doesn't do any good for us to invest all of this money in a community and there not be a demand for product. So we do a pretty detailed analysis, we do a very detailed analysis on supply and demand saturation and we sort of study trade areas and figure out where there are those imbalances in saturations and this market is one of those that has an under supply of this type of product in it. The trade area here, and when I say trade area, what we do is we sort of know where our customers will come from, what type of radius they'll come from so to speak and it's not necessarily a

circle. We study traffic patterns and where the schools are and the grocery and to and from work and those sorts of things and figure out how the traffic flow functions. But the trade area here including our facility because we have to include our facility in our analysis if we're going to build it, has about five square feet per capita, so that's total self-storage product. And a lot of those are what we would call Class C facility, meaning they're outdoor, drive-up older facilities, if you can envision the older self-storage product with a fence around it and outdoor drive-up storage. The newer interior climate controlled product with climate protected loading, which is what this is there's about two square feet per capita in this trade area including our facility if we were to build this facility which is really very low. A market like this you'd expect to see something closer to seven square feet per capita. So, it shows that there's an under supply of that. And when I say that demand I'm happy to go into it if you'd like but I don't want to bore you but there's a lot of things that go into that demand, everything from demographic to housing stock, what type of houses there are, other types of storage facilities and so on and so forth. And of course climate and things like that. So, there's a lot of analysis that goes into that and that's sort of a general overview of the reason we like this market, the city, and this particular site. I think I'll stop there and just answer questions. Hopefully, I've covered the main points here but of course I see there's already a question and I'd be happy to answer those.

Councilmember McCullough said I think any time you have a building, and I've seen this building sit there over the course of five years, so having a development come in there and repurpose a building has the ability to spark more development that goes both east/west, north/south. I even think there's a couple commercial buildings to the east that are vacant. So I love to see this kind of development. My question to the Petitioner and when you guys do a lot of market analysis but a lot of things that, at least during my short time on Council, I think we've approved two other storage facilities; is the market that great for this type of business? Obviously, it is if you guys are coming in there, but I don't see any other reason to not support this, it's something that's going to revitalize the existing area. But that was just kind of my general question.

Linscott said the answer to your question is yes. I know it seems like; it's been an interesting ten years for the self-storage industry. There's been a lot of buildings built over the years and a lot of that has been, there's a lot of discussion on why and why there's so much demand for the product but you know this is, it really is sort of a new product. When you walk in the office here and walk through the facility, it feels real good. Our offices are, it feels more like hotel lobbies, I mean there's a coffee bar with free coffee, a Keurig if you want to make a coffee. You know there's free water for customers, the office just feels really nice. And the facility feels really nice. There's music playing, it's well lit, the climate control feels really good and I think people feel comfortable. That sort of seven square feet per capita over that sort of demand profile has historically been where there's, there's a lot of studies going on now and actually what's happening is that number is actually going up, people are using these products more.

Councilmember Donovic said I, too, am really excited for this project. I've been driving by this building for as long as I can remember, I was just a little kid, and it's always been this big building and I knew AT & T was there and then it wasn't there and it hasn't had a tenant since and it really just sat vacant for such a long time. What really excites me is the fact that potentially in the future that the lot can be split and the large parking lot to the east could also see something done to it. Kind of like Councilmember McCullough mentioned earlier about the buildings to the east that are vacant right now and have been for some time or have kind of been struggling to keep tenants, so hopefully this can revitalize this mile area right there. I did have a question. Looking at the packet there was a 9:00 p.m. and a 10:00 p.m. and then Mr. Taormina had mentioned that the Petitioner is asking for 10:00 p.m. Is that a big issue you see, Mr. Taormina, extending to 10:00 p.m., is that something you're worried about or what do you foresee being an issue there?

Taormina replied I do not, the Planning Commission really did not have issues with extending the hour. Really there's no impact to any residential area or sensitive land uses in the immediate area, so it's pretty innocuous.

Donovic said just for clarification, the 10:00 p.m. or 9:00 p.m., whatever it happens to be, does that mean that nobody can enter the building like customer wise or is this just like for office staff, the office has to be shut down, everybody has to leave?

Taormina replied it would apply to customers as well.

Donovic said I'm definitely in support of this, I'm really excited for this potential project. It was awesome to see of the past projects the Petitioner has worked on and the quality of workmanship they bring to the table. Earlier there was a comment about the family runs this business and you can really tell that they look over all the little details and they've made it the successful brand that it is.

Councilmember Donovic offered an approving for Consent if there's no objection.

President McIntyre said she doesn't want it to go on the Consent Agenda and I'd like to say that I think that this is a really exciting project. I love reuses of buildings; I love it when people come to our community and they love our community and they use words like good bones about our buildings. The AT & T building is an iconic, you know if you're not from Livonia but if you grew up here, it is kind of iconic. The one concern that I have is all the work that we're putting into Plymouth Road and what we're trying to do with Plymouth Road and I think this is a tremendous brand. I have to tell you I was looking at the branding and thinking this is really fantastic branding for a self-storage, you know, giving it kind of that retail feel. This is like an internet retail site where you go to buy cool things. I am concerned about if this is the highest and best use of a facility on Plymouth Road. And I really, really like this product, I like the upscale nature if you will, the ambience, the restricted hours, everything about it. But I guess I'd like the ability to dive a little bit deeper into if this

fits with the vision for Plymouth Road. And I don't have a foregone conclusion on that. I mean we've allowed a lot of things on Plymouth Road and I hope the Petitioner understands that this in no way is lack of enthusiasm for your project or appreciation for the investment you're willing to make here and the thought out way you've approached this, but to me this is a big decision for a big building on Plymouth Road at a time that we're really giving a lot of attention to where we're putting things in our City. So I'd like to offer that unless one of our attorneys tells me that the President is unable to.

Councilmember White asked if President McIntyre is asking to put this into Committee of the Whole?

McIntyre replied yes, I'm sorry, I should have made that clear. I haven't done this in a long time, if ever, in the last year and a half.

Councilmember Donovic said if it makes it easier I don't mind offering my resolution to the Committee of the Whole if it just makes things cleaner.

McIntyre said no, it doesn't, we can have multiple, often we have multiple resolutions and our very capable City Attorney did not tell me that I couldn't and our very capable former Assistant City Attorney did not tell me that I couldn't do it and I think Parliamentary rules allow me to do it, so I'm going to do that. And I know it seems counter intuitive to the Petitioners and maybe to Mark to hear me say that I love this but I want to take a deeper look at it and it's only because this is a time when I think we're really looking at what we're putting in to our major, especially where we're trying to develop retail and dining and walkability and everything else, so thank you.

City Attorney Bernier stated you certainly have the authority to make a resolution for the Committee of the Whole. I just want to make sure that I have it clear. There are two resolutions on the table then, approving by Mr. Donovic on the Regular and a resolution for Committee of the Whole by President McIntyre and McIntyre replied yes.

President McIntyre stated I think the Planning Commission did an excellent job vetting this and all the conditions are met, so, again, I know it sounds counter intuitive but that's what I'm asking for. I'm sure you guys are very experienced in development and everything else, so what will happen at the Regular Meeting of May 10th, we will vote, there are two resolutions and they'll both be offered. And if the first one that's offered is approved then we don't go to the second one. Did I say that correctly, Mr. Bernier, and Bernier replied that's correct. McIntyre said if the first one fails, then we do go to the second one for a vote. But I think this is really exciting to see a building like that with good bones at a time when all modern buildings are not built with good bones, right, they're big boxes, to see somebody excited about using it, so thank you.

Linscott asked if President McIntyre is asking them to provide more information and McIntyre said no, not at all. What I'm asking for is next week what will happen is there will be a resolution for approval presented at the meeting, and no, you don't have to prepare any additional presentation, we do ask that you rejoin us via Zoom. And if that resolution is approved, that we have four votes for it, then your Waiver Petition is approved. If we don't have four votes then we would go to the resolution that I offered which is to put it into Committee and presumably we would have four votes on that one. And then we would schedule a Committee of the Whole when then we would ask you to participate and again via Zoom and have a deeper discussion on this and we'd probably consult with some other folks like the Plymouth Road Development Authority and any other people that we thought were significant stakeholders and whether it's a good idea for this facility to go on Plymouth Road.

Linscott said thank you, I appreciate the explanation. And the only thing we can emphasize in that regard is that this is a rather unique office building with the grey differential, it's been vacant for a number of years and in order to accurately reuse that building you need some type of a use such as this to be able to do stuff. Because it's going to be virtually impossible in this day and age to find some other type of office user to come into this type of facility that's built that way to utilize it. Because there are other opportunities available in this area and elsewhere. So that's why we believe that we've got a viable use for this building to be able to maintain this as you mentioned iconic building and to reuse it for productive use that's esthetically attractive. And we believe that this, along with the opportunity to redevelop the out parcel next door for future retail use, will be a draw for the Plymouth Road Corridor, so we appreciate your consideration for this project.

McIntyre said I know it seems counter intuitive what I've proposed and I meant what I said, I really think that your proposal for the reuse of this building is fantastic. It's everything we like to see, right. Again, enthusiastic about finding a reuse for a really great building and really being willing to work, to make this an outstanding facility.

Councilmember Toy said I can appreciate the fact that we might want to go to Committee of the Whole. I've owned a business on Plymouth Road for the past forty-three years. I want to make sure it gives us a little bit of time to digest this a bit, there was a church in there at one point, kind of a big building for a church, but who am to say it wouldn't be an appropriate place for a church. Not that they're there now or coming back perhaps, I don't know. All I'm saying is now this gives us some time to digest this a bit, what you've presented, it looks like a very well thought through, etc., but you know the mix on Plymouth Road is what we want to look at and the different businesses and such that we have. So thank you for coming to Livonia and thank you for presenting, really appreciate it.

President McIntyre said we'll just ask you to join and the good news is it's the Regular, we don't have a lot of things on the Agenda as of now, so it should be early in the evening and we'll go from there.

The Petitioners thanked Council.

President McIntyre also commented that it was an excellent presentation all around.

DIRECTION:

1)APPROVING

2)COMMITTEE OF THE WHOLE

REGULAR



LETTER TO THE LIVONIA CITY COUNCIL

Planning
May 11, 2021

MEETING DATE

April 26, 2021

PREPARED BY

Stephanie Reece, Program Supervisor

AGENDA ITEM

WAIVER PETITION: Planning Commission, re: Petition 2021-01-02-01 submitted by Stein Investment Company, L.L.C. requesting approval to develop and operate a climate-controlled, indoor self-storage facility on property located on the north side of Plymouth Road between Sears Drive and Merriman Road (31100 Plymouth Road) in the Southwest ¼ of Section 26.

BACKGROUND

RECOMMENDATION

#02-03-2021 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on February 23, 2021, on Petition 2021-01-02-01 submitted by Stein Investment Company, L.L.C. requesting waiver use approval pursuant to Section 11.03(x) of the City of Livonia Zoning Ordinance #543, as amended, to develop and operate a climate-controlled, indoor self-storage facility at 31100 Plymouth Road, located on the north side of Plymouth Road between Sears Drive and Merriman Road in the Southwest ¼ of Section 26, the Planning Commission does hereby recommend to the City Council that Petition 2021-01-02-01 be approved with the following conditions:

1. That the Site Plan identified as C-3.0 prepared by PEA Group, as received by the Planning Department on January 25, 2021, is hereby approved and shall be adhered to.
2. That the Landscape Plan identified as L-1.0 prepared by PEA Group, as received by the Planning Department on January 25, 2021, is hereby approved and shall be adhered to.
3. That all disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.
4. 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.
5. That the Exterior Elevation Plans identified as A2.1 and A2.2 prepared by Kevin J. Maher AIA, both dated January 12, 2021, are hereby approved and shall be adhered to, except for the fact that on the lower portions of the exterior of the building, all EIFS material shall be replaced with either masonry (brick) or cement fiber panels.

6. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material, and color to other exterior materials on the building.
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. Outdoor storage of vehicles or equipment, including work trailers and trucks, is strictly prohibited.
10. That there shall be no outdoor storage of disabled or inoperative equipment and vehicles, scrap material, debris, or other similar items.
11. That the hours of operation for the indoor climate-controlled self-storage facility shall be limited to 7:00 a.m. to 10:00 p.m., as proposed by the applicant, subject to City Council approval of a modification of special requirement 11.03(x)(6) to extend the operating hours from 9:00 p.m. to 10:00 p.m.
12. The entire building and property shall have a camera security system in place and key code access.
13. That any additional pole-mounted light fixtures shall not exceed twenty feet (20') in height, and all light fixtures, including building-mounted and wall-pack units, shall be aimed and shielded to minimize stray light trespassing across property lines and glaring into adjacent roadways.
14. That any facilities for the outdoor storage of refuse shall be screened by means of an enclosure constructed of masonry walls. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass. The trash dumpster area shall always be maintained and when not in use closed.
15. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.
16. No window signs shall be allowed.
17. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows.
18. 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.

19. 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

20. Pursuant to Section 19.10 of Ordinance #543, the Zoning Ordinance of the City of Livonia, 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.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 19.05 of Zoning Ordinance #543, as amended.

FISCAL CONSIDERATION

ATTACHMENTS

1. R051021 New Data - Item 11 (REC'D WITHIN 24 HRS OF MTG)
2. R051021 - 31100 Plymouth Road - Letter to City Council (5-6-21) NEW DATA ITEM 11
3. S030821 Petition 2020-01-02-01 - Request from Petitioner to remove item from Study agenda
4. 2021-01-02-01_Space Shop_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development
Director

Date: February 25, 2021



Maureen Miller Brosnan, Mayor

Date: February 26, 2021

May 10, 2021

Dear Madam President and distinguished City Council Members,

We are writing to express serious concern regarding the proposed Plymouth Road storage facility request by Atlanta-based developer Stein Investment Group.

As you know, there are two recently approved similar storage developments currently under construction in the same market area. Clover storage will yield over 100,000 square feet and Livonia Budget Storage will yield over 70,000 square feet, both coming on line this year with proposed future expansions should the demand present itself. These projects represent a very healthy and substantial addition to the self storage market in and around the City of Livonia which is already home to at least sixteen self storage facilities, several within a mile of the proposed Plymouth Road site. (please see attached). The market has reached a saturation point. The approval of yet another very large facility in such close proximity, with the two largest approved facilities not yet open, is not a healthy environment for any of them or the other established self storage businesses. To allow such a large additional development jeopardizes the economic viability of all of the self storage businesses in Livonia and could potentially lead to some of the local storage facilities going out of business.

Please take this into consideration and do not add unneeded inventory into this saturated market prematurely, jeopardizing the success of all of these developments.

Sincerely,

Marvin Walkon
Jerry Ruggirello
Livonia Budget Storage

1. Livonia Self Storage
13350 Stark Rd Livonia, MI 48150
2. Public Storage
12900 Newburgh Rd Livonia, MI 48150
3. I self storage
11960 Farmington Rd. Livoia, MI 48150
4. Mini U Self Storage
13450 Merriman 48305
5. National Storage Centers
13635 Merriman Livonia, MI 48350
6. Public Storage
30300 Plymouth Rd Livonia, MI 48150
7. Clover Self Storage
28900 Schoolcraft Rd. Livonia, MI 48150
8. Secured Self Storage
12851 Inkster Rd Livonia, MI 48150
9. John's Storage
12801 Inkster Rd Livonia, 48150
10. Men on the Move Self Storage
12400 Merriman Livonia, MI 48150
11. Eight Mile Self Storage
31465 Eight Mile Rd. Livonia, MI 48152
12. Livonia Budget Storage
29150 W Seven Mile Rd Livonia, MI 48152
13. Cube Smart
28153 Eight Mile Rd Livonia, MI 48152
14. Eight Mile Moving and Storage
31465 Eight Mile Rd Livonia 48152
15. Mini U Storage
32455 Eight Mile Rd. Livonia 48152
16. National Storage Centers North

28153 Eight Mile Rd Livonia, MI 48152



Williams Williams Rattner & Plunkett, P.C.
Attorneys and Counselors

380 North Old Woodward Avenue
Suite 300
Birmingham, Michigan 48009

Tel: (248) 642-0333
Fax: (248) 642-0856

www.wwrplaw.com

John D. Gaber
jdg@wwrplaw.com

May 6, 2021

Via Email (skasprowicz@livonia.gov)

Honorable City Council Members
c/o Sara Kasproicz, Program Supervisor
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154-3097

**Re: Additional Information for Waiver Use Application for Proposed Indoor
Self-Storage Facility at 31100 Plymouth Road**

Dear City Council Members:

At your last meeting on April 26, 2021, certain City Council Members expressed interest in better understanding the market conditions supporting the adaptive re-use of the vacant office building as an indoor climate-controlled self-storage facility. We would like to take this opportunity to provide additional information regarding the self-storage market conditions in the Livonia community as well as the challenges this building proposes for prospective occupants.

Market Analysis

The supply metrics and demographic data in this trade area all indicate strong storage demand. This location has strong population density, high traffic counts, and is well located to neighborhood retailers — all of which are key drivers of a strong storage location.

The existing storage supply, including projects in the pipeline, reveal an undersupplied market. Within this trade area, we analyze each storage facility's product mix (climate control and non-climate control units), occupancy, operator quality, visibility, access, and rental rates. We would expect a saturation point of storage supply in this market to be approximately **7 SF/capita** (this is supported by metrics in industry reports and similar markets). Using our proven methodology in this market, this trade area has a current supply of **3.60/capita**, which will increase to **5.19 SF/capita**, with our proposed project and the new Clover Self Storage — supporting the analysis of an undersupply storage market.

Further, the majority of the self-storage facilities in our trade area are older products and have few climate-controlled options to meet the market demand. Clover Self Storage and our proposed project will be the only Class A, 100% climate-controlled facilities in the market. Our facility will offer 100% climate-controlled, secure interior access units, and two levels of ground loading.

As it relates to timing, we do not expect that the earlier opening of Clover Self Storage will adversely impact our project. It's actually beneficial from a market perspective that Clover

Self Storage has a head start on leasing. Due to the nature of lease-up periods for self-storage, it's better for competing facilities to be in different stages of lease-up, rather than starting at the same time.

We are also aware of the new facility coming online on 7-mile Road, which is over 4 miles away from our property. This new facility is outside of our trade area and we do not consider it to be part of our competitive set.

Unsuccessful Marketing of Property

The functional obsolescence of the building, coupled with the soft office market in this area has made it impossible to sell or lease the building for office uses. AT&T vacated the building in 2015. The current property owner purchased the vacant building at auction in March 2016. The property has been aggressively marketed since its acquisition as follows:

- Marketed for sale and for lease March 2016;
- Marketed on MLS, Loopnet, and CoStar, and a marketing sign has been placed on the property;
- Loopnet listing since March 2016 - 10,000 online views and 128 showings;
- CoStar listing since March 2016 - 17,000 online views and 63 showings;
- MLS listing since March 2016 - 7,214 views and 286 showings.

In the past five (5) years, there have been no serious offers to purchase the property. The only tenant has been a church that leased only 18,000sf (of the over 114,000sf building) from 3/17 – 3/20. The problem is that the building is functionally obsolete, primarily due to there being no floor of the building at grade level — it's a split-level building, which is undesirable. The property owner's broker has provided this information and can address any questions you may have.

High Office Vacancies

Further, the market for office building space in the Northern I-275 corridor is soft. This area is experiencing a 20% vacancy rate for Class A space, and a 27% vacancy rate for Class B space. Please see the attached 2021 Q1 Detroit office market summary prepared by JLL. Therefore, the prospect of finding a viable tenant for this property is low, even without its functional obsolescence.

Given the lack of success in locating a purchaser or tenant(s) for the building over the past five (5) years despite the proactive marketing of the building, and the soft market conditions for office space in the area, the Applicant believes the highest and best use for the building is an adaptive re-use of the building. Market analysis supports adding the proposed indoor, climate-controlled self-storage space within the community, and the building presents an opportunity for the Applicant to repurpose the building for this use. The result will be a viable commercial use of the building, compatible with the surrounding commercial corridor. The adjacent 1.8 acre

former parking lot will also be available for future redevelopment for commercial purposes.

We hope this information is helpful to you in your decision-making process. We look forward to discussing this matter with you at your next meeting. Thank you for your consideration of our waiver use application.

Very truly yours,

WILLIAMS, WILLIAMS, RATTNER & PLUNKETT, P.C.

John D. Gaber

John D. Gaber

JDG/kp

Enclosures

cc: Mark Taormina, Planning and Economic Development Director (via email mtaormina@livonia.gov)
Daniel Ginburg (via email dginburg@steininvest.com)

Detroit

Activity remains on pause as users await re-entry

- Market vacancy continues to tick upward amidst the pandemic while average asking rents have fallen
- Electric truck maker Electric Last Mile to move their headquarters to Troy
- UWM continues the expansion of its campus with the incorporation of the former Michigan Sports Complex
- Conditions continue to deteriorate in the Penobscot Building downtown paving the way for further tenants vacating

The Detroit office market saw similar market dynamics in the first quarter of 2021 to those in the second half of last year. Total vacancy continued its upward trend, as leasing activity was muted alongside additions in both direct and sublease space, while average asking rents have fallen. The market saw heavy negative absorption in the first quarter, driven largely by new availabilities in Southfield and new space at Fairlane Plaza in Dearborn. The delivery of 2715 Woodward Avenue downtown in January softened the Q1 negative absorption number for the CBD, pushing it into the black amidst a quiet leasing period.

As we saw in the second half of 2020, leasing activity was subdued market-wide as occupiers wait out the pandemic and for mass vaccinations to allow for office occupancy once again. General Motors announced plans to begin their re-entry process downtown starting in late Q2, while on the flip side, Ford Motor Company is giving employees the option of staying remote even after the pandemic subsides.

More than three years after breaking ground, the Hudson's Site development is now above ground. Development work continues apace there with delivery expected in 2024. On the other side of downtown, the iconic Michigan Central Station's restoration by Ford remains on track for a 2022 delivery.

Outlook

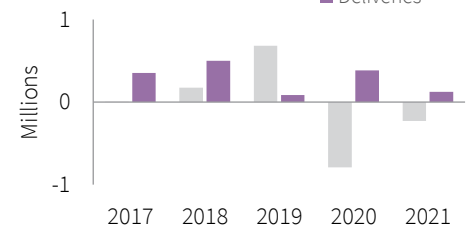
While we have seen an increase in vacancy alongside a dip in average asking rents, there remains room for optimism. As vaccinations take hold across the state, users should begin their return to the office and utilize new workspace designs and work arrangements. As tenants begin to think about these decisions and plan for their future post-COVID office spaces, we expect to see an uptick in activity relative to the past year.

Fundamentals

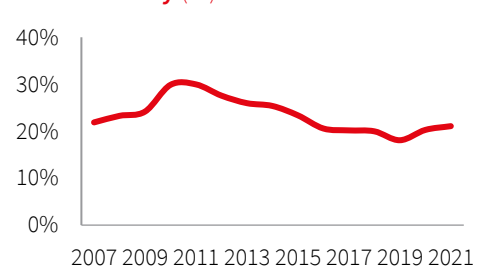
Forecast

YTD net absorption	-227,495 s.f. ▼
Under construction	1,053,437 s.f. ►
Total vacancy	21.1% ▲
Sublease vacancy	1,032,165 s.f. ▲
Direct asking rent	\$20.15 p.s.f. ►
Sublease asking rent	\$18.28 p.s.f. ►
Concessions	Rising ▲

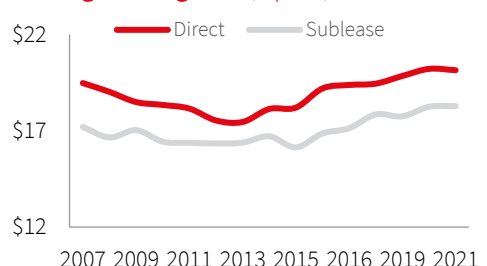
Supply and demand (s.f.)



Total vacancy (%)



Average asking rent (\$ p.s.f.)

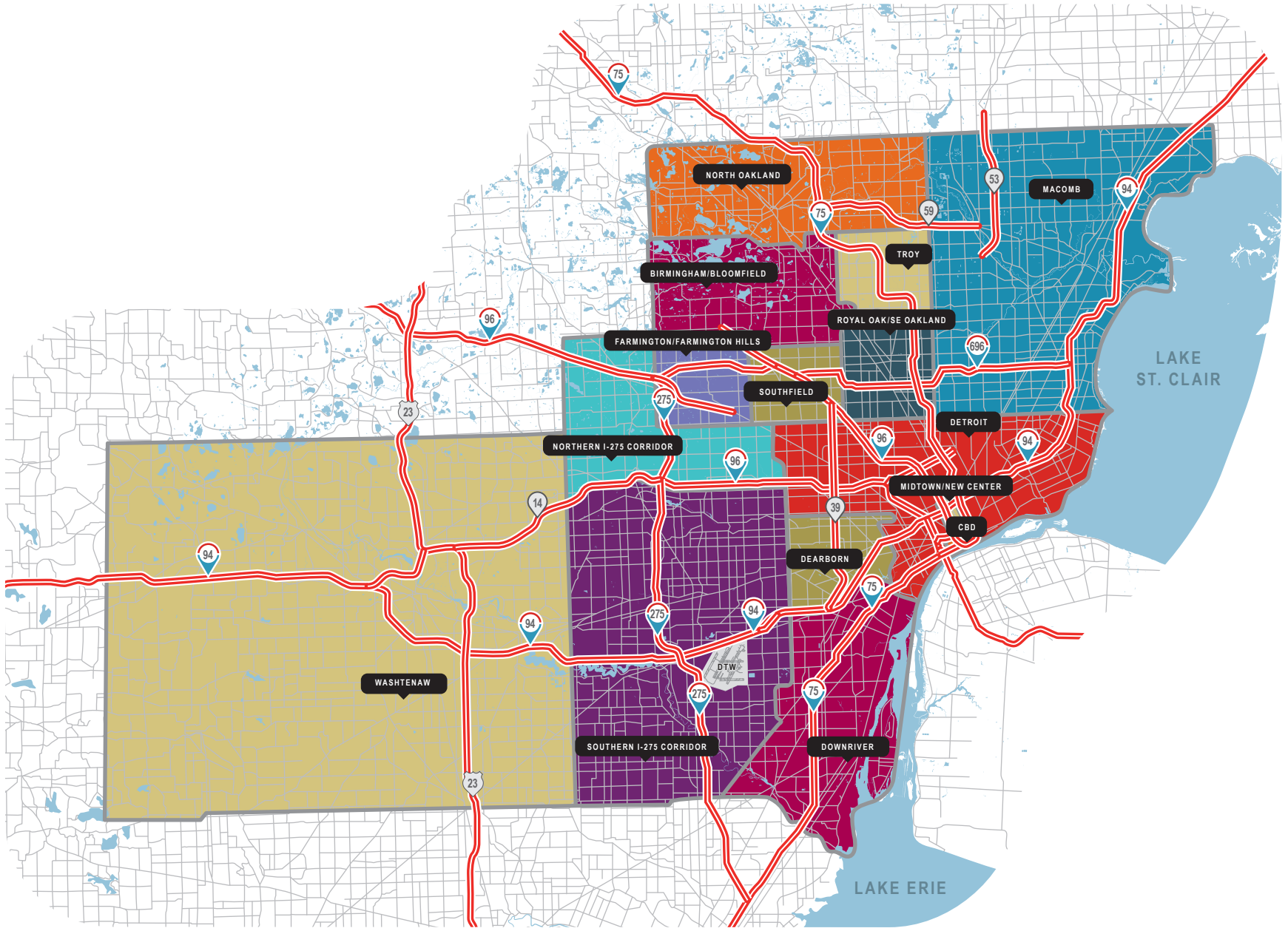


JLL Research Report

Office Statistics

	Class	Inventory (s.f.)	Total net absorption (s.f.)	YTD total net absorption (s.f.)	YTD total net absorption (%) of stock	Direct vacancy (%)	Total vacancy (%)	Average direct asking rent (\$ p.s.f.)	YTD Completions (s.f.)	Under Development (s.f.)
Birmingham/Bloomfield	Totals	3,972,042	-21,270	-21,270	-0.5%	18.4%	19.1%	\$25.65	0	75,000
Dearborn	Totals	2,860,137	-45,659	-45,659	-1.6%	24.0%	24.0%	\$17.76	0	0
Downriver	Totals	492,849	9,204	9,204	1.9%	50.4%	51.4%	\$15.82	0	0
Farmington/Farmington Hills	Totals	4,658,925	-27,254	-27,254	-0.6%	16.5%	17.7%	\$18.27	0	0
Macomb	Totals	1,251,683	-17,167	-17,167	-1.4%	18.8%	21.1%	\$16.77	0	0
North Oakland	Totals	2,447,208	-5,422	-5,422	-0.2%	12.1%	14.3%	\$19.38	0	0
Northern I-275 Corridor	Totals	4,355,504	-31,933	-31,933	-0.7%	23.9%	25.2%	\$19.23	0	0
Royal Oak / SE Oakland	Totals	854,591	-4,628	-4,628	-0.5%	4.0%	4.0%	\$24.74	0	190,000
Southern I-275 Corridor	Totals	1,028,265	0	0	0.0%	0.3%	22.2%	\$0.00	0	0
Southfield	Totals	13,036,958	-89,789	-89,789	-0.7%	30.9%	32.9%	\$18.09	0	0
Troy	Totals	11,022,945	-8,625	-8,625	-0.1%	22.7%	24.5%	\$18.46	0	0
Washtenaw	Totals	6,786,659	-12,872	-12,872	-0.2%	9.9%	10.2%	\$24.65	0	0
Suburbs	Totals	52,767,766	-255,415	-255,415	-0.5%	21.3%	23.1%	\$19.25	0	265,000
CBD	Totals	13,979,203	25,388	25,388	0.2%	13.7%	14.3%	\$24.98	127,000	788,437
New Center	Totals	1,486,775	2,532	2,532	0.2%	12.6%	12.6%	\$22.02	0	0
Urban	Totals	15,465,978	27,920	27,920	0.2%	13.6%	14.1%	\$24.69	127,000	788,437
Detroit	Totals	68,233,744	-227,495	-227,495	-0.3%	19.6%	21.1%	\$20.15	127,000	1,053,437
Birmingham/Bloomfield	A	1,543,463	-1,903	-1,903	-0.1%	29.2%	30.9%	\$26.33	0	75,000
Dearborn	A	596,890	0	0	0.0%	0.0%	0.0%	\$0.00	0	0
Farmington/Farmington Hills	A	618,518	0	0	0.0%	5.0%	6.8%	\$24.20	0	0
Macomb	A	295,494	206	206	0.1%	2.0%	2.0%	\$19.15	0	0
North Oakland	A	548,665	0	0	0.0%	12.0%	15.3%	\$20.55	0	0
Northern I-275 Corridor	A	1,175,885	2,644	2,644	0.2%	20.0%	20.0%	\$19.00	0	0
Royal Oak / SE Oakland	A	147,881	1,952	1,952	1.3%	0.0%	0.0%	\$30.00	0	190,000
Southern I-275 Corridor	A	832,753	0	0	0.0%	0.0%	25.6%	\$0.00	0	0
Southfield	A	4,807,009	-82,676	-82,676	-1.7%	25.5%	28.2%	\$20.62	0	0
Troy	A	3,124,657	1,372	1,372	0.0%	17.2%	19.4%	\$20.82	0	0
Washtenaw	A	2,943,367	-6,490	-6,490	-0.2%	6.0%	6.2%	\$30.81	0	0
Suburbs	A	16,634,582	-84,895	-84,895	-0.5%	16.4%	19.3%	\$22.28	0	265,000
CBD	A	6,750,864	79,812	79,812	1.2%	9.5%	10.2%	\$27.37	127,000	788,437
Urban	A	6,750,864	79,812	79,812	1.2%	9.5%	10.2%	\$27.37	127,000	788,437
Detroit	A	23,385,446	-5,083	-5,083	0.0%	14.4%	16.6%	\$23.15	127,000	1,053,437
Birmingham/Bloomfield	B	2,428,579	-19,367	-19,367	-0.8%	11.5%	11.7%	\$24.23	0	0
Dearborn	B	2,263,247	-45,659	-45,659	-2.0%	30.3%	30.4%	\$17.76	0	0
Downriver	B	492,849	9,204	9,204	1.9%	50.4%	51.4%	\$15.82	0	0
Farmington/Farmington Hills	B	4,040,407	-27,254	-27,254	-0.7%	18.2%	19.3%	\$17.58	0	0
Macomb	B	956,189	-17,373	-17,373	-1.8%	23.9%	26.9%	\$16.69	0	0
North Oakland	B	1,898,543	-5,422	-5,422	-0.3%	12.2%	14.1%	\$18.66	0	0
Northern I-275 Corridor	B	3,179,619	-34,577	-34,577	-1.1%	25.3%	27.1%	\$19.30	0	0
Royal Oak / SE Oakland	B	706,710	-6,580	-6,580	-0.9%	4.9%	4.9%	\$19.41	0	0
Southern I-275 Corridor	B	195,512	0	0	0.0%	1.5%	7.7%	\$0.00	0	0
Southfield	B	8,229,949	-7,113	-7,113	-0.1%	34.0%	35.7%	\$17.01	0	0
Troy	B	7,898,288	-9,997	-9,997	-0.1%	24.9%	26.5%	\$17.68	0	0
Washtenaw	B	3,843,292	-6,382	-6,382	-0.2%	12.9%	13.3%	\$22.68	0	0
Suburbs	B	36,133,184	-170,520	-170,520	-0.5%	23.6%	24.9%	\$18.14	0	0
CBD	B	7,228,339	-54,424	-54,424	-0.8%	17.6%	18.2%	\$23.91	0	0
New Center	B	1,486,775	2,532	2,532	0.2%	12.6%	12.6%	\$22.02	0	0
Urban	B	8,715,114	-51,892	-51,892	-0.6%	16.8%	17.2%	\$23.65	0	0
Detroit	B	44,848,298	-222,412	-222,412	-0.5%	22.2%	23.4%	\$19.04	0	0

DETROIT OFFICE SUBMARKET MAP



From: [John Gaber](#)
To: [Kasprowicz, Sara](#)
Cc: [Daniel Ginburg](#); [Jason Linscott](#); [Jeffrey Miller](#); [Travis Robinson](#)
Subject: RE: Study agenda for 3/8/2021
Date: Monday, March 8, 2021 9:07:36 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Honorable Livonia City Council,

My client, Stein Investment Company, LLC, would respectfully request that its Waiver Petition 2021-01-02-01 scheduled on the City Council Agenda for this evening, March 8, 2021, be removed from the Agenda, as there are a few due diligence items that the seller and purchaser of the property that need to be resolved before moving forward with approval of the waiver use petition.

Please let me know if you have any questions, and please advise of your disposition of this request for postponement.

Thank you,
John



John D. Gaber, Esq.
380 North Old Woodward Avenue, Suite 300
Birmingham, Michigan 48009
Main: (248) 642-0333 • Direct (248) 530-0722
Mobile (248) 515-3605 • jdg@wwrplaw.com

[Bio](#)

[vCard](#)

wwrplaw.com

From: Kasprowicz, Sara <skasprowicz@livonia.gov>
Sent: Friday, March 5, 2021 1:30 PM
To: John Gaber <JDGaber@WWRPLaw.com>
Subject: Study agenda for 3/8/2021

Good afternoon Mr. Gaber,
My apologies for not adding your email to yesterday's notice of the meeting. It's been a long week. To view and download the packet, you can find them on our website by going to the main City Council page and clicking on the words "Agendas and Minutes" on the right side of the page. Here is the direct link: <https://link.edgepilot.com/s/a7d79348/nj2SeKNf5EKNtMnOOoX8Fw?>

[u=https://livonia.gov/129/Agendas-Minutes](https://livonia.gov/129/Agendas-Minutes)

Have a great weekend,
Sara



Sara Kasprovicz

Program Supervisor

City of Livonia | City Council Office

(734) 466-2250

skasprovicz@livonia.gov

[https://link.edgepilot.com/s/736595ad/tjaCW82gcki071yxJ5xcYg?](https://link.edgepilot.com/s/736595ad/tjaCW82gcki071yxJ5xcYg?u=http://www.livonia.gov/)

[u=http://www.livonia.gov/](http://www.livonia.gov/)



This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and/or exempt from disclosure under applicable laws. If the reader of the message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and/or reply to this e-mail message. Thank you.

Petition 2021-01-02-01 submitted by Stein Investment Company, L.L.C. requesting waiver use approval pursuant to Section 11.03(x) of the City of Livonia Zoning Ordinance #543, as amended, to develop and operate a climate-controlled, indoor self-storage facility at 31100 Plymouth Road, located on the north side of Plymouth Road between Sears Drive and Merriman Road in the Southwest ¼ of Section 26.

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 = \$600.00 plus \$20.00 for each 1,000 sq. ft. of gross floor area of new construction.

Date Filed: 1-22-2021 Petition Waiver Use 2021-01-02
Site Address: 31100 Plymouth Rd. Sidewalk 103-99-0021-000 Zoning of Property C-2
Requesting Approval To C-2 with waiver use to allow climate controlled self-storage
Applicant: Daniel Ginburg Business/Company: Stein Investment Company, LLC
Applicant's Address: 5607 Glenridge Dr. City: Atlanta State: GA Zip Code: 30342
Ste. 200
Applicant's Phone # (678) 904-9611 Applicant's Email daniel@steininvest.com
Contact Person: Daniel Ginburg Business/Company: Stein Investment Company
Contact's Address: 5607 Glenridge Dr. City: Atlanta State: GA Zip Code: 30342
Suite 200
Contact's Phone # (678) 904-9611 Contact's Email daniel@steininvest.com

Please provide the following information:

- 1) Site Plan showing:
 - property dimensions, including road right-of-way & building setback lines
 - foot print of building(s), including dimensions & square footage
 - all easements, protective walls, sidewalks & existing trees
 - any significant topographic features (existing or proposed)
 - parking layout, including type of surface material, sizes of spaces & aisles
 - method used in calculating parking requirement
 - location of light standards servicing parking lot & cutout showing type & height
 - location of trash receptacle, including description of screening
 - location of signs
- 2) Detailed Landscape Plan including:
 - listing or labeling of all planted materials as to type and size
 - areas to be fully irrigated
 - percentage of landscaping provided (15% of total site required)
- 3) Building Elevation Plan depicting:
 - architectural quality
 - wall section & detail plan - exterior building materials must be labeled (i.e. brick, thin brick, E.F.I.S.)
 - all visible rooftop mechanical equipment and how they will be screened
- 4) General Floor Plan showing:
 - floor layout
 - entrances & exits
 - restaurants are required to illustrate seating arrangement & capacity
- 5) One (1) set of reduced plans (i.e. site, landscape, elevation, floor), a maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to smiller@ci.livonia.mi.us
- 6) Legal Description of the property to be considered (Clearly Printed)
- 7) Three (3) completed application forms & sixteen (16) sets of full-size drawings

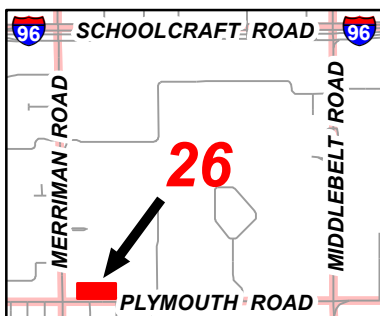
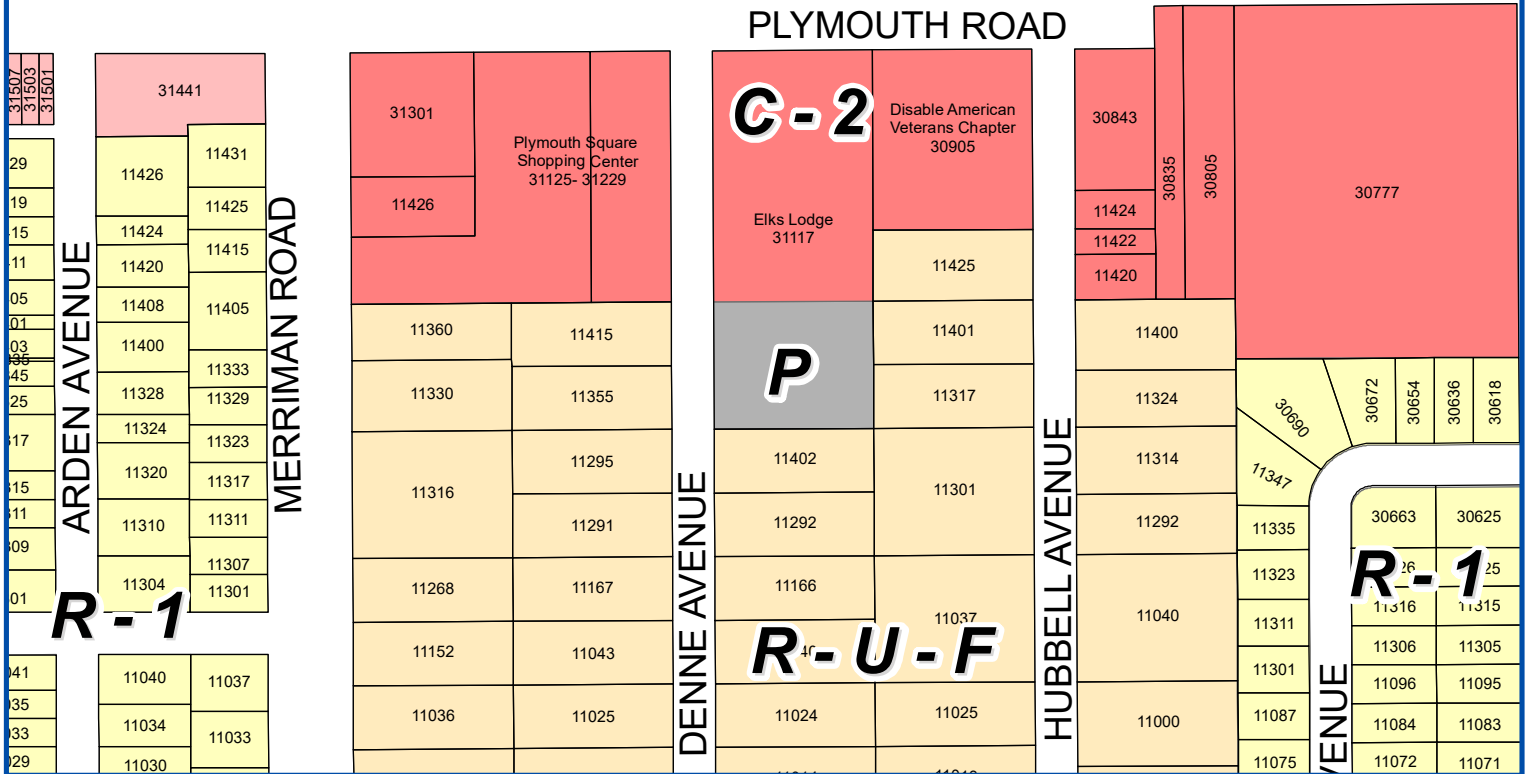
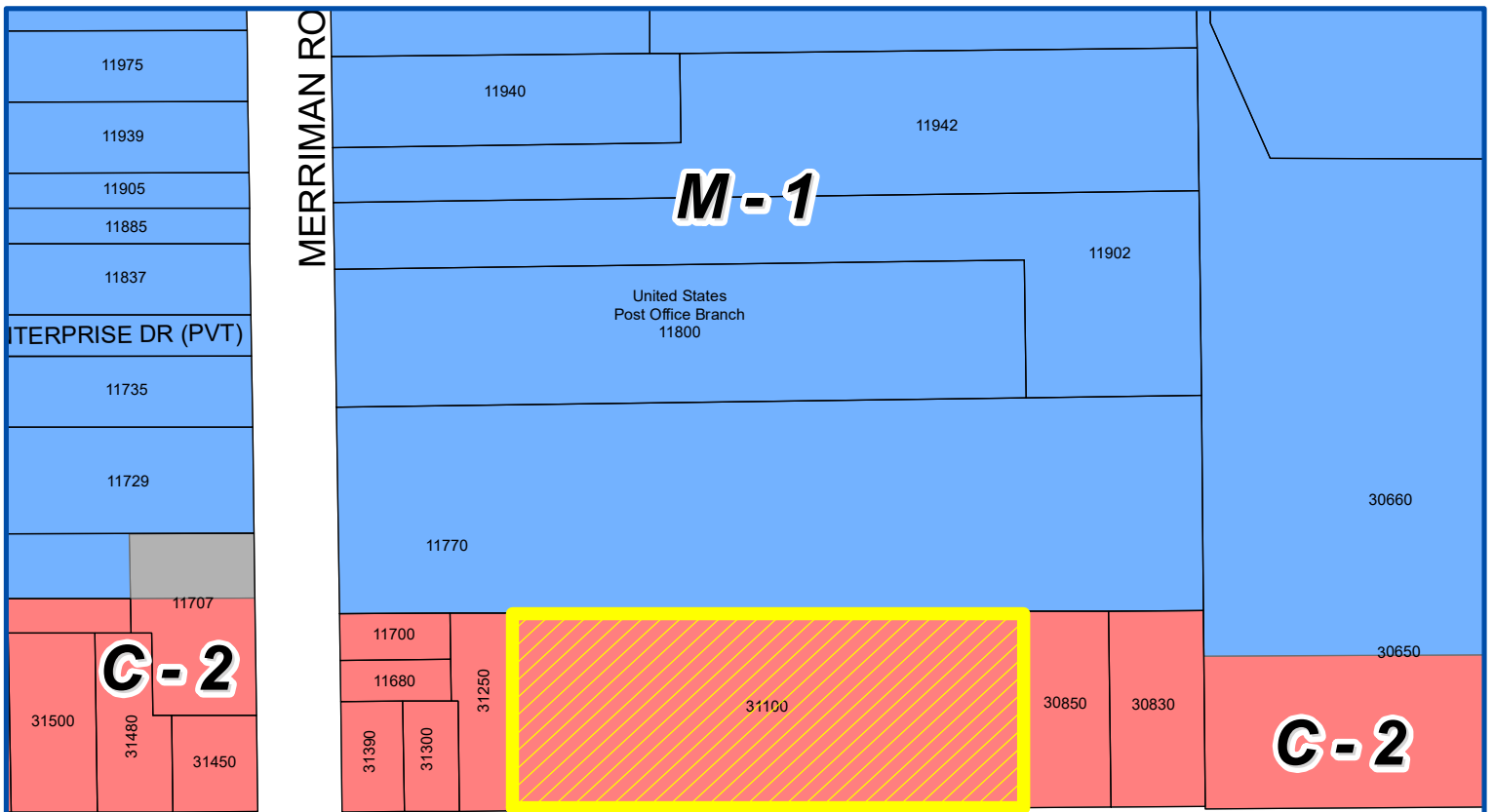
You are invited and encouraged to review your proposal with the Planning Department staff. Only one set of preliminary drawings will be necessary for this analysis.

FEE COMPUTATION		\$600.00
<u>1,400</u> sq. ft. of new construction x \$20.00 per 1,000 sq. ft.		<u>40.00</u>
(NOTE: Round off to nearest 1,000)	+	<u>40.00</u>
Total Amount Due		<u>\$ 640.00</u>

Owner of Property: DE VENTURES LLC. ADRIAN LUPU LEICA
Owner's Address: 7501 HIDDENBROOK Bloomfield Hills, MI 48301
Owner's Phone # 248 9392558 Owner's Email ALEICA@LoginticoneLtd.com
Signature of Owner: [Signature] Print Name: ADRIAN LUPU LEICA
Subscribed and sworn to before me, a Notary Public in and for the County of _____ State of _____

RADU IACOBAN
Notary Public, State of Michigan 16th day of JANUARY 20 21
County of Wayne
My Commission Expires 04-15-2025 Signature of Notary [Signature] My commission expires 04-15-2025
Acting in the County of WAYNE

RECEIVED
OFFICE OF THE CITY CLERK
2021 JAN 22 AM 10:00



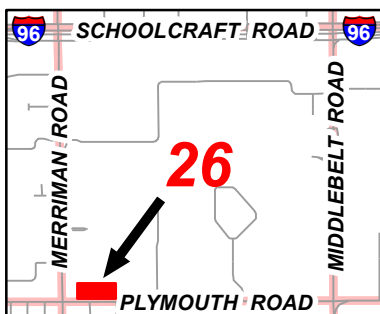
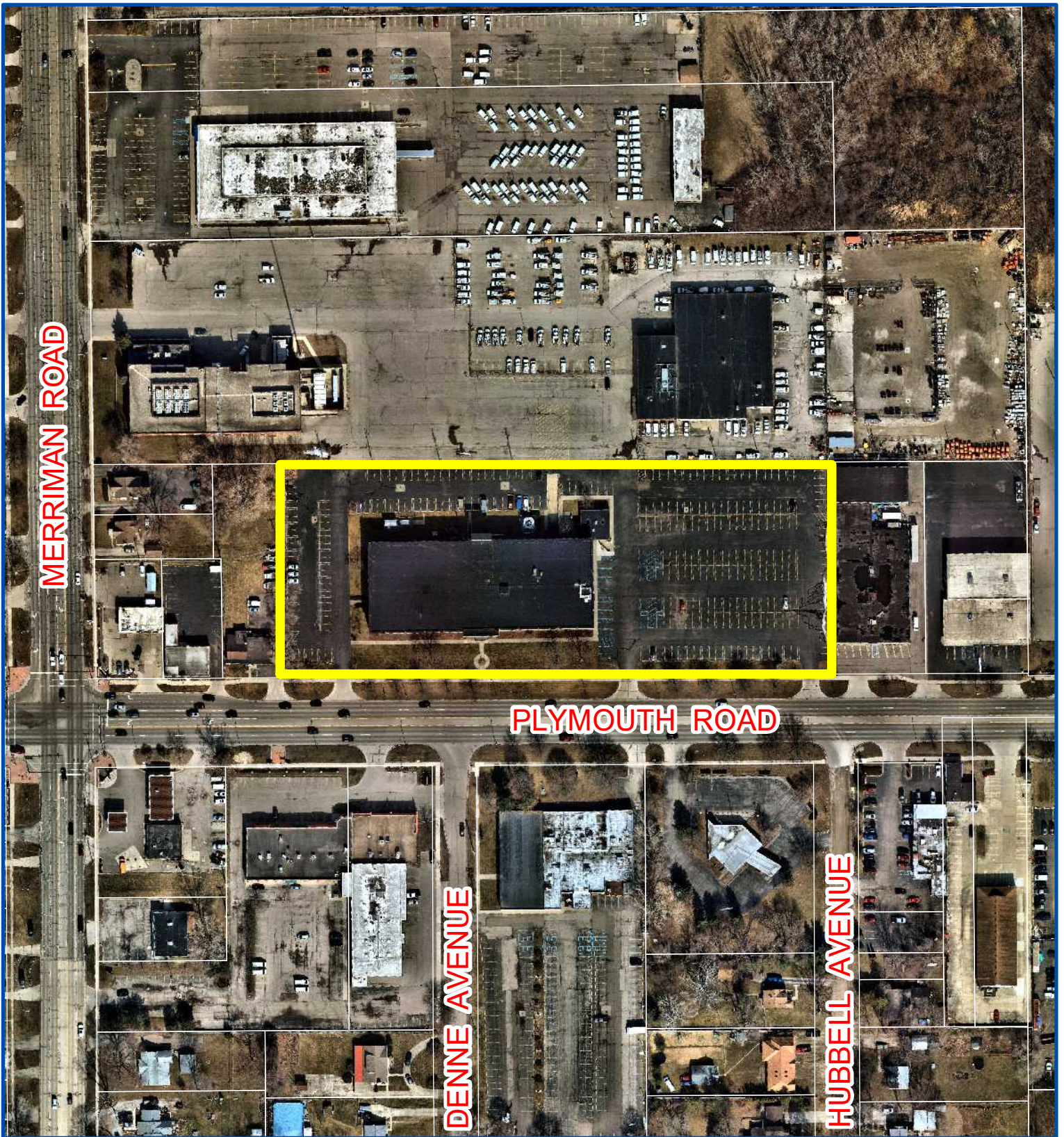
Address & Zoning Map

Petition 2021-01-02-01
 The Space Shop
 31100 Plymouth Road
 to develop and operate a climate-controlled,
 indoor self-storage facility



Not to Scale

City of Livonia
 Planning Department



Aerial Map

Petition 2021-01-02-01
The Space Shop
31100 Plymouth Road
to develop and operate a climate-controlled,
indoor self-storage facility



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 1

Petition 2021-01-02-01 submitted by Stein Investment Company, L.L.C. requesting waiver use approval pursuant to Section 11.03(x) of the City of Livonia Zoning Ordinance #543, as amended, to develop and operate a climate-controlled, indoor self-storage facility at 31100 Plymouth Road, located on the north side of Plymouth Road between Sears Drive and Merriman Road in the Southwest ¼ of Section 26.

February 16, 2021 Study Meeting:

This petition seeks to develop and operate a climate-controlled, indoor self-storage facility at the former Michigan Bell/AT&T building located on the north side of Plymouth Road just east of Merriman Road. Following the departure of AT&T over 10 years ago, the building has remained mostly vacant. The most recent occupant of approximately one-fifth of the floor area of the building, Journey Church, recently moved out and the building is now 100% vacant. The property is zoned C-2, General Business. Climate-controlled, indoor self-storage facilities require waiver use approval pursuant to Section 11.03(x) of the Zoning Ordinance. Approval is subject to the following eleven (11) special requirements:

- (1) *The minimum size of the site shall be not less than three (3) acres.*
- (2) *Only one (1) climate-controlled building used in whole or in part for the purpose of providing storage on a self-service basis shall be permitted on the premises.*
- (3) *There shall be no outdoor storage, and no storage of flammable, explosive, radioactive, hazardous, toxic, or volatile substances within the self-storage buildings or upon the premises.*
- (4) *Customer access to the self-storage units shall only be from the interior of a fully enclosed, climate-controlled building.*
- (5) *Overhead doors to allow vehicles to enter or exit the building may be allowed provided they are controlled by means of electronic access devices or by an employee of the facility.*
- (6) *The facility shall not be open for customer access to the storage units earlier than 7 a.m. or later than 9 p.m.*
- (7) *Exterior building wall facades shall consist of maintenance-free materials, and the design and architectural appearance of the building shall be compatible to and in harmony with the surrounding commercial buildings in the area.*
- (8) *Window signs shall only be permitted on the ground floor of the building in accordance with Section 18.50D.*
- (9) *Except as provided herein, 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.*
- (10) *A security manager shall be permitted to reside within the confines of the same building used in whole or in part for self-storage and such residence shall be considered an accessory use as provided in Section 2.04.*
- (11) *Office, retail and other uses otherwise permitted under this article may be allowed only where such use or uses are designed and provided as an integral part of the development, including, but not limited to, access, parking, lighting, and signage.*

This site is comprised of a single tax parcel that has 738 feet of frontage on Plymouth Road and a total land area of 4.88 acres. Located on the west part of the site is the former AT&T building, a multi-level structure containing a gross floor area of approximately 114,000 sq.ft. The east part contains the main parking lot for the building. This project involves only the west 467 feet, or approximately 3.08 acres of the site where the building is located. Since indoor storage facilities do not generate much traffic or demand for parking, the existing parking lot on the easterly 1.8 acres would be reserved for future development. The site abuts commercially zoned properties to the east, west and across the street to the south. Abutting the site to the north is a single parcel zoned M-1, Light Manufacturing, that is owned by Michigan Bell/AT&T and used as regional switch/hub for its communications system.

The existing building contains three (3) levels, including two-stories above grade and a full lower level. The building is somewhat unique in that it does not contain a floor at grade level. At the rear of the building, the finish floor elevation of the middle level is approximately 6'-9" above the exterior finish grade, whereas the lower level is roughly 5'-9" below the ground elevation. Each floor of the building has a gross floor area (GFA) of approximately 38,060 square feet. The proposed self-storage facility would occupy and utilize all three levels of the building. Including the lower level, the building has a total GFA of 114,180 square feet. The estimated total number of storage units would be 700. The units would be of various sizes. Customer access to all the units would be restricted to the inside of the building (no exterior roll-up doors are shown).

Adapting the building to the new use will require extensive remodeling to both the interior and exterior of the structure. An elevator tower, housing two (2) elevators, would be constructed at the rear of the building. The two new elevators, along with the building's existing elevator would provide access to the building's upper and lower levels. Another small addition would be constructed on the northeast corner of the building. This small addition would enclose an existing overhang area and allow this section of the building to be converted into a small leasing/sales/service office. This small corner is the only part of the building that is at grade level. Both additions would add a total of 1,049 square feet bringing the total GFA of the building to 115,229 square feet. The required front yard setback for a building in a C-2 district is sixty feet (60'). The existing building contains a nonconforming setback of fifty-three feet (53'). Any expansion of a nonconforming building requires a variance from the Zoning Board of Appeals (ZBA).

To accommodate the split floor levels at the rear of the building, two drop-off areas would be created. One drop-off area would consist of a ramp with two (2) side-by-side drive-thru lanes that would descend below grade to the lower level. The design includes a retaining wall along the exterior side of the outside lane. At the bottom, there would be an entrance to the lower level and to the new elevator tower that would enable access to the other levels of the building. Directly over the entrance, the plans show a 35'-4" by 29' canopy that would cover both drive-thru lanes. A second drop-off area would consist of a 19.5' wide concrete drive-up ramp that would provide access directly to the middle floor. To exit the ramp, vehicles would have to back down the incline. There would also be a canopy over this entrance area. This canopy would measure 24 feet across and extend out from the building 36'-4". All the interior storage

units would be accessible only by foot. Customers would transport to their items to the individual storage unit using hand carts.

A total of thirteen (13) parking spaces would be available along the east side of the building. For self-storage facilities, the Zoning Ordinance does not provide specific parking requirements. Instead, parking is based on the recommendation of the Planning Commission and approval by City Council. The existing striped parking spaces along the west side of the building and behind the building would be removed in order to allow a maneuvering path for trucks and other vehicles.

For security, there would be cameras positioned throughout the site and around the building. Access codes and key fobs would be utilized to keep track of who enters the building and at what time. Wall mounted lighting would be installed on the building's exterior façade. Hours of operation would be limited to normal business hours.

The exterior of the existing building contains mostly brick with E.I.F.S. panels accenting the top of the building. The brick with E.I.F.S. panels would remain. Additionally, vertical E.I.F.S. panels and fiber cement boards with a wood finish would be installed on sections of the building's façades. The elevator tower would be constructed out of E.I.F.S. panels.

The amount of greenspace shown on the landscape plan constitutes approximately 16.9% of the site. Most of the landscaping would be in the form of foundation planting around the base of the building. Sheet L1.0 indicates the type, quantity, and size of plant materials, along with planting details and general landscape notes.

The plans do not show any exterior trash dumpsters or enclosures. Typically, these facilities do not have dumpsters because of excessive dumping problems. According to the Petitioner, the only trash that would be produced would be from the small leasing/sales/service office. That trash would be kept inside and put out only on the weekly curbside pickup day.

As for utilities, correspondence from the City's Engineering Department indicates that the proposed development is currently serviced by public water main and sanitary sewer, as well as private storm sewer. The developer has been in contact with Engineering regarding engineering requirements for the proposed project, and the City's Engineering Department does not believe there will be any impacts to the existing systems.

According to the provisions set forth in Section 18.50H of the sign regulations, this climate-controlled, indoor self-storage facility would be allowed one (1) wall sign not to exceed one (1) square foot for each lineal foot of the building frontage. This site would also be allowed a thirty (30) square foot ground sign.

PUBLIC HEARING

ITEM 1 Petition 2021-01-02-01 – The Space Shop

Page 4

February 23, 2021 Public Hearing:

Approving Resolution: That the request to develop and operate a climate-controlled, indoor self-storage facility at 31100 Plymouth, is hereby approved, subject to City Council approval and the following conditions:

1. That the Site Plan identified as C-3.0 prepared by PEA Group, dated January 21, 2020, is hereby approved and shall be adhered to.
2. That the Landscape Plan identified as L-1.0 prepared by PEA Group, dated January 21, 2020, is hereby approved and shall be adhered to.
3. That all disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.
4. 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.
5. That the Exterior Elevation Plans identified as A2.1 and A2.2 prepared by Kevin J. Maher AIA, both dated January 12, 2021, are hereby approved and shall be adhered to, except for the fact that on the lower portions of the exterior of the building, all EIFS material shall be replaced with either masonry (brick) or cement fiber panels.
6. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material, and color to other exterior materials on the building.
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. Outdoor storage of vehicles or equipment, including work trailers and trucks, is strictly prohibited.
10. That there shall be no outdoor storage of disabled or inoperative equipment and vehicles, scrap material, debris, or other similar items.

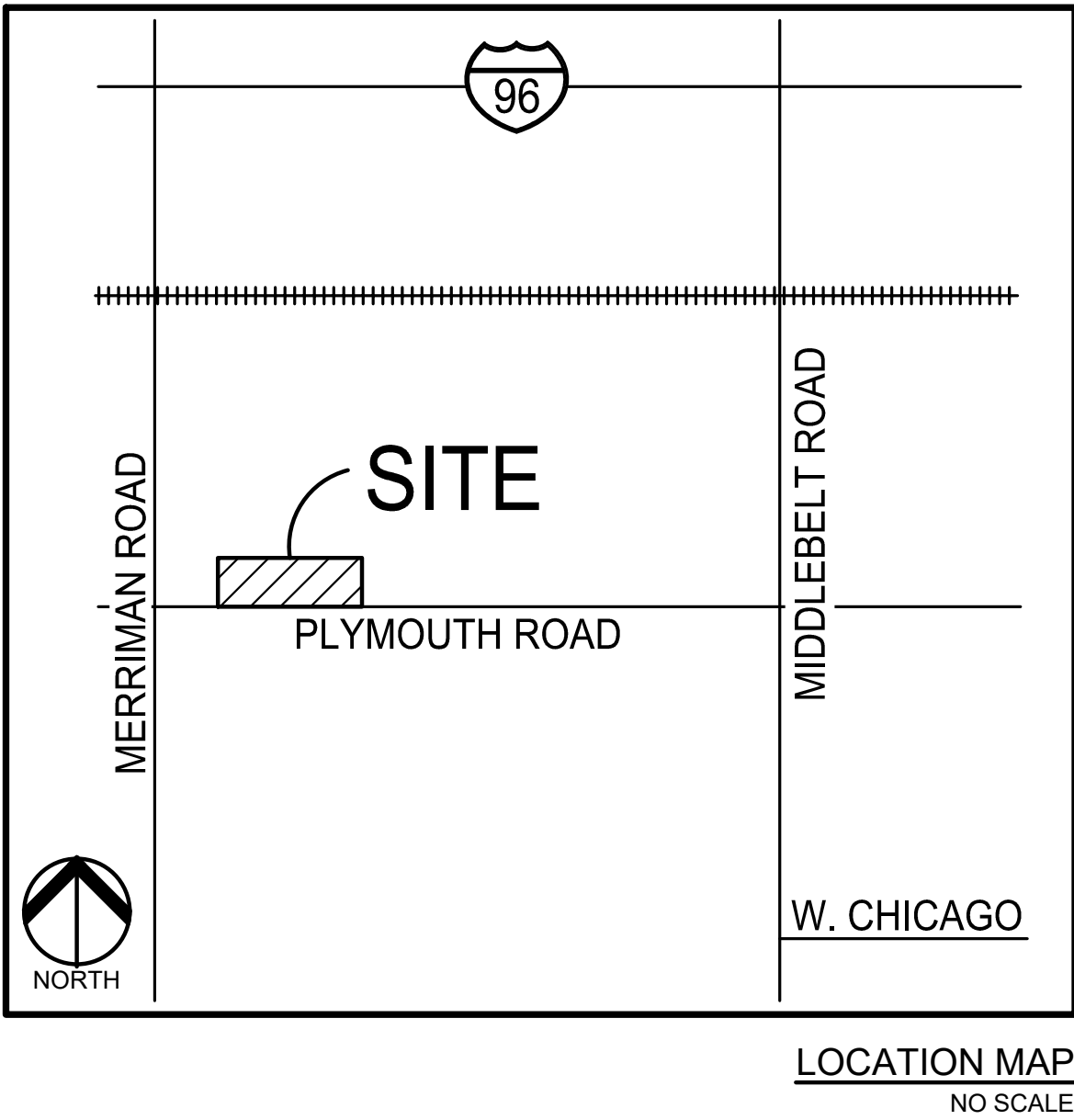
11. That the hours of operation for the indoor climate-controlled self-storage facility shall be limited to 7:00 a.m. to 10:00 p.m., as proposed by the applicant, subject to City Council approval of a modification of special requirement 11.03(x)(6) to extend the operating hours from 9:00 p.m. to 10:00 p.m.
12. The entire building and property shall have a camera security system in place and key code access.
13. That any additional pole-mounted light fixtures shall not exceed twenty feet (20') in height, and all light fixtures, including building-mounted and wall-pack units, shall be aimed and shielded to minimize stray light trespassing across property lines and glaring into adjacent roadways.
14. That any facilities for the outdoor storage of refuse shall be screened by means of an enclosure constructed of masonry walls. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass. The trash dumpster area shall always be maintained and when not in use closed.
15. That only conforming signage is approved with this petition.
16. No window signs shall be allowed.
17. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows.
18. 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.
19. 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
20. Pursuant to Section 19.10 of Ordinance #543, the Zoning Ordinance of the City of Livonia, 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.

PRELIMINARY SITE PLANS | SPECIAL LAND USE

THE SPACE SHOP

31100 PLYMOUTH ROAD
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY SITE PLAN
C-4.0	PRELIMINARY ENGINEERING PLAN
C-5.0	TRUCK ACCESS PLAN
C-9.0	NOTES AND DETAILS
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE PLAN RENDERING
A1.0	LOWER LEVEL FLOOR PLAN
A1.1	MIDDLE LEVEL FLOOR PLAN
A1.2	UPPER LEVEL FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS

DESIGN TEAM

DEVELOPER

STEIN INVESTMENT GROUP
5607 GLENRIDGE DRIVE, SUITE 200
ATLANTA, GEORGIA 30342
CONTACT: DANIEL GINBURG
PHONE: 678.904.9611
EMAIL: DANIEL@STEININVEST.COM

CIVIL ENGINEER

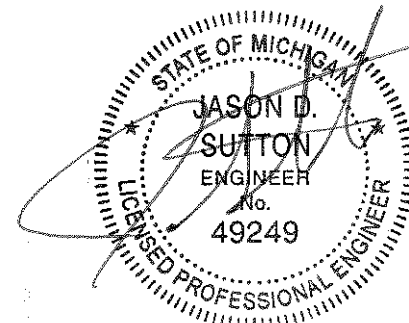
PEA GROUP
2430 ROCHESTER COURT, STE. 100
TROY, MI 48063-1872
CONTACT: JASON SUTTON, PE
PHONE: 844.813.2949
EMAIL: JSUTTON@PEAGROUP.COM

ARCHITECT

PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY
ATLANTA, GEORGIA 30339
CONTACT: BRIAN KOLIS
PHONE: 404.549.4499
EMAIL: BKOLIS@PLACEMAKERDESIGN.COM

PEA
GROUP

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	1/21/2021



SURVEY NOTES:

1. Site contains 212,453± sq. ft or 4.877± Acres
2. A zoning report was not provided, at the time of survey.
3. 300 total parking spaces (17 handicapped, 283 regular)
4. No division or party walls at adjoining properties were designated by client, at time of survey.
5. No Governmental Agency survey-related requirements were specified by client, at time of survey.
6. 425'± from westerly entrance of building to the centerline of Merriman Rd.
113'± from the southerly entrance of building to the centerline of Plymouth Rd.
7. No rectified orthophotography, photogrammetric mapping, remote sensing, airborne/mobile laser scanning or other similar products, tools or technologies were used, at the time of survey.
8. There was no evidence of recent earth moving work, building construction or building additions observed, at time of survey.
9. There are no proposed changes in street right of way lines and no evidence of recent street or sidewalk construction or repairs observed at time of survey.
10. No field delineation of wetlands provided by client was observed, at time of survey.

[11]. Concrete crosses onto subject property from Right-Of-Way over the south property line. [AS SHOWN]

[12]. Asphalt crosses from subject property over the north property line. [AS SHOWN]

LEGAL DESCRIPTION
(First American Title Insurance Company, Commitment No. NCS-1032811-A/L, Rev. 1,
Dated Sept. 10, 2020)

Land in the City of Livonia, Wayne County, MI, described as follows:

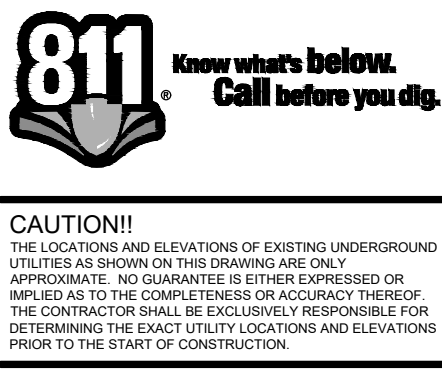
A parcel of land being a part of the Southwest one-quarter, of Section 26, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan being more particularly described as follows:

Commencing at the Southwest corner of said section; thence East along the South line of said section 310.00 feet; thence North 00 degrees 25 minutes 29 seconds West 60.00 feet to the point of beginning; thence along the North Right-of-Way line of Plymouth Road (having a 120 foot Right-of-Way) of parcel herein described; thence North 00 degrees 25 minutes 29 seconds West 287.17 feet, thence South 89 degrees 52 minutes 30 seconds East 740.00 feet; thence South 00 degrees 25 minutes 29 seconds East 285.55 feet to the North Right-of-Way line of Plymouth Road (having a Right-of-Way of 120 feet); thence West along said North Right-of-Way line 739.93 feet to the point of beginning.

To: Stein Investment Company, LLC
D & E Ventures, LLC, a Michigan limited liability company
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(c), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 19 and 20 of Table A thereof. The field work was completed on December 21, 2020.

LEGEND	
⊗ IRON FOUND	⊗ BRASS PLUG SET
⊗ IRON SET	⊗ MONUMENT FOUND
⊗ NAIL FOUND	⊗ MONUMENT SET
⊗ NAIL & CAP SET	
EXISTING	
—OH—ELEC—V—C—	ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
—UG—CATV—C—	UNDERGROUND CABLE TV, CATV PEDESTAL
—UG—PHONE—C—	TELEPHONE UG. CABLE, PEDESTAL & MANHOLE
—UG—GAS—C—	ELECTRIC UG. CABLE, MANHOLE, METER & HANDHOLE
—UG—GAS—C—	GAS MAIN, VALVE & GAS LINE MARKER
—W—	WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
—S—	SANITARY SEWER, CLEANOUT & MANHOLE
—S—	STORM SEWER, CLEANOUT & MANHOLE
—S—	COMBINED SEWER & MANHOLE
—S—	SQUARE, ROUND & RECTANG. CATCH BASIN, YARD DRAIN
—S—	POST INDICATOR VALVE
—S—	WATER VALVE BODY/PORTANT VALVE BOX, SERVICE SHUTOFF
—S—	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
—S—	UNIDENTIFIED STRUCTURE
—S—	SPOT ELEVATION
—S—	CONTOUR LINE
—S—	FENCE
—S—	GUARD RAIL
—S—	STREET LIGHT
—S—	SIGN
CONC.	CONCRETE
ASPH.	ASPHALT
GRAVEL	GRAVEL SHOULDER
WETLAND	WETLAND



PROJECT TITLE
THE SPACE SHOP
31100 PLYMOUTH ROAD
CITY OF LIVONIA, MICHIGAN

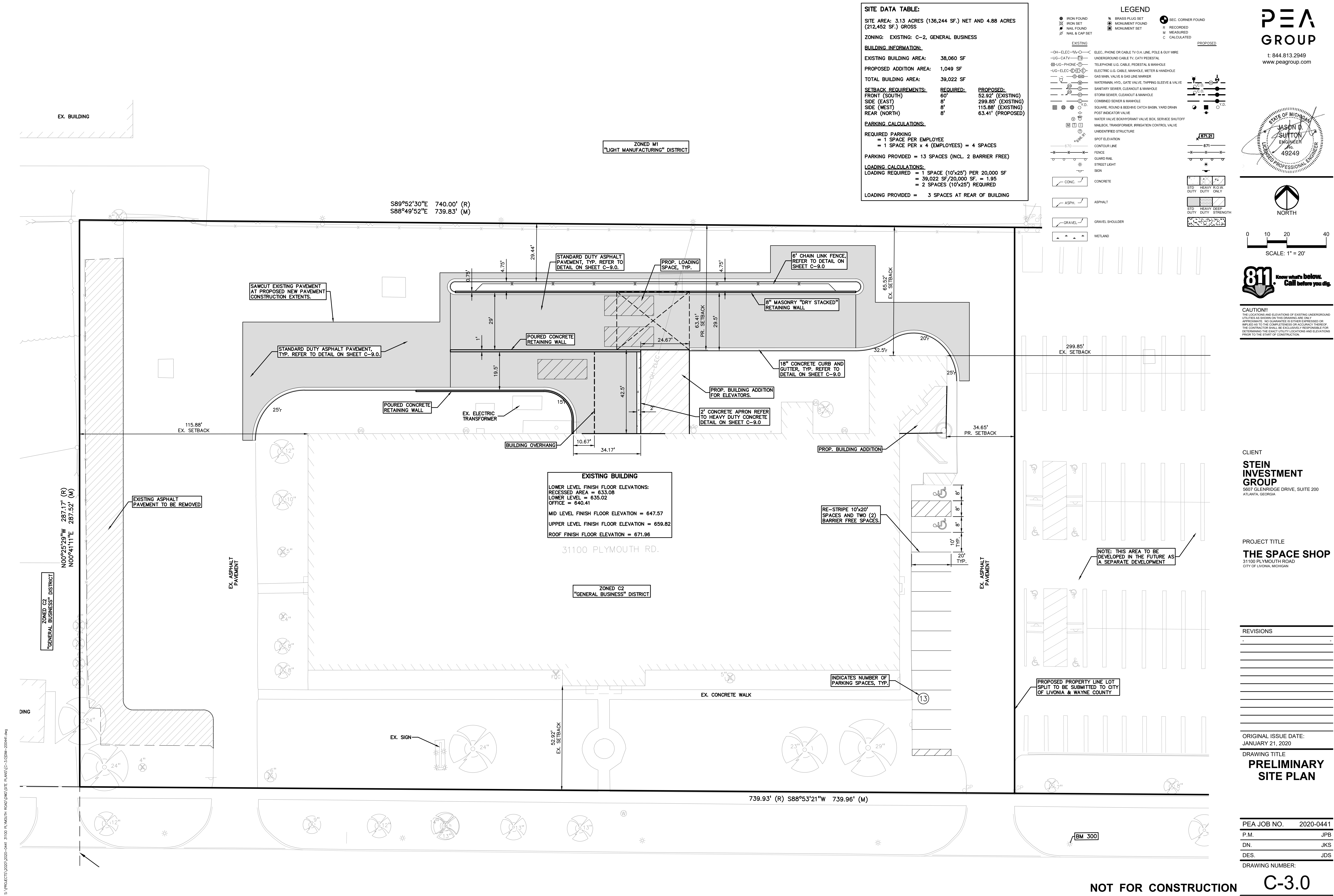
[illegible]

ORIGINAL ISSUE DATE:
JANUARY 21, 2020

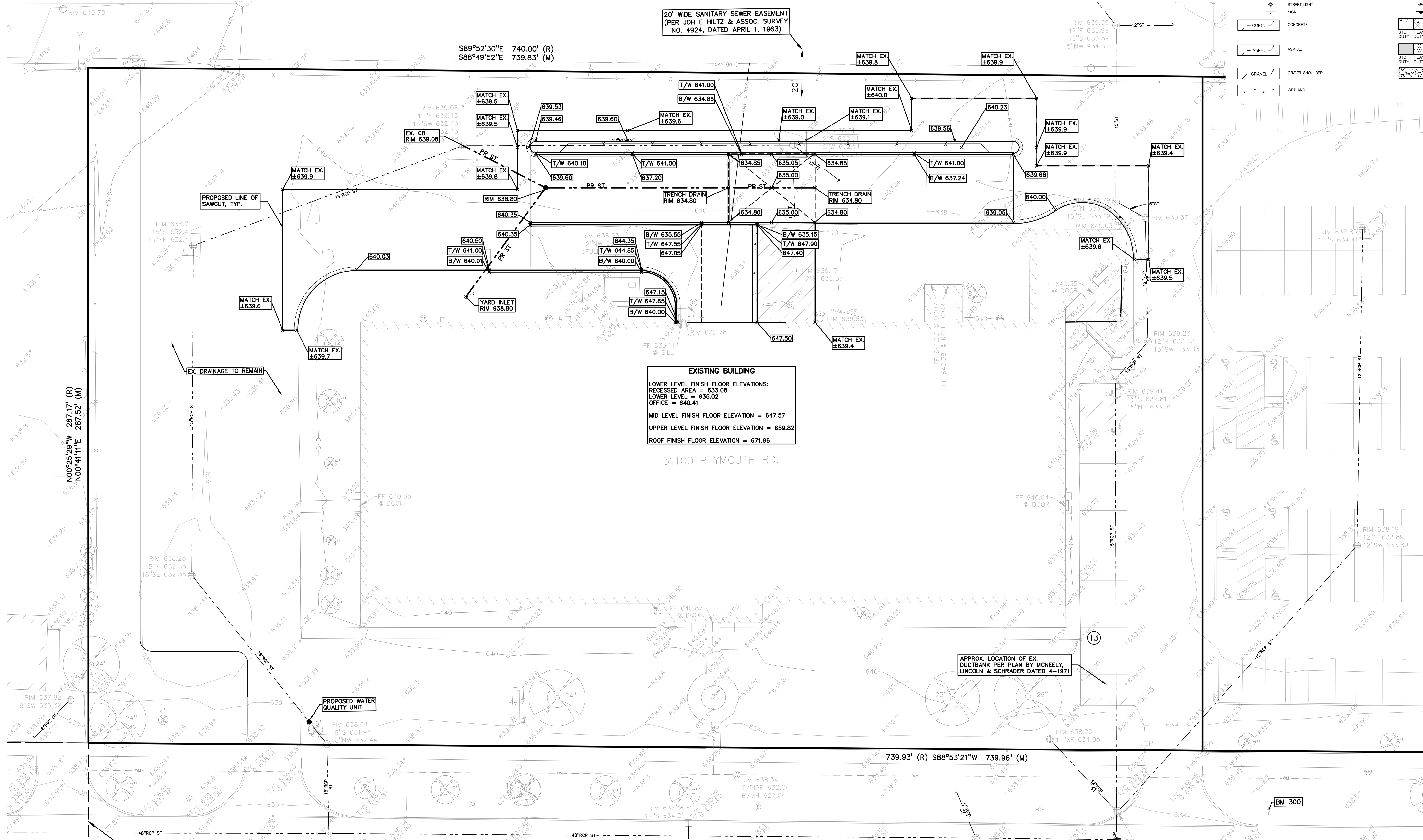
DRAWING TITLE
**TOPOGRAPHIC
SURVEY**

PEA JOB NO.	2020-0441
P.M.	JPB
DN.	JKS
DES.	JDS
DRAWING NUMBER:	

C-1.0



S:\PROJECTS\2020\2020-0441 31100 PLYMOUTH ROAD\31100 SITE PLANS\C-4.0\99A06-20041.dwg



CLIENT

**STEIN
INVESTMENT
GROUP**

5607 GLENRIDGE DRIVE, SUITE 200
ATLANTA, GEORGIA

PROJECT TITLE
THE SPACE SHIP
31100 PLYMOUTH ROAD
CITY OF LIVONIA, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:
JANUARY 21, 2020

DRAWING TITLE

TRUCK ACCESS PLAN

PEA JOB NO. 2020-0

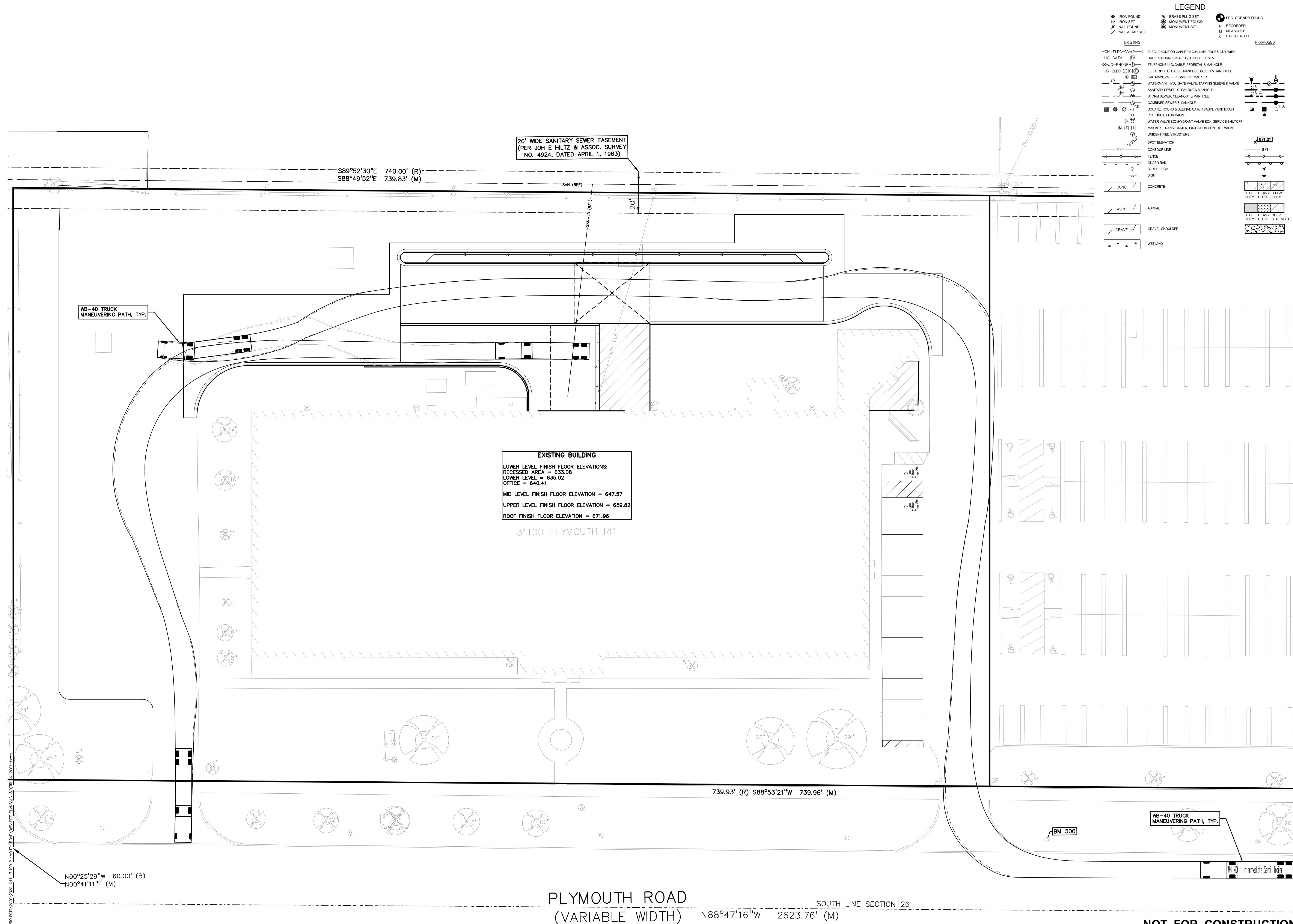
P.M.

DN.

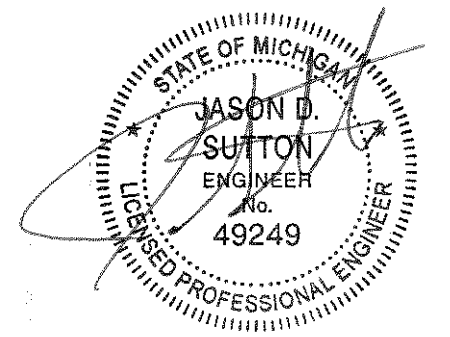
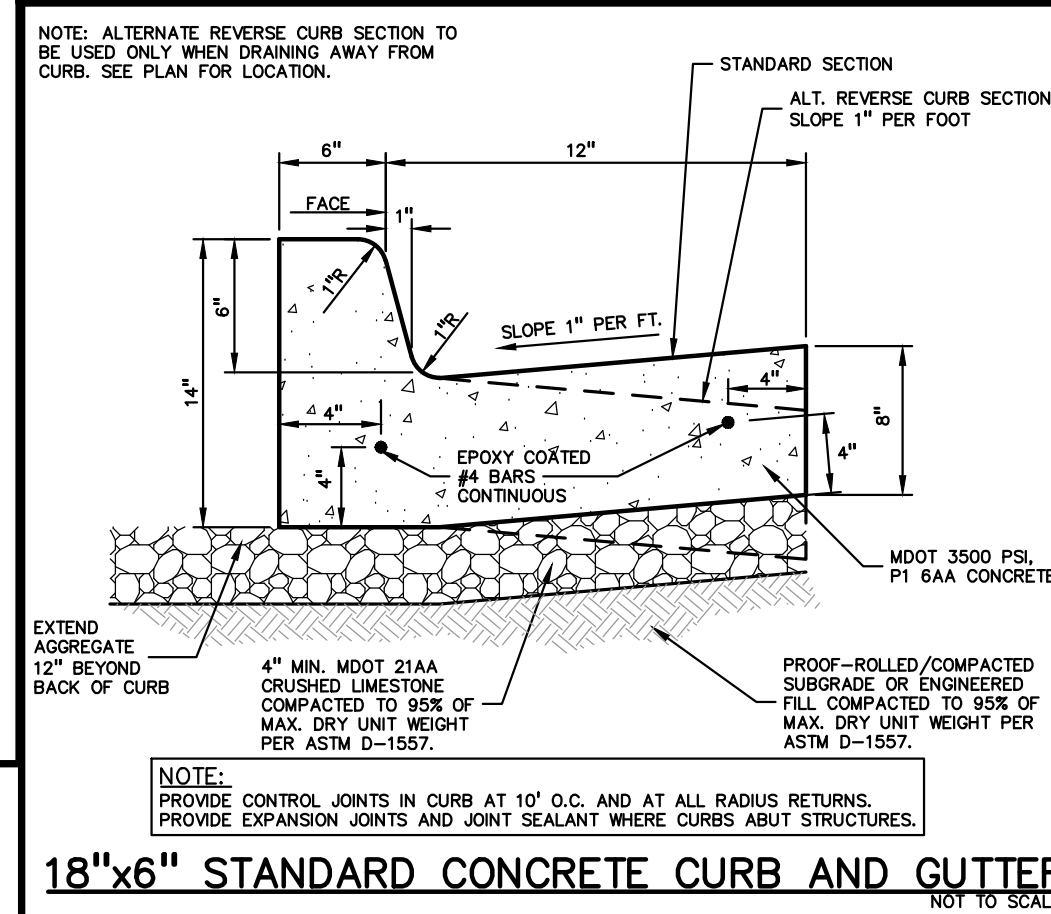
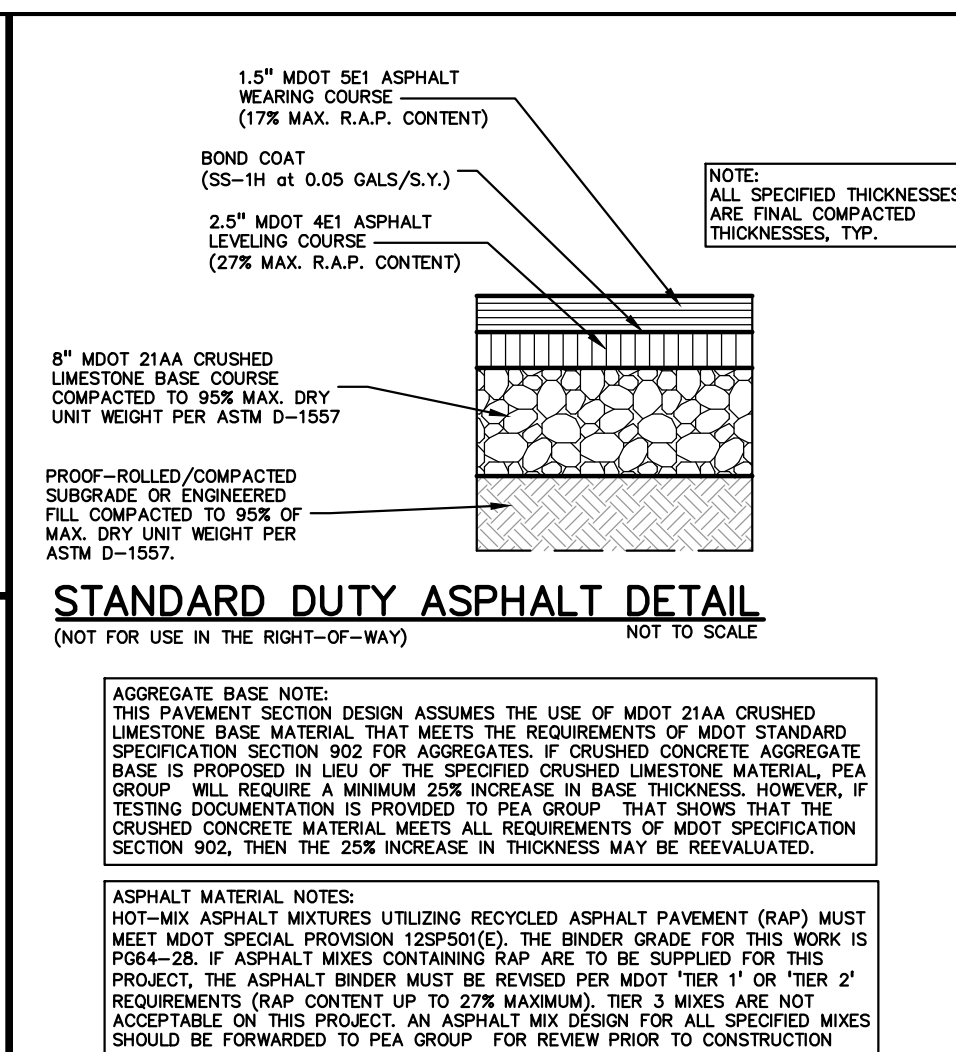
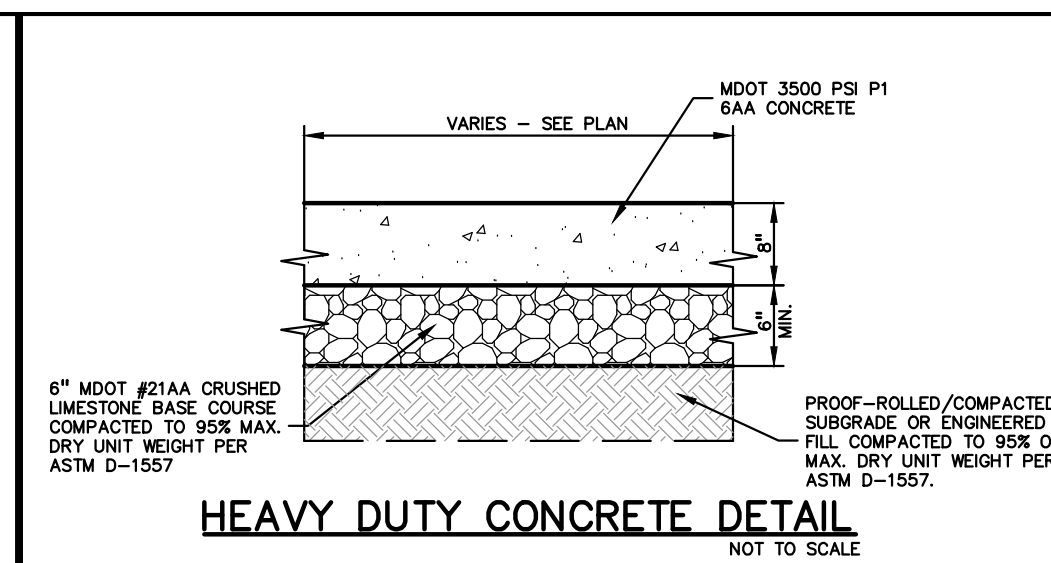
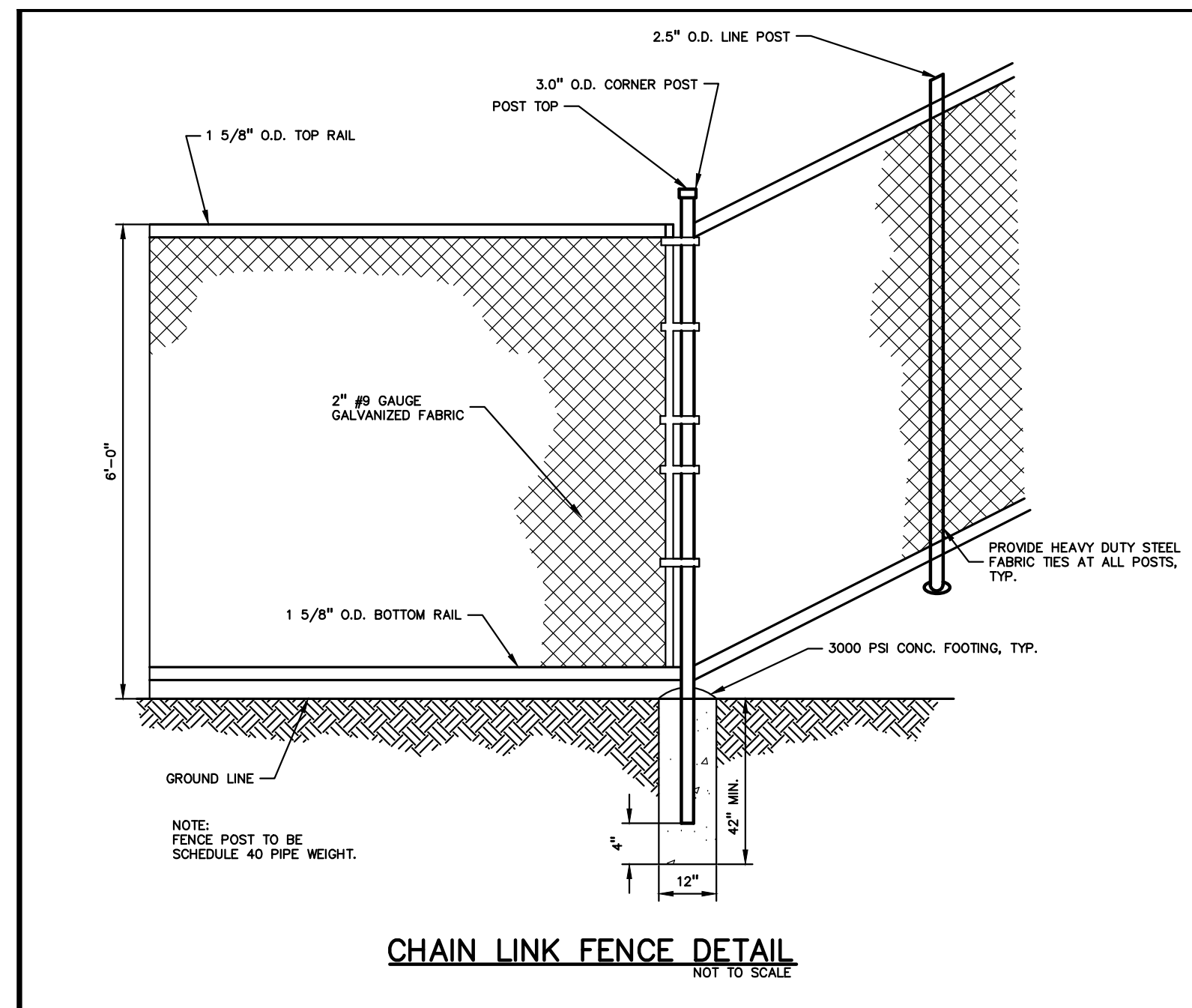
DES.

DRAWING NUMBER:

C-5.0



NOT FOR CONSTRUCTION



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT

**STEIN
INVESTMENT
GROUP**

5607 GLENRIDGE DRIVE, SUITE 200
ATLANTA, GEORGIA

PROJECT TITLE
THE SPACE SHOP
31100 PLYMOUTH ROAD
CITY OF LIVONIA, MICHIGAN

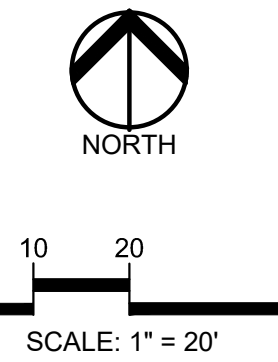
[illegible]

PEA JOB NO.	2020-0441
P.M.	JPE
DN.	JKS
DES.	JDS
DRAWING NUMBER:	

NOT FOR CONSTRUCTION

C-9.0

NOT FOR CONSTRUCTION L-1.0



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
STEIN INVESTMENT GROUP
5607 GLENRIDGE DRIVE, SUITE 200
ATLANTA, GEORGIA

PROJECT TITLE
THE SPACE SHOP
31100 PLYMOUTH ROAD
CITY OF LIVONIA, MICHIGAN

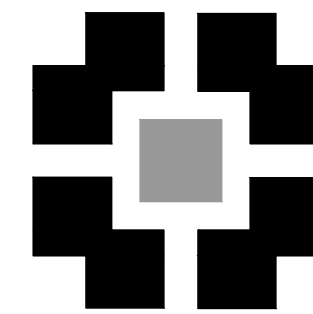
REVISIONS	

ORIGINAL ISSUE DATE:
JANUARY 21, 2020

DRAWING TITLE
**LANDSCAPE
PLAN
RENDERING**

PEA JOB NO.	2020-0441
P.M.	JPB
DN.	CR
DES.	JE
DRAWING NUMBER:	





KEVIN J.
MAHER
AIA

REV #	DATE	DESCRIPTION

LIVONIA SELF STORAGE

31100 PLYMOUTH ROAD - LIVONIA, MICHIGAN 48150

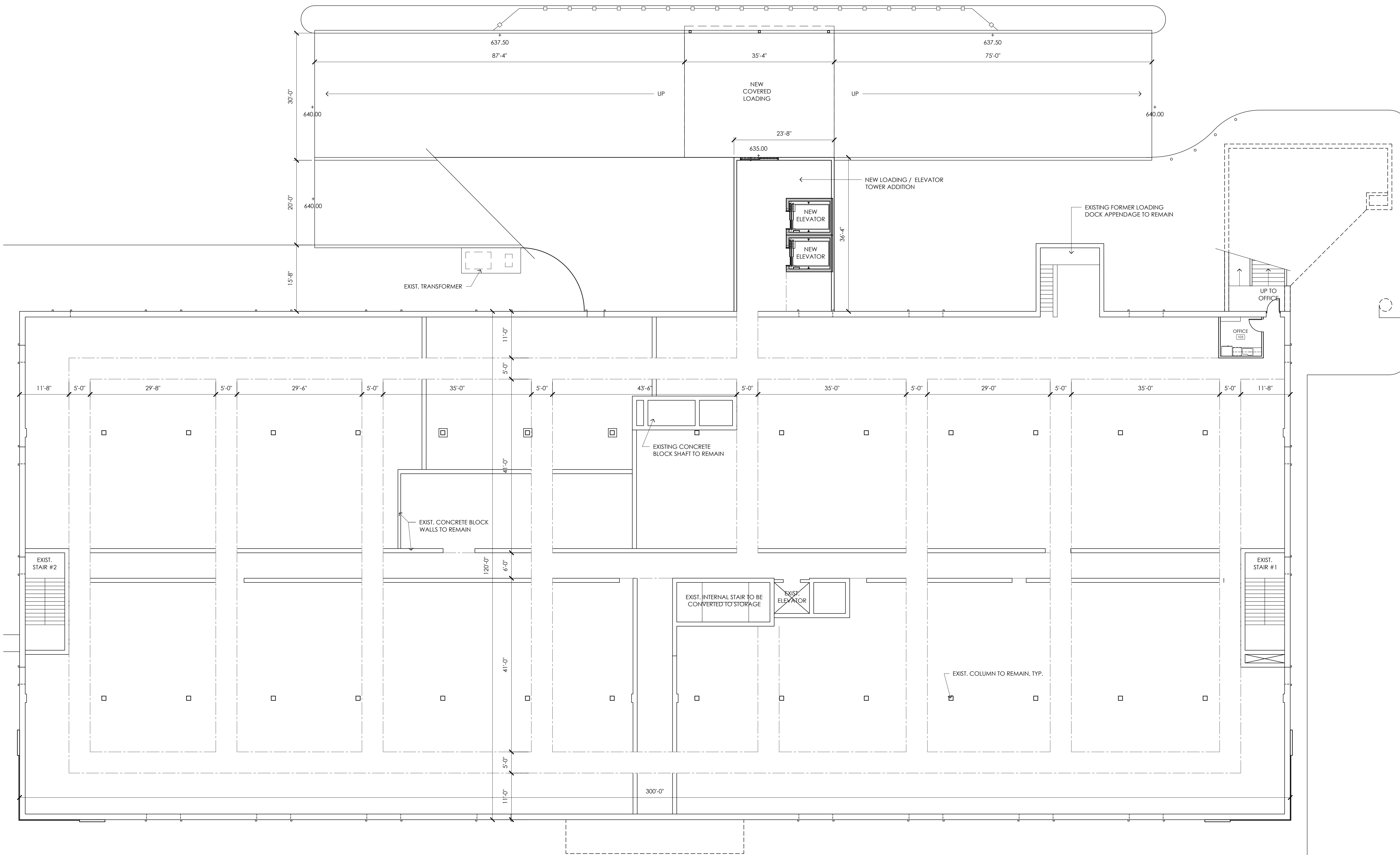
This document and all information contained within
it is copyrighted by Kevin J. Maher, AIA and may
not be copied or used without permission.

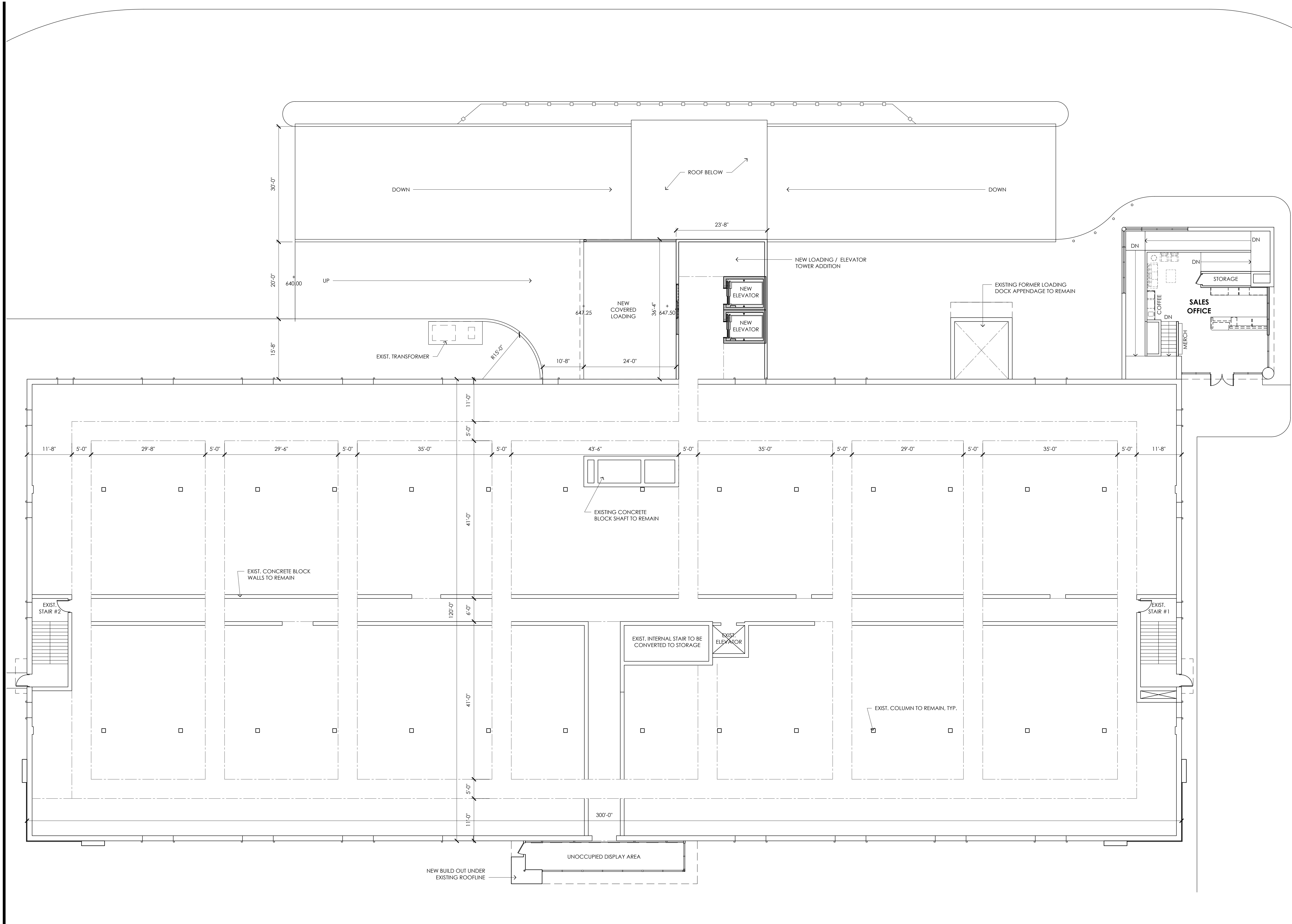
KEVIN J. MAHER, AIA
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

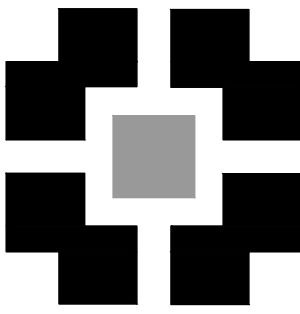
ISSUE DATE	01/12/2021
DRAWN BY	B.J.K.
CHECKED BY	TMV
PROJ PROJ #	20067

SHEET TITLE
LOWER LEVEL
FLOOR PLAN

SHEET #
A1.0







**KEVIN J.
MAHER
AIA**

REV #	DATE	DESCRIPTION

LIVONIA SELF STORAGE
31100 PLYMOUTH ROAD - LIVONIA, MICHIGAN 48150

This document and all information contained within
it is copyrighted by Kevin J. Maher, AIA and may
not be copied or used without permission.

KEVIN J. MAHER, AIA
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

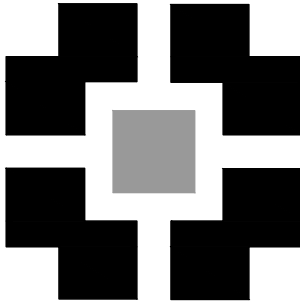
ISSUE DATE	01/12/2021
DRAWN BY	B.J.K.
CHECKED BY	TMV
PHD PROJ #	20067

SHEET TITLE

**MIDDLE LEVEL
FLOOR PLAN**

SHEET #

A1.1



KEVIN J.
MAHER
AIA

REV #	DATE	DESCRIPTION

LIVONIA SELF STORAGE

31100 PLYMOUTH ROAD - LIVONIA, MICHIGAN 48150

This document and all information contained within
it is copyrighted by Kevin J. Maher, AIA and may
not be copied or used without permission.

KEVIN J. MAHER, AIA

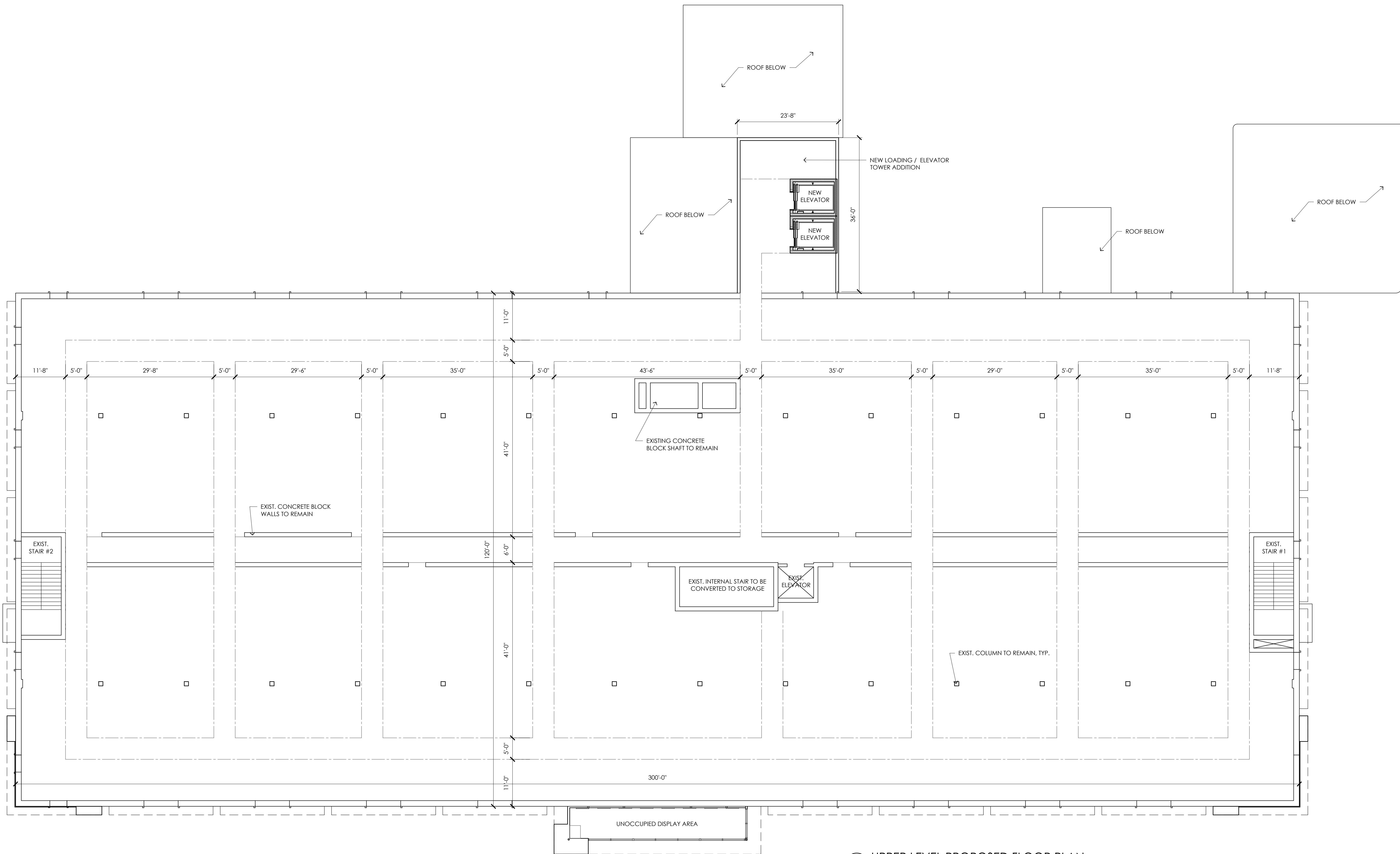
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

ISSUE DATE	01/12/2021
DRAWN BY	B.J.K.
CHECKED BY	TMV
PHD PROJ #	20067

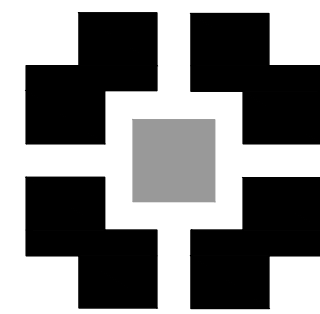
SHEET #

UPPER LEVEL
FLOOR PLAN

A1.2



01 UPPER LEVEL PROPOSED FLOOR PLAN
A1.2 SCALE: 3/32" = 1'-0"



KEVIN J.
MAHER
AIA

REV #	DATE	DESCRIPTION

LIVONIA SELF STORAGE
31100 PLYMOUTH ROAD - LIVONIA, MICHIGAN 48150

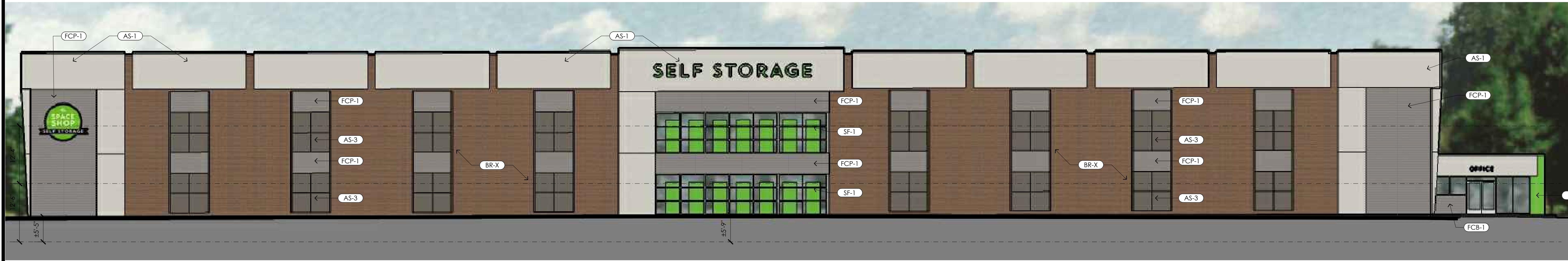
This document and all information contained within
it is copyrighted by Kevin J. Maher, AIA and may
not be copied or used without permission.

KEVIN J. MAHER, AIA
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

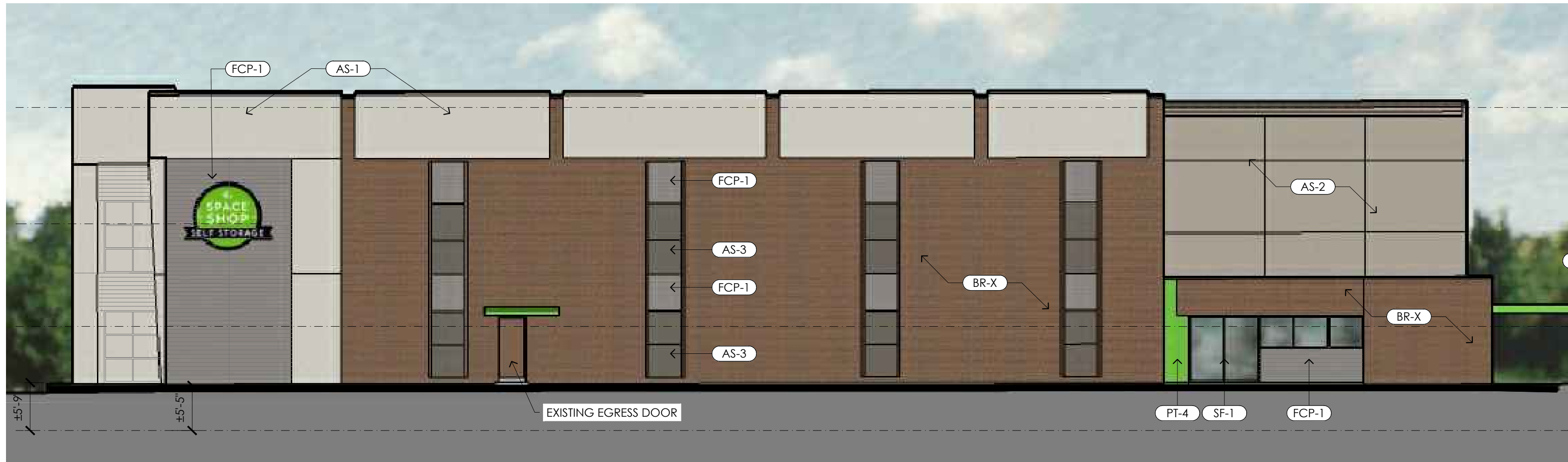
ISSUE DATE	01/12/2021
DRAWN BY	B.J.K.
CHECKED BY	TMV
PHD PROJ #	20067

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET #
A2.1

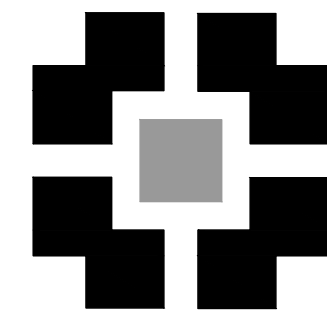


01 SOUTH (PLYMOUTH RD) ELEVATION
SCALE: 3/32" = 1'-0"



02 EAST EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL SCHEDULE	
BR-X	EXISTING BRICK VENEER (UNPAINTED)
FCP-1	FIBER CEMENT BOARD PANEL NICHHA VINTAGEWOOD 6" WOOD LOOK PANEL (18" TALL) COLOR: ASH
AS-1 / PT-1	SYNTHETIC STUCCO WITH ACRYLIC FINISH LAYER COLOR TO MATCH SHERWIN WILLIAMS SW 7015 'REPOSE GRAY' FINE SAND FINISH
AS-2 / PT-2	SYNTHETIC STUCCO WITH ACRYLIC FINISH LAYER COLOR TO MATCH SHERWIN WILLIAMS SW 7045 'INTELLECTUAL GRAY' FINE SAND FINISH
AS-3/ PT-3	SYNTHETIC STUCCO WITH ACRYLIC FINISH LAYER COLOR TO MATCH SHERWIN WILLIAMS SW 7047 'PORPOISE' FINE SAND FINISH
PT-4	PAINT COLOR TO MATCH JANUS APPLE-LIME COCKTAIL PANTONE PMS-368C
SF-1	ALUMINUM STOREFRONT SYSTEM BLACK ANODIZED



KEVIN J.
MAHER
AIA

REV #	DATE	DESCRIPTION

LIVONIA SELF STORAGE

31100 PLYMOUTH ROAD - LIVONIA, MICHIGAN 48150

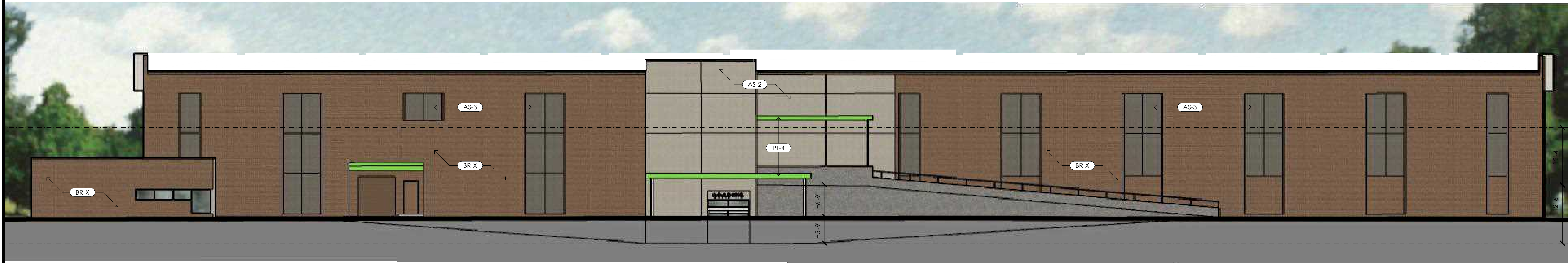
This document and all information contained within
it is copyrighted by Kevin J. Maher, AIA and may
not be copied or used without permission.

KEVIN J. MAHER, AIA
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

ISSUE DATE	01/12/2021
DRAWN BY	B.J.K.
CHECKED BY	TMV
PHD PROJ. #	20067

EXTERIOR
ELEVATIONS

SHEET #
A2.2



01 NORTH (REAR) EXTERIOR ELEVATION
A2.2 SCALE: 3/32" = 1'-0"

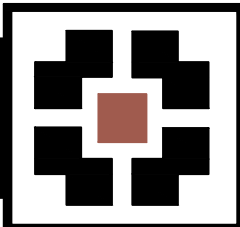


02 WEST EXTERIOR ELEVATION
A2.2 SCALE: 3/32" = 1'-0"

MATERIAL SCHEDULE	
BR-X	EXISTING BRICK VENEER (UNPAINTED)
FCP-1	FIBER CEMENT BOARD PANEL NICHHA VINTAGEWOOD 6" WOOD LOOK PANEL (18" TALL) COLOR: ASH
AS-1 / PT-1	SYNTHETIC STUCCO WITH ACRYLIC FINISH LAYER COLOR TO MATCH SHERWIN WILLIAMS SW 7015 'REPOSE GRAY' FINE SAND FINISH
AS-2 / PT-2	SYNTHETIC STUCCO WITH ACRYLIC FINISH LAYER COLOR TO MATCH SHERWIN WILLIAMS SW 7045 'INTELLECTUAL GRAY' FINE SAND FINISH
AS-3 / PT-3	SYNTHETIC STUCCO WITH ACRYLIC FINISH LAYER COLOR TO MATCH SHERWIN WILLIAMS SW 7047 'PORPOISE' FINE SAND FINISH
PT-4	PAINT COLOR TO MATCH JANUS APPLE-LIME COCKTAIL PANTONE PMS-368C
SF-1	ALUMINUM STOREFRONT SYSTEM BLACK ANODIZED



#20067
02/19/2021



PLACE MAKER DESIGN

THE SPACE SHOP - LIVONIA
LIVONIA, MICHIGAN

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER



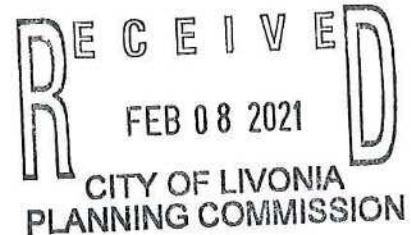
33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2571
FAX: (734) 466-2195

MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

February 4, 2021

Mr. Scott Miller
Planner IV
City of Livonia



Re: Petition 2021-01-02-01 – The Space Shop

Dear Mr. Miller:

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. The proposed project parcel is assigned the address of **#33110 Plymouth Road**.

The existing building is currently serviced by public water main and sanitary sewer, as well as private storm sewer. The developer has been in contact with this office regarding Engineering requirements for the proposed project, and we do not believe there will be any impacts to the existing systems.

It should be noted that the developer may be required to obtain a permit from the Michigan Department of Transportation (MDOT), should any work occur within the Plymouth Road right-of-way.

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

Sincerely,

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

cc: 2021 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

DAVE HEAVENER
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

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

DATE: January 29, 2021
TO: Scott O. Miller, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: Petition 2021-01-02-01 - The Space Shop

This office has reviewed the site plan submitted in connection with a request to construct a commercial building on property located at the above referenced address.

We have no objections to this proposal with the following stipulations:

The Livonia Fire Department, Fire Inspection Division is requiring that this structure provide complete fire sprinkler protection on all levels as highlighted in the National Fire Protection Administration (NFPA) Life Safety Code 2015 and the Standard for the Installation of Sprinkler Systems (NFPA 13) 2013.

Sincerely,

Greg Thomas

Greg Thomas
Fire Marshal

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

CURTIS CAID
CHIEF OF POLICE



15050 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5499
(734) 466-2470
FAX: (734) 261-2265

MAUREEN MILLER BROSNAN
MAYOR

RECEIVED
FEB 01 2021
CITY OF LIVONIA
PLANNING COMMISSION

January 28, 2021

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

Re: Petition 2021-01-02-01 - The Space Shop

Dear Mr. Miller,

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

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

Sincerely,

FOR THE CHIEF OF POLICE

Sgt. Scott Sczepanski #543
Scott Sczepanski, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
SANITATION
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN BROSINAN
MAYOR

JEROME A. HANNA
DIRECTOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2580
FAX: (734) 466-2095

Date: February 22, 2021

To: Scott O. Miller

From: Jerome Hanna

RE: Petition 2021-01-02-01 – 31100 Plymouth Road – The Space Shop

Pursuant to your request, the above referenced Petition has been reviewed.

1. A variance from the Zoning Board of Appeals would be required to expand an existing, non-conforming building.
2. The parking lot shall be repaired/replaced and restriped, as necessary. Parking spaces shall be 10' wide and 20' deep and double striped.
3. This space must meet all current barrier free codes. This will be addressed at the time of Plan Review if this project moves forward.

This Department has no further objections to this Petition. I trust this provides the requested information.

Jerome Hanna
Director of Inspection

JH/kdt

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSAN
MAYOR

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

February 3, 2021

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

Petition 2021-01-02-01 -- 31100 Plymouth Road - The Space Shop

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. There are no past due amounts receivable, however, their water bill of \$236.60 is currently due on February 10, 2021. 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

February 3, 2021

RECEIVED
FEB 03 2021
CITY OF LIVONIA
PLANNING COMMISSION

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

Re: Petition 2021-01-02-01

31100 Plymouth Road
The Space Shop

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

**OTHER ITEMS
RELATED TO THE
PETITION**



RCG VENTURES

Space Shop | Before & After Architecture



BEFORE:





AFTER:





BEFORE:



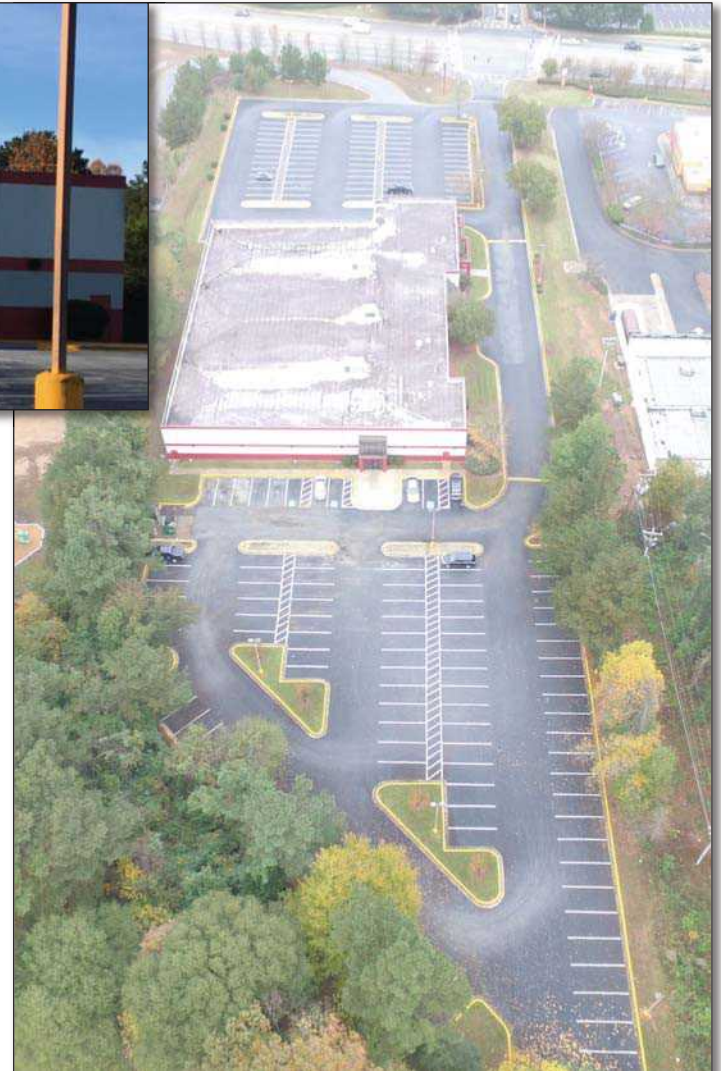


AFTER:





BEFORE:



CONFIDENTIAL

Space Shop Self Storage | Snellville, GA (FORMER BOWLING ALLEY)



AFTER:



CONFIDENTIAL



BEFORE:



Space Shop Self Storage | Atlanta, GA (FORMER OFFICE BUILDING)



AFTER:



CONFIDENTIAL



BEFORE:





AFTER:





BEFORE:





AFTER:



UNAPPROVED MINUTES

1

MINUTES OF THE 1,165th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, February 23, 2021, the City Planning Commission of the City of Livonia held its 1,165th Public Hearings and Regular Meeting via Zoom Meeting Software.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7:00 p.m.

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

Members absent: None

Mr. Mark Taormina, Planning Director, Scott Miller, Planner IV, 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 2021-01-02-01

The Space Shop

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2021-01-02-01 submitted by Stein Investment Company, L.L.C. requesting waiver use approval pursuant to Section 11.03(x) of the City of Livonia Zoning Ordinance #543, as amended, to develop and operate a climate-controlled, indoor self-storage facility at 31100 Plymouth Road, located on the north side of

Plymouth Road between Sears Drive and Merriman Road in the Southwest ¼ of Section 26.

Mr. Taormina: This is a request to redevelop and operate an indoor self-storage facility at the site of the former AT&T building, which is on the north side of Plymouth Road, just east of Merriman Road. As you can see from the map, the zoning of the property is C-2 (General Business), which treats indoor self-storage facilities as a waiver-use, subject to 11 special requirements. The site is 4.9 acres in size. It has 738 feet of frontage on Plymouth Road. There is an existing building on the site that has three levels and a gross floor area of 114,000 square feet. Following the departure of AT&T the building has mostly sat vacant. This redevelopment proposal involves the westerly three acres of the site, including the building. The remaining easterly portion, which includes mostly parking, is not a part of this project and would be reserved for future development. To the west, east, and south are commercially zoned properties. Lying immediately to the north is property that is still owned by Michigan Bell/AT&T and is part of their regional switch and hub. That property is zoned M-1. The existing building is somewhat unique in that it does not contain a floor at grade level. The finished floor elevation of the middle level is over six feet above the surrounding ground elevation and the lower level is about five feet nine inches below the ground. Each floor plate is roughly 38,000 square feet in size. Self-storage units would be on all three levels of the building. The total number of units would be roughly 700 and these would be of various sizes. Customer access would be from within the building. There would not be any exterior roll-up doors. Converting the building for the new use is going to require extensive reconstruction. There would be an elevator tower with two elevators built on the north or rear side of the building. A small addition would be built at the northeast corner for use as a leasing service office. These additions total about 1,050 square feet which increases the total floor area of the building to about 115,229 square feet. The required front yard building setback in a C-2 zoning district is 60 feet. This building contains a non-conforming setback of 53 feet. The expansion of the building is going to require a variance from Zoning Board of Appeals. All loading and unloading will take place at the rear of the building. This would be accomplished by creating two ramped access points. One to the lower level of the building and the other to the middle level. For the lower level, the ramp would be about 30 feet wide, and it would allow for two lanes that would descend on both sides to a covered landing area and an entrance to the elevator tower. I

am going to show everyone where that is on the site. The elevator tower is located here, and this would be in the addition on the back of the building. The landing area for the ramps is located here. These grey areas depict the ramps. On each side of the this covered area for the elevators are the ramps that would go down to an elevation that is equal to the lower level of the building. There would be access to the elevators that would provide access to the upper two levels of the building. The canopy above the landing area on the lower area measures 35 feet by 29 feet. It would cover both drive-thru lanes. For the middle level there would be a ramp going up and it would be located between the building and the lower-level access ramp. That area is located here. The ramp that goes to the middle level is between the lower-level ramp and the building itself. This ramp would be about 19 ½ feet wide and would contain a level platform at the top with access to the elevator tower. Unlike the lower-level, the upper-level ramp is not a drive-thru and the upper platform is not large enough for vehicles to turn around. Thus, vehicles would either have to back up the ramp and exit moving forward or drive forward up the ramp and then exit backing down. Like the lower-level, the upper-level ramp would be covered by a canopy. In terms of parking for the proposed use, the site plan shows only 13 parking spaces that would be along the east side of the building. The ordinance does not provide specific parking requirements for self-storage. Instead, parking is based on the recommendation of the Planning Commission. The existing striped spaces on the west side and behind the building would be removed in order to increase the amount of landscaping, as well as to allow for adequate maneuvering past trucks and other vehicles. The exterior of the existing building is mostly brick. There is a series of E.I.F.S. panels that run along the top of the building. Those are shown here in this rendering. The elevation plans show that the brick remains on most of the building. The panels on the top would be replaced with new E.I.F.S. At both ends there would be E.I.F.S. that would either cover or replace the brick, as well as fiber cement board panels. The same combination of materials would be used to accent the central feature that currently serves at the buildings main lobby. This is the front of the building facing Plymouth Road. The brown areas shown on the rendering represent the existing brick material. These are the E.I.F.S. panels along the top that would be replaced. As I had mentioned, at both ends, there would be new features that would consist primarily of E.I.F.S. and cement fiber panels. E.I.F.S. would also be provided along the central portion of the building. This is the central feature. This served previously as

the main lobby. The glazing would remain, and this new feature would be used primarily for display purposes. Fully detailed landscaping plans were provided with the application. This is the latest plan as presented with only minor changes involving some of the plant material along the front of the building. In terms of signage, this has not been reviewed, but the ordinance would allow for one wall sign not to exceed one square foot for each foot of building frontage. We haven't computed exactly what that would be. They are showing on their renderings more than one sign, so that is something that would require a variance from the Zoning Board of Appeals. Additional signage would be allowed in the form of a monument sign and that would be limited to 30 square feet. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Taormina: The first item is from the Engineering Division, dated February 4, 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 waiver use at this time. The proposed project parcel is assigned the address of #33110 Plymouth Road. The existing building is currently serviced by public water main and sanitary sewer, as well as private storm sewer. The developer has been in contact with this office regarding Engineering requirements for the proposed project, and we do not believe there will be any impacts to the existing systems. It should be noted that the developer may be required to obtain a permit from the Michigan Department of Transportation (MDOT), should any work occur within the Plymouth Road right-of-way."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated January 29, 2021, which reads as follows: *"This office has reviewed the site plan submitted in connection with a request to construct a commercial building on property located at the above referenced address. We have no objections to this proposal with the following stipulations: The Livonia Fire Department, Fire Inspection Division is requiring that this structure provide complete fire sprinkler protection on all levels as highlighted in the National Fire Protection Administration (NFPA) Life Safety Code 2015 and the Standard for the Installation of Sprinkler Systems (NFPA 13) 2013."* The letter is signed by Greg Thomas, Fire Marshal. The next letter is from the Division of Police, dated January 28, 2021, 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 Scott Sczepanski, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated February 22, 2021, which reads as follows: “Pursuant to your request, the above referenced Petition has been reviewed. 1. A variance from the Zoning Board of Appeals would be required to expand an existing, non-conforming building. 2. The parking lot shall be repaired/replaced and restriped, as necessary. Parking spaces shall be 10’ wide and 20’ deep and double striped. 3. This space must meet all current barrier free codes. This will be addressed at the time of Plan Review if this project moves forward. This Department has no further objections to this Petition. I trust this provides the requested information.” The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated February 3, 2021, which reads as follows: “I have reviewed the address connected with the above noted petition. There are no past due amounts receivable, however, their water bill of \$236.60 is currently due on February 10, 2021. 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 February 3, 2021, which reads as follows: “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.” 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. Bongero: Question for Mark, on Jerome Hanna’s letter, is he just stating a generalization of a variance from the Zoning Board of Appeals would be required to expand an existing non-conforming building? Is that because of the front setback or is there something else in this building that is non-conforming?

Mr. Taormina: It is only because the existing building is non-conforming and even though the expansion as shown would not increase the non-conformity it would still require a variance. That has been a long-standing practice of the city.

Mr. Bongero: Thank you.

Mr. Wilshaw: Thank you, Mr. Bongero. Any other questions for our planning staff?

UNAPPROVED MINUTES

6

Ms. Smiley: Is the PRDA still looking at buildings on Plymouth Road...like this one is being repurposed and redone...

Mr. Taormina: Yes, they are. They have not reviewed this project yet.

Ms. Smiley: Okay, thank you.

Mr. Wilshaw: Good question. Any other questions?

Mr. Taormina: If I could just qualify that or expand on that.

Mr. Wilshaw: Certainly.

Mr. Taormina: The PRDA does not typically look at the use as much as the improvements to the site as it effects the frontage along Plymouth Road, which is their primary concern. Aesthetics including landscaping is what the PRDA focuses on. There will be an opportunity for this item to go before the PRDA. Unfortunately, we were unable to take it prior to this evenings meeting.

Ms. Smiley: Thank you.

Mr. Wilshaw: Thank you, Ms. Smiley. Any other questions or comments for our planning staff? If not, our petitioners are in the audience I believe. Anyone who is representing this petition can click the raise hand and I will try to recognize each one of you. You can then speak at appropriate times. We have Mr. Butler, Mr. Gaber, Mr. Linscott. There we go. If there is anyone else, you can click raise hand. I think I got all of you. Okay, who is our representative? We have Mr. Linscott, are you representing the petitioner tonight?

Jason Linscott, Stein Investment Group, 5607 Glenrich Drive, Atlanta, GA 30342. Yes. We have John Gaber also on tonight. He is going to lead us off, I think.

Mr. Wilshaw: So, how we work is that we will need your name and address for the record please.

John Gaber, 380 North Old Woodward, #300, Birmingham, MI, 48009. Thank you for your time. Mr. Butler, who is on the phone, is our Civil Engineer and Mr. Linscott is with Stein Investments, the applicant. Essentially, we appreciate the presentation. It was very thorough that Mr. Taormina gave on this site and what the proposal is for the development. What I would like to do is turn

the floor over to Mr. Linscott to give a little bit of information about Stein and its ventures with RCG Ventures to create these redevelopment projects in other communities and to show you what we have done and essentially say a little bit more about what we are proposing here.

Mr. Linscott: I know we went over this last week. I just want to make sure that I am respecting your time and doing what you guys want me to do. Should I give a similar presentation as last week?

Mr. Wilshaw: Yes, please. If you would like to just start off by letting us know what your intended use of the property is, why you believe this is a good use, and once you are done with your presentation, we will see if we have any questions for you.

Mr. Linscott: The intended use for this property, as you see it on the screen, is for interior climate controlled self-storage. This is a consumer product, so these are an average of ten by 10 units. These are residential use interior self-storage units. As Mark so eloquently went through the entire coverage of the plan, this is an existing office building. It is a little awkward. In my career it is the first building the I walked into where there is no floor at grade. It is a kind of an odd duck here. As he said, when you walk in the door it is a bit like walking into a split-level home. You walk in and you immediately have to go down a set of stairs or up a set of stairs to either the basement floor or the middle level floor. Of course, there is a third level floor as well. It is a three-story building. It was vacated by AT & T about four or five years ago and it has sort of been vacant since. I would like to backtrack just a moment to give you a bit of background on us so you can understand why we chose this site and why we kind of approach the project the way we do. We are a family-based real estate company in Atlanta. We do real estate projects...develop and own real estate projects throughout...sort of east of the Mississippi. We are in Southeast Mid-Atlantic and Midwest. That is Ohio and Michigan in the Midwest and then over to the Mid-Atlantic and Virginia and the Carolinas and then of course all over the southeast as well. We primarily do self-storage and retail. Those are out kind of two primary products. We actually started off in retail. Mostly in retail. Eleven or twelve years ago we started developing self-storage and really took a different approach about it. We were retail-minded folks, so we took more of a retail angled approach at it. We really addressed what the consumer would want. We sort of see it as a retail product. Our customers are the community members. This isn't a traditional...you know you build a shopping center, and you

have a tenant, which is a business. We are the operator here. The brand here is The Space Shop. That is our brand. It is our management company. We own and operate these facilities ourselves with our platform. We like to think that we are pretty good at it. I will pat my operations guys on the back. We take care on how we operate, and we take care on how we develop them and we take care on how we look for the right product in the right market. This approach we have done many times over the years. We have done a little over three and a half million square feet of this type of self-storage product. About half of those have been building conversions like this one. We have used buildings...from office buildings to bowling alleys and Toys R Us', K-marts, movie theatres, that type of stuff. As you guys are probably well aware, bricks and mortar retail and other types of real estate is changing dramatically with the internet, and things keep continuing to accelerate. There is a lot of buildings that are somewhat functionally obsolete in various ways, from retail buildings to office buildings. We take an approach when we look for self-storage where we really start with markets. We look at...we have a pretty methodical analysis at how we look at supply saturation. I won't geek out on it too much. It is basically a process where we look at the demographics of an area, understanding the type of housing, the type of traffic patterns, the type of community that you have, and then we overlay that with the trade area competitive maps, and we look at other self-storage facilities. It is a pretty small industry. We all sort of know each other. We will check on one another and see how you are doing here, how you are doing there, what are rates like. This is just to kind of understand what the saturation level is like. We don't want to invest all of this money in a market where the product doesn't have enough demand. We take a lot of pride in that process. In this particular area you would normally expect to find something in the seven or eight square feet per person in a trade area such as this. This trade area has about five square feet per person including this project. I would always include our project in it if we were looking to build one. From a market supply standpoint, it is in a net demand scenario. Further, there is actually less than two square feet per person of climate controlled self-storage, including this project in the trade area. There is good demand for this product in the market. We have had a lot of success with it and customers really like our brand and the product that we provide. This site really sets up well for self-storage also because it is mid-block which is challenging for some real estate uses. For example, retail is pretty difficult sometimes with mid-block, particularly because this site is surrounded by industrial uses. This is a really nice

use for this property. That said, there is also a great opportunity for repurposing a building like this and formerly needed a lot of parking. We are able to repurpose this building and as Mark mentioned, we don't need all the parking for this use. We have provided some parking on the east side of the building, which I believe is 13 spaces. I am blanking here for a second. It is 13 spaces and that is probably 50% more than what we need. Customers only visit and use those parking space when they visit the office to do their initial lease and tour the facility. After that they are always in the back of the facility either loading or unloading. Those parking spaces don't generally get used a ton. What it does is unlocks the east part of this site. I don't know if you can flip back to the site plan with the color...yeah, there you go. The east side of the site on the right where the blue box is, that is the parking field now that is just sitting vacant. We are able now to activate that with something else. It can be an office use or a freestanding restaurant or something like that. We will have to see how it goes. It is a nice way to unlock the piece of property that really is captive parking for the office building. Of course, the office building is functional obsolete as we talked about before. Those are some of the ingredients that come together and why we chose this site. I have some before and after pictures in here of some of our other conversion projects so you can get a flavor of the type of projects we do. If you could visualize it. I think it is in here. Yes, thank you, great. So, this is for example and I will go through them quickly...I know you have seen some of these. This was a car dealership which you can see and if you flip through that is the after we did our conversion of it. This particular city here, wanted it to look like a retail shopping center on the left. That was the goal for what they wanted us to accomplish. You will see generally that we are working with the community and trying to make it work within the community. We don't have a particular box that is has to look like. This one is actually a former K-Mart near Charleston, South Carolina. That is what it looked like afterwards. I will just point out...with this one the building when we are finished with them, they look purpose built. It doesn't look like a converted K-Mart. A lot of guys will do that, and I have seen it before. They don't succeed and customers don't feel comfortable because it looks like you are going into a broken real estate deal. You know, someone just put a new sign up. The objective is always that it looks like a purpose-built deal. No one would ever know that that wasn't built as a self-storage facility. I will go through the next ones really quickly. Thank you for doing that. That is a bowling alley. You can see that this is a more modern look that the city wanted

here with this building. The next one is an old office building. It is similar condition to this one that turned into this...you can see how dramatic the difference is on this. It looks like a purpose-built building now instead of this office building. This was just an old dumpy facility that we redid with brick and put a parapet on it and sort of really modernized it. Hopefully that gives a real quick...oh yeah, there is one more. That was a single-level furniture store that somebody had done. Love it that climatized was spelled wrong on the roof. Anyway, we made it more modern and this is sort of in conjunction with what the city was looking for. Hopefully that gives you a visual of what we try and accomplish with these buildings. It is definitely not just slapping some paint on it and put a sign on it kind of approach. If you go on our website, you can look at all of our other projects. We have plenty of photos on the website, which is spaceshopselfstorage.com. You will see all of our ground up ones plus all of the building conversions that I just showed you. That is kind of the intent of it and this is a rendering of the property. What we are doing here is replacing all of the landscaping in the front, creating some kind of rhythm to it. Then the glass that is...the best way to describe it is...the vertical pieces that are grey...yep, thank you...those are partially glass and partially, I believe, metal or E.I.F.S. We are going to pull those out. The glass is old, and it is old glazing. It looks 20 – 30 years old and they need a lot of work. Our intention is to pull the glass out and replace them with the same rhythm with these E.I.F.S. and fiber cement board panels. What the fiber cement board panels are like a wood look with a wood grain. It is a product called Nichiha if you guys are familiar with it. It is really nice. It looks like a wooden board with wood grain and it really looks nice. It is not a smooth boring product. It is really an upscale woodgrain product. That is the grey and that is the grey on the ends too on those large columns on the corners. Those are the same materials. It really dresses up the building. In the middle with the glass lobby area. We are removing the glazing and glass that is there now and replacing it with it a new more modern storefront. See the grey band in the middle between the floors is the same wood product or fiber cement with wood grain product to sort of modernize the building and upgrade it. Those doors that you see there are not operating doors. We generally don't like to have operating doors in front of glass like that. You will have customers loading or unloading. Those look like they are operating doors, but they are not operating doors. It is really just so when folks drive by, they know what the building is and they see that there is storage there and what is inside. It is particularly important if you are

changing the use of an existing building that people are used to seeing that they know it is something new. That is what is going on there. Thank you for that. On the right we will have the office. It might be easier if you switch back to colored site plan. Yeah, thank you. That square at the top right is an existing sort of lobby. It is sort of small, but it is kind works well for an office. You see that there is a line through the middle of it kind of at an angle? That is actually an over hanged roof that we are going to infill with new storefront. We are going to kind of complete the square there and that will be our leasing office. That is where our customers will come to. All of the loading and unloading to the building occurs at the rear on the north side of the building, so all of that happens behind the building. It won't be visible from the street and the customers are sort of protected from traffic and visibility which makes folks feel better when you are back there loading and unloading. The sort of pink areas you see...the lower part is the roof for the elevator and lobby you walk in to. The one with the X on it is actually a roof. That covers the loading area underneath. We will have lighting and heat there so that when you drive in there you can load with a little bit of heat and underneath a roof. On the top side you see a little band with yellow and pink and yellow and pink. That is a landscaping strip. We want to make sure that it looks nice up there and that it isn't just hardscape materials. The hardscape materials, you know like concrete and asphalt. That is a landscape strip to soften that up a little bit. I think that kind of basically explains the building. One more thing that I know we spoke about at the last meeting...the traffic here is generally consumers with their SUV's and trucks. That type of thing. We don't get very many 18-wheelers. It's kind of a joke. It would be nice if we did. That is certainly a lot of storage units if someone comes with an 18-wheeler. They do from time to time, but it is not very often. So, generally that is how it is set up for those customers, residential customers. Hopefully I answered all of your questions. I am happy to answer any other questions if there is anything I left out.

Mr. Wilshaw: That was a great presentation Mr. Linscott. We appreciate that. Is there any questions from any of the Planning Commissioners?

Ms. Smiley: I was wondering what kind of stuff is stored and what precautions you take so that there is not hazardous materials or weapons or explosives or anything like that?

UNAPPROVED MINUTES

12

- Mr. Linscott: That is a good question, Ms. Smiley. It is definitely something you have to be careful of in the industry. It is basically...our leases prohibit anything dangerous or flammable and our manager, when a customer signs a lease, goes over that with the tenant. You can't store anything that could be...you can't store anything with any kind of flammable material in it like gasoline or anything like that. You also can't store certain items like tires. They aren't necessarily flammable, those are just items we don't want people storing in the facility. The manager goes through that with every customer. Basically, what we do is the manager keeps an eye on the property. We will have two employees here that work everyday during business hours. They are pretty aware of what is going on and what is going in and out of the property. The managers do daily site walks constantly. They are walking the property to observe and see what is going on. Are people moving, talking to the customers, we will bring waters out to people. You just sort of create a relationship and see what people are doing. The facility has cameras at every entrance and exit, inside and outside. Customers are aware that we know what is going in and out of the property. If they aren't, then we really don't want them to be leasing. It is a secure facility. Every entrance has a keypad. The only way to get in is to have your own pin number that you would enter into the keypad. We know who is coming and going. There is lighting and security at every entrance inside the facility. That is how we approach it.
- Ms. Smiley: Okay, thank you.
- Mr. Wilshaw: Any other questions for our petitioner?
- Mr. Bongero: A couple questions. On the elevation you show a mix of brick, E.I.F.S., and cement fiber. Some of the E.I.F.S. extends down to the grade. In the northern states we have found through the years that it doesn't fair very well. Would you consider putting cement fiber at grade level?
- Mr. Linscott: Thank you. That is a great question. I don't know if it shows it really well, but the E.I.F.S. won't touch the ground. Where it would, it would be concrete or any kind of...we actually just talked to our architect about it. It won't touch the ground in any situation. It will either be concrete, or we may extend the brick to make it a sort of brick...I don't want to say water table because it wouldn't be very high but use the same kind of brick color. There are a couple ways we could accomplish that.

Agreed and none of the E.I.F.S. will be touching the earth material.

Mr. Bongero: Thank you. Then I thought it came up last week, we threw it out there about using spandrel glass.

Mr. Linscott: Right. We have done that before, and it makes sense. When we have a lot of it like this, we haven't liked the way it turned out. It generally looks like the building sort of has a blank stare about it. There is nothing going on and it always dark. It just looks closed. We have worked on different ways to do it and we liked this look where we create an element that creates the same repeating pattern of the windows and it just...I am trying to think if any of these have that same example. It looks nice. It has different materials and creates that same pattern, but this one...this is an example. If you could go back to that one if possible. Thank you. In this one...you can see on the right that's the office. So, we had glass at the office and in this one...glass in the middle when you walk in and on the left we have the same sort of repeating patterns. We approached this one a little bit differently. It has a nice look to it and it looks kind of warmer than just some black glass that looks like the lights are off all the time and is closed, which is how we have experienced it in the past.

Mr. Bongero: I understand, okay. Thank you. That answers my question.

Mr. Wilshaw: Thank you, Mr. Bongero. Any other commissioners with questions for our petitioner? I don't see any other questions. Mr. Linscott, just one question. Is the facility going to be open 24 hours a day for customers or will they only be able to access their units when staff is there?

Mr. Linscott: So, it is not open 24/7. Customers can access it without staff being there. Generally, we are open 6:00 a.m. to 10:00 p.m., meaning your keypad will work between 6:00 a.m. to 10:00 p.m. If you come to the facility after 10:00 p.m. it just won't allow you access. Just over the years we have discovered that people don't need access to their units at 2:00 a.m.

Mr. Wilshaw: That makes sense. Nothing good happens after 11, right?

Mr. Linscott: That's right. The store hours where the managers are there are general business hours, so 8 to 6 type of hours.

Mr. Wilshaw: Okay, thank you. Any other questions from any of our commissioners for the petitioner? Is there anybody in the audience that wishes to speak for or against this item? If so, you can click raise hand and we will recognize you to speak. Seeing no one I will close the public hearing and ask for a motion.

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

#02-03-2021 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on February 23, 2021, on Petition 2021-01-02-01 submitted by Stein Investment Company, L.L.C. requesting waiver use approval pursuant to Section 11.03(x) of the City of Livonia Zoning Ordinance #543, as amended, to develop and operate a climate-controlled, indoor self-storage facility at 31100 Plymouth Road, located on the north side of Plymouth Road between Sears Drive and Merriman Road in the Southwest ¼ of Section 26, the Planning Commission does hereby recommend to the City Council that Petition 2021-01-02-01 be approved with the following conditions:

1. That the Site Plan identified as C-3.0 prepared by PEA Group, as received by the Planning Department on January 25, 2021, is hereby approved and shall be adhered to.
2. That the Landscape Plan identified as L-1.0 prepared by PEA Group, as received by the Planning Department on January 25, 2021, is hereby approved and shall be adhered to.
3. That all disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.
4. 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.
5. That the Exterior Elevation Plans identified as A2.1 and A2.2 prepared by Kevin J. Maher AIA, both dated January 12, 2021, are hereby approved and shall be adhered to, except for the fact that on the lower portions of the exterior of the

building, all EIFS material shall be replaced with either masonry (brick) or cement fiber panels.

6. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material, and color to other exterior materials on the building.
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. Outdoor storage of vehicles or equipment, including work trailers and trucks, is strictly prohibited.
10. That there shall be no outdoor storage of disabled or inoperative equipment and vehicles, scrap material, debris, or other similar items.
11. That the hours of operation for the indoor climate-controlled self-storage facility shall be limited to 7:00 a.m. to 10:00 p.m., as proposed by the applicant, subject to City Council approval of a modification of special requirement 11.03(x)(6) to extend the operating hours from 9:00 p.m. to 10:00 p.m.
12. The entire building and property shall have a camera security system in place and key code access.
13. That any additional pole-mounted light fixtures shall not exceed twenty feet (20') in height, and all light fixtures, including building-mounted and wall-pack units, shall be aimed and shielded to minimize stray light trespassing across property lines and glaring into adjacent roadways.
14. That any facilities for the outdoor storage of refuse shall be screened by means of an enclosure constructed of

masonry walls. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass. The trash dumpster area shall always be maintained and when not in use closed.

15. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.

16. No window signs shall be allowed.

17. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows.

18. 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.

19. 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

20. Pursuant to Section 19.10 of Ordinance #543, the Zoning Ordinance of the City of Livonia, 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.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 19.05 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.