AGENDA

1923rd Regular Meeting of the Council of the City of Livonia
Monday, June 28, 2021

7:00 p.m. - City Hall Auditorium
33000 Civic Center Drive
Livonia, Michigan

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES

Minutes of the 1922nd Regular Meeting of June 14, 2021

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

Communication from the Department of Finance, dated June 4, 2021, re: forwarding various financial statements of the City of Livonia for the month ending April 30, 2021.

CONSENT AGENDA

1. REQUEST TO WAIVE THE CITY'S NOISE ORDINANCE: Dan West, President, Livonia Chamber of Commerce, re: to host a gathering with live music at Ford Field, 33841 Lyndon, on Friday, July 30, 2021 from 7:00 p.m. to 11:00 p.m.

2. REQUEST TO WAIVE THE CITY'S NOISE ORDINANCE: James McGartland, Owner, Sports Locker Bar & Grill, re: to host a three (3) day event with live music in parking lot of business located at 30375 Plymouth Road on Friday, August 6, 2021 from 5:00 p.m. to 11:00 p.m., Saturday, August 7, 2021 from 2:00 p.m. to 11:00 p.m. and Sunday, August 8, 2021 from 2:00 p.m. to 9:00 p.m.

3. BLOCK PARTY: Ray Franges, Jim and Linda Rumrill, and Ed and Ari Wilson, re: to be held Saturday, August 21, 2021, from 12:00 p.m. to 10:00 p.m. on Brentwood Street, between Meadowlark Street and Jaquelyn Drive, with rain date of Sunday, August 22, 2021.

4. REQUEST FOR AUTHORIZATION TO WAIVE THE SEALED BID PROCESS AND PURCHASE FROM SOLE SOURCE PROVIDER: Division of Police, re: to replace the current Universal Power Supply Unit (UPS), from budgeted funds.

5. REQUEST TO UTILIZE THE GREENMEAD PROPERTY FOR THE 172nd, 173rd and 174th ANNUAL HIGHLAND GAMES: Department of Parks and Recreation and the St. Andrew's Society of Detroit, re: for the proposed game days of August 6-7, 2021, August 5-6, 2022 and August 4-5, 2023.

6. REQUEST TO APPROVE SALARY AND FRINGE BENEFIT ADJUSTMENTS FOR THE CLASSIFICATION OF POLICE CHIEF AND DEPUTY POLICE CHIEF: Civil Service Division, re: for the period of December 1, 2020 through November 30, 2023.

7. REQUEST TO APPROVE INCREASE IN COMPENSATION FOR THE DIRECTOR OF EMERGENCY PREPAREDNESS: Department of Civil Service, re: to be in the same compensation range as the Senior Police Sergeant.

   NEW DATA ITEM 7 – Administrative response to request made by Council at the Study Meeting of June 14, 2021.

8. WAIVER PETITION: Planning Commission, re: Petition 2020-11-02-10 submitted by LS Equity L.L.C., to revise the plans approved by City Council on January 13, 2021 (CR 14-21) for proposed re-development of the commercial shopping center (Shoppes of Livonia), including demolishing a portion of the existing building, constructing a full-service restaurant with drive-thru facilities (Chick-fil-A), constructing an addition and renovating the exterior façade of the existing building, and constructing a multi-tenant retail building with drive-thru facilities, on property located on the north side of Plymouth Road between Haller Avenue and Middlebelt Road (29250-29350 Plymouth Road) in the Southwest ¼ of Section 25.

UNFINISHED BUSINESS - MEETINGS OF THE COMMITTEE

9. Committee of the Whole Meeting of June 9, 2021
   a. Subject matter of 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. (CR 152-21)

   NEW DATA ITEM 9a - Supplemental Information for proposed indoor self-storage facility at 31100 Plymouth Road

10. Public Safety, Health & Environment Committee Meeting of June 15, 2021.
    a. Subject matter of urban environment concerns. (CR 42-20).

UNFINISHED BUSINESS

11. REQUEST TO WAIVE THE CITY'S NOISE ORDINANCE: Heather McGlaughlin, Project Manager, Loud and Live, re: to host the Hot Wheels Legends Tour event with live music in parking lot of Walmart Supercenter, located at 29555 Plymouth Road on Saturday, August 7, 2021 from 8:00 a.m. to 12:00 p.m.

12. REQUEST TO EXECUTE THE AMENDED TWO-YEAR CONTRACT BETWEEN THE CITY OF LIVONIA AND THE COUNTY OF WAYNE FOR HOUSING REHABILITATION PROGRAM FUNDING AND HOMEBUYER ASSISTANCE FUNDING; AND REQUEST TO AUTHORIZE THE DIRECTOR OF HOUSING TO APPROVE THE 2022 THROUGH 2024 HOME CONTRACT FUNDING: Livonia Housing Commission, re: to extend the City's participation in the Wayne County Home Investment Partnership Consortia from July 1, 2021 through June 30, 2024, with an average annual allocation of $100,000.00 to the City of Livonia. (CR 316-20, 168-18, CR 08-15, CR 397-12, CR 323-12, CR 196-11, and CR 213-09)

13. REQUEST FOR APPROVAL TO AMEND THE 2016-2021 CONSOLIDATION PLAN AND 2019-2020 ANNUAL ACTION PLAN: Livonia Housing Commission, re: to allocate CARES Act Funding to the Community Development Block Grant (CDBG) to include activities that prevent and respond to the spread of infectious diseases such as the coronavirus disease 2019 (COVID-19). (CR 140-20, CR 178-19 and 181-16)

14. ROLL CALL: Proposed Amendment to the Livonia Code of Ordinances, as amended: Department of Law, re: to Section 040 of Title 13, Chapter 08 (Water Services Rates and Revenues) to provide for changes in the water service consumption rates to become effective with the first billing on or after July 1, 2021.
First Reading given by Council Member Jim Jolly on Monday, June 14, 2021.

15. ROLL CALL: Proposed Amendment to the Livonia Code of Ordinances, as amended: Department of Law, re: to Section 050 of Title 13, Chapter 08 (Water Service Rates and Revenues) to provide changes in the water service consumption rates to become effective with the first billing on or after July 1, 2021.
First Reading given by Council Vice President Scott Bahr on Monday, June 14, 2021.

16. ROLL CALL: Proposed Amendment to the Livonia Code of Ordinances, as amended: Department of Law, re: to Section 120 of Title 13, Chapter 20 (Livonia Sewage Disposal System) to provide for changes to the sewer disposal and maintenance rates to become effective with the first billing on or after July 1, 2021.
First Reading given by Council Member Cathy White on Monday, June 14, 2021.

17. ROLL CALL: Proposed Amendment to the Livonia Code of Ordinances, as amended: Department of Law, re: Section 130 of Title 13, Chapter 20 (Livonia Sewage Disposal System) to provide for changes to the special rates for designated uses to become effective with the first billing on or after July 1, 2021.
First Reading given by Council Member Rob Donovic on Monday, June 14, 2021.

18. ROLL CALL: Proposed Amendment to the Livonia Code of Ordinances, as amended: Department of Law, re: to Section 050 of Title 13, Chapter 28 (Industrial Waste Surcharge) to provide for changes in the industrial waste surcharge rate to become effective with the first billing on or after July 1, 2021.
First Reading given by Council Vice President Scott Bahr on Monday, June 14, 2021.

19. ROLL CALL: Proposed Amendment to Zoning Ordinance No. 543, as amended, Department of Law, re: Pet. 2020-12-01-07 submitted by Tiseo Architects, Inc., for a change of zoning of portions of the shopping center property at 19043 through 19053 Middlebelt Road and 29475 through 29493 Seven Mile Road, located on the west side of Middlebelt Road between Clarita Avenue and Seven Mile Road in the Northeast 1/4 of Section 11, from C-1 (Local Business) and P (Parking) to C-2 (General Business)
First Reading given by Cathy White on Monday, March 22, 2021.

20. WAIVER PETITION: Planning Commission, re: Petition 2021-03-02-06 submitted by Tiseo Architects, Inc., to construct a freestanding building with drive-thru facilities and add drive-up window facilities to the southern end unit of the shopping center on property located on the west side of Middlebelt Road between Clarita Avenue and Seven Mile Road (19043 thru 19053 Middlebelt Road and 29475 thru 29493 Seven Mile Road) in the Northeast ¼ of Section 11.

NEW DATA ITEM 20 – Revised drawings submitted by Petitioner

NEW BUSINESS

21. REQUEST TO APPROVE A RESOLUTION OPPOSING SENATE BILL 446 AND HOUSE BILL 4722: Department of Law, re: to prevent the Legislature from preempting local zoning laws regarding short-term rental properties.

AUDIENCE COMMUNICATION

X-ITEM(S)

X1. REQUEST TO APPROVE THE EXTENSION OF A JOINT DECLARATION AND RESOLUTION PERMITTING TEMPORARY OUTDOOR DINING AREAS DURING THE COVID-19 EMERGENCY: City Council, President, Kathleen McIntyre, and Mayor Maureen Miller Brosnan, re: to allow for the approval of temporary outdoor dining areas in connection with existing full and limited-service restaurants in the City of Livonia.

SUSAN M. NASH, CITY CLERK

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

LETTER TO THE LIVONIA CITY COUNCIL

Finance
June 4, 2021

MEETING DATE	PREPARED BY
June 28, 2021	DeAnne Bates, Program Supervisor,

AGENDA ITEM

Communication from the Department of Finance, dated June 4, 2021, re: forwarding various financial statements of the City of Livonia for the month ending April 30, 2021.

BACKGROUND

Attached hereto are the various financial statements of the City of Livonia for the month ending April 30, 2021. These statements are summarized so that you may make a quick financial overview of the various funds. Detailed statements, in support of the summarized statements, have been forwarded electronically to the Council Office.

RECOMMENDATION

Receive and file.

FISCAL CONSIDERATION

N/A

ATTACHMENTS

1. BUDGET TO ACTUAL - COUNCIL SUMMARY - APRIL 2021

APPROVED BY

Michael T Slater

Michael Slater, Finance Director

Date: June 07, 2021

Maureen Miller Brosnan

Maureen Miller Brosnan, Mayor

Date: June 17, 2021

BUDGET TO ACTUAL - COUNCIL SUMMARY - 4/30/2021

Through 04/30/21

Prior Fiscal Year Activity Included

Organization		Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund	**101 - GENERAL FUND**									
REVENUE										
Department	**000 - ACCOUNT BALANCES**	63,341,002.00	.00	63,341,002.00	2,749,770.23	.00	44,473,785.65	18,867,216.35	70	45,181,967.30
	REVENUE TOTALS	$63,341,002.00	$0.00	$63,341,002.00	$2,749,770.23	$0.00	$44,473,785.65	$18,867,216.35	70%	$45,181,967.30
EXPENSE										
Department	**101 - CITY COUNCIL**	294,142.00	.00	294,142.00	31,146.61	.00	113,427.58	180,714.42	39	141,625.50
Department	**173 - MAYOR'S OFFICE**	602,660.00	.00	602,660.00	58,673.93	.00	233,463.19	369,196.81	39	217,057.14
Department	**191 - ACCOUNTING**	234,432.00	.00	234,432.00	48,753.62	.00	68,357.80	166,074.20	29	63,601.73
Department	**192 - FINANCE DEPARTMENT**	418,272.00	.00	418,272.00	38,660.90	.00	163,731.13	254,540.87	39	147,813.03
Department	**215 - CITY CLERK**	647,082.00	.00	647,082.00	69,417.13	.00	259,129.69	387,952.31	40	210,196.98
Department	**223 - INDEPENDENT AUDIT**	35,609.00	.00	35,609.00	25,880.00	.00	55,418.91	(19,809.91)	156	36,761.99
Department	**228 - INFORMATION SYSTEMS**	1,194,503.00	.00	1,194,503.00	82,107.84	11,969.10	692,166.27	490,367.63	59	489,905.10
Department	**236 - ETHICS BOARD**	400.00	.00	400.00	.00	.00	112.20	287.80	28	27.52
Department	**238 - NON DEPARTMENTAL**	4,000.00	.00	4,000.00	.00	.00	.00	4,000.00	0	.00
Department	**247 - BOARD OF REVIEW**	3,545.00	.00	3,545.00	.00	.00	2,411.36	1,133.64	68	344.48
Department	**253 - TREASURER**	566,689.00	.00	566,689.00	49,791.70	.00	205,879.42	360,809.58	36	218,130.99
Department	**256 - DAMAGE CLAIMS**	950,000.00	.00	950,000.00	125,376.05	.00	453,202.45	496,797.55	48	323,947.83
Department	**257 - ASSESSING**	548,658.00	.00	548,658.00	50,647.63	.00	201,670.03	346,987.97	37	194,743.15
Department	**261 - UTILITIES AND SUPPLIES**	608,247.00	.00	608,247.00	27,075.15	.00	146,891.93	461,355.07	24	118,358.67
Department	**262 - ELECTION COMMISSION**	348,186.00	.00	348,186.00	24,797.76	.00	62,711.52	285,474.48	18	153,573.99
Department	**263 - INSURANCE-GENERAL**	91,711.00	.00	91,711.00	107,473.34	.00	395,396.00	(303,685.00)	431	390,213.42
Department	**264 - INSURANCE-WORKERS COMP**	325,299.00	.00	325,299.00	46,236.66	.00	285,891.75	39,407.25	88	187,477.74
Department	**266 - LAW DEPARTMENT**	850,822.00	.00	850,822.00	88,564.67	.00	332,516.38	518,305.62	39	296,279.04
Department	**267 - EMPLOYEE BENEFITS CONTROL**	42,000.00	.00	42,000.00	(95,031.75)	.00	(877,360.78)	919,360.78	-2089	(1,711,137.07)
Department	**268 - NON-DEPT CAPITAL PROJECTS**	531,000.00	.00	531,000.00	.00	.00	525,000.00	6,000.00	99	1,025,000.00
Department	**269 - CIVIL SERVICE**	821,138.00	.00	821,138.00	74,023.67	.00	255,968.00	565,170.00	31	249,112.57
Department	**271 - LABOR RELATIONS**	96,500.00	.00	96,500.00	12,891.25	.00	33,138.75	63,361.25	34	29,213.66
Department	**272 - DUES AND SUBSCRIPTIONS**	51,000.00	.00	51,000.00	.00	.00	12,589.00	38,411.00	25	17,309.00
Department	**286 - 16TH DISTRICT COURT**	3,323,235.00	.00	3,323,235.00	301,860.76	1,498.87	1,261,767.64	2,059,968.49	38	1,157,731.63
Department	**302 - TRAFFIC BUREAU**	1,215,460.00	.00	1,215,460.00	102,061.69	.00	304,145.10	911,314.90	25	402,519.77
Department	**304 - POLICE ADMINISTRATION**	2,734,212.00	51,000.00	2,785,212.00	232,377.11	44,695.24	847,478.09	1,893,038.67	32	751,890.79
Department	**306 - POLICE DATA PROCESSING**	853,721.00	.00	853,721.00	73,183.68	12,634.79	296,991.38	544,094.83	36	302,820.18
Department	**307 - DETECTIVE BUREAU**	3,400,555.00	.00	3,400,555.00	380,367.42	.00	1,307,870.14	2,092,684.86	38	1,136,765.18
Department	**309 - AUTOMOTIVE SERVICE**	556,150.00	.00	556,150.00	32,709.18	.00	149,802.60	406,347.40	27	122,018.09
Department	**310 - POLICE COMMUNICATIONS**	973,482.00	.00	973,482.00	71,959.39	.00	277,040.31	696,441.69	28	310,688.88
Department	**313 - CROSSING GUARDS**	70,723.00	.00	70,723.00	7,735.02	.00	19,089.07	51,633.93	27	20,832.42
Department	**316 - SCHOOL LIAISON**	411,632.00	.00	411,632.00	39,387.16	.00	147,941.48	263,690.52	36	141,381.70
Department	**318 - OFFICE OF EMERG PREP**	133,515.00	.00	133,515.00	8,564.22	.00	43,536.06	89,978.94	33	44,074.23
Department	**319 - RESERVE POL/SPECIAL EVENT**	342,593.00	.00	342,593.00	29,586.55	.00	99,228.38	243,364.62	29	95,466.30
Department	**325 - POLICE PATROL BUREAU**	13,476,216.00	(51,000.00)	13,425,216.00	1,131,862.70	10,013.89	4,260,597.20	9,154,604.91	32	3,622,613.88
Department	**329 - INTELLIGENCE BUREAU**	2,372,561.00	.00	2,372,561.00	165,985.30	.00	597,758.95	1,774,802.05	25	622,354.86

BUDGET TO ACTUAL - COUNCIL SUMMARY - 4/30/2021

Through 04/30/21

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **101 - GENERAL FUND**									
EXPENSE									
Department **336 - FIRE ADMINISTRATION**	1,260,045.00	.00	1,260,045.00	122,843.09	1,723.36	462,130.61	796,191.03	37	419,391.97
Department **338 - FIRE FIGHTING**	13,357,355.00	.00	13,357,355.00	1,256,572.90	238,902.00	4,855,634.60	8,262,818.40	38	3,968,916.46
Department **341 - FIRE PREVENTION**	824,309.00	.00	824,309.00	83,729.26	.00	311,205.99	513,103.01	38	256,364.62
Department **371 - INSPECTION**	1,685,617.00	.00	1,685,617.00	163,481.16	.00	581,628.25	1,103,988.75	35	491,312.04
Department **381 - BLDG CODE BD OF APPEALS**	861.00	.00	861.00	.00	.00	.00	861.00	0	.00
Department **435 - TRAFFIC COMMISSION**	2,353.00	.00	2,353.00	118.40	.00	672.81	1,680.19	29	462.89
Department **441 - PUBLIC SERV ADMINISTRATION**	8,391.00	.00	8,391.00	9,174.21	.00	(88,219.62)	96,610.62	-1051	(89,955.19)
Department **443 - PUBLIC SERV-EQUIP MAINT**	213,125.00	.00	213,125.00	17,806.58	18,062.73	(61,507.12)	256,569.39	-20	(106,295.66)
Department **447 - ENGINEERING**	1,269.00	.00	1,269.00	17,955.10	.00	(73,469.65)	74,738.65	-5790	(93,273.04)
Department **448 - STREET LIGHTING**	231,648.00	.00	231,648.00	16,708.10	.00	89,269.88	142,378.12	39	108,628.02
Department **463 - MAINTENANCE-STREET**	453,716.00	.00	453,716.00	25,167.44	15,700.29	137,645.27	300,370.44	34	93,632.13
Department **523 - PUBLIC SERV-BLDG MAINT**	1,598,450.00	.00	1,598,450.00	189,078.10	35,531.20	581,341.86	981,576.94	39	450,872.65
Department **524 - PARKS**	1,425,183.00	.00	1,425,183.00	91,953.32	29,956.21	298,439.51	1,096,787.28	23	278,470.69
Department **701 - PLANNING**	726,945.00	.00	726,945.00	73,240.24	.00	240,352.14	486,592.86	33	207,170.07
Department **702 - ZONING BOARD OF APPEALS**	113,232.00	.00	113,232.00	4,389.04	.00	22,410.07	90,821.93	20	22,525.62
Department **752 - RECREATION ADMINISTRATION**	164,486.00	.00	164,486.00	25,421.30	.00	52,736.33	111,749.67	32	137,451.86
Department **758 - RECREATION FACILITIES**	28,825.00	.00	28,825.00	1,180.26	.00	2,728.51	26,096.49	9	738.41
Department **759 - RECREATION ATHLETICS**	89,925.00	.00	89,925.00	8,027.65	3,994.10	9,236.67	76,694.23	15	4,547.34
Department **820 - COM RES - SENIOR SERVICES**	610,066.00	.00	610,066.00	50,232.30	.00	213,208.88	396,857.12	35	168,515.10
Department **821 - COM RES - GREENMEAD AND CULTURAL**	917,520.00	.00	917,520.00	68,729.86	12,085.83	301,217.43	604,216.74	34	328,709.17
EXPENSE TOTALS	$62,843,271.00	$0.00	$62,843,271.00	$5,669,934.65	$436,767.61	$21,171,621.40	$41,234,881.99	34%	$18,178,899.52
Fund **101 - GENERAL FUND** Totals									
REVENUE TOTALS	63,341,002.00	.00	63,341,002.00	2,749,770.23	.00	44,473,785.65	18,867,216.35	70%	45,181,967.30
EXPENSE TOTALS	62,843,271.00	.00	62,843,271.00	5,669,934.65	436,767.61	21,171,621.40	41,234,881.99	34%	18,178,899.52
Fund **101 - GENERAL FUND** Totals	$497,731.00	$0.00	$497,731.00	($2,920,164.42)	($436,767.61)	$23,302,164.25	($22,367,665.64)		$27,003,067.78

BUDGET TO ACTUAL - COUNCIL SUMMARY - 4/30/2021

Through 04/30/21

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **202 - MAJOR STREET FUND**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	8,501,865.00	.00	8,501,865.00	727,913.10	.00	2,079,485.79	6,422,379.21	24	2,204,503.31
REVENUE TOTALS	$8,501,865.00	$0.00	$8,501,865.00	$727,913.10	$0.00	$2,079,485.79	$6,422,379.21	24%	$2,204,503.31
EXPENSE									
Department **448 - STREET LIGHTING**	602,433.00	.00	602,433.00	39,000.00	.00	195,000.00	407,433.00	32	175,000.00
Department **451 - CONST-STREET AND BRIDGES**	60,000.00	.00	60,000.00	.00	.00	.00	60,000.00	0	.00
Department **463 - MAINTENANCE-STREET**	1,202,599.00	277,054.00	1,479,653.00	38,342.19	.00	308,840.16	1,170,812.84	21	381,944.26
Department **478 - MAINT-FREEWAY LIGHTING**	25,000.00	.00	25,000.00	1,306.73	.00	6,639.98	18,360.02	27	6,607.33
Department **479 - SNOW AND ICE REMOVAL**	728,799.00	.00	728,799.00	27,398.00	.00	136,990.00	591,809.00	19	131,355.00
Department **483 - ADMIN, ENGIN RECORD KEEPI**	183,138.00	.00	183,138.00	15,261.00	.00	76,305.00	106,833.00	42	142,707.50
Department **484 - FUND TRANSFERS**	7,200,000.00	.00	7,200,000.00	600,000.00	.00	3,000,000.00	4,200,000.00	42	2,750,000.00
EXPENSE TOTALS	$10,001,969.00	$277,054.00	$10,279,023.00	$721,307.92	$0.00	$3,723,775.14	$6,555,247.86	36%	$3,587,614.09
Fund **202 - MAJOR STREET FUND** Totals									
REVENUE TOTALS	8,501,865.00	.00	8,501,865.00	727,913.10	.00	2,079,485.79	6,422,379.21	24%	2,204,503.31
EXPENSE TOTALS	10,001,969.00	277,054.00	10,279,023.00	721,307.92	.00	3,723,775.14	6,555,247.86	36%	3,587,614.09
Fund **202 - MAJOR STREET FUND** Totals	($1,500,104.00)	($277,054.00)	($1,777,158.00)	$6,605.18	$0.00	($1,644,289.35)	($132,868.65)		($1,383,110.78)

BUDGET TO ACTUAL - COUNCIL SUMMARY - 4/30/2021

Through 04/30/21

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **203 - LOCAL STREET FUND**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	10,435,624.00	.00	10,435,624.00	875,809.09	.00	3,787,957.91	6,647,666.09	36	3,587,382.57
REVENUE TOTALS	$10,435,624.00	$0.00	$10,435,624.00	$875,809.09	$0.00	$3,787,957.91	$6,647,666.09	36%	$3,587,382.57
EXPENSE									
Department **448 - STREET LIGHTING**	118,000.00	.00	118,000.00	9,833.00	.00	49,165.00	68,835.00	42	42,500.00
Department **451 - CONST-STREET AND BRIDGES**	125,000.00	.00	125,000.00	.00	.00	.00	125,000.00	0	.00
Department **463 - MAINTENANCE-STREET**	1,559,669.00	.00	1,559,669.00	120,596.00	.00	602,980.00	956,689.00	39	454,635.00
Department **479 - SNOW AND ICE REMOVAL**	421,437.00	.00	421,437.00	35,117.00	.00	175,585.00	245,852.00	42	173,135.00
Department **483 - ADMIN, ENGIN RECORD KEEPI**	654,768.00	.00	654,768.00	54,562.00	.00	272,810.00	381,958.00	42	189,955.00
Department **484 - FUND TRANSFERS**	7,900,000.00	.00	7,900,000.00	658,333.00	.00	3,291,665.00	4,608,335.00	42	3,291,665.00
EXPENSE TOTALS	$10,778,874.00	$0.00	$10,778,874.00	$878,441.00	$0.00	$4,392,205.00	$6,386,669.00	41%	$4,151,890.00
Fund **203 - LOCAL STREET FUND** Totals									
REVENUE TOTALS	10,435,624.00	.00	10,435,624.00	875,809.09	.00	3,787,957.91	6,647,666.09	36%	3,587,382.57
EXPENSE TOTALS	10,778,874.00	.00	10,778,874.00	878,441.00	.00	4,392,205.00	6,386,669.00	41%	4,151,890.00
Fund **203 - LOCAL STREET FUND** Totals	($343,250.00)	$0.00	($343,250.00)	($2,631.91)	$0.00	($604,247.09)	$260,997.09		($564,507.43)

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Fund **204 - ROAD - SIDEWALK & TREE**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	12,222,041.00	.00	12,222,041.00	660,334.33	.00	7,360,348.16	4,861,692.84	60	7,295,218.82
REVENUE TOTALS	$12,222,041.00	$0.00	$12,222,041.00	$660,334.33	$0.00	$7,360,348.16	$4,861,692.84	60%	$7,295,218.82
EXPENSE									
Department **441 - PUBLIC SERV ADMINISTRATION**	33,794.00	.00	33,794.00	2,816.00	.00	14,080.00	19,714.00	42	11,525.00
Department **447 - ENGINEERING**	2,287,000.00	211,587.00	2,498,587.00	33,067.29	.00	350,792.77	2,147,794.23	14	363,868.29
Department **463 - MAINTENANCE-STREET**	10,115,000.00	1,707,353.00	11,822,353.00	.00	.00	134,546.33	11,687,806.67	1	78,967.96
Department **530 - FORESTRY**	125,000.00	5,058.00	130,058.00	.00	.00	.00	130,058.00	0	.00
EXPENSE TOTALS	$12,560,794.00	$1,923,998.00	$14,484,792.00	$35,883.29	$0.00	$499,419.10	$13,985,372.90	3%	$454,361.25
Fund **204 - ROAD - SIDEWALK & TREE** Totals									
REVENUE TOTALS	12,222,041.00	.00	12,222,041.00	660,334.33	.00	7,360,348.16	4,861,692.84	60%	7,295,218.82
EXPENSE TOTALS	12,560,794.00	1,923,998.00	14,484,792.00	35,883.29	.00	499,419.10	13,985,372.90	3%	454,361.25
Fund **204 - ROAD - SIDEWALK & TREE** Totals	($338,753.00)	($1,923,998.00)	($2,262,751.00)	$624,451.04	$0.00	$6,860,929.06	($9,123,680.06)		$6,840,857.57

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Fund **208 - COMMUNITY RECREATION**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	6,956,311.00	22,600.00	6,978,911.00	291,800.58	.00	4,603,504.91	2,375,406.09	66	4,176,143.12
REVENUE TOTALS	$6,956,311.00	$22,600.00	$6,978,911.00	$291,800.58	$0.00	$4,603,504.91	$2,375,406.09	66%	$4,176,143.12
EXPENSE									
Department **755 - RECREATION CENTER**	6,900,217.00	199,013.00	7,099,230.00	1,864,130.45	321,670.75	3,023,256.93	3,754,302.32	47	3,139,960.15
Department **756 - OTHER RECREATION**	22,100.00	165,000.00	187,100.00	.00	.00	6,961.75	180,138.25	4	6,067.29
Department **757 - ICE RINK**	392,814.00	.00	392,814.00	352,306.28	.00	352,358.53	40,455.47	90	347,239.30
Department **776 - SPECIAL EVENTS**	93,060.00	.00	93,060.00	1,068.18	.00	12,908.97	80,151.03	14	6,890.27
Department **795 - SWIMMING POOL - BOTSFORD**	274,160.00	105,000.00	379,160.00	518.62	271,486.00	2,913.38	104,760.62	72	1,250.54
Department **796 - SWIMMING POOL - CLEMENT C**	140,082.00	20,000.00	160,082.00	413.16	4,562.00	2,107.35	153,412.65	4	1,644.54
Department **797 - SWIMMING POOL - SHELDON**	162,922.00	(16,000.00)	146,922.00	457.44	21,426.00	1,478.23	124,017.77	16	609.19
EXPENSE TOTALS	$7,985,355.00	$473,013.00	$8,458,368.00	$2,218,894.13	$619,144.75	$3,401,985.14	$4,437,238.11	48%	$3,503,661.28
Fund **208 - COMMUNITY RECREATION** Totals									
REVENUE TOTALS	6,956,311.00	22,600.00	6,978,911.00	291,800.58	.00	4,603,504.91	2,375,406.09	66%	4,176,143.12
EXPENSE TOTALS	7,985,355.00	473,013.00	8,458,368.00	2,218,894.13	619,144.75	3,401,985.14	4,437,238.11	48%	3,503,661.28
Fund **208 - COMMUNITY RECREATION** Totals	($1,029,044.00)	($450,413.00)	($1,479,457.00)	($1,927,093.55)	($619,144.75)	$1,201,519.77	($2,061,832.02)		$672,481.84

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Fund **211 - DESIGNATED PURPOSE**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	120,000.00	150.00	120,150.00	11,806.84	.00	14,783.84	105,366.16	12	32,093.25
REVENUE TOTALS	$120,000.00	$150.00	$120,150.00	$11,806.84	$0.00	$14,783.84	$105,366.16	12%	$32,093.25
EXPENSE									
Department **000 - ACCOUNT BALANCES**	120,000.00	45,000.00	165,000.00	3,101.31	.00	6,311.24	158,688.76	4	30,818.87
EXPENSE TOTALS	$120,000.00	$45,000.00	$165,000.00	$3,101.31	$0.00	$6,311.24	$158,688.76	4%	$30,818.87
Fund **211 - DESIGNATED PURPOSE** Totals									
REVENUE TOTALS	120,000.00	150.00	120,150.00	11,806.84	.00	14,783.84	105,366.16	12%	32,093.25
EXPENSE TOTALS	120,000.00	45,000.00	165,000.00	3,101.31	.00	6,311.24	158,688.76	4%	30,818.87
Fund **211 - DESIGNATED PURPOSE** Totals	$0.00	($44,850.00)	($44,850.00)	$8,705.53	$0.00	$8,472.60	($53,322.60)		$1,274.38

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Fund **226 - MUNICIPAL REFUSE FUND**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	11,986,251.00	.00	11,986,251.00	10,758.53	.00	11,095,124.72	891,126.28	93	11,062,554.91
REVENUE TOTALS	$11,986,251.00	$0.00	$11,986,251.00	$10,758.53	$0.00	$11,095,124.72	$891,126.28	93%	$11,062,554.91
EXPENSE									
Department **521 - SANITATION**	1,159,639.00	28,000.00	1,187,639.00	123,212.28	.00	489,448.80	698,190.20	41	465,895.03
Department **528 - PUBLIC SERVICE**	10,876,144.00	188,584.00	11,064,728.00	811,643.56	177.84	3,772,645.00	7,291,905.16	34	3,481,905.80
Department **529 - ANIMAL CONTROL**	313,799.00	2,300.00	316,099.00	24,801.86	720.25	91,032.34	224,346.41	29	95,842.62
EXPENSE TOTALS	$12,349,582.00	$218,884.00	$12,568,466.00	$959,657.70	$898.09	$4,353,126.14	$8,214,441.77	35%	$4,043,643.45
Fund **226 - MUNICIPAL REFUSE FUND** Totals									
REVENUE TOTALS	11,986,251.00	.00	11,986,251.00	10,758.53	.00	11,095,124.72	891,126.28	93%	11,062,554.91
EXPENSE TOTALS	12,349,582.00	218,884.00	12,568,466.00	959,657.70	898.09	4,353,126.14	8,214,441.77	35%	4,043,643.45
Fund **226 - MUNICIPAL REFUSE FUND** Totals	($363,331.00)	($218,884.00)	($582,215.00)	($948,899.17)	($898.09)	$6,741,998.58	($7,323,315.49)		$7,018,911.46

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Fund **242 - LIVONIA BROWNFIELD - LSRRF**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	83,000.00	.00	83,000.00	53.40	.00	35,537.16	47,462.84	43	27,858.64
REVENUE TOTALS	$83,000.00	$0.00	$83,000.00	$53.40	$0.00	$35,537.16	$47,462.84	43%	$27,858.64
EXPENSE									
Department **000 - ACCOUNT BALANCES**	40,627.00	.00	40,627.00	2,552.26	.00	12,761.22	27,865.78	31	.00
EXPENSE TOTALS	$40,627.00	$0.00	$40,627.00	$2,552.26	$0.00	$12,761.22	$27,865.78	31%	$0.00
Fund **242 - LIVONIA BROWNFIELD - LSRRF** Totals									
REVENUE TOTALS	83,000.00	.00	83,000.00	53.40	.00	35,537.16	47,462.84	43%	27,858.64
EXPENSE TOTALS	40,627.00	.00	40,627.00	2,552.26	.00	12,761.22	27,865.78	31%	.00
Fund **242 - LIVONIA BROWNFIELD - LSRRF** Totals	$42,373.00	$0.00	$42,373.00	($2,498.86)	$0.00	$22,775.94	$19,597.06		$27,858.64

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Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **243 - LIVONIA BROWNFIELD REDEV AUTH**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	490,000.00	.00	490,000.00	.00	.00	169,055.39	320,944.61	35	129,879.99
REVENUE TOTALS	$490,000.00	$0.00	$490,000.00	$0.00	$0.00	$169,055.39	$320,944.61	35%	$129,879.99
EXPENSE									
Department **000 - ACCOUNT BALANCES**	490,000.00	.00	490,000.00	.00	.00	.00	490,000.00	0	.00
EXPENSE TOTALS	$490,000.00	$0.00	$490,000.00	$0.00	$0.00	$0.00	$490,000.00	0%	$0.00
Fund **243 - LIVONIA BROWNFIELD REDEV AUTH** Totals									
REVENUE TOTALS	490,000.00	.00	490,000.00	.00	.00	169,055.39	320,944.61	35%	129,879.99
EXPENSE TOTALS	490,000.00	.00	490,000.00	.00	.00	.00	490,000.00	0%	.00
Fund **243 - LIVONIA BROWNFIELD REDEV AUTH** Totals	$0.00	$0.00	$0.00	$0.00	$0.00	$169,055.39	($169,055.39)		$129,879.99

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Fund **244 - ECONOMIC DEVEL CORP**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	300.00	.00	300.00	5.10	.00	(1.20)	301.20	0	248.99
REVENUE TOTALS	$300.00	$0.00	$300.00	$5.10	$0.00	($1.20)	$301.20	0%	$248.99
EXPENSE									
Department **000 - ACCOUNT BALANCES**	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	+++	$0.00
Fund **244 - ECONOMIC DEVEL CORP** Totals									
REVENUE TOTALS	300.00	.00	300.00	5.10	.00	(1.20)	301.20	0%	248.99
EXPENSE TOTALS	.00	.00	.00	.00	.00	.00	.00	+++	.00
Fund **244 - ECONOMIC DEVEL CORP** Totals	$300.00	$0.00	$300.00	$5.10	$0.00	($1.20)	$301.20		$248.99

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Fund **248 - PLYMOUTH RD DEV AUTHORITY**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	719,514.00	.00	719,514.00	898.37	.00	1,019.44	718,494.56	0	766.00
REVENUE TOTALS	$719,514.00	$0.00	$719,514.00	$898.37	$0.00	$1,019.44	$718,494.56	0%	$766.00
EXPENSE									
Department **000 - ACCOUNT BALANCES**	712,925.00	384,996.00	1,097,921.00	47,738.49	.00	137,189.42	960,731.58	12	56,440.22
EXPENSE TOTALS	$712,925.00	$384,996.00	$1,097,921.00	$47,738.49	$0.00	$137,189.42	$960,731.58	12%	$56,440.22
Fund **248 - PLYMOUTH RD DEV AUTHORITY** Totals									
REVENUE TOTALS	719,514.00	.00	719,514.00	898.37	.00	1,019.44	718,494.56	0%	766.00
EXPENSE TOTALS	712,925.00	384,996.00	1,097,921.00	47,738.49	.00	137,189.42	960,731.58	12%	56,440.22
Fund **248 - PLYMOUTH RD DEV AUTHORITY** Totals	$6,589.00	($384,996.00)	($378,407.00)	($46,840.12)	$0.00	($136,169.98)	($242,237.02)		($55,674.22)

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Fund **260 - MIDC GRANT**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	648,952.00	.00	648,952.00	.00	.00	362,994.64	285,957.36	56	167,511.11
REVENUE TOTALS	$648,952.00	$0.00	$648,952.00	$0.00	$0.00	$362,994.64	$285,957.36	56%	$167,511.11
EXPENSE									
Department **000 - ACCOUNT BALANCES**	648,952.00	.00	648,952.00	28,186.14	.00	110,482.82	538,469.18	17	136,868.38
EXPENSE TOTALS	$648,952.00	$0.00	$648,952.00	$28,186.14	$0.00	$110,482.82	$538,469.18	17%	$136,868.38
Fund **260 - MIDC GRANT** Totals									
REVENUE TOTALS	648,952.00	.00	648,952.00	.00	.00	362,994.64	285,957.36	56%	167,511.11
EXPENSE TOTALS	648,952.00	.00	648,952.00	28,186.14	.00	110,482.82	538,469.18	17%	136,868.38
Fund **260 - MIDC GRANT** Totals	$0.00	$0.00	$0.00	($28,186.14)	$0.00	$252,511.82	($252,511.82)		$30,642.73

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Fund **261 - PUB. SAFETY COMMUNICATION**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	545,000.00	.00	545,000.00	848.90	.00	223,597.49	321,402.51	41	266,140.31
REVENUE TOTALS	$545,000.00	$0.00	$545,000.00	$848.90	$0.00	$223,597.49	$321,402.51	41%	$266,140.31
EXPENSE									
Department **000 - ACCOUNT BALANCES**	1,366,500.00	136,603.00	1,503,103.00	1,144.33	.00	174,635.37	1,328,467.63	12	50,394.08
EXPENSE TOTALS	$1,366,500.00	$136,603.00	$1,503,103.00	$1,144.33	$0.00	$174,635.37	$1,328,467.63	12%	$50,394.08
Fund **261 - PUB. SAFETY COMMUNICATION** Totals									
REVENUE TOTALS	545,000.00	.00	545,000.00	848.90	.00	223,597.49	321,402.51	41%	266,140.31
EXPENSE TOTALS	1,366,500.00	136,603.00	1,503,103.00	1,144.33	.00	174,635.37	1,328,467.63	12%	50,394.08
Fund **261 - PUB. SAFETY COMMUNICATION** Totals	($821,500.00)	($136,603.00)	($958,103.00)	($295.43)	$0.00	$48,962.12	($1,007,065.12)		$215,746.23

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Fund **262 - ADJUDICATED FORFEITURES**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	225,000.00	.00	225,000.00	73,853.19	.00	155,139.14	69,860.86	69	152,813.54
REVENUE TOTALS	$225,000.00	$0.00	$225,000.00	$73,853.19	$0.00	$155,139.14	$69,860.86	69%	$152,813.54
EXPENSE									
Department **333 - STATE/LOCAL FORFEITURE EX**	516,350.00	.00	516,350.00	2,975.47	6,654.50	37,129.22	472,566.28	8	19,729.13
Department **334 - FEDERAL FORFEITURE EXP**	301,865.00	1,140.00	303,005.00	37,295.49	.00	55,758.70	247,246.30	18	35,050.83
Department **335 - CONTINUING CRIMINAL ENTERPRISE**	145,000.00	.00	145,000.00	1,805.27	.00	4,790.07	140,209.93	3	4,478.35
EXPENSE TOTALS	$963,215.00	$1,140.00	$964,355.00	$42,076.23	$6,654.50	$97,677.99	$860,022.51	11%	$59,258.31
Fund **262 - ADJUDICATED FORFEITURES** Totals									
REVENUE TOTALS	225,000.00	.00	225,000.00	73,853.19	.00	155,139.14	69,860.86	69%	152,813.54
EXPENSE TOTALS	963,215.00	1,140.00	964,355.00	42,076.23	6,654.50	97,677.99	860,022.51	11%	59,258.31
Fund **262 - ADJUDICATED FORFEITURES** Totals	($738,215.00)	($1,140.00)	($739,355.00)	$31,776.96	($6,654.50)	$57,461.15	($790,161.65)		$93,555.23

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Fund **270 - HISTORICAL COMMISSION**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	115,200.00	1,787.00	116,987.00	6,231.94	.00	30,985.50	86,001.50	26	17,265.15
REVENUE TOTALS	$115,200.00	$1,787.00	$116,987.00	$6,231.94	$0.00	$30,985.50	$86,001.50	26%	$17,265.15
EXPENSE									
Department **000 - ACCOUNT BALANCES**	84,000.00	39,480.00	123,480.00	237.56	39,480.00	1,169.41	82,830.59	33	10,900.71
EXPENSE TOTALS	$84,000.00	$39,480.00	$123,480.00	$237.56	$39,480.00	$1,169.41	$82,830.59	33%	$10,900.71
Fund **270 - HISTORICAL COMMISSION** Totals									
REVENUE TOTALS	115,200.00	1,787.00	116,987.00	6,231.94	.00	30,985.50	86,001.50	26%	17,265.15
EXPENSE TOTALS	84,000.00	39,480.00	123,480.00	237.56	39,480.00	1,169.41	82,830.59	33%	10,900.71
Fund **270 - HISTORICAL COMMISSION** Totals	$31,200.00	($37,693.00)	($6,493.00)	$5,994.38	($39,480.00)	$29,816.09	$3,170.91		$6,364.44

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Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **271 - LIBRARY FUND**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	4,129,019.00	.00	4,129,019.00	47,036.94	.00	3,758,607.88	370,411.12	91	3,715,376.67
REVENUE TOTALS	$4,129,019.00	$0.00	$4,129,019.00	$47,036.94	$0.00	$3,758,607.88	$370,411.12	91%	$3,715,376.67
EXPENSE									
Department **778 - CIVIC CENTER LIBRARY**	3,381,149.00	203,500.00	3,584,649.00	334,887.51	.00	1,167,016.16	2,417,632.84	33	981,428.44
Department **779 - NOBLE LIBRARY**	.00	.00	.00	(6,541.46)	.00	5,664.23	(5,664.23)	+++	69,071.68
Department **780 - SANDBURG LIBRARY**	749,504.00	16,391.00	765,895.00	87,476.07	1,864.37	286,065.32	477,965.31	38	212,774.89
EXPENSE TOTALS	$4,130,653.00	$219,891.00	$4,350,544.00	$415,822.12	$1,864.37	$1,458,745.71	$2,889,933.92	34%	$1,263,275.01
Fund **271 - LIBRARY FUND** Totals									
REVENUE TOTALS	4,129,019.00	.00	4,129,019.00	47,036.94	.00	3,758,607.88	370,411.12	91%	3,715,376.67
EXPENSE TOTALS	4,130,653.00	219,891.00	4,350,544.00	415,822.12	1,864.37	1,458,745.71	2,889,933.92	34%	1,263,275.01
Fund **271 - LIBRARY FUND** Totals	($1,634.00)	($219,891.00)	($221,525.00)	($368,785.18)	($1,864.37)	$2,299,862.17	($2,519,522.80)		$2,452,101.66

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Fund **272 - ARTS COMMISSION FUND**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	17,000.00	.00	17,000.00	962.44	.00	1,140.61	15,859.39	7	5,978.44
REVENUE TOTALS	$17,000.00	$0.00	$17,000.00	$962.44	$0.00	$1,140.61	$15,859.39	7%	$5,978.44
EXPENSE									
Department **000 - ACCOUNT BALANCES**	13,000.00	.00	13,000.00	.00	.00	.00	13,000.00	0	212.50
EXPENSE TOTALS	$13,000.00	$0.00	$13,000.00	$0.00	$0.00	$0.00	$13,000.00	0%	$212.50
Fund **272 - ARTS COMMISSION FUND** Totals									
REVENUE TOTALS	17,000.00	.00	17,000.00	962.44	.00	1,140.61	15,859.39	7%	5,978.44
EXPENSE TOTALS	13,000.00	.00	13,000.00	.00	.00	.00	13,000.00	0%	212.50
Fund **272 - ARTS COMMISSION FUND** Totals	$4,000.00	$0.00	$4,000.00	$962.44	$0.00	$1,140.61	$2,859.39		$5,765.94

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Fund **286 - TRANSIT & CAPITAL IMPR**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	2,407,245.00	.00	2,407,245.00	.00	.00	2,287,730.91	119,514.09	95	2,222,435.75
REVENUE TOTALS	$2,407,245.00	$0.00	$2,407,245.00	$0.00	$0.00	$2,287,730.91	$119,514.09	95%	$2,222,435.75
EXPENSE									
Department **000 - ACCOUNT BALANCES**	2,407,245.00	.00	2,407,245.00	.00	.00	2,407,245.00	.00	100	2,308,717.00
EXPENSE TOTALS	$2,407,245.00	$0.00	$2,407,245.00	$0.00	$0.00	$2,407,245.00	$0.00	100%	$2,308,717.00
Fund **286 - TRANSIT & CAPITAL IMPR** Totals									
REVENUE TOTALS	2,407,245.00	.00	2,407,245.00	.00	.00	2,287,730.91	119,514.09	95%	2,222,435.75
EXPENSE TOTALS	2,407,245.00	.00	2,407,245.00	.00	.00	2,407,245.00	.00	100%	2,308,717.00
Fund **286 - TRANSIT & CAPITAL IMPR** Totals	$0.00	$0.00	$0.00	$0.00	$0.00	($119,514.09)	$119,514.09		($86,281.25)

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Fund **288 - COMMUNITY TRANSIT PROGRAM**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	994,828.00	.00	994,828.00	3,036.08	.00	929,378.73	65,449.27	93	943,680.54
REVENUE TOTALS	$994,828.00	$0.00	$994,828.00	$3,036.08	$0.00	$929,378.73	$65,449.27	93%	$943,680.54
EXPENSE									
Department **606 - COMM TRANSIT DISPATCHERS**	101,050.00	.00	101,050.00	9,830.09	.00	33,799.86	67,250.14	33	29,512.68
Department **607 - COMMUNITY TRANSIT ADMIN**	130,486.00	.00	130,486.00	14,609.97	.00	51,889.10	78,596.90	40	62,005.13
Department **608 - COMMUNITY TRANSIT**	907,863.00	.00	907,863.00	80,155.21	79,744.00	368,500.57	459,618.43	49	403,479.02
EXPENSE TOTALS	$1,139,399.00	$0.00	$1,139,399.00	$104,595.27	$79,744.00	$454,189.53	$605,465.47	47%	$494,996.83
Fund **288 - COMMUNITY TRANSIT PROGRAM** Totals									
REVENUE TOTALS	994,828.00	.00	994,828.00	3,036.08	.00	929,378.73	65,449.27	93%	943,680.54
EXPENSE TOTALS	1,139,399.00	.00	1,139,399.00	104,595.27	79,744.00	454,189.53	605,465.47	47%	494,996.83
Fund **288 - COMMUNITY TRANSIT PROGRAM** Totals	($144,571.00)	$0.00	($144,571.00)	($101,559.19)	($79,744.00)	$475,189.20	($540,016.20)		$448,683.71

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Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **297 - CABLE TELEVISION FUND**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	421,100.00	.00	421,100.00	22,909.85	.00	126,498.99	294,601.01	30	111,273.57
REVENUE TOTALS	$421,100.00	$0.00	$421,100.00	$22,909.85	$0.00	$126,498.99	$294,601.01	30%	$111,273.57
EXPENSE									
Department **806 - CABLE TELEVISION**	507,616.00	.00	507,616.00	41,891.20	2,638.77	166,922.58	338,054.65	33	160,415.65
EXPENSE TOTALS	$507,616.00	$0.00	$507,616.00	$41,891.20	$2,638.77	$166,922.58	$338,054.65	33%	$160,415.65
Fund **297 - CABLE TELEVISION FUND** Totals									
REVENUE TOTALS	421,100.00	.00	421,100.00	22,909.85	.00	126,498.99	294,601.01	30%	111,273.57
EXPENSE TOTALS	507,616.00	.00	507,616.00	41,891.20	2,638.77	166,922.58	338,054.65	33%	160,415.65
Fund **297 - CABLE TELEVISION FUND** Totals	($86,516.00)	$0.00	($86,516.00)	($18,981.35)	($2,638.77)	($40,423.59)	($43,453.64)		($49,142.08)

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Fund **372 - D/S 2015 MBA REFUNDING**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	184,457.00	.00	184,457.00	175,497.50	.00	175,497.50	8,959.50	95	172,473.50
REVENUE TOTALS	$184,457.00	$0.00	$184,457.00	$175,497.50	$0.00	$175,497.50	$8,959.50	95%	$172,473.50
EXPENSE									
Department **000 - ACCOUNT BALANCES**	184,457.00	.00	184,457.00	175,497.50	.00	175,497.50	8,959.50	95	172,473.50
EXPENSE TOTALS	$184,457.00	$0.00	$184,457.00	$175,497.50	$0.00	$175,497.50	$8,959.50	95%	$172,473.50
Fund **372 - D/S 2015 MBA REFUNDING** Totals									
REVENUE TOTALS	184,457.00	.00	184,457.00	175,497.50	.00	175,497.50	8,959.50	95%	172,473.50
EXPENSE TOTALS	184,457.00	.00	184,457.00	175,497.50	.00	175,497.50	8,959.50	95%	172,473.50
Fund **372 - D/S 2015 MBA REFUNDING** Totals	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00

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Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **373 - D/S 2016 MBA REFUNDING**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	551,000.00	.00	551,000.00	446,100.00	.00	446,600.00	104,400.00	81	438,000.00
REVENUE TOTALS	$551,000.00	$0.00	$551,000.00	$446,100.00	$0.00	$446,600.00	$104,400.00	81%	$438,000.00
EXPENSE									
Department **000 - ACCOUNT BALANCES**	551,000.00	.00	551,000.00	446,100.00	.00	446,600.00	104,400.00	81	438,000.00
EXPENSE TOTALS	$551,000.00	$0.00	$551,000.00	$446,100.00	$0.00	$446,600.00	$104,400.00	81%	$438,000.00
Fund **373 - D/S 2016 MBA REFUNDING** Totals									
REVENUE TOTALS	551,000.00	.00	551,000.00	446,100.00	.00	446,600.00	104,400.00	81%	438,000.00
EXPENSE TOTALS	551,000.00	.00	551,000.00	446,100.00	.00	446,600.00	104,400.00	81%	438,000.00
Fund **373 - D/S 2016 MBA REFUNDING** Totals	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00

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Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **374 - D/S 2017 MBA REFUNDING**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	1,993,850.00	.00	1,993,850.00	1,691,950.00	.00	1,692,450.00	301,400.00	85	1,672,400.00
REVENUE TOTALS	$1,993,850.00	$0.00	$1,993,850.00	$1,691,950.00	$0.00	$1,692,450.00	$301,400.00	85%	$1,672,400.00
EXPENSE									
Department **000 - ACCOUNT BALANCES**	1,993,850.00	.00	1,993,850.00	1,691,950.00	.00	1,692,450.00	301,400.00	85	1,672,400.00
EXPENSE TOTALS	$1,993,850.00	$0.00	$1,993,850.00	$1,691,950.00	$0.00	$1,692,450.00	$301,400.00	85%	$1,672,400.00
Fund **374 - D/S 2017 MBA REFUNDING** Totals									
REVENUE TOTALS	1,993,850.00	.00	1,993,850.00	1,691,950.00	.00	1,692,450.00	301,400.00	85%	1,672,400.00
EXPENSE TOTALS	1,993,850.00	.00	1,993,850.00	1,691,950.00	.00	1,692,450.00	301,400.00	85%	1,672,400.00
Fund **374 - D/S 2017 MBA REFUNDING** Totals	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00

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Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **401 - CAPITAL PROJECTS**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	2,182,245.00	.00	2,182,245.00	1,917.54	.00	2,131,782.06	50,462.94	98	2,616,544.58
REVENUE TOTALS	$2,182,245.00	$0.00	$2,182,245.00	$1,917.54	$0.00	$2,131,782.06	$50,462.94	98%	$2,616,544.58
EXPENSE									
Department **000 - ACCOUNT BALANCES**	2,501,450.00	4,619,350.00	7,120,800.00	76,501.00	129,288.18	1,142,843.34	5,848,668.48	18	671,294.73
EXPENSE TOTALS	$2,501,450.00	$4,619,350.00	$7,120,800.00	$76,501.00	$129,288.18	$1,142,843.34	$5,848,668.48	18%	$671,294.73
Fund **401 - CAPITAL PROJECTS** Totals									
REVENUE TOTALS	2,182,245.00	.00	2,182,245.00	1,917.54	.00	2,131,782.06	50,462.94	98%	2,616,544.58
EXPENSE TOTALS	2,501,450.00	4,619,350.00	7,120,800.00	76,501.00	129,288.18	1,142,843.34	5,848,668.48	18%	671,294.73
Fund **401 - CAPITAL PROJECTS** Totals	($319,205.00)	($4,619,350.00)	($4,938,555.00)	($74,583.46)	($129,288.18)	$988,938.72	($5,798,205.54)		$1,945,249.85

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Fund **418 - BUILDING IMPROVEMENT FUND**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	5,000.00	.00	5,000.00	682.50	.00	(177.65)	5,177.65	-4	12,668.76
REVENUE TOTALS	$5,000.00	$0.00	$5,000.00	$682.50	$0.00	($177.65)	$5,177.65	-4%	$12,668.76
EXPENSE									
Department **000 - ACCOUNT BALANCES**	100,000.00	.00	100,000.00	.00	.00	.00	100,000.00	0	.00
EXPENSE TOTALS	$100,000.00	$0.00	$100,000.00	$0.00	$0.00	$0.00	$100,000.00	0%	$0.00
Fund **418 - BUILDING IMPROVEMENT FUND** Totals									
REVENUE TOTALS	5,000.00	.00	5,000.00	682.50	.00	(177.65)	5,177.65	-4%	12,668.76
EXPENSE TOTALS	100,000.00	.00	100,000.00	.00	.00	.00	100,000.00	0%	.00
Fund **418 - BUILDING IMPROVEMENT FUND** Totals	($95,000.00)	$0.00	($95,000.00)	$682.50	$0.00	($177.65)	($94,822.35)		$12,668.76

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Fund **536 - NEWBURGH VILLAGE**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	838,400.00	.00	838,400.00	68,988.90	.00	346,645.15	491,754.85	41	339,130.14
REVENUE TOTALS	$838,400.00	$0.00	$838,400.00	$68,988.90	$0.00	$346,645.15	$491,754.85	41%	$339,130.14
EXPENSE									
Department **677 - NEWBURGH VILLAGE**	728,084.00	.00	728,084.00	62,607.29	15,100.00	262,723.27	450,260.73	38	218,257.78
EXPENSE TOTALS	$728,084.00	$0.00	$728,084.00	$62,607.29	$15,100.00	$262,723.27	$450,260.73	38%	$218,257.78
Fund **536 - NEWBURGH VILLAGE** Totals									
REVENUE TOTALS	838,400.00	.00	838,400.00	68,988.90	.00	346,645.15	491,754.85	41%	339,130.14
EXPENSE TOTALS	728,084.00	.00	728,084.00	62,607.29	15,100.00	262,723.27	450,260.73	38%	218,257.78
Fund **536 - NEWBURGH VILLAGE** Totals	$110,316.00	$0.00	$110,316.00	$6,381.61	($15,100.00)	$83,921.88	$41,494.12		$120,872.36

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Fund **538 - SILVER VILLAGE FUND**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	674,210.00	.00	674,210.00	55,345.94	.00	273,629.14	400,580.86	41	286,211.16
REVENUE TOTALS	$674,210.00	$0.00	$674,210.00	$55,345.94	$0.00	$273,629.14	$400,580.86	41%	$286,211.16
EXPENSE									
Department **676 - SILVER VILLAGE**	586,164.00	.00	586,164.00	39,741.52	.00	187,258.35	398,905.65	32	187,282.43
EXPENSE TOTALS	$586,164.00	$0.00	$586,164.00	$39,741.52	$0.00	$187,258.35	$398,905.65	32%	$187,282.43
Fund **538 - SILVER VILLAGE FUND** Totals									
REVENUE TOTALS	674,210.00	.00	674,210.00	55,345.94	.00	273,629.14	400,580.86	41%	286,211.16
EXPENSE TOTALS	586,164.00	.00	586,164.00	39,741.52	.00	187,258.35	398,905.65	32%	187,282.43
Fund **538 - SILVER VILLAGE FUND** Totals	$88,046.00	$0.00	$88,046.00	$15,604.42	$0.00	$86,370.79	$1,675.21		$98,928.73

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Fund **584 - GOLF COURSE FUND**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	2,055,363.00	.00	2,055,363.00	171,459.32	.00	320,288.25	1,735,074.75	16	103,988.71
REVENUE TOTALS	$2,055,363.00	$0.00	$2,055,363.00	$171,459.32	$0.00	$320,288.25	$1,735,074.75	16%	$103,988.71
EXPENSE									
Department **000 - ACCOUNT BALANCES**	.00	.00	.00	.00	.00	.00	.00	+++	.00
Department **773 - WHISPERING WILLOWS**	712,974.00	1,404.00	714,378.00	80,961.58	.00	247,429.19	466,948.81	35	216,292.45
Department **774 - IDYL WYLD**	533,974.00	1,404.00	535,378.00	73,025.48	.00	190,849.23	344,528.77	36	154,943.31
Department **775 - FOX CREEK**	779,372.00	1,404.00	780,776.00	101,065.49	.00	250,392.89	530,383.11	32	185,987.05
EXPENSE TOTALS	$2,026,320.00	$4,212.00	$2,030,532.00	$255,052.55	$0.00	$688,671.31	$1,341,860.69	34%	$557,222.81
Fund **584 - GOLF COURSE FUND** Totals									
REVENUE TOTALS	2,055,363.00	.00	2,055,363.00	171,459.32	.00	320,288.25	1,735,074.75	16%	103,988.71
EXPENSE TOTALS	2,026,320.00	4,212.00	2,030,532.00	255,052.55	.00	688,671.31	1,341,860.69	34%	557,222.81
Fund **584 - GOLF COURSE FUND** Totals	$29,043.00	($4,212.00)	$24,831.00	($83,593.23)	$0.00	($368,383.06)	$393,214.06		($453,234.10)

BUDGET TO ACTUAL - COUNCIL SUMMARY - 4/30/2021

Through 04/30/21

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **592 - WATER AND SEWER FUND**									
REVENUE									
Department **000 - ACCOUNT BALANCES**	43,652,866.00	.00	43,652,866.00	2,702,417.23	.00	14,080,558.44	29,572,307.56	32	14,630,850.96
REVENUE TOTALS	$43,652,866.00	$0.00	$43,652,866.00	$2,702,417.23	$0.00	$14,080,558.44	$29,572,307.56	32%	$14,630,850.96
EXPENSE									
Department **558 - W & S FINANCIAL ADMIN**	35,034,916.00	.00	35,034,916.00	2,922,814.37	670.00	14,173,983.96	20,860,262.04	40	13,744,316.59
Department **559 - W & S FIELD OPERATIONS**	7,087,611.00	150,000.00	7,237,611.00	834,368.16	402,193.69	2,935,752.76	3,899,664.55	46	2,086,511.82
EXPENSE TOTALS	$42,122,527.00	$150,000.00	$42,272,527.00	$3,757,182.53	$402,863.69	$17,109,736.72	$24,759,926.59	41%	$15,830,828.41
Fund **592 - WATER AND SEWER FUND** Totals									
REVENUE TOTALS	43,652,866.00	.00	43,652,866.00	2,702,417.23	.00	14,080,558.44	29,572,307.56	32%	14,630,850.96
EXPENSE TOTALS	42,122,527.00	150,000.00	42,272,527.00	3,757,182.53	402,863.69	17,109,736.72	24,759,926.59	41%	15,830,828.41
Fund **592 - WATER AND SEWER FUND** Totals	$1,530,339.00	($150,000.00)	$1,380,339.00	($1,054,765.30)	($402,863.69)	($3,029,178.28)	$4,812,380.97		($1,199,977.45)
Grand Totals									
REVENUE TOTALS	176,496,643.00	24,537.00	176,521,180.00	10,798,387.84	.00	100,963,948.55	75,557,231.45	57%	101,573,359.79
EXPENSE TOTALS	179,937,829.00	8,493,621.00	188,431,450.00	17,676,095.99	1,734,443.96	64,275,242.70	122,421,763.34	35%	58,240,126.81
Grand Totals	($3,441,186.00)	($8,469,084.00)	($11,910,270.00)	($6,877,708.15)	($1,734,443.96)	$36,688,705.85	($46,864,531.89)		$43,333,232.98

Meeting was called to order in the Auditorium of City Hall, 33000 Civic Center Drive, at 8:35 p.m. by President Kathleen McIntyre. Present: Cathy White; Brandon McCullough; Rob Donovic; Jim Jolly; Laura Toy; Scott Bahr; and President Kathleen McIntyre. Absent: None.

1) REQUEST TO WAIVE THE CITY'S NOISE ORDINANCE: Dan West, President, Livonia Chamber of Commerce, re: to host a gathering with live music at Ford Field, 33841 Lyndon, on Friday, July 30, 2021, from 7:00 p.m. to 11:00 p.m.

Dan West, President of Livonia Chamber of Commerce, presented this request to Council. He said it's good to see all of you in 3-D. I appreciate the time you're giving and the consideration today. How this started was about less than a month ago when it appeared that the State's orders limiting social interactions were going to reach some sort of conclusion around July 1st. We started talking with Livonia Parks and Recreation about possible getting together a fun evening. One of the more enjoyable things of our town is the Spree and the beer tent and the bands and it's just a chance for so many friends and neighbors to get together and see each other. And so, since Spree was not able to roll this year, we thought we would try to replicate it for one evening in an event we're calling the "Love Livonia Party", which would be on Friday, July 30th, at Ford Field. What we have cooking is that within the four ballfields right there will be fenced in, it will be a 21 and older crowd. We have two bands playing for the evening. One is Twisted Tarantulas, which is more of a classic rock, southern rock type band which will play for 90 minutes. And then Power Play Detroit which will play for two hours and that is more of a pop cover band. And we have O'Malley's which will be setting up a bar and food area since they have an offsite permit of which they're allowed to apply for, so we contacted them. And then we got all the full lemon of porta-potties and private security and all that good stuff going on. But probably one of the more things which is pertinent to the application that we have here today is that we have contracted a sound company that we would control over, not the bands. So, we met with them last week and they will have directional sound which is being considered for the nearby neighborhood there at Ford Field and also to be able to control it to where it – I'm sure in the distance it will echo but not nearly as loud to the other homes in that area right there so we're being considerate of that. But more importantly, if it gets too loud we have control over it as the event organizers with that. So, with this event we are asking City Council's approval for the Noise Ordinance waiver for up to 12:00 midnight, but our plan is to be done by 11:00 o'clock, we're just asking for that hour of flexibility in the case that there's a technical delay, a weather delay or something like that. So, that's basically the petition and I'm here for any questions you may have.

President McIntyre said or if the Boomers go crazy and we won't leave until we hear one more Chicago song or something, right?

West replied I think that's when Frank will direct you to O'Malley's for the indoor afterglow.

Councilmember Jolly said I know you've reached out to probably all of us and we've all had these discussions and stuff like. You just mentioned private security, and we're all familiar with the Spree being secured by the Livonia Police and a lot of reserve forces and CERT members and stuff like that. Can you briefly explain why the need for private security and how they would interact with the Livonia Police Department?

West replied we did a walk-thru last week with Livonia Police, the Blue Line Group, Parks and Recreation, and then some of the other vendors involved and in talking with Chief Caid, he thought it was appropriate that we had private people within the fences in area, within the event, and then Livonia Police would handle the things outside of the fenced in area. So that is how that is being coordinated. And just we're trying to make sure people aren't hopping over the fence to get in, it's a 21 and older crowd, and also to help support the check-in, wrist banding, all that type of stuff to make sure that people of age are in the area.

Jolly said when we you say private security you mean Blue Line and West replied Blue Line, yes. Jolly said you could have avoided the question altogether if you would have just said Blue Line, somebody who we are familiar with and who we know.

West said Mike Riley and his group are talking with Chief Caid and Gregg Yon who is here as well, and Tom Goralski met with our selection.

Councilmember Toy said thank you, Mr. West, for bringing us this good idea. Is this a free event pretty much?

West replied we're going to charge $10.00 admission to get in but we have a lot of sponsors to help with the logistics of the costs of all of this as well. But pending the schedule that we're allowed to put together, that's when we'll start ticket sales, we have not started ticket sales yet.

Councilmember Donovic said thanks, Mr. West, for coming tonight, I appreciate it, and thanks for all the work the Chamber does. I know it's 7:00 p.m. to 11:00 p.m., you think any kids are coming, are there any kids activities outside the fenced in area?

West replied it's one of the things we talked of, there are no kids, we're only focused on what goes within the fenced in area and that's where the Livonia Police Reserves will be watching out there to make sure nothing inappropriate is going on or outside of that. But no, there's no kids, it's a 21 and older event. We're just trying to get friends and neighbors together for a night after what we've been through the last year and a half and that's all we're simply trying to put together here.

Donovic asked if there is food there and West replied yes, O'Malley's plans to have a limited menu of food there as well.

Councilmember Jolly offered an approving resolution for the Consent Agenda.

Vice President Bahr asked West if he wanted the Noise Ordinance waiver from 7:00 to midnight and West replied said, yes, I want the waiver till midnight in case of any kind of weather delay. Bahr said I just caught that because our agenda says 7:00 to 11:00, so I assume we'd want to make a motion and Jolly can confirm that we'd want to make sure that the resolution that we pass in a couple weeks matches Mr. West's intent.

West said if I may add, we are looking at maybe tweaking the schedule a little bit towards 6:00 to 11:00 because of the transition of the bands. So, we may open at 6:00, the first band would play from 6:30 to 8:00, there would be an hour to transition into the new band and the next band would play from 9:00 to 11:00.

Jolly said for logistical sake, I'll put it from 5:00 to midnight.

DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

Council Office
June 15, 2021

MEETING DATE	PREPARED BY
June 28, 2021	Lori Miller, Deputy City Clerk

AGENDA ITEM

REQUEST TO WAIVE THE CITY'S NOISE ORDINANCE: Dan West, President, Livonia Chamber of Commerce, re: to host a gathering with live music at Ford Field, 33841 Lyndon, on Friday, July 30, 2021 from 7:00 p.m. to 11:00 p.m.

BACKGROUND

To host a Love Livonia Party with live music in lieu of the Livonia Spree.

RECOMMENDATION

To approve noise waiver as submitted.

FISCAL CONSIDERATION

None.

ATTACHMENTS

1. City Council request - Love Livonia Party
2. love livonia party 2
3. LTC Req to approve love livonia event

APPROVED BY

From:	Dan West
To:	Kasprowicz, Sara
Cc:	Varga, Dave; Davis, Ted
Subject:	City Council request - Love Livonia Party
Date:	Thursday, May 27, 2021 10:44:07 AM
Attachments:	image001.png image003.png image004.png 5.27 love livonia council letter.docx love livonia party 2.png

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Sara,

Please see the attached letter seeking Livonia City Council approval for a waiver of the city's noise ordinance for a special event we are planning for Friday, July 30. Let me know if you need anything else from me. Thanks for your attention to this.

Dan West, IOM
President/CEO
P: 734.427.2122 | www.livonia.org | Twitter: @djwest777

#LoveLivonia

LIVE MUSIC DRINKS FOOD FRIENDS

Party

POWER PLAY DETROIT

TWISTIN' TARANTULAS

FRIDAY, JULY 30
7-11 PM
LIVONIA FORD FIELD
LYNDON & FARMINGTON RDS

Livonia CHAMBER of COMMERCE
people · business · community

Parks and Recreation Livonia

$10 ADMISSION, 21+ ONLY
BUY TICKETS AT WWW.LIVONIA.ORG
OR CASH ONLY AT EVENT

Livonia CHAMBER of COMMERCE
people · business · community

May 27, 2021

The Honorable Kathleen McIntyre
President
Livonia City Council
Livonia City Hall
33000 Civic Center Drive
Livonia, MI 48154

President McIntyre and members of Council:

The Livonia Chamber of Commerce, in partnership with Livonia Parks and Recreation, has developed a plan to create a fun night for our friends and neighbors who are eagerly looking forward to gathering as a community after enduring the social limitations of the past 15 months.

Recognizing that the Livonia Spree has been unable to operate the past two years, we propose re-creating a popular component of the Spree with the Love Livonia Party during the evening of Friday, July 30, 2021 at Livonia's Ford Field-Eddie Edgar Ice Arena complex.

We have made tentative arrangements with two bands (Twistin' Tarantulas and Power Play!), a professional sound system company (so we can control of sound and volume), and food and drink offered by the staff at O'Malley's Supper, Song and Spirits. The event area would be fenced off and monitored by private security (Blue Line Protection) to keep the gathering to adults 21 years old and older. Staff from Livonia Parks and Recreation, Livonia Chamber of Commerce, and volunteers from a local service club would also support crowd control at the event.

We are requesting authorization from the Livonia City Council to waive the city's noise ordinance until 12 midnight on this evening. We intend to run the event from 7-11 p.m. (6:30 p.m. gates open), but we are seeking the extra hour as buffer time in case weather or logistics causes any delays for the scheduled band performances.

We have been in contact with the Livonia Police Department to present the event plan and gather input. We are looking to limit this gathering to no more than 1,000 people.

Feel free to contact me at any time with any questions you have about this event on my mobile device (734.612.4134), or via email at dwest@livonia.org.

We appreciate your consideration for support of this effort to put together a great event where we can resume gathering in a large, outdoor space as a community.

Sincerely Yours,

Dan West
President
Livonia Chamber of Commerce

CC: Ted Davis, Dave Varga

Meeting was called to order in the Auditorium of City Hall, 33000 Civic Center Drive, at 8:35 p.m. by President Kathleen McIntyre. Present: Cathy White; Brandon McCullough; Rob Donovic; Jim Jolly; Laura Toy; Scott Bahr; and President Kathleen McIntyre. Absent: None.

2) REQUEST TO WAIVE THE CITY'S NOISE ORDINANCE: James McGartland, Owner, Sports Locker Bar & Grill, re: to host a three (3) day event with live music in parking lot of business located at 30375 Plymouth Road on Friday, August 6, 2021, from 5:00 p.m. to 11:00 p.m., Saturday, August 7, 2021 from 2:00 p.m. to 11:00 p.m. and Sunday, August 8, 2021 from 2:00 p.m. to 9:00 p.m.

James McGartland, Owner of Sports Locker Bar & Grill, presented this request to Council. He said they are request a Noise Waiver; we put this event on obviously before Covid two years ago, we had a great turnout and we figures that we would spruce it up a little bit more this time and try and run a three-day event ending Friday and Saturday night at 11:00 p.m. and then running into Sunday night ending at 9:00 p.m., ending the event. We're hoping to have anywhere from ten to twelve bands come in and run it on our property, pretty much the same that we did last year. We put a tent in the parking lot out, running the fencing around and bringing in security as well with an outdoor bar and $10 entrance each day.

Councilmember Donovic asked if the petitioner had done this before and McGartland replied they ran a one-day event on a Saturday. Donovic asked if it was the same time frame as proposed here and McGartland said I believe we requested until 11:00, but I think we ended up running until about 10:30. Donovic asked how was the turn out; any issues and McGartland replied we had zero issues, it was a great turnout.

Councilmember Jolly said so normally I would kind of question the fact of doing this three days in a row, but you're in the perfect spot in terms of not bothering residents, so good luck.

Councilmember McCullough said I've visited your establishment, been there many times, it's a great place. And as my colleague Mr. Jolly said, yes, you are in a perfect spot. With the pandemic I remember being there last year during the Father's Day bash, you guys had stuff and I'm very happy to see that you guys are still doing well obviously post pandemic. So, with this I hope that this can spark up the new post pandemic, you guys have a great time. What were the dates again?

McGartland replied August 6th, 7th and 8th.

McCullough said you'll promote it on your website, hopefully my family and I can stop by and have some fun, too. So, if there's no objection I'd like to offer an approving for Consent.

Councilmember Toy said what I want to comment is I think it's super that you're doing this and I wish you all success because those of us in business have really taken a hit, here, there and everywhere. The thing that concerns me is I guess we're going to take these individually, so if Joe Blow down at Eagles Bar comes in and wants three days or maybe four or five, where does that set a precedence, that's all. I'm not trying to use you as an example but anyways I'm just suggesting to the Council as we explore these kind of venues that we're taking it case by case. As was pointed out, your business is in a remote area, if you will, a great area, Plymouth Road is a wonderful street. But you know by the same token we have to consider everybody else and be as fair as possible. So, thank you for doing this. I would be remiss if I didn't bring up that point because I felt it was important and I wish you much success.

President McIntyre stated one thing I always remember about you, Mr. McGartland, is every Taste of the Spree since you've had your business, you're there. And I've commented to you that that just sends a signal, right, about well, first of all it's good business. It gives you publicity, but second of all as you know they always need vendors for that event. You're always there, you never have an empty table and you always have something really nice there. And we just appreciate that kind of community involvement, so thank you.

McGartland replied we can't wait to get back to it once it comes back.

McIntyre said just one other question about the event, I didn't see this in the paperwork, is this 21 and over?

McGartland replied this one is 21 and older, yes.

DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

2.

City Clerk
June 15, 2021

MEETING DATE	PREPARED BY
June 28, 2021	Lori Miller, Deputy City Clerk

AGENDA ITEM

REQUEST TO WAIVE THE CITY'S NOISE ORDINANCE: James McGartland, Owner, Sports Locker Bar & Grill, re: to host a three (3) day event with live music in parking lot of business located at 30375 Plymouth Road on Friday, August 6, 2021 from 5:00 p.m. to 11:00 p.m., Saturday, August 7, 2021 from 2:00 p.m. to 11:00 p.m. and Sunday, August 8, 2021 from 2:00 p.m. to 9:00 p.m.

BACKGROUND

Three (3) day live music event in parking lot of Sports Locker Bar & Grill located at 30375 Plymouth Road on Friday, August 6, 2021 from 5:00-11:00 p.m., Saturday, August 7, 2021 from 2:00-11:00 p.m., and Sunday, August 8, 2021 from 2:00-9:00 p.m. Security will be on-site for crowd control.

RECOMMENDATION

Approve as submitted.

FISCAL CONSIDERATION

N/A.

ATTACHMENTS

1. Noise Ord Waiver, Sports Locker Bar & Grill

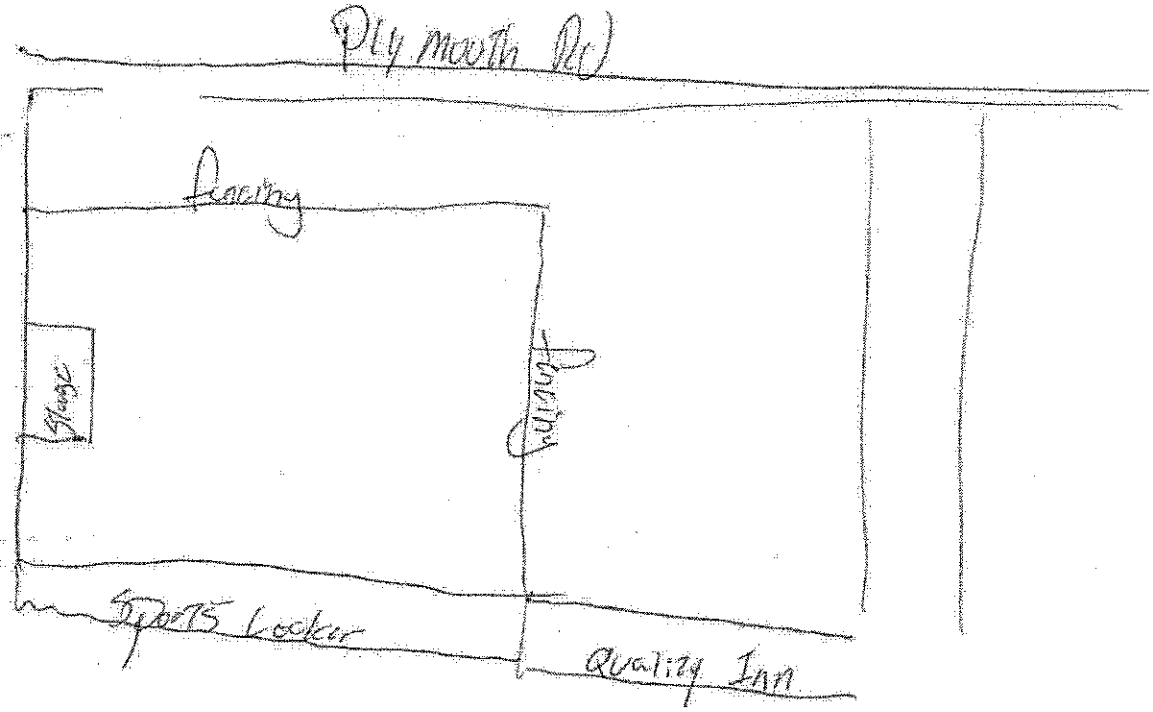
APPROVED BY

30375 PLYMOUTH RD.
LIVONIA, MI 48150

RECEIVED
OFFICE OF THE CITY CLERK
2021 MAY 25 PM 2:57

Sports Locker Bar and Grill is trying to put a 3-day event together in our parking lot with live music August 6th 7th and 8th Sports Locker will have a tent with a Stage and outside Bar with Orange fencing around the perimeter. Security will be on sight for crowd control.
Friday music will start at 5pm to 11pm Saturday music will start at 2pm until 11pm Sunday music will start at 2pm and end at 9pm

Owner
James McGartland
(734)744-5172



4) BLOCK PARTY: Ray Franges, Jim and Linda Rumrill, and Ed and Ari Wilson, re: to be held Saturday, August 21, 2021, from 12:00 p.m. to 10:00 p.m. on Brentwood Street, between Meadowlark Street and Jaquelyn Drive, with rain date of Sunday, August 22, 2021.

Vice President Bahr stated it's always my pleasure to approve this for my Compton Village neighbors. I'd offer this for Consent with no objections, they've been doing this for years.

DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

3.

City Clerk
June 15, 2021

MEETING DATE	PREPARED BY
June 28, 2021	Lori Miller, Deputy City Clerk,

AGENDA ITEM

BLOCK PARTY: Ray Franges, Jim and Linda Rumrill, and Ed and Ari Wilson, re: to be held Saturday, August 21, 2021, from 12:00 p.m. to 10:00 p.m. on Brentwood Street, between Meadowlark Street and Jaquelyn Drive, with rain date of Sunday, August 22, 2021.

BACKGROUND

Annual block party to include music, barbecue, games and fire pit. Approximately 50 residents to attend, on Brentwood Street between Meadowlark and Jacquelyn.

RECOMMENDATION

Approve as submitted.

FISCAL CONSIDERATION

N/A

ATTACHMENTS

1. Block Party Request, Brentwood

APPROVED BY

REQUEST FOR BLOCK PARTY and/or BARRICADING OF CITY STREETS

(To be sent to: Livonia City Council, c/o City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097
or hand delivered to the City Clerk's Office **at least 8 weeks prior to the planned event**)

PLEASE PRINT

Date of Application 5-20-21

Ray Franges Jim + Linda Rumrill Ed + Ann Wilson
Name of Neighborhood Representative

14430 Brentwood Livonia, Mi. 48154
Address *(please include zip code)*

Telephone Number: Home 313-236-2086 Email RPFRANGES@Yahoo.Com

(please include area code) Office _____

Please circle what is being requested – **"BLOCK PARTY"** and/or **"STREET BARRICADING"**

8-21-2021
Date of Block Party and/or Barricading

8-22-2021
Rain Date

12:00 Noon to 10:00 PM.
Time of Block Party and/or Barricading
(Ending Time – No Later than 10:00 p.m.) (Be as specific as possible)

Location of Block Party and/or Barricading.
(Be as specific as possible – indicate what **streets** as well as what **boundaries**).

Brentwood St. Between Meadowlark and Jaquelyn

Type of Event (Describe briefly activities planned, i.e. music, barbecue, games, etc.)

Music, BarB.Q. Games, fire pit

Approximate Number Attending: 50

Date of Council Approval/Denial: _____

Council Resolution Number: _____

RECEIVED
OFFICE OF THE CITY CLERK
2021 MAY 25 AM 9:15

City Council Office Document
Revised January 2014
A:Block Party Form

5) REQUEST FOR AUTHORIZATION TO WAIVE THE SEALED BID PROCESS AND PURCHASE FROM SOLE SOURCE PROVIDER: Division of Police, re: to replace the current Universal Power Supply Unit (UPS), from budgeted funds.

Captain Greg Yon presented this request to Council. He stated as you know the Police Department is requesting this authorization to replace this Universal Power Supply Unit. This unit provides uninterrupted power for our department during any power outage to our critical infrastructure which includes the communications equipment and includes our 911 system. The current unit that we have was replaced in 2005 and is out of date. All of the batteries were replaced in the MAG unit in 2013 and they are at their end of life. The unit itself is no longer up to par and the company that we're utilizing for this is RC Merchant and Company and they are the sole source provider for this system and they provided us with the last system and we're looking to have that waived. This replacement is going to include the removal and disposal of the current system and the Division of Police is request your approval to waive the sealed bid process pursuant to the Finance Ordinance and authorize our purchase from RC Merchant and Company and then the installation by RCI Electrical which is the City's approved electrical contractor. The funds for this project are coming out of our 911 fund and not our general fund.

Councilmember Toy offered an approving resolution for the Consent Agenda.

President McIntyre stated I don't think you've been to see us since your promotion to Captain and you know I have to keep correcting myself in calling you Lieutenant Yon to calling you Captain Yon and congratulations and I'm very happy to be working with you in your new position as one of our captains.

DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

4.

Police
June 15, 2021

MEETING DATE	PREPARED BY
June 28, 2021	Lori Miller, Deputy City Clerk,

AGENDA ITEM

REQUEST FOR AUTHORIZATION TO WAIVE THE SEALED BID PROCESS AND PURCHASE FROM SOLE SOURCE PROVIDER: Division of Police, re: to replace the current Universal Power Supply Unit (UPS), from budgeted funds.

BACKGROUND

The Livonia Division of Police is requesting authorization to replace our current Eaton Universal Power Supply Unit (UPS), which provides uninterrupted power supply during any power outage to our critical infrastructure and communications equipment, including the 911 System.
Our current UPS Unit was installed in 2005. The batteries for the UPS were replaced in 2013. Both the UPS unit and the lead/acid batteries are at end of life and the serviceable parts are no longer available. This critical/lifesaving equipment needs to be kept in proper working condition to ensure reliability and safety for all persons within our city. Our current vendor of the Eaton UPS system is R.C. Merchant & Co. they are the Michigan representative and sole source provider for this system.

RECOMMENDATION

The replacement will include the removal and disposal of the current UPS and batteries. The Livonia Division of Police is requesting Council's approval to waive the city's sealed bid process, pursuant to Finance Ordinance 3.04.140 (D) (3) and authorize the purchase from: R.C Merchant & Co. and the installation by RCI Electrical, the city's approved electrical vendor
R.C Merchant & Co. 23735 Research Drive Farmington Hills, MI 48335 & **RCI Electrical** 32733 Folsom Rd. Farmington Hills, MI 48336

FISCAL CONSIDERATION

This proposed purchase; which includes a ten (10) year replacement warranty for the new Lithium batteries, would utilize $93,519 .81 from budgeted funds in account# 261-000-987-000, Capital Outlay – Other. The installation service provided by RCI Electrical would utilize $39,900.00 from budgeted funds in account# 261-000-818-000, Contractual Services.

ATTACHMENTS

1. Eaton and RCI Attachments

APPROVED BY

Date: June 03, 2021

Curtis Caid, Police Chief

Date: June 03, 2021

Michael Slater, Finance Director

Date: June 03, 2021

Paul Bernier, City Attorney

Date: June 04, 2021

Maureen Miller Brosnan, Mayor

Mollie Merchant, Service Specialist
R. C. Merchant & Co. Inc
23735 Research Drive, Farmington Hills, MI 48335
Phone: 248-476-4600
Email: mmerchant@rcmerchant.com

April 29, 2021

RE: UPS OEM Sourcing Letter

For your records and information: As the original equipment manufacturer (OEM), and an ISO9001 certified supplier, Eaton Corporation (formerly: "Eaton Electrical Inc." and "Powerware") is the provider of factory-supported, factory trained, factory authorized and factory certified service for your critical UPS (Uninterruptible Power Supply) equipment.

Eaton offers power quality services for its UPS products, as well as for related equipment such as power distribution units (PDUs), batteries, alternative energy devices and Cutler-Hammer switchgear. Eaton also services products from legacy brands, including Powerware, Exide Electronics, Best Power, IPM, Deltec and Lortec.

Eaton is the only authorized provider of service support with the Eaton developed proprietary service software for 3-phase UPS products. Eaton does not train, certify or support independent, third party service providers to deliver or service its UPS and power quality products.

Advantages to buying UPS services from Eaton include:

- Eaton trains its 240 field technicians to be experts on the products it built 15 years ago and builds today.
- Parts are stocked with the field technicians to maximize our first time fix rate and resolve problems fast.
- When emergencies occur our customer support and field service employees will professionally diagnose and resolve your problem.
- Eaton has a 7x24 Customer Reliability Center to answer your calls and technical support, and a 7x24 parts logistics and remote monitoring team to ship parts and respond to critical alarms globally.
- Preventive maintenance allows our techs to thoroughly test, inspect for worn parts, install firmware updates and calibrate when needed so the UPS meets Eaton's most current operating specification.
- Safety and insurance resources to protect you against the unexpected: every field technician has the OSHA, IEEE and NFPA tools, personal protection equipment and training to comply with arc flash and electrical safety so you, your employees and Eaton employees avoid unsafe conditions.
- Eaton is committed to flawless service execution: We survey every customer for satisfaction, drive continuous improvements and employ Six Sigma and Eaton Quality programs.

Eaton puts all of our replacement parts through a thorough testing regiment to insure quality. Eaton is the only immediate source for original equipment parts.

Should you have further questions, or need further assistance of any kind, please do not hesitate to call on me. Thank you for this opportunity to be of service.

Sincerely,

Mollie Merchant
Eaton Representative

Detail Bill of Material

Project Name: Livonia PD UPS Replacement
General Order No:
Negotiation No: GRP70109X0K1
Alternate No: 0000

Item No.	Qty	Product	Description
	1	93PM UPS 20-200kW	208V or 220V 4 wire in, 208 or 220V 3 or 4 wire out, 60kW Rated, 60kW Frame Capacity, Standard 95% Efficiency, 99% Efficiency with ESS, 3 Breaker Sidecar MBS, Includes Power Xpert Gateway Card, Industrial Relay Card, and EMP, Estimated 56.1 minutes of runtime at 60 kW, Includes 7x24 Startup, and 1 year on-site parts and labor coverage, Includes 1 year PredictPulse monitoring

Catalog No 9GC312A029E20R0

Qty	List of Materials
1	Catalog # 9GC312A029E20R0 93PM UPS 208V or 220V 4 wire in, 208 or 220V 3 or 4 wire out 60kW UPS Frame, Includes ESS
1	Catalog # BS14866R00202060 93PM Lithium-Ion Battery Cabinet, 2/2 Cabinets/Strings
1	Catalog # CTD93PM 93PM Certified Test Data
1	Standard Ground Shipping to MI
1	FOB Destination (net price)
1	DCCG-0120-0045-WCE V1 Addition of two breakers to 3 Breaker IAC-B for Lithium batteries BMS

Total Quote Price **$93,519.81**

Eaton Selling Policy 25-000 applies.

All orders must be released for manufacture within 90 days of date of order entry. If approval drawings are required, drawings must be returned approved for release within 60 days of mailing. If drawings are not returned accordingly, and/or if shipment is delayed for any reason, the price of the order will increase by 1.0% per month or fraction thereof for the time the shipment is delayed.

Seller shall not be responsible for any failure to perform, or delay in performance of, its obligations resulting from the COVID-19 pandemic or any future epidemic, and Buyer shall not be entitled to any damages resulting thereof.

RCI ELECTRIC COMPANY

32733 FOLSOM ROAD
FARMINGTON HILLS, MICHIGAN 48336
(248) 471-2277 FAX (248) 471-6550

Estimate

Date: April 15, 2021 **Estimate #:** 2021014

Customer: City of Livonia

Attn: Rollie Hoskin

Project Location: Police Headquarters

Description

Provide equipment, labor and materials necessary to remove the existing UPS equipment and replace with new equipment provided by others. Specific items included in this estimate are as follows:

1. Provide a temporary power panel and feeder in the server room and transfer UPS circuits one at a time to the temp panel before taking the existing UPS equipment off line.
2. Provide labor and equipment to install a neutral bar and more lugs in the existing server room main UPS panel.
3. Provide labor and equipment to install the new UPS system cabinet, bypass cabinet and battery cabinets provided by others. Installation of batteries and startup of equipment is by manufacturers representative.
4. Provide and install new larger conduit and wiring from the existing main switchboard to the new UPS equipment. **PLEASE NOTE that a 1 – 2 hour building power shutdown MAY be required to connect new neutral wires to the switchboard. The neutral bus location in the switchboard is very difficult to reach and is located behind phase busing.**
5. Provide and install new large conduit and wiring from the new UPS equipment to the existing server room main panel. This work includes coring and hole in the +/-36" thick floor between the server room and basement area.
6. Provide UPS equipment interconnection conduits / wiring as required.
7. Provide labor and materials required to rework the existing UPS EPO (emergency power off) system conduit and wiring and to connect the system to the new UPS equipment.
8. Provide removal of the existing UPS equipment and associated conduits and wiring.
9. Provide labor and equipment required to participate in the new UPS equipment startup and testing by manufacturers representative.

Base Project Cost: $39,900.00

Estimated By: Frank Struble
RCI Electric

6) REQUEST TO UTILIZE THE GREENMEAD PROPERTY FOR THE 172nd, 173rd and 174th ANNUAL HIGHLAND GAMES: Department of Parks and Recreation and the St. Andrew's Society of Detroit, re: for the proposed game days of August 6-7, 2021, August 5-6, 2022, and August 4-5, 2023.

Cathy Hasse, 5940 Pontiac Trail, Orchard Lake, presented this request to Council. She stated I am the Chairman of the St. Andrew's Society of Detroit's Highland Games. As you just mentioned, this will be our 172nd Highland Games, we're the oldest continuous games in North America, I won't do a whole sales pitch. But you did say it's party time in Livonia so this would fit right in. And we do have a good party, we have a great relationship with the City, with the Police Department, with the Fire Department, Parks and Rec now is taking over with this and we look forward to working more with them. We've just had a great run here in Livonia, we support your hotels, we're a member of the Chamber, but it's a good party. And it's a family event all day on Saturday, some of you have been there, I know, Scott and Brandon said he might even come and try and throw the caber. If you have any questions or things about the Highland Games, about our partnership with Livonia.

Councilmember Jolly stated no questions for you, we're very happy to have it. I was actually going to suggest that Mr. Davis does some kind of caber tossing demonstration for us. But on a serious note there is honestly maybe very little happens in Livonia that is not as special as having the bands walking across the field at Greenmead during your event and it's an absolutely great thing and we appreciate continuing to host this.

Councilmember Toy said Cathy, you're like an old shoe, you just keep coming back and you do wonderful work. Maybe that was a bad way to express it.

Hasse said she has not been with the Games for 173 years.

Toy then offered an approving resolution for the Consent Agenda.

President McIntyre stated that last summer so many things were missed, I mean too numerous to count, but I think those of us who have been in Livonia for a long time and enjoyed these games for many years, that was one of the things that just really kind of underscored how our lives – we didn't have the things. And the bands marching, everything else, that is really a special festival as you know and we're very, very proud to have it in Livonia and we can't wait.

Hasse stated they did retain their 171st banner because Greenmead and the City let us, we only could have 100 people, but we did it and we had a few bagpipers and some dancers. We didn't have the tug-of-war and all the other things, but the 100 people that came had a good time, so we can still say we're the oldest.

McIntyre said I should have indicated you found a way to do it but it wasn't able to be the city-wide.

Hasse replied it was almost invitation only and we have a membership in St. Andrew's Society of 450, so there were 350 unhappy people but we did it.

DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

5.

Parks and Recreation
June 15, 2021

MEETING DATE	PREPARED BY
June 28, 2021	Lori Miller, Deputy City Clerk,

AGENDA ITEM

REQUEST TO UTILIZE THE GREENMEAD PROPERTY FOR THE 172nd, 173rd and 174th ANNUAL HIGHLAND GAMES: Department of Parks and Recreation and the St. Andrew's Society of Detroit, re: for the proposed game days of August 6-7, 2021, August 5-6, 2022 and August 4-5, 2023.

BACKGROUND

Attached please find a proposal from the St. Andrew's Society of Detroit requesting the use of Greenmead for their 172nd, 173rd, and 174th Annual Highland Games. Proposed dates are:

August 6-7 2021
August 5-6 2022
August 4-5 2023

The schedule remains mainly the same, starting with the Ceilidh on Friday night, Heave Athletic games, Highland Dance competition, Bag Piping, and band competition as well as Scotch Whiskey tasting at the Blue House, and their "Pipe Down" on Saturday night.

The St. Andrew Society will supply the City of Livonia with all insurance and licensing required and pay the event fee to the Livonia Police Department.

The Department of Parks and Recreation has reviewed and agrees to the attached proposal

We are looking forward to continuing to work with the St. Andrew's Society for the continued success of their games.

RECOMMENDATION

We respectfully request City Council approve the St. Andrew's Society proposal to hold the 2021, 2022, and 2023 Highland Games at Greenmead per the attached letter.

FISCAL CONSIDERATION

We are holding 2019 fees for the three years of this agreement.

ATTACHMENTS

1. 2021 -Highland Games Letter of Intent to Livonia REVISED

APPROVED BY

Date: May 21, 2021

Ted Davis, CPRP, Superintendent of Parks and Recreation

Date: May 24, 2021

Paul Bernier, City Attorney

Date: May 26, 2021

Maureen Miller Brosnan, Mayor

St. Andrew's Society of Detroit
172nd Annual Highland Games

AUGUST 7, 2021
Greenmead Historical Park, Livonia, Michigan
www.highlandgames.com

May 7, 2021

Mayor Maureen Miller Brosnan
Members of the Livonia City Council
33000 Civic Center Drive
Livonia, Michigan 48154

Dear Mayor Brosnan and Members of the Livonia City Council,

This letter of intent is to ask that the St. Andrew's Society of Detroit and the Annual Highland Games be allowed to continue hosting our event at Greenmead Historical Park. This year, 2021 will be the 22nd year that our Games will be held at this location. Our relationship with the City of Livonia and the staff at Greenmead has always been a pleasant one and we hope it will continue.

We would like to propose that our agreement with Livonia/Greenmead be extended to cover 2021 -2023. Our event is held the first Saturday of August with a possible Ceilidh (Scottish Party with music) on the Friday evening before the Games. The dates in question would be:

August 6-7,2021 August 5-6, 2022, and August 4-5, 2023.

The 2021 Games will be the 172nd Annual Highland Games sponsored by the St. Andrew's Society of Detroit. We are the oldest continuous Highland Games in North America.

In the past, the Greenmead staff has allowed our Field Crew to start working and laying out the field on the Monday prior to the Games., The crew works the entire week, marking off the field and setting up tents and areas that we use. We have also been permitted the use of the Meeting House and Judge Blue's office during this week. We pride ourselves in leaving the grounds of Greenmead as pristine on Sunday when we leave as when we enter on Monday.

The basic format of our event this year will be as close to the years prior to the pandemic as possible. We will, of course, be watching the government guidelines and restrictions and will abide by all. At this point in time we do not know what those guidelines will be, but are continuing to watch them and go by the numbers and rules.

We do hope to have vendors, food and merchandise, Highland Dance competition, Heavy Athletic completion, Bag Piping and Band competition. We will have a "Wee Bairns" (Children) area, and Clan Row. At this point in time, we have many uncertainties – such as our Ceilidh on Friday night and our Scottish Animal area. If we have a Ceilidh it would be on Friday night from 5pm to 11 pm. Tickets for this event are sold in advance. In agreement with the Livonia Police Department, we limit the size of this party to 1,200 in attendance. Of course, this number will probably be much smaller this year, if we do hold it. We provide adequate lighting for all areas: parking lot, roads and walkways. We will also have the Livonia Police Department on site for all security reasons.

If possible on Saturday, we will, as in the past host an educational Scotch Whisky tasting at two different times during the day. We have done this in the past at the Alexander Blue House and would like to continue using this facility for this purpose. Those in attendance must be of legal age and they will need to purchase a special ticket over and above the general admission to the Games.
On Saturday evening we would like to continue as we have in the past keeping our main Entertainment tent open to allow us to have a "pipe down". We would close this down by 8:00 pm. Our vendor will be instructed to leave their areas by the Newburgh Road exit. This will eliminate any traffic congestion by those walking and any vehicles. Our buses will provide transportation for guests parked off site.

We will provided general liability insurance in the amount of $1,000,000 with the City of Livonia named as an additional assured. We will continue to obtain the necessary licenses from the State of Michigan for our beer, wine and liquor sales as well as obtaining a Large Raffle license. We do provide liquor liability coverage.

The Highland Games will continue to provide most of our own electric power, lights and communication needs. We appreciate the use of conveniently located electrical panels to run certain events and to help out our vendors. We would hope that this practice is one we can continue to count on.

The flat fee of $8,500 to the City of Livonia /Greenmead Historical Commission will continue. With so many unanswered questions and situations this year, we hesitate to commit to any larger amount. All of the money raised at our event goes to our benevolences and we hate to short those organizations.
Patron Ticket. We did and will continue to give 60 parking passes and 60 gate tickets to Greenmead for their staff and volunteers.
We hope can once again continue to use the soccer field for parking as we had in the past. This greatly helps our revenue.

The Annual Highland Games owns a semi-trailer that we use for storage of our equipment for the Games. We propose to move this trailer to Greenmead on Monday of Games week as we have in the past. We provide port-a-johns, dumpsters, and electric generators. Lawn mowing and road grading will be done by the City of Livonia the week of our event. We will work with the Department of Parks and Recreation regarding bleachers, picnic tables, snow fencing and trash cans.

If there are any new buildings or changes to an area of Greenmead, we would appreciate being informed as early as possible so we can make adjustments to our lay out of the field.

We continue to work with the Livonia Police Department for both Friday and Saturday.

We will highly encourage our guests to patronize Livonia restaurants, hotels, and other establishments. Our Host Hotel is always in Livonia.

The Highland Games Committee as well as all members of the St. Andrew's Society of Detroit appreciates the long standing and good relationship we have with the City of Livonia and the Greenmead staff.
As we start to plan for our 175th Year we are excited to show off our venue. We have big plans for that year and hope that Livonia will be a part of it.

Thank you.

Sincerely,

Cathy S. Hasse, Chair of the 172nd Annual Highland Games
Greenmead Historical Park, Livonia Michigan
August 6-7, 2021
Hassehouse2@gmail.com

I

9) REQUEST TO APPROVE SALARY AND FRINGE BENEFIT ADJUSTMENTS FOR THE CLASSIFICATION OF POLICE CHIEF AND DEPUTY POLICE CHIEF: Civil Service Division, re: for the period of December 1, 2020 through November 30, 2023.

Denise Maier, Director of Human Resources, presented this request to Council. She stated it's wonderful to see everyone in person, it's really great, welcome back. As you know, the Livonia Command Officers Association ratified a three-year contract on February 5, 2021. The Agreement is effective 12-1-2020 through November 30, 2023. Historically, the negotiated LCOA Salary and Benefit Adjustments are extended to the Police Chief and Deputy Police Chief classifications. On May 19, 2021 the Civil Service Commission approved the recommended adjusted salary and benefit changes for the Police Chief and Deputy Police Chief classifications. These changes were reviewed with Mayor Brosnan and she's agreed to extend them effective 12-1-2020 if approved by Council. I will be happy to answer any questions about the adjusted salary and benefits.

Councilmember White said I'd be happy to offer an approving on Consent if there are no objections.

Councilmember Toy asked Maier to give Council an example of what those numbers look like.
Maier replied so, mirroring the Livonia Command Officers Association, the three-year salary increases will be as follows:

Effective December 1, 2020	2.5% increase
Effective December 1, 2021	3% increase
Effective December 1, 2022	2% increase

Some of the benefits that were increased include increased personal business time from 16 hours per year to 24 hours per year. We are replacing the $900 annual dental reimbursement with a new dental insurance plan effective March 1, 2021. Replaced the current optical benefit with a new vision insurance plan that includes an employee contribution of 15% of the costs. Increased City's contribution to the Defined Contribution Pension Plan for all members from 12% to 14%. And number seven is key and successor Police Chief or a Deputy Police Chief that is selected from the LCOA, ranks would have all of the benefits of the current CBA, that was important to have that in there so that there was no question about that.

Toy asked how does this compare with other cities around our size, like Warren, for instance, I know that's not in Wayne County.

Maier replied well, I'm happy to say that we're currently involved in participating in the Conference of Western Wayne Salary Survey, so we're going to have new numbers.

We didn’t get new numbers in 2020 but we do believe that our benefits and our salary adjustments are competitive.

Toy said so we are able to attract with this kind of salary and Maier replied yes.

Maier stated and these classifications are typically they come from within Livonia.

Toy said I just want to make sure that we’re on even ground with other cities if not above.

President McIntyre asked Maier with the condition that this applies to a Successor Chief or Deputy Chief that comes from the LCOA ranks and it’s been announced that Captain Goralski will be replacing Chief Caid, so this will apply to Captain Goralski and Maier replied that’s correct.

DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

6.

Civil Service
June 15, 2021

MEETING DATE	PREPARED BY
June 28, 2021	Lori Miller, Deputy City Clerk,

AGENDA ITEM

REQUEST TO APPROVE SALARY AND FRINGE BENEFIT ADJUSTMENTS FOR THE CLASSIFICATION OF POLICE CHIEF AND DEPUTY POLICE CHIEF: Civil Service Division, re: for the period of December 1, 2020 through November 30, 2023.

BACKGROUND

Dear Council Members:

At the Civil Service Commission meeting of May 19, 2021, with Chairperson Roger L. Spence, Commissioners Charlotte S. Mahoney, and James Wenson being present, with minutes to be approved on June 16, 2021, the Civil Service Commission approved the following resolution:

Upon a motion by Ms. Mahoney, seconded by Mr. Wenson, and adopted, it was

21-76 RESOLVED that having reviewed the memorandum of May 12, 2021, from Denise C. Maier, Human Resources Director, approved for submission by Mayor Maureen Miller Brosnan, recommending salary and benefit adjustments for the classifications of Police Chief and Deputy Police Chief, the Civil Service Commission does hereby approve the recommended salary and benefit adjustments for the period December 1, 2020, through November 30, 2023, to be submitted to City Council for their review and consideration.

A copy of the correspondence mentioned above, which outlines the recommended changes is attached.

If you have any questions concerning this matter, please call me at (734) 466-2527.

Sincerely,
Denise C. Maier
Human Resources Director

RECOMMENDATION

Approve as submitted

FISCAL CONSIDERATION

ATTACHMENTS

1. Packet to Council and Commission Requesting Salary and Benefit Adj for Police Chief and Deputy Police Chief 2020-2023

APPROVED BY

Denise C. Maier, SPHR, Human Resources Director — Date: May 25, 2021

Michael Slater, Finance Director — Date: May 25, 2021

Paul Bernier, City Attorney — Date: May 26, 2021

Maureen Miller Brosnan, Mayor — Date: May 26, 2021

CIVIL SERVICE DEPARTMENT

MAUREEN MILLER BROSNAN
MAYOR

CIVIL SERVICE COMMISSION

ROGER L. SPENCE, CHAIRMAN
CHARLOTTE S. MAHONEY, COMMISSIONER
JAMES WENSON, COMMISSIONER

MEMBER IPMA-HR /SHRM
International Public Management Association
for Human Resources
Society for Human Resources Management

DENISE C. MAIER, SPHR
HUMAN RESOURCES DIRECTOR

May 12, 2021

Honorable Members, City Council
Honorable Members, Civil Service Commission
City of Livonia

Re: Salary and Benefit Adjustments for Police Chief and Deputy Police Chief Classifications

Dear City Council and Civil Service Commission Members:

As you know, on February 5, 2021, the Livonia Command Officers Association (LCOA) ratified a three-year agreement that is effective December 1, 2020, through November 30, 2023.

Historically, the salary and benefit adjustments negotiated between the City and the LCOA are extended to the Police Chief and Deputy Police Chief classifications. It is recommended that the Civil Service Commission and the City Council approve the adjusted salary schedule and associate benefit changes for the Police Chief and Deputy Police Chief. These changes have been reviewed with Mayor Brosnan, and she agrees to extend them effective December 1, 2020.

The adjustments are as follows:

1. Three-year salary increases as follows:

Effective December 1, 2020:	2.5% increase
Effective December 1, 2021:	3% increase
Effective December 1, 2022:	2% increase

2. Increase personal business from 16 hours per year to 24 hours per year.

3. Replace current $900 annual dental reimbursement with a new dental insurance plan effective March 1, 2021, with City cost for insurance capped annually (and adjusted each year consistent with annual health insurance adjustments) at $360 for single coverage, $684 for two-person coverage and $1,440 for family coverage.

4. Replace the current optical benefit with a new vision insurance plan that includes an employee contribution of 15% of the cost.

5. Limitation on length of time City supplements workers compensation payments up to 100% of wages from indefinite to 1 year.

6. Increase the City's contribution to the Defined Contribution Pension Plan for all members from 12% to 14%.

7. A successor Police Chief or a Deputy Police Chief that is selected from the LCOA ranks will have all benefits of the current CBA extended to him/her at time of appointment.

If you have any questions regarding this matter, please contact me at 734-466-2527.

Sincerely,

Denise C. Maier

Denise C. Maier
Human Resources Director

APPROVED FOR SUBMISSION:

Maureen Miller Brosnan

Mayor Maureen Miller Brosnan

FUNDS AVAILABLE:

Michael T. Slater
Director of Finance

NEW DATA FOR REGULAR MEETING OF 06/28/2021 - ITEM 7

LETTER TO THE LIVONIA CITY COUNCIL

Police
June 24, 2021

MEETING DATE	PREPARED BY
June 28, 2021	Diane Warterian, Program Supervisor

AGENDA ITEM

NEW DATA ITEM 7 – Administrative response to request made by Council at the Study Meeting of June 14, 2021.

BACKGROUND

During the Study Meeting a request for additional information was made to assess the ratio of non-sworn personnel in positions of emergency management versus sworn police or fire members in positions of emergency management.

In Southeast Michigan, there are 22 communities that have established some type of emergency management department. Of the 22 communities, 15, or nearly 70%, fill these positions with a civilian, such as Mr. Kahn.

Also, in regard to Mr. Kahn, it should be noted that along with his police experience, he is a certified firefighter and a licensed EMT in the state of Michigan.
It has been requested, through the Federal Bureau of Investigation (FBI), that Mr. Kahn be granted Secret Security Clearance to ensure he receives critical intelligence information directly, in addition to myself and three other Department members who currently receive these intelligence reports.

The Livonia Division of Police would like to request to approve an increase in compensation for the Director of Emergency Preparedness; Department of Civil Service to be in the same range as a Senior Police Sergeant.

RECOMMENDATION

To receive and file

FISCAL CONSIDERATION

N/A

ATTACHMENTS

None

APPROVED BY

Date: June 24, 2021

Curtis Caid, Police Chief

Date: June 24, 2021

Michael Slater, Finance Director

Date: June 24, 2021

Paul Bernier, City Attorney

Date: June 25, 2021

Maureen Miller Brosnan, Mayor

10) REQUEST TO APPROVE INCREASE IN COMPENSATION FOR THE DIRECTOR OF EMERGENCY PREPAREDNESS: Department of Civil Service, re: to be in the same compensation range as the Senior Police Sergeant.

Denise Maier, Director of Human Resources, presented this request to Council. She stated on May 19, 2021 the Civil Service Commission approved a request from Mayor Brosnan in conjunction with a proposal from Police Chief Caid seeking a change in the compensation range for the Director of Emergency Preparedness classification. The range includes a top step or Step 5 that mirrors that of a Senior Police Sergeant. You have a copy of the correspondence from the Mayor that outlines reasons for this request including the exponential increase in responsibilities and scope this position has experienced and the fact that this is a critical position for the safety of our City employees and our community. If approved, the new compensation range will put us in a comparable position with our neighboring communities. This position receives salary reimbursement grant funding of approximately 35% per year through FEMA's Emergency Management Performance Grant and additionally, this position is responsible for obtaining grants for the City. I'll be happy to answer any questions.

Councilmember Toy offered an approved resolution for the Consent Agenda.

Councilmember Jolly stated this question is not indicative of any lack of support for this issue, I think it's well deserved, I think it's appropriate. Were you able to look at this at all in terms of identifying who held this position in other communities; was it typically a responsibility that was held by a uniformed officer or did they have independent or rather civilian persons filling that role as we do.

Maier replied that's not something that I can answer for you today but it would be easy to get the answer to that.

Jolly said it's just a pure curiosity because I know in the past that at certain points we had had that person, a uniformed officer. So, if you could provide that, maybe we could see, it's good to know.

President McIntyre stated I think I remember when we moved this position over to civilian. Part of the reason because it was getting expanded responsibilities beyond those that normally fall to our Police Department, and I can't think of one position in this City that I think this is long overdue. And beginning with the first days of Covid when we realized, our Director of Emergency Preparedness was called upon to deal with policy, to deal with politics, to figure out conflicting guidelines from Federal, from State. State guidelines that were being issued multiple times a week that contradicted each other as well as all the practical operational things and trying to find grants at the time, and equipment, and everything else. And there were a great number of people who worked

extremely hard during Covid and everyone as we've discussed in the City should be commended for what was done, taking furloughs, everything that was asked of everyone who worked for the City they stood up and did. I don't think there's one person in the City during Covid who worked harder than our Director of Emergency Preparedness or had more on his or her shoulders just in terms of scope of responsibility. Everybody played a role, so 100% and overdue.

Maier said if I may, as far as leadership is concerned, I don't know how we would have gotten through it without Brian Kahn.

President McIntyre said and that was the comment. And again, it's compensation, you always want to look at not the person but the position. But I think what this says to me is we better make sure that in the unfortunate event that Mr. Kahn ever decides to retire and we hope he doesn't, but that whoever comes next the expectations are set, right, by what we're doing with this position. But this is very much overdue because we've seen what falls with this position. So thank you for bringing this to us. And that was offered on Consent by Councilmember Toy.

DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

7.

Civil Service
June 15, 2021

MEETING DATE	PREPARED BY
June 28, 2021	Lori Miller, Deputy City Clerk,

AGENDA ITEM

REQUEST TO APPROVE INCREASE IN COMPENSATION FOR THE DIRECTOR OF EMERGENCY PREPAREDNESS: Department of Civil Service, re: to be in the same compensation range as the Senior Police Sergeant.

BACKGROUND

Dear Council Members:

At the Civil Service Commission meeting of May 19, 2021, with Chairperson Roger L. Spence, Commissioners Charlotte S. Mahoney, and James Wenson being present, with minutes to be approved on June 16, 2021, the Civil Service Commission approved the following resolution:

Upon a motion by Ms. Mahoney, seconded by Mr. Wenson, and adopted, it was

21-73 RESOLVED that having reviewed the letter dated May 12, 2021, from Mayor Maureen Miller Brosnan, requesting a change in compensation range for the position of Director of Emergency Preparedness, to be the same compensation range as Senior Police Sergeant, due to the increased scope and responsibilities of this position, the Civil Service Commission does hereby approve the request.

A copy of the correspondence mentioned above, which outlines the recommended change is attached.

If you have any questions concerning this matter, please call me at (734) 466-2527.

Sincerely,
Denise C. Maier
Human Resources Director

RECOMMENDATION

Approve as submitted

FISCAL CONSIDERATION

N/A

ATTACHMENTS

1. Packet to Council Transmitting Compensation Adjustment for Director of Emergency Preparedness
2. Salary Table to Council Transmitting Compensation Adjustment for Director of Emergency Preparedness

APPROVED BY

Denise C. Maier, SPHR, Human Resources Director — Date: June 03, 2021

Michael Slater, Finance Director — Date: June 04, 2021

Paul Bernier, City Attorney — Date: June 04, 2021

Maureen Miller Brosnan, Mayor — Date: June 04, 2021

OFFICE OF THE MAYOR

MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2201
mayor@ci.livonia.mi.us

May 12, 2021

Livonia Civil Service Commission

Dear Commissioners,

In conjunction with a proposal from Livonia Police Chief Curtis Caid, I am requesting a salary adjustment for the position of Director of Emergency Preparedness. This recognizes the ever-increasing level of responsibilities and comparative salaries in the region.

The role of Livonia's Director of Emergency Preparedness has grown exponentially in responsibility and scope over the years, with the September 11, 2001, attacks and continuing through racial unrest protests in Livonia last summer. The ongoing COVID-19 pandemic has increased the demands even further.

This is a critical position for the safety of our city employees and our community. It is responsible for developing and implementing planning and management systems, using state and federal procedures to mitigate, prevent, respond to, or recover from any natural or man-made emergencies or disasters. The job requires significant training in Homeland Security and Emergency Preparedness, experience in employing various warning systems, and systematic training and reporting for employees in various incident command systems. This includes coordinating emergency preparedness exercises with numerous businesses and institutions in the community.

The challenges of the pandemic have added new layers of responsibility for the Director of Emergency Preparedness, including monitoring CDC and Michigan Department of Health and Human Services orders and ensuring operational plans for each department meet those directives. Director Brian Kahn has excelled in this role.

Current compensation of $73,965 at Step 5 places the classification significantly below the lowest compensation among appointed department heads. Comparable Emergency Management positions in comparable communities range from $64,192 to $139,349, with an average being at $101,817 (*see attached*).

The position also receives salary reimbursement grant funding of about 35% a year through the FEMA's Emergency Management Performance Grant. Additionally, the Emergency Preparedness Director is responsible for obtaining grants for the City.

It is our recommendation that the new salary be tied to the salary of a Senior Sergeant in the police department, making it more competitive, while still fiscally responsible. At Step 5, this new rate would be $90,501.

Supplemental information, including the proposal from Chief Caid, is attached.
Thank you in advance for your consideration of this request.

Sincerely,

Maureen Miller Brosnan
Mayor

MMB/js

Emergency Preparedness Salary Comparison

Employer	Population (2020)	Job Title	Salary	Annual Budget
City of Ann Arbor	328,000	Coordinator	$88,094	$465,698,664
Canton Township	91,920	Emergency Management Coordinator	$64,192	$149,228,295
City of Dearborn	93,038	Emergency Management Coordinator	$105,643	$132,353,487
City of Grand Rapids	202,767	Emergency Coordinator	$139,349	$496,100,000
City of Southfield	72,115	Director	$118,525	$166,107,249
City of Warren	**133,077**	**Emergency Manager**	**$95,097**	**$120,106,202**
Livingston County	156,164	Emergency Manager	$80,133	$95,600,000
Oakland County	1,259,360	Homeland Security Specialist (2015)	$82,679	$908,837,356
Wayne County	1,739,120	Director	$126,443	$1,660,000,000
Wayne County	1,739,120	Deputy Director	$100,491	$1,660,000,000
University of Michigan	31,329 students	Emergency Management	$135,154.77	$228,600,000
University of Michigan	31,329 students	Emergency Management	$110,917	$228,600,000

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

CURTIS CAID
CHIEF OF POLICE

MAUREEN MILLER BROSNAN
MAYOR

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

February 26, 2021

Denise Maier, Human Resources Director
City of Livonia

RE: Salary Adjustment – Director of Emergency Preparedness

Ms. Maier,

I have had discussion with Mayor Brosnan on the topic of a potential salary adjustment for the position of Director of Emergency Preparedness. I supplied salary ranges for review of similar Directors of Emergency Management in the area. Additionally, I have reviewed the salary schedule for appointed department heads and salary schedules for supervisors within the Livonia Police Department.

I recommend that the salary schedule for the position of Director of Emergency Preparedness be tied to the salary of a senior sergeant at the police department. Of the appointed department heads at step 5, this salary would be competitive, fiscally responsible and would be the lowest salary within the appointed department head group.

Any future Director of Emergency Preparedness would start at step one and then proceed annually through the step increases. Mr. Kahn has been in this position for over five years, therefore, if approved by the Mayor, Finance Director, Commission and Council, Mr. Kahn should immediately move to step five.

If I can be of other assistance, please feel free to contact me.

Sincerely,

Curtis Caid, Chief
Livonia Police Department

RECEIVED
FEB 26 2021
LIVONIA CIVIL SERVICE
DCM 2-26-2021

PETITION 2016-01-01-02 submitted by Livonia Office Center pursuant to Section 23.01(b) of Zoning Ordinance No. 543, as amended, to rezone the property located on the north side of Seven Mile Road between Inkster & Middlebelt Roads (28200 Seven Mile Road) in the Southeast ¼ of Section 1, from OS (Office Services) to C-1 (Local Business).

PETITION 2016-01-06-01 submitted by the City Planning Commission, pursuant to Section 23.01(b) of the Livonia Zoning Ordinance No. 543, as amended, proposing to amend Section 11.03 of Article XI, C-2 District Regulations, to allow indoor, climate-controlled self-storage facilities as a waiver.

President McIntyre stated that New Data was received on Items 16, 17, 19, 22, 24, 35, 26 and 28 (with #19 being a request to be removed from Agenda.)

Councilmember Meakin congratulated Scott Graham on his retirement which occurred on February 28, 2016.

President McIntyre wished Maureen Miller Brosnan's daughter a speedy recovery from her fall at cheerleading practice.

She then thanked Clerk Nash and her staff for the tremendous job they did on the Presidential Primary Election.

Clerk Nash echoed McIntyre's statements and stated that voter turnout was monumental and thanked all of the workers, her staff, and the citizens of Livonia for coming out and voting in the election.

Councilmember White also spoke on the election and thanked all for their hard work.

There was no Audience Communication at the beginning of the meeting.

On a motion by White supported by Kritzman, it was:

#79-16 RESOLVED, that having considered a communication from the Mayor, dated February 2, 2016, which bears the signature of the Director of Finance, to which is attached a communication from the Chief of Police, dated January 28, 2016, requesting approval of appointment and salary modification for the Director of Emergency Preparedness, the Council does hereby approve the appointment of Brian C. Kahn as Director of Emergency Preparedness and does hereby set the salary of the Director of Emergency Preparedness at $62,000.00, utilizing the 5-step salary program, with a $1,000 annual increase on the anniversary date of appointment, 40% of which amount historically has been funded by the State of Michigan Office of

Emergency Management; FURTHER, the costs of maintaining various licenses, training and certifications necessary to keep current with the responsibilities of this position shall be covered by the City of Livonia; FURTHER, the same benefits (i.e., longevity, vacation credit, sick leave, dental, optical, medical benefits, etc.) as extended to other full-time classified Civil Service employees shall be afforded this position.

#80-16 RESOLVED, that having considered a communication from the Human Resources Director, dated February 2, 2016, which bears the signature of the Director of Finance and is approved for submission by the Mayor, which transmits its resolution #16-09, adopted at its regular meeting of January 20, 2016, recommending a modification to the compensation plan to allow for overtime for Police Captains to be in straight time compensatory time, limited to 100 hours, or to be paid at the straight time rate, the Council does hereby concur in the recommendation of the Civil Service Commission and the modification to the compensation plan to allow for overtime for police captains to be in straight time compensatory time, limited to 100 hours, or to be paid at the straight time rate is hereby approved.

#81-16 RESOLVED, that having considered the report and recommendation of the Chief of Police, dated January 21, 2016, which bears the signature of the Director of Finance and the City Attorney, and is approved for submission by the Mayor, the Council does hereby authorize the purchase of six (6) marked patrol cars, one (1) replacement vehicle and five (5) unmarked vehicles utilizing the state of Michigan and the counties of Oakland and Macomb Consortium Bid Pricing to be used by the uniform division, the Investigative Division/ Administration and the Intelligence Bureau from budgeted funds as follows:

Six (6) marked patrol vehicles in the total amount of $168,496.00, to be expended from funds already budgeted for this purpose in the Uniform Division Vehicle Account, #101-325-985-000, as follows:

Two (2) 2016 Dodge Charger Police Packages from Bill Snethkamp, 6131 S. Pennsylvania Avenue, Lansing, MI 48911, in the amount of $25,050.00 each for a total amount of $50,100.00, through the State of Michigan consortium;

One (1) 2016 Ford Utility Police Interceptor, from Signature Ford, 1960 E. Main Street, Owosso, MI 48867, in the amount of $30,479.00, through the Macomb County consortium;

Two (2) 2016 Ford Utility Police Interceptors from Signature Ford, 1960 E. Main Street, Owosso, MI 48867, in the amount of $29,989.00 each for a total amount of $59,978.00, through the Macomb County consortium;

CITY OF LIVONIA
APPOINTEES SALARIES
2019-2022 WAGE RATE SCHEDULE
EFFECTIVE 12/1/2019

CLASSIFICATION		2%		2.5%		3%	
		2019-2020		2020-2021		2021-2022	
		HOURLY	ANNUAL	HOURLY	ANNUAL	HOURLY	ANNUAL
DIRECTOR EMERGENCY PREPAREDNESS	STEP 1	32.58	67,766.40	33.39	69,451.20	34.39	71,531.20
PER COUNCIL RESOLUTION	STEP 2	33.11	68,868.80	33.94	70,595.20	34.96	72,716.80
#79-16 EFF. 3/21/2016	STEP 3	33.63	69,950.40	34.47	71,697.60	35.50	73,840.00
	STEP 4	34.17	71,073.60	35.02	72,841.60	36.07	75,025.60
	STEP 5	34.69	72,155.20	35.56	73,964.80	36.63	76,190.40
DIRECTOR OF FINANCE	STEP 1	50.59	105,227.20	51.85	107,848.00	53.41	111,092.80
	STEP 1.5	51.61	107,348.80	52.90	110,032.00	54.49	113,339.20
	STEP 2	52.58	109,366.40	53.89	112,091.20	55.51	115,460.80
	STEP 3	54.70	113,776.00	56.07	116,625.60	57.75	120,120.00
	STEP 4	56.95	118,456.00	58.37	121,409.60	60.12	125,049.60
	STEP 5	59.17	123,073.60	60.65	126,152.00	62.47	129,937.60
DIRECTOR OF GOVERNMENTAL AFFAIRS	STEP 1	38.77	80,641.60	39.74	82,659.20	40.93	85,134.40
CR#321-20 of 11/4/2020	STEP 1.5	39.57	82,305.60	40.56	84,364.80	41.78	86,902.40
(Replaces Director of	STEP 2	40.29	83,803.20	41.30	85,904.00	42.54	88,483.20
Legislative Affairs; same pay scale)	STEP 3	41.90	87,152.00	42.95	89,336.00	44.24	92,019.20
(Minutes approved 11/16/2020)	STEP 4	43.58	90,646.40	44.67	92,913.60	46.01	95,700.80
	STEP 5	45.33	94,286.40	46.46	96,636.80	47.85	99,528.00
DIRECTOR OF PUBLIC WORKS		59.17	123,073.60	60.65	126,152.00	62.47	129,937.60
ECONOMIC DEVELOPMENT DIRECTOR	STEP 1	41.36	86,028.80	42.39	88,171.20	43.66	90,812.80
	STEP 1.5	42.14	87,651.20	43.19	89,835.20	44.49	92,539.20
	STEP 2	42.97	89,377.60	44.04	91,603.20	45.36	94,348.80
	STEP 3	44.67	92,913.60	45.79	95,243.20	47.16	98,092.80
	STEP 4	46.45	96,616.00	47.61	99,028.80	49.04	102,003.20
	STEP 5	48.30	100,464.00	49.51	102,980.80	51.00	106,080.00
EXECUTIVE DIRECTOR LIVONIA HOUSING COMMISSION	STEP 1	41.17	85,633.60	42.20	87,776.00	43.47	90,417.60
	STEP 1.5	41.95	87,256.00	43.00	89,440.00	44.29	92,123.20
	STEP 2	42.76	88,940.80	43.83	91,166.40	45.14	93,891.20
	STEP 3	44.43	92,414.40	45.54	94,723.20	46.91	97,572.80
	STEP 4	46.17	96,033.60	47.32	98,425.60	48.74	101,379.20
	STEP 5	48.03	99,902.40	49.23	102,398.40	50.71	105,476.80

CITY OF LIVONIA
APPOINTEES SALARIES
2019-2022 WAGE RATE SCHEDULE
EFFECTIVE 12/1/2019

CLASSIFICATION		2% 2019-2020 HOURLY	2019-2020 ANNUAL	2.5% 2020-2021 HOURLY	2020-2021 ANNUAL	3% 2021-2022 HOURLY	2021-2022 ANNUAL
CITY ATTORNEY (RFT)	STEP 1	53.94	112,195.20	55.29	115,003.20	56.95	118,456.00
PER COUNCIL RESOLUTION #172-18	STEP 1.5	55.02	114,441.60	56.40	117,312.00	58.09	120,827.20
REFLECTED PAY IS NEW AND	STEP 2	56.12	116,729.60	57.52	119,641.60	59.25	123,240.00
EFFECTIVE 04/23/2018	STEP 3	58.36	121,388.80	59.82	124,425.60	61.61	128,148.80
THROUGH 11/30/2019. THERE IS	STEP 4	60.70	126,256.00	62.22	129,417.60	64.09	133,307.20
NO 3% INCREASE FOR CA for 18-19.	STEP 5	63.13	131,310.40	64.71	134,596.80	66.65	138,632.00
CITY ASSESSOR	STEP 1	43.29	90,043.20	44.37	92,289.60	45.70	95,056.00
	STEP 1.5	44.16	91,852.80	45.26	94,140.80	46.62	96,969.60
	STEP 2	44.99	93,579.20	46.11	95,908.80	47.49	98,779.20
	STEP 3	46.80	97,344.00	47.97	99,777.60	49.41	102,772.80
	STEP 4	48.71	101,316.80	49.93	103,854.40	51.43	106,974.40
	STEP 5	50.62	105,289.60	51.89	107,931.20	53.45	111,176.00
DIRECTOR ADMINISTRATIVE SERVICES	STEP 1	38.77	80,641.60	39.74	82,659.20	40.93	85,134.40
	STEP 1.5	39.57	82,305.60	40.56	84,364.80	41.78	86,902.40
	STEP 2	40.29	83,803.20	41.30	85,904.00	42.54	88,483.20
	STEP 3	41.90	87,152.00	42.95	89,336.00	44.24	92,019.20
	STEP 4	43.58	90,646.40	44.67	92,913.60	46.01	95,700.80
	STEP 5	45.33	94,286.40	46.46	96,636.80	47.85	99,528.00
DIRECTOR OF BUILDING INSPECTION	STEP 1	43.52	90,521.60	44.61	92,788.80	45.95	95,576.00
	STEP 1.5	44.42	92,393.60	45.53	94,702.40	46.90	97,552.00
	STEP 2	45.33	94,286.40	46.46	96,636.80	47.85	99,528.00
	STEP 3	47.23	98,238.40	48.41	100,692.80	49.86	103,708.80
	STEP 4	49.19	102,315.20	50.42	104,873.60	51.93	108,014.40
	STEP 5	51.27	106,641.60	52.55	109,304.00	54.13	112,590.40
DIRECTOR COMMUNITY RESOURCES	STEP 1	38.77	80,641.60	39.74	82,659.20	40.93	85,134.40
	STEP 1.5	39.57	82,305.60	40.56	84,364.80	41.78	86,902.40
	STEP 2	40.29	83,803.20	41.30	85,904.00	42.54	88,483.20
	STEP 3	41.90	87,152.00	42.95	89,336.00	44.24	92,019.20
	STEP 4	43.58	90,646.40	44.67	92,913.60	46.01	95,700.80
	STEP 5	45.33	94,286.40	46.46	96,636.80	47.85	99,528.00

CITY OF LIVONIA
APPOINTEES SALARIES
2019-2022 WAGE RATE SCHEDULE
EFFECTIVE 12/1/2019

CLASSIFICATION		2%		2.5%		3%	
		2019-2020		2020-2021		2021-2022	
		HOURLY	ANNUAL	HOURLY	ANNUAL	HOURLY	ANNUAL
INFORMATION SYSTEMS DIRECTOR	STEP 1	44.63	92,830.40	45.75	95,160.00	47.12	98,009.60
	STEP 1.5	45.50	94,640.00	46.64	97,011.20	48.04	99,923.20
	STEP 2	46.42	96,553.60	47.58	98,966.40	49.01	101,940.80
	STEP 3	48.23	100,318.40	49.44	102,835.20	50.92	105,913.60
	STEP 4	50.17	104,353.60	51.42	106,953.60	52.96	110,156.80
	STEP 5	52.15	108,472.00	53.45	111,176.00	55.05	114,504.00
DIRECTOR OF PUBLIC SAFETY	STEP 1	53.54	111,363.20	54.88	114,150.40	56.53	117,582.40
PER COUNCIL	STEP 1.5	54.63	113,630.40	56.00	116,480.00	57.68	119,974.40
ORDINANCE ADOPTED	STEP 2	55.68	115,814.40	57.07	118,705.60	58.78	122,262.40
2004 - 2006	STEP 3	57.90	120,432.00	59.35	123,448.00	61.13	127,150.40
#107-04 (DOPS)	STEP 4	60.21	125,236.80	61.72	128,377.60	63.57	132,225.60
PROPOSED 2006-2007	STEP 5	62.63	130,270.40	64.20	133,536.00	66.13	137,550.40
DEPUTY TREASURER	STEP 1	28.45	59,176.00	29.16	60,652.80	30.03	62,462.40
PER COUNCIL RESOLUTION	STEP 1.5	29.02	60,361.60	29.75	61,880.00	30.64	63,731.20
#171-09 EFF. 2/1/2009	STEP 2	29.61	61,588.80	30.35	63,128.00	31.26	65,020.80
	STEP 3	30.77	64,001.60	31.54	65,603.20	32.49	67,579.20
	STEP 4	32.02	66,601.60	32.82	68,265.60	33.80	70,304.00
	STEP 5	33.33	69,326.40	34.16	71,052.80	35.18	73,174.40
DEPUTY CLERK	STEP 1	28.45	59,176.00	29.16	60,652.80	30.03	62,462.40
PER COUNCIL RESOLUTION	STEP 1.5	29.02	60,361.60	29.75	61,880.00	30.64	63,731.20
#279-11 EFF. 8/24/2011	STEP 2	29.61	61,588.80	30.35	63,128.00	31.26	65,020.80
	STEP 3	30.77	64,001.60	31.54	65,603.20	32.49	67,579.20
	STEP 4	32.02	66,601.60	32.82	68,265.60	33.80	70,304.00
	STEP 5	33.33	69,326.40	34.16	71,052.80	35.18	73,174.40

City of Livonia

Livonia Command Officers Association Payrates

APPENDIX A

CLASSIFICATION		12/1/2020 2.5%			12/1/2021 3%			12/1/2022 2%		
		HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL
SERGEANT	STEP 1	$41.09	$3,287.20	$85,467.20	$42.32	$3,385.60	$88,025.60	$43.17	$3,453.60	$89,793.60
(HIRED BEFORE 11/2/11)	MAXIMUM	$42.62	$3,409.60	$88,649.60	$43.90	$3,512.00	$91,312.00	$44.78	$3,582.40	$93,142.40
SERGEANT	MINIMUM	$40.09	$3,207.20	$83,387.20	$41.29	$3,303.20	$85,883.20	$42.12	$3,369.60	$87,609.60
(HIRED ON OR AFTER 11/2/11)	MAXIMUM	$41.51	$3,320.80	$86,340.80	$42.76	$3,420.80	$88,940.80	$43.62	$3,489.60	$90,729.60
SENIOR SERGEANT (HIRED BEFORE 11/2/11)	MAXIMUM	$44.72	$3,577.60	$93,017.60	$46.06	$3,684.80	$95,804.80	$46.98	$3,758.40	$97,718.40
SENIOR SERGEANT (HIRED ON OR AFTER 11/2/11)	MAXIMUM	$43.51	$3,480.80	$90,500.80	$44.82	$3,585.60	$93,225.60	$45.72	$3,657.60	$95,097.60
LIEUTENANT	MINIMUM	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
(HIRED BEFORE 11/2/11)	MAXIMUM	$46.86	$3,748.80	$97,468.80	$48.27	$3,861.60	$100,401.60	$49.24	$3,939.20	$102,419.20
LIEUTENANT	MINIMUM	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
(HIRED ON OR AFTER 11/2/11)	MAXIMUM	$45.55	$3,644.00	$94,744.00	$46.92	$3,753.60	$97,593.60	$47.86	$3,828.80	$99,548.80
SENIOR LIEUTENANT (HIRED BEFORE 11/2/11)	MAXIMUM	$49.20	$3,936.00	$102,336.00	$50.68	$4,054.40	$105,414.40	$51.69	$4,135.20	$107,515.20
SENIOR LIEUTENANT (HIRED ON OR AFTER 11/2/11)	MAXIMUM	$47.77	$3,821.60	$99,361.60	$49.20	$3,936.00	$102,336.00	$50.18	$4,014.40	$104,374.40
CAPTAIN	MAXIMUM	$54.13	$4,330.40	$112,590.40	$55.75	$4,460.00	$115,960.00	$56.87	$4,549.60	$118,289.60

Note: Effective 12/1/2017 the rate for all employees promoted to the Lieutenant classification is the *MAXIMUM* rate.

Note: Effective 12/1/2014 rates for employees hired or promoted to the Police Officer classification on or after 11/2/2011 include Gun Allowance and Education Premium.

2.16.010 - Created—Statutory authority.

A department of emergency preparedness is created pursuant to Section 1 of Chapter II and Section 2 of Chapter IV of the City Charter, and pursuant to the statutes of the state, including Act 390 of Public Acts of 1976. (Ord. 1561 § 1 (part), 1981: prior code § 2-801 (part))

2.16.020 - Powers and duties.

The department of emergency preparedness shall have the following powers and duties:

A. To organize and direct emergency preparedness forces within the city for the purpose of providing relief in the event of national or local emergency or natural disaster;
B. To provide relief from area-wide or local disasters as proclaimed by the proper municipal or state officials;
C. To provide for the training and supervision of emergency preparedness forces, including auxiliary police officers and auxiliary firemen as provided in this chapter;
D. To cooperate with and assist emergency preparedness organizations, directors and agencies created or authorized by the federal government, the state or the county;
E. To perform all of the functions, duties and acts required of emergency preparedness organizations of cities by the provisions of Act 390 of Public Acts of 1976, and to exercise all of the powers provided by such Act;
F. To preserve and protect the public peace and health and safety of persons and property except where such function is performed by the military or police forces of the federal, state or other agencies. (Ord. 1561 § 1 (part), 1981: prior code § 2-801(a))

2.16.030 - Director—Appointment—Powers and duties.

The department of emergency preparedness shall have a director who shall be appointed by the mayor and who, whenever the state law so provides, shall be confirmed by the Governor. Such director shall have the following powers and duties:

A. To organize, administer and operate the department subject to the direction and control of the mayor;
B. To exercise and perform all of the powers and duties of directors of emergency preparedness of cities as provided by Act 390 of Public Acts of 1976;
C. To appoint patrolmen to be known as "auxiliary police" officers and special fire division personnel to be known as "auxiliary firemen" in such manner as may be deemed necessary to perform police duties in time of disaster or extraordinary emergency in compliance with state and federal statutes, directives and regulations;
D. To develop and promulgate rules relating to the duties, qualifications, appointment or removal of such auxiliary police officers. In exercising this function, the director of emergency preparedness shall work in close cooperation with the director of public safety;
E. To plan and effectuate a training program for auxiliary police officers and auxiliary firemen. Such training program may be executed in conjunction with the department of public safety. (Ord. 1561 § 1 (part), 1981: prior code § 2-801(b)).

2.16.040 - Director—Compensation.

The compensation of the director of the department of emergency preparedness, together with the budget appropriation and expense allowances of the department, shall be fixed by resolution of the city council. (Ord. 1561 § 1 (part), 1981: prior code § 2-801(c))

CITY OF LIVONIA
APPOINTEES SALARIES
2019-2022 WAGE RATE SCHEDULE
EFFECTIVE 12/1/2019

CLASSIFICATION		2% 2019-2020 HOURLY	2% 2019-2020 ANNUAL	2.5% 2020-2021 HOURLY	2.5% 2020-2021 ANNUAL	3% 2021-2022 HOURLY	3% 2021-2022 ANNUAL
DIRECTOR OF EMERGENCY PREPAREDNESS	STEP 1	32.58	67,766.40	33.39	69,451.20	34.39	71,531.20
	STEP 2	33.11	68,868.80	33.94	70,595.20	34.96	72,716.80
PER COUNCIL RESOLUTION	STEP 3	33.63	69,950.40	34.47	71,697.60	35.50	73,840.00
#79-16 EFF. 3/21/2016	STEP 4	34.17	71,073.60	35.02	72,841.60	36.07	75,025.60
	STEP 5	34.69	72,155.20	35.56	73,964.80	36.63	76,190.40
DIRECTOR OF EMERGENCY PREPAREDNESS	STEP 1			37.18	77,334.40	38.30	79,664.00
	STEP 1.5			37.93	78,894.40	39.07	81,265.60
PROPOSED	STEP 2			38.67	80,433.60	39.83	82,846.40
	STEP 3			40.22	83,657.60	41.43	86,174.40
	STEP 4			41.83	87,006.40	43.08	89,606.40
	STEP 5			43.51	90,500.80	44.82	93,225.60
DIRECTOR OF FINANCE	STEP 1	50.59	105,227.20	51.85	107,848.00	53.41	111,092.80
	STEP 1.5	51.61	107,348.80	52.90	110,032.00	54.49	113,339.20
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	STEP 2	42.97	89,377.60	44.04	91,603.20	45.36	94,348.80
	STEP 3	44.67	92,913.60	45.79	95,243.20	47.16	98,092.80
	STEP 4	46.45	96,616.00	47.61	99,028.80	49.04	102,003.20
	STEP 5	48.30	100,464.00	49.51	102,980.80	51.00	106,080.00
EXECUTIVE DIRECTOR LIVONIA HOUSING COMMISSION	STEP 1	41.17	85,633.60	42.20	87,776.00	43.47	90,417.60
	STEP 1.5	41.95	87,256.00	43.00	89,440.00	44.29	92,123.20
	STEP 2	42.76	88,940.80	43.83	91,166.40	45.14	93,891.20
	STEP 3	44.43	92,414.40	45.54	94,723.20	46.91	97,572.80
	STEP 4	46.17	96,033.60	47.32	98,425.60	48.74	101,379.20
	STEP 5	48.03	99,902.40	49.23	102,398.40	50.71	105,476.80

11) WAIVER PETITION: Planning Commission, re: Petition 2020-11-02-10 submitted by LS Equity L.L.C., to revise the plans approved by City Council on January 13, 2021 (CR 14-21) for proposed re-development of the commercial shopping center (Shoppes of Livonia), including demolishing a portion of the existing building, constructing a full-service restaurant with drive-thru facilities (Chick-fil-A), constructing an addition and renovating the exterior façade of the existing building, and constructing a multi-tenant retail building with drive-thru facilities, on property located on the north side of Plymouth Road between Haller Avenue and Middlebelt Road (29250-29350 Plymouth Road) in the Southwest ¼ of Section 25.

Mark Taormina, Director of Planning and Economic Development, presented this request to Council. As you indicated, this is a request to revise the plans for the Shops of Livonia, which was the name given to the shopping complex at the northeast corner of Middlebelt and Plymouth Roads. And as originally presented this property that's going to be redeveloped in three phases. The first phase involved demolishing a portion of the existing shopping center and constructing a new Chick-fil-A Restaurant, and that's identified here on the plans. Phase II involves the development of a new out lot building identified on the plans as Retail I near Plymouth Road. And then Phase III would entail reconstructing most of the shopping center's front and side facades as well as additions to that building. So, what the Petitioner is asking now are for a number of changes. The basic plan still looks the same, what has changed is a new addition is proposed off of the rear of the building identified as Retail I. I'll show you what that looks like, that's this area back here, this expansion area really is for the purpose of a truck dock, but along with that that would include a compactor and temporary generator as well as an enclosed recycling and dumpster area. With that change also is a reduction in the size of the addition that was at the rear of Tenant II. This area was originally shown at about 5,300 square feet, it's now been reduced to 3,500 square feet. And what that does along with the widening of the drive approach on Middlebelt Road, it allows trucks to service the area behind this Tenant Space I, proceed east and be able to turn around and exit out the same driveway. And the benefit there is that it prevents trucks from maneuvering through the parking lot and going to Plymouth Road. Some additional changes, some additions to the landscaping here, really discouraging trucks from maneuvering in the areas that will be used primarily for patrons of the shopping center. The next change, more significant change, is probably the reduction of the size of this retail building. Originally it was about just under 9,000 square feet; the revised plans show it as 6,000 square feet, about eight parking spaces have been added to the east side of the building. Not a significant change, but it is a reduction overall in the amount of gross leasable area. The parking does change overall, this actually increases the deficiency to about 50 parking spaces. So, originally they were required to go before the Zoning Board of Appeals with their deficiency of 16 spaces; this increase to 50 spaces. However, I will tell you that under the new Livonia Vision 21 Ordinance, that deficiency would be only twelve spaces. So, one of the things we looked at as you know

is changing the parking regulations. In this particular case it's going to substantially reduce the deficiency from 50 down to a total of 12 spaces. Then on the Chick-fil-A, the changes here involve some extensions to the canopy, there's one on the west side of the building, I'll show you a rendering of what that looks like. What they would like to do is extend that canopy out from the building west for a distance of about 30 feet. And what that does is it covers the two pick-up lanes. So, on the west side of the building where you have a pick-up window, that entire area will be covered by a canopy, that allows vehicles and the employees protection. The same thing is happening on the east side of the building where they take the orders. So, two canopies are being added to the design really for the benefit of the employees and the patrons of the drive-up facilities. Two monument signs have been added, but that's something that they would typically be allowed for. There's been minor changes to the bypass lane, but again, nothing significant. Additional landscaping is provided on the plan as well as detailed landscape plan. And then just to really look at what those canopies look like, these are what they look like extended. Probably the best view of the one at the pick-up window is this view, it gives you a sense of scale, and that will require a variance from the Zoning Board of Appeals. That's it. The Planning Commission is recommending approval of all of the changes as submitted.

Councilmember Donovic asked for the canopy are there gutters added on there and Taormina replied those are details that I don't have available. Maybe the owner of the shopping center, Mr. Jarbou, can answer that.

Frank Jarbou came to the podium and stated I'm not too sure about the gutters on those but anything that's cantilever in that size generally has to have – the water has got to go somewhere so I can check on the detail and get it back to Mr. Taormina and he can get it over to you guys.

Donovic said it's interesting water management because you know you have the landscaping right there and if water is just falling off the sides of those, I just wonder what that does to landscaping. Another question is to the north, that entrance where the semi-trucks will be coming and going, is there concern with trucks going one way and the vehicles going the other way from the drive-thru, that's not a concern?

Taormina replied no, those are separated and maybe if I can show you what that looks like. So, the drive-up traffic as you can see here is really confined to the two lanes, there's the striped area. Whether or not there would be additional protection in this area, I'm not sure. But all the traffic really needed for the trucks should be separated from the drive-up traffic.

Councilmember Jolly said so with you bringing these changes before us, are you close to identifying occupants for this property?

Jarbou replied we've got a lot of attraction ever since the news came about Chick-fil-A and what we've done and we've gone from phasing the project from three phases to doing everything at once, so we're really close to identifying, we're in negotiations with

two other tenants and somebody that may take the whole pad up front rather than make it small shop space. So, just a lot of things going on right now.

Jolly said in terms of that, I'm happy to hear you say that because I think sometimes these out lots and some of these strip retail facades are just broken up into little stores and sometimes unfortunately some of those don't make it and there's a lot of turnover and stuff like that so if you can get somebody in there that's just one user, maybe more of an established user. Obviously, that's good for you and your bottom line and your security but it's a better product for us as a City as well.

Jarbou said with our firm we've been delving in commercial real estate across Michigan, Ohio and Indiana for the last 25 years and what we look at always is a tenant mix, what complements the center at the very end of the day. And if you're building small shop retail up front out there it's actually – I mean obviously it's easier for us to have one single tenant, a credit union, a bank, or something that obviously fits the ordinance that we can provide there, it's just easier and it helps service the center better. And that's why we even took a look at it and it was originally 9,000 square feet and we said we need to take a better look at this and maybe reduce the size and add a little more parking to it.

Councilmember McCullough stated I love the idea of going to one phase, does this change obviously construction timing, if this canopy still needs to go to the ZBA; when are you targeting breaking ground?

Jarbou said we're submitting, actually, we're trying to work with the Building Department to get a demo permit in advance to start maybe doing some of the demo work as the rest of the permits line up. You have to understand we're not only permitted through the City, but MDOT and Wayne County itself, so I mean it's a process. So, we would hope to, we want to hit the ground running, we have to deliver for pad ready conditions for Chick-fil-A for them to come in and obviously build their own building, that's the kind of deal we struck with them for them to construct it, they like to do that. And then as we continue to move on for the rest of the center and re-façade it and go from there.

McCullough said it sounds good and obviously Office Depot, I think, is no longer, right?

Jarbou replied yes, they've already vacated.

McCullough said the other question I do have and this is through the Chair to Mr. Taormina, does the traffic plan and the stacking the traffic, does that still come over so we make sure we address that for the Chick-fil-A?
Taormina replied if you recall the approving resolution from January requires the Livonia Police Department to approve that temporary stacking plan and that will remain, that's part of the resolution, and all those other conditions remain in effect.

McCullough said overall on the additions and the modifications that you've made, especially having patronized some of the other Chick-fil-A's, that canopy is gold,

especially in winter months. Is there a motion on the table yet? I'd be happy to offer an approving for Consent and hopefully get you that permit so you can get those shovels in the ground if there's no objections.

Councilmember Toy stated to the Petitioner, Mr. Taormina, and staff, thank you very, very much for this project, that's very, very needed in that area. Not that it's a bad area, I don't mean it that way, it's just retail-wise and the way things are happening, it's a great shot in the arm for down there, appreciate it so much.

Jarbou stated we appreciate that, too. I don't think I remember telling you in the first time we met, we chased this out of state owner for years in order to sell it to us. It was to the point where we had to jump on a plane to go see him in his own office before he would even take our call. And we knew that it was ripe for redevelopment, we believe in the community, we believe in the area, and we appreciate Mr. Taormina and the rest of the staff working with us.

Councilmember Jolly stated as I drove by there the other day, and everything that you're proposing looks great, and I don't know that you're the person for this or Mr. Taormina, what's going on with the pharmacy on the corner there; is that open or it doesn't appear to be open?

Taormina replied it's under development presently, permits, I believe, have been issued and it will be a medical related use. It will be a mix of tenants, but I think primarily, IHA will be occupying I think part of the building. At least that has been the plan all along and I think actually Mr. Jarbou has been in contact with the owners and the tenants there and I believe things are moving forward to have the building reoccupied shortly.

Jolly said I'm glad to hear that because that would actually would such a waste of opportunity to have you do all this work and have a vacant building squarely on the corner of Middlebelt and Plymouth Road.

Jarbou said I appreciate that and you know we thought the same thing, too, so we reached out to them and we knew a couple people that were working in their organization, they needed a couple things from us on a construction easement, a couple things that they needed done, and we were happy to work with them.

Councilmember Donovic stated through the Chair to the Petitioner, kind of like Councilwoman Toy mentioned, I'm excited for this project, I live right next to it and a lot of neighbors in Clements Circle are talking about it. It's been sitting vacant, the grass is overgrown, it's just an eyesore, and to kind of envision this project and what you're going to bring to the table and the level of investment, it's exciting. I know it's going to offer an exciting time for the residents, I appreciate your investment in the community. Thank you.

President McIntyre stated I just want to say I don't think this one change got called out in our discussion, when I saw that Chick-fil-A wants a flagpole in front of Chick-fil-A,

which is fantastic and especially appropriate given that today is Flag Day. Very happy to see that in the proposed changes along with all the other great changes.

DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

8.

Planning
June 15, 2021

MEETING DATE	PREPARED BY
June 28, 2021	Lori Miller, Deputy City Clerk,

AGENDA ITEM

WAIVER PETITION: Planning Commission, re: Petition 2020-11-02-10 submitted by LS Equity L.L.C., to revise the plans approved by City Council on January 13, 2021 (CR 14-21) for proposed re-development of the commercial shopping center (Shoppes of Livonia), including demolishing a portion of the existing building, constructing a full-service restaurant with drive-thru facilities (Chick-fil-A), constructing an addition and renovating the exterior façade of the existing building, and constructing a multi-tenant retail building with drive-thru facilities, on property located on the north side of Plymouth Road between Haller Avenue and Middlebelt Road (29250-29350 Plymouth Road) in the Southwest ¼ of Section 25.

BACKGROUND

RECOMMENDATION

At the 1,169th Public Hearing and Regular Meeting held by the City Planning Commission on May 18, 2021, the following resolution was unanimously adopted:

#05-22-2020 RESOLVED, That the City Planning Commission does hereby recommend to the City Council that Petition 2020-11-02-10 submitted by LS Equity L.L.C. requesting approval to revise the plans approved by City Council on January 13, 2021 (CR #14-21) involving the re-development of the commercial shopping center (Shoppes of Livonia), including demolishing a portion of the existing building, constructing a full-service restaurant with drive-thru facilities (Chick-fil-A), constructing an addition and renovating the exterior façade of the existing building, and constructing a multi-tenant retail building with drive-thru facilities, at 29250-29350 Plymouth Road, located on the north side of Plymouth Road between Haller Avenue and Middlebelt Road in the Southwest ¼ of Section 25, be approved subject to the following conditions:

1. That the changes as outlined in the letter dated April 13, 2021 from Atwell, L.L.C. are hereby approved, and shall be adhered to.

2. That the Overall Layout Plan identified as Sheet No. C01, dated April 9, 2021, as revised, prepared by Atwell, is hereby approved, and shall be adhered to.

3. That the truck turnaround area behind the main building, shall be paved with concrete.

4. That the Landscape Plan identified as Sheet No. C03, dated April 9, 2021, as revised, prepared by Atwell, is hereby approved, and shall be adhered to.

5. That the fence along the north side of the property and the protective wall on the east side of the property shall be repaired or replaced to the satisfaction of the Inspection Department.

6. That all disturbed lawn areas shall be sodded in lieu of hydroseeding.

7. 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.

8. That the Exterior Building Elevation Plans for the Chick-fil-A restaurant, identified as Sheet Number A-301 and X-900, both dated March 22, 2021, prepared by Chick-fil-A, are hereby approved, and shall be adhered to.

9. That the Retail 1 – Elevations Plan identified as Drawing No. SD03, dated April 9, 2021, as revised, prepared by NORR, is hereby approved, and shall be adhered to.

10. That the Retail 2 – Elevations Plan identified as Drawing No. SD04, dated April 9, 2021, as revised, prepared by NORR, is hereby approved, and shall be adhered to.

11. 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.

12. That the enclosed dumpster area behind the Chick-fil-A restaurant shall be enlarged to accommodate three (3) dumpsters.

13. That this approval is subject to the petitioner being granted variances from the Zoning Board of Appeals for deficient parking and deficient building setback and any conditions related thereto.

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

15. That any illumination of the Chick-fil-A canopies shall be limited to the underside of the structure, and all light fixtures shall be recessed and made flush with the established ceiling, and

16. That all other conditions imposed by Council Resolution #14-21, which granted approval to re-develop the commercial shopping center (Shoppes of Livonia), shall remain in effect to the extent that they are not in conflict with the foregoing conditions.

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. 2020-11-02-10_Shoppes of Livonia_Modifications_E-COUNCIL Pkt
2. R011321 Petition 2020-11-02-10 (LS Equity) 29250-29350 Plymouth CR 14-21

APPROVED BY

Date: May 27, 2021

Mark Taormina, Planning and Economic Development Director

Date: May 28, 2021

Maureen Miller Brosnan, Mayor

Petition 2020-11-02-10 submitted by LS Equity L.L.C. requesting approval to revise the plans approved by City Council on January 13, 2021 (CR #14-21) involving the re-development of the commercial shopping center (Shoppes of Livonia), including demolishing a portion of the existing building, constructing a full-service restaurant with drive-thru facilities (Chick-fil-A), constructing an addition and renovating the exterior façade of the existing building, and constructing a multi-tenant retail building with drive-thru facilities, at 29250-29350 Plymouth Road, located on the north side of Plymouth Road between Haller Avenue and Middlebelt Road in the Southwest ¼ of Section 25.

ONE COMPANY.
INFINITE SOLUTIONS.

April 13, 2021

City of Livonia
Planning Department
33000 Civic Center Drive
Livonia, MI 48154

RE: Shoppes of Livonia
Site Plan Modification

Please accept the enclosed documents for a modification to the approved Site Plan for the proposed development. To aid in your review, the following is a summary of the requested changes:

- The Retail 2 space has been modified to accommodate two (2) tenants (Identified as "Tenant 1" and "Tenant 2" on the Site Plan. Modification to this building include:
    - To accommodate Tenant 1 a truck dock has been added. The building has been expanded to provide a loading/unloading for the truck dock.
    - A compactor is proposed within the truck dock area.
    - A recycling/dumpster area has been added behind Tenant 1.
    - The expansion area behind Tenant 2 has been reduced from 5,378 sf to 3,505 sf.
    - The paving and parking behind the Tenant 1/2 building has been modified for truck access and tenant operations. A truck turnround area has been provided so that all truck access is via the Middlebelt Road access drive. The main parking lot has been adjusted to not accommodate truck movements out to Plymouth Road.
- The accessible parking spaces in front of Tenant 1/2 have been modified.
- The Retail 1 building has been reduced from 8,914 sf to 6,000 sf. Additional parking spaces have been added where the building has been reduced.
- The Middlebelt Road driveway has been modified for better truck access.
- Larger canopies have been added to the Chick-Fil-A building at the ordering and pick-up areas.
- Striping along the entire Chick-Fil-A drive-thru has been modified.

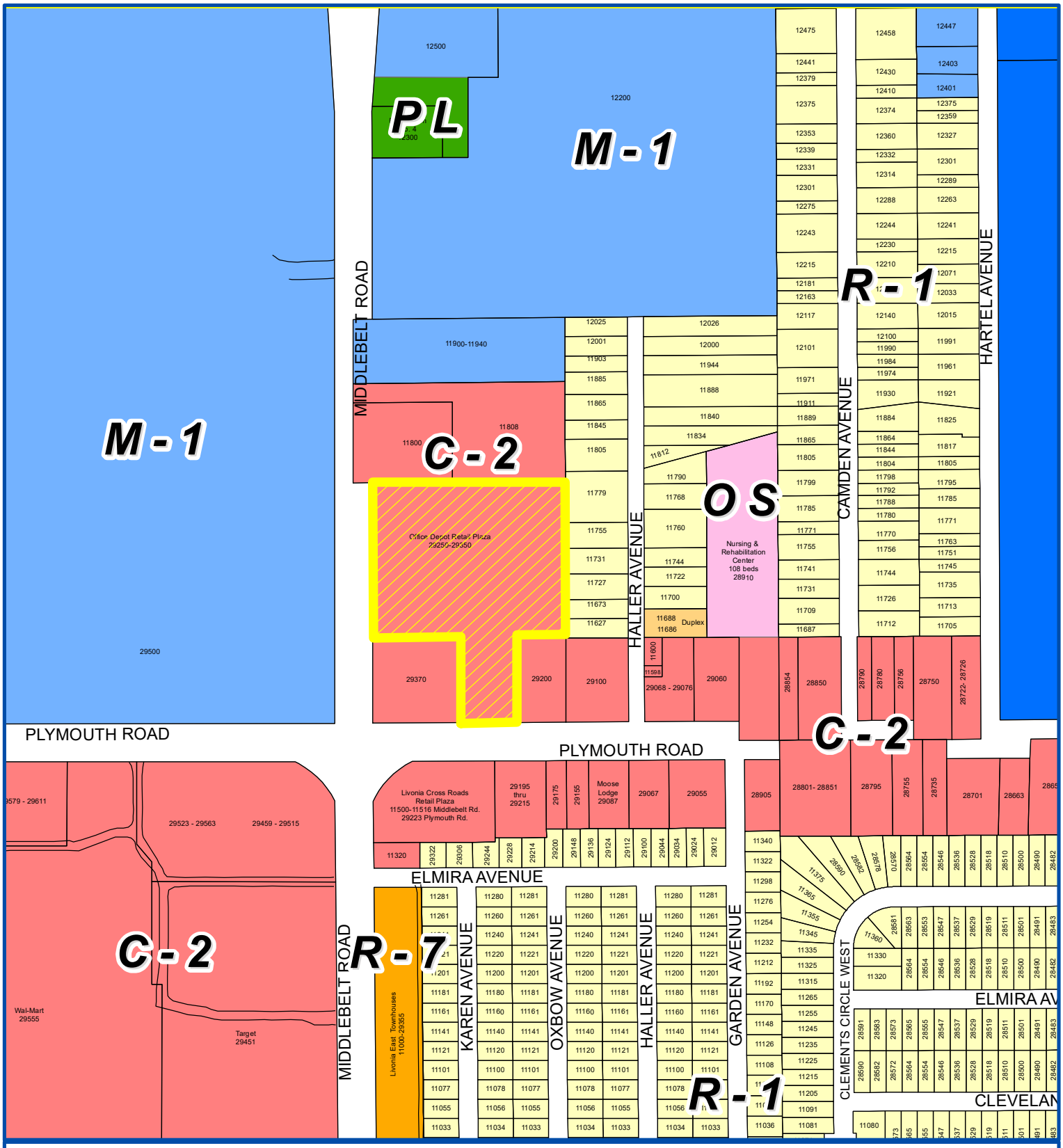
ONE COMPANY.
INFINITE SOLUTIONS.

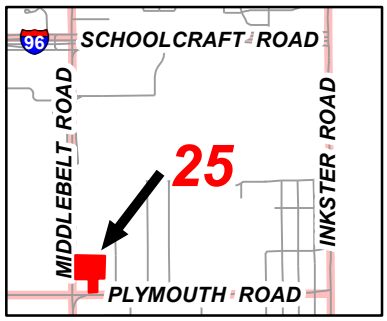
- A flag pole has been added in front of Chick-Fil-A.
- One proposed freestanding monument sign is shown along both each road frontage.
- The landscaping along Middlebelt Road in front of Chick-Fil-A has been modified. Existing vegetation is proposed to be removed and new trees and shrubs planted (per the request of the City as part of the original site plan approval).
- The development no longer intends to have phased construction. All construction is anticipated to be completed in a single phase.

Please contact us with questions or comments at (586) 786-9800.

Sincerely,

Michael McPherson, P.E. Atwell, LLC





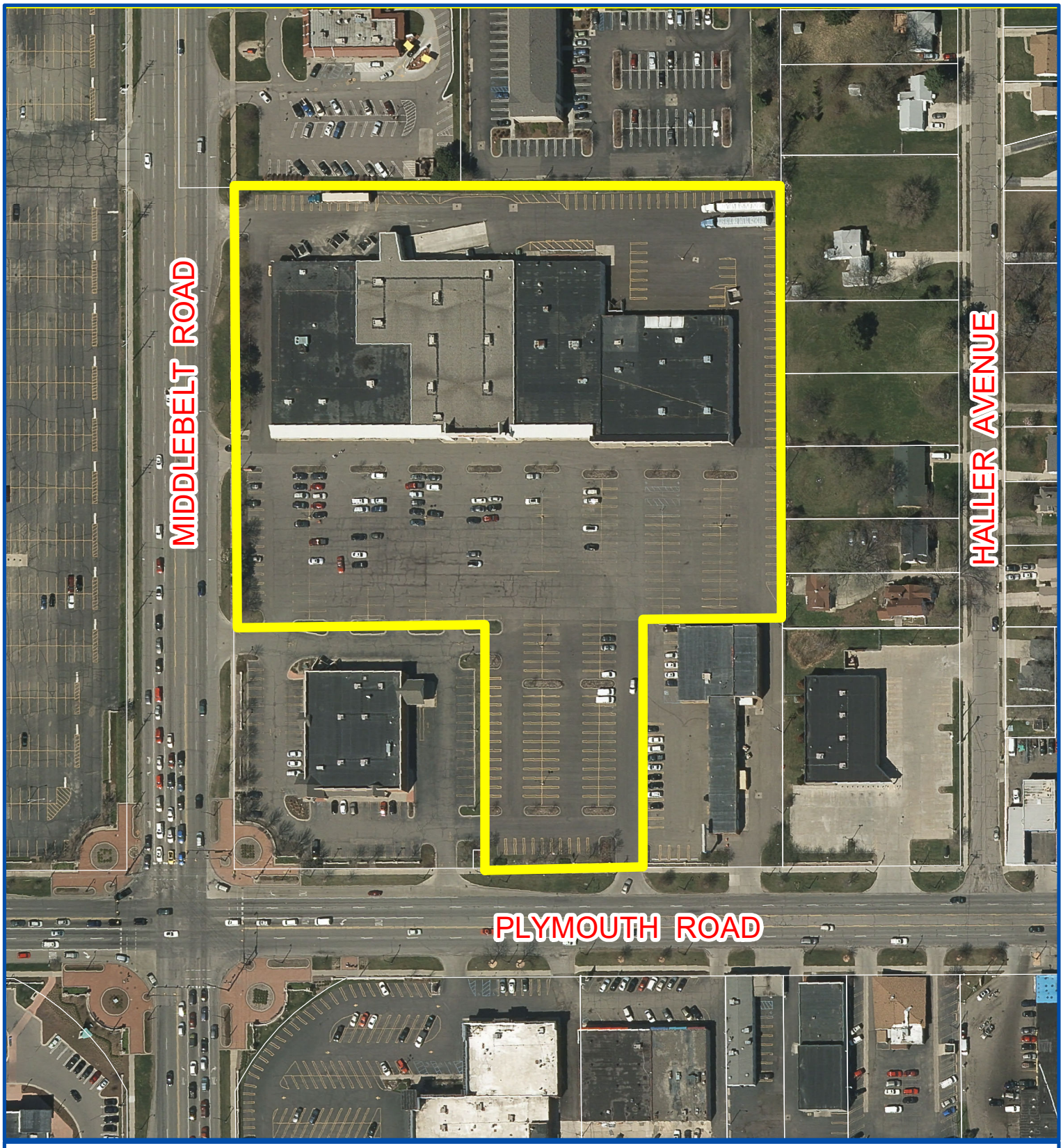
Address & Zoning Map

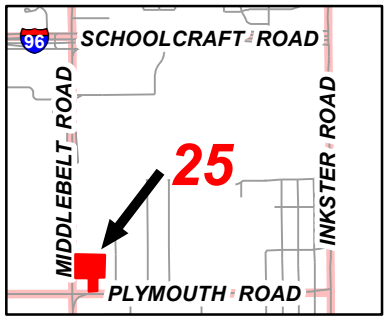
Petition 2020-11-02-10
Shoppes of Livonia
29250-29350 Plymouth Road

N

Not to Scale

City of Livonia
Planning Department





Aerial Map

Petition 2020-11-02-10
Shoppes of Livonia
29250-29350 Plymouth Road

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 3

Petition 2020-11-02-10 submitted by LS Equity L.L.C. requesting approval to revise the plans approved by City Council on January 13, 2021 (CR #14-21) involving the re-development of the commercial shopping center (Shoppes of Livonia), including demolishing a portion of the existing building, constructing a full-service restaurant with drive-thru facilities (Chick-fil-A), constructing an addition and renovating the exterior façade of the existing building, and constructing a multi-tenant retail building with drive-thru facilities, at 29250-29350 Plymouth Road, located on the north side of Plymouth Road between Haller Avenue and Middlebelt Road in the Southwest ¼ of Section 25.

May 11, 2021 Study Meeting:

On January 13, 2021, City Council granted waiver use approval (CR #41-21) involving the redevelopment of the commercial shopping center located at the northeast corner of Plymouth and Middlebelt Roads. As originally presented to the Planning Commission and City Council, the *Shoppes of Livonia* would be redeveloped in three (3) phases: **Phase 1** included demolishing portions of the existing multi-tenant retail building and constructing a new Chick-fil-A restaurant with drive-thru facilities. **Phase 2** involved the development of a new outlot retail building in the front parking lot adjacent to Plymouth Road. And **Phase 3** entailed expanding and renovating the exterior of the existing retail building.

The Petitioner is seeking to make the following changes to the previously approved plans:

1) To accommodate Tenant 1 of the main building, a truck dock area would be added to the rear of the unit. The addition would measure 37'-0" x 27'-3", or approximately 1,000 square feet, and would be constructed out of concrete blocks to match the building's existing rear wall. A compactor would be located within the truck dock area. A recycling and dumpster enclosure would also be constructed along the west-facing wall of the new addition.

2) The addition that was approved on the northeast corner of the existing shopping center building (Tenant 2) would be reduced in size from 5,378 square feet to 3,505 square feet in GFA.

3) The service area behind the main building would be modified for truck access and tenant operations. A truck turnaround area has been provided so that all truck access is from the Middlebelt Road. The center's main parking lot has been redesigned to discourage truck traffic out to Plymouth Road.

4) The accessible parking spaces in front of the main building have been modified.

5) The outlot building (Retail 1) has been downsized from 8,914 square feet to 6,000 square feet, allowing for eight (8) parking spaces to be added along the east side of the building.

6) The overall reduction in GLA reduces the amount of required parking from 413 to 404 spaces. On the original approved plans, 397 spaces were being provided, resulting in a deficiency of 16 spaces, or 3.8% of the total. The amount of parking shown on the revised plans totals 354, increasing the overall deficiency to 50 spaces, or 12.4% of the total.

7) The site's northern-most driveway off Middlebelt Road would be widened to accommodate truck traffic, corresponding to the adjustments mentioned in item #3 above.

8) On the Chick-fil-A building, the canopy over the pick-up area on the west side of the building and the canopy above the ordering area on the east side would both be enlarged. On the pick-up side, the canopy would extend over the two (2) drive-up lanes. The original plans showed a smaller canopy that measured 11' x 56'. The new design increases the size to 75' x 30', and since the building is at the minimum 60-foot setback from Middlebelt Road, the canopy would project 30 feet into the required setback and require a variance from the Zoning Board of Appeals. On the east side, where the ordering stations are located, the plans show a free-standing canopy that measures 27' x 55'—large enough to extend over both service lanes. Both canopies would match the structural canopies highlighting the windows and entrances of the Chick-fil-A building and would be constructed with prefinished metal and supported by metal columns.

9) The striping of the Chick-fil-A drive-thru lanes would also be modified. The lanes have been downsized from twelve feet (12') wide to eleven feet (11') wide. The new width dimensions still conform to the width requirements of a traffic lane serving a drive-up window.

10) A flagpole has been added in front of the Chick-fil-A. According to Section 18.50D of the sign ordinance, *flagpoles shall be permitted to be located within the minimum required building setback area, provided that the distance between the base of the pole and any lot line is not less than the height of the flagpole*.

11) A ground sign is proposed along both street frontages. The plans show the general location of the ground signs but do not give any details as to their size, setback or construction materials. The shopping center overall is allowed to have two (2) monument signs, each not exceed forty (40) square feet in area and eight feet (8') in height. Any amount of signage more than what the ordinance allows will require a variance from the Zoning Board of Appeals.

12) The landscaping along the Middlebelt Road street frontage adjacent to the Chick-fil-A building would be modified. Existing vegetation would be removed, and new trees and shrubs would be planted (see Sheet No. C03).

13) The development would no longer be developed in phases. All construction is anticipated to be completed in a single phase.

The revised plans as well as the original approved plans are provided in the attached e-packet.

May 18, 2021 Regular Meeting:

Approving Resolution: That the request to revise the plans approved by City Council on January 13, 2021 (CR #14-21) involving the re-development of the commercial shopping center (Shoppes of Livonia) at 29250-29350 Plymouth Road is hereby approved, subject to City Council approval and the following conditions:

1. That the changes as outlined in the letter dated April 13, 2021 from Atwell, L.L.C. are hereby approved, and shall be adhered to.

2. That the Overall Layout Plan identified as Sheet No. C01, dated April 9, 2021, as revised, prepared by Atwell, is hereby approved, and shall be adhered to.

3. That the truck turnaround area behind the main building, shall be paved with concrete.

4. That the Landscape Plan identified as Sheet No. C03, dated April 9, 2021, as revised, prepared by Atwell, is hereby approved, and shall be adhered to.

5. That all disturbed lawn areas shall be sodded in lieu of hydroseeding.

6. 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.

7. That the Exterior Building Elevation Plans for the Chick-fil-A restaurant, identified as Sheet Number A-301 and X-900, both dated March 22, 2021, prepared by Chick-fil-A, are hereby approved, and shall be adhered to.

8. That the Retail 1 – Elevations Plan identified as Drawing No. SD03, dated April 9, 2021, as revised, prepared by NORR, is hereby approved, and shall be adhered to.

9. That the Retail 2 – Elevations Plan identified as Drawing No. SD04, dated April 9, 2021, as revised, prepared by NORR, is hereby approved, and shall be adhered to.

10. 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.

11. That the enclosed dumpster area behind the Chick-fil-A restaurant shall be enlarged to accommodate three (3) dumpsters.

12. That this approval is subject to the petitioner being granted variances from the Zoning Board of Appeals for deficient parking and deficient building setback and any conditions related thereto.

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

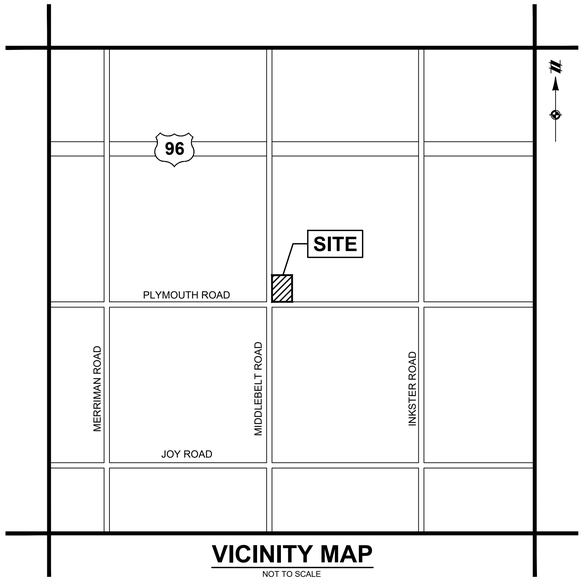
14. That any illumination of the Chick-fil-A canopies shall be limited to the underside of the structure, and all light fixtures shall be recessed and made flush with the established ceiling, and

15. That all other conditions imposed by Council Resolution #14-21, which granted approval to re-develop the commercial shopping center (Shoppes of Livonia), shall remain in effect to the extent that they are not in conflict with the foregoing conditions.

SHOPPES OF LIVONIA

29320 PLYMOUTH ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN 48150

SITE PLANS



VICINITY MAP
NOT TO SCALE

DEVELOPMENT TEAM

DEVELOPER / APPLICANT
SYMMETRY PROPERTY MANAGEMENT
4198 ORCHARD LAKE ROAD, STE 250
ORCHARD LAKE, MI 48232
CONTACT: FRANK JARBOU
PHONE: 248-465-0220

CHICK-FIL-A ARCHITECT
GPD GROUP
520 S. MAIN STREET, STE. 2531
AKRON, OH 44311
CONTACT: ELLEN SELLE
PHONE: 216-927-8650
EMAIL: eselle@gpdgroup.com

CIVIL ENGINEER
ATWELL, LLC
12745 23 MILE ROAD, STE. 200
SHELBY TWP., MI 48315
CONTACT: MICHAEL McPHERSON
EMAIL:mmcpherson@atwell-group.com
PHONE: 586-786-9800

RETAIL ARCHITECT
NORR
150 W. JEFFERSON AVE., STE 1300
DETROIT, MI 48226
CONTACT: AMY CONTI
PHONE: 313-324-3129
EMAIL: amy.conti@norr.com

GOVERNING AGENCIES / UTILITY CONTACTS

PLANNING
CITY OF LIVONIA
33000 CIVIC CENTER DRIVE
LIVONIA, MI 48154
CONTACT: MARK TAORMINA
PHONE: 734-466-2292
EMAIL: mtaormina@ci.livonia.mi.us

ENGINEERING
CITY OF LIVONIA
33000 CIVIC CENTER DRIVE
LIVONIA, MI 48154
CONTACT: LOUAI YOUKHANNA
PHONE: 734-466-2574
EMAIL: lyoukhanna@ci.livonia.us

MIDDLEBELT RD. R.O.W.
WAYNE COUNTY DPS
CONSTRUCTION PERMITS
33809 MICHIGAN AVE.
WAYNE, MI 48184
PHONE: 734-595-6504
EMAIL: hkassem@waynecounty.com

PLYMOUTH RD R.O.W.
MDOT BRIGHTON TSC
10321 E. GRAND RIVER, SUITE 500
BRIGHTON, MI 48116
LAURENT FOURNIER
PHONE: 517-243-9776
FOURNIERL@MICHIGAN.GOV

PARCEL DESCRIPTION

PART OF THE SOUTHWEST 1/4 OF SECTION 25, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST 1/4 OF SECTION 25; THENCE NORTH 00 DEGREES 33 MINUTES 50 SECONDS EAST 327.00 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 10 SECONDS EAST 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 33 MINUTES 50 SECONDS EAST 483.18 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 37 SECONDS EAST 601.78 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 53 SECONDS WEST 476.00 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 37 SECONDS WEST 153.95 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 53 SECONDS WEST 274.00 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 35 SECONDS WEST 186.99 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 50 SECONDS EAST 20.00 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 35 SECONDS EAST 10.00 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 50 SECONDS EAST 245.70 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 10 SECONDS WEST 273.00 FEET TO THE POINT OF BEGINNING.

PROJECT NARRATIVE

THIS PROJECT IS A RE-DEVELOPMENT OF AN EXISTING COMMERCIAL PROPERTY AT THE NORTHEAST CORNER OF PLYMOUTH ROAD AND MIDDLEBELT ROAD IN LIVONIA, MICHIGAN.

THE EXISTING BUILDING IS PROPOSED TO BE PARTIALLY DEMOLISHED TO MAKE ROOM FOR A NEW CHICK-FIL-A RESTAURANT WITH DRIVE-THRU CAPABILITY. THE REMAINING PORTION OF THE EXISTING BUILDING WILL BE ENCLOSED AND REMODELED INTERNALLY AND EXTERNALLY FOR NEW TENANTS. ADDITIONALLY, A NEW MULTI-TENANT OUTLOT BUILDING, WITH DRIVE-THRU CAPABILITY, IS PROPOSED NEAR THE MIDDLEBELT ROAD FRONTAGE.

THE EXISTING PARKING LOT WILL BE REFURBISHED VIA A COMBINATION OF NEW PAVEMENT SECTIONS AND MILLING & OVERLAYING EXISTING PAVEMENT.

NEW UNDERGROUND UTILITIES WILL BE PROVIDED FOR ALL BUILDINGS ON-SITE. AN UNDERGROUND STORMWATER DETENTION SYSTEM IS PROVIDED IN ACCORDANCE WITH CITY OF LIVONIA STANDARDS.

THIS PROJECT IS PROPOSED TO BE DEVELOPED IN UP TO THREE (3) PHASES. REFER TO THE INCLUDED PHASING PLAN FOR ADDITIONAL INFORMATION.

SHEET INDEX

C00 COVER
C01 OVERALL LAYOUT PLAN
C02 PRELIMINARY UTILITY PLAN
C03 LANDSCAPE PLAN

ATTACHED PLANS
ALTA SURVEY
PHOTOMETRIC PLAN
CHICK-FIL-A FLOOR PLAN
CHICK-FIL-A ELEVATIONS
CHICK-FIL-A TRASH ENCLOSURE DETAILS
RETAIL BUILDING 1 FLOOR PLAN
RETAIL BUILDING 2 FLOOR PLAN
RETAIL BUILDING 1 ELEVATIONS
RETAIL BUILDING 2 ELEVATIONS
RETAIL BUILDING 1 COLOR RENDERINGS
RETAIL BUILDING 2 COLOR RENDERINGS

SYMMETRY MANAGEMENT

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SECTION 25
TOWN 1 SOUTH, RANGE 9 EAST
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

SYMMETRY PROPERTY MANAGEMENT
SHOPPES OF LIVONIA
SITE PLANS
COVER

DATE
SEPTEMBER 18, 2020

REVISIONS/SUBMITTALS
11-05-2020 CITY SUBMITTAL
04-09-2021 SITE PLAN RESUB

NO SCALE
DRAWN BY: EM
CHECKED BY: EM
PROJECT MANAGER: MM
JOB #: 18003853
SHEET NO.
C00

CAD FILE: K:\18003853\DWG\PLAN SETS\SITE PLANS\18003853-C00-CV

LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- CONCRETE SIDEWALK
- CONCRETE
- STANDARD ASPHALT FULL-DEPTH REPLACEMENT
- HEAVY DUTY ASPHALT FULL-DEPTH REPLACEMENT
- BUILDING EXPANSION
- CHICK-FIL-A CANOPY AREA
- EXISTING OVERHEAD LINE
- PAVEMENT MARKINGS
- STOP BAR & SIGN
- PEDESTRIAN CROSSWALK
- PROPOSED CART CORRAL
- PROPOSED SIGN
- ACCESSIBLE PARKING SPACE
- EXISTING / PROPOSED LIGHT POLE
- PROPOSED RAMP
- EXISTING UTILITY POLE

NOTES

1. REFER TO THE ALTA/ACSM LAND TITLE SURVEY FOR ADDITIONAL EXISTING FEATURES AND PROPERTY BOUNDARY INFORMATION.
2. ALL DIMENSIONS ARE TO EDGE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL / FOUNDATION PLANS FOR BUILDING DIMENSIONS.
4. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
5. LIGHT POLE LOCATIONS ARE SHOWN FOR REFERENCE ONLY, SEE LIGHTING PLAN (BY OTHERS) FOR LIGHT POLE DETAILS, LOCATION, AND INTENSITIES.

SITE DATA

PARCEL SUMMARY

PARCEL ID#	NET AREA	ZONING
46-099-99-0007-009	7.746 ACRES	C-2 (GENERAL BUSINESS)

BUILDING SUMMARY

TENANT	EXISTING	PROPOSED	TOTAL
CHICK-FIL-A	N/A	4,995 SF	4,995 SF
RETAIL 1	N/A	8,904 SF	8,914 SF
TENANT 1	39,411 SF	1,006 SF	40,417 SF
TENANT 2	18,612 SF	5,532 SF	21,144 SF
TOTAL	58,023 SF	20,437 SF	75,470 SF

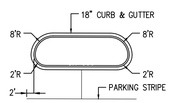
PARKING SUMMARY

TENANT	PROVIDED	REQUIRED	FORMULA
CHICK-FIL-A	SEE TOTAL	27 SPACES	1/150 UFA
RETAIL 1	SEE TOTAL	48 SPACES	1/150 UFA
TENANT 1	SEE TOTAL	216 SPACES	1/150 UFA
TENANT 2	SEE TOTAL	113 SPACES	1/150 UFA
TOTAL	354 SPACES	404 SPACES	

•USEABLE FLOOR AREA ASSUMED AS 80% OF GROSS FLOOR AREA

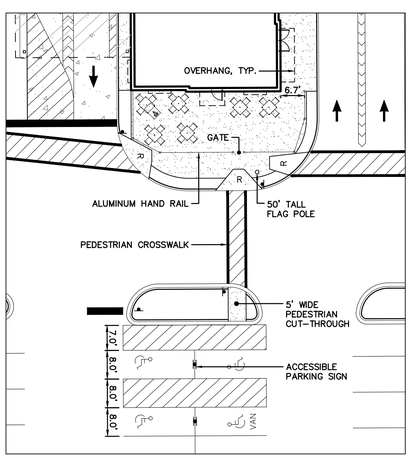
ACCESSIBLE PARKING DATA

	PROPOSED	REQUIRED	FORMULA
TOTAL	16 SPACES	8 SPACES	300-400 TOTAL SPACES PROVIDED
VAN	2 SPACES	2 SPACES	1/6 ACCESSIBLE SPACES



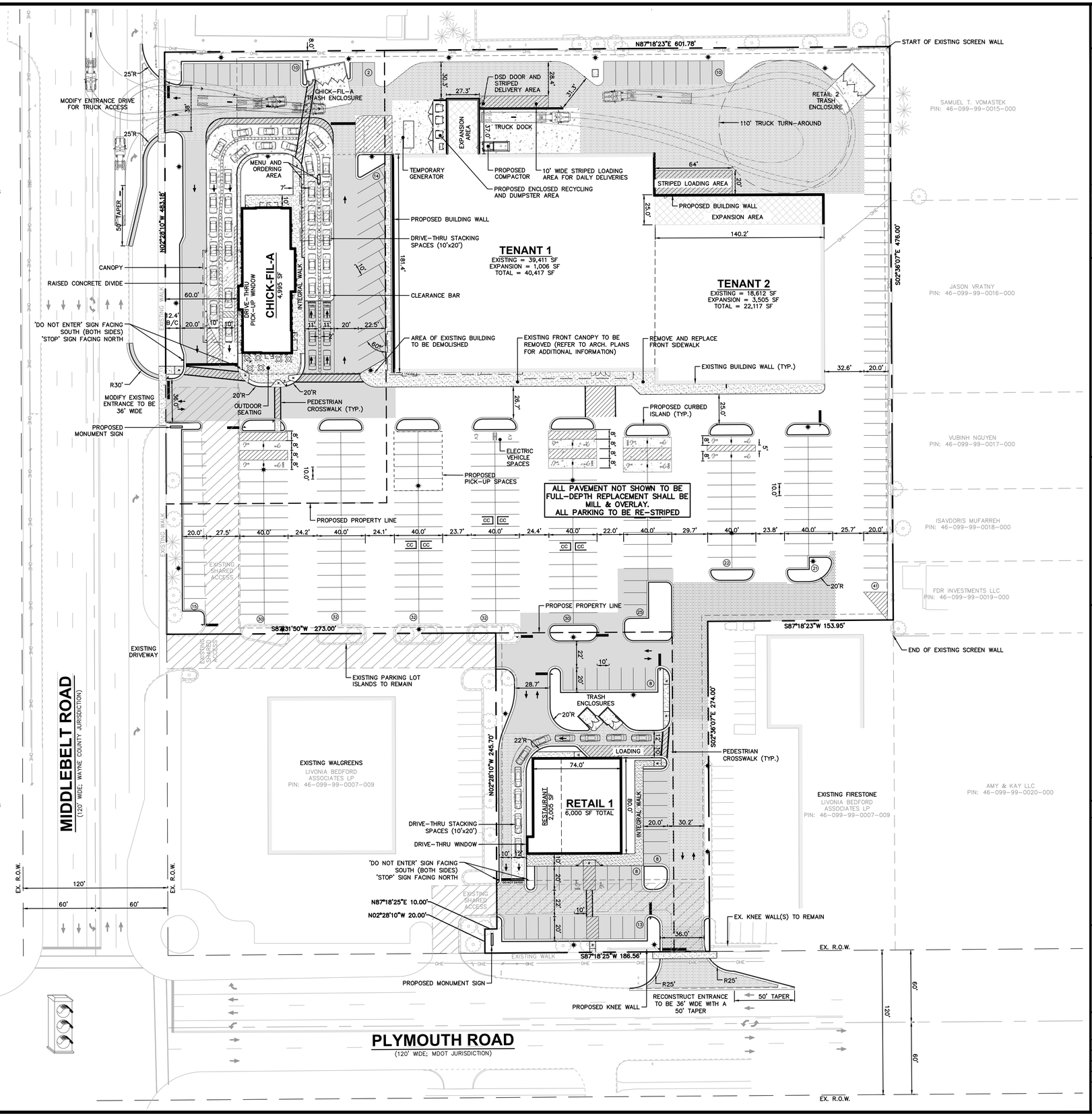
ISLAND CONFIGURATION

NOT TO SCALE



CHICK-FIL-A FRONT DETAIL

NOT TO SCALE



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SECTION 25
TOWN 1 SOUTH, RANGE 9 EAST
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

SYMMETRY PROPERTY MANAGEMENT
SHOPPES OF LIVONIA
SITE PLANS
OVERALL LAYOUT PLAN

DATE
SEPTEMBER 18, 2020

REVISIONS/SUBMITTALS
11-05-2020 CITY SUBMITTAL
04-09-2021 SITE PLAN RESUB

0 20' 40'
SCALE: 1"=40'

DRAWN BY: EM
CHECKED BY: EM
PROJECT MANAGER: MM
JOB #: 18003853
SHEET NO.
C01

CAD FILE: K:\18003853\DWG\PLAN SETS\SITE PLANS\18003853-C01-L

LEGEND

- PROPERTY LINE
- EXISTING OVERHEAD LINES
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- PROPOSED STORM SEWER
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED GAS
- PROPOSED UNDERGROUND TELEPHONE/DATA
- EXISTING / PROPOSED MANHOLE
- EXISTING / PROPOSED HYDRANT
- EXISTING / PROPOSED VALVE OR STOP BOX
- EXISTING / PROPOSED LIGHT POLE
- PROPOSED CLEANOUT
- EXISTING UTILITY POLE
- TRANSFORMER

NOTES

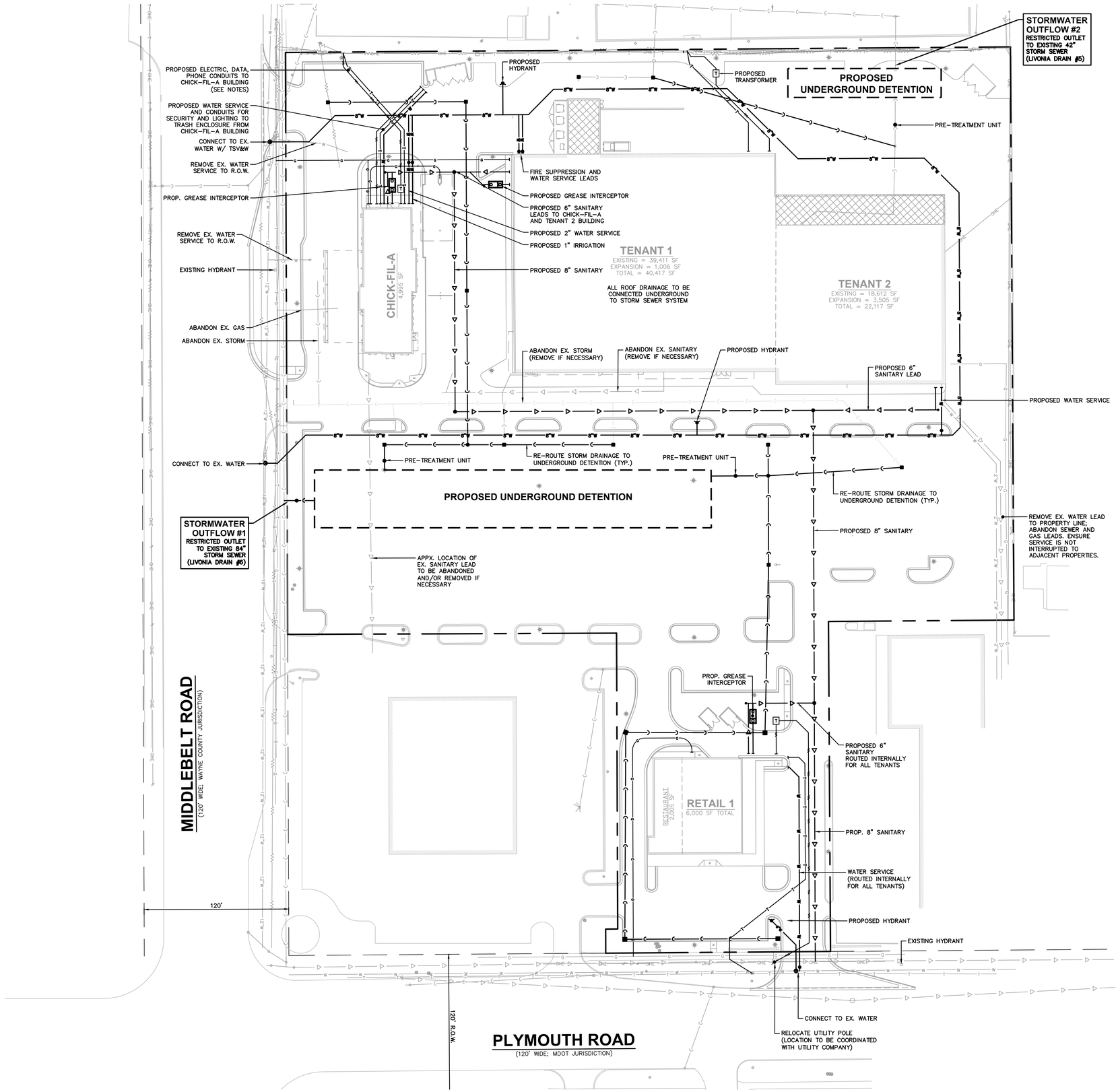
1. FOR ADDITIONAL INFORMATION REFERENCE THE STANDARD NOTES SHEET, STANDARD DETAIL SHEET(S), AND ANY MUNICIPALITY AND/OR JURISDICTIONAL DETAILS ATTACHED TO THIS PLAN SET.
2. CONTRACTOR SHALL PAY ANY UTILITY COMPANY FEES ASSOCIATED WITH SERVICE INSTALLATION.
3. FOR CHICK-FIL-A SHALL DATA AND ELECTRIC SERVICE CONTRACTOR SHALL PROVIDE (2) 2" CONDUITS FOR PRIMARY ELECTRIC SERVICE, (4) 4" CONDUITS FOR SECONDARY ELECTRIC, (2) 2" CONDUITS FOR TELEPHONE AND CABLE, (1) 3" CONDUIT FOR INTERNET, AND (1) 4" CONDUIT FOR GAS (IF ALLOWED BY PROVIDER). ALL CONDUITS SHALL BE PVC SCH 40. PULL STRINGS TO BE PROVIDED IN DATA/PHONE CONDUITS.
4. CONTRACTOR SHALL CALL "MISS DIG" AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION.
5. ALL SANITARY SEWER SHALL BE PVC SDR 23.5.

UTILITIES NARRATIVE

STORMWATER
THE EXISTING DEVELOPMENT CONSISTS OF AN UNDERGROUND STORM SEWER WHICH OUTLETS UNRESTRICTED AT TWO LOCATIONS. THE PROPOSED RE-DEVELOPMENT WILL COLLECT RUNOFF AN UNDERGROUND STORM SEWER WHICH FLOWS TO ONE OF TWO UNDERGROUND DETENTION SYSTEMS THAT OUTLET, AT A RESTRICTED RATE, TO THE EXISTING OUTLET LOCATIONS. THE TRIBUTARY AREA TO EACH OUTLET LOCATION IS PROPOSED TO REMAIN SIMILAR TO THE CURRENT CONDITION.

SANITARY SEWER
NEW SANITARY SEWER IS PROPOSED FOR ALL BUILDINGS. A PUBLIC MAIN WILL BE EXTENDED FROM AN EXISTING SANITARY SEWER IN PLYMOUTH ROAD. LATERAL LEADS TO EACH BUILDING WILL BE PROVIDED.

WATERMAIN
NEW WATER SERVICE IS PROPOSED FOR ALL BUILDINGS. AN 8-INCH WATER IS PROPOSED TO BE LOOPED FROM MIDDLEBELT ROAD AROUND THE RETAIL 2 BUILDING FOR WATER SERVICE AND HYDRANT COVERAGE FOR CHICK-FIL-A AND RETAIL 2. A HYDRANT AND WATER SERVICE LEAD IS PROPOSED TO BE EXTENDED FROM MIDDLEBELT ROAD FOR RETAIL 1.



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SECTION 25
TOWN 1 SOUTH, RANGE 9 EAST
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

SYMMETRY PROPERTY MANAGEMENT
SHOPPES OF LIVONIA
SITE PLANS
PRELIMINARY UTILITY PLAN

DATE
SEPTEMBER 18, 2020

REVISIONS/SUBMITTALS
11-05-2020 CITY SUBMITTAL
04-09-2021 SITE PLAN RESUB

0 20' 40'
SCALE: 1"=40'

DRAWN BY: EM
CHECKED BY: EM
PROJECT MANAGER: MM
JOB #: 18003853
SHEET NO.
C02

CAD FILE: K:\18003853\DWG\PLAN SETS\SITE PLANS\18003853-C02-U

LEGEND

- PROPERTY LINE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- GAS
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- FENCE
- PROPOSED GRASS
- DECORATIVE STONE
- PERENNIAL FLOWERS
- ANNUAL COLOR
- DECIDUOUS TREE
- EVERGREEN TREE
- EVERGREEN SHRUB
- DECIDUOUS SHRUB
- PERENNIAL GRASS
- EXISTING TREE

PLANT KEY

PA (3) — PLANT QUANTITY

PLANT KEY (REFER TO SCHEDULE)

LANDSCAPE REQUIREMENTS SUMMARY

ITEM	QTY PROVIDED	QTY REQUIRED	FORMULA
OPEN SPACE	8% (0.63 AC.)	1.16 AC.	15% OF TOTAL SITE

DECIDUOUS TREE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
CC	6	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	B & B
CF	5	CORNUS FLORIDA	FLOWERING DOGWOOD	3" CAL.	B & B
MS	4	MAGNOLIA STELLATA	STAR MAGNOLIA	3" CAL.	B & B

SHRUB SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TM	54	TAXUS X. MEDIA 'DENSIFORMIS'	DENSE YEW	30"*	CONT.
TO	32	THUJA OCCIDENTALIS	ARBORVITAE	5' HT.	B & B
EA	14	EUONYMUS FORTUNEI 'EMERALD N GOLD'	WINTERCREEPER	24"	CONT.

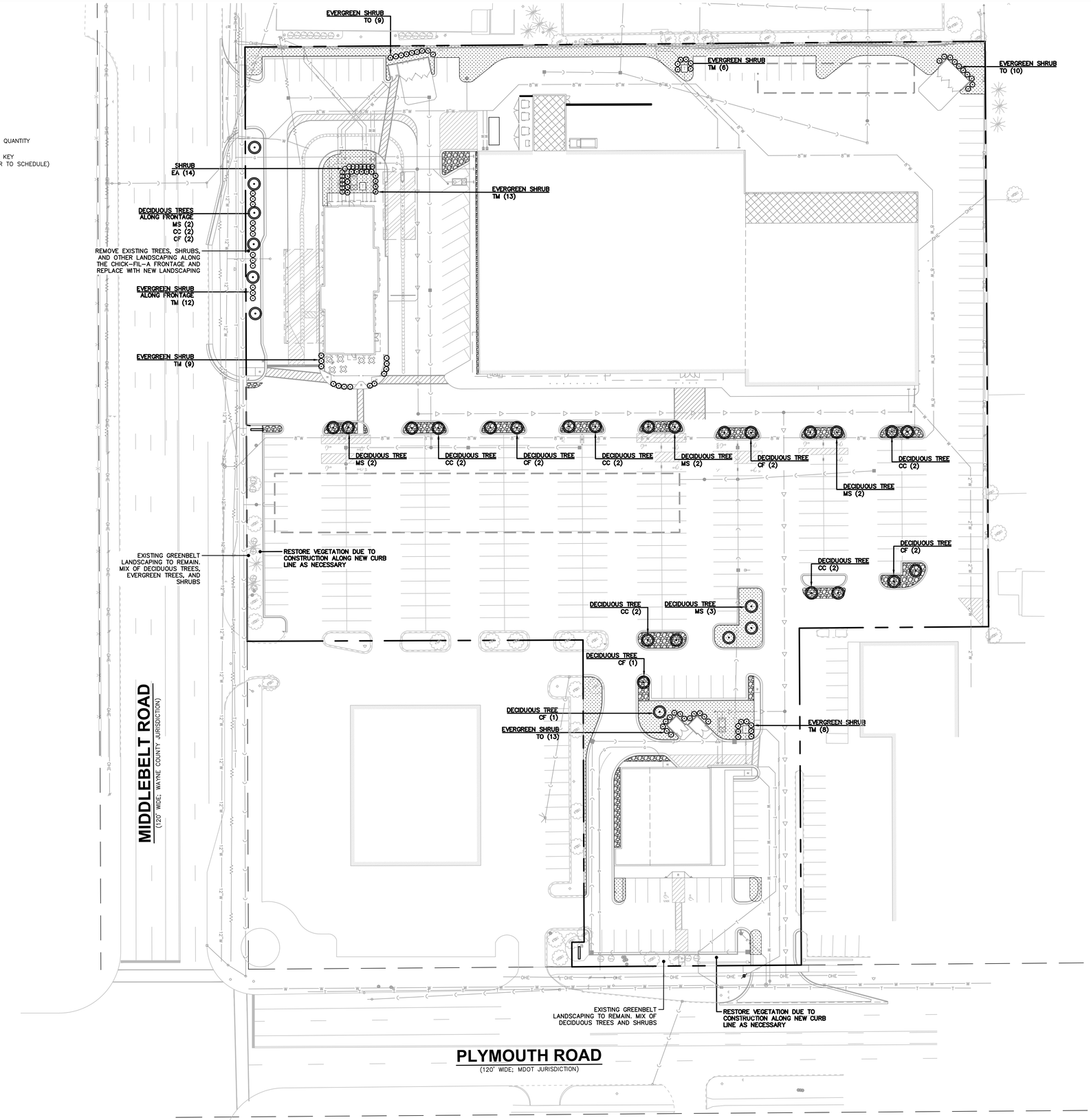
**NOTE: MUST BE 30" HEIGHT AT THE TIME OF PLANTING*

PERENNIAL FLOWER SCHEDULE

RF	20	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	1 GAL.	CONT.

NOTES TO CONTRACTOR

1. ALL DISEASED, DAMAGED, OR DEAD PLANTING MATERIALS SHALL BE REMOVED IN ACCORDANCE WITH STANDARDS OF THE **CITY OF LIVONIA** ZONING ORDINANCE.
2. ALL PLANTS SHALL CONFORM TO THE CURRENT ISSUE OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND SHALL HAVE PASSED INSPECTIONS REQUIRED UNDER STATE REGULATIONS.
3. ALL LANDSCAPED AREAS SHALL BE COVERED BY GRASS OR OTHER LIVING GROUND COVER. GRASS AREAS SHALL BE PLANTED IN SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN THE CITY OF STERLING HEIGHTS.
4. PROVIDE SHREDDED HARDWOOD MULCH AROUND THE BASE OF ALL TREES.
5. ALL TREE STAKING IN PARKING LOT ISLANDS SHALL BE REMOVED IN AREAS OPEN TO BUSINESS.
6. SITE IRRIGATION TO BE PROVIDED FOR ALL PROPOSED LANDSCAPE IMPROVEMENT AREAS AND LAWN AREAS.



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SYMMETRY PROPERTY MANAGEMENT
SHOPPES OF LIVONIA
SITE PLANS
LANDSCAPE PLAN

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04-09-2021 SITE PLAN RESUB

0 20' 40'
SCALE: 1"=40'

DRAWN BY: EM
CHECKED BY: EM
PROJECT MANAGER: MM
JOB #: 18003853
SHEET NO.
C03

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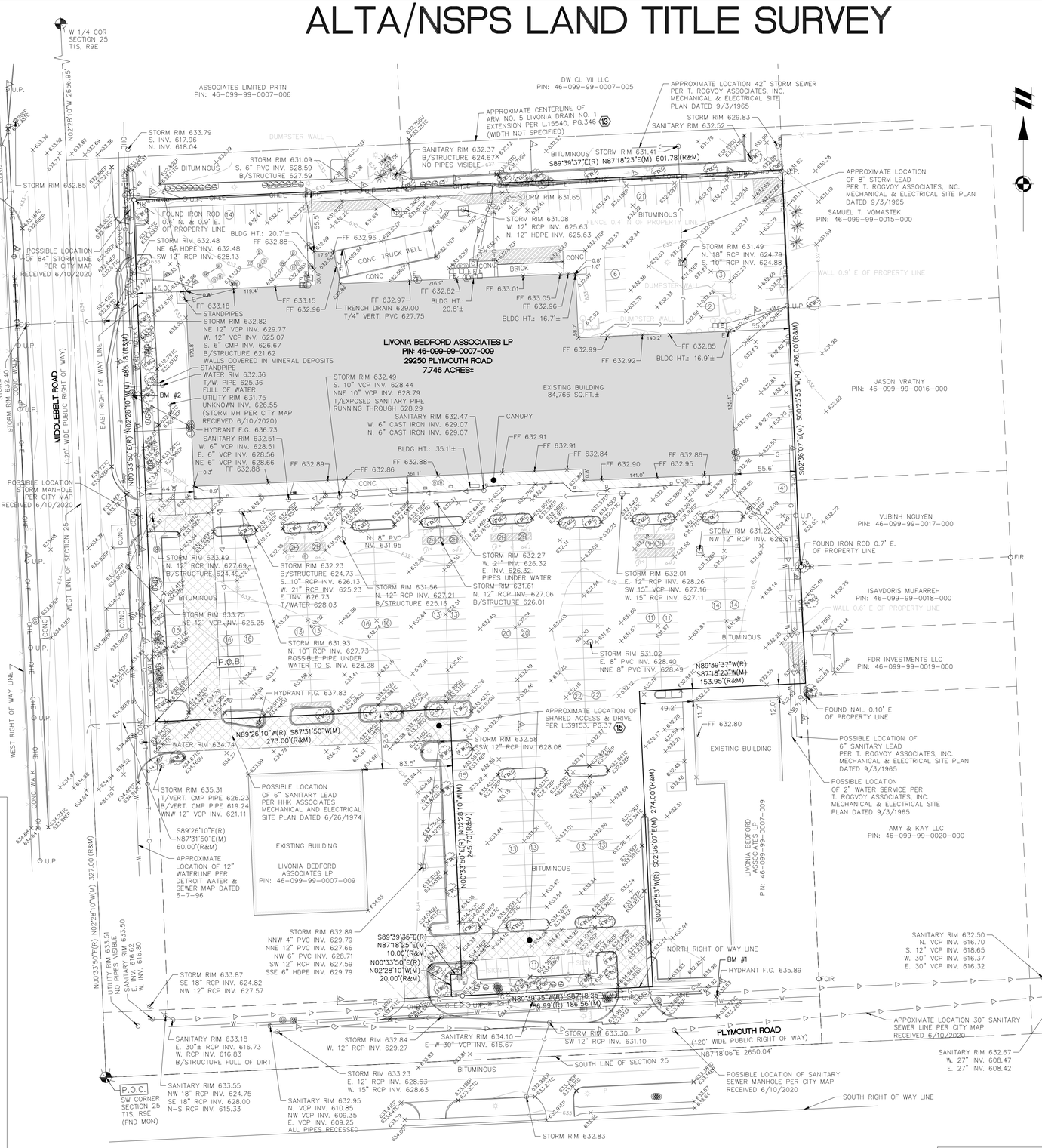
ALTA/NSPS LAND TITLE SURVEY

VICINITY MAP
NOT TO SCALE

LEGEND

- SECTION CORNER
- FOUND IRON ROD
- FOUND CAPPED IRON ROD
- FOUND MAG NAIL
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING TREE
- EXISTING LIGHTPOLE
- EXISTING TELEPHONE RISER
- EXISTING GUY ANCHOR WITH WIRE
- EXISTING UTILITY POLE
- EXISTING WATER BBOX
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING MANHOLE/CATCH BASIN
- EXISTING ELECTRIC TRANSFORMER
- EXISTING BOLLARD
- EXISTING ELECTRIC RISER/BOX
- EXISTING ELECTRIC METER
- EXISTING GAS METER
- EXISTING POLE
- EXISTING SHRUB
- UNDERGROUND ELECTRIC MARKER
- UNDERGROUND GAS MARKER
- UNDERGROUND TELEPHONE MARKER
- UNDERGROUND WATER MARKER
- × 632.22 EXISTING GROUND ELEVATION
- × 632.22TC EXISTING CURB ELEVATION
- × 632.22GU EXISTING GUTTER ELEVATION
- × 632.22EP EXISTING PAVEMENT ELEVATION
- (R) RECORD
- (M) MEASURED
- BOUNDARY LINE
- BOUNDARY ADJACENT LINE
- SECTION LINE
- EASEMENT LINE
- OHE OVERHEAD UTILITY LINE
- E UNDERGROUND ELECTRIC LINE
- T UNDERGROUND TELEPHONE LINE
- G UNDERGROUND GAS LINE
- UNDERGROUND STORM LINE
- UNDERGROUND SANITARY LINE
- W UNDERGROUND WATER LINE
- EXISTING FENCE
- EXISTING GUARD RAIL
- EXISTING CURB AND GUTTER
- 632 EXISTING GROUND CONTOUR
- EXISTING BUILDING
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



NOTES:

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, GROUND DISTANCES, INTERNATIONAL FEET. MEASURED BEARINGS AS SHOWN DIFFER FROM RECORD TITLE BEARINGS. VERTICAL DATUM IS BASED ON NAVD88.
2. THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.E.M.A FIRM MAP NUMBER 26163C0227E, DATED 02/02/2012.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY.

   NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.

   NOTE TO THE CLIENT, INSURER, AND LENDER – WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
4. ZONING REPORT OR LETTER NOT PROVIDED AT THE DATE OF THE SURVEY.
5. THE SUBJECT PROPERTY HAS 18 HANDICAPPED ACCESSIBLE AND 430 TRADITIONAL PARKING STALLS AS OF THE FIELDWORK DATE.
6. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. REFERENCE DRAWING: ALTA/NSPS LAND TITLE SURVEY PERFORMED BY KEM-TEC, PROJECT NO.: 19-00567, DATED MARCH 12, 2019.
8. SCHEDULE C DESCRIPTION PER REFERENCED COMMITMENT MATHEMATICALLY MISCLOSES BY 0.43 FEET.

SCHEDULE C DESCRIPTION PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: 839213, COMMITMENT DATE: JANUARY 22, 2019:

LAND IN THE CITY OF LIVONIA, WAYNE COUNTY, MI, DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST 1/4 OF SECTION 25, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST 1/4 OF SECTION 25; THENCE NORTH 00 DEGREES 33 MINUTES 50 SECONDS EAST 327.00 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 10 SECONDS EAST 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 33 MINUTES 50 SECONDS EAST 483.18 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 37 SECONDS EAST 601.78 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 53 SECONDS WEST 476.00 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 37 SECONDS WEST 153.95 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 53 SECONDS WEST 274.00 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 35 SECONDS WEST 186.99 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 50 SECONDS EAST 20.00 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 35 SECONDS EAST 10.00 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 50 SECONDS EAST 245.70 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 10 SECONDS WEST 273.00 FEET TO THE POINT OF BEGINNING.

SCHEDULE B, PART II EXCEPTIONS PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: 839213, COMMITMENT DATE: JANUARY 22, 2019:

7. INTEREST OF BEDFORD ASSOCIATES, AN ILLINOIS LIMITED PARTNERSHIP, LESSEE, AND TERMS, CONDITIONS AND PROVISIONS OF LEASE, AS EVIDENCED BY LEASE, DATED JULY 20, 1959, RECORDED APRIL 19, 1960, IN LIBER 14191, PAGE 455, AS ASSIGNED BY ASSIGNMENT AND ASSUMPTION OF LEASE DATED FEBRUARY 2, 1973, RECORDED FEBRUARY 28, 1973 IN LIBER 18349, PAGE 737. AS FURTHER ASSIGNED BY ASSIGNMENT AND ASSUMPTION OF LEASE DATED MAY 31, 1977, RECORDED JUNE 29, 1977 IN LIBER 19781, PAGE 126 AND ASSIGNMENT AND ASSUMPTION OF LEASE DATED MAY 15, 1986, RECORDED MAY 27, 1986 IN LIBER 22784, PAGE 313. AMENDMENT OF LEASE DATED OCTOBER 25, 2002, RECORDED MARCH 10, 2003 IN LIBER 37888, PAGE 1175. AS FURTHER ASSIGNED BY ASSIGNMENT OF LEASE DATED DECEMBER 10, 2003, RECORDED JANUARY 14, 2004 IN LIBER 39964, PAGE 1175. AS FURTHER DISCLOSED BY MORTGAGE DATED MAY 31, 1977, RECORDED JUNE 29, 1977 IN LIBER 19780, PAGE 856. SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED AUGUST 12, 1996 IN LIBER 29034, PAGE 75, AND ASSIGNMENT OF MORTGAGE AND OTHER LOAN DOCUMENTS DATED DECEMBER 31, 2003, RECORDED JANUARY 14, 2004, IN LIBER 39964, PAGE 1187.
RESPONSE: L.14191, PG. 455 COVERS SUBJECT PROPERTY AND ADDITIONAL LAND; L.18349, P.737 EXHIBIT B COVERS SUBJECT PROPERTY AND ADDITIONAL LAND; L.19781, PG.126 EXHIBIT A COVERS SUBJECT PROPERTY AND ADDITIONAL LAND; L.22784, PG.313 NOT A SURVEY MATTER; L.37888, PG.1175 COVERS LAND ADJACENT TO SUBJECT PROPERTY; L.39964, PG.1175 COVERS SUBJECT PROPERTY AND ADDITIONAL LAND; L.19780, PG.856 COVERS SUBJECT PROPERTY AND ADDITIONAL LAND; L.29034, PG.75 EXHIBIT A COVERS SUBJECT PROPERTY AND ADDITIONAL LAND; L.39964, PG.1187 SCHEDULE A COVERS SUBJECT PROPERTY AND ADDITIONAL LAND.

8. INTEREST OF EJA LIVONIA LEASE, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, LESSEE, AND TERMS, CONDITIONS AND PROVISIONS OF LEASE, AS EVIDENCED BY MEMORANDUM OF (SUB) LEASE, DATED MAY 2, 1977, RECORDED JUNE 29, 1977, IN LIBER 19781, PAGE 115, AS ASSIGNED BY ASSIGNMENT AND ASSUMPTION OF LEASE DATED MAY 31, 1977, RECORDED JUNE 29, IN LIBER 19781, PAGE 126, AND AS FURTHER ASSIGNED BY ASSIGNMENT OF LEASE AND SUBLEASE(S) DATED DECEMBER 10, 2003, RECORDED JANUARY 14, 2004 IN LIBER 39964, PAGE 1181.
RESPONSE: L.19781, PG.115 COVERS SUBJECT PROPERTY AND ADDITIONAL LAND; L.19781, PG.126 EXHIBIT A COVERS SUBJECT PROPERTY AND ADDITIONAL LAND; L.39964, PG.1181 SCHEDULE A COVERS SUBJECT PROPERTY AND ADJACENT LAND.

9. INTEREST OF SECOND MOUNT CLEMENS CORP., A MICHIGAN CORPORATION, LESSEE, AND TERMS, CONDITIONS AND PROVISIONS OF LEASE, AS EVIDENCED BY LEASEHOLD MORTGAGE, DATED FEBRUARY 22, 1983, RECORDED MARCH 21, 1983, IN LIBER 21613, PAGE 480, AND AS ASSIGNED BY ASSIGNMENT OF MORTGAGE DATED FEBRUARY 22, 1983, RECORDED MARCH 21, 1983, IN LIBER 21613, PAGE 484. SUBORDINATION AGREEMENT DATED AUGUST 1, 1983, RECORDED OCTOBER 13, 1983, IN LIBER 21802, PAGE 564, COVERS MORE LAND. ALSO AS DISCLOSED BY LEASEHOLD MORTGAGE DATED SEPTEMBER 6, 1983, RECORDED SEPTEMBER 15, 1983, IN LIBER 21773, PAGE 565.
RESPONSE: L.21613, PG.480 COVERS SUBJECT PROPERTY AND ADJACENT LAND; L.21613, PG.484 NOT A SURVEY MATTER; L.21802, PG.564 NOT A SURVEY MATTER; L.21773, PG.565 SCHEDULE A COVERS SUBJECT PROPERTY AND ADJACENT LAND.

10. INTEREST OF OFFICE DEPOT, INC., A DELAWARE CORPORATION, LESSEE, AND TERMS, CONDITIONS AND PROVISIONS OF LEASE, AS EVIDENCED BY MEMORANDUM OF LEASE, DATED OCTOBER 17, 1995, RECORDED DECEMBER 21, 1995, IN LIBER 28477, PAGE 549. OWNER'S RECOGNITION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT DATED JUNE 11, 2015, RECORDED JULY 9, 2015 IN LIBER 52344, PAGE 1301.
RESPONSE: L.28477, PG.549 EXHIBIT A COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, EXHIBIT B COVERS SUBJECT PROPERTY; L.52344, PG.1301 EXHIBIT A COVERS SUBJECT PROPERTY AND ADDITIONAL LAND.

11. INTEREST OF BFS RETAIL & COMMERCIAL OPERATIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SUCCESSOR-IN-INTEREST TO BRIDGESTONE/FIRESTONE INC., LESSEE, AND TERMS, CONDITIONS AND PROVISIONS OF LEASE, AS EVIDENCED BY AMENDED AND RESTATED EVIDENCE OF LEASE, DATED MARCH 17, 2006, RECORDED APRIL 12, 2006, IN LIBER 44541, PAGE 431.
RESPONSE: EXHIBIT B COVERS SUBJECT PROPERTY AND ADJACENT LAND.

12. TERMS AND CONDITIONS CONTAINED IN AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 14648, PAGE 448.
RESPONSE: COVERS PART OF SUBJECT PARCEL AND ADJACENT LAND.

13. RETURN OF SPECIAL COMMISSIONERS AS TO COMPENSATION FOR RIGHT OF WAY IN FAVOR OF THE COUNTY DRAIN COMMISSIONERS OF THE COUNTY OF WAYNE AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 15540, PAGE 346.
RESPONSE: APPROXIMATE LOCATION OF DRAIN EXTENSION AS SHOWN HEREON, WIDTH NOT SPECIFIED.

14. TERMS AND CONDITIONS CONTAINED IN EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 29820, PAGE 1294, AND AS RE-RECORDED IN LIBER 37375, PAGE 351.
RESPONSE: L.29820, PG.1294 COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, BLANKET IN NATURE; L.37375, PG.351 COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, BLANKET IN NATURE.

15. TERMS AND CONDITIONS CONTAINED IN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 39153, PAGE 37.
RESPONSE: EXHIBIT A: PARCEL A COVERS SUBJECT PROPERTY AND ADJACENT LAND, PARCEL B COVERS ADJACENT LAND, EXHIBIT B SHOWS APPROXIMATE LOCATIONS OF SHARED ACCESS AND DRIVES, AS SHOWN HEREON.

16. TERMS AND CONDITIONS CONTAINED IN CROSS-ACCESS AND PARKING AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 53402, PAGE 374.
RESPONSE: EXHIBIT A COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, EXHIBIT B COVERS SUBJECT PROPERTY, EXHIBIT C COVERS ADJACENT LAND TO THE SOUTHEAST, EXHIBIT D COVERS SUBJECT PROPERTY AND ADDITIONAL LAND.

SITE BENCHMARKS:

BM #1: TOP OF NUT ON FIRE HYDRANT IN NORTH RIGHT OF WAY OF PLYMOUTH ROAD
EL: 635.89 (NAVD88)

BM #2: TOP OF NUT ON FIRE HYDRANT IN EAST RIGHT OF WAY OF MIDDLEBELT ROAD
EL: 636.73 (NAVD88)

SURVEYOR'S CERTIFICATE

TO:
–FIRST AMERICAN TITLE INSURANCE COMPANY
–LS EQUITY LLC, A MICHIGAN LIMITED LIABILITY COMPANY
–MICHIGAN SCHOOLS & GOVERNMENT CREDIT UNION, ITS SUCCESSORS AND/OR ASSIGNS

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 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 11, 13, 16, AND 17 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED ON JUNE 26, 2020.

MICHAEL D. EMBREE — DATE
PROFESSIONAL SURVEYOR NO. 56860
MEMBREE@ATWELL-GROUP.COM
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MICHIGAN 48076
248.447.2000

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

SECTION 25
TOWN 1 SOUTH, RANGE 9 EAST
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

CLIENT: SYMMETRY PROPERTY MANAGEMENT & REALTY, INC.
ALTA/NSPS LAND TITLE SURVEY
LOCATED IN

DATE 06/29/2020

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. JR	CH. ME	
P.M. M. EMBREE		
BOOK NA		
JOB 18003853		
SHEET NO. 1 OF 1		

CAD FILE: 18003853TP-01.DWG

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage
	A	3	Lithonia Lighting	DSX1 LED	DSX1 LED P4 40K T5W MVOLT	LED	14943	0.9	125
	A-TWIN	4	Lithonia Lighting	DSX1 LED	DSX1 LED P4 40K T5W MVOLT	LED	14943	0.9	250
	B	8	Lithonia Lighting	DSXB LED	DSXB LED 16C 350 40K SYM	LED	1674	0.9	20
	D	4	Lithonia Lighting	DSXW1 LED	DSXW1 LED 10C 700 40K T2M MVOLT	LED	2683	0.9	26.2
	E	9	Lithonia Lighting	DSXW2 LED	DSXW2 LED 30C 1000 40K TFTM MVOLT	LED	11120	0.9	109
	F	1	Lithonia Lighting	DSX0 LED	DSX0 LED P6 40K TFTM MVOLT with houseside shield	LED	12465	0.9	134
	I	20	Lithonia Lighting	WDGE2 LED	WDGE2 LED P3 40K 80CRI VF	LED	3132	0.9	22.55
	J	1	Lithonia Lighting	WDGE2 LED	WDGE2 LED P5 40K 80CRI VF	LED	5996	0.9	48.44
	K	1	Lithonia Lighting	DSX0 LED	DSX0 LED P2 40K T5M MVOLT	LED	6236	0.9	49
	L	11	Lithonia Lighting	DSX0 LED	DSX0 LED P4 40K BLC MVOLT	LED	8656	0.9	92
	N	8	Lithonia Lighting	DSX0 LED	DSX0 LED P7 40K TFTM MVOLT with houseside shield	LED	14332	0.9	166

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

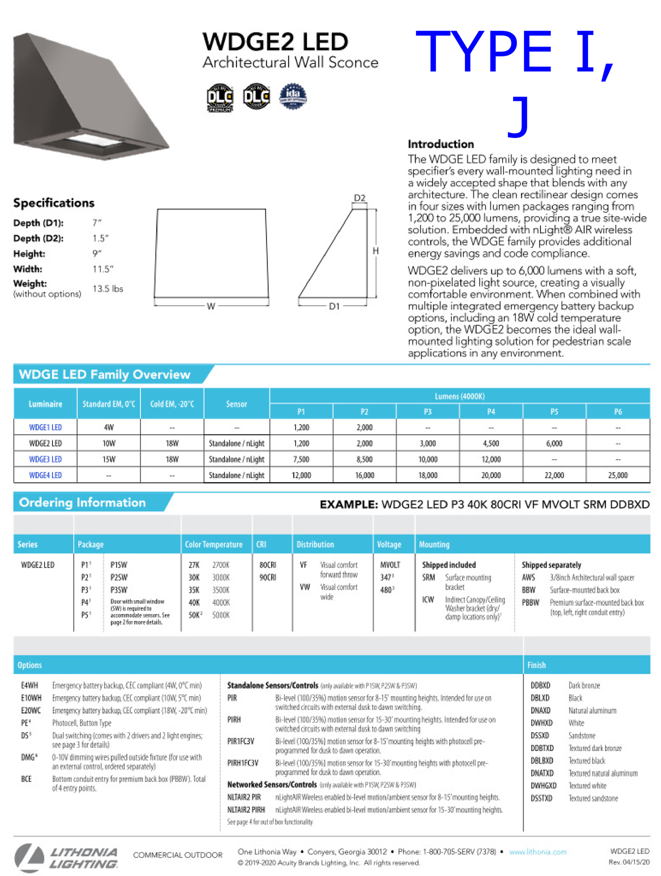
FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

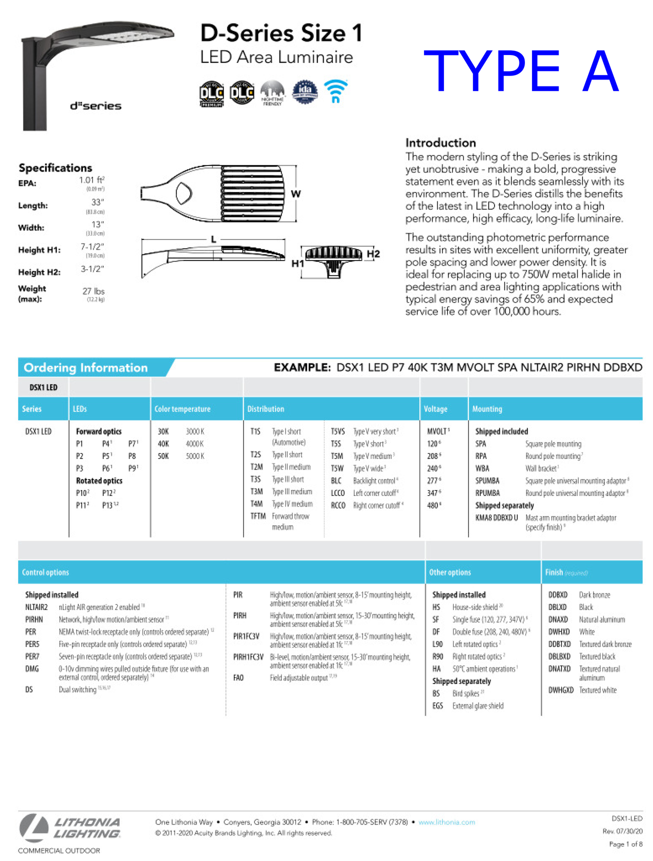
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

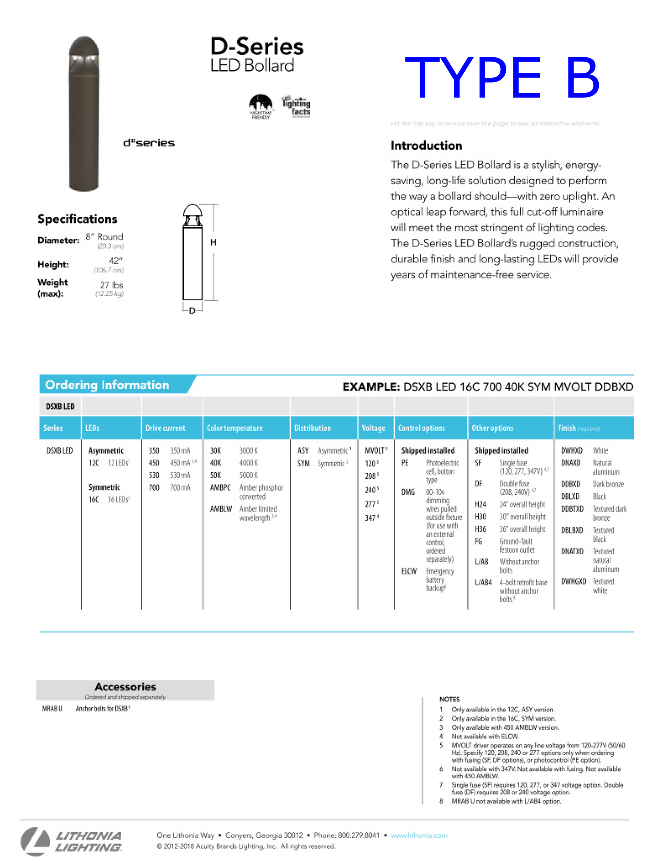
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

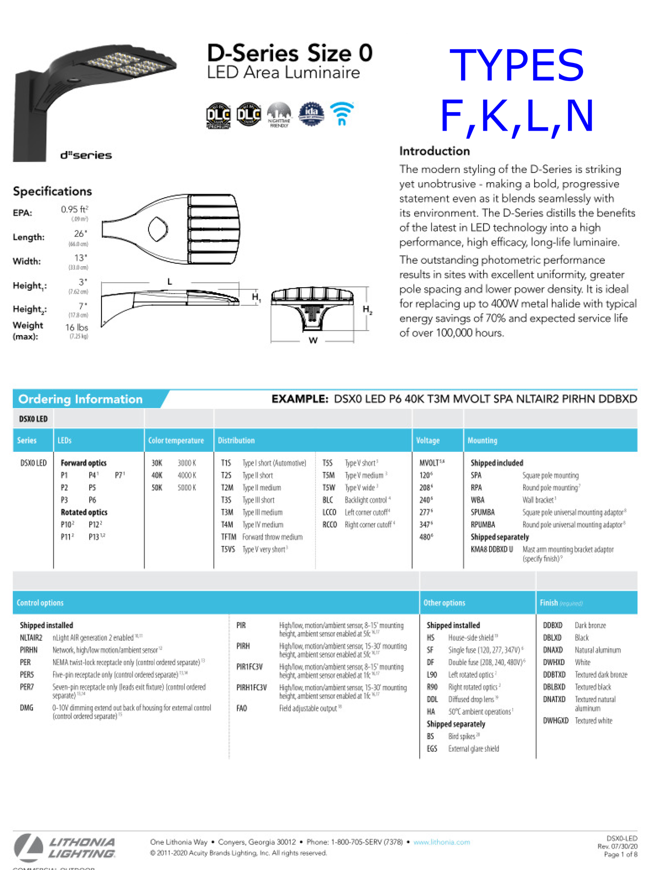
Statistics

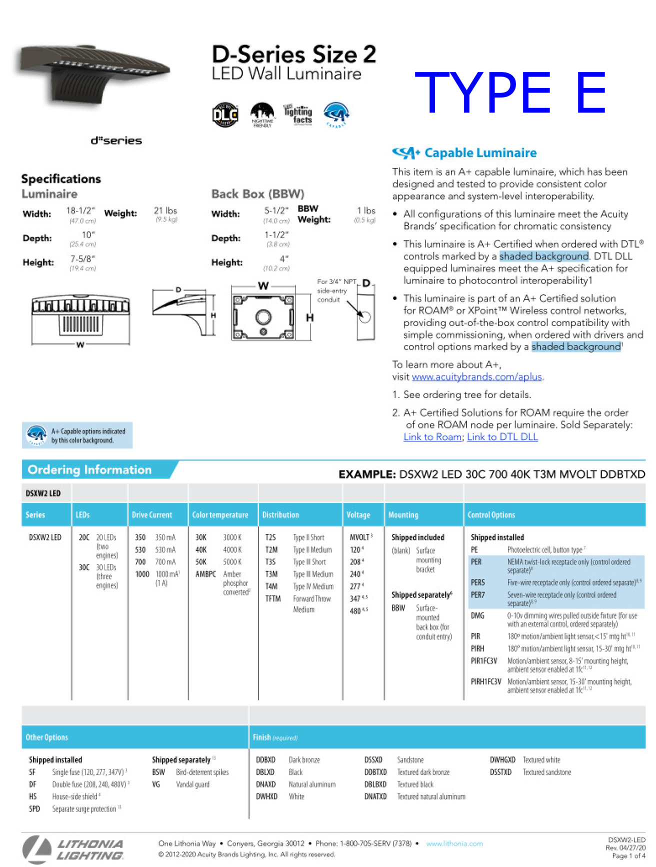
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CHICK FIL A PARKING AND DRIVES	✱	1.8 fc	11.2 fc	0.4 fc	28.0:1	4.5:1
E PL	+	0.4 fc	0.6 fc	0.0 fc	N/A	N/A
RETAIL 1&2 PARKING AND DRIVES	✱	1.8 fc	7.4 fc	0.2 fc	37.0:1	9.0:1
SITE	+	0.8 fc	19.5 fc	0.0 fc	N/A	N/A

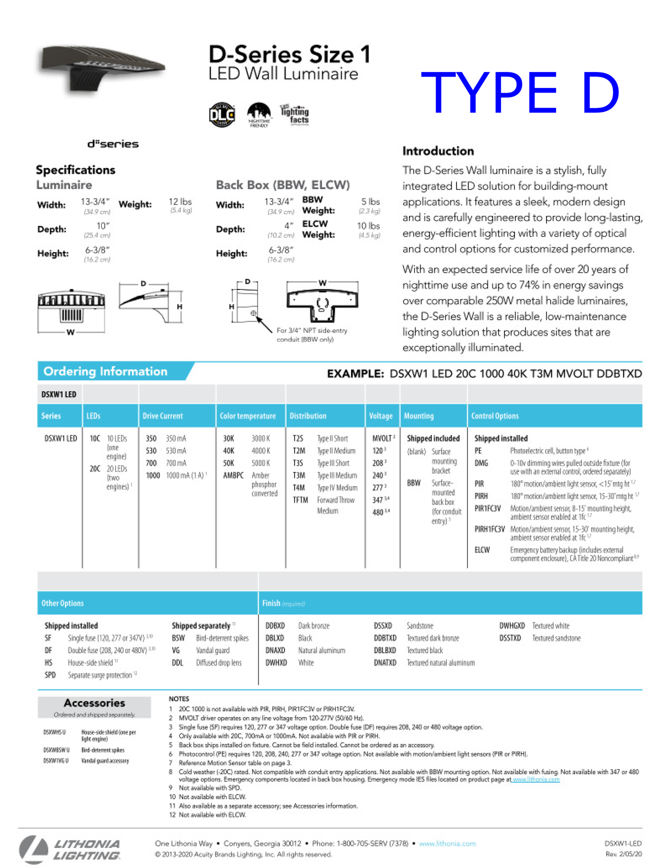






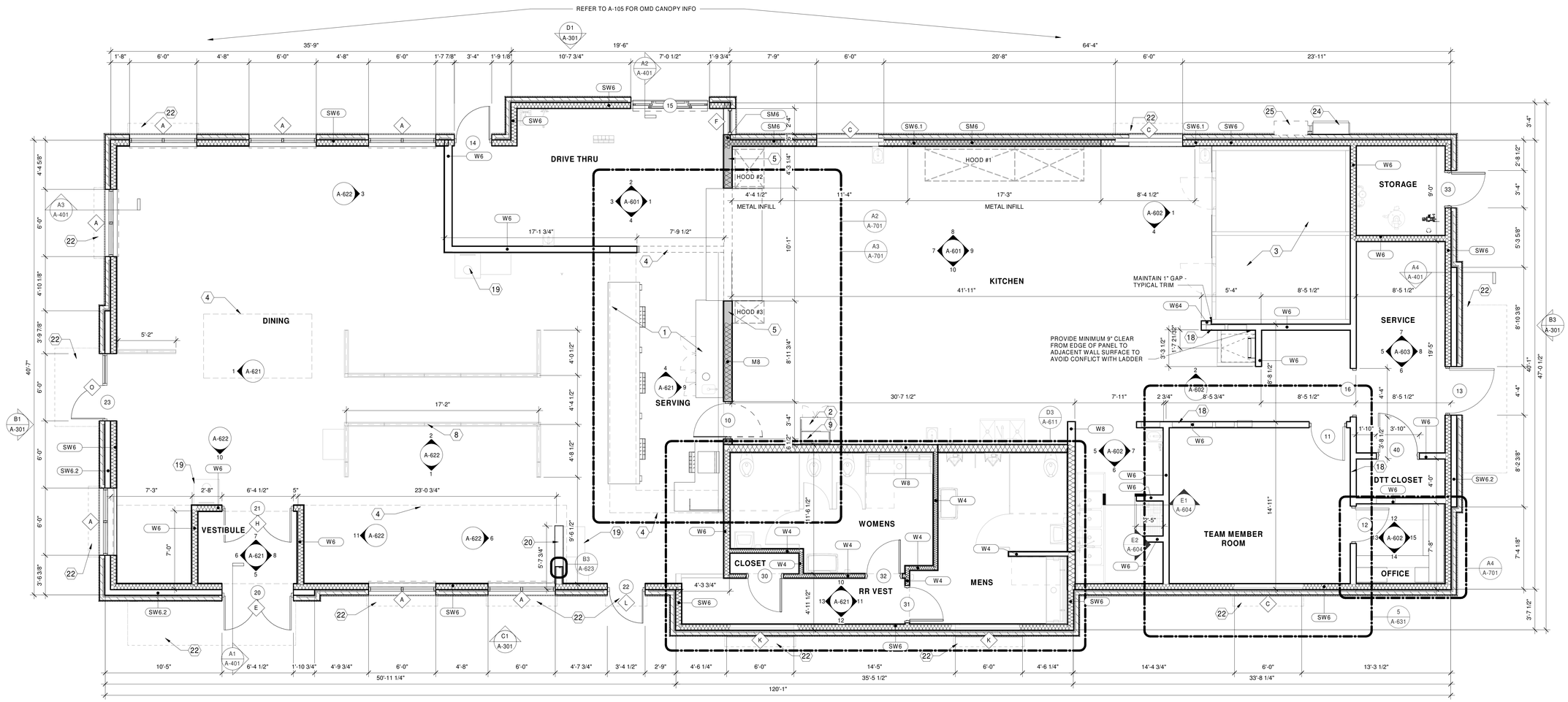






SYMMETRY RETAIL DEVELOPMENT
EXTERIOR PHOTOMETRIC PLAN
PREPARED FOR: NORR
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer DS
Date 9/23/2020
Scale Not to Scale
Drawing No. #20-53924 V2



C4 FLOOR PLAN
1/4" = 1'-0"

WALL TYPE SCHEDULE - EXTERIOR

MARK	DESCRIPTION (DOES NOT INCLUDE FINISHES)
SM6	6" MTL STUD EXTERIOR WALL WITH 1/2" SHEATHING ON EXTERIOR FACES - REF STRUCT DRAWINGS AND ARCH SECTIONS/ELEVATIONS FOR CONSTRUCTION/MATERIAL INFORMATION
SW6	2X6 WD STUD EXTERIOR WALL WITH 1/2" SHEATHING EA SIDE - REF STRUCT DRAWINGS AND ARCH SECTIONS/ELEVATIONS FOR CONSTRUCTION/MATERIAL INFORMATION
SW6.1	2X6 WD STUD EXTERIOR WALL WITH ONE LAYER 1/2" SHEATHING EXTERIOR SIDE AND TWO LAYERS 1/2" SHEATHING INTERIOR SIDE - REF STRUCT DRAWINGS AND ARCH SECTIONS/ELEVATIONS FOR CONSTRUCTION/MATERIAL INFORMATION
SW6.2	2X6 WD STUD EXTERIOR FURRING WALL WITH ONE LAYER 1/2" SHEATHING EXPOSED SIDE - REF STRUCT DRAWINGS AND ARCH SECTIONS/ELEVATIONS FOR CONSTRUCTION/MATERIAL INFORMATION

WALL TYPE SCHEDULE - INTERIOR

MARK	DESCRIPTION (DOES NOT INCLUDE FINISHES)
M8	8" MTL STUDS @ 24" O.C. MAX, WITH ONE LAYER 1/2" SHEATHING EA EXPOSED SIDE
W4	2x4 WD STUDS @ 24" O.C. MAX, WITH ONE LAYER 1/2" SHEATHING EA EXPOSED SIDE
W6	2x6 WD STUDS @ 24" O.C. MAX, WITH ONE LAYER 1/2" SHEATHING EA EXPOSED SIDE
W8	2x8 WD STUDS @ 24" O.C. MAX, WITH ONE LAYER 1/2" SHEATHING EA EXPOSED SIDE
W64	2X6 & 2X4 PAIR WD STUDS @ 24" O.C. MAX, WITH ONE LAYER OF 1/2" SHEATHING EA EXPOSED SIDE

FLOOR PLAN WALL & PARTITION LEGEND

BATT INSULATION
WOOD STUD WALL
METAL STUD WALL

NOTE: SEE WALL & PARTITION TYPES AND SMOKE BARRIER INDICATED ON REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION

STATISTICS (NET)

Name	Area
CLOSET	11 SF
DINING	1571 SF
DRIVE THRU	279 SF
DTT CLOSET	27 SF
KITCHEN	1518 SF
MENS	188 SF
OFFICE	56 SF
RR VEST	83 SF
SERVICE	149 SF
SERVING	233 SF
STORAGE	63 SF
TEAM MEMBER ROOM	225 SF
VESTIBULE	57 SF
WOMENS	181 SF

BUILDING FOOTPRINT: 4987 SF

NOTE: SQUARE FOOTAGE INDICATED IN STATISTICS IS NET SQUARE FOOTAGE AND DOES NOT INCLUDED INTERIOR OR EXTERIOR WALLS. REFER TO FOOTPRINT FOR BUILDING SQUARE FOOTAGE.

FLOOR PLAN GENERAL NOTES

A.1 ALL DIMENSIONS SHOWN ARE FRAMING DIMENSIONS (FACE OF STUD/JAMB) UNLESS OTHERWISE NOTED.
A.2 FASTENERS, ANCHORS, CLIPS, STRAPS, ETC WHICH ARE IN CONTACT WITH PRESERVATIVE AND/OR FIRE TREATED WOOD SHALL BE OF G-185 HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, OR AN APPROVED EQUAL.
A.3 REFER TO CIVIL AND LANDSCAPE FOR LOCATIONS OF WALKS, BOLLARDS, LANDSCAPING AREAS, FLAG POLE, AND OTHER SITE ITEMS.
A.4 REFER TO INTERIOR ELEVATIONS FOR LOCATIONS AND TYPES OF CORNER GUARDS.
A.5 CONTRACTOR TO COORDINATE LOCATION OF POLE MOUNTED EXTERIOR CAMERA WITH STRONG SYSTEMS AND INSTALL UNDERGROUND CONDUIT AS REQUIRED. RE: ELECTRICAL.
A.6 REFER TO ACCESSIBILITY PLAN AND FURNITURE DRAWINGS FOR SEATING LAYOUT & SPECIFICATIONS. CONTACT: OWNER.
A.7 REFER TO ACCESSIBILITY PLAN AND OWNER DRAWINGS FOR CONDIMENT COUNTERS AND TRASH RECEPTACLES.
A.8 REFER TO IT WALLBOARD USER GUIDE FOR WALLBOARD INSTALLATION, IF APPLICABLE.

FLOORPLAN KEYNOTES

1	GC SHALL PROVIDE 5-1/2" HIGH CONCRETE MILLWORK CURBS. RE: OWNER SHOP DRAWINGS FOR EXACT LOCATIONS & DIMENSIONS.
2	GC SHALL SECURE SAFE USING (4) HILTI-HAS-E 1/2" x 4-1/2" ANCHOR BOLTS WITH HILTI HVU ADHESIVE CAPSULE. AT EACH HOLE FASTEN THRU PHENOLIC BASE OF CABINET AND INTO CONCRETE CURB BELOW. VERIFY LOCATION WITH SAFE MANUFACTURER.
3	FREEZER AND COOLER DOORS AND HARDWARE SUPPLIED BY FREEZER/ COOLER MANUFACTURER.
4	DASHED LINE INDICATES SOFFIT OR BULKHEAD ABOVE. RE: REFLECTED CEILING PLAN.
5	RECESSED PIN AND SLEEVE BOX. RE: A4/A-620 & ELECTRICAL. 2'-1" ROUGH OPENING WIDTH AT HOOD #2. 11" ROUGH OPENING WIDTH AT HOOD #3
8	STEEL WALL BY OWNER (TYP.) RE: OWNER FOR EXACT LOCATION.
9	SAFE SCREEN BY OWNER.
15	NETWORK CABINET, A4 / A-604
18	ELECTRICAL PANEL. RE: ELECTRICAL.
19	ITEM BY OWNER.
20	2-SIDED ICON. RE: OWNER DRAWINGS.
22	CANOPY ABOVE BY OWNER.
23	DROP SLAB IN PLAY AREA 1-1/2". RE: STRUCTURAL.
24	MDP. RE: ELECTRICAL.
25	CT CABINET. RE: ELECTRICAL.
26	HAND SANITIZER CENTERED UNDER PLAY RULES SIGNAGE (WITH DECAL ON OPPOSITE SIDE IF MOUNTED ON STOREFRONT). RE: SCHEDULE ON A-701 FOR MODEL INFO.

WALL NOTES

WALL INSULATION NOTES

B.1 WHERE EXTERIOR METAL STUD WALL TYPE REQUIRES BATT INSULATION, USE R-19 FOIL FACED BATT INSULATION.
B.2 WHERE EXTERIOR WOOD STUD WALL REQUIRES BATT INSULATION, USE R-19 KRAFT FACED FIBERGLASS BATT INSULATION WITH FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE DEVELOPED INDEX OF NOT MORE THAN 450.
B.3 WHERE EXTERIOR STUD WALLS REQUIRE BATT INSULATION, EXTEND INSULATION UP 12" ABOVE ROOFTOP RIGID INSULATION.
B.4 AT INTERIOR METAL STUD WALLS WHERE INSULATION IS SCHEDULED, USE 3-1/2" FOIL FACED BATT INSULATION.
B.5 AT INTERIOR WOOD STUD WALLS WHERE INSULATION IS SCHEDULED, USE 3-1/2" BATT INSULATION WITH MAXIMUM FLAME SPREAD INDEX OF 25.
B6. NOT USED

INTERIOR WALL FRAMING NOTES

C.1 UNLESS NOTED OTHERWISE, EXTEND FRAMING TO 6" ABOVE ADJACENT CEILING
C.2 AT DRAFT STOPPING PARTITION INTERIOR WALLS, EXTEND FRAMING TO ROOF DECK AS REQUIRED TO ACCOMMODATE SMOKE BARRIER.
C.3 WHERE INTERIOR WALLS ARE NOT INSULATED AND NOT A DRAFT STOPPING PARTITION, FRAMING MAY STOP 6" ABOVE HIGHEST ABUTTING FINISH CEILING.
C.4 WHERE INTERIOR WALL FRAMING DOES NOT EXTEND TO STRUCTURE ABOVE, BRACE INTERIOR WALLS AS REQUIRED FOR COMPLIANCE WITH BUILDING CODE, REF BUILDING DATA ON COVER SHEET.
C.5 FRAMING AT NON-LOADBEARING INTERIOR WALLS SHALL MEET REQUIREMENTS OF APPLICABLE BUILDING CODES AND LOCAL AMENDMENTS.

EXTERIOR WALL FRAMING NOTES

D.1 SEE STRUCTURAL DRAWINGS FOR STUD DIMENSIONS AND SPACING.
D.2 AT WOOD STUD EXTERIOR WALLS, USE TREATED SILL PLATES.

EXTERIOR SHEATHING NOTES

E.1 REFER TO STRUCTURAL FOR EXTERIOR SHEATHING TYPES.

BLOCKING NOTES

F.1 WALL BLOCKING SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY. BLOCKING SHALL INCLUDE, BUT IS NOT LIMITED TO: AREAS INDICATED ON INTERIOR ELEVATIONS FOR GRAB BARS, SHELVING BRACKETS, MONITORS, FIXTURES, ETC, AS WELL AS BLOCKING FOR WINDOWS, CANOPIES ROOF FRAMING, ROOF TOP UNITS, ETC.

INTERIOR WALL FINISH & INTERIOR SHEATHING NOTES

AT MATERIALS LABELED "INTERIOR SHEATHING" ON WALL TYPE DRAWINGS AND DETAILS, SHEATHING SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE. REFER TO FINISH PLAN AND INTERIOR ELEVATIONS FOR FINISH MATERIAL ON INTERIOR SHEATHING. DO NOT USE WOOD SHEATHING WITHIN 18" OF HOODS.
G.1 WHERE SHEATHING IS EXPOSED: 1/2" GYPSUM BOARD, PAINTED PER INTERIOR ELEVATIONS AND FINISH PLAN.
G.2 BETWEEN WALL TILE AND STUDS: 1/2" CEMENTITIOUS BACKER BOARD.
G.3 BETWEEN FRP PANELS AND WOOD STUDS AT BACK OF HOUSE: COMPOSEAL GOLD 40 MIL WATERPROOF MEMBRANE AND 1/2" CEMENTITIOUS BOARD TO 1'-0" ABOVE SLAB. 1/2" CDX PLYWOOD SUBSTRATE ABOVE CEMENTIOUS BOARD TO 1'-0" ABOVE CEILING. RE: TYPICAL WALL BASE DETAIL.
G.4 BETWEEN FRP PANELS AND METAL STUDS: COMPOSEAL GOLD 40 MIL WATERPROOF MEMBRANE AND 1/2" CEMENTIOUS BOARD TO 1'-0" ABOVE SLAB. 1/2" CEMENTITIOUS BOARD TO 4" ABOVE CEILING, EXCEPT AT AREAS WHERE DRAFTSTOPPING IS REQUIRED. REFER TO DRAFTSTOPPING DETAILS FOR THOSE AREAS.
G.5 BETWEEN FRP PANELS AND WOOD STUDS AT PLAY AREA: 1/2" GYPSUM BOARD.
G.6 BETWEEN STAINLESS STEEL PANELS AND METAL STUDS: 1/2" CEMENTIOUS BOARD.
G.7 BETWEEN STAINLESS STEEL PANELS AND WOOD STUDS: 1/2" CEMENTIOUS BOARD.
G.8 BETWEEN WALLCOVERING AND STUDS: 1/2" GYPSUM BOARD.
G.9 BETWEEN WOOD WAINSCOT AND WOOD STUDS: 1/2" PLYWOOD.
G.10 BETWEEN WOOD WAINSCOT AND METAL STUDS: 1/2" PLYWOOD.
G.11 BETWEEN FREEZER/COOLER WALLS AND WOOD STUD WALLS: 1 FT TALL CEMENT BOARD BASE WITH 1/2" GYPSUM BOARD (LEVEL 1 FINISH) TO 6" ABOVE FINISH CEILING. EXTEND 40 MIL COMPOSEAL GOLD WATERPROOF MEMBRANE FROM FLOOR AS INDICATED ON FINISH PLAN UP WALL AS INDICATED ON FREEZER AND COOLER SCREED DETAILS.
G.12 BEHIND WOOD BOARD FINISH AT ICON WALL: 3/4" PLYWOOD.
G.13 BEHIND WOOD BOARD FINISH AT OTHER LOCATIONS: 1/2" PLYWOOD.

INTERIOR BASE FINISH & SHEATHING NOTES

AT MATERIALS LABELED "INTERIOR SHEATHING" ON WALL TYPE DRAWINGS AND DETAILS, MATERIALS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE. REFER TO FINISH PLAN AND INTERIOR ELEVATIONS FOR BASE FINISH MATERIAL.
H.1 BETWEEN TILE BASE AT KITCHEN AND STUDS: 1/2" CEMENTITIOUS BACKER BOARD TO MINIMUM 1'-0" ABOVE SLAB.
H.2 BETWEEN TILE BASE AT NON-KITCHEN AREAS AND STUD WALLS: 1/2" CEMENT BACKER BOARD TO MINIMUM 5" ABOVE SLAB.
H.3 BETWEEN VINYL BASE AND WOOD STUD WALLS: 1/2" GYPSUM BOARD.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

Preliminary
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CHICK-FIL-A LIVONIA

29350 Plymouth Road
Livonia, MI 48150

FSR#04664

BUILDING TYPE / SIZE: P13 LS
RELEASE: 21.02

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 2019223.27
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SHEET
FLOOR PLAN

SHEET NUMBER
A-201

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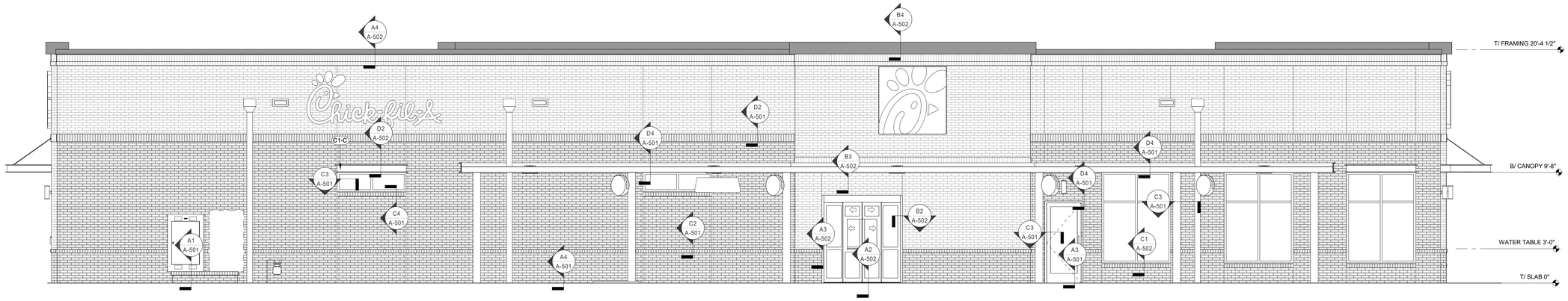
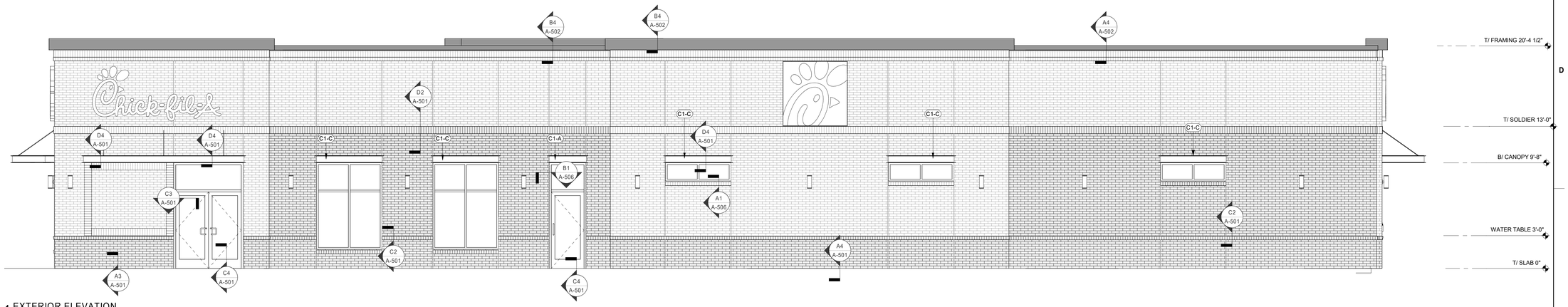
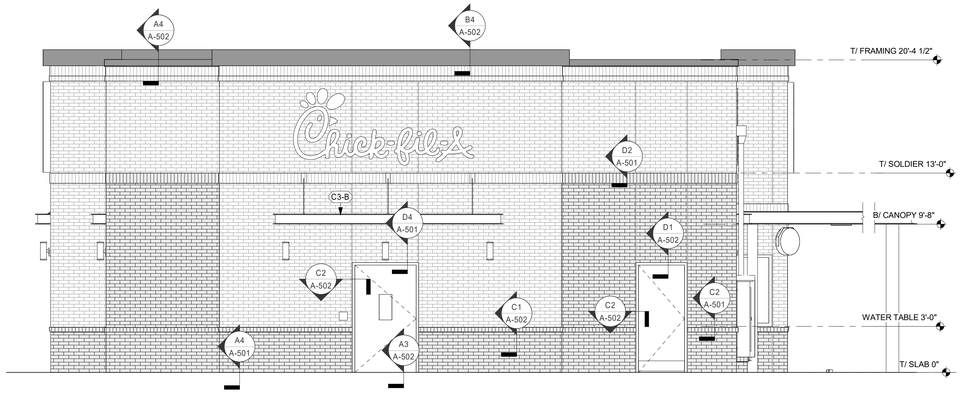
10-LS-00000-A-201-FLOOR PLAN



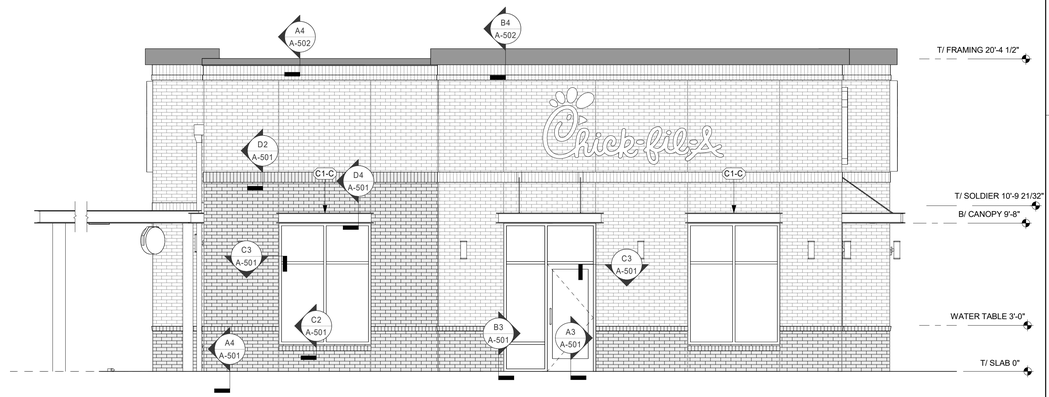
D1 EXTERIOR ELEVATION
1/4" = 1'-0"



C1 EXTERIOR ELEVATION
1/4" = 1'-0"



B3 EXTERIOR ELEVATION
1/4" = 1'-0"



B1 EXTERIOR ELEVATION
1/4" = 1'-0"

APPROVED BRICK ALTERNATES
(SEE NATIONAL ACCOUNTS LIST FOR CONTACT INFORMATION)

FINISH	MANUFACTURER	MODEL	MORTAR	PLANT LOCATION	PREFERRED REGION(S)
BR-A (PRIMARY BRICK)					
BR-02	ACME BRICK	PALOMA GRAY	ARGOS, SAN TAN	ELGIN, TX	SOUTHEAST, ATLANTIC, NORTHEAST, MIDWEST
BR-07	MERIDIAN BRICK	CITADEL	ARGOS, SAN TAN	BESSEMER, AL	ALL
BR-18	MUTUAL MATERIALS	IMPERIAL GRAY	ARGOS, SAN TAN	SPOKANE, WA	WEST
BR-20	GLEN-GERY	KHAKI MATT	ARGOS, SAN TAN	HARMAR, PA	SOUTHEAST, ATLANTIC, NORTHEAST
BR-B (ACCENT BRICK)					
BR-03	ACME BRICK	RUSTIC WHITE	ARGOS, SAN TAN	PEAR EAST, AR	SOUTHEAST, ATLANTIC, NORTHEAST, MIDWEST
BR-11	MERIDIAN BRICK	V100	ARGOS, SAN TAN	ATHENS, TX	ALL
BR-19	MUTUAL MATERIALS	DESERT WHITE	ARGOS, SAN TAN	SPOKANE, WA	WEST
BR-26	GLEN-GERY	WHITEHALL	ARGOS, SAN TAN	HARMAR, PA	SOUTHEAST, ATLANTIC, NORTHEAST, MIDWEST

FINISH SCHEDULE - EXTERIOR

MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
BR-A	BRICK VENEER (PRIMARY)	*	MODULAR	*	*	*SEE APPROVED BRICK ALTERNATES
BR-B	BRICK VENEER (ACCENT)	*	MODULAR	*	*	*SEE APPROVED BRICK ALTERNATES
CB-1	CEMENT BOARD	JAMES HARDIE BUILDING PRODUCTS, INC.	ASPYRE ARTISAN BEVEL CHANNEL	HZ-5	REQUISITE GREY	SW #7023
CM-1	WOOD COMPOSITE MATERIAL	RESYSTA INTERNATIONAL	FACADE CLADDING 7CH	RESP340812	GOLDEN OAK	
CP-1	CANOPY METAL FASCIA		DURA COAT	DC19ST-2703	DARK BRONZE	OIL RUBBED BRONZE METALLIC TEXTURE PVD
CP-2	CANOPY METAL DECK				WHITE	SMOOTH WHITE, HIGH GLOSS
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			DARK BRONZE (MATTE)	
MP-1	METAL PANEL	EN-V			CFA RED	HORIZONTAL PANEL STACKED WITH CORNER WRAP
PT-100	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW 2807	ROOKWOOD	REFUSE ENCLOSURE. FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350		DARK BRONZE	FINISH: SEMI-GLOSS
SC-1	STUCCO	STO	POWERWALL		STO WHITE	FINISH: SAND MEDIUM
SC-2	STUCCO	STO	POWERWALL		ADOBE BROWN	FINISH: SAND MEDIUM
ST-1	STOREFRONT	YKK	YES 45		DARK BRONZE (MATTE)	

GENERAL NOTES
1. ALL SIGNAGE PROVIDED BY OTHERS
2. REF FLOOR PLAN AND WINDOW LEGEND FOR STOREFRONT INFORMATION

ATTACHED CANOPY SCHEDULE

Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-A	Exterior Canopy	1	3'-8 1/2"	1'-0"	0"	Yes
C1-C	Exterior Canopy	9	6'-4"	1'-0"	0"	No
C3-B	Exterior Canopy	1	15'-0"	4'-0"	2'-4"	No
C3-C	Exterior Canopy	1	15'-0"	4'-0"	2'-4"	Yes
C4-G	Exterior Canopy	1	7'-0"	4'-0"	2'-4"	Yes
Grand total		13				

CANOPY NOTES:

BUILDING MOUNTED CANOPIES
- 8" THICK CANOPY
- KYNAR FINISH OF STRUCTURE, FASCIA, & DECKING TO MATCH (CP-1)

COLUMN MOUNTED CANOPIES
- 10" THICK CANOPY
- FINISH OF STRUCTURE TO BE (CP-1)
- FINISH OF DECKING TO BE (CP-2)

LEGEND

BR-B
BR-A
SC-1
SC-2
CB-1
EC-1
EXPANSION JOINT, SEALANT COLOR TO MATCH MORTAR COLOR
CARD READER BY SECURITY VENDOR - RE: ELEC
SCUPPER - (PT-113) SEE A2 / A-503
DOWNSPOUT - (PT-113) SEE A3 / A-503
MDP - (PT-113) RE: ELECTRICAL
CO2 FILL BOX - RE: KITCHEN
LIGHT FIXTURE - RE: ELECTRICAL
CT CABINET - (PT-113) RE: ELECTRICAL

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

Preliminary
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CHICK-FIL-A
LIVONIA
29350 Plymouth Road
Livonia, MI 48150

FSR#04664

BUILDING TYPE / SIZE: P13 LS
RELEASE: 21.02

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 2019223.27
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DATE 3/22/2021
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SHEET
EXTERIOR ELEVATIONS

SHEET NUMBER
A-301

3/19/2021 3:58:36 PM 00000_NewStore_ARC_LS_LRG_TOWER_BRICK_detached.rvt
10-LS-00000-A-301-EXTERIOR ELEVATIONS

EXTERIOR FINISHES

BR-A
BRICK VENEER
COLOR: DARK BROWN
SIZE: MODULAR

BR-B
BRICK VENEER
COLOR: LIGHT BROWN
SIZE: MODULAR

EC-1
PREFINISHED METAL COPING
COLOR: DARK BRONZE

PT-113
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS

ST-1
STOREFRONT
COLOR: DARK BRONZE

OP CANOPY FINISHES

CP-1
PREFINISHED METAL
COLOR: DARK BRONZE

CP-2
METAL DECKING
COLOR: WHITE

ATTACHED CANOPY SCHEDULE

Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-A	Exterior Canopy	1	3'-8 1/2"	1'-0"	0"	Yes
C1-C	Exterior Canopy	9	6'-4"	1'-0"	0"	No
C3-B	Exterior Canopy	1	15'-0"	4'-0"	2'-4"	No
C3-C	Exterior Canopy	1	15'-0"	4'-0"	2'-4"	Yes
C4-G	Exterior Canopy	1	7'-0"	4'-0"	2'-4"	Yes
Grand total		13				

PERSPECTIVE VIEW - FRONT RIGHT

PERSPECTIVE VIEW - REAR LEFT

PERSPECTIVE VIEW - REAR RIGHT

PERSPECTIVE VIEW - FRONT LEFT

PERSPECTIVE VIEW

EXTERIOR ELEVATION
1" = 10'-0"

EXTERIOR ELEVATION
1" = 10'-0"

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

Preliminary
03/22/2021 10:08:51 AM

CHICK-FIL-A
LIVONIA
29350 Plymouth Road
Livonia, MI 48150

FSR#04664

BUILDING TYPE / SIZE: P13 LS
RELEASE: 21.02

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
2		
2		
2		
1		
24		
2		

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SHEET
DESIGN DEVELOPMENT

SHEET NUMBER
X-900

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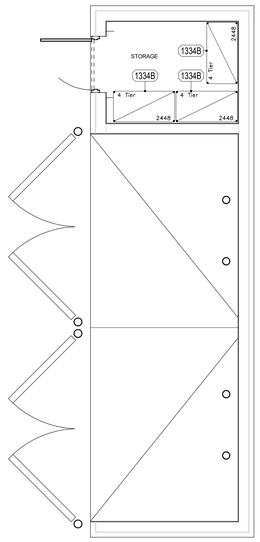
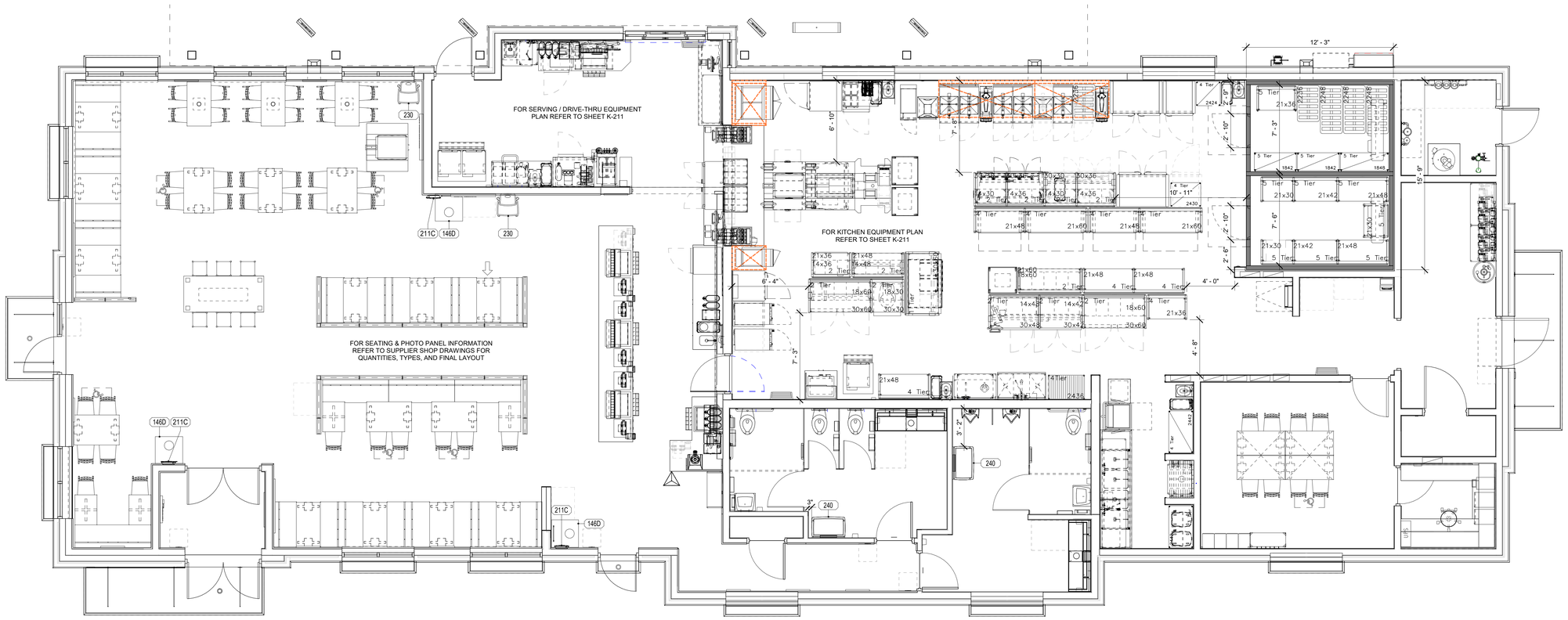


2 REFUSE ENCLOSURE FLOOR PLAN
1/4" = 1'-0"

NOTE:
REFUSE ENCLOSURE SHOWN FOR PROTOTYPICAL SHELVING LOCATIONS AND SPACING PURPOSES ONLY, VERIFY ACTUAL REFUSE ENCLOSURE INFORMATION AND LOCATION ON ARCHITECTURAL SHEETS



1 PARTIAL EQUIPMENT PLAN - DINING
1/4" = 1'-0"

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

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CHICK-FIL-A
LIVONIA

29350 Plymouth Road
Livonia, MI 48150

FSR#04664

BUILDING TYPE / SIZE: P13 LS LRG
RELEASE: 21.02

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

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SHEET
OVERALL EQUIPMENT FLOOR PLAN

SHEET NUMBER
K-201L

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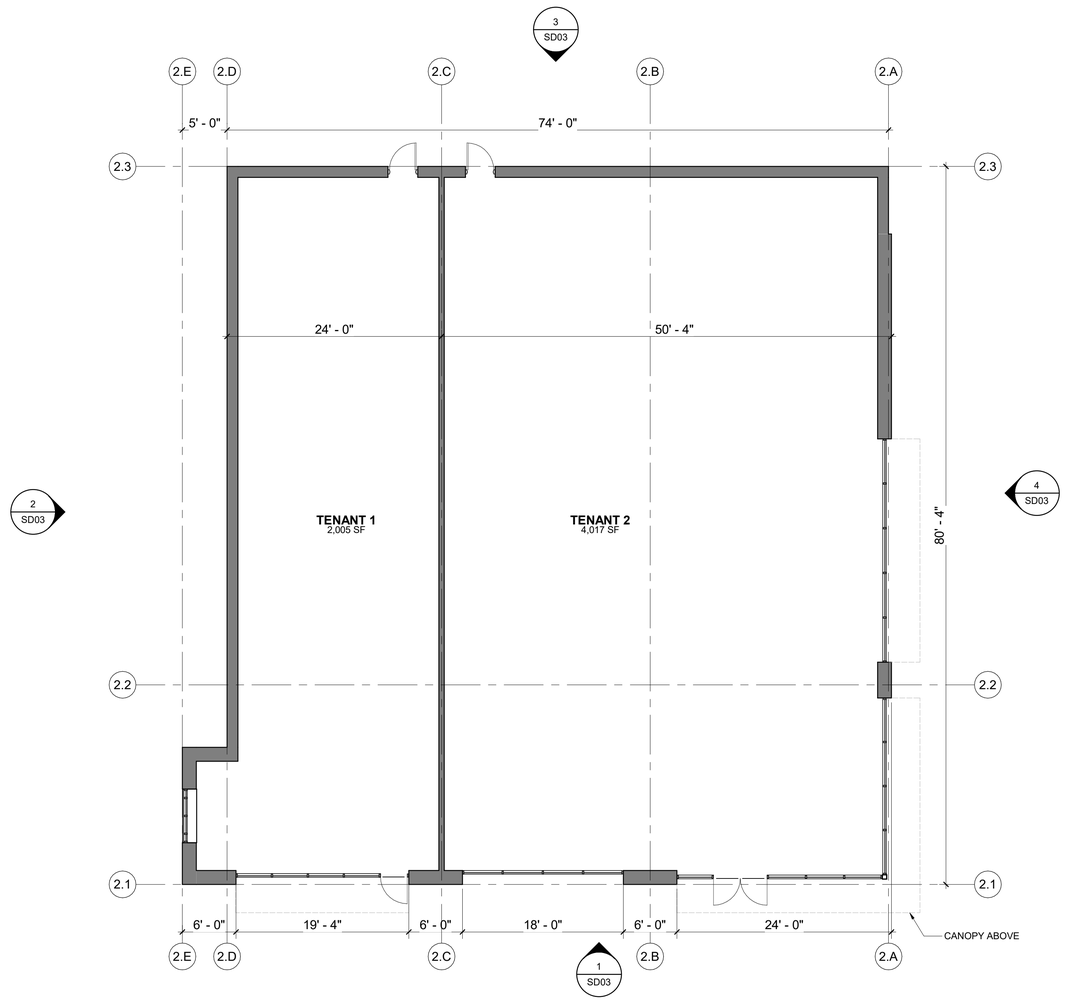

2 RETAIL 1 FLOOR PLAN

DATE	ISSUED FOR	REV
04/09/2021	SPA Resubmittal	1

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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component

Key Plan

Consultants
Civil:
Landscape:
Architecture:
Structural:
Mechanical:
Electrical:

Seal(s)

STATE OF MICHIGAN
AMY LYNN CONTI
ARCHITECT
No. 1301060624
LICENSED ARCHITECT

NORR

150 W. Jefferson Avenue., Suite 1300
Detroit, MI, US 48226
norr.com

Project Manager	BIM Lead
DG	
Design Lead	Drawn
	Author
Project Leader	Checked
AC	Checker

SYMMETRY PROPERTY MANAGEMENT

Project
LIVONIA RETAIL DEVELOPMENT
MIDDLEBELT RD. & PLYMOUTH RD.
LIVONIA, MI

Drawing Title
RETAIL 1 - LEASE PLAN

Scale: 1/8" = 1'-0"

Project No. JCDT20-0330

Drawing No. SD01

PRELIMINARY - NOT FOR CONSTRUCTION

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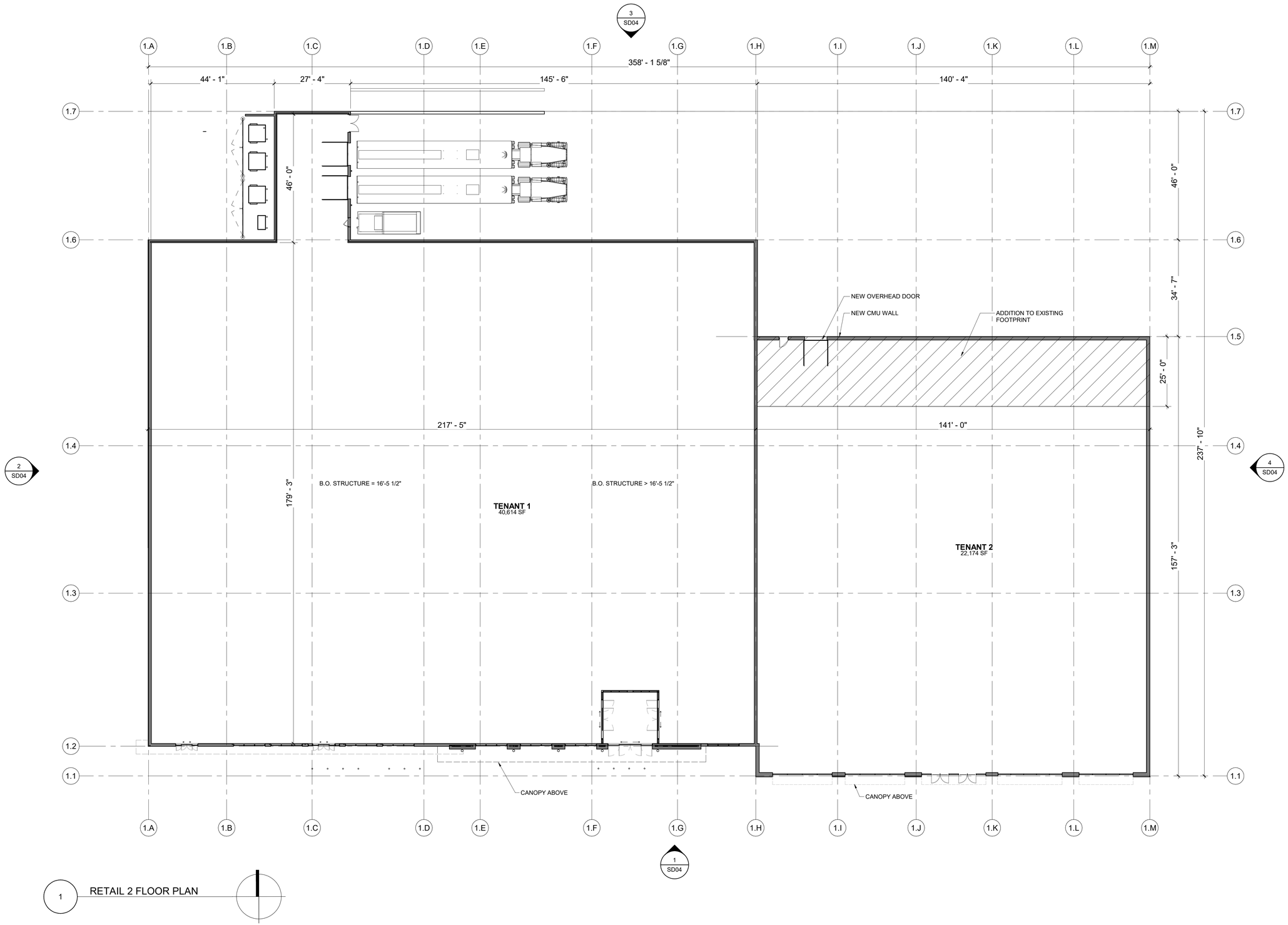

1 RETAIL 2 FLOOR PLAN

DATE	ISSUED FOR	REV
04/09/2021	SPA Resubmittal	1

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Project Component

Key Plan

Consultants
Civil:
Landscape:
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Structural:
Mechanical:
Electrical:

Seal(s)

STATE OF MICHIGAN
AMY LYNN CONTI
ARCHITECT
No. 1301060624
LICENSED ARCHITECT

NORR

150 W. Jefferson Avenue., Suite 1300
Detroit, MI, US 48226
norr.com

Project Manager	BIM Lead
DG	
Design Lead	Drawn
	Author
Project Leader	Checked
AC	Checker

SYMMETRY PROPERTY MANAGEMENT

Project
LIVONIA RETAIL DEVELOPMENT
MIDDLEBELT RD. & PLYMOUTH RD.
LIVONIA, MI

Drawing Title
RETAIL 2 - LEASE PLAN

Scale: 1/16" = 1'-0"

Project No. JCDT20-0330

Drawing No.
SD02

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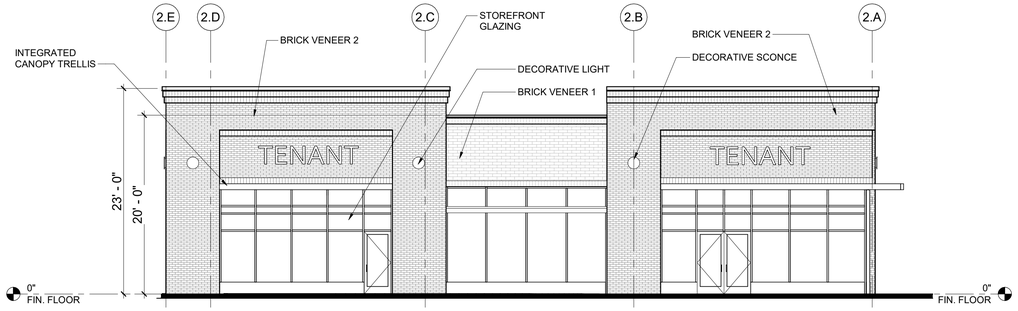

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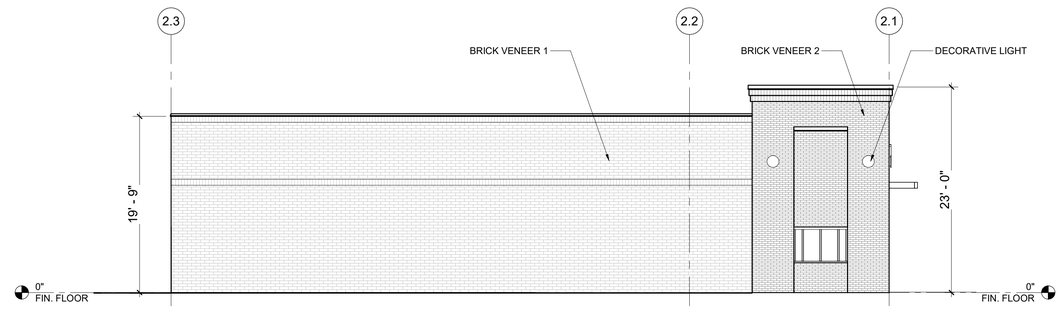
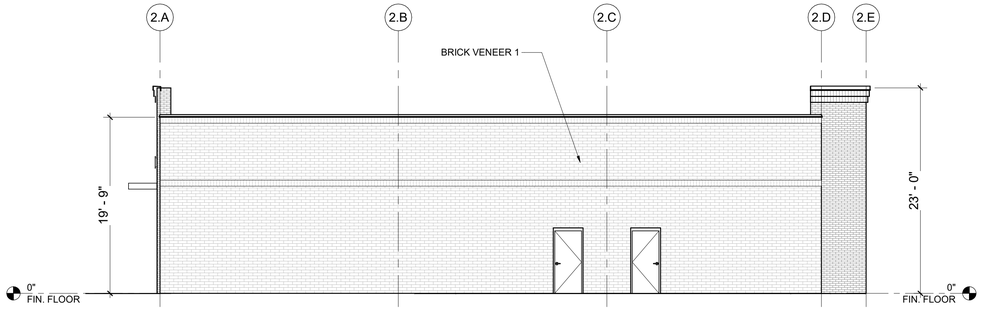
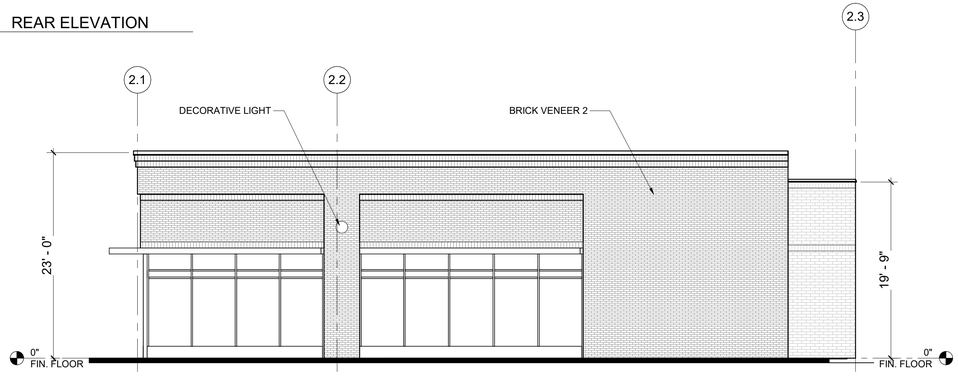


2 LEFT ELEVATION



3 REAR ELEVATION



4 RIGHT ELEVATION

DATE	ISSUED FOR	REV
04/09/2021	SPA Resubmittal	1

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Project Component

Key Plan

Consultants
Civil:
Landscape:
Architecture:
Structural:
Mechanical:
Electrical:

Seal(s)

STATE OF MICHIGAN
AMY LYNN CONTI
ARCHITECT
No. 1301060624
LICENSED ARCHITECT

NORR

150 W. Jefferson Avenue., Suite 1300
Detroit, MI, US 48226
norr.com

Project Manager	BIM Lead
DG	
Design Lead	Drawn
	Author
Project Leader	Checked
AC	Checker

SYMMETRY PROPERTY MANAGEMENT

Project
LIVONIA RETAIL DEVELOPMENT
MIDDLEBELT RD. & PLYMOUTH RD.
LIVONIA, MI

Drawing Title
RETAIL 1 - ELEVATIONS

Scale: 1/8" = 1'-0"

Project No. JCDT20-0330

Drawing No.
SD03

FOR CONSTRUCTION
PRELIMINARY - NOT FOR

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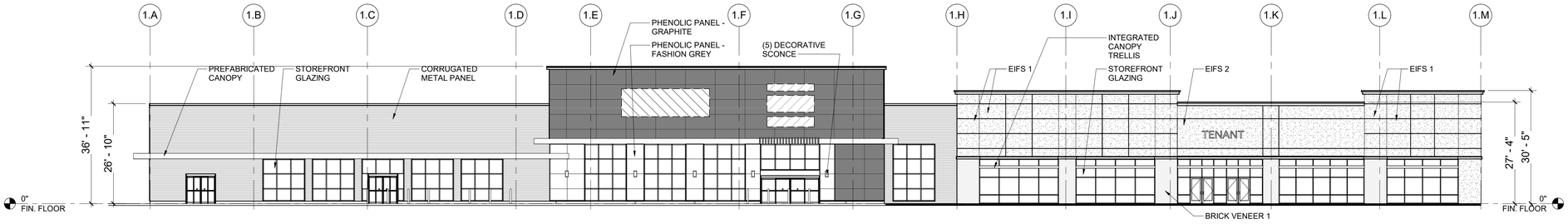

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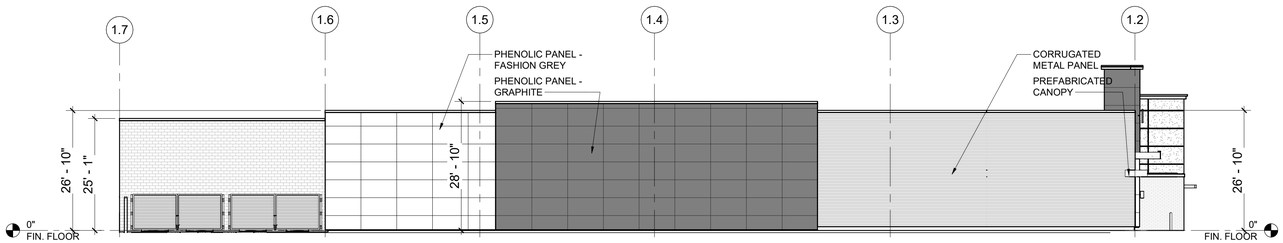

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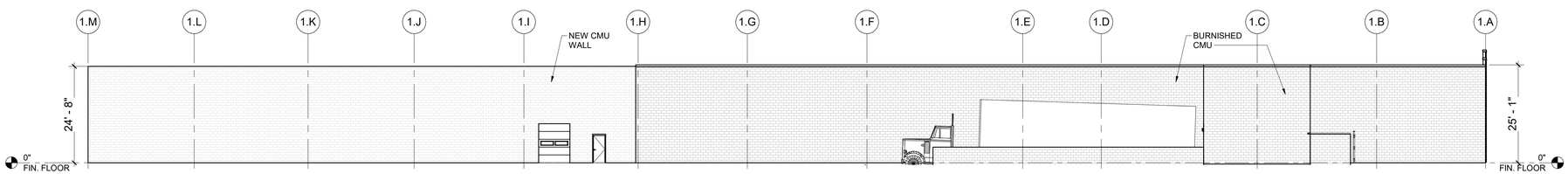

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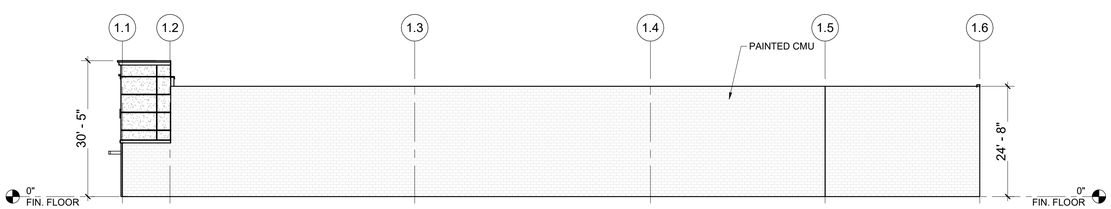

4 RIGHT ELEVATION

DATE	ISSUED FOR	REV
04/09/2021	SPA Resubmittal	1

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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component

Key Plan

Consultants
Civil:
Landscape:
Architecture:
Structural:
Mechanical:
Electrical:

Seal(s)

STATE OF MICHIGAN
AMY LYNN CONTI
ARCHITECT
No. 1301060624
LICENSED ARCHITECT

NORR

150 W. Jefferson Avenue., Suite 1300
Detroit, MI, US 48226
norr.com

Project Manager	BIM Lead
DG	
Design Lead	Drawn
	AG
Project Leader	Checked
AC	

SYMMETRY PROPERTY MANAGEMENT

Project
LIVONIA RETAIL DEVELOPMENT
MIDDLEBELT RD. & PLYMOUTH RD.
LIVONIA, MI

Drawing Title
RETAIL 2 - ELEVATIONS

Scale: 1/16" = 1'-0"
Project No. JCDT20-0330
Drawing No. SD04

FOR CONSTRUCTION

PRELIMINARY - NOT FOR

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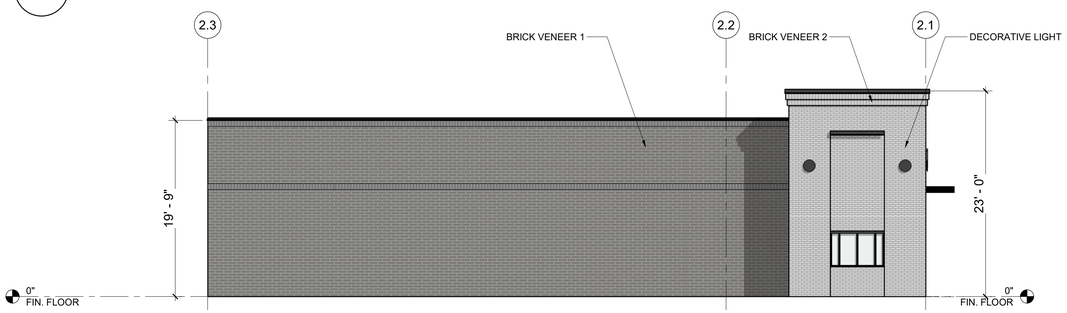
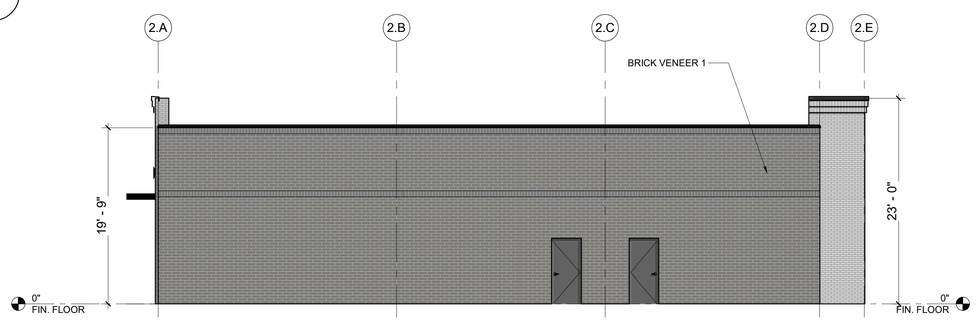
1 FRONT ELEVATION



2 LEFT ELEVATION



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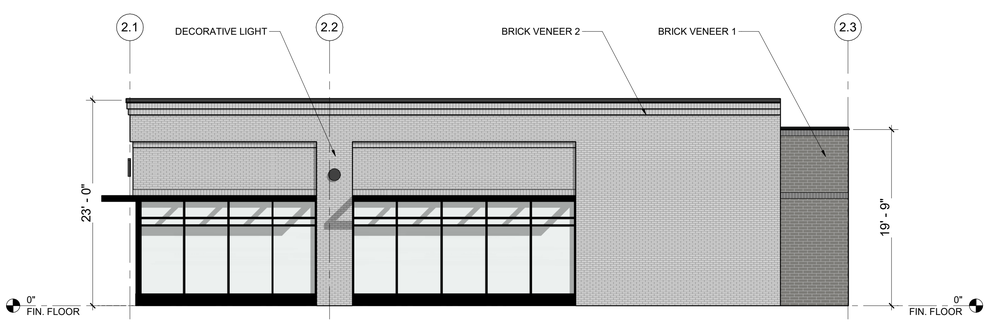

4 RIGHT ELEVATION

DATE	ISSUED FOR	REV
04/09/2021	SPA Resubmittal	1

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Landscape:
Architecture:
Structural:
Mechanical:
Electrical:

Seal(s)

STATE OF MICHIGAN
AMY LYNN CONTI
ARCHITECT
No. 1301060624
LICENSED ARCHITECT

NORR
150 W. Jefferson Avenue., Suite 1300
Detroit, MI, US 48226
norr.com

Project Manager	BIM Lead
DG	
Design Lead	Drawn: Author
Project Leader: AC	Checked: Checker

SYMMETRY PROPERTY MANAGEMENT

Project
LIVONIA RETAIL DEVELOPMENT
MIDDLEBELT RD. & PLYMOUTH RD.
LIVONIA, MI

Drawing Title
RETAIL 1 - COLORED ELEVATIONS

Scale: 1/8" = 1'-0"

Project No. JCDT20-0330

Drawing No. SD05

FOR CONSTRUCTION
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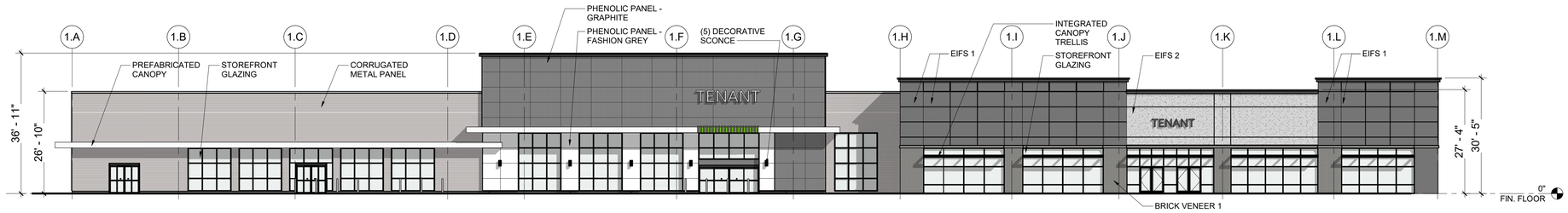

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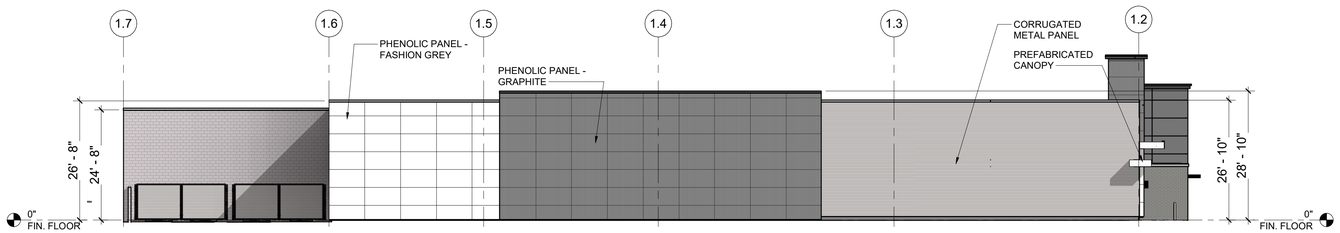

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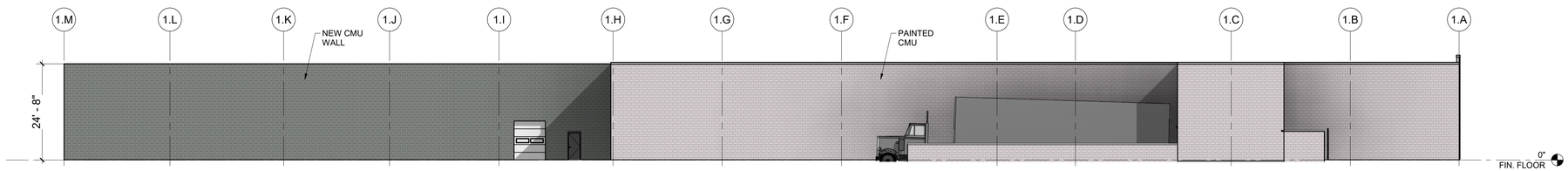

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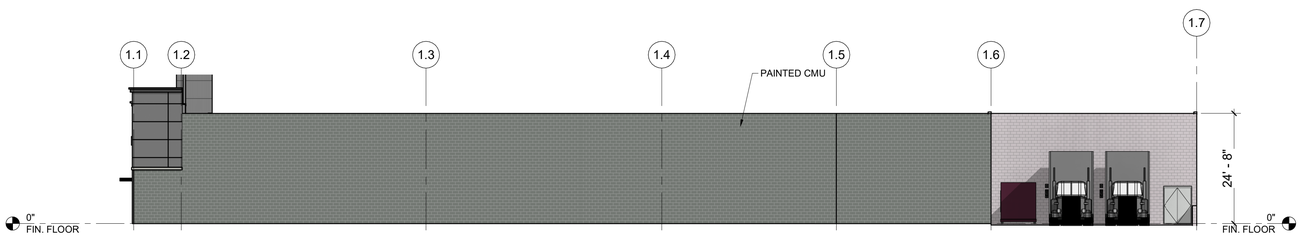

4 RIGHT ELEVATION

DATE	ISSUED FOR	REV
04/09/2021	SPA Resubmittal	1

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Project Component

Key Plan

Consultants
Civil:
Landscape:
Architecture:
Structural:
Mechanical:
Electrical:

Seal(s)

STATE OF MICHIGAN
AMY LYNN CONTI
ARCHITECT
No. 1301060624
LICENSED ARCHITECT

NORR
150 W. Jefferson Avenue., Suite 1300
Detroit, MI, US 48226
norr.com

Project Manager	BIM Lead
DG	
Design Lead	Drawn
	Author
Project Leader	Checked
AC	Checker

SYMMETRY PROPERTY MANAGEMENT

Project
LIVONIA RETAIL DEVELOPMENT
MIDDLEBELT RD. & PLYMOUTH RD.
LIVONIA, MI

Drawing Title
RETAIL 2 - COLORED ELEVATIONS

Scale: 1/16" = 1'-0"

Project No. JCDT20-0330

Drawing No. SD06

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DATE	ISSUED FOR	REV
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Landscape:
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Structural:
Mechanical:
Electrical:

Seal(s)

STATE OF MICHIGAN
AMY LYNN CONTI
ARCHITECT
No. 1301060624
LICENSED ARCHITECT

NORR

150 W. Jefferson Avenue., Suite 1300
Detroit, MI, US 48226
norr.com

Project Manager	BIM Lead
DG	
Design Lead	Drawn
	Author
Project Leader	Checked
AC	Checker

SYMMETRY PROPERTY MANAGEMENT

Project
LIVONIA RETAIL DEVELOPMENT
MIDDLEBELT RD. & PLYMOUTH RD.
LIVONIA, MI

Drawing Title
RETAIL 1 - RENDERING

Scale:

Project No. JCDT20-0330

Drawing No.
SD07

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DATE	ISSUED FOR	REV
04/09/2021	SPA Resubmittal	1

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Key Plan

Consultants
Civil:
Landscape:
Architecture:
Structural:
Mechanical:
Electrical:

Seal(s)

STATE OF MICHIGAN
AMY LYNN CONTI
ARCHITECT
No. 1301060624
LICENSED ARCHITECT

NORR

150 W. Jefferson Avenue., Suite 1300
Detroit, MI, US 48226
norr.com

Project Manager	BIM Lead
DG	
Design Lead	Drawn
	Author
Project Leader	Checked
AC	

SYMMETRY PROPERTY MANAGEMENT

Project
LIVONIA RETAIL DEVELOPMENT
MIDDLEBELT RD. & PLYMOUTH RD.
LIVONIA, MI

Drawing Title
RETAIL 2 - RENDERING

Scale:

Project No. JCDT20-0330

Drawing No.
SD08

PRELIMINARY - NOT FOR CONSTRUCTION

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ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR MEETING OF January 13, 2021

Petition 2020-11-02-10

#14-21 RESOLVED, that having considered a communication from the City Planning Commission, dated December 16, 2020, approved for submission by the Mayor, which transmits its resolution #12-60-2020, adopted on December 15, 2020, with regard to Petition 2020-11-02-10, submitted by LS Equity L.L.C., requesting to re-develop the commercial shopping center (Shoppes of Livonia), including demolishing a portion of the existing building, constructing a full-service restaurant with drive-thru facilities (Chick-fil-A), constructing an addition and renovating the exterior façade of the existing building, and constructing a multi-tenant retail building with drive-thru facilities, located on the north side of Plymouth Road between Haller Avenue and Middlebelt Road (29250-29350 Plymouth Road) in the Southwest ¼ of Section 25, the Council does hereby concur in the recommendation made by the City Planning Commission and Petition 2020-11-02-10 is hereby approved and granted, subject to the following conditions:

1. That the Overall Site Plan identified as Sheet No. C01, dated November 5, 2020, as revised, prepared by Atwell, is hereby approved, and shall be adhered to.

2. That the Landscape Plan identified as Sheet No. C04, dated November 5, 2020, as revised, prepared by Atwell, is hereby approved, and shall be adhered to, except that a plan for replacing the trees and other plant materials along the site's frontage on Middlebelt Road shall be incorporated as part of Phase 1 of the development and submitted to the Planning Department for review and approval, and shall be completed prior to occupancy of the Chick-fil-A restaurant.

3. That all disturbed lawn areas 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 Elevations for the Chick-fil-A restaurant, as received by the Planning Commission and date stamped November 9, 2020, are hereby approved, and shall be adhered to.

6. That the Retail 1 – Elevations Plan identified as Drawing No. SD03, prepared by NORR, as received by the Planning Commission and date stamped November 9, 2020, is hereby approved, and shall be adhered to.

7. That the Retail 2 – Elevations Plan identified as Drawing No. SD04, prepared by NORR, as received by the Planning Commission and date stamped November 9, 2020, is hereby approved, and shall be adhered to.

8. 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.

9. That no less than six (6) weeks prior to the scheduled opening of the Chick-fil-A restaurant, the Petitioner shall submit to the Department of Public Safety Traffic Bureau for its review and approval details of how traffic will be managed, both on- and off-site, during the times when the stacking capacity of the drive-thru lanes is exceeded or when undue traffic congestion is occurring on the adjacent public thoroughfares, and provided further the Petitioner shall enter into a signed contract with the Livonia Police Department to provide necessary traffic control assistance as determined by the Police Department.

10. That all traffic improvements, including additions or modifications to the traffic signals, approach geometrics, or traffic lanes, as deemed necessary by either Wayne County or the Michigan Department of Transportation (MDOT) to mitigate the traffic impacts of the project, shall be completed prior to the issuance of Certificate of Occupancy.

11. That the three walls of the trash dumpster areas shall be constructed out of building materials that shall complement that of the buildings. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass.

12. That the proposed construction shall meet the Wayne County Stormwater Ordinance, including detention requirements, and the Petitioner shall secure all required permits, including soil erosion and sedimentation control.

13. That all new pole-mounted light fixtures shall not exceed a height of twenty feet (20') and shall be aimed and shielded to minimize stray

light trespassing across property lines and glaring into adjacent roadways.

14. That this approval is subject to the petitioner being granted a variance from the Zoning Board of Appeals for deficient parking and any conditions related thereto.

15. That any future drive-thru restaurant in Retail 1 shall require waiver use approval.

16. 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.

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.

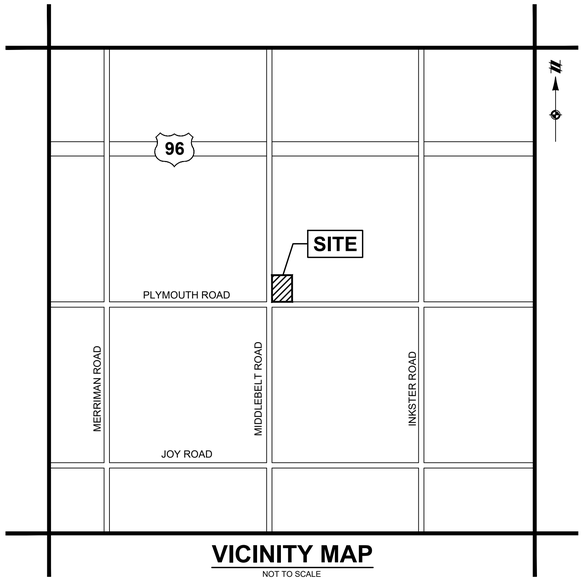
18. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and

19. 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 (1) 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.

SHOPPES OF LIVONIA

29320 PLYMOUTH ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN 48150

SITE PLANS



VICINITY MAP
NOT TO SCALE

DEVELOPMENT TEAM

DEVELOPER / APPLICANT
SYMMETRY PROPERTY MANAGEMENT
4198 ORCHARD LAKE ROAD, STE 250
ORCHARD LAKE, MI 48232
CONTACT: FRANK JARBOU
PHONE: 248-465-0220

CHICK-FIL-A ARCHITECT
GPD GROUP
520 S. MAIN STREET, STE. 2531
AKRON, OH 44311
CONTACT: ELLEN SELLE
PHONE: 216-927-8650
EMAIL: eselle@gpdgroup.com

CIVIL ENGINEER
ATWELL, LLC
12745 23 MILE ROAD, STE. 200
SHELBY TWP., MI 48315
CONTACT: MICHAEL McPHERSON
EMAIL:mmcpherson@atwell-group.com
PHONE: 586-786-9800

RETAIL ARCHITECT
NORR
150 W. JEFFERSON AVE., STE 1300
DETROIT, MI 48226
CONTACT: AMY CONTI
PHONE: 313-324-3129
EMAIL: amy.conti@norr.com

GOVERNING AGENCIES / UTILITY CONTACTS

PLANNING
CITY OF LIVONIA
33000 CIVIC CENTER DRIVE
LIVONIA, MI 48154
CONTACT: MARK TAORMINA
PHONE: 734-466-2292
EMAIL: mtaormina@ci.livonia.mi.us

ENGINEERING
CITY OF LIVONIA
33000 CIVIC CENTER DRIVE
LIVONIA, MI 48154
CONTACT: LOUAI YOUKHANNA
PHONE: 734-466-2574
EMAIL: lyoukhanna@ci.livonia.us

MIDDLEBELT RD. R.O.W.
WAYNE COUNTY DPS
CONSTRUCTION PERMITS
33809 MICHIGAN AVE.
WAYNE, MI 48184
PHONE: 734-595-6504
EMAIL: hkassem@waynecounty.com

PLYMOUTH RD R.O.W.
MDOT BRIGHTON TSC
10321 E. GRAND RIVER, SUITE 500
BRIGHTON, MI 48116
LAURENT FOURNIER
PHONE: 517-243-9776
FOURNIERL@MICHIGAN.GOV

PARCEL DESCRIPTION

PART OF THE SOUTHWEST 1/4 OF SECTION 25, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST 1/4 OF SECTION 25; THENCE NORTH 00 DEGREES 33 MINUTES 50 SECONDS EAST 327.00 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 10 SECONDS EAST 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 33 MINUTES 50 SECONDS EAST 483.18 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 37 SECONDS EAST 601.78 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 53 SECONDS WEST 476.00 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 37 SECONDS WEST 153.95 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 53 SECONDS WEST 274.00 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 35 SECONDS WEST 186.99 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 50 SECONDS EAST 20.00 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 35 SECONDS EAST 10.00 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 50 SECONDS EAST 245.70 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 10 SECONDS WEST 273.00 FEET TO THE POINT OF BEGINNING.

PROJECT NARRATIVE

THIS PROJECT IS A RE-DEVELOPMENT OF AN EXISTING COMMERCIAL PROPERTY AT THE NORTHEAST CORNER OF PLYMOUTH ROAD AND MIDDLEBELT ROAD IN LIVONIA, MICHIGAN.

THE EXISTING BUILDING IS PROPOSED TO BE PARTIALLY DEMOLISHED TO MAKE ROOM FOR A NEW CHICK-FIL-A RESTAURANT WITH DRIVE-THRU CAPABILITY. THE REMAINING PORTION OF THE EXISTING BUILDING WILL BE ENCLOSED AND REMODELED INTERNALLY AND EXTERNALLY FOR NEW TENANTS. ADDITIONALLY, A NEW MULTI-TENANT OUTLOT BUILDING, WITH DRIVE-THRU CAPABILITY, IS PROPOSED NEAR THE MIDDLEBELT ROAD FRONTAGE.

THE EXISTING PARKING LOT WILL BE REFURBISHED VIA A COMBINATION OF NEW PAVEMENT SECTIONS AND MILLING & OVERLAYING EXISTING PAVEMENT.

NEW UNDERGROUND UTILITIES WILL BE PROVIDED FOR ALL BUILDINGS ON-SITE. AN UNDERGROUND STORMWATER DETENTION SYSTEM IS PROVIDED IN ACCORDANCE WITH CITY OF LIVONIA STANDARDS.

THIS PROJECT IS PROPOSED TO BE DEVELOPED IN UP TO THREE (3) PHASES. REFER TO THE INCLUDED PHASING PLAN FOR ADDITIONAL INFORMATION.

SHEET INDEX

C00 COVER
C01 OVERALL LAYOUT PLAN
C02 PRELIMINARY UTILITY PLAN
C03 PHASING PLAN
C04 LANDSCAPE PLAN

ATTACHED PLANS
ALTA SURVEY
PHOTOMETRIC PLAN
CHICK-FIL-A FLOOR PLAN
CHICK-FIL-A ELEVATIONS
CHICK-FIL-A TRASH ENCLOSURE DETAILS
RETAIL BUILDING 1 FLOOR PLAN
RETAIL BUILDING 2 FLOOR PLAN
RETAIL BUILDING 1 ELEVATIONS
RETAIL BUILDING 2 ELEVATIONS
RETAIL BUILDING 1 COLOR RENDERINGS
RETAIL BUILDING 2 COLOR RENDERINGS

SYMMETRY MANAGEMENT

811 Know what's below. Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
12745 23 MILE ROAD, SUITE 200
SHELBY TOWNSHIP, MI 48315
586-786-9800

SECTION 25
TOWN 1 SOUTH, RANGE 9 EAST
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

SYMMETRY PROPERTY MANAGEMENT
SHOPPES OF LIVONIA
SITE PLANS
COVER

DATE
SEPTEMBER 18, 2020

REVISIONS/SUBMITTALS
11-05-2020 CITY SUBMITTAL

NO SCALE
DRAWN BY: EM
CHECKED BY: EM
PROJECT MANAGER: MM
JOB #: 18003853
SHEET NO.
C00

CAD FILE: K:\18003853\DWG\PLAN SETS\SITE PLANS\18003853-C00-CV

LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- CONCRETE SIDEWALK
- CONCRETE
- STANDARD ASPHALT FULL-DEPTH REPLACEMENT
- HEAVY DUTY ASPHALT FULL-DEPTH REPLACEMENT
- BUILDING EXPANSION
- EXISTING OVERHEAD LINE
- PAVEMENT MARKINGS
- STOP BAR & SIGN
- PEDESTRIAN CROSSWALK
- PROPOSED SIGN
- ACCESSIBLE PARKING SPACE
- EXISTING / PROPOSED LIGHT POLE
- PROPOSED RAMP
- EXISTING UTILITY POLE

NOTES

1. REFER TO THE ALTA/ACSM LAND TITLE SURVEY FOR ADDITIONAL EXISTING FEATURES AND PROPERTY BOUNDARY INFORMATION.
2. ALL DIMENSIONS ARE TO EDGE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL / FOUNDATION PLANS FOR BUILDING DIMENSIONS.
4. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
5. LIGHT POLE LOCATIONS ARE SHOWN FOR REFERENCE ONLY, SEE LIGHTING PLAN (BY OTHERS) FOR LIGHT POLE DETAILS, LOCATION, AND INTENSITIES.

SITE DATA

PARCEL SUMMARY

PARCEL ID#	NET AREA	ZONING
46-099-99-0007-009	7.746 ACRES	C-2 (GENERAL BUSINESS)

BUILDING SUMMARY

TENANT	EXISTING	PROPOSED	TOTAL
CHICK-FIL-A	N/A	4,995 SF	4,995 SF
RETAIL 1	N/A	8,904 SF	8,914 SF
RETAIL 2	58,056 SF	5,378 SF	63,434 SF
TOTAL	58,056 SF	19,277 SF	77,333 SF

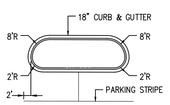
PARKING SUMMARY

TENANT	PROVIDED	REQUIRED	FORMULA
CHICK-FIL-A	SEE TOTAL	27 SPACES	1/150 UFA
RETAIL 1	SEE TOTAL	48 SPACES	1/150 UFA
RETAIL 2	SEE TOTAL	338 SPACES	1/150 UFA
TOTAL	397 SPACES	413 SPACES	

**USEABLE FLOOR AREA ASSUMED AS 80% OF GROSS FLOOR AREA*

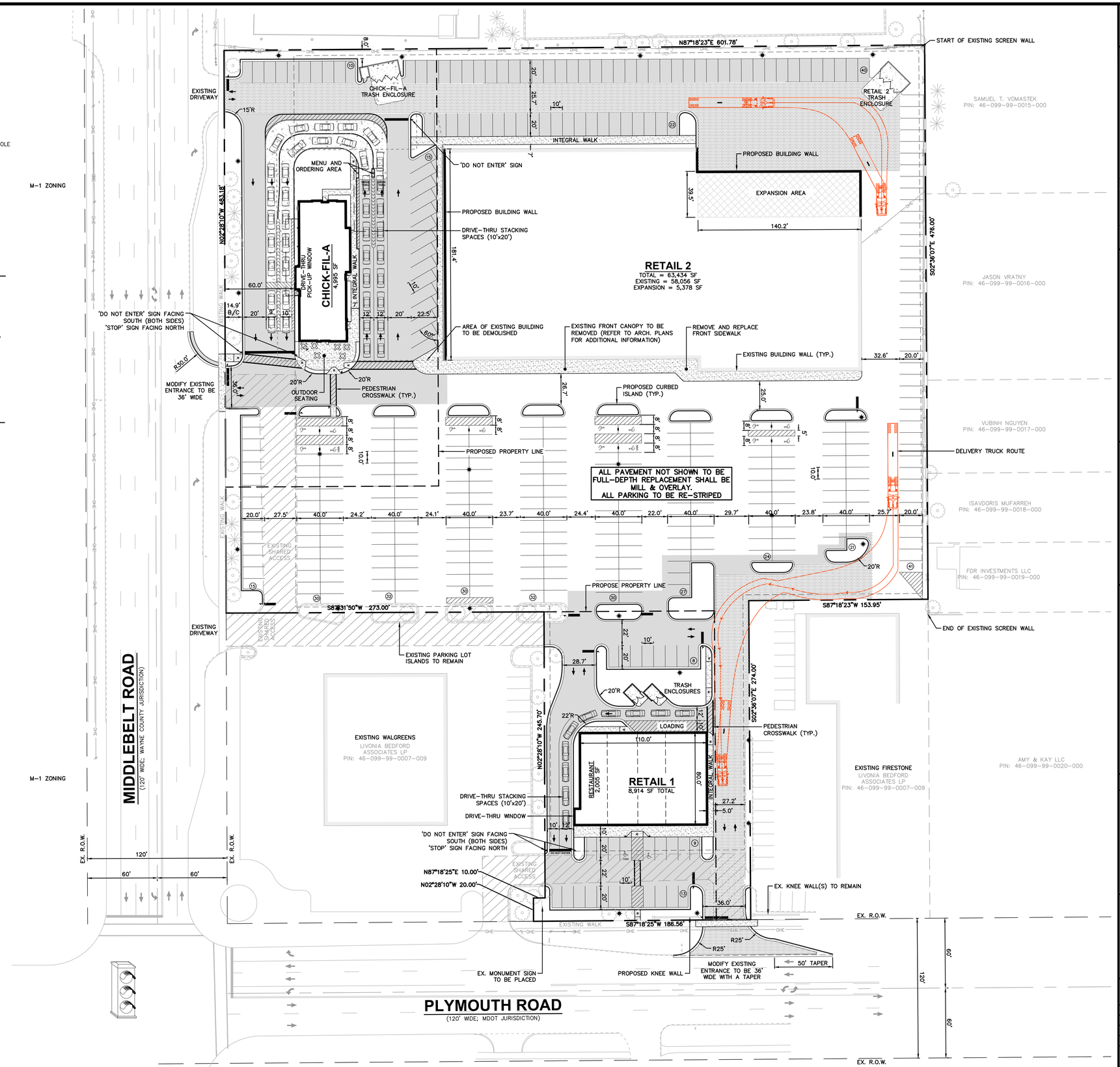
ACCESSIBLE PARKING DATA

	PROPOSED	REQUIRED	FORMULA
TOTAL	16 SPACES	8 SPACES	300-400 TOTAL SPACES PROVIDED
VAN	2 SPACES	2 SPACES	1/6 ACCESSIBLE SPACES



ISLAND CONFIGURATION

NOT TO SCALE



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SECTION 25
TOWN 1 SOUTH, RANGE 9 EAST
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

SYMMETRY PROPERTY MANAGEMENT
SHOPPES OF LIVONIA
SITE PLANS
OVERALL LAYOUT PLAN

DATE
SEPTEMBER 18, 2020

REVISIONS/SUBMITTALS
11-05-2020 CITY SUBMITTAL

0 20' 40'
SCALE: 1"=40'

DRAWN BY: EM
CHECKED BY: EM
PROJECT MANAGER: MM
JOB #: 18003853
SHEET NO.
C01

CAD FILE: K:\18003853\DWG\PLAN SETS\SITE PLANS\18003853-C01-L

LEGEND

- PROPERTY LINE
- EXISTING OVERHEAD LINES
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- PROPOSED STORM SEWER
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED GAS
- PROPOSED UNDERGROUND TELEPHONE/DATA
- EXISTING / PROPOSED MANHOLE
- EXISTING / PROPOSED HYDRANT
- EXISTING / PROPOSED VALVE OR STOP BOX
- EXISTING / PROPOSED LIGHT POLE
- PROPOSED CLEANOUT
- EXISTING UTILITY POLE
- TRANSFORMER

NOTES

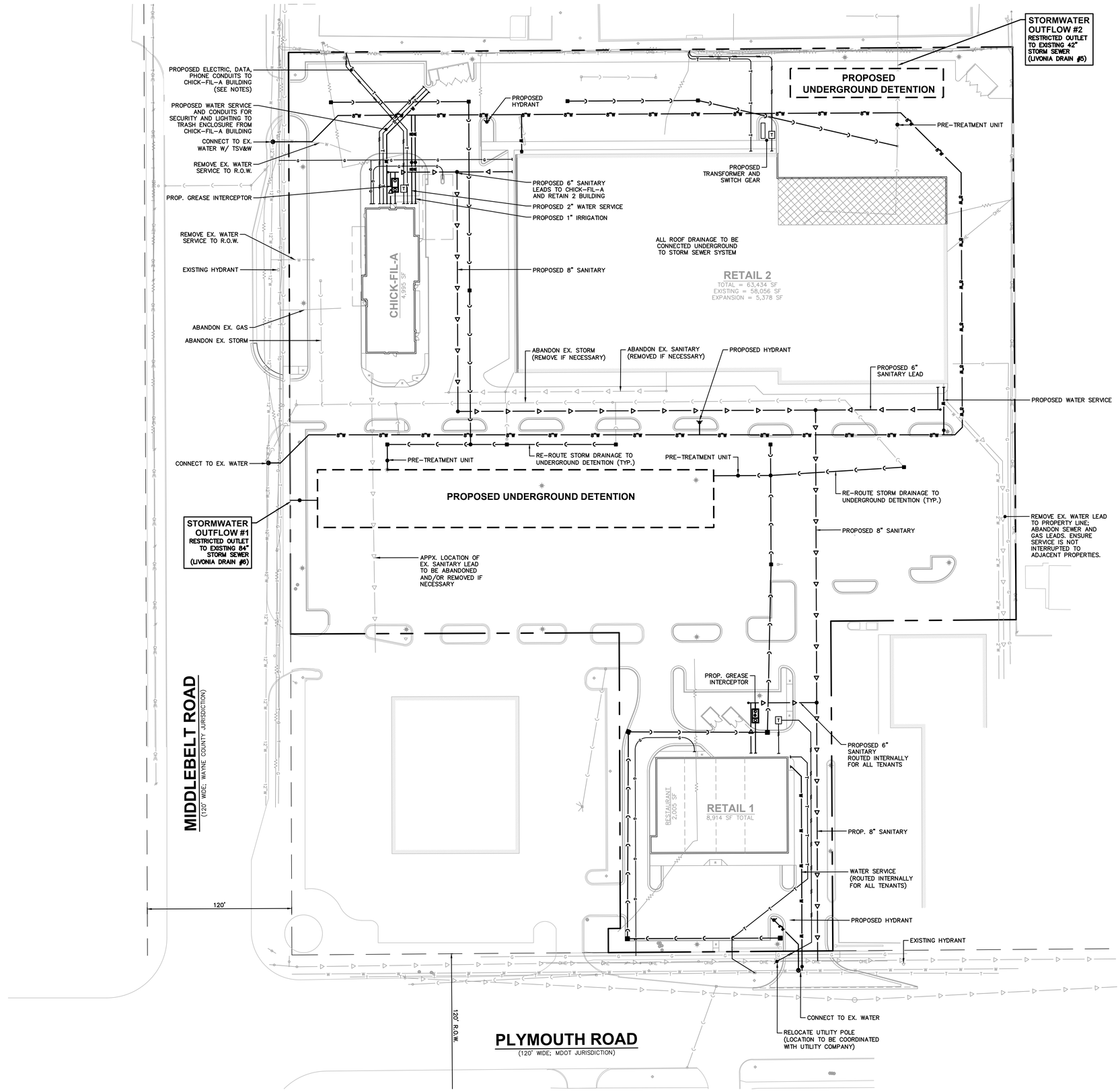
1. FOR ADDITIONAL INFORMATION REFERENCE THE STANDARD NOTES SHEET, STANDARD DETAIL SHEET(S), AND ANY MUNICIPALITY AND/OR JURISDICTIONAL DETAILS ATTACHED TO THIS PLAN SET.
2. CONTRACTOR SHALL PAY ANY UTILITY COMPANY FEES ASSOCIATED WITH SERVICE INSTALLATION.
3. FOR CHICK-FIL-A SHALL DATA AND ELECTRIC SERVICE CONTRACTOR SHALL PROVIDE (2) 2" CONDUITS FOR PRIMARY ELECTRIC SERVICE, (4) 4" CONDUITS FOR SECONDARY ELECTRIC, (2) 2" CONDUITS FOR TELEPHONE AND CABLE, (1) 3" CONDUIT FOR INTERNET, AND (1) 4" CONDUIT FOR GAS (IF ALLOWED BY PROVIDER). ALL CONDUITS SHALL BE PVC SCH 40. PULL STRINGS TO BE PROVIDED IN DATA/PHONE CONDUITS.
4. CONTRACTOR SHALL CALL "MISS DIG" AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION.
5. ALL SANITARY SEWER SHALL BE PVC SDR 23.5.

UTILITIES NARRATIVE

STORMWATER
THE EXISTING DEVELOPMENT CONSISTS OF AN UNDERGROUND STORM SEWER WHICH OUTLETS UNRESTRICTED AT TWO LOCATIONS. THE PROPOSED RE-DEVELOPMENT WILL COLLECT RUNOFF AN UNDERGROUND STORM SEWER WHICH FLOWS TO ONE OF TWO UNDERGROUND DETENTION SYSTEMS THAT OUTLET, AT A RESTRICTED RATE, TO THE EXISTING OUTLET LOCATIONS. THE TRIBUTARY AREA TO EACH OUTLET LOCATION IS PROPOSED TO REMAIN SIMILAR TO THE CURRENT CONDITION.

SANITARY SEWER
NEW SANITARY SEWER IS PROPOSED FOR ALL BUILDINGS. A PUBLIC MAIN WILL BE EXTENDED FROM AN EXISTING SANITARY SEWER IN PLYMOUTH ROAD. LATERAL LEADS TO EACH BUILDING WILL BE PROVIDED.

WATERMAIN
NEW WATER SERVICE IS PROPOSED FOR ALL BUILDINGS. AN 8-INCH WATER IS PROPOSED TO BE LOOPED FROM MIDDLEBELT ROAD AROUND THE RETAIL 2 BUILDING FOR WATER SERVICE AND HYDRANT COVERAGE FOR CHICK-FIL-A AND RETAIL 2. A HYDRANT AND WATER SERVICE LEAD IS PROPOSED TO BE EXTENDED FROM MIDDLEBELT ROAD FOR RETAIL 1.



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SECTION 25
TOWN 1 SOUTH, RANGE 9 EAST
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

SYMMETRY PROPERTY MANAGEMENT
SHOPPES OF LIVONIA
SITE PLANS
PRELIMINARY UTILITY PLAN

DATE
SEPTEMBER 18, 2020

REVISIONS/SUBMITTALS
11-05-2020 CITY SUBMITTAL

0 20' 40'
SCALE: 1"=40'

DRAWN BY: EM
CHECKED BY: EM
PROJECT MANAGER: MM
JOB #: 18003853
SHEET NO.
C02

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LEGEND

- PHASE 1 AREA
- PHASE 2 AREA
- PHASE 3 AREA

PHASE 1 ACTIVITY

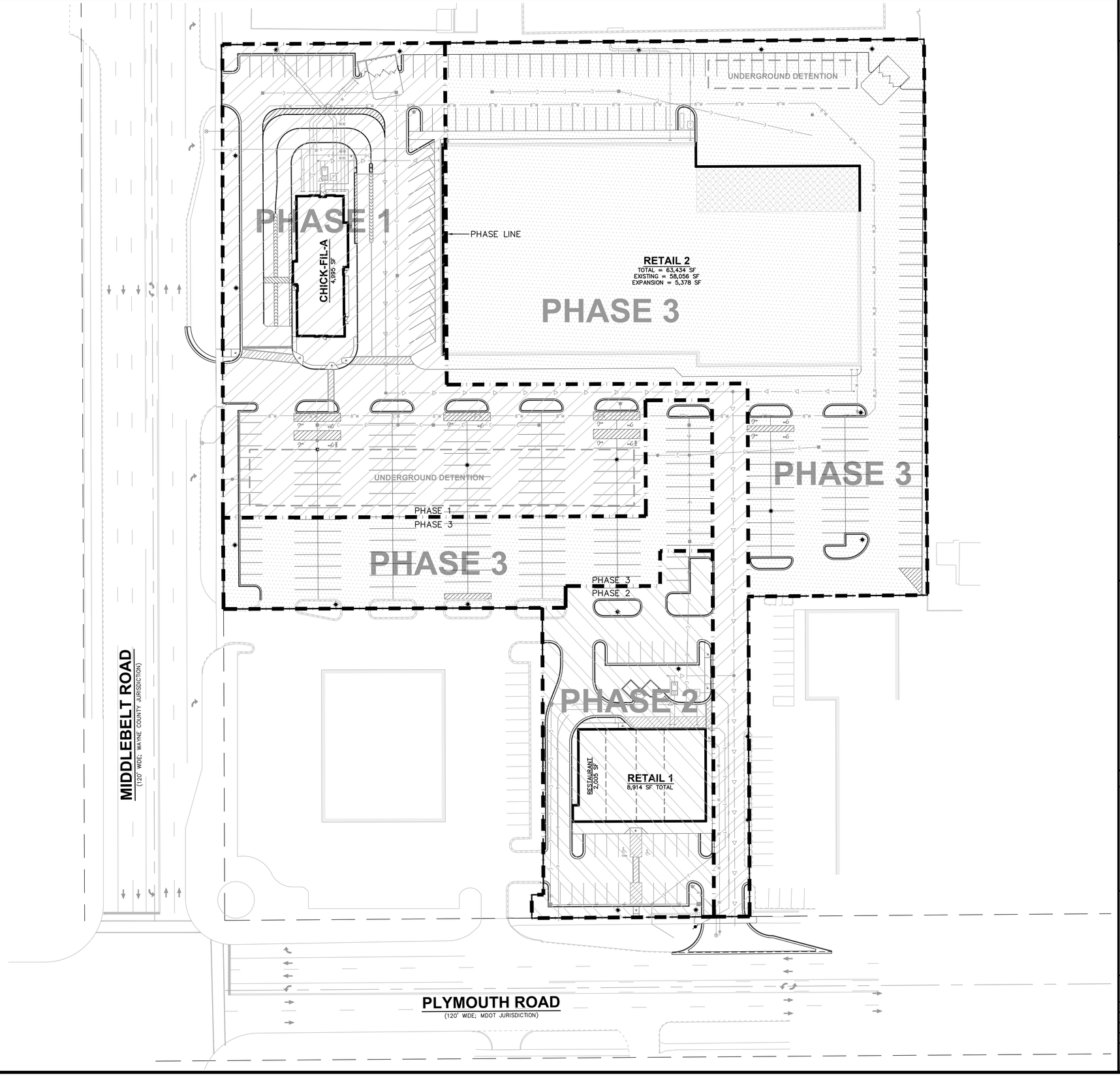
1. DEMOLISH PORTIONS OF EXISTING RETAIL BUILDING NECESSARY FOR CHICK-FIL-A SITE CONSTRUCTION.
2. CONSTRUCT DEMISING WALL FOR EXISTING RETAIL BUILDING.
3. CONSTRUCT CHICK-FIL-A BUILDING AND ASSOCIATED PARKING, AND FRANCHISE UTILITY SERVICES.
4. CONSTRUCT SANITARY SEWER TO THE EXTENT NECESSARY TO PROVIDE SERVICE TO CHICK-FIL-A.
5. CONSTRUCT UNDERGROUND DETENTION SYSTEM IN MAIN PARKING AREA.
6. CONSTRUCT WATERMAINS UP TO PROPOSED HYDRANTS.

PHASE 2 ACTIVITY

1. CONSTRUCT MULTI-TENANT BUILDING, ASSOCIATED PARKING, AND SITE AMENITIES.
2. CONSTRUCT SANITARY SERVICE CONNECTION TO PHASE 1 SANITARY SEWER.
3. CONSTRUCT UTILITY SERVICE LEADS AND PROPOSED HYDRANT.

PHASE 3 ACTIVITY

1. CONSTRUCT ADDITION TO THE EXISTING RETAIL BUILDING.
2. CONSTRUCT ALL REMAINING UPGRADES TO THE EXISTING RETAIL BUILDING.
3. CONSTRUCT REMAINING WATERMAIN LOOP AROUND THE EXISTING BUILDING.
4. CONSTRUCT REMAINING PAVING/STRIPING IN MAIN PARKING AREA.
5. CONSTRUCT REMAINING STORM SEWER IN MAIN PARKING AREA; CONNECT TO UNDERGROUND DETENTION.
6. CONSTRUCT SECONDARY UNDERGROUND DETENTION AREA AT NORTHEAST CORNER OF PROPERTY.
7. CONSTRUCT UTILITY SERVICES TO EXISTING BUILDING.



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SECTION 25
TOWN 1 SOUTH, RANGE 9 EAST
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

SYMMETRY PROPERTY MANAGEMENT
SHOPPES OF LIVONIA
SITE PLANS
PHASING PLAN

DATE
SEPTEMBER 18, 2020
REVISIONS/SUBMITTALS
11-05-2020 CITY SUBMITTAL

0 20' 40'
SCALE: 1"=40'

DRAWN BY: EM
CHECKED BY: EM
PROJECT MANAGER: MM
JOB #: 18003853
SHEET NO.
C03

CAD FILE: K:\18003853\DWG\PLAN SETS\SITE PLANS\18003853-C03-PH

LEGEND

- PROPERTY LINE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- GAS
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- FENCE
- PROPOSED GRASS
- DECORATIVE STONE
- PERENNIAL FLOWERS
- ANNUAL COLOR
- DECIDUOUS TREE
- EVERGREEN TREE
- EVERGREEN SHRUB
- DECIDUOUS SHRUB
- PERENNIAL GRASS
- EXISTING TREE

PLANT KEY

PA (3) — PLANT QUANTITY
PLANT KEY (REFER TO SCHEDULE)

LANDSCAPE REQUIREMENTS SUMMARY

ITEM	QTY PROVIDED	QTY REQUIRED	FORMULA
OPEN SPACE	8% (0.63 AC.)	1.16 AC.	15% OF TOTAL SITE

DECIDUOUS TREE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
CC	6	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	B & B
CF	5	CORNUS FLORIDA	FLOWERING DOGWOOD	3" CAL.	B & B
MS	4	MAGNOLIA STELLATA	STAR MAGNOLIA	3" CAL.	B & B

SHRUB SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TM	34	TAXUS X. MEDIA 'DENSIFORMIS'	DENSE YEW	30"*	CONT.
TO	32	THUJA OCCIDENTALIS	ARBORVITAE	5' HT.	B & B
EA	14	EUONYMUS FORTUNEI 'EMERALD N GOLD'	WINTERCREEPER	24"	CONT.

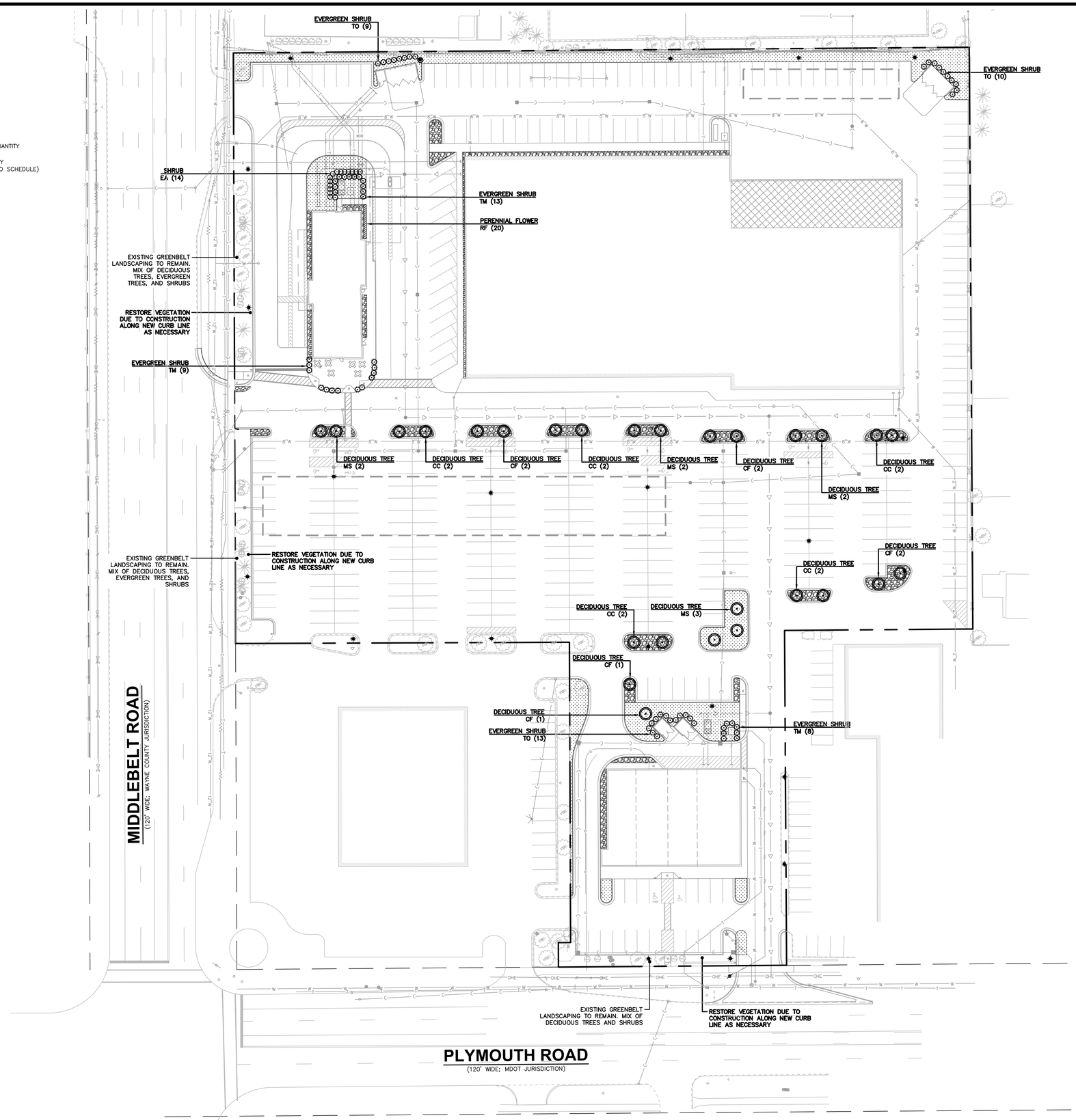
**NOTE: MUST BE 30" HEIGHT AT THE TIME OF PLANTING*

PERENNIAL FLOWER SCHEDULE

RF	20	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	1 GAL.	CONT.

NOTES TO CONTRACTOR

1. ALL DISEASED, DAMAGED, OR DEAD PLANTING MATERIALS SHALL BE REMOVED IN ACCORDANCE WITH STANDARDS OF THE **CITY OF LIVONIA** ZONING ORDINANCE.
2. ALL PLANTS SHALL CONFORM TO THE CURRENT ISSUE OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND SHALL HAVE PASSED INSPECTIONS REQUIRED UNDER STATE REGULATIONS.
3. ALL LANDSCAPED AREAS SHALL BE COVERED BY GRASS OR OTHER LIVING GROUND COVER. GRASS AREAS SHALL BE PLANTED IN SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN THE CITY OF STERLING HEIGHTS.
4. PROVIDE SHREDDED HARDWOOD MULCH AROUND THE BASE OF ALL TREES.
5. ALL TREE STAKING IN PARKING LOT ISLANDS SHALL BE REMOVED IN AREAS OPEN TO BUSINESS.
6. SITE IRRIGATION TO BE PROVIDED FOR ALL PROPOSED LANDSCAPE IMPROVEMENT AREAS AND LAWN AREAS.



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SECTION 25
TOWN 1 SOUTH, RANGE 9 EAST
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

SYMMETRY PROPERTY MANAGEMENT
SHOPPES OF LIVONIA
SITE PLANS
LANDSCAPE PLAN

DATE
SEPTEMBER 18, 2020

REVISIONS/SUBMITTALS
11-05-2020 CITY SUBMITTAL

0 20' 40'
SCALE: 1"=40'

DRAWN BY: EM
CHECKED BY: EM
PROJECT MANAGER: MM
JOB #: 18003853
SHEET NO.
C04

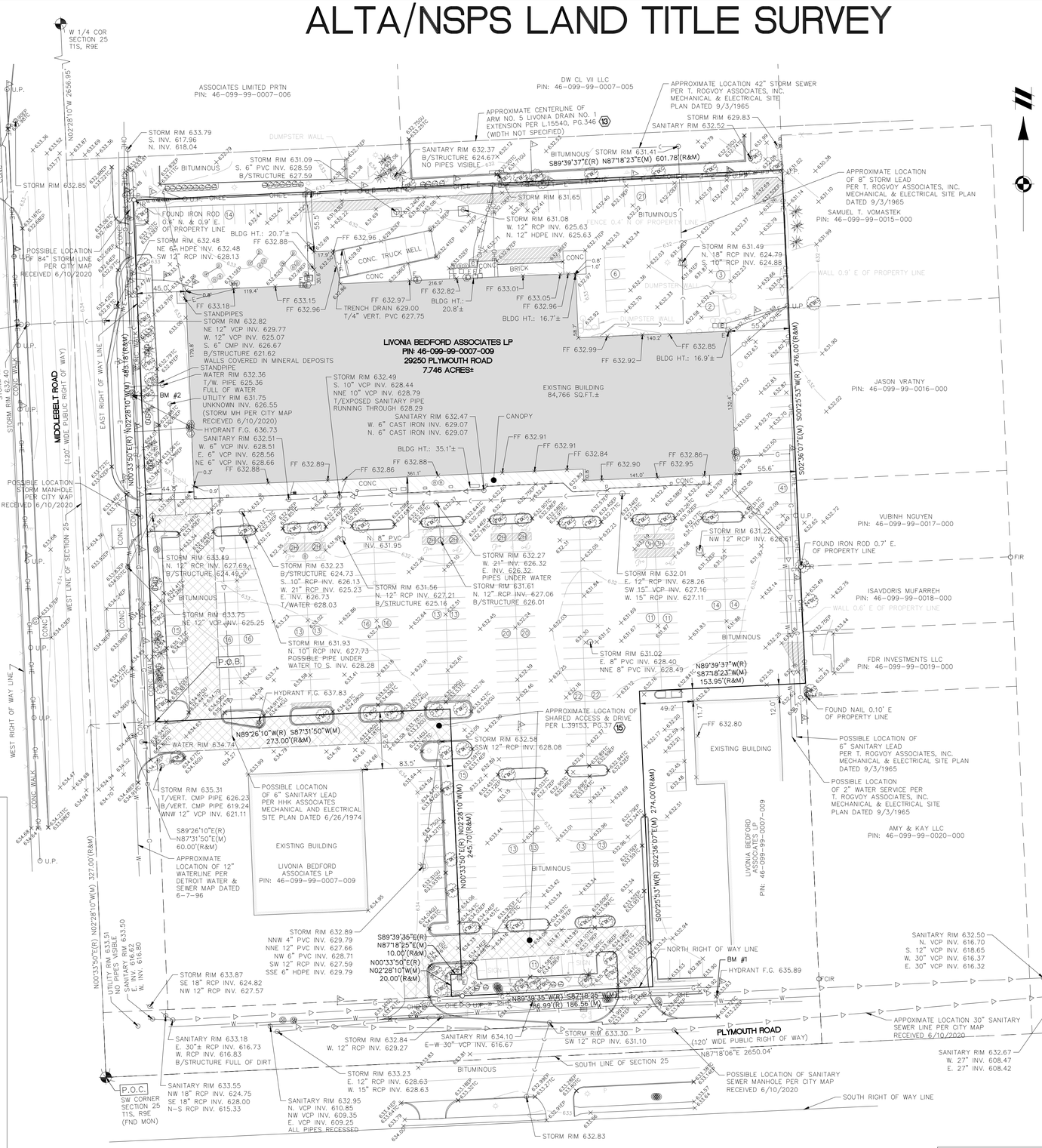
CAD FILE:K:\18003853\DWG\PLAN SETS\SITE PLANS\18003853-C04-LS

ALTA/NSPS LAND TITLE SURVEY

VICINITY MAP
NOT TO SCALE

LEGEND

- SECTION CORNER
- FOUND IRON ROD
- FOUND CAPPED IRON ROD
- FOUND MAG NAIL
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING TREE
- EXISTING LIGHTPOLE
- EXISTING TELEPHONE RISER
- EXISTING GUY ANCHOR WITH WIRE
- EXISTING UTILITY POLE
- EXISTING WATER BBOX
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING MANHOLE/CATCH BASIN
- EXISTING ELECTRIC TRANSFORMER
- EXISTING BOLLARD
- EXISTING ELECTRIC RISER/BOX
- EXISTING ELECTRIC METER
- EXISTING GAS METER
- EXISTING POLE
- EXISTING SHRUB
- UNDERGROUND ELECTRIC MARKER
- UNDERGROUND GAS MARKER
- UNDERGROUND TELEPHONE MARKER
- UNDERGROUND WATER MARKER
- × 632.22 EXISTING GROUND ELEVATION
- × 632.22TC EXISTING CURB ELEVATION
- × 632.22GU EXISTING GUTTER ELEVATION
- × 632.22EP EXISTING PAVEMENT ELEVATION
- (R) RECORD
- (M) MEASURED
- BOUNDARY LINE
- BOUNDARY ADJACENT LINE
- SECTION LINE
- EASEMENT LINE
- OHE OVERHEAD UTILITY LINE
- E UNDERGROUND ELECTRIC LINE
- T UNDERGROUND TELEPHONE LINE
- G UNDERGROUND GAS LINE
- UNDERGROUND STORM LINE
- UNDERGROUND SANITARY LINE
- W UNDERGROUND WATER LINE
- EXISTING FENCE
- EXISTING GUARD RAIL
- EXISTING CURB AND GUTTER
- 632 EXISTING GROUND CONTOUR
- EXISTING BUILDING
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



NOTES:

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, GROUND DISTANCES, INTERNATIONAL FEET. MEASURED BEARINGS AS SHOWN DIFFER FROM RECORD TITLE BEARINGS. VERTICAL DATUM IS BASED ON NAVD88.
2. THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.E.M.A FIRM MAP NUMBER 26163C0227E, DATED 02/02/2012.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY.

   NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.

   NOTE TO THE CLIENT, INSURER, AND LENDER – WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
4. ZONING REPORT OR LETTER NOT PROVIDED AT THE DATE OF THE SURVEY.
5. THE SUBJECT PROPERTY HAS 18 HANDICAPPED ACCESSIBLE AND 430 TRADITIONAL PARKING STALLS AS OF THE FIELDWORK DATE.
6. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. REFERENCE DRAWING: ALTA/NSPS LAND TITLE SURVEY PERFORMED BY KEM-TEC, PROJECT NO.: 19-00567, DATED MARCH 12, 2019.
8. SCHEDULE C DESCRIPTION PER REFERENCED COMMITMENT MATHEMATICALLY MISCLOSES BY 0.43 FEET.

SCHEDULE C DESCRIPTION PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: 839213, COMMITMENT DATE: JANUARY 22, 2019:

LAND IN THE CITY OF LIVONIA, WAYNE COUNTY, MI, DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST 1/4 OF SECTION 25, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST 1/4 OF SECTION 25; THENCE NORTH 00 DEGREES 33 MINUTES 50 SECONDS EAST 327.00 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 10 SECONDS EAST 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 33 MINUTES 50 SECONDS EAST 483.18 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 37 SECONDS EAST 601.78 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 53 SECONDS WEST 476.00 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 37 SECONDS WEST 153.95 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 53 SECONDS WEST 274.00 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 35 SECONDS WEST 186.99 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 50 SECONDS EAST 20.00 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 35 SECONDS EAST 10.00 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 50 SECONDS EAST 245.70 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 10 SECONDS WEST 273.00 FEET TO THE POINT OF BEGINNING.

SCHEDULE B, PART II EXCEPTIONS PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: 839213, COMMITMENT DATE: JANUARY 22, 2019:

7. INTEREST OF BEDFORD ASSOCIATES, AN ILLINOIS LIMITED PARTNERSHIP, LESSEE, AND TERMS, CONDITIONS AND PROVISIONS OF LEASE, AS EVIDENCED BY LEASE, DATED JULY 20, 1959, RECORDED APRIL 19, 1960, IN LIBER 14191, PAGE 455, AS ASSIGNED BY ASSIGNMENT AND ASSUMPTION OF LEASE DATED FEBRUARY 2, 1973, RECORDED FEBRUARY 28, 1973 IN LIBER 18349, PAGE 737. AS FURTHER ASSIGNED BY ASSIGNMENT AND ASSUMPTION OF LEASE DATED MAY 31, 1977, RECORDED JUNE 29, 1977 IN LIBER 19781, PAGE 126 AND ASSIGNMENT AND ASSUMPTION OF LEASE DATED MAY 15, 1986, RECORDED MAY 27, 1986 IN LIBER 22784, PAGE 313. AMENDMENT OF LEASE DATED OCTOBER 25, 2002, RECORDED MARCH 10, 2003 IN LIBER 37888, PAGE 1175. AS FURTHER ASSIGNED BY ASSIGNMENT OF LEASE DATED DECEMBER 10, 2003, RECORDED JANUARY 14, 2004 IN LIBER 39964, PAGE 1175. AS FURTHER DISCLOSED BY MORTGAGE DATED MAY 31, 1977, RECORDED JUNE 29, 1977 IN LIBER 19780, PAGE 856. SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED AUGUST 12, 1996 IN LIBER 29034, PAGE 75, AND ASSIGNMENT OF MORTGAGE AND OTHER LOAN DOCUMENTS DATED DECEMBER 31, 2003, RECORDED JANUARY 14, 2004, IN LIBER 39964, PAGE 1187.
RESPONSE: L.14191, PG. 455 COVERS SUBJECT PROPERTY AND ADDITIONAL LAND; L.18349, P.737 EXHIBIT B COVERS SUBJECT PROPERTY AND ADDITIONAL LAND; L.19781, PG.126 EXHIBIT A COVERS SUBJECT PROPERTY AND ADDITIONAL LAND; L.22784, PG.313 NOT A SURVEY MATTER; L.37888, PG.1175 COVERS LAND ADJACENT TO SUBJECT PROPERTY; L.39964, PG.1175 COVERS SUBJECT PROPERTY AND ADDITIONAL LAND; L.19780, PG.856 COVERS SUBJECT PROPERTY AND ADDITIONAL LAND; L.29034, PG.75 EXHIBIT A COVERS SUBJECT PROPERTY AND ADDITIONAL LAND; L.39964, PG.1187 SCHEDULE A COVERS SUBJECT PROPERTY AND ADDITIONAL LAND.

8. INTEREST OF EJA LIVONIA LEASE, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, LESSEE, AND TERMS, CONDITIONS AND PROVISIONS OF LEASE, AS EVIDENCED BY MEMORANDUM OF (SUB) LEASE, DATED MAY 2, 1977, RECORDED JUNE 29, 1977, IN LIBER 19781, PAGE 115, AS ASSIGNED BY ASSIGNMENT AND ASSUMPTION OF LEASE DATED MAY 31, 1977, RECORDED JUNE 29, IN LIBER 19781, PAGE 126, AND AS FURTHER ASSIGNED BY ASSIGNMENT OF LEASE AND SUBLEASE(S) DATED DECEMBER 10, 2003, RECORDED JANUARY 14, 2004 IN LIBER 39964, PAGE 1181.
RESPONSE: L.19781, PG.115 COVERS SUBJECT PROPERTY AND ADDITIONAL LAND; L.19781, PG.126 EXHIBIT A COVERS SUBJECT PROPERTY AND ADDITIONAL LAND; L.39964, PG.1181 SCHEDULE A COVERS SUBJECT PROPERTY AND ADJACENT LAND.

9. INTEREST OF SECOND MOUNT CLEMENS CORP., A MICHIGAN CORPORATION, LESSEE, AND TERMS, CONDITIONS AND PROVISIONS OF LEASE, AS EVIDENCED BY LEASEHOLD MORTGAGE, DATED FEBRUARY 22, 1983, RECORDED MARCH 21, 1983, IN LIBER 21613, PAGE 480, AND AS ASSIGNED BY ASSIGNMENT OF MORTGAGE DATED FEBRUARY 22, 1983, RECORDED MARCH 21, 1983, IN LIBER 21613, PAGE 484. SUBORDINATION AGREEMENT DATED AUGUST 1, 1983, RECORDED OCTOBER 13, 1983, IN LIBER 21802, PAGE 564, COVERS MORE LAND. ALSO AS DISCLOSED BY LEASEHOLD MORTGAGE DATED SEPTEMBER 6, 1983, RECORDED SEPTEMBER 15, 1983, IN LIBER 21773, PAGE 565.
RESPONSE: L.21613, PG.480 COVERS SUBJECT PROPERTY AND ADJACENT LAND; L.21613, PG.484 NOT A SURVEY MATTER; L.21802, PG.564 NOT A SURVEY MATTER; L.21773, PG.565 SCHEDULE A COVERS SUBJECT PROPERTY AND ADJACENT LAND.

10. INTEREST OF OFFICE DEPOT, INC., A DELAWARE CORPORATION, LESSEE, AND TERMS, CONDITIONS AND PROVISIONS OF LEASE, AS EVIDENCED BY MEMORANDUM OF LEASE, DATED OCTOBER 17, 1995, RECORDED DECEMBER 21, 1995, IN LIBER 28477, PAGE 549. OWNER'S RECOGNITION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT DATED JUNE 11, 2015, RECORDED JULY 9, 2015 IN LIBER 52344, PAGE 1301.
RESPONSE: L.28477, PG.549 EXHIBIT A COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, EXHIBIT B COVERS SUBJECT PROPERTY; L.52344, PG.1301 EXHIBIT A COVERS SUBJECT PROPERTY AND ADDITIONAL LAND.

11. INTEREST OF BFS RETAIL & COMMERCIAL OPERATIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SUCCESSOR-IN-INTEREST TO BRIDGESTONE/FIRESTONE INC., LESSEE, AND TERMS, CONDITIONS AND PROVISIONS OF LEASE, AS EVIDENCED BY AMENDED AND RESTATED EVIDENCE OF LEASE, DATED MARCH 17, 2006, RECORDED APRIL 12, 2006, IN LIBER 44541, PAGE 431.
RESPONSE: EXHIBIT B COVERS SUBJECT PROPERTY AND ADJACENT LAND.

12. TERMS AND CONDITIONS CONTAINED IN AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 14648, PAGE 448.
RESPONSE: COVERS PART OF SUBJECT PARCEL AND ADJACENT LAND.

13. RETURN OF SPECIAL COMMISSIONERS AS TO COMPENSATION FOR RIGHT OF WAY IN FAVOR OF THE COUNTY DRAIN COMMISSIONERS OF THE COUNTY OF WAYNE AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 15540, PAGE 346.
RESPONSE: APPROXIMATE LOCATION OF DRAIN EXTENSION AS SHOWN HEREON, WIDTH NOT SPECIFIED.

14. TERMS AND CONDITIONS CONTAINED IN EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 29820, PAGE 1294, AND AS RE-RECORDED IN LIBER 37375, PAGE 351.
RESPONSE: L.29820, PG.1294 COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, BLANKET IN NATURE; L.37375, PG.351 COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, BLANKET IN NATURE.

15. TERMS AND CONDITIONS CONTAINED IN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 39153, PAGE 37.
RESPONSE: EXHIBIT A: PARCEL A COVERS SUBJECT PROPERTY AND ADJACENT LAND, PARCEL B COVERS ADJACENT LAND, EXHIBIT B SHOWS APPROXIMATE LOCATIONS OF SHARED ACCESS AND DRIVES, AS SHOWN HEREON.

16. TERMS AND CONDITIONS CONTAINED IN CROSS-ACCESS AND PARKING AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 53402, PAGE 374.
RESPONSE: EXHIBIT A COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, EXHIBIT B COVERS SUBJECT PROPERTY, EXHIBIT C COVERS ADJACENT LAND TO THE SOUTHEAST, EXHIBIT D COVERS SUBJECT PROPERTY AND ADDITIONAL LAND.

SITE BENCHMARKS:

BM #1: TOP OF NUT ON FIRE HYDRANT IN NORTH RIGHT OF WAY OF PLYMOUTH ROAD
EL: 635.89 (NAVD88)

BM #2: TOP OF NUT ON FIRE HYDRANT IN EAST RIGHT OF WAY OF MIDDLEBELT ROAD
EL: 636.73 (NAVD88)

SURVEYOR'S CERTIFICATE

TO:
–FIRST AMERICAN TITLE INSURANCE COMPANY
–LS EQUITY LLC, A MICHIGAN LIMITED LIABILITY COMPANY
–MICHIGAN SCHOOLS & GOVERNMENT CREDIT UNION, ITS SUCCESSORS AND/OR ASSIGNS

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 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 11, 13, 16, AND 17 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED ON JUNE 26, 2020.

MICHAEL D. EMBREE — DATE
PROFESSIONAL SURVEYOR NO. 56860
MEMBREE@ATWELL-GROUP.COM
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MICHIGAN 48076
248.447.2000

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

SECTION 25
TOWN 1 SOUTH, RANGE 9 EAST
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

CLIENT: SYMMETRY PROPERTY MANAGEMENT & REALTY, INC.
ALTA/NSPS LAND TITLE SURVEY
LOCATED IN

DATE 06/29/2020

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. JR	CH. ME	
P.M. M. EMBREE		
BOOK NA		
JOB 18003853		
SHEET NO. 1 OF 1		

CAD FILE: 18003853TP-01.DWG

10/2/2020 10:24:55 AM

C:\Users\melissa.good\Documents\A_JCDT20-0330_Symmetry-Livonia_SD_R18.3_melissa.good.rvt

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage
	A	3	Lithonia Lighting	DSX1 LED	DSX1 LED P4 40K T5W MVOLT	LED	14943	0.9	125
	A-TWIN	4	Lithonia Lighting	DSX1 LED	DSX1 LED P4 40K T5W MVOLT	LED	14943	0.9	250
	B	8	Lithonia Lighting	DSXB LED	DSXB LED 16C 350 40K SYM	LED	1674	0.9	20
	D	4	Lithonia Lighting	DSXW1 LED	DSXW1 LED 10C 700 40K T2M MVOLT	LED	2683	0.9	26.2
	E	9	Lithonia Lighting	DSXW2 LED	DSXW2 LED 30C 1000 40K TFTM MVOLT	LED	11120	0.9	109
	F	1	Lithonia Lighting	DSX0 LED	DSX0 LED P6 40K TFTM MVOLT with houseside shield	LED	12465	0.9	134
	I	19	Lithonia Lighting	WDGE2 LED	WDGE2 LED P3 40K 80CRI VF	LED	3132	0.9	22.55
	J	1	Lithonia Lighting	WDGE2 LED	WDGE2 LED P5 40K 80CRI VF	LED	5996	0.9	48.44
	K	1	Lithonia Lighting	DSX0 LED	DSX0 LED P2 40K T5M MVOLT	LED	6236	0.9	49
	L	11	Lithonia Lighting	DSX0 LED	DSX0 LED P4 40K BLC MVOLT	LED	8656	0.9	92
	N	8	Lithonia Lighting	DSX0 LED	DSX0 LED P7 40K TFTM MVOLT with houseside shield	LED	14332	0.9	166

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

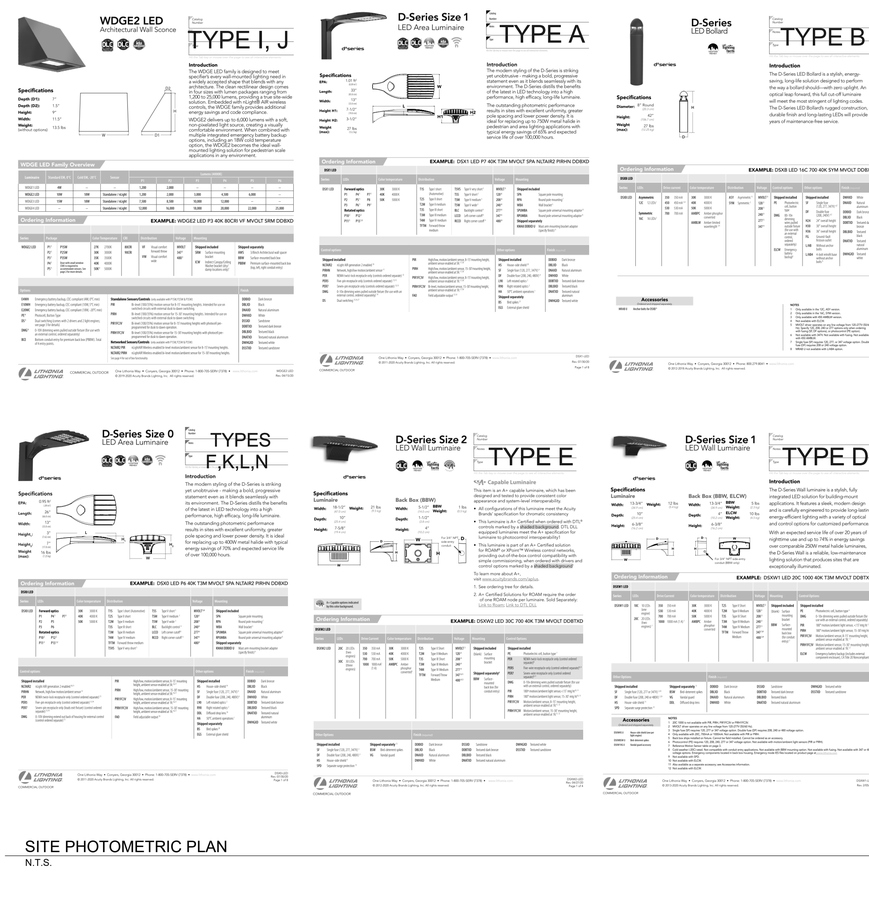
FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

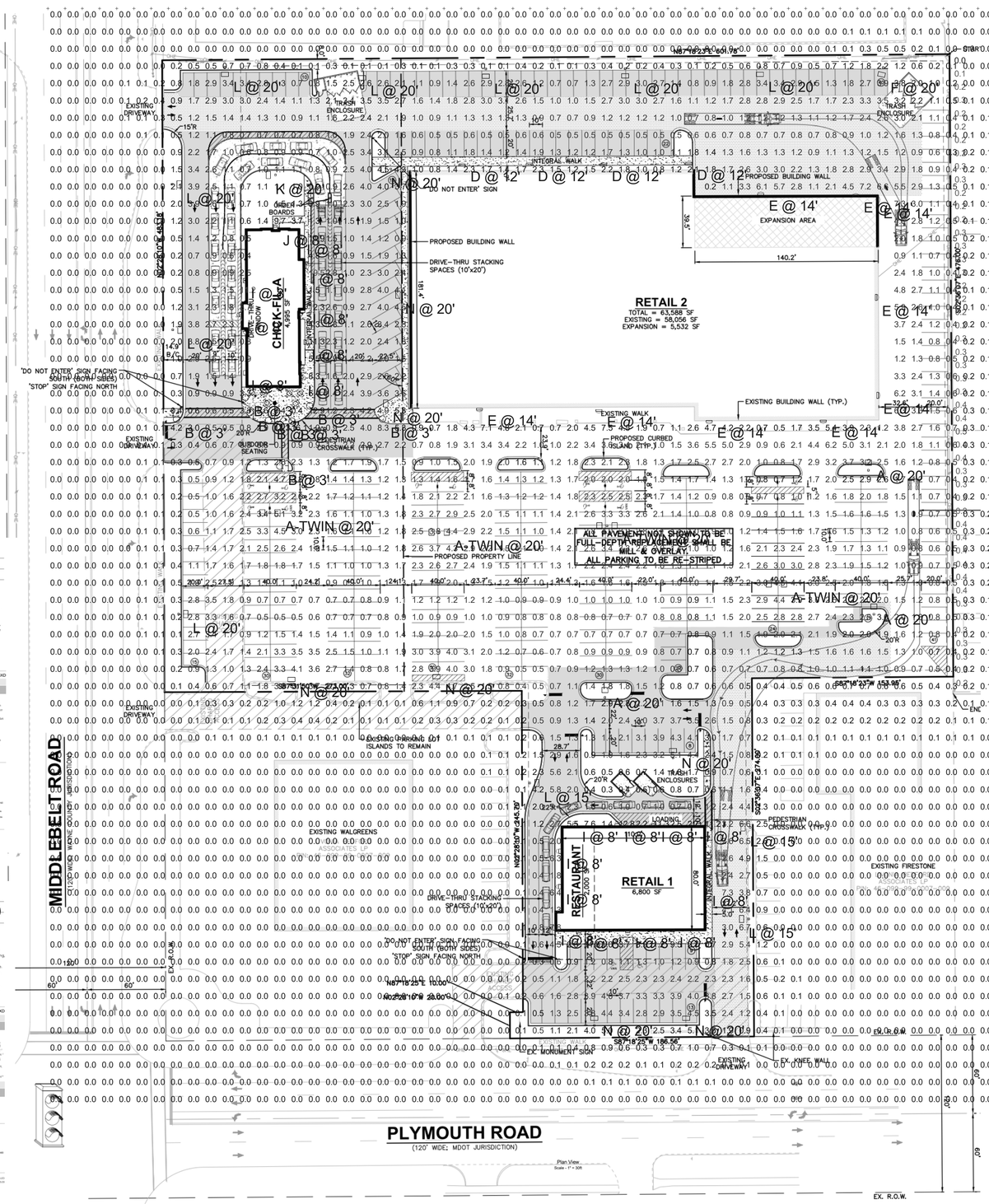
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CHICK FIL A PARKING AND DRIVES		1.8 fc	11.2 fc	0.4 fc	28.0:1	4.5:1
E PL		0.3 fc	0.5 fc	0.0 fc	N/A	N/A
RETAIL 1&2 PARKING AND DRIVES		1.8 fc	7.8 fc	0.3 fc	26.0:1	6.0:1
SITE		0.9 fc	19.5 fc	0.0 fc	N/A	N/A



SITE PHOTOMETRIC PLAN

N.T.S.



DATE	ISSUED FOR	REV

PRELIMINARY - NOT FOR CONSTRUCTION

This drawing has been prepared solely for the use of the SYMMETRY PROPERTY MANAGEMENT and there are no representations of any kind made by NORR to any party with whom NORR has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component

Key Plan

Consultants
Civil:
Landscape:
Architecture:
Structural:
Mechanical:
Electrical:

Seal(s)

STATE OF MICHIGAN
SEAN P. PIC-KELL
ENGINEER
No. 38246
LICENSED PROFESSIONAL ENGINEER
10-2-2020

NORR
150 W. Jefferson Avenue., Suite 1300
Detroit, MI, US 48226
norr.com

Project Manager	BIM Lead
DG	
Design Lead	Drawn
	Author
Project Leader	Checked
AC	Checker

Project
SYMMETRY PROPERTY MANAGEMENT
LIVONIA RETAIL DEVELOPMENT
MIDDLEBELT RD. & PLYMOUTH RD.
LIVONIA, MI

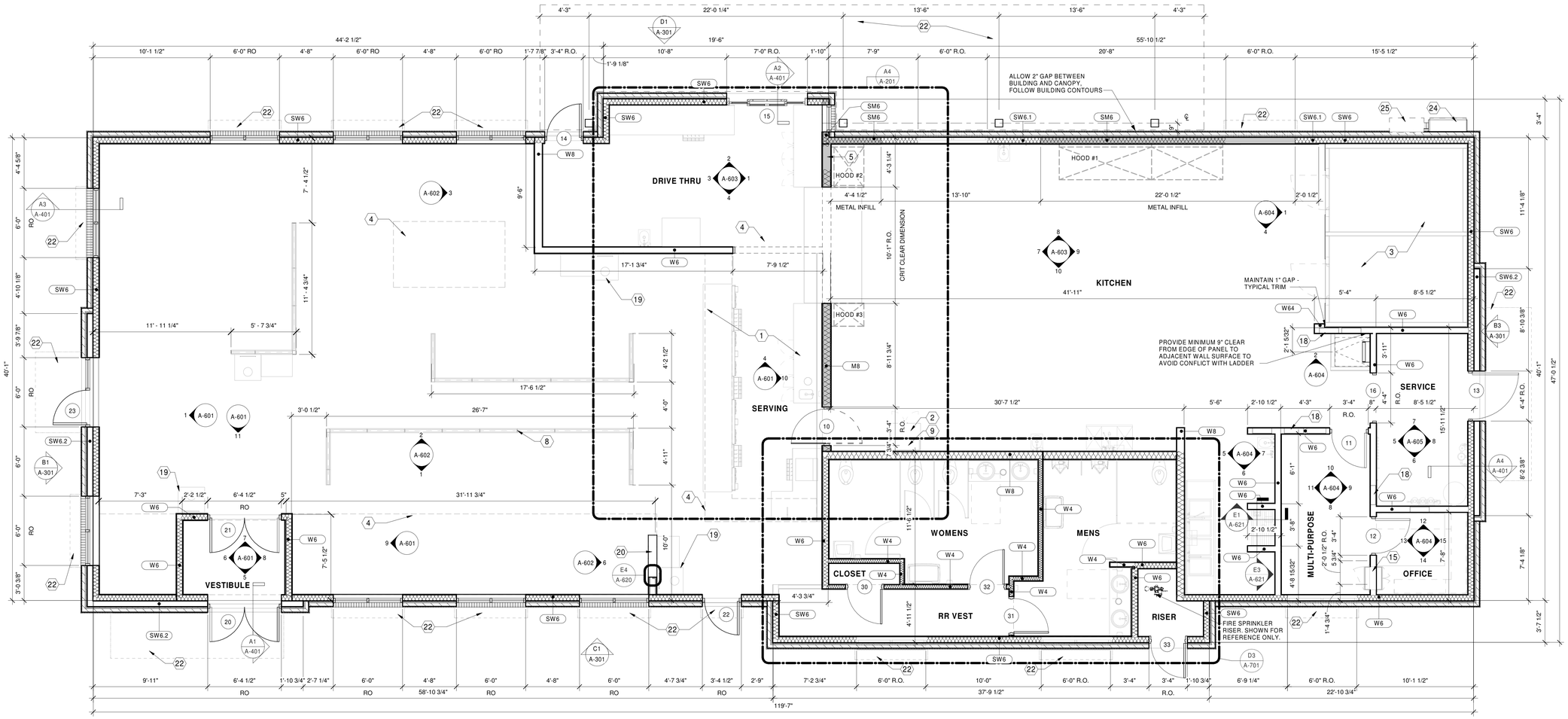
Drawing Title
SITE PHOTOMETRIC

Scale: 12" = 1'-0"

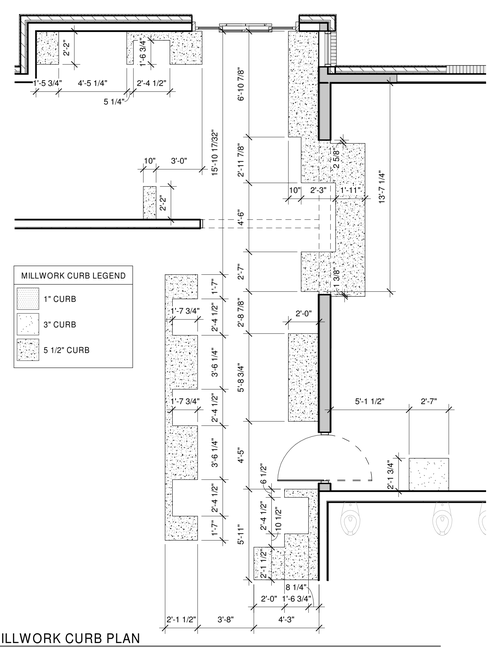
Project No. JCDT19-0016

Drawing No. ES01

ARCH D Title Block - R18.3 (Sept 12/19) Copyright © 2019



C4 FLOOR PLAN
1/4" = 1'-0"



A4 MILLWORK CURB PLAN
1/4" = 1'-0"

FLOOR PLAN WALL & PARTITION LEGEND

BATT INSULATION
WOOD STUD WALL
METAL STUD WALL

NOTE: SEE WALL & PARTITION TYPES AND SMOKE BARRIER INDICATED ON REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION

WALL TYPE SCHEDULE - EXTERIOR

MARK	DESCRIPTION (DOES NOT INCLUDE FINISHES)
SM6	6" MTL STUD EXTERIOR WALL WITH 1/2" SHEATHING ON EXTERIOR FACES - REF STRUCT DRAWINGS AND ARCH SECTIONS/ELEVATIONS FOR CONSTRUCTION/MATERIAL INFORMATION
SW6	2X6 WD STUD EXTERIOR WALL WITH 1/2" SHEATHING EA SIDE - REF STRUCT DRAWINGS AND ARCH SECTIONS/ELEVATIONS FOR CONSTRUCTION/MATERIAL INFORMATION
SW6.1	2X6 WD STUD EXTERIOR WALL WITH ONE LAYER 1/2" SHEATHING EXTERIOR SIDE AND TWO LAYERS 1/2" SHEATHING INTERIOR SIDE - REF STRUCT DRAWINGS AND ARCH SECTIONS/ELEVATIONS FOR CONSTRUCTION/MATERIAL INFORMATION
SW6.2	2X6 WD STUD EXTERIOR FURRING WALL WITH ONE LAYER 1/2" SHEATHING EXPOSED SIDE - REF STRUCT DRAWINGS AND ARCH SECTIONS/ELEVATIONS FOR CONSTRUCTION/MATERIAL INFORMATION

WALL TYPE SCHEDULE - INTERIOR

MARK	DESCRIPTION (DOES NOT INCLUDE FINISHES)
M8	8" MTL STUDS @ 24" O.C. MAX, WITH ONE LAYER 1/2" SHEATHING EA EXPOSED SIDE
W4	2x4 WD STUDS @ 24" O.C. MAX, WITH ONE LAYER 1/2" SHEATHING EA EXPOSED SIDE
W6	2x6 WD STUDS @ 24" O.C. MAX, WITH ONE LAYER 1/2" SHEATHING EA EXPOSED SIDE
W8	2x8 WD STUDS @ 24" O.C. MAX, WITH ONE LAYER 1/2" SHEATHING EA EXPOSED SIDE
W64	2X6 & 2X4 PAIR WD STUDS @ 24" O.C. MAX, WITH ONE LAYER OF 1/2" SHEATHING EA EXPOSED SIDE

STATISTICS (NET)

Name	Area
CLOSET	11 SF
DINING	1901 SF
DRIVE THRU	279 SF
KITCHEN	1450 SF
MENS	165 SF
MULTI-PURPOSE	107 SF
OFFICE	56 SF
RISER	27 SF
RR VEST	83 SF
SERVICE	118 SF
SERVING	233 SF
VESTIBULE	57 SF
WOMENS	181 SF

BUILDING FOOTPRINT: 4995 SF

NOTE: SQUARE FOOTAGE INDICATED IN STATISTICS IS NET SQUARE FOOTAGE AND DOES NOT INCLUDED INTERIOR OR EXTERIOR WALLS. REFER TO FOOTPRINT FOR BUILDING SQUARE FOOTAGE.

FLOOR PLAN GENERAL NOTES

A.1 DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD (UNLESS OTHERWISE NOTED).
A.2 FASTENERS, ANCHORS, CLIPS, STRAPS, ETC WHICH ARE IN CONTACT WITH PRESERVATIVE AND/OR FIRE TREATED WOOD SHALL BE OF G-185 HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, OR AN APPROVED EQUAL.
A.3 REFER TO CIVIL AND LANDSCAPE FOR LOCATIONS OF WALKS, BOLLARDS, LANDSCAPING AREAS, FLAG POLE, AND OTHER SITE ITEMS.
A.4 REFER TO INTERIOR ELEVATIONS FOR LOCATIONS AND TYPES OF CORNER GUARDS.
A.5 CONTRACTOR TO COORDINATE LOCATION OF POLE MOUNTED EXTERIOR CAMERA WITH STRONG SYSTEMS AND INSTALL UNDERGROUND CONDUIT AS REQUIRED. RE: ELECTRICAL.
A.6 REFER TO ACCESSIBILITY PLAN AND FURNITURE DRAWINGS FOR SEATING LAYOUT & SPECIFICATIONS. CONTACT: OWNER.
A.7 REFER TO ACCESSIBILITY PLAN AND OWNER DRAWINGS FOR CONDIMENT COUNTERS AND TRASH RECEPTACLES.
A.8 REFER TO IT WALLBOARD USER GUIDE FOR WALLBOARD INSTALLATION, IF APPLICABLE.

FLOORPLAN KEYNOTES

1	GC SHALL PROVIDE 5-1/2" HIGH CONCRETE MILLWORK CURBS. RE: OWNER SHOP DRAWINGS FOR EXACT LOCATIONS & DIMENSIONS.
2	GC SHALL SECURE SAFE USING (4) HILTI-HAS-E 1/2" x 4-1/2" ANCHOR BOLTS WITH HILTI HVU ADHESIVE CAPSULE. AT EACH HOLE FASTEN THRU PHENOLIC BASE OF CABINET AND INTO CONCRETE CURB BELOW. VERIFY LOCATION WITH SAFE MANUFACTURER.
3	FREEZER AND COOLER DOORS AND HARDWARE SUPPLIED BY FREEZER/ COOLER MANUFACTURER.
4	DASHED LINE INDICATES SOFFIT OR BULKHEAD ABOVE, RE: REFLECTED CEILING PLAN.
5	RECESSED PIN AND SLEEVE BOX, RE: A4/A-620 & ELECTRICAL. 2'-1" ROUGH OPENING WIDTH AT HOOD #2. 11" ROUGH OPENING WIDTH AT HOOD #3
8	STEEL WALL BY OWNER (TYP.) RE: OWNER FOR EXACT LOCATION.
9	SAFE SCREEN BY OWNER.
15	NETWORK CABINET. C1 / A-621
18	ELECTRICAL PANEL. RE: ELECTRICAL.
19	ITEM BY OWNER.
20	2-SIDED ICON. RE: OWNER DRAWINGS.
22	CANOPY ABOVE BY OWNER.
23	DROP SLAB IN PLAY AREA 1-1/2". RE: STRUCTURAL.
24	MDP. RE: ELECTRICAL.
25	CT CABINET. RE: ELECTRICAL.
26	HAND SANITIZER CENTERED UNDER PLAY RULES SIGNAGE (WITH DECAL ON OPPOSITE SIDE IF MOUNTED ON STOREFRONT). RE: SCHEDULE ON A-701 FOR MODEL INFO.

WALL NOTES

WALL INSULATION NOTES

B.1 WHERE EXTERIOR METAL STUD WALL TYPE REQUIRES BATT INSULATION, USE R-19 FOIL FACED BATT INSULATION.
B.2 WHERE EXTERIOR WOOD STUD WALL REQUIRES BATT INSULATION, USE R-19 KRAFT FACED FIBERGLASS BATT INSULATION WITH FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE DEVELOPED INDEX OF NOT MORE THAN 450.
B.3 WHERE EXTERIOR STUD WALLS REQUIRE BATT INSULATION, EXTEND INSULATION UP 12" ABOVE ROOFTOP RIGID INSULATION.
B.4 AT INTERIOR METAL STUD WALLS WHERE INSULATION IS SCHEDULED, USE 3-1/2" FOIL FACED BATT INSULATION.
B.5 AT INTERIOR WOOD STUD WALLS WHERE INSULATION IS SCHEDULED, USE 3-1/2" BATT INSULATION WITH MAXIMUM FLAME SPREAD INDEX OF 25.
B6. NOT USED

INTERIOR WALL FRAMING NOTES

C.1 UNLESS NOTED OTHERWISE, EXTEND FRAMING TO 6" ABOVE ADJACENT CEILING
C.2 AT DRAFT STOPPING PARTITION INTERIOR WALLS, EXTEND FRAMING TO ROOF DECK AS REQUIRED TO ACCOMMODATE SMOKE BARRIER.
C.3 WHERE INTERIOR WALLS ARE NOT INSULATED AND NOT A DARFT STOPPING PARTITION, FRAMING MAY STOP 6" ABOVE HIGHEST ABUTTING FINISH CEILING.
C.4 WHERE INTERIOR WALL FRAMING DOES NOT EXTEND TO STRUCTURE ABOVE, BRACE INTERIOR WALLS AS REQUIRED FOR COMPLIANCE WITH BUILDING CODE, REF BUILDING DATA ON COVER SHEET.
C.5 FRAMING AT NON-LOADBEARING INTERIOR WALLS SHALL MEET REQUIREMENTS OF APPLICABLE BUILDING CODES AND LOCAL AMENDMENTS.

EXTERIOR WALL FRAMING NOTES

D.1 SEE STRUCTURAL DRAWINGS FOR STUD DIMENSIONS AND SPACING.
D.2 AT WOOD STUD EXTERIOR WALLS, USE TREATED SILL PLATES.

EXTERIOR SHEATHING NOTES

E.1 REFER TO STRUCTURAL FOR EXTERIOR SHEATHING TYPES.

BLOCKING NOTES

F.1 WALL BLOCKING SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY. BLOCKING SHALL INCLUDE, BUT IS NOT LIMITED TO: AREAS INDICATED ON INTERIOR ELEVATIONS FOR GRAB BARS, SHELVING BRACKETS, MONITORS, FIXTURES, ETC, AS WELL AS BLOCKING FOR WINDOWS, CANOPIES ROOF FRAMING, ROOF TOP UNITS, ETC.

INTERIOR WALL FINISH & INTERIOR SHEATHING NOTES

AT MATERIALS LABELED "INTERIOR SHEATHING" ON WALL TYPE DRAWINGS AND DETAILS, SHEATHING SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE. REFER TO FINISH PLAN AND INTERIOR ELEVATIONS FOR FINISH MATERIAL ON INTERIOR SHEATHING. DO NOT USE WOOD SHEATHING WITHIN 18" OF HOODS.

G.1 WHERE SHEATHING IS EXPOSED: 1/2" GYPSUM BOARD. PAINTED PER INTERIOR ELEVATIONS AND FINISH PLAN.
G.2 BETWEEN WALL TILE AND STUDS: 1/2" CEMENTITIOUS BACKER BOARD.
G.3 BETWEEN FRP PANELS AND WOOD STUDS AT BACK OF HOUSE: COMPOSEAL GOLD 40 MIL WATERPROOF MEMBRANE AND 1/2" CEMENTITIOUS BOARD TO 1'-0" ABOVE SLAB. 1/2" CDX PLYWOOD SUBSTRATE ABOVE CEMENTIOUS BOARD TO 1'-0" ABOVE CEILING. RE: TYPICAL WALL BASE DETAIL.
G.4 BETWEEN FRP PANELS AND METAL STUDS: COMPOSEAL GOLD 40 MIL WATERPROOF MEMBRANE AND 1/2" CEMENTIOUS BOARD TO 1'-0" ABOVE SLAB. 1/2" CEMENTITIOUS BOARD TO 4" ABOVE CEILING, EXCEPT AT AREAS WHERE DRAFTSTOPPING IS REQUIRED. REFER TO DRAFTSTOPPING DETAILS FOR THOSE AREAS.
G.5 BETWEEN FRP PANELS AND WOOD STUDS AT PLAY AREA: 1/2" GYPSUM BOARD.
G.6 BETWEEN STAINLESS STEEL PANELS AND METAL STUDS: 1/2" CEMENTIOUS BOARD.
G.7 BETWEEN STAINLESS STEEL PANELS AND WOOD STUDS: 1/2" CEMENTIOUS BOARD.
G.8 BETWEEN WALLCOVERING AND STUDS: 1/2" GYPSUM BOARD.
G.9 BETWEEN WOOD WAINSCOT AND WOOD STUDS: 1/2" PLYWOOD.
G.10 BETWEEN WOOD WAINSCOT AND METAL STUDS: 1/2" PLYWOOD.
G.11 BETWEEN FREEZER/COOLER WALLS AND WOOD STUD WALLS: 1 FT TALL CEMENT BOARD BASE WITH 1/2" GYPSUM BOARD (LEVEL 1 FINISH) TO 6" ABOVE FINISH CEILING. EXTEND 40 MIL COMPOSEAL GOLD WATERPROOF MEMBRANE FROM FLOOR AS INDICATED ON FINISH PLAN UP WALL AS INDICATED ON FREEZER AND COOLER SCREED DETAILS.
G.12 BEHIND WOOD BOARD FINISH AT ICON WALL: 3/4" PLYWOOD.
G.13 BEHIND WOOD BOARD FINISH AT OTHER LOCATIONS: 1/2" PLYWOOD.

INTERIOR BASE FINISH & SHEATHING NOTES

AT MATERIALS LABELED "INTERIOR SHEATHING" ON WALL TYPE DRAWINGS AND DETAILS, MATERIALS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE. REFER TO FINISH PLAN AND INTERIOR ELEVATIONS FOR BASE FINISH MATERIAL.

H.1 BETWEEN TILE BASE AT KITCHEN AND STUDS: 1/2" CEMENTITIOUS BACKER BOARD TO MINIMUM 1'-0" ABOVE SLAB.
H.2 BETWEEN TILE BASE AT NON-KITCHEN AREAS AND STUD WALLS: 1/2" CEMENT BACKER BOARD TO MINIMUM 5" ABOVE SLAB.
H.3 BETWEEN VINYL BASE AND WOOD STUD WALLS: 1/2" GYPSUM BOARD.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

GPD GROUP
Professional Corporation
520 S. MAIN STREET, STE 2531
AKRON, OH 44311

PROTOTYPICAL SET

NOT FOR REGULATORY APPROVAL, BIDDING, OR CONSTRUCTION

Preliminary
09/30/2020 3:43:30 PM

CHICK-FIL-A LIVONIA

29350 Plymouth Road,
Livonia, MI 48150

FSR# 04664

BUILDING TYPE / SIZE: P13 LS
RELEASE: v2_20.08

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

PROJECT STATUS

CONSULTANT PROJECT #	2019223.27
PRINTED FOR	PROJECT STATUS
DATE	09/30/20
DRAWN BY	ER

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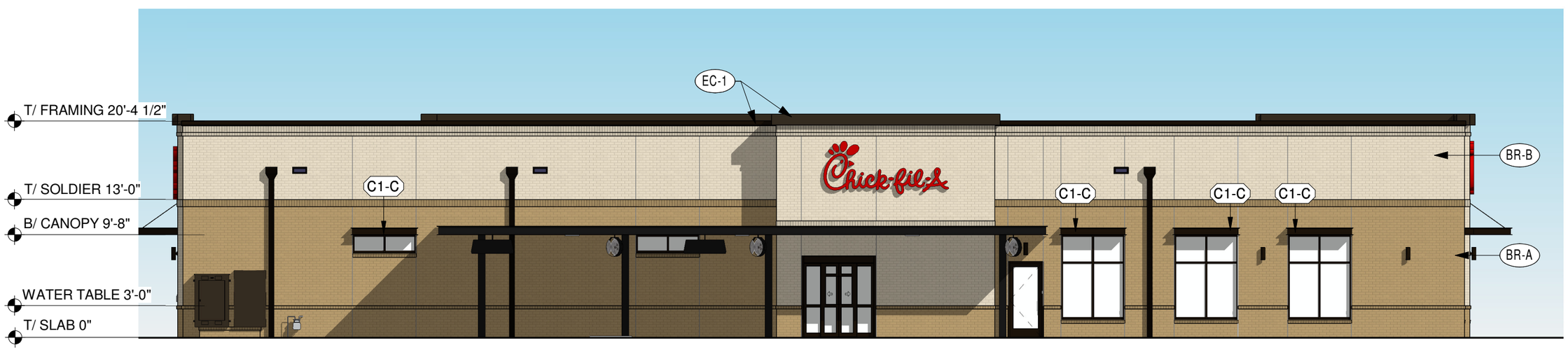
SHEET
FLOOR PLAN

SHEET NUMBER
A-201

C:\Users\mike.czajka\Documents\2020 Revit Projects\00000_NewStore_ARC_mike.czajka.rvt
8/18/2020 4:39:03 PM
10-LS-00000-A-201-FLOOR PLAN

EXTERIOR ELEVATION

1" = 10'-0"



EXTERIOR ELEVATION

1" = 10'-0"

RECEIVED
CITY OF LIVONIA
PLANNING COMMISSION
November 9, 2020

EXTERIOR ELEVATIONS

00000, Project Name, Street Address, City, GA 00000

MM/DD/YY

THE CHICK-FIL-A DESIGN DEVELOPMENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE WITH ORDINANCES AND CODES.

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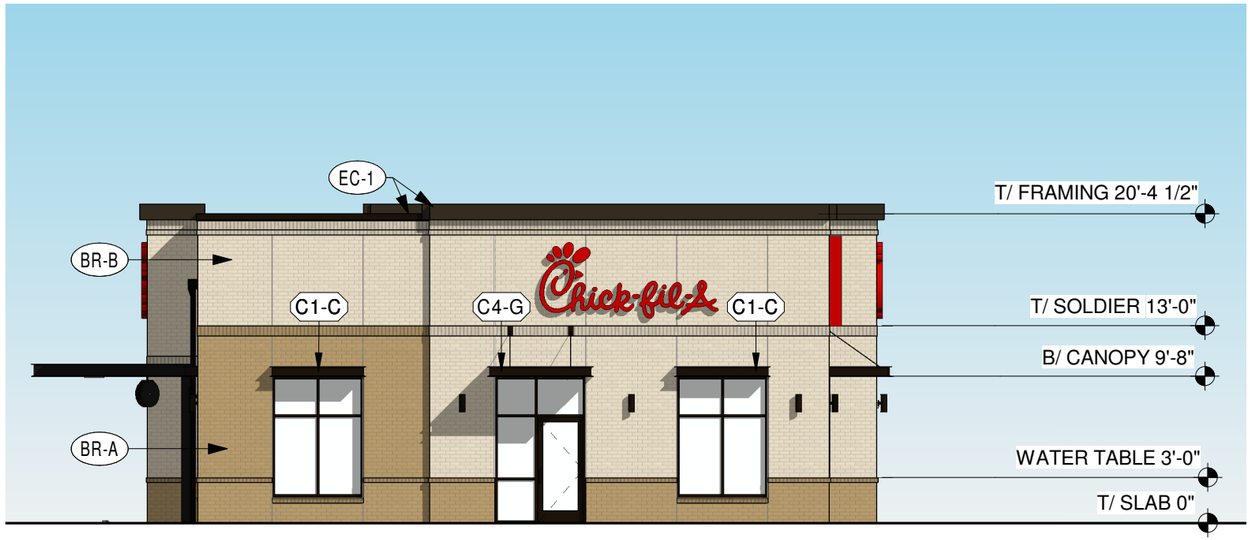
D-060



EXTERIOR ELEVATION

1" = 10'-0"

EXTERIOR ELEVATION

1" = 10'-0"

ATTACHED CANOPY SCHEDULE

Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-A	Exterior Canopy	1	3'-8 1/2"	1'-0"	0"	Yes
C1-C	Exterior Canopy	12	6'-4"	1'-0"	0"	No
C3-B	Exterior Canopy	1	15'-0"	4'-0"	2'-4"	Yes
C4-G	Exterior Canopy	1	7'-0"	4'-0"	2'-4"	Yes
C4-M	Exterior Canopy	1	15'-0"	4'-0"	2'-4"	No
Grand total		16				

EXTERIOR FINISHES

SC-1
STUCCO SYSTEM
COLOR: WHITE
FINISH: SAND MEDIUM

SC-2
STUCCO SYSTEM
COLOR: BROWN
FINISH: SAND MEDIUM

EC-1
PREFINISHED METAL COPING
COLOR: DARK BRONZE

BR-A
BRICK VENEER
COLOR: DARK BROWN
SIZE: MODULAR

PT-9
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS

BR-B
BRICK VENEER
COLOR: LIGHT BROWN
SIZE: MODULAR

ST-1
STOREFRONT
COLOR: DARK BRONZE

RECEIVED
CITY OF LIVONIA
PLANNING COMMISSION
November 9, 2020

EXTERIOR ELEVATIONS

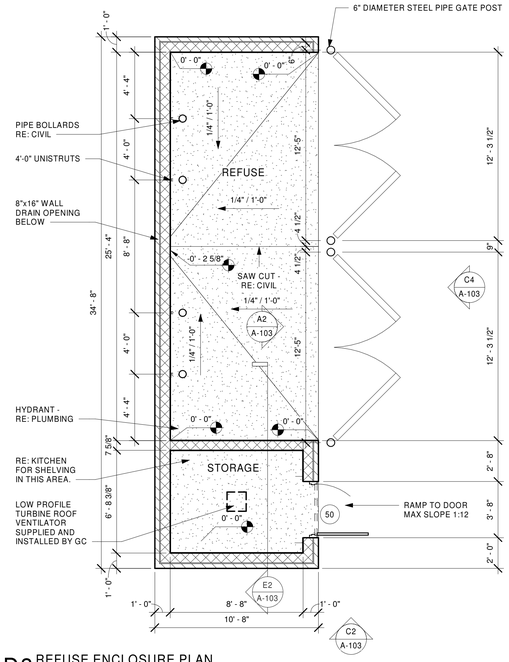
00000, Project Name, Street Address, City, GA 00000

MM/DD/YY

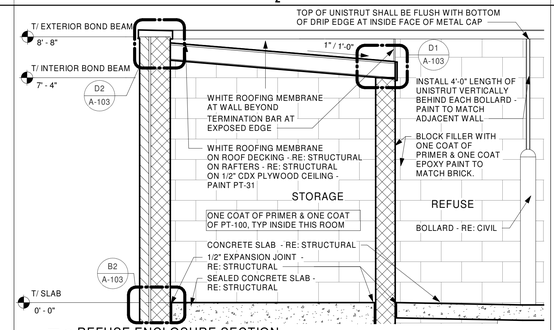
THE CHICK-FIL-A DESIGN DEVELOPMENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE WITH ORDINANCES AND CODES.

8/18/2020 4:59:39 PM
D-070

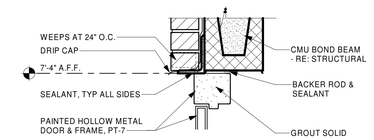
SITE ADAPT ARCHITECT TO VERIFY DRAINAGE METHOD (THROUGH REAR WALL IS PREFERRED - SWAP MODEL GROUP IN REF FILE IF FLOOR DRAIN IS TO BE USED)



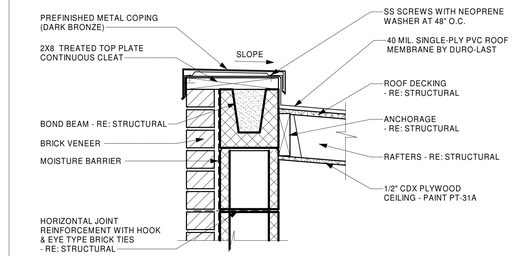
D3 REFUSE ENCLOSURE PLAN
1/4" = 1'-0"



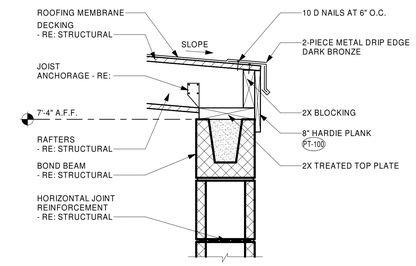
E2 REFUSE ENCLOSURE SECTION
1/2" = 1'-0"



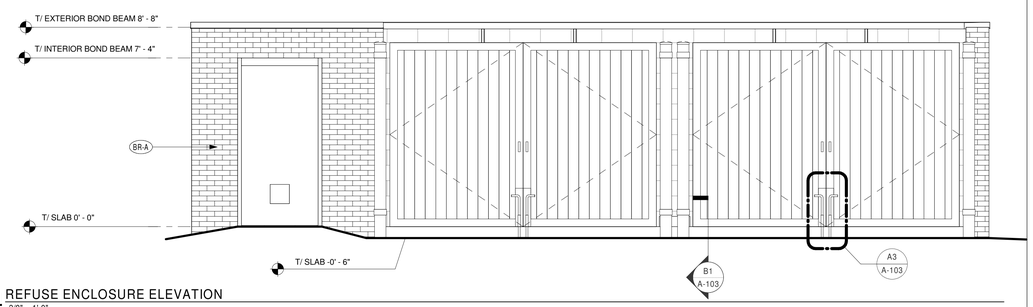
E1 REFUSE ENCLOSURE DOOR HEAD DETAIL
1 1/2" = 1'-0"



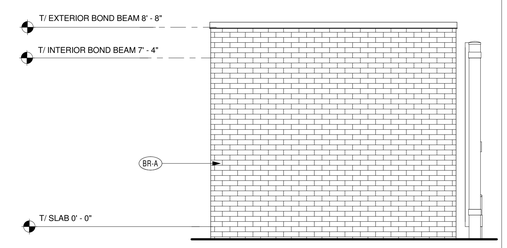
D2 REFUSE ENCLOSURE ROOF EDGE DETAIL
1 1/2" = 1'-0"



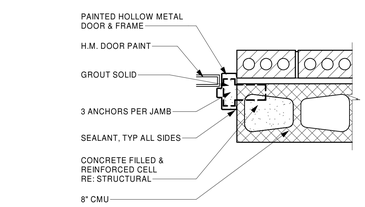
D1 REFUSE ENCLOSURE DRIP EDGE
1 1/2" = 1'-0"



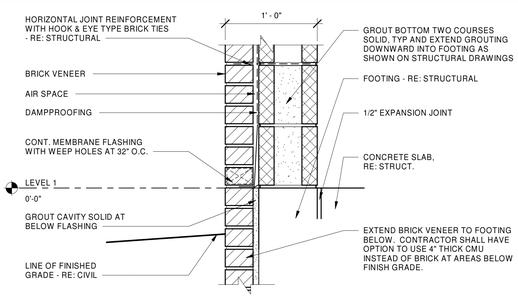
C4 REFUSE ENCLOSURE ELEVATION
3/8" = 1'-0"



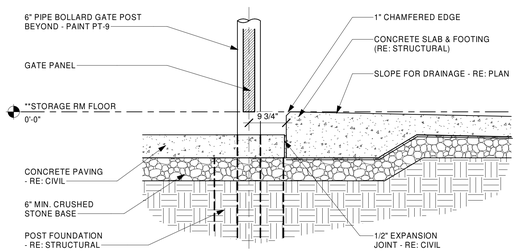
C2 REFUSE ENCLOSURE ELEVATION
3/8" = 1'-0"



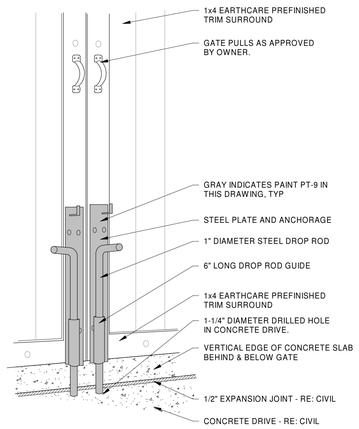
C1 REFUSE ENCLOSURE DOOR JAMB DETAIL
1 1/2" = 1'-0"



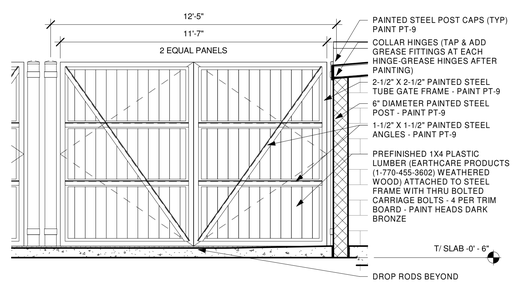
B2 REFUSE ENCLOSURE BASE DETAIL
1 1/2" = 1'-0"



B1 REFUSE PAD AT CONCRETE PAVING DETAIL
3/4" = 1'-0"



A3 REFUSE ENCOSURE DROP ROD 3-D DETAIL
N.T.S.



A2 REFUSE ENCLOSURE ELEVATION
3/8" = 1'-0"

REFUSE ENCLOSURE NOTES

1. ** IN THE ARCHITECTURAL DRAWINGS, REFUSE ENCLOSURE AND MAIN BUILDING ARE BOTH NOTED WITH FINISH SLAB AT 0'-0". ACTUAL FINISH SLAB HEIGHTS WILL VARY BETWEEN MAIN BUILDING AND REFUSE ENCLOSURE. REFER TO CIVIL FOR ALL FINISH SLAB HEIGHTS.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

SITE ADAPT LOGO AND ADDRESS

PROTOTYPICAL SET

NOT FOR REGULATORY APPROVAL, BIDDING, OR CONSTRUCTION

CHICK-FIL-A
Project Name

Street Address
City, GA 00000

FSR#00000

BUILDING TYPE / SIZE: P13 LS
RELEASE: v2_20.08

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

PROJECT STATUS

CONSULTANT PROJECT #	####
PRINTED FOR	PROJECT STATUS
DATE	MM/DD/YY
DRAWN BY	Author

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SHEET
REFUSE ENCLOSURE

SHEET NUMBER
A-103

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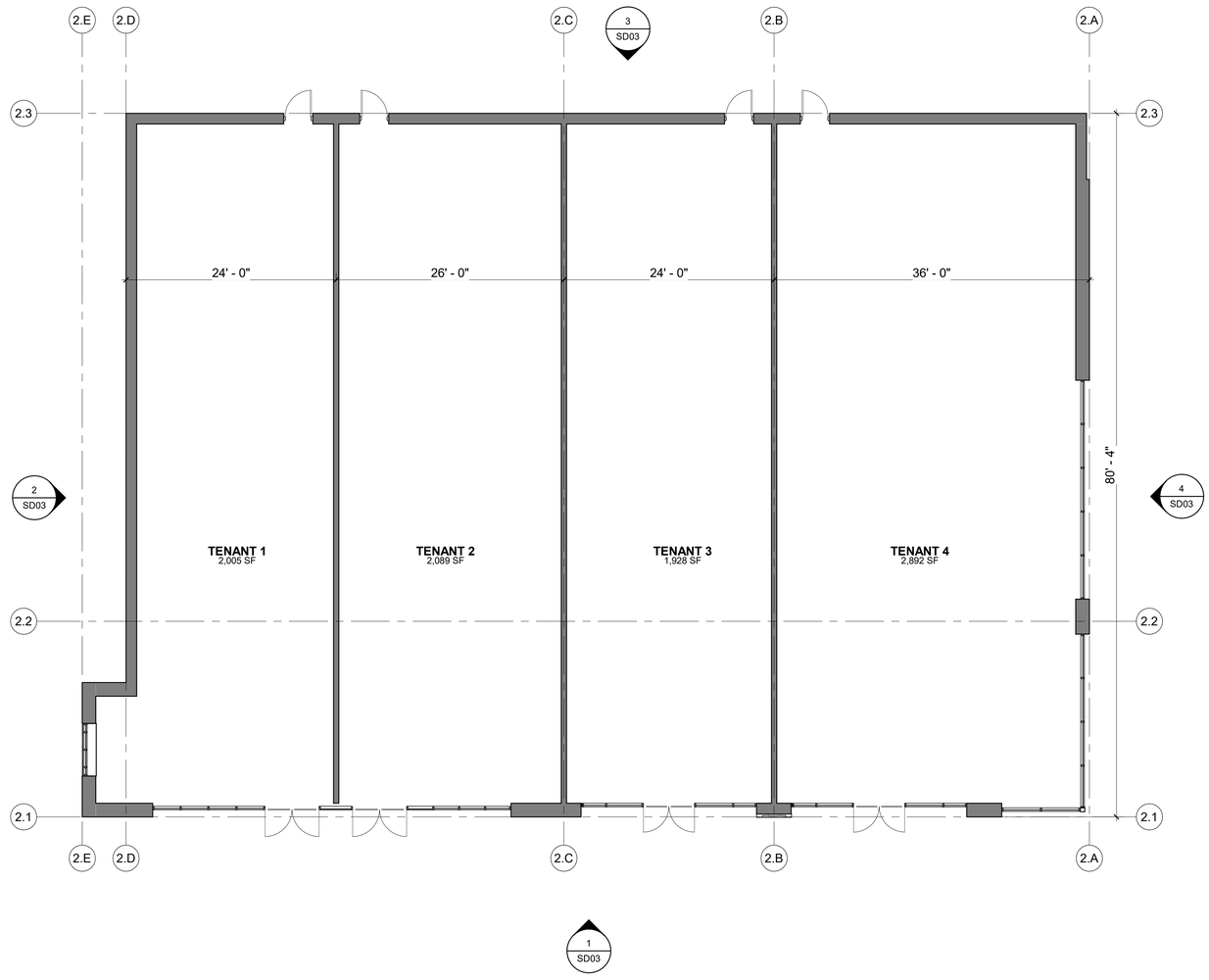
10-LS-00000-A-103-REFUSE ENCLOSURE

9/29/2020 4:54:44 PM



2 RETAIL 1 FLOOR PLAN

DATE	ISSUED FOR	REV

This drawing has been prepared solely for the use of the SYMMETRY PROPERTY MANAGEMENT and there are no representations of any kind made by NORR to any party with whom NORR has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component

Key Plan

Consultants
Civil:
Landscape:
Architecture:
Structural:
Mechanical:
Electrical:

Seal(s)

STATE OF MICHIGAN
AMY LYNN CONTI
ARCHITECT
No. 1301060624
LICENSED ARCHITECT

NORR

150 W. Jefferson Avenue., Suite 1300
Detroit, MI, US 48226
norr.com

Project Manager	BIM Lead
DG	
Design Lead	Drawn
	Author
Project Leader	Checked
AC	Checker

SYMMETRY PROPERTY MANAGEMENT

Project
LIVONIA RETAIL DEVELOPMENT
MIDDLEBELT RD. & PLYMOUTH RD.
LIVONIA, MI

Drawing Title
RETAIL 1 - LEASE PLAN

Scale: 1/8" = 1'-0"

Project No. JCDT19-0016

Drawing No.
SD01

FOR CONSTRUCTION
PRELIMINARY - NOT FO

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\\detnas01\Detroit\Norr\Projects2\Retail\Other\JCDT19-0016 - Symmetry_Plymouth Rd Middlebelt Livo\500-Dwg\BIM01-WIP_Models\Symmetry_Plymouth Rd Middlebelt Livo_2020.rvt

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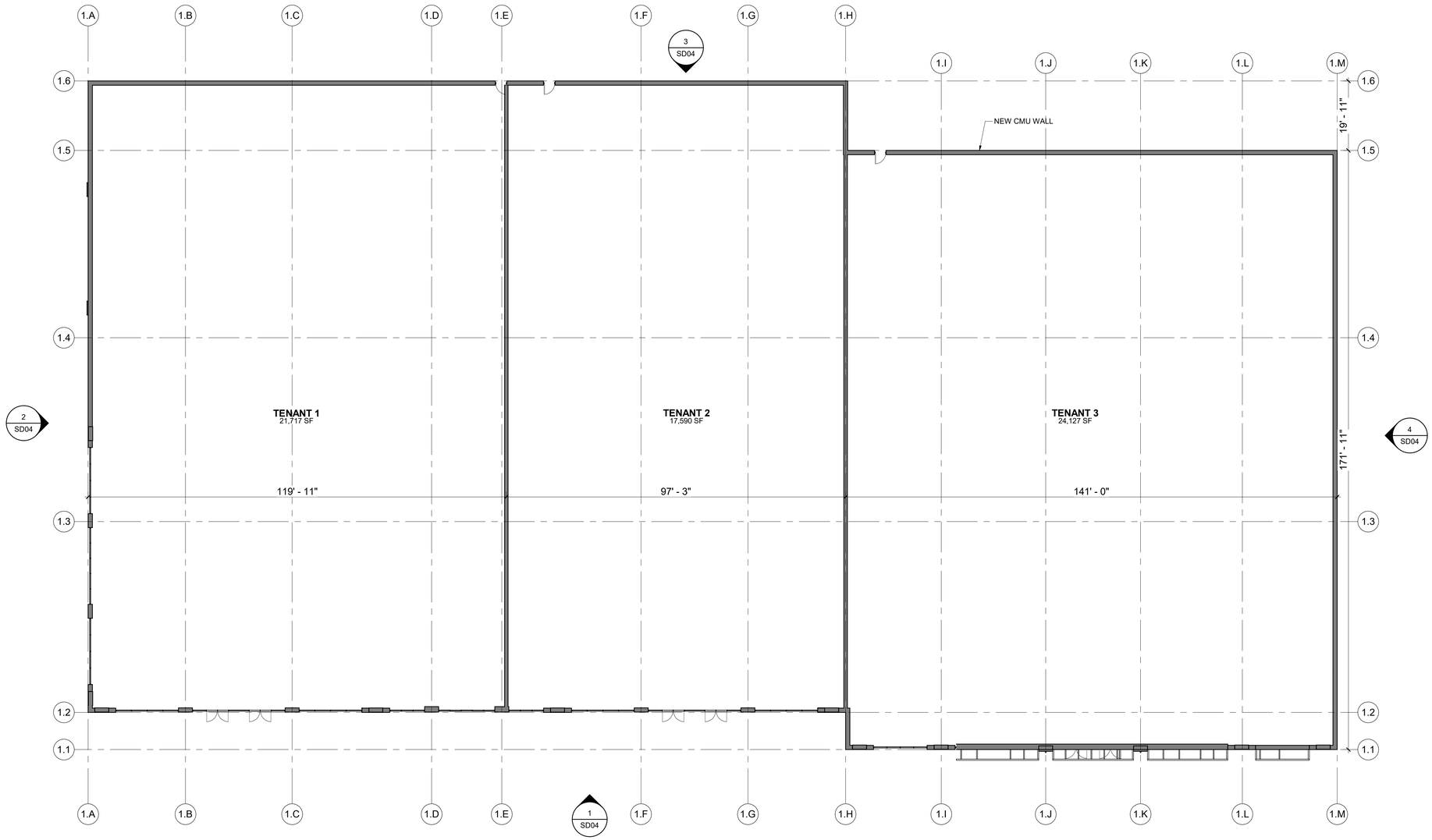

1 RETAIL 2 FLOOR PLAN

DATE	ISSUED FOR	REV

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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component

Key Plan

Consultants
Civil:
Landscape:
Architecture:
Structural:
Mechanical:
Electrical:

Seal(s)

STATE OF MICHIGAN
AMY LYNN CONTI
ARCHITECT
No. 1301060624
LICENSED ARCHITECT

NORR

150 W. Jefferson Avenue., Suite 1300
Detroit, MI, US 48226
norr.com

Project Manager	BIM Lead
DG	
Design Lead	Drawn
	Author
Project Leader	Checked
AC	Checker

SYMMETRY PROPERTY MANAGEMENT

Project
LIVONIA RETAIL DEVELOPMENT
MIDDLEBELT RD. & PLYMOUTH RD.
LIVONIA, MI

Drawing Title
RETAIL 2 - LEASE PLAN

Scale: 1/16" = 1'-0"

Project No. JCDT19-0016

Drawing No. SD02

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PRELIMINARY - NOT FOR CONSTRUCTION

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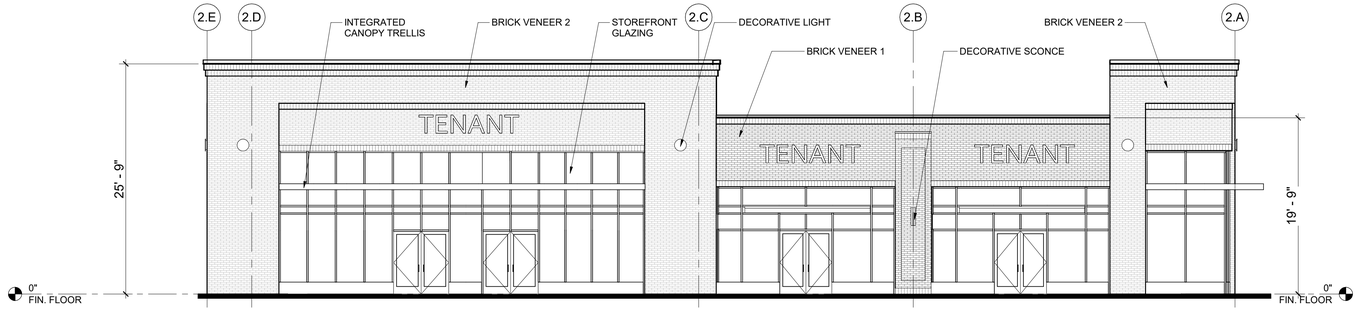
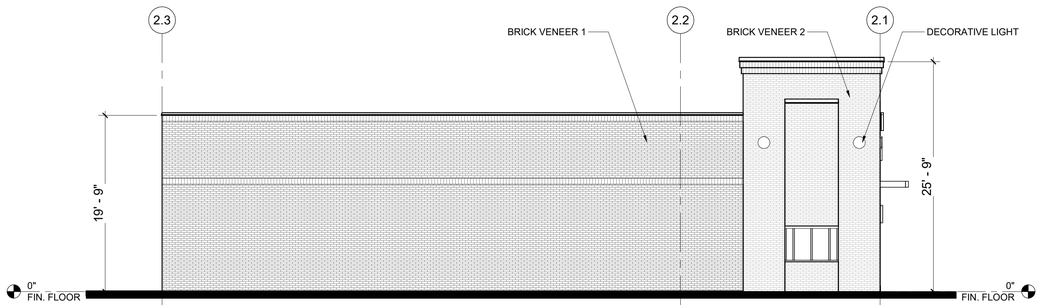
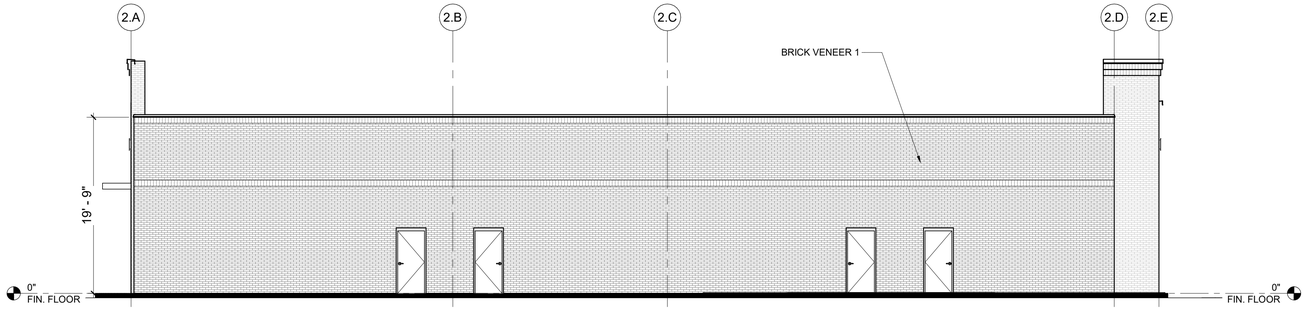


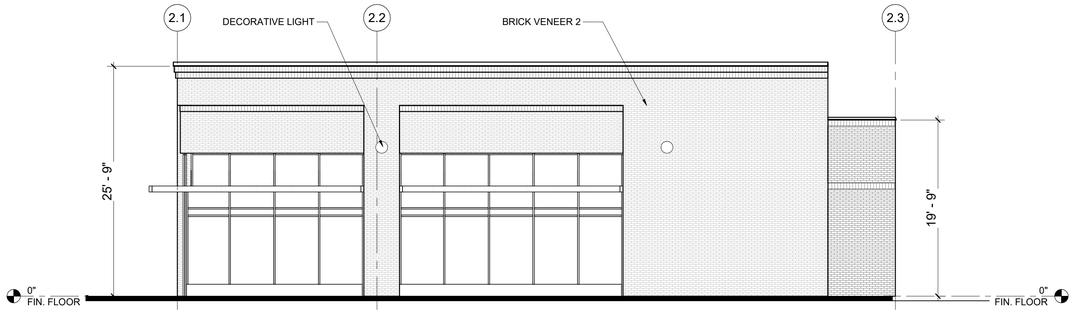
1 FRONT ELEVATION



2 LEFT ELEVATION



3 REAR ELEVATION



4 RIGHT ELEVATION

DATE	ISSUED FOR	REV

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PLANNING COMMISSION
November 9, 2020

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Project Component

Key Plan

Consultants
Civil:
Landscape:
Architecture:
Structural:
Mechanical:
Electrical:

Seal(s)

STATE OF MICHIGAN
AMY LYNN CONTI
ARCHITECT
No. 1301060624
LICENSED ARCHITECT

NORR
150 W. Jefferson Avenue., Suite 1300
Detroit, MI, US 48226
norr.com

Project Manager	BIM Lead
DG	
Design Lead	Drawn
	Author
Project Leader	Checked
AC	Checker

SYMMETRY PROPERTY MANAGEMENT

Project
LIVONIA RETAIL DEVELOPMENT
MIDDLEBELT RD. & PLYMOUTH RD.
LIVONIA, MI

Drawing Title
RETAIL 1 - ELEVATIONS

Scale: 1/8" = 1'-0"

Project No. JCDT19-0016

Drawing No.
SD03

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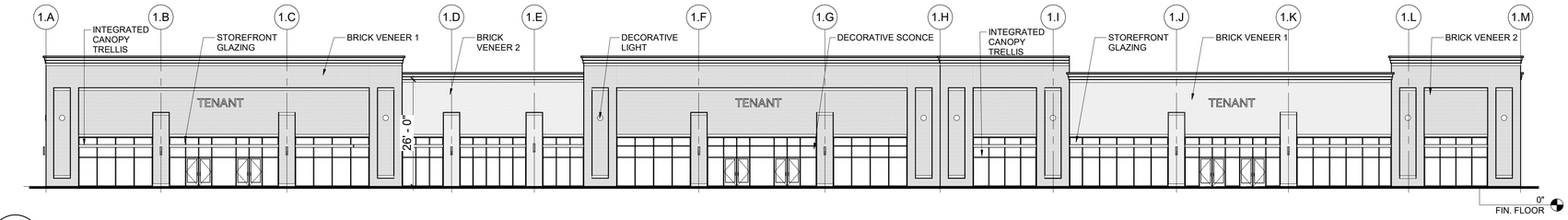
9/29/2020 4:54:45 PM



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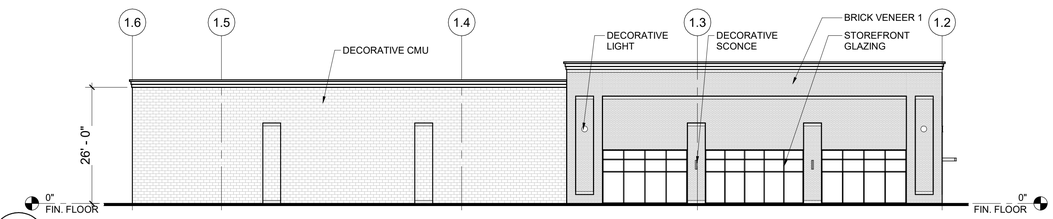

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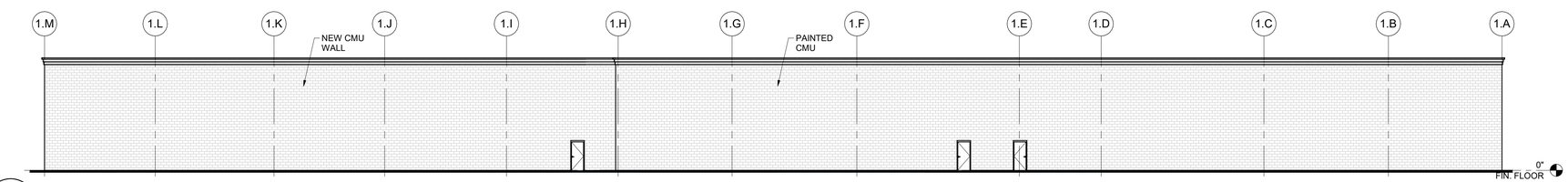
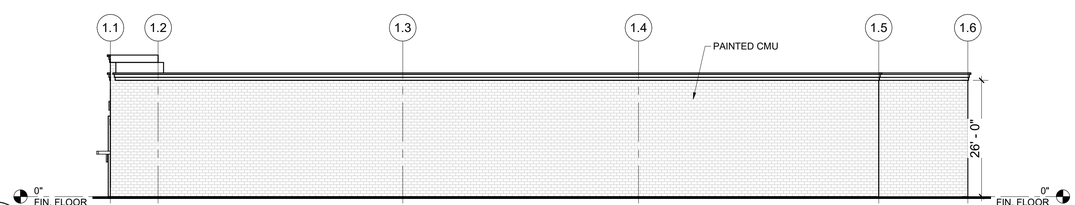


3 REAR ELEVATION



4 RIGHT ELEVATION

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Project Component

Key Plan

Consultants
Civil:
Landscape:
Architecture:
Structural:
Mechanical:
Electrical:

Seal(s)

STATE OF MICHIGAN
AMY LYNN CONTI
ARCHITECT
No. 1301060624
LICENSED ARCHITECT

NORR

150 W. Jefferson Avenue., Suite 1300
Detroit, MI, US 48226
norr.com

Project Manager	BIM Lead
DG	
Design Lead	Drawn
	AG
Project Leader	Checked
AC	

SYMMETRY PROPERTY MANAGEMENT

Project
LIVONIA RETAIL DEVELOPMENT
MIDDLEBELT RD. & PLYMOUTH RD.
LIVONIA, MI

Drawing Title
RETAIL 2 - ELEVATIONS

Scale: 1/16" = 1'-0"

Project No. JCDT19-0016

Drawing No. SD04

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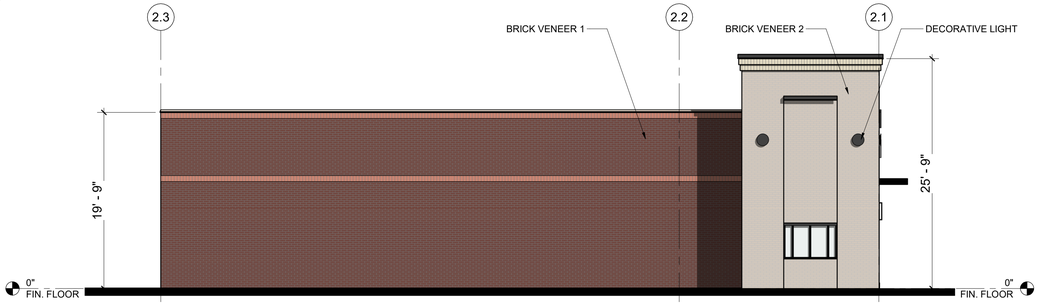
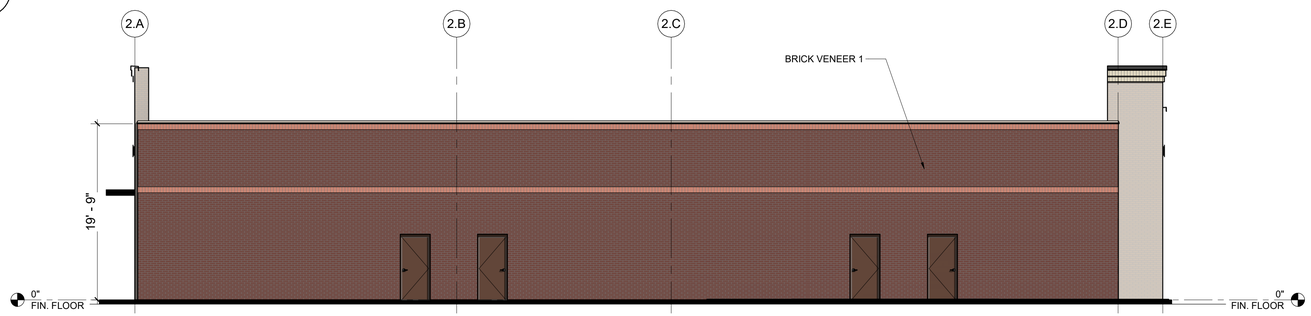
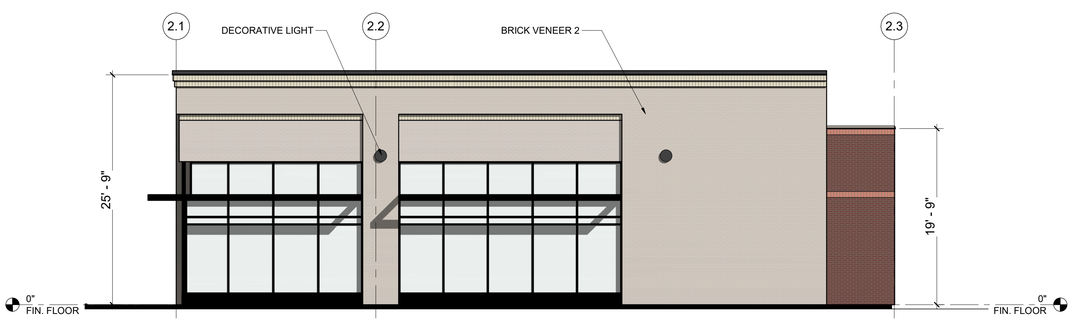
1 FRONT ELEVATION



2 LEFT ELEVATION



3 REAR ELEVATION



4 RIGHT ELEVATION

DATE	ISSUED FOR	REV

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Project Component

Key Plan

Consultants
Civil:
Landscape:
Architecture:
Structural:
Mechanical:
Electrical:

Seal(s)

NORR
150 W. Jefferson Avenue., Suite 1300
Detroit, MI, US 48226
norr.com

Project Manager	BIM Lead
DG	
Design Lead	Drawn
	Author
Project Leader	Checked
AC	Checker

SYMMETRY PROPERTY MANAGEMENT

Project
LIVONIA RETAIL DEVELOPMENT
MIDDLEBELT RD. & PLYMOUTH RD.
LIVONIA, MI

Drawing Title
RETAIL 1 - COLORED ELEVATIONS

Scale: 1/8" = 1'-0"

Project No. JCDT19-0016

Drawing No.
SD05

FOR CONSTRUCTION
PRELIMINARY - NOT F

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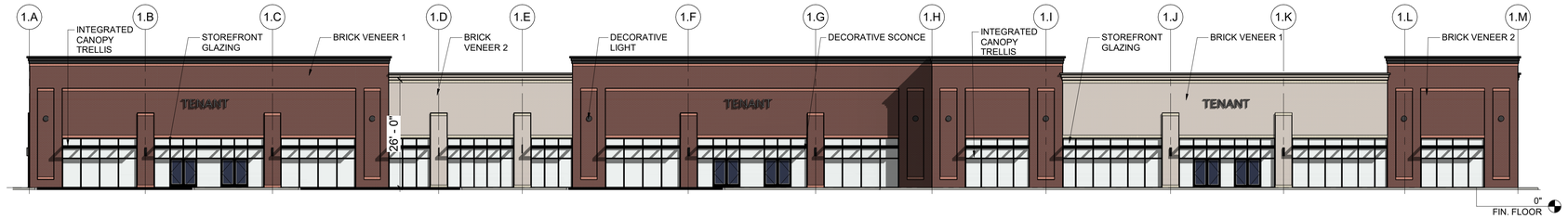

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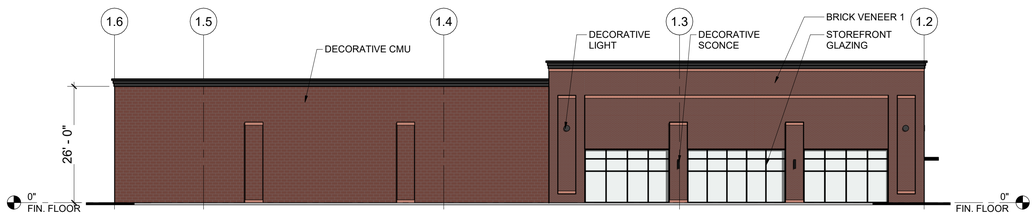

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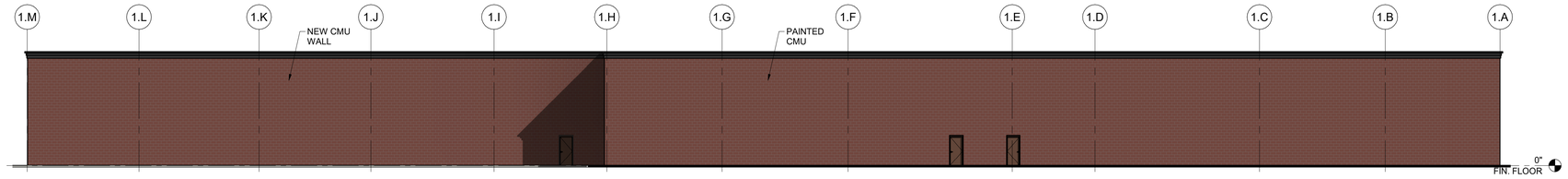

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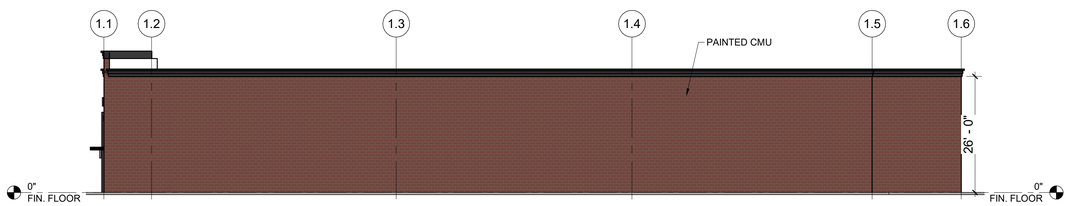

4 RIGHT ELEVATION

DATE	ISSUED FOR	REV

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Project Component

Key Plan

Consultants
Civil:
Landscape:
Architecture:
Structural:
Mechanical:
Electrical:

Seal(s)

NORR
150 W. Jefferson Avenue., Suite 1300
Detroit, MI, US 48226
norr.com

Project Manager	BIM Lead
DG	
Design Lead	Drawn
	Author
Project Leader	Checked
AC	Checker

SYMMETRY PROPERTY MANAGEMENT

Project
LIVONIA RETAIL DEVELOPMENT
MIDDLEBELT RD. & PLYMOUTH RD.
LIVONIA, MI

Drawing Title
RETAIL 2 - COLORED ELEVATIONS

Scale: 1/16" = 1'-0"

Project No. JCDT19-0016

Drawing No. SD06

PRELIMINARY - NOT FOR CONSTRUCTION

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Architecture:
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NORR
150 W. Jefferson Avenue., Suite 1300
Detroit, MI, US 48226
norr.com

Project Manager	BIM Lead
DG	
Design Lead	Drawn
	Author
Project Leader	Checked
AC	Checker

SYMMETRY PROPERTY MANAGEMENT

Project
LIVONIA RETAIL DEVELOPMENT
MIDDLEBELT RD. & PLYMOUTH RD.
LIVONIA, MI

Drawing Title
RETAIL 1 - RENDERING

Scale:

Project No. JCDT19-0016

Drawing No.
SD07

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DATE	ISSUED FOR	REV

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Project Component

Key Plan

Consultants
Civil:
Landscape:
Architecture:
Structural:
Mechanical:
Electrical:

Seal(s)

NORR

150 W. Jefferson Avenue., Suite 1300
Detroit, MI, US 48226
norr.com

Project Manager	BIM Lead
DG	
Design Lead	Drawn
	Author
Project Leader	Checked
AC	Checker

SYMMETRY PROPERTY MANAGEMENT

Project
LIVONIA RETAIL DEVELOPMENT
MIDDLEBELT RD. & PLYMOUTH RD.
LIVONIA, MI

Drawing Title
RETAIL 2 - RENDERING

Scale:

Project No. JCDT19-0016

Drawing No.
SD08

PRELIMINARY - NOT FOR CONSTRUCTION

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UNAPPROVED MINUTES

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

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

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

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

Members absent: None

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

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

ITEM #3 PETITION 2020-11-02-10 LS Equity, LLC

Mr. Caramagno, Secretary, announced the next item on the agenda, Petition 2020-11-02-10 submitted by LS Equity L.L.C. requesting approval to revise the plans approved by City Council on January 13, 2021 (CR #14-21) involving the re-development of the commercial shopping center (Shoppes of Livonia), including demolishing a portion of the existing building, constructing a full-service restaurant with drive-thru facilities (Chick-fil-A), constructing an addition and renovating the exterior façade of the existing building, and constructing a multi-tenant retail

building with drive-thru facilities, at 29250-29350 Plymouth Road, located on the north side of Plymouth Road between Haller Avenue and Middlebelt Road in the Southwest ¼ of Section 25.

Mr. Taormina: This is a request to revise the previously approved plans for the Shoppes of Livonia at the northeast corner of Plymouth and Middlebelt Roads. This project was approved by City Council on January 13, 2021. As originally presented, the Shoppes of Livonia would be developed in three phases. Phase I included demolishing portions of the existing shopping center building and constructing a Chick-Fil-A restaurant with drive-thru facilities. Phase II involved the development of a new outlot retail building in the front parking lot adjacent to Plymouth Road. Phase III entailed expanding and renovating the existing building. The petitioner is now proposing a number of changes. The first major change is a new addition off the northwest corner of the main retail building behind the area that is identified as tenant number one. The expansion measures roughly 27 feet by 37 feet and would accommodate a truck dock for deliveries. Shown is a proposed compactor, a temporary generator, and an enclosed recycling dumpster area. The addition that was approved in the northeast corner of the building has been reduced. This is directly behind tenant number two. The new area measures 54 feet by 20 feet for a total of roughly 3,500 square feet. Originally, it was almost double that size. As a result of the changes, the area behind the building is now large enough to allow trucks to turn around. Additionally, the north driveway along Middlebelt Road will be widened to allow trucks to both enter and exit Middlebelt Road. These would correspond to some additional changes to the design in front of the shopping center that is intended to discourage truck traffic from exiting out Plymouth Road. The plan shows the truck movements in and out and the ability to turn around and exit out on to Middlebelt Road. Retail building number one, the outlot building adjacent to Plymouth Road, that too has been downsized from about 8,900 square feet to 6,000 square feet. This would allow for eight additional parking spaces along the east side of the building. With the net reduction in leasable area, and you consider the reduction here in the northeast corner of the building to retail one, the required parking goes from 413 to 404 spaces, however, the available parking on the site is also being reduced from 397 to 354. This increases the overall deficiency slightly. From 16 spaces to 50 spaces. That is something that is going to require approval by the Zoning Board of Appeals. Looking at the Chick-fil-A restaurant…the

canopy over the pick-up window on the west side of the building facing Middlebelt would be enlarged in order to cover both drive-up lanes. The original canopy was about 56 feet by 11 feet and the new canopy would measure 75 feet by 30 feet and require a variance from the Zoning Board of Appeals for deficient setback. The building is right at the setback line. Extending the canopy toward Middlebelt Road would impact the required yard and requires Zoning Board of Appeals approval. In addition, a second canopy is shown over the menu ordering area. This is a freestanding canopy that would measure 27 feet by 55 feet and would also extend across both of the service lanes here. That does not impact any setbacks. To accommodate the new canopies, the striping of the drive-thru lanes would be modified. They would be reduced slightly from 12 feet to 11 feet and still in alignment with the ordinance. The plan also shows two monument signs that were not shown on the original plan. The site is allowed two monument signs not to exceed a height of 8 feet and 40 square feet in area. The by-pass lane adjacent to the Chick-fil-A pick-up window has been widened slightly to accommodate these support posts for the enlarged canopy. You can see how the drive lane would taper slightly to accommodate that canopy. That would result in all new landscaping which is something that was recommended with the original plan. They are proposing completely new landscaping along the right-of-way of Middlebelt Road. Finally, the development, as we understand it, would no longer be developed in phases. All construction is anticipated to be as a single phase. With that, Mr. Chairman, I can answer any questions you may have. There is no correspondence regarding this item.

Mr. Wilshaw: Thank you. Mr. Secretary, if you can reflect that Mr. Long has joined the meeting at 8:10 p.m. We will have that noted in our minutes. Are there any questions of the Planning Director?

Mr. Caramagno: Mark, with the by-pass lane on the drawing here, what is in place to protect those poles from being hit by a car that is driving around the by-pass lane? Is there a bollard around it, are they sturdy enough to take a strike from a car or vehicle? Is there a curb around them?

Mr. Taormina: I am going to defer that question to the project architect. I don't see anything noted on the plan. I believe the support posts are illustrated…I don't believe they show any kind of protective bollards. Looking at the renderings, it's not really showing anything as well. To answer your question, I am not aware of

how they intend to mark or protect these posts, which I believe is your question, right?

Mr. Caramagno: Exactly. I don't know if they are aluminum poles and are easily knocked down when a car strikes them or something…I just don't' know. Thank you, Mark.

Mr. Wilshaw: Good question, Mr. Caramagno. We will see if our petitioner can answer that when we get to them. Any other questions or comments from any of the commissioners for Mr. Taormina? I don't see anything else. Our petitioners are in the audience. Mr. Lurk, and Mr. Jarbou. Let me give them an opportunity to unmute themselves. We will start with Mr. Jarbou. Good evening. Mr. Lurk can unmute himself when he is ready.

Mr. Jarbou, 4198 Orchard Lake Road, Ste. 250, Orchard Lake, MI. Thank you for having us this evening. Appreciate your guy's time. As you can see, we have made some minor tweaks to our site plan and hopefully to make it better. We have decreased some square footages and the canopy is probably the biggest thing here. Critical to servicing the Chick-Fil-A customers to make sure the people working there are protected as well. As far as your question about the canopy and the safety of it from someone driving the by-pass lane, the footings are underground. They would take a pretty big car accident to knock out just one of those. If one was knocked out, that is why there are several others to continue to support that canopy. They are cemented I guarantee and screwed in, so they are pretty safe I would say.

Mr. Wilshaw: Alright, thank you. Any other comments you would like to make about these modifications before we go to questions?

Mr. Jarbou: No. I am here to answer any questions or concerns. I think Mr. Taormina did a great job explaining the minor tweaks that we did. We hope that it is actually…I think everything is a positive. Reducing the little bit of square footages, keeping the trucks off the main drag of the shopping center, and one-way in, one-way out. I think that is critical to just any, ya know, any trucks and not having them in the path of other people driving through the parking lot. Obviously, we've gone from a phasing plan to doing everything at once. So, when they are finish this thing off and make sure it is nice and crisp and new for the city. I am here for any questions or concerns.

Mr. Wilshaw: Very good, thank you. We also have with us, Mr. Lurk. Good evening, sir. If you would like to just introduce yourself to get

your name and address on the record in case there are any questions for you.

Justin Lurk, 5200 Buffington Road, Atlanta, GA. I also thought the presentation was great. I did want to answer the question regarding the projection for the canopy and I think it is typically…we would have a bollard to protect the post even though we have, as Mr. Jarbou mentioned, foundations for all of those outside posts, but we would still propose one bollard in front of the line of those posts just to protect the integrity of the canopy. That can be an easy add to the plan. We can work with the architect and engineer to get that added, but I wanted to address that. I thought it was a good comment.

Mr. Wilshaw: Okay, great. That is a wonderful comment, and we appreciate your response. Is there anybody on the commission with any questions for our petitioner tonight?

Mr. Bongero: For the petitioner, there was one concern I had today, and I discussed it with Mark today earlier. The privacy walls, here. You are looking at that. Obviously, it looks like DTE, or someone took that down because there is a large spool like wire at one time. So, that fence is a concern to me. I am sure you (inaudible). The bigger concern was this wall here. If you can see it looks like it was a pre-cast concrete and it was held together with these steel channels. Pretty much most of the whole length of that east line is all pulling apart. I didn't know if you had a chance to inspect that and what your thoughts were about how you are going to maintain that, or are you going to replace it? I didn't know what your thoughts were on that.

Mr. Jarbou: Thank you for the question. We have looked at that wall over and over again. We have our masonry guys take a look at it. Our intention is to not leave it in that condition. We will…if there are repairs that can be made to it, we will repair the sections that can and the sections that cannot be repair we will replace. We plan on finishing it off with a nice coat of paint to make it match the rest of the center to make it aesthetically pleasing to the rest of the center. It is definitely an eyesore. As you can see, the rest of the center is an eyesore as well. We wouldn't spend all of this money on redeveloping the retail center itself and leave something like this out there.

Mr. Bongero: I didn't think you would, but I didn't see it on the plan. It was just noted that it is an existing fence. I was just making sure you were aware of it and be intent on fixing it. It looks like it could

just fall apart, and it is all solid concrete…I appreciate that, and I am satisfied.

Mr. Jarbou: Absolutely. We will definitely address that. I promise you.

Mr. Bongero: Thank you.

Mr. Wilshaw: Great question and comment there. Any other questions or comments from any of the commissioners?

Mr. Caramagno: I just had a couple that I wanted to follow-up on from the study session last week. Two of the questions that I had were cement in the truck turnaround area on the northeast end of the property. Was that considered and is that going to be cement in place of asphalt?

Mr. Jarbou: We have looked at that. That is with our engineers right now to see exactly what is back there, and how the truck radius will impact it. I can tell you that I am probably a fan of doing that. Those big trucks turning on something like that…we had a different site where we had a similar situation where we had a lot of trucks coming in and out and it was impacted the same way. After a while we cemented it. We weren't the ones that created it, but I have actually seen this in other centers where the bigger trucks are…there is cement. That is definitely something that is on our radar and we are going to consider and see what our engineers think about doing something like that.

Mr. Caramagno: I would think at the end of the day the cement would make sense. I know you have a sewer cap there and storm drain or something as well. It is a recipe to just be tore up and be a problem. Like David said, you are invested in that property and the fence, and I would hate to see that pavement go to hell because of the truck traffic.

Mr. Jarbou: I 100% agree with you, and even all of our storm water, all of our…anything out there that we normally wrap with a cement collar anyways, so I have to see exactly where that lies back there so…it would just make more sense to cement it all anyway.

Mr. Caramagno: Thank you on that. The other question that I had was, the Chick-Fil-A trash enclosure…I mentioned…I know firsthand that those are very narrow and lend themselves to crowded positions and…between the grease trap and the two dumpsters

it is very tight. Is there any consideration to expand and to make it more user friendly?

Mr. Jarbou: We can definitely take a look at that and in expanding that. What I would like to say is that…and I don't think Chick-Fil-A does this anymore anyways, but a lot of restaurants have gone away from the grease trap where the old school would be you go out there and dump the grease. They are basically having a truck come in and extract the old grease and put in new grease into the system. We have done it at a couple of our retail centers for even a coney island has done it now. They are moving more toward that. It is kind of archaic to add the grease disposal in the corral. Still, great point. We will definitely take a look at it. If it is able to expand then we will expand it.

Mr. Caramagno: I know there are others in the Detroit area that have that problem, so… What I am getting at is that it creates a hardship I think for the employee that is going back there to load these containers and it certainly creates a hardship for the folks that are dumping the containers. There is just no room to maneuver at all. So, you are dealing with a big piece of equipment back there and you are talking about a couple of inches on either side. It promotes damage and it is just too tight of quarters.

Mr. Jarbou: I agree with you.

Mr. Lurk: I did look into that from our call from last week. This is Justin from Chick-Fil-A again and out of our four open locations, two of them have the same design as you see here, which I would call our standard design where the bays are next to each other and there is no wall between them. The other two are a sawtooth configuration. The two bays are separated by a wall, so we had to kind of sawtooth them into a parking lot because of one-way traffic. Certainly, there is a lot less room in a situation like that. Do you know a standard size for the dumpsters that you typically have in this area? Because I can look at that as it compares to some of the other areas that we are working in.

Mr. Caramagno: I don't have it off of the top of my head, but I can get it to Mark, and Mark can get it to you.

Mr. Lurk: That would be fantastic and then I can backboard it off of what we design the dumpster corrals to handle. If they are bigger dumpsters, then absolutely we would love to work figuring out how to make that bigger and give you guys some more room.

Mr. Caramagno: Thank you.

Mr. Lurk: My pleasure.

Mr. Wilshaw: Thank you for those questions and comments. That seems like something we could fairly easily sort out. Any other questions or comments from any of the commissioners for our petitioner? I don't see anyone else with questions or comments on the commission. Is there anybody in the audience that wishes to speak for or against this item? There are a couple other folkd in our audience. If you would like to speak, you can click raise hand and if not, we will assume there are no other questions or comments and I will then go back to our petitioner, Mr. Lurk and Mr. Jarbou, and see if there are any closing comments before we make our motion.

Mr. Jarbou: Thank you for your time. We really appreciate you working with us. Mark has been tremendous to work with. We hope that the changes we do have made actually enhance the site and make it more viable and we are looking to get started on this. We know it is an eyesore for the city and we want to get working on it as soon as possible to get this redevelopment underway. Looking forward to it.

Mr. Wilshaw: Thank you, Mr. Jarbou. Mr. Lurk, any closing comments you would like to make.

Mr. Lurk: Yeah. As well, this has been a good fun process and I appreciate everyone's willingness to just kind of pitch in and help and thank you for allowing us to come back and propose these changes. As Frank mentioned, hopefully they are seen as improvements to the center.

Mr. Wilshaw: Excellent. Thank you, gentleman for being here. We will go to our commission and see if there is a motion.

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

#05-22-2020 ***RESOLVED***, That the City Planning Commission does hereby recommend to the City Council that Petition 2020-11-02-10 submitted by LS Equity L.L.C. requesting approval to revise the plans approved by City Council on January 13, 2021 (CR #14-21) involving the re-development of the commercial shopping center (Shoppes of Livonia), including demolishing a portion of the existing building, constructing a full-service restaurant with drive-thru facilities (Chick-fil-A), constructing an addition and

renovating the exterior façade of the existing building, and constructing a multi-tenant retail building with drive-thru facilities, at 29250-29350 Plymouth Road, located on the north side of Plymouth Road between Haller Avenue and Middlebelt Road in the Southwest ¼ of Section 25, be approved subject to the following conditions:

1. That the changes as outlined in the letter dated April 13, 2021 from Atwell, L.L.C. are hereby approved, and shall be adhered to.

2. That the Overall Layout Plan identified as Sheet No. C01, dated April 9, 2021, as revised, prepared by Atwell, is hereby approved, and shall be adhered to.

3. That the truck turnaround area behind the main building, shall be paved with concrete.

4. That the Landscape Plan identified as Sheet No. C03, dated April 9, 2021, as revised, prepared by Atwell, is hereby approved, and shall be adhered to.

5. That the fence along the north side of the property and the protective wall on the east side of the property shall be repaired or replaced to the satisfaction of the Inspection Department.

6. That all disturbed lawn areas shall be sodded in lieu of hydroseeding.

7. 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.

8. That the Exterior Building Elevation Plans for the Chick-fil-A restaurant, identified as Sheet Number A-301 and X-900, both dated March 22, 2021, prepared by Chick-fil-A, are hereby approved, and shall be adhered to.

9. That the Retail 1 – Elevations Plan identified as Drawing No. SD03, dated April 9, 2021, as revised, prepared by NORR, is hereby approved, and shall be adhered to.

10. That the Retail 2 – Elevations Plan identified as Drawing No. SD04, dated April 9, 2021, as revised, prepared by NORR, is hereby approved, and shall be adhered to.

11. 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.

12. That the enclosed dumpster area behind the Chick-fil-A restaurant shall be enlarged to accommodate three (3) dumpsters.

13. That this approval is subject to the petitioner being granted variances from the Zoning Board of Appeals for deficient parking and deficient building setback and any conditions related thereto.

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

15. That any illumination of the Chick-fil-A canopies shall be limited to the underside of the structure, and all light fixtures shall be recessed and made flush with the established ceiling, and

16. That all other conditions imposed by Council Resolution #14-21, which granted approval to re-develop the commercial shopping center (Shoppes of Livonia), shall remain in effect to the extent that they are not in conflict with the foregoing conditions.

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.

On a motion by Bahr, supported by Toy, it was:

WAIVERS
Petition 2020-11-02-10 (LS Equity L.L.C.) Approval to re-develop the commercial shopping center (Shoppes of Livonia), including demolishing a portion of the existing building, constructing a full-service restaurant with drive-thru facilities (Chick-fil-A), constructing an addition and renovating the exterior façade of the existing building, and constructing a multi-tenant retail building with drive-thru facilities, located on the north side of Plymouth Road between Haller Avenue and Middlebelt Road (29250-29350 Plymouth Road) Section 25.

#14-21 RESOLVED, that having considered a communication from the City Planning Commission, dated December 16, 2020, approved for submission by the Mayor, which transmits its resolution #12-60-2020, adopted on December 15, 2020, with regard to Petition 2020-11-02-10, submitted by LS Equity L.L.C., requesting to re-develop the commercial shopping center (Shoppes of Livonia), including demolishing a portion of the existing building, constructing a full-service restaurant with drive-thru facilities (Chick-fil-A), constructing an addition and renovating the exterior façade of the existing building, and constructing a multi-tenant retail building with drive-thru facilities, located on the north side of Plymouth Road between Haller Avenue and Middlebelt Road (29250-29350 Plymouth Road) in the Southwest ¼ of Section 25, the Council does hereby concur in the recommendation made by the City Planning Commission and Petition 2020-11-02-10 is hereby approved and granted, subject to the following conditions:

1. That the Overall Site Plan identified as Sheet No. C01, dated November 5, 2020, as revised, prepared by Atwell, is hereby approved, and shall be adhered to.

2. That the Landscape Plan identified as Sheet No. C04, dated November 5, 2020, as revised, prepared by Atwell, is hereby approved, and shall be adhered to, except that a plan for replacing the trees and other plant materials along the site's frontage on Middlebelt Road shall be incorporated as part of Phase 1 of the development and submitted to the Planning Department for review and approval, and shall be completed prior to occupancy of the Chick-fil-A restaurant.

3. That all disturbed lawn areas 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 Elevations for the Chick-fil-A restaurant, as received by the Planning Commission and date stamped November 9, 2020, are hereby approved, and shall be adhered to.

6. That the Retail 1 – Elevations Plan identified as Drawing No. SD03, prepared by NORR, as received by the Planning Commission and date stamped November 9, 2020, is hereby approved, and shall be adhered to.

7. That the Retail 2 – Elevations Plan identified as Drawing No. SD04, prepared by NORR, as received by the Planning Commission and date stamped November 9, 2020, is hereby approved, and shall be adhered to.

8. 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.

9. That no less than six (6) weeks prior to the scheduled opening of the Chick-fil-A restaurant, the Petitioner shall submit to the Department of Public Safety Traffic Bureau for its review and approval details of how traffic will be managed, both on- and off-site, during the times when the stacking capacity of the drive-thru lanes is exceeded or when undue traffic congestion is occurring on the adjacent public thoroughfares, and provided further the Petitioner shall enter into a signed contract with the Livonia Police Department to provide necessary traffic control assistance as determined by the Police Department.

10. That all traffic improvements, including additions or modifications to the traffic signals, approach geometrics, or traffic lanes, as deemed necessary by either Wayne County or the Michigan Department of Transportation (MDOT) to mitigate the traffic impacts of the project, shall be completed prior to the issuance of Certificate of Occupancy.

11. That the three walls of the trash dumpster areas shall be constructed out of building materials that shall complement that of the buildings. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass.

12. That the proposed construction shall meet the Wayne County Stormwater Ordinance, including detention requirements, and the Petitioner shall secure all required permits, including soil erosion and sedimentation control.

13. That all new pole-mounted light fixtures shall not exceed a height of twenty feet (20') and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring into adjacent roadways.

14. That this approval is subject to the petitioner being granted a variance from the Zoning Board of Appeals for deficient parking and any conditions related thereto.

15. That any future drive-thru restaurant in Retail 1 shall require waiver use approval.

16. 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.

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 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

19. 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 (1) 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.

The following Audience members spoke on this Agenda Item:

Matt & Allison Knopsnider
Sarah Overwater

Following discussion by Council with the Petitioners, their experts, and Chief Caid, a roll call vote was taken on the foregoing resolution with the following result:

AYES: McCullough, Donovic, Jolly, Toy, Bahr and McIntyre

NAYS: White

The President declared the resolution adopted.

UNFINISHED BUSINESS (Regular Meeting of January 13, 2021)

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

NEW DATA RECEIVED FOR REGULAR MEETING OF 06/28/2021 - ITEM 9a

W | W | R | P

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

June 22, 2021

Via Email (skasprowicz@livonia.gov)
Honorable City Council Members
c/o Sara Kasprowicz, Program Supervisor
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154-3097

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

Dear City Council Members:

We appreciate your questions and the issues raised at the Committee of the Whole Sessions on June 9, 2021. We continue to believe that our proposed indoor climate-controlled self-storage adaptive reuse of the property is the highest and best use for the property, as set forth in the attached information from Stein Investment Group, which discusses the following:

- There is a strong market demand for the proposed Space Shop facility;
- The building cannot be used for office purposes due to its functional obsolescence and a weak office market;
- The building cannot be converted to apartment use due to the obsolescence;
- Razing the building and constructing apartments or mixed uses is not feasible now or in the foreseeable future;
- Self-storage, without the need for the adjacent vacant parking lot, creates for opportunity for quality future development; and
- We propose to make frontage enhancements to the streetscape, and add a pocket park for people to gather along the Plymouth Road sidewalk.

We are committed to this project and hope to become a catalyst for the continued redevelopment of the Plymouth Road corridor, to enhance both the functionality and the aesthetics of this area to continue to attract people to this area.

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.

Very truly yours,

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

John D. Gaber
John D. Gaber

JDG/kp
Enclosures
cc: Mark Taormina (via email mtaormina@livonia.gov)
Daniel Ginburg (via email dginburg@steininvest.com)

1482328

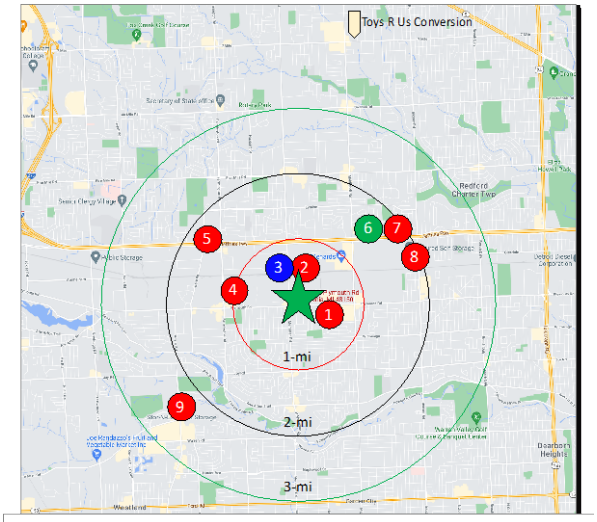
June 22, 2021

To: Livonia City Council

From: Stein Investment Group / RCG

As a follow up to the topics discussed at the Committee of The Whole Meeting on June 9, 2021, below are Stein Investment Group's ("Stein") explanations to the issues and concerns raised by City Council's.

1. **Self Storage Supply Analysis**
    a. As previously communicated with City Council, we expect a saturation point of storage supply in this trade area to be approximately **7 SF/capita** (this is supported by metrics in industry reports and similar markets). Using our proven methodology (supported by over 4 million square feet of self storage development), this trade area has a current supply of **3.60 SF/capita**, which will increase to **5.19 SF/capita**. This includes our proposed project and the new Clover Self Storage — supporting the analysis of an undersupply storage market. Competitor map below.
    b. Clover Self Storage has approximate 3-year head start on leasing ahead of our project. Typical lease up periods for self storage are approximately 2-3 years. Therefore, Clover Self Storage will be fully occupied by the time our store opens. Regardless, there is an undersupply of self storage, including both stores, per the above.
    c. The TRU self storage conversion on 7 Mile Road is not a direct competitor and is not within our primary trade area. The location is 4.3 miles from our site and even according to the report that provided by that owner to City Council, the two sites are not within the same competitive market area.



COMPETITOR DETAIL

No.	Distance	Operator	Size	Class
Star	1-mi	Space Shop Self Storage	75,000	A
1	1-mi	Public Storage (Plymouth Rd)	67,275	C
2	1-mi	Mini U Storage (Merriman Rd)	48,272	C
3	1-mi	National Storage Centers (Merriman)	44,096	B
4	1-mi	iStorage (Farmington Rd)	77,055	C
5	2-mi	Livonia Self Storage (Stark Rd)	38,786	C
6	2-mi	Schoolcraft Storage (Schoolcraft Rd)	81,717	A
7	2-mi	Secured Self Storage (Inkster Rd)	84,329	C
8	2-mi	John's Storage (Inkster Rd)	70,000	C
9	3-mi	Stor-n-lock (Wayne Rd)	57,721	C

2. Alternative Uses

a. SIG is currently developing four separate 260-320 unit mixed use apartment projects; Stein is a multi-disciplined real estate developer and studied alternative uses for this site. Multi-family, office, hotel, and retail uses are not viable at this time or in the foreseeable future. Repurposing this functionally obsolete building to self storage is the highest and best use for the property and will be a catalyst for surrounding development.

b. Other factors to consider alternative uses are outlined below and illustrated in the attached hereto.

   i. The adjacent properties to the east are older, vacant, single-story industrial buildings that are more feasible to demolish than the subject building.

   ii. Immediately to the north are institutional, long term industrial uses (AT&T and USPS) – outlined in yellow.

   iii. Adjacent to the west, are two houses and three separate operating businesses

   iv. The surrounding industrial uses will impact alternative uses for the subject property for the foreseeable future.

c. It is not economically feasible to redevelop the property into retail/mixed-use/multi-family given today's construction costs and current market rents.

d. For example, Stein performed its analysis for an urban style apartment development (approx. 250 units) at the property. Using some of the highest

apartment rents found in Livonia, the cost to demolish and develop an apartment complex does not make economic sense – as shown in the table below.

CURRENT RENTAL RATE COMPS (MONTHLY AVERAGE $/SF)			
Deerfield Woods		$	1.47
Apple Ridge		$	1.37
Parkside		$	1.50
Average Rental Rates (Monthly Average $/SF)		**$**	**1.45**
MULTI-FAMILY PROJECT SUMMARY			
Demolition Costs			500,000
Construction Costs	$197K/Unit		49,250,000
Tenant Improvements	$38K/Unit		4,142,000
Soft Costs	$38K/Unit		4,142,000
Carry Costs	$7K/Unit		750,000
Total Project Costs (incl. Land and Construction)		**$**	**58,784,000**
Required rental rate to achieve a 6.0% return on cost		***$***	***2.10***

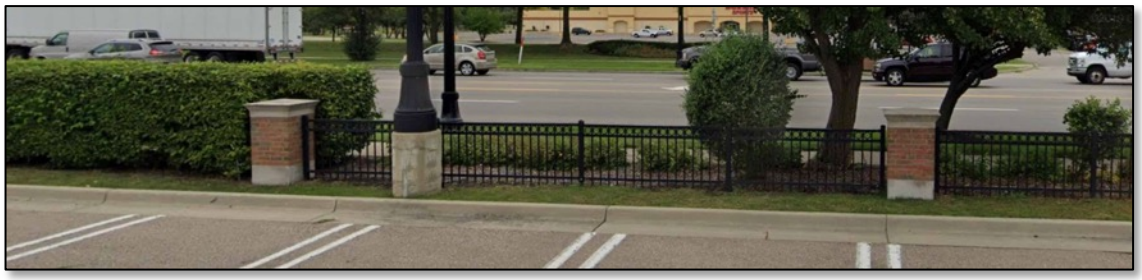
e. The existing building is functionally obsolete which has prohibited it from any leasing opportunity since AT&T vacated in 2015 – primarily due to no floors at ground level/elevation as the surrounding parking lot. Compounded with market rents and landlord costs that are required to lease the building, it would not be viable. In addition, the subject building cannot be repurposed for residential use. The building's functional obsolescence remains a critical issue and even if that could be overcome, the apartment rents in the market do not support the cost to convert the building to residential units.

f. Further regarding market office rents, office space in the Northern I-275 corridor has been soft for many years, and the pandemic has only worsened that situation. This area is experiencing a 20% vacancy rate for Class A space, and a 27% vacancy rate for Class B space. Included herein is the 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 issues. Given the current conditions of the office market, redeveloping the building to office would be reckless and would create even more distress and cause more harm to the office market.

g. Incorporating self storage, a low traffic generating use, unlocks the ability for the parking lot to the east to be redeveloped for a commercial use. Or alternatively, it can be assembled with the parcels to the east (outlined in green) to create a 3.5 acre future retail/mixed use development. The self storage use creates more

opportunity for future development for the surrounding properties because of its low impact.

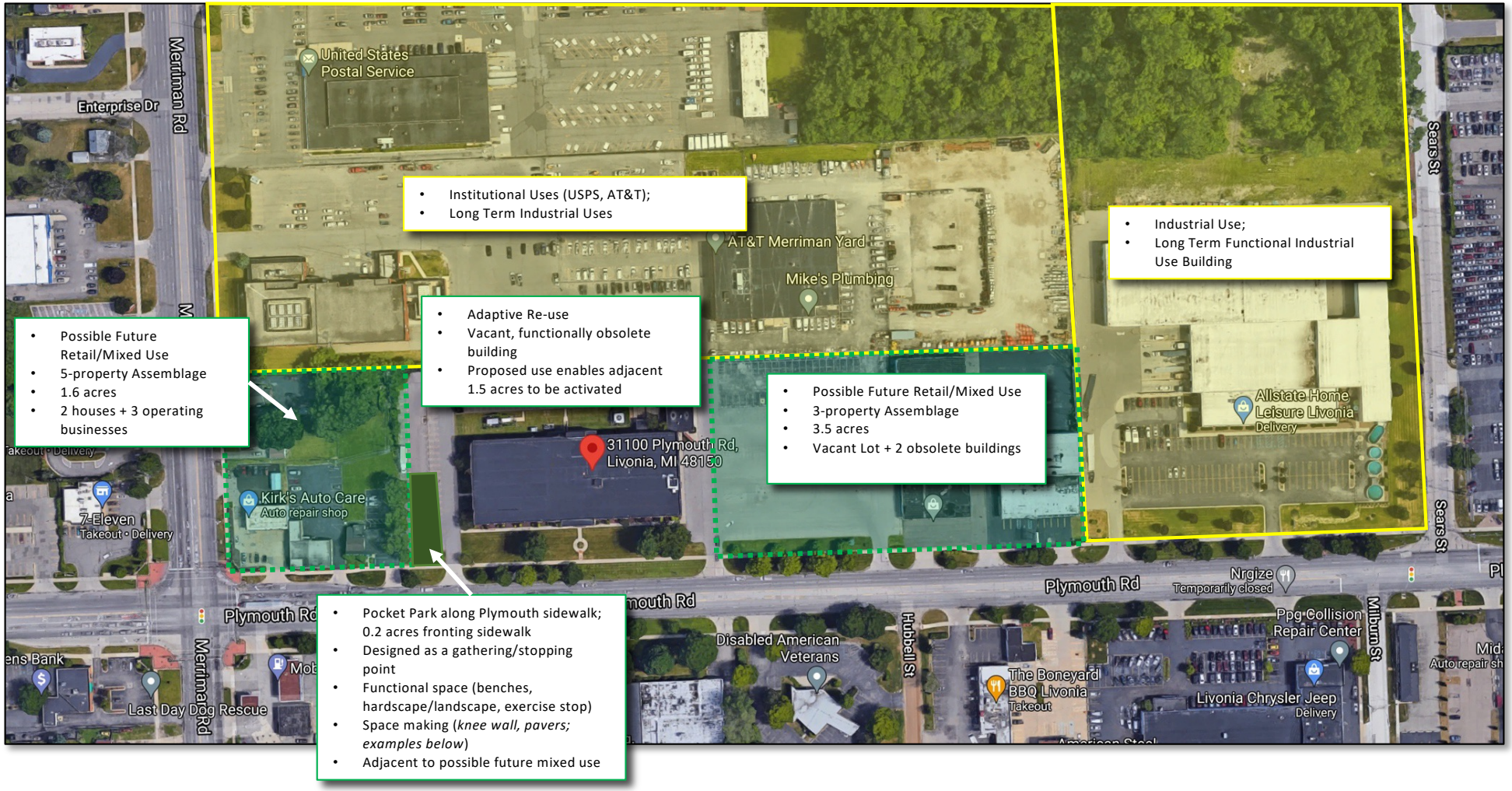
3. **Streetscape/Hardscape**
    a. In accordance with Livonia's Plymouth Road Design Plan (PRDP), Stein suggests incorporating knee high fencing and brick pavers to enhance the streetscape and hardscape of the property. Photo examples of the above suggestions below. We would work with the Planning Department to adjust our plans to incorporate these enhancements.



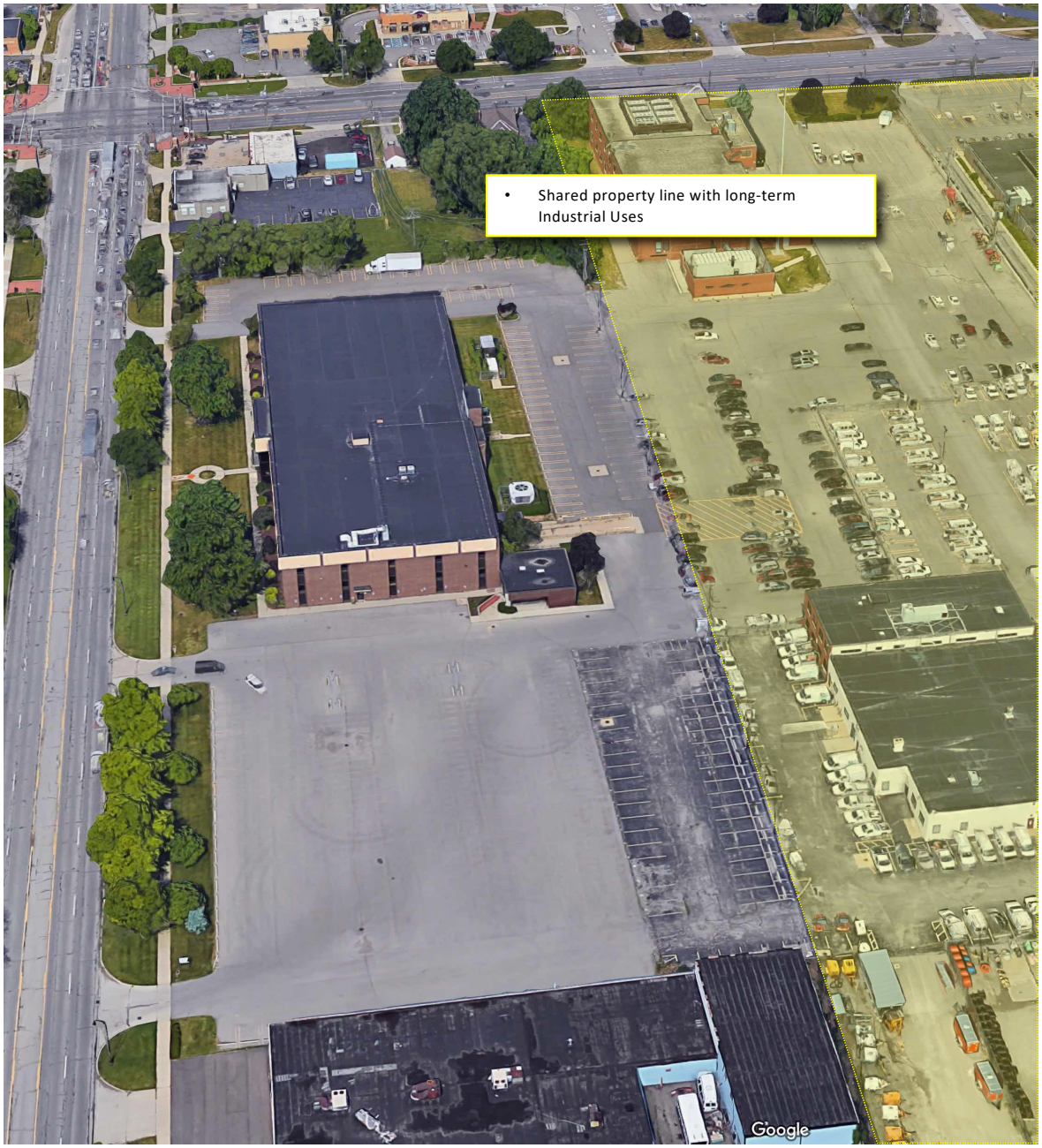
    b. In addition, SIG suggests contributing a 0.2 acre "Pocket Park" on the west side of the property as shown below. This would be park space opening to the sidewalk along Plymouth Road and could be an active space where we people could gather – for example, installing benches, landscaping, hardscaping, outdoor calisthenic exercise equipment – goal is to promote a natural spot to gather along the Plymouth Road corridor, and provide a sense of place.

4. Economic Impact

a. Repurposing the existing building for storage creates an increase in property value for the property as well as employing local residents as store employees. By allowing the self storage use, it opens the possibility for the eastern parking lot to be activated for a commercial use and/or redevelopment as part of a larger assemblage. This opportunity creates additional property tax revenue for the city as well as future jobs as a result of the redevelopment.


United States Postal Service
Enterprise Dr
Merriman Rd
AT&T Merriman Yard
Mike's Plumbing
Sears St
Allstate Home Leisure Livonia
Delivery
31100 Plymouth Rd, Livonia, MI 48150
Kirk's Auto Care
Auto repair shop
7-Eleven
Takeout • Delivery
Plymouth Rd
Nrgize
Temporarily closed
Ppg Collision Repair Center
Milburn St
Hubbell St
Disabled American Veterans
The Boneyard BBQ Livonia
Takeout
Livonia Chrysler Jeep
Delivery
Last Day Dog Rescue
Merriman Rd
Institutional Uses (USPS, AT&T);
Long Term Industrial Uses
Industrial Use;
Long Term Functional Industrial Use Building
Possible Future Retail/Mixed Use
5-property Assemblage
1.6 acres
2 houses + 3 operating businesses
Adaptive Re-use
Vacant, functionally obsolete building
Proposed use enables adjacent 1.5 acres to be activated
Possible Future Retail/Mixed Use
3-property Assemblage
3.5 acres
Vacant Lot + 2 obsolete buildings
Pocket Park along Plymouth sidewalk; 0.2 acres fronting sidewalk
Designed as a gathering/stopping point
Functional space (benches, hardscape/landscape, exercise stop)
Space making (knee wall, pavers; examples below)
Adjacent to possible future mixed use

TARGET


• Shared property line with long-term Industrial Uses
Google

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

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 ▲

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.

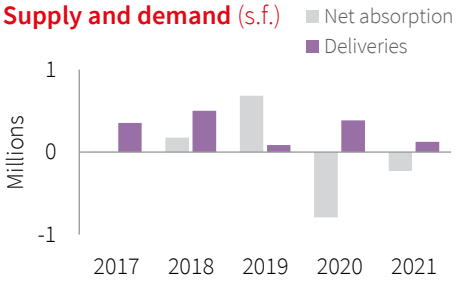
As we saw in the second half of 2020, leasing activity was subdued market-wide as occupiers wait out the pandemic and for mass vaccinations to allow for office occupancy once again. General Motors announced plans to begin their re-entry process downtown starting in late Q2, while on the flip side, Ford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

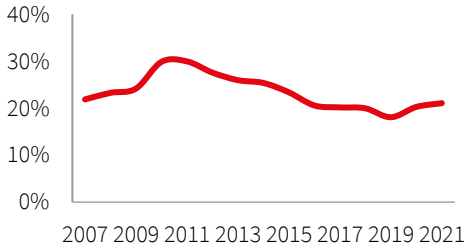
Outlook

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.

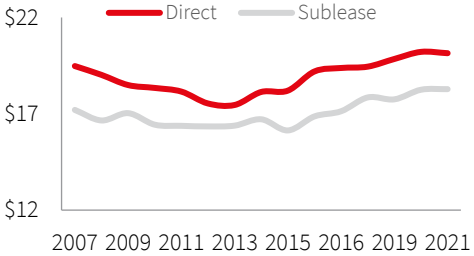
Supply and demand (s.f.)



Total vacancy (%)



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



For more information, contact: Harrison West | harrison.west@am.jll.com

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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**

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COMMITTEE OF THE WHOLE

WEDNESDAY, JUNE 9, 2021

A Committee of the Whole meeting was held on Wednesday, June 9, 2021 in the City Hall Council Chambers.

Committee Members Present:	Kathleen E. McIntyre, President Rob Donovic Jim Jolly Laura M. Toy
Committee Members Absent:	Scott Bahr, Council Vice President Brandon McCullough Cathy K. White
City Officials and Others Present:	Mike Fisher, Assistant City Attorney Mark Taormina, Planning and Economic Dev. Director
Additional Attendees:	See list of attendees attached

The meeting convened at 7:06 p.m.

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.

A discussion was led by Mark Taormina, Planning and Economic Development Director, providing an overview of the proposed project.

The Petitioner then presented the proposed project in further detail.

A discussion took place regarding the best use for a large and vacant property located on Plymouth Road.

A discussion then took place regarding the project investment.

The Committee recommends:

Approving and denying resolutions were offered regarding this item.

Note: This item will be out of committee.

This item is to be placed on the **Regular Meeting Agenda of June 28, 2021**

The meeting was adjourned at 8:06 p.m.

Respectfully submitted,

Kathleen E. McIntyre, City Council President

cc: City Clerk, City Attorney

PLEASE RECORD YOUR ATTENDANCE AT THIS MEETING

MEETING: COMMITTEE OF THE WHOLE

DATE: WEDNESDAY, JUNE 9, 2021

TIME: 7:00 PM

NAME	ADDRESS
Rob Donovic	
MARK TARRANINA	
Mike Fisher	33000 Civic Ctr Dr
Jeff Stern	
Jason Liesel	[redacted]
Jon Gober	
JEROME Ruggirello	

LETTER TO THE LIVONIA CITY COUNCIL

Council Office
May 11, 2021

MEETING DATE	PREPARED BY
June 9, 2021	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

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.

REGULAR AGENDA ITEM 11 (Regular Meeting of May 10, 2021)

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 o 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 and 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	PREPARED BY
April 26, 2021	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

Date: February 25, 2021

Mark Taormina, Planning and Economic Development Director

Date: February 26, 2021

Maureen Miller Brosnan, Mayor

NEW DATA FOR REGULAR
MEETING OF 05/10/2021 - ITEM 11

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

NEW DATA FOR REGULAR MEETING OF 05/10/2021 - ITEM 11

W|W|R|P

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 Kasprowicz, 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 off 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

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 ▲

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.

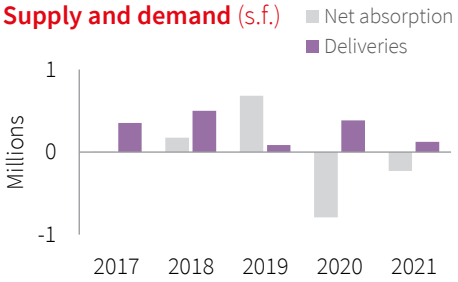
As we saw in the second half of 2020, leasing activity was subdued market-wide as occupiers wait out the pandemic and for mass vaccinations to allow for office occupancy once again. General Motors announced plans to begin their re-entry process downtown starting in late Q2, while on the flip side, Ford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

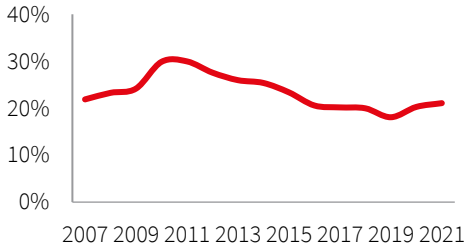
Outlook

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.

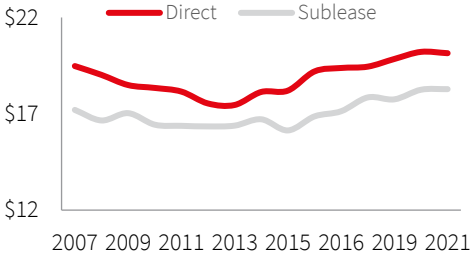
Supply and demand (s.f.)



Total vacancy (%)



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



For more information, contact: Harrison West | harrison.west@am.jll.com

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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**

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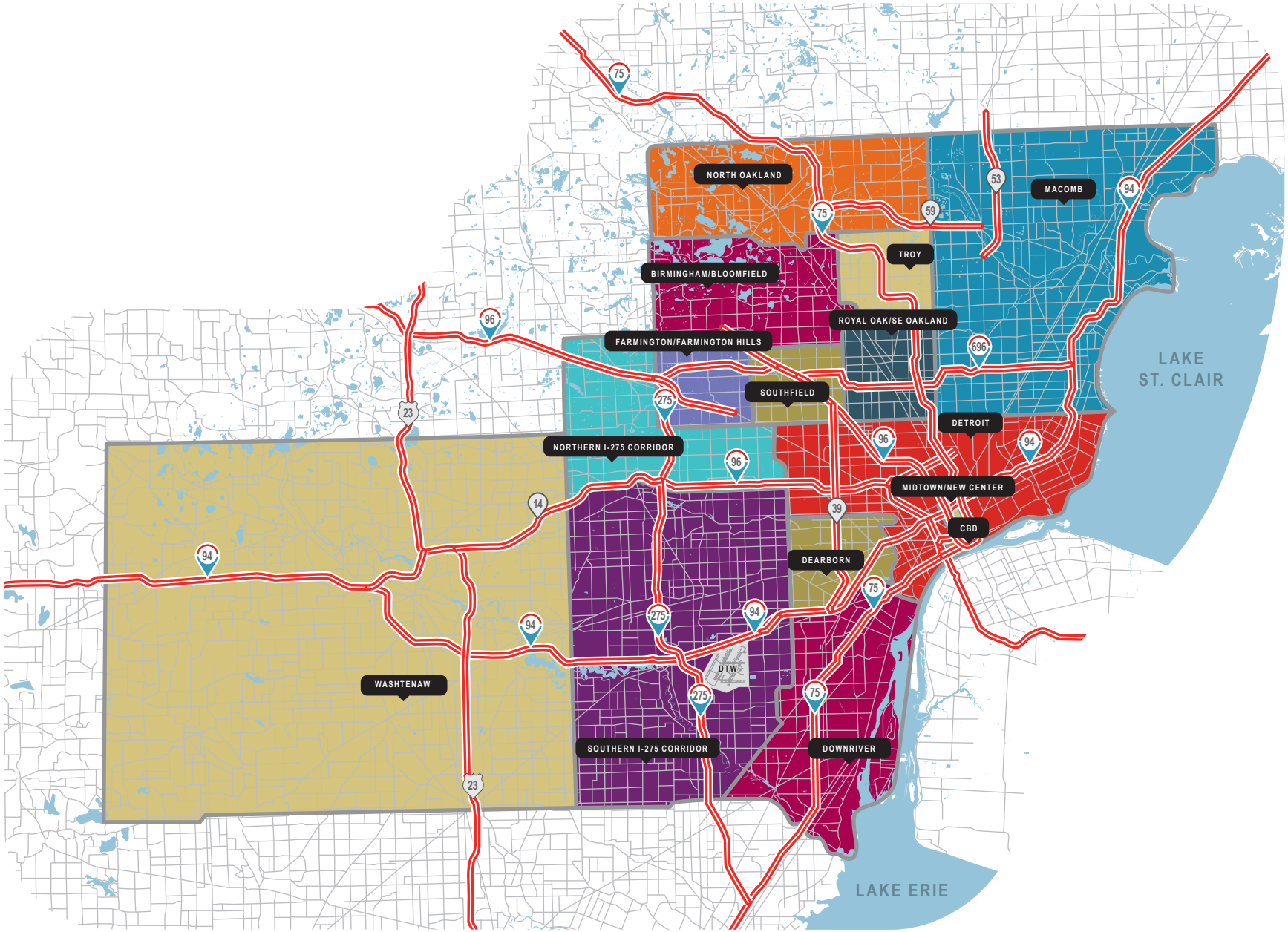
DETROIT OFFICE SUBMARKET MAP



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

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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 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

Since 1973
W|W|R|P
Williams Williams Rattner & Plunkett, P.C.

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/nj2SeKNf5EKNtMnOQoX8Fw?

u=https://livonia.gov/129/Agendas-Minutes

Have a great weekend,
Sara

Sara Kasprowicz
Program Supervisor
City of Livonia | City Council Office
(734) 466-2250
skasprowicz@livonia.gov
https://link.edgepilot.com/s/736595ad/tjaCW82gcki071yxJ5xcYg?u=http://www.livonia.gov/

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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 2021-01-02-01

Site Address: 31100 Plymouth Rd. Sidwell 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. Ste. 200 City: Atlanta State: GA Zip Code: 30342

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. Suite 200 City: Atlanta State: GA Zip Code: 30342

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

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

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
1,400	sq. ft. of new construction x $20.00 per 1,000 sq. ft.	40.00
	(**NOTE**: Round off to nearest 1,000) +	40.00
	Total Amount Due $	640.00

Owner of Property: A & E VENTURES LLC. ADRIAN LUPU LEICA

Owner's Address: 7501 HIDDEN BROOK City: Bloomfield Hills State: Mi. Zip Code: 48301

Owner's Phone # (248 9392558 Owner's Email ALEICA@Logisticonelltd.com

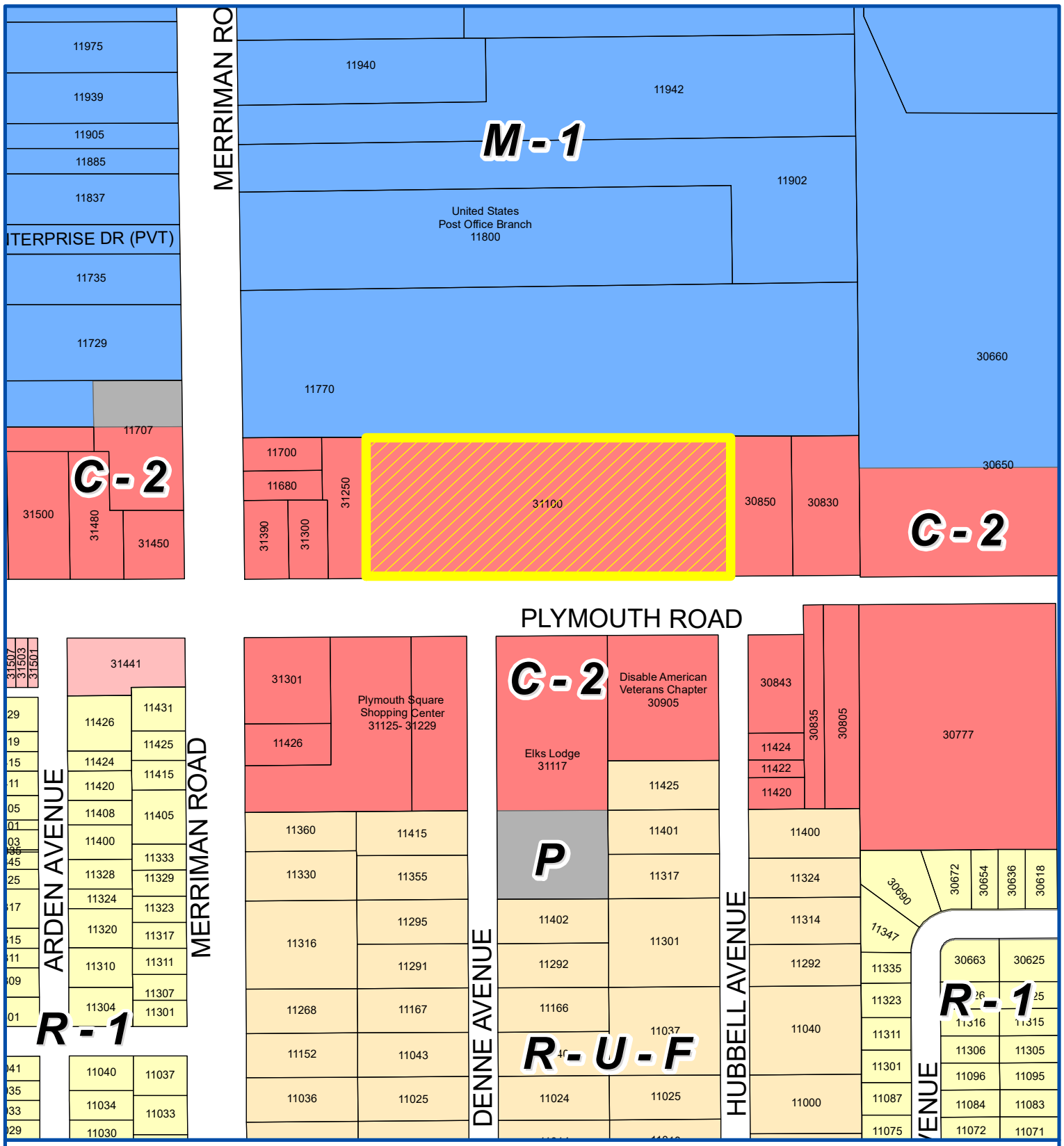
Signature of Owner: [signature] Print Name: ADRIAN LUPU LEICA

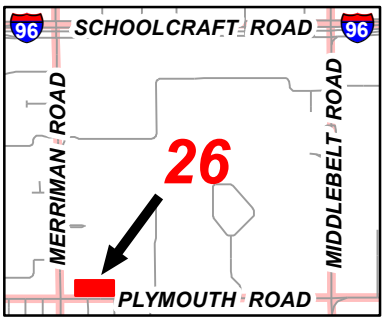
Subscribed and sworn to before me, a Notary Public in and for the County of _____ State of _____

RADU IACOBAN
Notary Public, State of Michigan
County of Wayne
My Commission Expires 04-15-2025
Acting in the County of WAYNE

Within 16th day of JANUARY 2021.

Signature of Notary [signature] My commission expires 04-15-2025





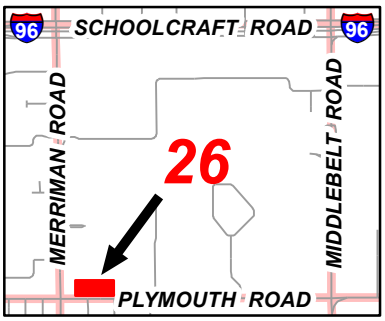
Address & Zoning Map

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

N

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

N

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 in 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 fand 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-stores 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.

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, <u>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</u>.

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.

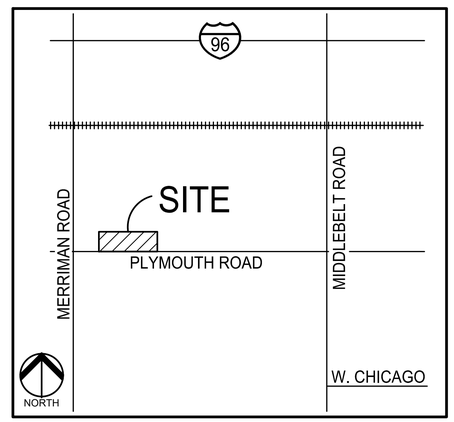
PRELIMINARY SITE PLANS | SPECIAL LAND USE

THE SPACE SHOP

31100 PLYMOUTH ROAD

CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP
NO SCALE

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

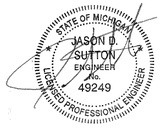
PEA GROUP
2430 ROCHESTER COURT, STE. 100
TROY, MI 48083-1872
CONTACT: JASON SUTTON, PE
PHONE: 844.813.2949
EMAIL: JSUTTON@PEAGROUP.COM

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



FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26163C0230E, EFFECTIVE ON FEBRUARY 02, 2012.

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]

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
CUT "X" IN LIGHT POLE BASE LOCATED ON THE NORTH SIDE OF PLYMOUTH ROAD, APPROX. 120'± SOUTHEAST FROM THE SOUTHEAST BUILDING CORNER OF 31100 PLYMOUTH RD.
ELEV. – 638.51

LEGAL DESCRIPTION
(Per First American Title Insurance Company, Commitment No. NCS-1032811-ATL, 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 said point being on 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 30 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.

CERTIFICATE OF SURVEY

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(a), 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.

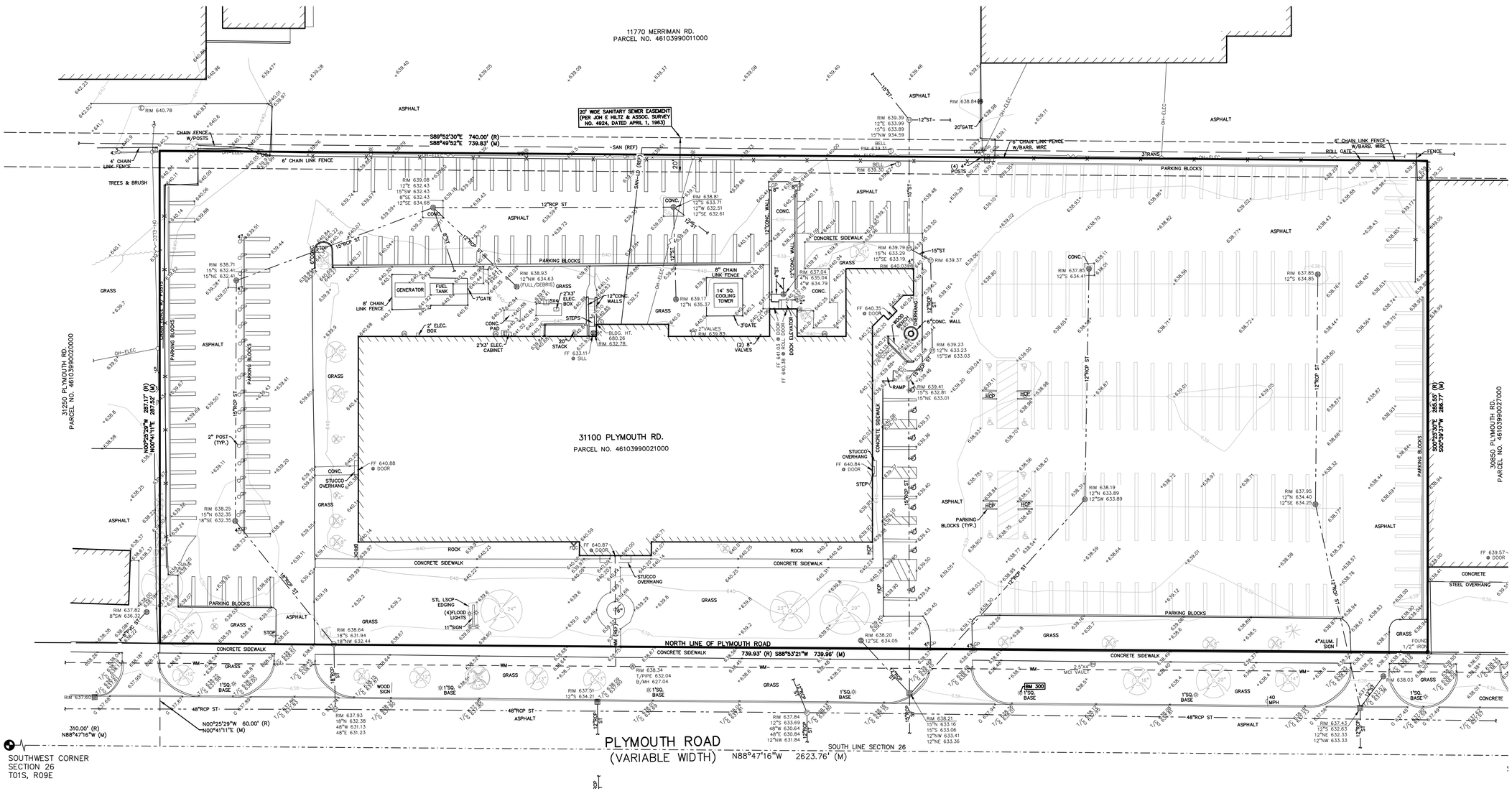
_____
Daniel L. Cole, MI. P.S. No. 4001059791
Agent for PEA Group

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING

- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONCRETE
- ASPHALT
- GRAVEL SHOULDER
- WETLAND



PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
JASON D. SUTTON
ENGINEER
No. 49249
LICENSED PROFESSIONAL ENGINEER

NORTH

0 15 30 60
SCALE: 1" = 30'

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

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 PRESERVATION OF ALL 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
TOPOGRAPHIC SURVEY

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

DRAWING NUMBER:
C-1.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2020\2020-0441 31100 PLYMOUTH ROAD\DWG\SITE PLANS\C-1.0TOPO-2020441.dwg

SITE DATA TABLE:

SITE AREA: 3.13 ACRES (136,244 SF.) NET AND 4.88 ACRES (212,452 SF.) GROSS

ZONING: EXISTING: C-2, GENERAL BUSINESS

BUILDING INFORMATION:

EXISTING BUILDING AREA:	38,060 SF
PROPOSED ADDITION AREA:	1,049 SF
TOTAL BUILDING AREA:	39,022 SF

SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
FRONT (SOUTH)	60'	52.92' (EXISTING)
SIDE (EAST)	8'	299.85' (EXISTING)
SIDE (WEST)	8'	115.88' (EXISTING)
REAR (NORTH)	8'	63.41' (PROPOSED)

PARKING CALCULATIONS:

REQUIRED PARKING
= 1 SPACE PER EMPLOYEE
= 1 SPACE PER x 4 (EMPLOYEES) = 4 SPACES

PARKING PROVIDED = 13 SPACES (INCL. 2 BARRIER FREE)

LOADING CALCULATIONS:
LOADING REQUIRED = 1 SPACE (10'x25') PER 20,000 SF
= 39,022 SF/20,000 SF. = 1.95
= 2 SPACES (10'x25') REQUIRED

LOADING PROVIDED = 3 SPACES AT REAR OF BUILDING

LEGEND

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING / PROPOSED

ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
GAS MAIN, VALVE & GAS LINE MARKER
WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
SANITARY SEWER, CLEANOUT & MANHOLE
STORM SEWER, CLEANOUT & MANHOLE
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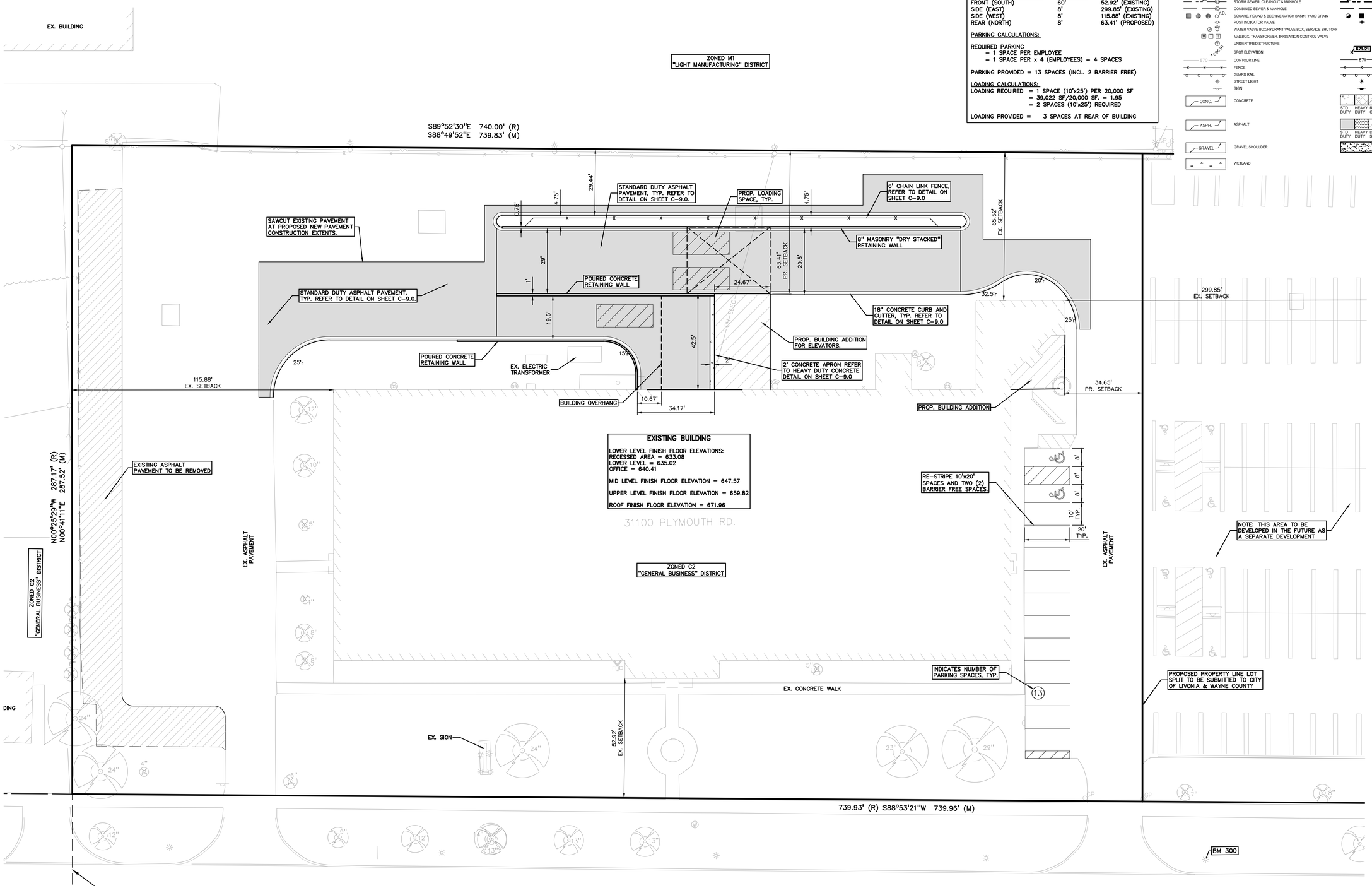
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
UNIDENTIFIED STRUCTURE
SPOT ELEVATION
CONTOUR LINE
FENCE
GUARD RAIL
STREET LIGHT
SIGN
CONCRETE
ASPHALT
GRAVEL SHOULDER
WETLAND



PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
JASON D. SUTTON
ENGINEER
No. 49249
LICENSED PROFESSIONAL ENGINEER

NORTH

0 10 20 40
SCALE: 1" = 20'

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

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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
PRELIMINARY SITE PLAN

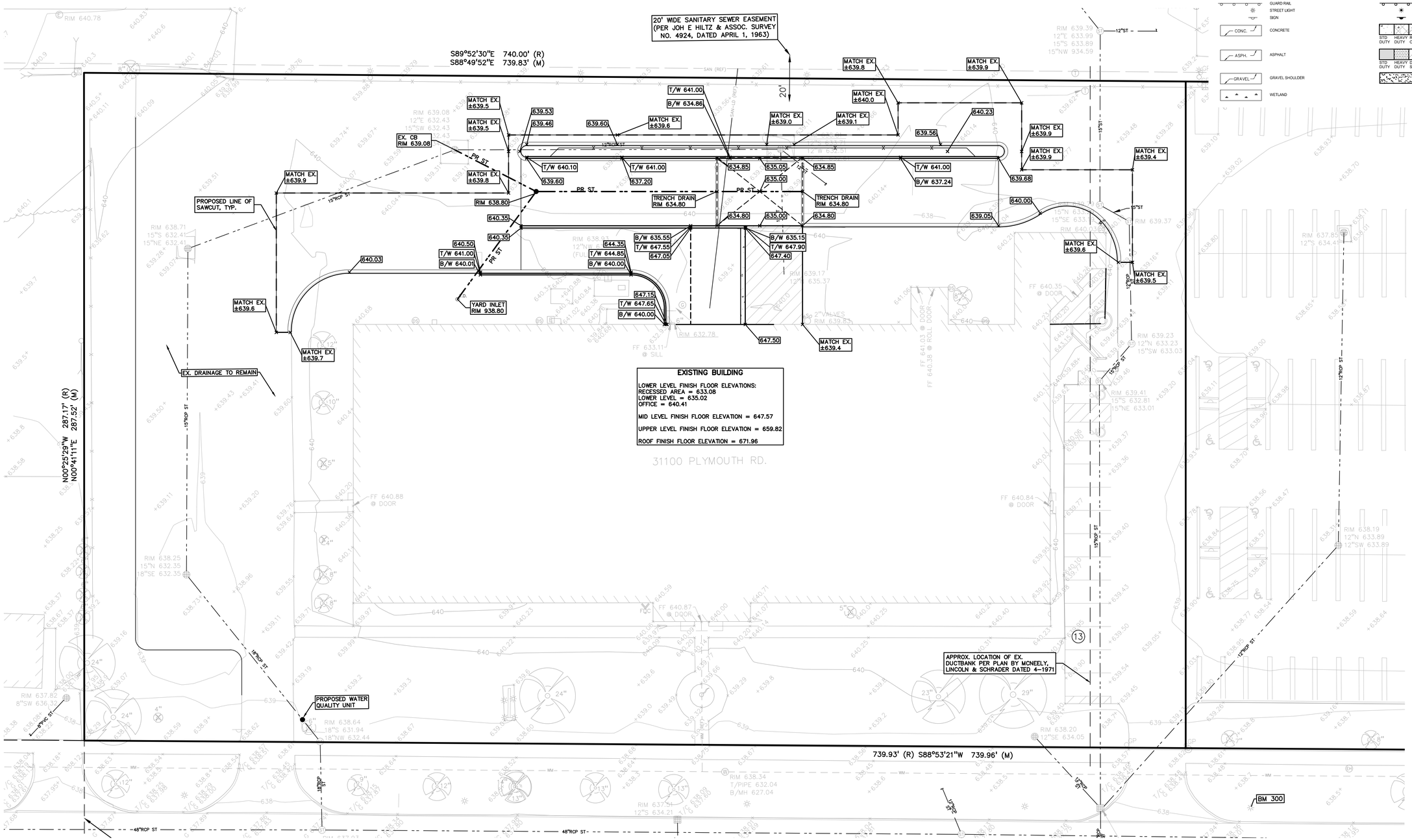
PEA JOB NO.	2020-0441
P.M.	JPB
DN.	JKS
DES.	JDS

DRAWING NUMBER:

NOT FOR CONSTRUCTION

C-3.0

S:\PROJECTS\2020\2020-0441 31100 PLYMOUTH ROAD\DWG\SITE PLANS\C-3.0(2M-22X34).dwg



EXISTING BUILDING

LOWER LEVEL FINISH FLOOR ELEVATIONS:
RECESSED AREA = 633.08
LOWER LEVEL = 635.02
OFFICE = 640.41

MID LEVEL FINISH FLOOR ELEVATION = 647.57

UPPER LEVEL FINISH FLOOR ELEVATION = 659.82

ROOF FINISH FLOOR ELEVATION = 671.96

LEGEND

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING / PROPOSED

ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
GAS MAIN, VALVE & GAS LINE MARKER
WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
SANITARY SEWER, CLEANOUT & MANHOLE
STORM SEWER, CLEANOUT & MANHOLE
COMBINED SEWER & MANHOLE
SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
POST INDICATOR VALVE
WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
UNIDENTIFIED STRUCTURE
SPOT ELEVATION
CONTOUR LINE
FENCE
GUARD RAIL
STREET LIGHT
SIGN
CONCRETE
ASPHALT
GRAVEL SHOULDER
WETLAND

BTD DUTY / HEAVY DUTY / R.O.W. ONLY
STD DUTY / HEAVY DUTY / DEEP STRENGTH

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PROJECT TITLE
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REVISIONS
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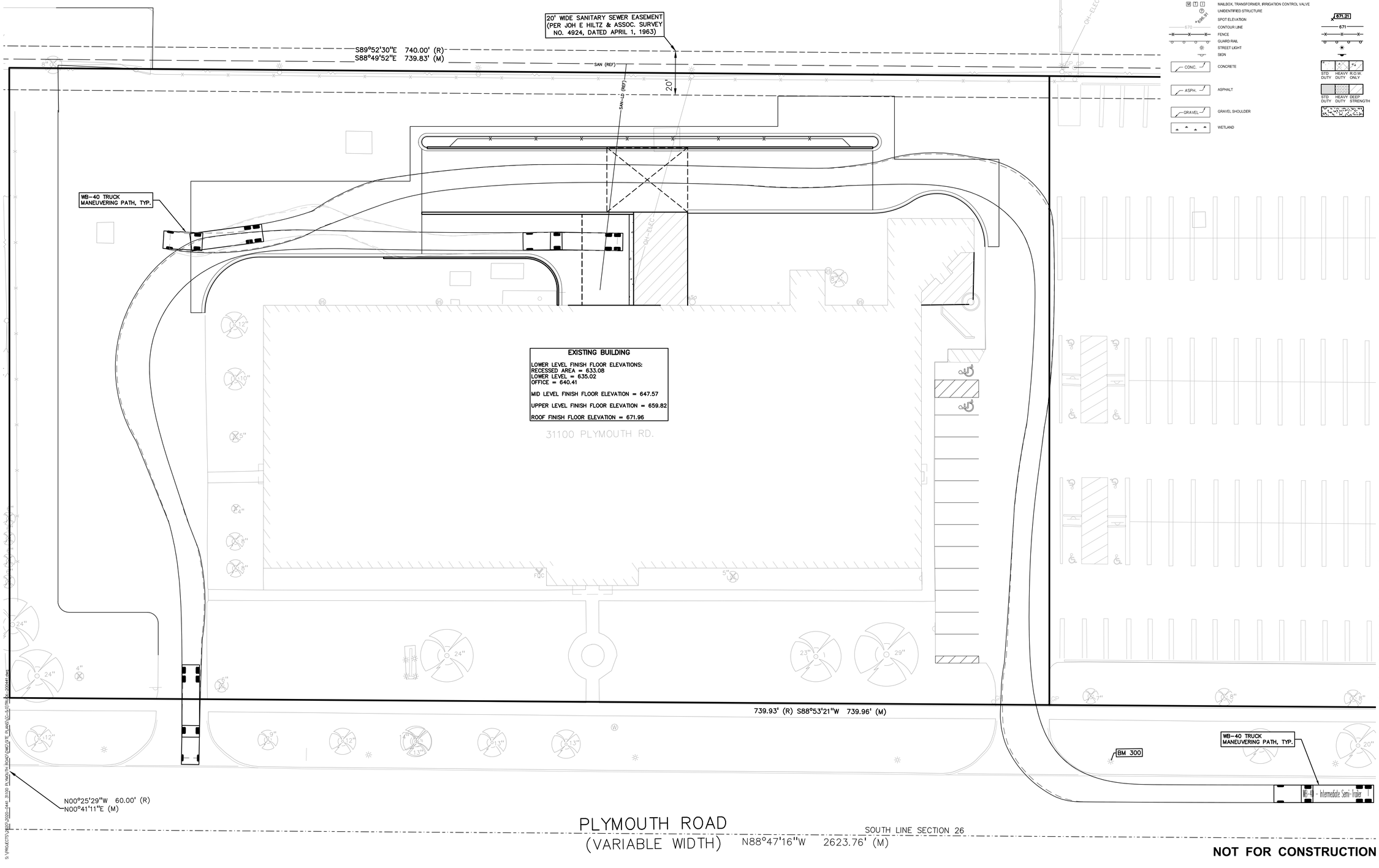
DRAWING TITLE
PRELIMINARY ENGINEERING PLAN

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

DRAWING NUMBER:
C-4.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2020\2020-0441 31100 PLYMOUTH ROAD\DWG\SITE PLANS\C-4.0\GRADE-2020441.dwg



LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING / PROPOSED

- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
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- STREET LIGHT
- SIGN
- CONCRETE (STD DUTY, HEAVY DUTY, R.O.W. ONLY)
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- GRAVEL SHOULDER
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THE SPACE SHOP
31100 PLYMOUTH ROAD
CITY OF LIVONIA, MICHIGAN

REVISIONS
- -

ORIGINAL ISSUE DATE:
JANUARY 21, 2020

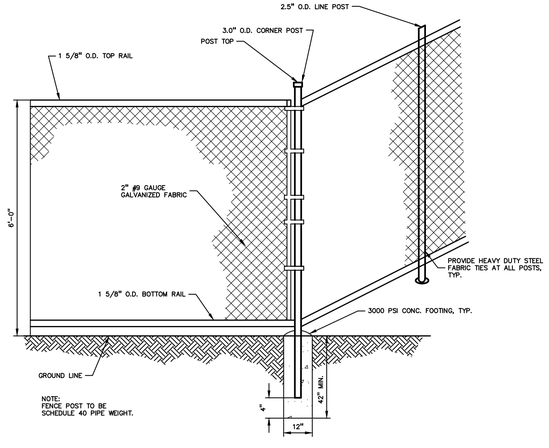
DRAWING TITLE
TRUCK ACCESS PLAN

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

DRAWING NUMBER:
C-5.0

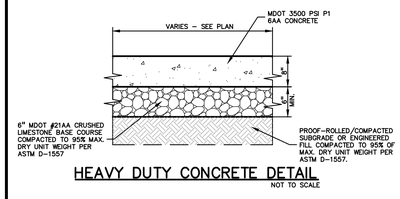
NOT FOR CONSTRUCTION

S:\PROJECTS\2020\2020-0441_31100 PLYMOUTH ROAD\DWG\SITE PLAN\C-5.0 TRUCK ACCESS.dwg



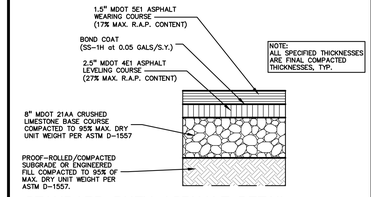
CHAIN LINK FENCE DETAIL

NOT TO SCALE



HEAVY DUTY CONCRETE DETAIL

NOT TO SCALE



STANDARD DUTY ASPHALT DETAIL

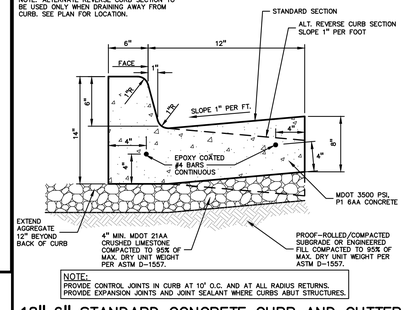
(NOT FOR USE IN THE RIGHT-OF-WAY)

NOT TO SCALE

AGGREGATE BASE NOTE:
THIS PAVEMENT SECTION DESIGN ASSUMES THE USE OF MDOT 21AA CRUSHED LIMESTONE BASE MATERIAL THAT MEETS THE REQUIREMENTS OF MDOT STANDARD SPECIFICATION SECTION 902 FOR AGGREGATES. IF CRUSHED CONCRETE AGGREGATE BASE IS PROPOSED IN LIEU OF THE SPECIFIED CRUSHED LIMESTONE MATERIAL, PEA GROUP WILL REQUIRE A MINIMUM 25% INCREASE IN BASE THICKNESS. HOWEVER, IF TESTING DOCUMENTATION IS PROVIDED TO PEA GROUP THAT SHOWS THAT THE CRUSHED CONCRETE MATERIAL MEETS ALL REQUIREMENTS OF MDOT SPECIFICATION SECTION 902, THEN THE 25% INCREASE IN THICKNESS MAY BE REEVALUATED.

ASPHALT MATERIAL NOTES:
HOT-MIX ASPHALT MIXTURES UTILIZING RECYCLED ASPHALT PAVEMENT (RAP) MUST MEET MDOT SPECIAL PROVISION 12SP501(E). THE BINDER GRADE FOR THIS WORK IS PG64-28. IF ASPHALT MIXES CONTAINING RAP ARE TO BE SUPPLIED FOR THIS PROJECT, THE ASPHALT BINDER MUST BE REVISED PER MDOT "TIER 1" OR "TIER 2" REQUIREMENTS (RAP CONTENT UP TO 27% MAXIMUM). TIER 3 MIXES ARE NOT ACCEPTABLE ON THIS PROJECT. AN ASPHALT MIX DESIGN FOR ALL SPECIFIED MIXES SHOULD BE FORWARDED TO PEA GROUP FOR REVIEW PRIOR TO CONSTRUCTION

NOTE: ALTERNATE REVERSE CURB SECTION TO BE USED ONLY WHEN DRAINING AWAY FROM CURB. SEE PLAN FOR LOCATION.



NOTE:
PROVIDE CONTROL JOINTS IN CURB AT 10' O.C. AND AT ALL RADIUS RETURNS.
PROVIDE EXPANSION JOINTS AND JOINT SEALANT WHERE CURBS ABUT STRUCTURES.

18"x6" STANDARD CONCRETE CURB AND GUTTER

NOT TO SCALE

PEA GROUP
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STATE OF MICHIGAN
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ENGINEER
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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

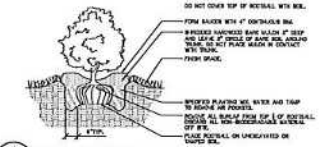
DRAWING TITLE
NOTES AND DETAILS

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

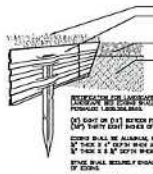
DRAWING NUMBER:
C-9.0

NOT FOR CONSTRUCTION

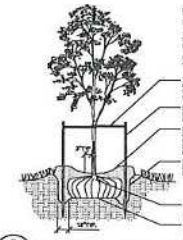
S:\PROJECTS\2020\2020-0441 31100 PLYMOUTH ROAD\DWG\SITE PLANS\C-9.0\NOTES-200441.dwg



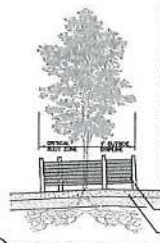
4 SHRUB PLANTING DETAIL
NOT TO SCALE



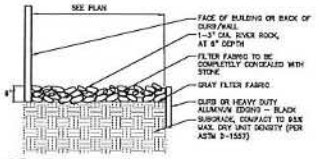
3 ALUMINUM EDGE DETAIL
NOT TO SCALE



2 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

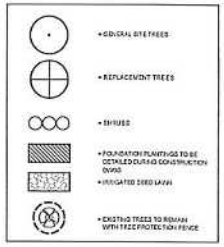


1 TREE PROTECTION DETAIL
NOT TO SCALE



5 ROCK MAINTENANCE EDGE DETAIL
NOT TO SCALE

KEY:



DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
3	CMS	Cornelian Cherry Dogwood	Cornus mas	8' HT.	B&B
2	QRS3	Crimson Spire Oak	Quercus robur x alba 'Crimschmidt' (Malle Anson Series Hybrid)	2.5" Cal.	B&B
5	TOTAL DEC.				

EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
5	PGB	Black Hills Spruce	Picea glauca 'Densata'	8' HT.	B&B
4	PCK	Colorado Blue Spruce	Picea pungens 'Glauca Pendula'	8' HT.	B&B
9	TOTAL EVG.				

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
8	CP24	Dwarf Golden Threadleaf Cypress	Chamaecyparis pisifera 'Golden Mop'	24" Ht.	Cont.
3	VOM	Arrowood Viburnum	Viburnum dentatum	36" Ht.	Cont.
11	TOTAL SHRUB				

ORNAMENTAL GRASS LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
32	CA	Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	1 Gal.	Cont.
16	PO	Karley Rose Oriental Fountain Grass	Pennisetum orientale 'Karley Rose'	1 Gal.	Cont.
28	ENZA	Neon Flash Spirea	Spiraea japonica 'Neon Flash'	24" Ht.	Cont.
76	TOTAL PER.				

LANDSCAPE CALCULATIONS:

PER CITY OF LIVONIA ZONING ORDINANCE

GREENBELT

REQUIRED: 10' WIDE GREENBELT INCLUDING EARTH BERMS, DECORATIVE FENCING, OR OTHER ELEMENTS

PROVIDED: EXISTING R.O.W. GREENBELT PLANTINGS

GENERAL LANDSCAPING

REQUIRED:
PROVIDE LANDSCAPING FOR 15% OF SITE AREA
SITE AREA = 212,652 SQ FT × .15 = 31,898 SQ FT

PROVIDED:
36,963 SQ FT / 212,652 = 16.9% LANDSCAPED AREA

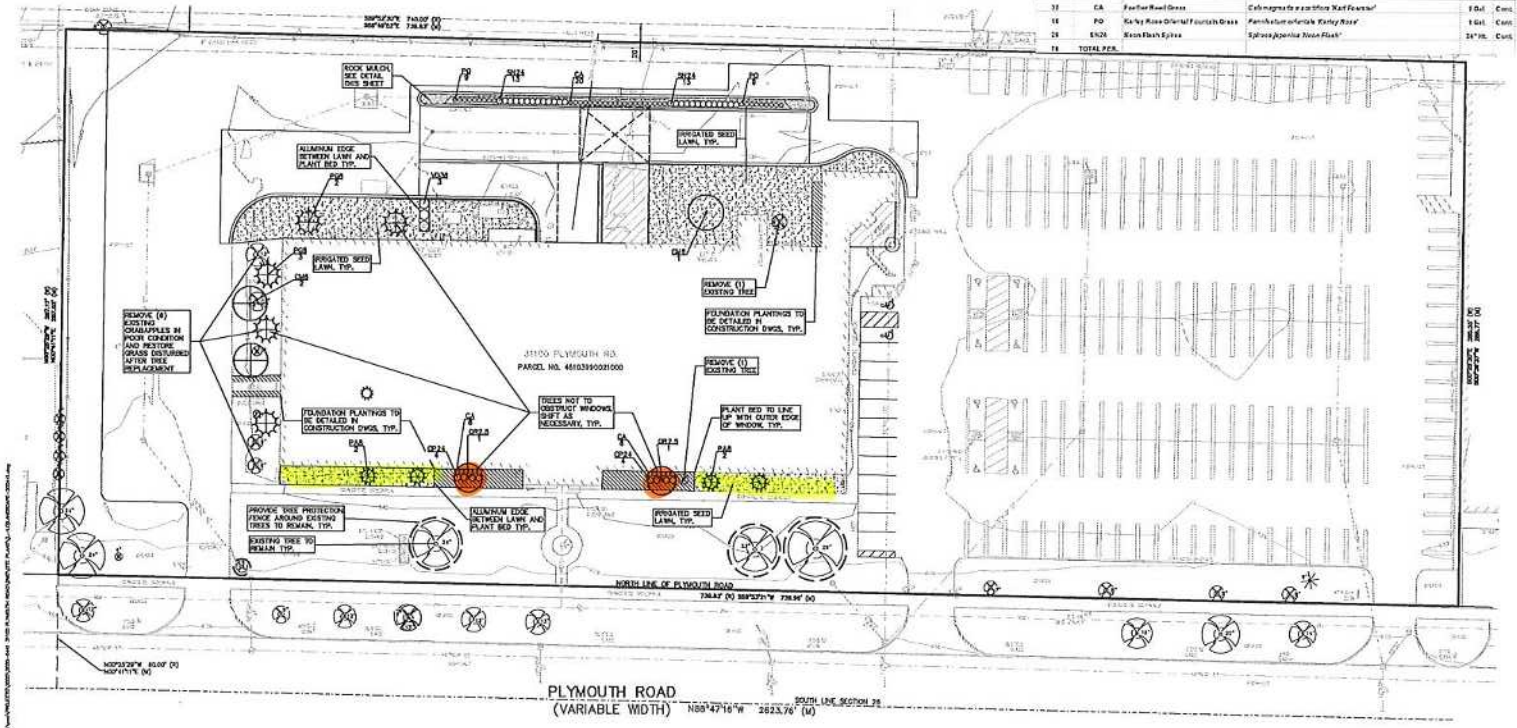
TREE REPLACEMENT

REMOVED: (7) TREES DUE TO POOR CONDITION OR LOCATION

PROVIDED: 7 REPLACEMENT TREES

GENERAL PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1 GRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
7. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
8. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
9. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
10. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS. TREES WITH SAND BALLS WILL BE REJECTED.
11. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
12. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
14. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT. SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
15. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
16. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
17. CONTRACTOR SHALL NOT TO INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAINAGE CONFLICT WITH BUILDING OVERHANGS.



NOT FOR CONSTRUCTION

PEA GROUP
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www.peagroup.com

NORTH

0 10 20 40
SCALE: 1" = 20'

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CAUTION!

CLIENT
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5607 GLENRIDGE DRIVE, SUITE 200
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PROJECT TITLE
THE SPACE SHOP
31100 PLYMOUTH ROAD
CITY OF LIVONIA, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:
JANUARY 21, 2020

DRAWING TITLE
LANDSCAPE PLAN

PEA JOB NO.	2020-0441
P.M.	JPB
DN	CR
DES	JB

DRAWING NUMBER
L-1.0

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
No. 390
LICENSED PROFESSIONAL

NORTH

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DRAWING TITLE
LANDSCAPE PLAN RENDERING

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

DRAWING NUMBER:
L-1.1

NOT FOR CONSTRUCTION

\\peainc-fpw1\PROJECTS\2020\2020-0441 31100 PLYMOUTH ROAD\DWG\SITE PLANS\L-1.0-LANDSCAPE-200441.dwg

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DES.	JE

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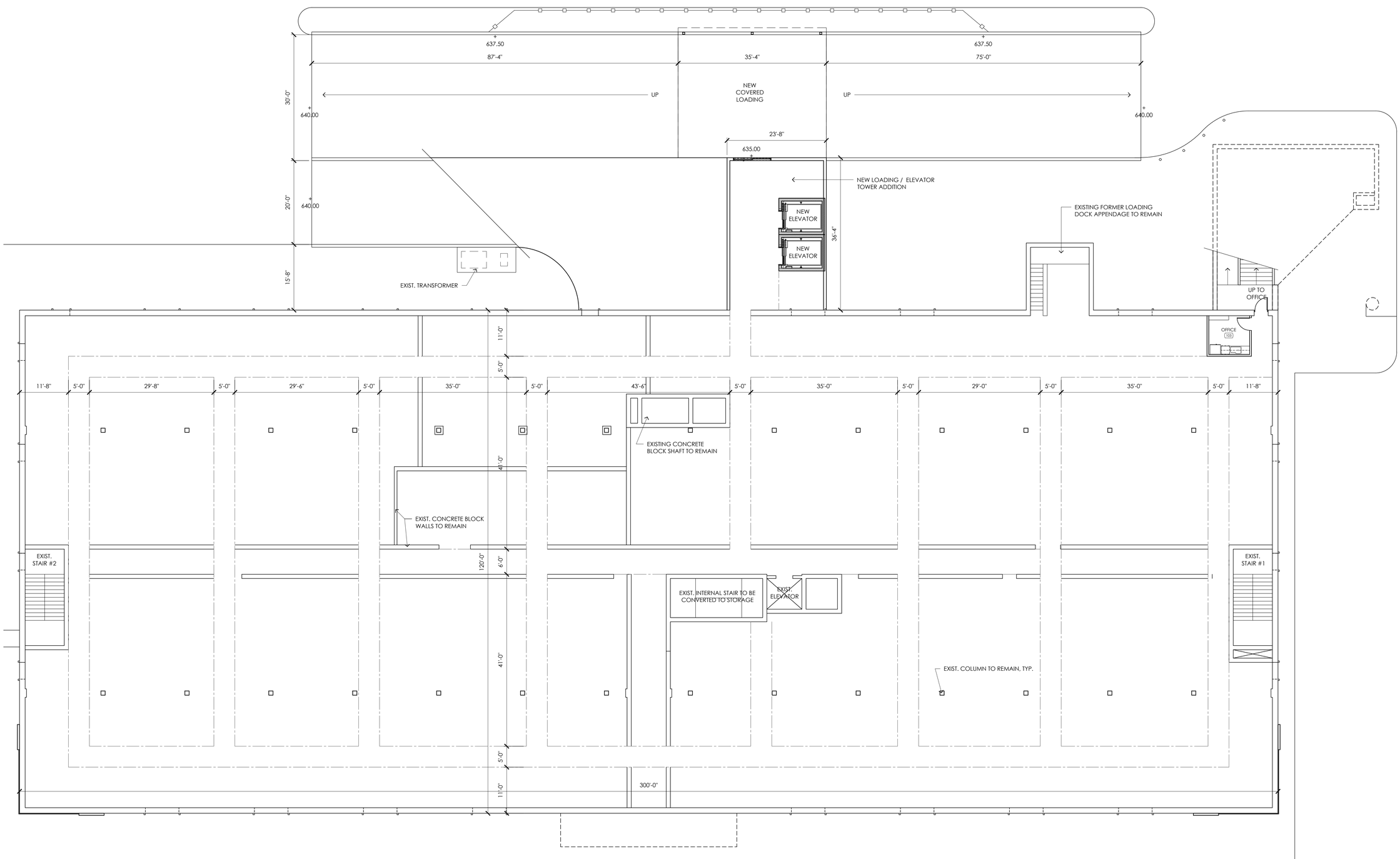
NOT FOR CONSTRUCTION

\\peainc\pea\PROJECTS\2020\2020-0441 31100 PLYMOUTH ROAD\DWG\SITE PLANS\L-1.0_LANDSCAPE-220441.dwg



KEVIN J.
MAHER
AIA

REV #	DATE	DESCRIPTION

LIVONIA SELF STORAGE

31100 PLYMOUTH ROAD - LIVONIA, MICHIGAN 48150

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

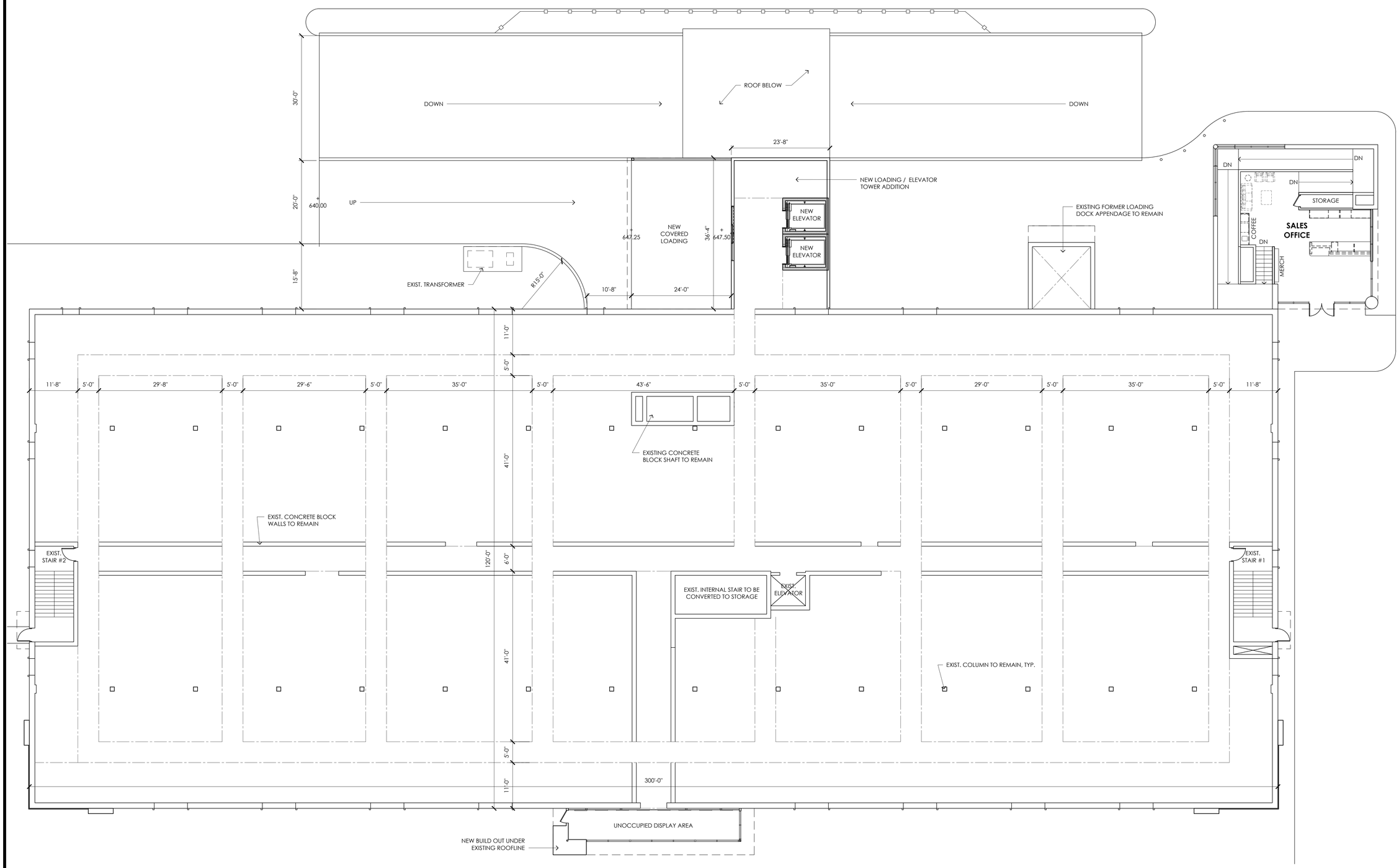
ISSUE DATE	01/12/2021
DRAWN BY	BJK
CHECKED BY	TMV
PMD PROJ #	20067

SHEET TITLE

LOWER LEVEL FLOOR PLAN

SHEET #

A1.0



KEVIN J. MAHER AIA

REV #	DATE	DESCRIPTION

LIVONIA SELF STORAGE

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SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

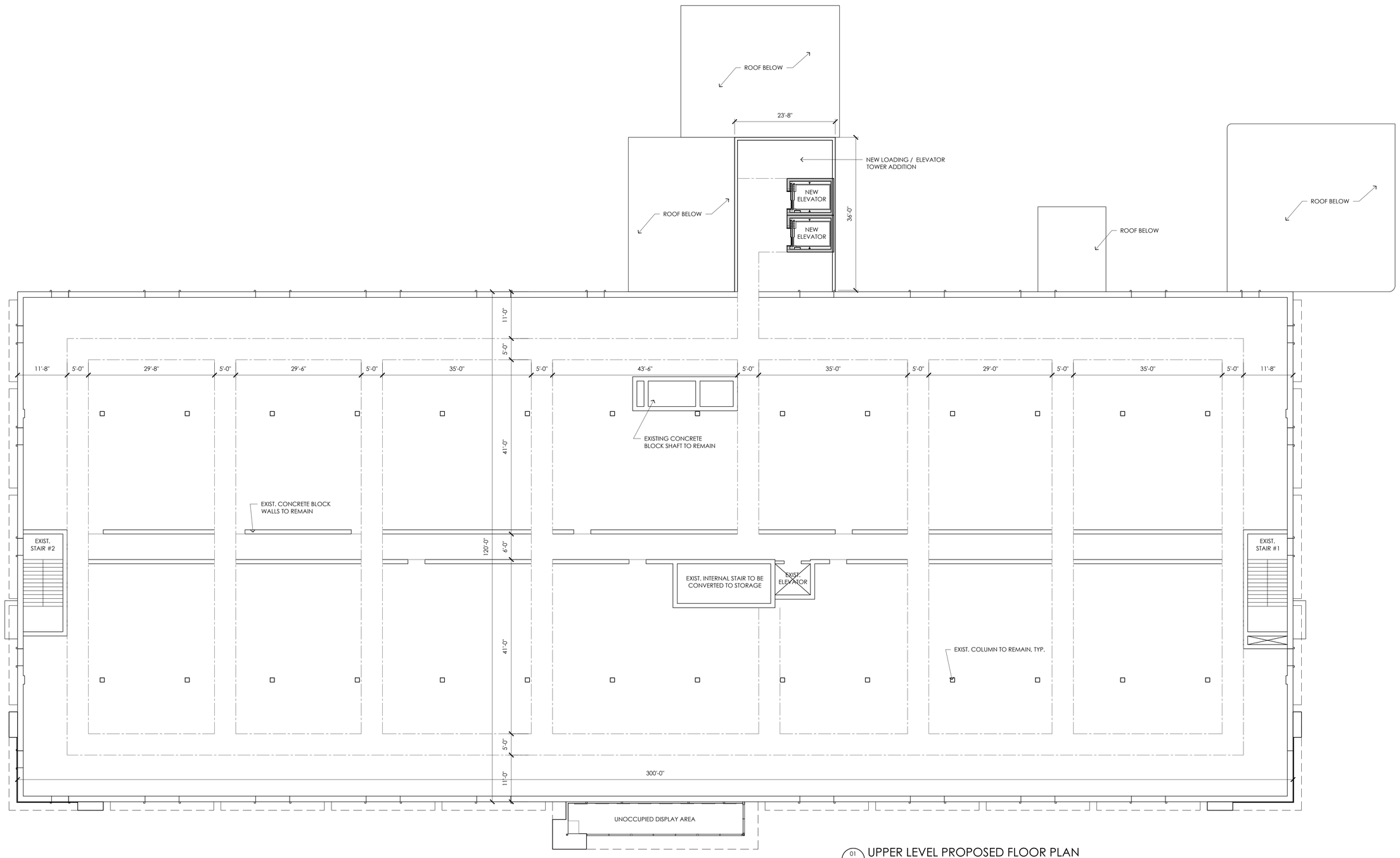
ISSUE DATE	01/12/2021
DRAWN BY	BJK
CHECKED BY	TMV
PMD PROJ #	20067

SHEET TITLE

MIDDLE LEVEL FLOOR PLAN

SHEET #

A1.1



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

KEVIN J. MAHER AIA

REV #	DATE	DESCRIPTION

LIVONIA SELF STORAGE
31100 PLYMOUTH ROAD - LIVONIA, MICHIGAN 48150

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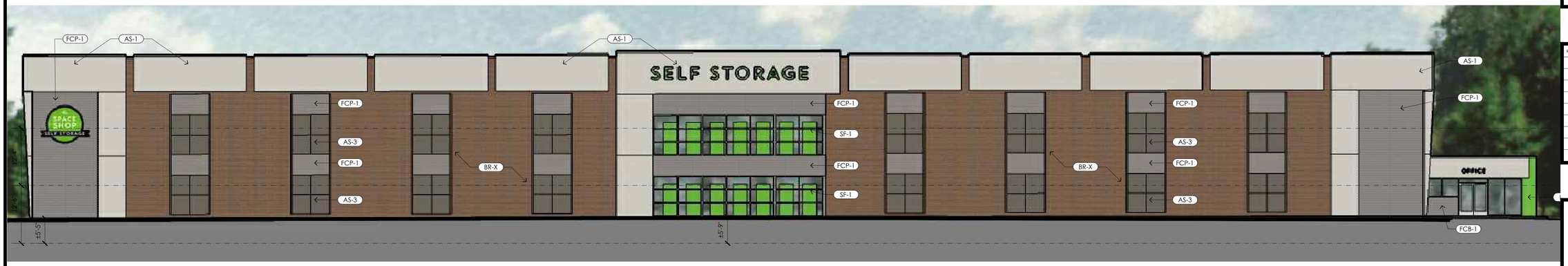
404.549.4499

ISSUE DATE	01/12/2021
DRAWN BY	BJK
CHECKED BY	TMV
PMD PROJ #	20067

SHEET TITLE

UPPER LEVEL FLOOR PLAN

SHEET # **A1.2**



01 A2.1 SOUTH (PLYMOUTH RD) ELEVATION
SCALE: 3/32" = 1'-0"

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

MATERIAL SCHEDULE	
BR-X	EXISTING BRICK VENEER (UNPAINTED)
FCP-1	FIBER CEMENT BOARD PANEL NICHIHA 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

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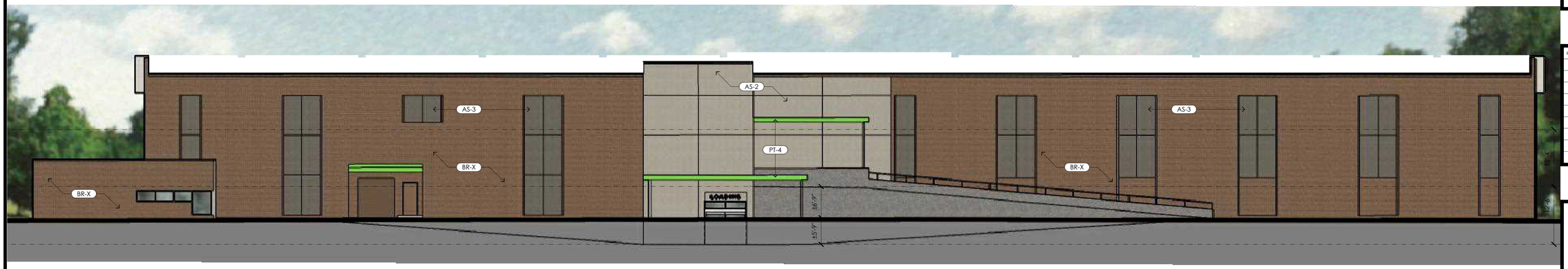
KEVIN J. MAHER, AIA
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

ISSUE DATE	01/12/2021
DRAWN BY	BJK
CHECKED BY	TMV
PMD PROJ #	20067

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET # **A2.1**



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

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

MATERIAL SCHEDULE	
BR-X	EXISTING BRICK VENEER (UNPAINTED)
FCP-1	FIBER CEMENT BOARD PANEL NICHIHA 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

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

ISSUE DATE	01/12/2021
DRAWN BY	BJK
CHECKED BY	TMV
PMD PROJ #	20067

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET # **A2.2**

#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

MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

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

RECEIVED
FEB 08 2021
CITY OF LIVONIA
PLANNING COMMISSION

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 form 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

MAUREEN MILLER BROSNAN
MAYOR

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

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 BROSNAN
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 BROSNAN
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

RECEIVED
FEB 03 2021
CITY OF LIVONIA
PLANNING COMMISSION

February 3, 2021

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

Lynda L. Scheel
Treasurer, City of Livonia

OTHER ITEMS RELATED TO THE PETITION

the SPACE SHOP™
SELF STORAGE

STEIN INVESTMENT GROUP
RELATIONSHIPS. REAL ESTATE. OPPORTUNITY.

RCG
RCG VENTURES

Space Shop | Before & After Architecture

CONFIDENTIAL

Space Shop Self Storage | Roswell, GA

BEFORE:

Space Shop Self Storage | Roswell, GA

AFTER:

Space Shop Self Storage | Goose Creek, SC (FORMER K-MART)

BEFORE:

AFTER:

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

BEFORE:

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

AFTER:

CONFIDENTIAL

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

BEFORE:

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

AFTER:

Space Shop Self Storage | Stockbridge, GA

BEFORE:

CONFIDENTIAL

AFTER:

Space Shop Self Storage | Cumming, GA

BEFORE:

AFTER:

CONFIDENTIAL

UNAPPROVED MINUTES

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 anelevation 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 meausres 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?

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?

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, <u>except for the fact that on the lower portions of the exterior of the</u>

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.

PUBLIC SAFETY, HEALTH AND ENVIRONMENT COMMITTEE

TUESDAY, JUNE 15, 2021

A Public Safety, Health and Environment Committee meeting was held on Wednesday, June 16, 2021 virtually via Zoom.

Committee Members Present: Laura M. Toy, Chair
Brandon McCullough, Vice Chair
Rob Gjonaj Donovic

Committee Members Absent: None

DRAFT

City Officials and Others Present: Cathy White, Council Member
Lashawn Thomas, Director of Governmental Affairs
Leo Neville, Assistant City Attorney
Donald Rohraff, Director of Public Works
Jim Baringhaus, Chairman Greenleaf Commission
Michael Shesterkin, Greenleaf Commission Member
John Grzebik, Greenleaf Commission Member
Betsy Calhoun, Greenleaf Commission Member
Sam Caramango, GFL General Manager

See attached attendee report.

The meeting convened at 7:05 p.m.

2. CR 42-20 Subject matter of urban environment concerns to the Public Safety, Health and Environment Committee.

Elizabeth Garver, Environmental Quality Specialist, led the discussion presenting the EGLE Recycling Program, economic and environmental benefits in Michigan and NextCycle, MI.

Local program opportunities were also discussed:

- Expanding the recycling infrastructure to 45% in Michigan could provide 138,000 jobs, $9 billion in labor income and $33B in economic output.
- Utilizing 2019-2020 Market Development and Infrastructure Grants to fund recycle projects, which consists of $1M for the public, $3M for private with a required 20% match of the project total. The due date of application is August 18, 2021.
- Forming partnerships with other cities to help finance recycling activities.
- Designate a drop-off station.
- Initiate online recycling partnerships.
- Provide online information to educate residents on how, where, and why to recycle.
- Utilize grow markets for recycled materials.
- Host a demonstration session to educate residents on recycling.
- Zerocycle: Look for money to apply towards pathways and trails.
- Recycling Racoons: Program to help Michigan residents learn how to recycle more efficiently

DRAFT

The Committee recommends:

Receiving updates regarding environmental concerns as needed.

Note: This item will remain in committee for further discussions

This item is to be placed on the **Regular Meeting Agenda of June 28, 2021**

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Laura M. Toy
Chair

Rob Ojonaj Donovic
Member

cc: City Clerk, City Attorney

Attachment - Attendee Report

LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
May 5, 2021

MEETING DATE	PREPARED BY
June 15, 2021	Sara Kasprowicz, Council Office Manager,

AGENDA ITEM

CR 42-20 Subject matter of urban environment concerns to the Public Safety, Health and Environment Committee.

BACKGROUND

To discuss the subject matter of urban environment concerns to the Public Safety, Health and Environment Committee.

RECOMMENDATION

Receive and file

FISCAL CONSIDERATION

None

ATTACHMENTS

1. R021020 Subject matter urban environment concerns CR 42-20 TO REMAIN IN COMMITTEE

APPROVED BY

NEW DATA FOR PUBLIC SAFETY HEALTH & ENVIRONMENT COMMITTEE MEETING OF 06/15/2021

Recycling Background Information
Public Safety, Health, and Environment Committee Meeting (June 15, 2021)

1. Next Cycle Michigan - Overview
Largest collaborative effort in state history to spark 'recycling and recovery' economy

Leaders of the Michigan Department of Environment, Great Lakes, and Energy (EGLE) joined today with the Michigan Chamber of Commerce, bipartisan lawmakers and Meijer to announce NextCycle Michigan, hailed as the largest collaborative effort in state history to spark the state's "recycling and recovery" economy.

Next Cycle Michigan
Next Cycle Michigan

Next Cycle Michigan Video
Introduction to Next Cycle Michigan

Next Cycle Press Release
Next Cycle Michigan Press Release

2. Michigan Recycling Coalition (MRC)
The Michigan Recycling Coalition represents recycling and composting interests statewide. The Coalition is a recognized authority on waste reduction, beneficial utilization, recycling, and composting through the experience of its staff and committees.
Michigan Recycles

3. Part 115 Solid Waste Management Statue
This eight bill package outlines changes to the Michigan Solid Waste Law, or Part 115, HB 4454-4461
Michigan Solid Waste Management Statue - Part 115
Solid Waste Management Statue - Part 115 Press Release

4. State of Michigan Infrastructure Grant (Recycling Grants)
Funding marks the largest push in region's history to promote recycling activities
State of Michigan Infrastructure Grants (Recycling Carts)

Michigan Residential Recycling Grants
$575,000 in funding to build on recent successes combating contamination in 100 Michigan communities by Michigan EGLE and The Recycling Partnership

Michigan Recycling Grant Information
Michigan Residential Recycling Grants
Michigan Recycling Grants
Michigan (EGLE) Recycling Resource and Grant Information

Recycling Background Information
Public Safety, Health, and Environment Committee Meeting (June 15, 2021)

5. The Recycling Partnership

The Recycling Partnership is a national nonprofit transforming recycling in towns all across America. At The Recycling Partnership, we believe that recycling is fundamental to a healthy environment and economy. Every day, we work hand-in-hand with communities and companies, continuously innovating to improve recycling systems. Because when we do, jobs are created, our environment is protected, and communities thrive.

The Recycling Partnership

Recycling Cart Grants

Recycling Partnership Recycling Cart Grants

Press Release - EGLE and Feet on the Street Collaboration

100 + Michigan Communities Lead to Improve Recycling

Feet on the Street Program - City Examples

Feet on the Street - Grand Rapids, MI Video

Canton, MI Feet on the Street Press Release

6. Corporate Recycling Programs

Pepsi Co Recycling Program

TerraCycle Recycling Program

Crayola Crayons Recycling Program

2. CR 42-20 Subject matter of urban environment concerns to the Public Safety, Health and Environment Committee.

Discussion took place regarding forestry concerns in the City. Ideas were presented to repurpose wood and to use urban wood waste and millet. This would include assistance from adult residents and students, which could expose them to careers in natural resources and forestry.

Climate change has shifted the use of materials. More wood has been incorporated in to building structures as a substitute for more carbon intensive materials.

Michigan State has a forestry program to involve students in the process of using cross-laminated timber panels and the use sustainable waste.

Discussion on the City's weekly recycle program took place and a suggestion was made to remind and educate residents of what can and cannot be recycled.

An invitation was given to tour the STEM Teaching and Learning Facility at Michigan State University.

The Committee recommends:

Receiving updates regarding environmental concerns as needed.

Note: This item will remain in committee for further discussions

This item is to be placed on the **Regular Meeting Agenda of March 22, 2021**

The meeting was adjourned at 9:42 p.m.

Respectfully submitted,

Laura M. Toy Chair	Brandon McCullough Vice Chair	Rob Gjonaj Donovic Member

cc: City Clerk, City Attorney

Attachment - Attendee Report (Zoom)

CITY COUNCIL
Subject matter urban environment concerns.
(Refer to the Public Safety, Health and Environment Committee)

#42-20 RESOLVED, that upon the motion by Councilmember Laura Toy, seconded by Council Vice President Scott Bahr, at the Regular Meeting held February 10, 2020, the Council does hereby refer the subject matter of urban environment concerns to the Public Safety, Health and Environment Committee for its report and recommendation.

REGULAR MEETING OF February 10, 2020

Councilmembers Present: Donovic, Jolly, Toy, Bahr, White, McCullough, McIntyre

Councilmember(s) Absent: None

3) REQUEST TO WAIVE THE CITY'S NOISE ORDINANCE: Heather McGlaughlin, Project Manager, Loud and Live, re: to host the Hot Wheels Legends Tour event with live music in parking lot of Walmart Supercenter, located at 29555 Plymouth Road on Saturday, August 7, 2021 from 8:00 a.m. to 12:00 p.m.

The Petitioner not being present, Councilmember Jolly offered an approving resolution on the Regular Agenda.

President McIntyre stated the Petitioner is not present because she lives in Wisconsin.

Jolly stated I'm just looking this up right now and it literally is what it sounds like it is, it's a Hot Wheel event for kids and for adults and I think with this agenda I see this in a very positive way. I think the summer of 2021 is going to be party time in Livonia because we've got nothing but events going on and celebrations all over the place.

DIRECTION: APPROVING REGULAR

LETTER TO THE LIVONIA CITY COUNCIL

11.

Council Office
June 15, 2021

MEETING DATE	PREPARED BY
June 28, 2021	Lori Miller, Deputy City Clerk,

AGENDA ITEM

REQUEST TO WAIVE THE CITY'S NOISE ORDINANCE: Heather McGlaughlin, Project Manager, Loud and Live, re: to host the Hot Wheels Legends Tour event with live music in parking lot of Walmart Supercenter, located at 29555 Plymouth Road on Saturday, August 7, 2021 from 8:00 a.m. to 12:00 p.m.

BACKGROUND

Request to host the Hot Wheels Legends Tour event with live music at 29555 Plymouth Rd

RECOMMENDATION

To approve noise waiver as submitted.

FISCAL CONSIDERATION

N/A

ATTACHMENTS

1. S061421 Noise waiver and barricade request for event in Walmart lot

APPROVED BY

REQUEST FOR BLOCK PARTY and/or BARRICADING OF CITY STREETS

(To be sent to: Livonia City Council, c/o City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097 **or** hand delivered to the City Clerk's Office **at least 8 weeks prior to the planned event**)

PLEASE PRINT

Date of Application 5/26/21

Heather McGlaughlin
Name of Neighborhood Representative

2301 NW 87th AVE, Suite 600, Doral, FL 33173
Address *(please include zip code)*

Telephone Number: Home _____

(please include area code) Office (305) 456-5444 ext. 462

- Car show within Walmart parking lot

Please circle what is being requested – **"BLOCK PARTY"** and/or **"STREET BARRICADING"**

August 7th 2021
Date of Block Party and/or Barricading

N/A
Rain Date

Event: 8AM-12PM (set-up August 6th starting @ 3pm)
Time of Block Party and/or Barricading
(Ending Time – No Later than 10:00 p.m.) (Be as specific as possible)

Location of Block Party and/or Barricading.
(Be as specific as possible – indicate what **streets** as well as what **boundaries**).

Walmart #2631 → 29555 Plymouth Rd, Livonia MI 48150
(all assets within Walmart parking lot)

Type of Event (Describe briefly activities planned, i.e. music, barbecue, games, etc.)

see attached description

Approximate Number Attending: 350

Date of Council Approval/Denial: _____

Council Resolution Number: _____

City Council Office Document
Revised January 2014
A:Block Party Form

My team at Loud And Live is working with Mattel (Hot Wheels) and Walmart to bring to life the Hot Wheels Legends Tour to a local Walmart Supercenter in Livonia on Saturday, August 7th from 8AM - 12PM. All assets are within the Walmart parking lot, no street closures. Event approved by Walmart.

Event: Hot Wheels Legends Tour 2021
Purpose: The event centers around a custom car competition where pre-determined judges consisting of Hot Wheels designers and special guests will decide on a winning car. Activations at the event include a Hot Wheels Power Wheels inflatable track for kids to test out the latest Power Wheels under supervision of event staff, Hot Wheels blister pack photo op and an outdoor market place. A DJ with family-friendly music will also be on-site for guest enjoyment and announcements.
Event Date: Saturday, August 7th, 2021
Location: Walmart #2631 – 29555 Plymouth Rd, Livonia, MI 48150
Time(s):

- Set-up: Friday, August 6th at 3PM-6AM (through the night)
- Activation: Saturday, August 7th 8AM - 12PM
- Strike: Saturday, August 7th 12PM - 5PM

Footprint Assets:

- 6.5'x6.5' Pop-up Tent (1)*
- 10'x10' Pop-Up Tents (6)*
- 8'x4'x1' Stage Riser
- Hot Wheels Show Cars
- Power Wheels inflatable track
- 26' Ryder Truck (for Oversized Blister Pack Photo Op)
- A-Frame Barricades (approx. 200) around perimeter of event
- Portable Generators (3000w & 7000w)

**No tents are fully enclosed – only backwalls*

Note: The reason we require a large footprint space is because the main component of the event will involve approx. 100 registered guests as part of a judged car show.

7) REQUEST TO EXECUTE THE AMENDED TWO-YEAR CONTRACT BETWEEN THE CITY OF LIVONIA AND THE COUNTY OF WAYNE FOR HOUSING REHABILITATION PROGRAM FUNDING AND HOMEBUYER ASSISTANCE FUNDING; AND REQUEST TO AUTHORIZE THE DIRECTOR OF HOUSING TO APPROVE THE 2022 THROUGH 2024 HOME CONTRACT FUNDING: Livonia Housing Commission, re: to extend the City's participation in the Wayne County Home Investment Partnership Consortia from July 1, 2021 through June 30, 2024, with an average annual allocation of $100,000.00 to the City of Livonia. (CR 316-20, 168-18, CR 08-15, CR 397-12, CR 323-12, CR 196-11, and CR 213-09)

Councilman Jolly said all of the numbers President McIntyre stated sound great, I'll offer an approving for Consent. I think everything is in order in the packet and it makes sense.

President McIntyre stated she would ask that it be placed on the Regular only because I think it gives Brandie an opportunity sometimes to talk about what this program is and the importance to stable housing in Livonia and keeping neighborhoods strong.

DIRECTION: APPROVING REGULAR

LETTER TO THE LIVONIA CITY COUNCIL

12.

Housing
June 15, 2021

MEETING DATE	PREPARED BY
June 28, 2021	Lori Miller, Deputy City Clerk,

AGENDA ITEM

REQUEST TO EXECUTE THE AMENDED TWO-YEAR CONTRACT BETWEEN THE CITY OF LIVONIA AND THE COUNTY OF WAYNE FOR HOUSING REHABILITATION PROGRAM FUNDING AND HOMEBUYER ASSISTANCE FUNDING; AND REQUEST TO AUTHORIZE THE DIRECTOR OF HOUSING TO APPROVE THE 2022 THROUGH 2024 HOME CONTRACT FUNDING: Livonia Housing Commission, re: to extend the City's participation in the Wayne County Home Investment Partnership Consortia from July 1, 2021 through June 30, 2024, with an average annual allocation of $100,000.00 to the City of Livonia. (CR 316-20, 168-18, CR 08-15, CR 397-12, CR 323-12, CR 196-11, and CR 213-09)

BACKGROUND

In 2012 the Livonia City Council through Council Resolution #323-12, #397-12, #168-18, and #316-20 authorized the City of Livonia's continued participation in Wayne County HOME Investment Partnership Consortia. The current consortium agreement will expire June 30, 2021.

The HOME program is authorized by the HOME Investment Partnerships Act which is part of the Cranston-Gonzalez National Affordable Housing Act. A HOME consortia consists of units of local government within Wayne County that separately, may not qualify to receive HOME funds directly under formula but may join together to meet HOME funding qualifications. These units of local government form a consortia collectively to become eligible to be a HOME participating jurisdiction. The formation of the consortia is a positive force for affordable housing production, preservation and housing resources delivery. Current housing activities contained in our CDBG Consolidated Plan and the actual construction of affordable housing are eligible activities in the HOME program. The City of Livonia has received an average annual allocation of $100,000, which is utilized primarily for low income homeowner housing rehabilitation and homebuyer assistance.

The County of Wayne acts as the lead agency with the cities of Livonia, Taylor, Lincoln Park, Dearborn, and Dearborn Heights as current members of the HOME consortia. Since Wayne County is a current HOME participating jurisdiction, we identified Wayne County as the lead agency for the application, program reporting and overall administration of the grant. In order to continue with the HOME consortia the Livonia Housing Commission would respectfully request City Council approval as follows:

1. Adopt a Resolution which authorizes the City of Livonia to continue to participate in the HOME Partnership Consortia for a new three-year term commencing July 1, 2021.

2. Approve the core principles of the Consortia Agreement and authorize the Mayor and City Clerk to execute said Agreement once reviewed and approved by the Housing Director and Law

Department.

3. Authorize the Director of Housing to approve the 2022 through 2024 and future HOME contract funding agreements for the Housing Rehabilitation Program and Homebuyer Assistance once the City receives notification of the HOME funding allocations from HUD and the County of Wayne.

Therefore, the Livonia Housing Commission would respectfully request that the Livonia City Council approve the above items pursuant to the HOME consortia and authorize the Mayor and City Clerk to execute the Interlocal Agreement and the Director of Housing to execute the annual funding contract documents, subject to approval of the Director of Housing and Law Department. Thank you for your consideration.

RECOMMENDATION

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) awards an annual formula allocation of funds to Wayne County as an Urban County through the HOME Investment Partnership Program (HOME); and

WHEREAS, Wayne County's strategic plan for the expenditure of HUD funds is included in the 2021-2026 Consolidated Plan, which has been approved by HUD; and

WHEREAS, HUD provides for the establishment of a "Consortia" with non-participating jurisdictions to allow for the expenditure of the HOME funds in those communities, thereby increasing the formula allocation of HOME funds to Wayne County; and

WHEREAS, in 2012, Wayne County established a HOME Consortia that includes the non-participating jurisdictions of Livonia, Taylor, Lincoln Park, Dearborn, and Dearborn Heights, through an Interlocal Agreement that expires on June 30, 2021; and

WHEREAS, HUD requires that the members of the Consortia notify HUD in writing of their intent to continue the Consortia beyond the termination date; and

WHEREAS, The Interlocal Agreement requires that upon the approval of any renewal by the governing body, that each Consortia member authorize the chief official to execute the documents necessary to implement the renewal; and

WHEREAS, the termination of the Interlocal Agreement, and thereby the Consortia, would eliminate the allocation of Wayne County HOME funds to the City of Livonia;

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LIVONIA that this 28th day of June, 2021 the Council supports the renewal of the Interlocal Agreement for the duration of the Wayne County 2021-2026 Consolidated Plan and the Mayor and City Clerk are authorized to execute the Interlocal Agreement in the form attached, subject to approval of the Housing Director and City Attorney. Further, the Council authorizes the Director of Housing to execute the 2022 through 2024 annual funding Contracts with the County of Wayne subject to approval of the Housing Director and City Attorney.

FISCAL CONSIDERATION

Fund 254 Wayne County Consortium

ATTACHMENTS

1. HOME Consortium Interlocal Agreement
2. S042318 HOME Investment Partnership Act-HOME Program Consortium CR 316-20
3. R050918 HOME Investment Partnership Act-HOME Program Consortium CR 168-18
4. R011215 HOME Investment Partnership Act-HOME Program Consortium CR 08-15
5. R092612 HOME Investment Partnership Act-HOME Program Consortium CR 397-12
6. R081512 HOME Investment Partnership Act-HOME Program Consortium CR 323-12
7. R062011 HOME Investment Partnership Act-HOME Program Consortium CR 196-11
8. R051309 HOME Investment Partnership Act-HOME Program Consortium CR 213-09

APPROVED BY

Brandie Isaacson, Director of Housing

Date: May 26, 2021

Paul Bernier, City Attorney

Date: May 26, 2021

Michael Slater, Finance Director

Date: May 27, 2021

Maureen Miller Brosnan, Mayor

Date: May 28, 2021

INTERLOCAL AGREEMENT

BETWEEN

THE CHARTER COUNTY OF WAYNE
(A Public Body Corporate)

AND

THE CITY OF TAYLOR
(A Public Body Corporate)

AND

THE CITY OF LIVONIA
(A Public Body Corporate)

AND

THE CITY OF LINCOLN PARK
(A Public Body Corporate)

AND

THE CITY OF DEARBORN
(A Public Body Corporate)

AND

THE CITY OF DEARBORN HEIGHTS
(A Public Body Corporate)

CREATING THE
WAYNE COUNTY HOME CONSORTIA

THIS INTERLOCAL AGREEMENT is made and entered upon execution by and between the undersigned communities (the "Communities"), and the County of Wayne, Charter County of the State of Michigan, (the "County" or the "Lead Entity") (collectively the "Parties").

WHEREAS, the stated goal of the Cranston-Gonzalez National Affordable Housing Act, as amended, being 42 U.S.C. 12701, *et.seq* as amended (NAHA), is that every American family should be able to afford a decent home; and

WHEREAS, NAHA requires a governmental unit to formulate and submit applicable plans in order to be eligible to receive funds from existing federal programs, such as Community Development Block Grant (CDBG) and Emergency Shelter Grants (ESG), as well as to be eligible to receive funds from new housing assistance programs, including the Home Investment Partnerships Act Program (HOME); and

WHEREAS, NAHA provides for the designation of geographically contiguous units of local government to participate as a consortium and be considered a single unit of local government for the purposes of the HOME program; and

WHEREAS, the cities of Livonia, Lincoln Park, Taylor, Dearborn, Dearborn Heights, and the County of Wayne (the "Parties") are contiguous units of local government and desire to form a consortia for the purposes of formulating and submitting required plans for the purpose of receiving an allocation and participating in the HOME Program administered by the Department of Housing and Urban Development (HUD) for which they may be eligible, and for the purpose of cooperating to undertake or to assist in the undertaking of housing assistance activities for the HOME Program; and

NOW THEREFORE, the Parties agree to continue the Wayne County HOME Consortium Board upon the following terms and conditions:

ARTICLE I
CONSORTIA BOARD MEMBERSHIP

SECTION 1.01 The members of the Consortium Board are the cities of Livonia, Lincoln Park, Taylor, Dearborn, Dearborn Heights, and the County of Wayne.

SECTION 1.02 The Parties agree to maintain the name of the entity as the Wayne County HOME Consortium Board.

SECTION 1.03 The Parties agree to designate the Charter County of Wayne (the "County") as the lead governmental entity. The County will exercise such authority and power necessary to accomplish the purposes of this Agreement, subject to the recommendation of the Wayne County HOME Consortium Board ("Consortium Board" or "Consortium").

SECTION 1.04 The principal offices of the Wayne County HOME Consortium Board shall be 500 Griswold, Detroit, Michigan 48226.

SECTION 1.05 During the term of this Agreement, any local unit of government located in Wayne County and contiguous to any of the Parties may petition to join this Interlocal Agreement. The petition will be in the form of a resolution adopted by the governing body of the local unit, authorizing the Chief Executive Officer of the petitioning local unit to execute this Agreement, and will demonstrate the interest, desire, and commitment of the local unit to affirmatively participate in and further the purposes of the Consortium Board. No local unit of government may become a party to this Agreement until the Consortium Board has unanimously adopted a resolution accepting the petition.

SECTION 1.06 The addition of members to the Consortium Board will have no effect upon the designation of Wayne County as lead governmental entity. The admission of additional Participants shall not constitute an amendment to or alternative form of this Agreement nor change the Effective Date. Any amendment to or alternative form of this Agreement may be made only in accordance with Article VI.

ARTICLE II

CONSORTIA BOARD

SECTION 2.01 The Consortium Board shall be comprised of the Chief Elected or Administrative Official of each of the Parties or their respective designee(s).

SECTION 2.02 A Chief Elected or Administrative Official who appoints a designee and/or alternative designee shall submit the name of the designee and/ or alternative designee in writing, on his/her official letterhead, to the Consortium Board. Designees serve at the pleasure of the Chief Elected or Administrative Official appointing them. Designees shall have the same powers and duties to act, on behalf of the appointing official, as provided for in this Agreement except the Designee shall not have the authority to execute any agreement or document on behalf of their respective local unit of government or execute this Consortium Agreement on behalf of the Chief Executive Officer.

SECTION 2.03 The Consortium Board shall meet not less than quarterly and shall publish notice of its meetings and conduct its meetings in accordance with the provisions of the Open Meetings Act, MCLA 15.261 et seq. Each member of the Consortium Board shall post notice of the meeting at the same location that a member posts notice of its general legislative body meetings.

SECTION 2.04 Freedom of Information Act. The Consortium Board shall comply with the Michigan Freedom of Information Act (M.C.L. 15.231, *et seq*) and the federal Freedom of Information Act (5 U.S.C. Section 552) (FOIA) and shall appoint a FOIA Coordinator that shall be responsible for processing and responding to FOIA requests.

SECTION 2.05 Attendance by a majority of the Consortium Board members shall constitute a quorum at any meeting. Except as otherwise provided in this Agreement, the unanimous vote of the Consortium Board members present is required for the passage or adoption of a motion or resolution. The Consortium Board shall:

(1) Conduct its business and affairs for the benefit of Consortium members.
(2) Provide recommendations to County in the commitment and management of funds.

SECTION 2.06 Conflicts of Interest. Members of the Consortium Board and officers, appointees and employees of the Consortium Board shall be considered public servants subject to 317 PA 1968, MCL 15.321 to 15.330, to the extent provided in 317 PA 1968, and subject to any other applicable law or Consortium Board policy with respect to conflict of interest including applicable federal conflict of interest laws, rules, and regulations.

SECTION 2.07 No Third-Party Beneficiaries. Except as expressly provided herein, this Agreement does not, and is not intended to, create, by implication or otherwise, any direct or indirect obligation, duty, promise, benefit, right to be indemnified (i.e., contractually, legally, equitably, or by implication) and/or any right to be subrogated to any Party's rights in this Agreement, and/or any other right of any kind, in favor of any Person.

ARTICLE III
RESPONSIBILITIES OF LEAD ENTITY

The County, as lead entity, shall assume overall responsibility to:
(1) Ensure that the Consortium HOME program is carried out in compliance with the

requirements of the HOME program, including requirements concerning the Consolidated Plan (Plan) and CAPER in accordance with HUD regulations found in 24 CFR Parts 92 and 91, as specified at 24 CFR 92.350.

(2) Formulate and update any required plans, including but not limited to, a community profile, needs assessment, assessment of the housing market and inventory, and a five (5) year strategy that identifies geographic and program priorities and addresses homelessness and other fair housing issues.

(3) Submit required plans, updates and reports in a timely manner as required by HUD.

(4) Implement the Plan within the Consortium.

(5) Administer all housing assistance activities funded through the County's HOME Program within the Consortium.

(6) Shall assume overall responsibility to execute any and all agreements as necessary to fulfill its duties under the Agreement and as required by 24 CFR Parts 91 and 92.

ARTICLE IV
MEMBER RESPONSIBILITIES; ALLOCATION; MATCH

SECTION 4.01 Each member is entitled to a percentage of the annual Wayne County HOME Consortium Board allocation based on its share of the current HOME allocation as determined by HUD.

SECTION 4.02 Each member is responsible for allocating its share of HOME funds to eligible activities pursuant to HUD regulations.

SECTION 4.03 Each member will provide its share of the required match funds, calculated based on the amount of HOME funding committed for Consortium Board projects within its jurisdiction. A member can provide this match from any HUD-approved method or from any credit that specific member may have from previous program years calculated by taking the amount in excess of the match amount the specific member was required to provide and did actually provide without using credit. If a member is unable to meet the required match, the member can request that Wayne County review and, if possible, provide such match or credit on behalf of the member but County is not obligated to provide such match on behalf of that member.

SECTION 4.04 In the event that no eligible project can be committed within 18 months or completed within 42 months of HUD contract award, then the funds, which have not been committed or expended, will be surrendered by the member to the general Consortium Board and made available for eligible projects by majority vote of the Consortium Board, including the vote of the surrendering community. At the end of 24 months (for project commitment) or 60 months

(project completion) funds not committed or expended shall be surrendered to the Consortium Board. Nothing within this Section will stop the County from fulfilling its legal obligations as lead entity.

SECTION 4.05 Each member will review and approve applications to the Consortium Board for funding of housing projects under HUD to be implemented within the Consortium Board's geographical area. It is understood that members have the freedom to review and approve project applications for their sub-allocations of the Consortium Board's HOME grant. Although The County will act as the Lead Agency in the administration of Consortium Board HOME allocations, each member is individually responsible to ensure compliance with Program requirements and shall be liable for project costs returned to HUD for failure to comply with such rules and regulations.

ARTICLE V
TERM

SECTION 5.01 The term of this Agreement shall commence on July 1, 2022 and will end on June 30, 2024. This term covers Federal Fiscal Years 2022, and 2023. This Agreement shall remain in effect until the date on which all activities funded under HUD during Federal Fiscal Years 2022 and 2023 have been expended for eligible activities. The qualification period for this Consortium Board to receive allocations, as a participating jurisdiction in the HOME program, will start on July 1, 2022 and end on June 30, 2024.

SECTION 5.02 Each member who undertakes a multi-year project exceeding the term of this Agreement will commit to fiscally support the contract through completion by executing an addendum to the project contract.

SECTION 5.03 Each member community of the Consortium shall approve an authorizing resolution to renew this Agreement for successive qualification periods with the same provisions except for the relevant dates applicable to a new term for a 3-year cycle and those terms necessary to meet HUD requirements for consortia agreements in successive qualification periods. The Consortium Board may choose not to renew this Agreement before its expiration.

SECTION 5.04 No member may withdraw from the Consortium Board or terminate this Agreement during the qualification period of July 1, 2022 through June 30, 2024, and until the HOME funds from each of the federal fiscal years of the qualification period are expended on eligible activities.

SECTION 5.05 All members of the Consortium Board shall have the same program year for CDBG, HOME, and ADDI Programs. The program year will begin annually on July 1st and end on June 30th of the next calendar year.

SECTION 5.06 This Agreement shall automatically be renewed for the Consortium's participation in successive qualification periods of three federal fiscal years each. No later than the date specified by HUD's consortia designation notice or HOME Consortia web page, the Lead Entity shall notify each Consortium Member in writing of its right to decide not to participate in the Consortium for the next qualification period and the Lead Entity shall send a copy of each notification to the HUD Field Office.

If a Consortium Member decides not to participate in the Consortium for the next qualification period, the Consortium Member shall notify the Lead Entity, and the Lead Entity shall notify the HUD Field Office, before the beginning of the new qualification period.
Before the beginning of each new qualification period, the Lead Entity shall submit to the HUD Field Office a statement of whether or not any amendments have been made to this agreement, a copy of each amendment to this agreement, and, if the Consortium's membership has changed, the state certification required under 24 C.F.R. § 92.101(a)(2)(i). The Consortium shall adopt any amendments to this agreement that are necessary to meet HUD requirements for consortium agreements in successive qualification periods.

The automatic renewal of the agreement will be void if: the Lead Entity fails to notify a Consortium member or the HUD field office as required under this automatic renewal provision or the Lead Entity fails to submit a copy of each amendment to this agreement as required under this automatic renewal provision.

ARTICLE VI
AMENDMENTS

SECTION 6.01 Amendments to this Agreement shall be made only upon the unanimous vote of the Consortium Board and are subject to approval by HUD except that all Parties agree to and authorize the amendment of this Agreement that are necessary to meet HUD requirements for consortia agreements in successive qualification periods to take effect for the new qualification period.

SECTION 6.02 Before the beginning of any successive qualification period County will submit a statement to the HUD field office informing it whether or not any amendment to this Agreement has been made with a copy of any amendment as well as the state certification required under 24 CFR 92.101(a)(2)(i) for any consortium membership change.

ARTICLE VII
FISCAL RESPONSIBILITIES

SECTION 7.01 Day-to day financial and fiscal authority and responsibility for all funds received and administered in connection with this Agreement shall be vested in the County in cooperation with the County's Department of Management & Budget and Corporation Counsel. The County shall be responsible for the receipt, disbursement, and accounting of all Consortium Board funds. County will be responsible for all IDIS draw-downs and other IDIS fiscal and programmatic entries.

SECTION 7.02 Consortium Board Records. The County shall keep and maintain all documents and records of the Corporation. The records of the Consortium Board shall include a copy of this Agreement along with a listing of the names and addresses of the Participants. Such records and documents shall be maintained until termination of this Agreement.

ARTICLE VIII
ANNUAL AUDIT

SECTION 8.01 The County is responsible for obtaining an independent annual audit of the Consortium's funds. Each member of the Consortium Board will receive a copy of the annual audit.

ARTICLE IX
COMPENSATION OF THE LEAD ENTITY

SECTION 9.01 The activities undertaken with respect to the formulation, update, and submission of any required plans shall be supported by each Consortium Board member by the provision of in-kind services rendered by each in the accumulation and compilation of data, the conduct of surveys, inventories and assessments, and other such activities necessary to the formulation and update of required plans. The County is responsible for the final formulation, update, and submission of required plans on behalf of the Consortium Board.

SECTION 9.02 Any activities undertaken by The County shall be funded by a ten percent administrative allocation from the total budget of all activities and the remaining Consortium members shall be entitled to reimbursement of project activity costs as provided for in the HOME Program, 24 CFR Part 92.206 for eligible costs. The County will provide direct services to the Consortium Board to administer and implement required activities of the HOME Program.

ARTICLE X
FAIR HOUSING

SECTION 10.01 Each Consortium Board member shall affirmatively further the fair housing initiatives as established by HUD.

ARTICLE XI
LIMITATIONS ON POWERS

SECTION 11.01 The Consortium Board has no power or authority to: (a) Levy any tax or issue any bonds in its own name; (b) Indebt any party, except as provided in this agreement; (c) Condemn land for any purpose; or (d) Enter into any agreement or legally binding document.

SECTION 11.02 No Waiver of Governmental Immunity. The Parties agree that no provision of the Agreement is intended, nor shall it be construed, as a waiver by any Party of any governmental immunity as provided by the Cooperation Act or otherwise under law.

ARTICLE XII
MISCELLANEOUS

SECTION 12.01 Entire Agreement. This Agreement sets forth the entire agreement between Parties and supersedes any and all prior agreements or understandings between them in any way related to the subject matter hereof. It is further understood and agreed that the terms and conditions herein are contractual and are not a mere recital and that there are no other agreements, understandings, contracts, or representations between the Parties in any way related to the subject matter hereof, except as expressly stated herein.

SECTION 12.02 No Presumption. This Agreement shall be construed without regard to any presumption or other rule requiring construction against the party causing this Agreement to be drafted.

SECTION 12.03 Severability of Provisions. If any provision of this Agreement, or its application to any Person or circumstance, is invalid or unenforceable, the remainder of this Agreement and the application of that provision to other Persons or circumstances is not affected but will be enforced to the extent permitted by law.

SECTION 12.04 Liability Coverage. Each respective member of the Consortium Board shall be insured by its appointing participant's general liability policy.

SIGNATURES ON NEXT PAGE

EXECUTION

NOW, THEREFORE, the local governments party to this Interlocal Agreement have, by resolutions authorized their respective officers to execute this Interlocal Agreement, and as authorized representatives of their unit of government pledge to cooperate and enter into such Agreement as previously authorized and directed.

The said elected officials, in witness whereof, cause this Agreement to be executed and herein affix their signatures on the dates corresponding to their signatures. Upon proper approval and execution by all parties, the effective date of this Agreement will be July 1, 2022.

WITNESSES:

FOR: COUNTY OF WAYNE

_____

By: _____
WARREN C. EVANS
Wayne County Executive

_____

Date: _____

County Commission Approved and
Execution Authorized
By Resolution

No.:_____

Date:_____

STATE OF MICHIGAN)
COUNTY OF WAYNE)

This document was acknowledged before me on _____by Warren C. Evans, on behalf of the Wayne County.

_____
Notary Public,
Wayne County, Michigan
Commission Expires:___ /____/____
Acting in Wayne County, Michigan

EXECUTION

WITNESSES:

_____

_____
Date

FOR THE CITY OF LIVONIA:

_____
Mayor

_____
Date

Livonia City Council Approved and
Execution Authorized
By Resolution

No.:_____

Date:_____

STATE OF MICHIGAN)
COUNTY OF WAYNE)

This document was acknowledged before me on _____by
Mayor_____, on behalf of the City of Livonia.

_____

Notary Public,
Wayne County, Michigan
Commission Expires:___ /____/____
Acting in Wayne County, Michigan

EXECUTION

WITNESSES:

_____

_____
Date

FOR THE CITY OF TAYLOR:

_____
Mayor

_____
Date

Taylor City Council Approved and
Execution Authorized
By Resolution

No.:_____

Date:_____

STATE OF MICHIGAN)
COUNTY OF WAYNE)

This document was acknowledged before me on _____by
Mayor_____, on behalf of the City of Taylor.

_____
Notary Public,
Wayne County, Michigan
Commission Expires:___ /____/____
Acting in Wayne County, Michigan

EXECUTION

WITNESSES:

_____

_____
Date

FOR THE CITY OF LINCOLN PARK:

_____
Mayor

_____
Date

Lincoln Park City Council Approved and
Execution Authorized
By Resolution

No.:_____

Date:_____

STATE OF MICHIGAN)
COUNTY OF WAYNE)

This document was acknowledged before me on _____by
Mayor_____, on behalf of the City of Lincoln Park.

_____
Notary Public,
Wayne County, Michigan
Commission Expires:___ /____/____
Acting in Wayne County, Michigan

EXECUTION

WITNESSES:

_____

_____
Date

FOR THE CITY OF DEARBORN

_____
Mayor

_____
Date

Dearborn City Council Approved and
Execution Authorized
By Resolution

No.:_____

Date:_____

STATE OF MICHIGAN)
COUNTY OF WAYNE)

This document was acknowledged before me on _____by
Mayor_____, on behalf of the Dearborn.

_____
Notary Public,
Wayne County, Michigan
Commission Expires:___ /____/____
Acting in Wayne County, Michigan

EXECUTION

WITNESSES:

_____

_____
Date

FOR THE CITY OF DEARBORN HEIGHTS

_____
Mayor

_____
Date

Dearborn City Council Approved and
Execution Authorized
By Resolution

No.:_____

Date:_____

STATE OF MICHIGAN)
)
COUNTY OF WAYNE)

This document was acknowledged before me on _____by
Mayor_____, on behalf of the Dearborn Heights.

_____
Notary Public,
Wayne County, Michigan
Commission Expires:___ /____/____
Acting in Wayne County, Michigan

CERTIFICATION AND OPINION BY COUNTY CORPORATION COUNSEL

As Principal Attorney for the Corporation Counsel for the County of Wayne, I hereby certify and opine that that the terms and provisions of the foregoing INTERLOCAL AGREEMENT are fully authorized under existing State and local law and that the agreement provides full legal authority for the County and the Consortium to undertake or assist in undertaking essential community renewal and lower income housing assistance activities under the HOME Program in cooperation with local units of government. The foregoing is specifically authorized by the Michigan Constitution Article VII, Section 28 and Michigan Public Act 35 of 1951 allowing for intergovernmental cooperation between local governments; Michigan Charter Counties Act (Michigan Public Act 293 of 1966) and the Wayne County Charter and Ordinances allowing the County to enter into agreements for the public health and welfare of its residents; and the specific ordinances and charters of each of the member municipalities of this INTERLOCAL AGREEMENT allowing the same.

_____ _____

Date

Haaris Ahmad, Principal Attorney
Tax and Real Estate
Wayne County Corporation Counsel

On a motion by Jolly, supported by Toy, it was:

HOUSING COMMISSION
Authorization to renew the Interlocal Agreement for the duration of the Wayne County 2016-2021 Consolidated Plan.

#316-20 WHEREAS, the U.S. Department of Housing and Urban Development (HUD) awards an annual formula allocation of funds to Wayne County as an Urban County through the HOME Investment Partnership Program (HOME): and

WHEREAS, Wayne County's strategic plan for the expenditure of HUD funds is included in the 2016-2021 Consolidated Plan, which has been approved by HUD: and

WHEREAS, HUD provides for the establishment of a "Consortia" with non-participating jurisdictions to allow for the expenditure of the HOME funds in those communities, thereby increasing the formula allocation of HOME funds to Wayne County: and

WHEREAS, in 2012, Wayne County established a HOME Consortia that includes the non- participating jurisdictions of Livonia, Taylor, Lincoln Park, Dearborn, and Dearborn Heights, through an Interlocal Agreement that expires on June 30, 2021; and

WHEREAS, HUD requires that the members of the Consortia notify HUD in writing of their intent to continue the Consortia beyond the termination date; and

WHEREAS; The Interlocal Agreement requires that upon the approval of any renewal by the governing body, that each Consortia member authorize the chief official to execute and documents necessary to implement the renewal; and

WHEREAS; the termination of the Interlocal Agreement, and thereby the Consortia, would eliminate the allocation of Wayne County HOME funds to the City of Livonia;

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LIVONIA that this 4th day of November, 2020 the Council supports the renewal of the Interlocal Agreement for the duration of the Wayne County 2016-2021 Consolidated Plan and the Mayor and City Clerk are authorized to execute the Interlocal Agreement in the form attached, subject to approval of the Housing Director and City Attorney. Further, the Council authorizes the Director of Housing to execute the 2021 through 2023 annual funding Contracts with the County of Wayne subject to approval of the Housing Director and City Attorney.

CONSENT AGENDA (Regular Meeting of November 4, 2020)

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

A communication from James M. Inglis, Director of the Livonia Housing Commission, dated April 26, 2018, re: Supplemental Information on the Home Investments Partnership Act, renewal of Interlocal Consortia Agreement, Program Years 2018-2021, was received and placed on file for the information of the Council.

MAY 9 2018

HOUSING COMMISSION
Approval to extend the Interlocal Agreement creating the Wayne County HOME Consortium between Dearborn, Lincoln Park, Livonia and Taylor for purposes of participating in the Federal HOME Investment Partnership Program (HOME), so as to supplement the reduction in Community Development Block Grant (CDBG) funding.

#168-18 WHEREAS, the U.S. Department of Housing and Urban Development (HUD) awards an annual formula allocation of funds to Wayne County as an Urban County through the HOME Investment Partnership Program (HOME): and

WHEREAS, Wayne County's strategic plan for the expenditure of HUD funds is included in the 2018-2021 Consolidated Plan, which has been approved by HUD: and

WHEREAS, HUD provides for the establishment of a "Consortia" with non-participating jurisdictions to allow for the expenditure of the HOME funds in those communities, thereby increasing the formula allocation of HOME funds to Wayne County: and

WHEREAS, in 2012, Wayne County established a HOME Consortia that includes the non-participating jurisdictions of Dearborn, Lincoln Park, Livonia and Taylor, through an Interlocal Agreement that expires on June 30, 2018; and

WHEREAS, HUD requires that the members of the Consortia notify HUD in writing of their intent to continue the Consortia beyond the termination date: and

WHEREAS; The Interlocal Agreement requires that upon the approval of any renewal by the governing body, that each Consortia member authorize the chief official to execute any documents necessary to implement the renewal; and

WHEREAS; the termination of the Interlocal Agreement, and thereby the Consortia, would eliminate the allocation of Wayne County HOME funds to the City of Livonia;

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LIVONIA that the renewal of the Interlocal Agreement for the duration of the Wayne County 2018-2021 Consolidated Plan is hereby supported and the Mayor and City Clerk are authorized to execute the Interlocal

Agreement in the form attached, subject to approval of the Housing Director and City Attorney. Further, the Council authorizes the Director of Housing to execute the 2018 through 2021 annual funding Contracts with the County of Wayne subject to approval of the Housing Director and City Attorney.

CONSENT AGENDA ITEMS (Regular Meeting of May 9, 2018)

Motion by: ***Kritzman***
Seconded by: ***Bahr***

ROLL CALL:
Ayes: ***Meakin, Jolly, Kritzman, Bahr, White, McIntyre, and Toy***

Nays: ***None***
Absent: ***None***

HOUSING COMMISSION
Approval to extend the Interlocal Agreement creating the Wayne County Home Consortium between the City of Dearborn, Dearborn Heights, Lincoln Park, Livonia and Taylor for purposes of participation in the Federal HOME Investment Partnership Program (HOME), so as to supplement the reduction in Community Development Block Grant (CDBG) funding.

#08-15 WHEREAS, the U.S. Department of Housing and Urban Development (HUD) awards an annual formula allocation of funds to Wayne County as an Urban County through the HOME Investment Partnership Program (HOME): and

WHEREAS, Wayne County's strategic plan for the expenditure of HUD funds is included in the 2011-2016 Consolidated Plan, which has been approved by HUD: and

WHEREAS, currently, there are thirty-four communities within Wayne County who are considered "Participating Jurisdictions" for the purposes of the formula allocation of funds: and

WHEREAS, HUD provides for the establishment of a "Consortia" with non-participating jurisdictions to allow for the expenditure of the HOME funds in those communities, thereby increasing the formula allocation of HOME funds to Wayne County: and

WHEREAS, in 2012, Wayne County established a HOME Consortia that includes the non-participating jurisdictions of Dearborn, Dearborn Heights, Lincoln Park, Livonia and Taylor, through an Interlocal Agreement that expires on September 30, 2015; and

WHEREAS, HUD requires that the members of the Consortia notify HUD in writing of their intent to continue the Consortia beyond the termination date: and

WHEREAS; The Interlocal Agreement requires that upon the approval of any renewal by the governing body, that each Consortia member authorize the chief official to execute any documents necessary to implement the renewal; and

WHEREAS; the termination of the Interlocal Agreement, and thereby the Consortia, would eliminate the allocation of Wayne County HOME funds to the City of Livonia;

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LIVONIA that the renewal of the Interlocal Agreement for the duration of the Wayne County 2011-2016 Consolidated Plan is hereby supported and Mayor and City Clerk are authorized to sign the Interlocal Agreement in the form attached, subject to approval of the Housing Director and City Attorney.

IT IS HEREBY FURTHER RESOLVED that the Director of Housing is hereby authorized to execute the 2016 through 2018 HOME contract funding agreements for the Housing Rehabilitation Program subject to approval of the Housing Director and City Attorney.

CONSENT AGENDA ITEMS (Regular Meeting of January 12, 2015)

Motion by: Toy
Seconded by: Scheel

ROLL CALL:
Ayes: Toy, Scheel, Nash, Kritzman, Pastor, Meakin, and Brosnan

Nays: None
Absent: None

JAN 12 2015

On a motion by Pastor, seconded by Brosnan, it was:

HOUSING COMMISSION
Resolution to amend CR 323-12 to reflect fiscal year, not program year, and show termination of the previous agreement for the City's participation in the Wayne County Home Investment Partnership Consortia from October 1, 2012 through September 30, 2015. (CR 213-09 and CR 196-11)

#397-12 WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires the submission of certain documentation provided under the Cranston-Gonzales National Affordable Housing Act; and

WHEREAS, the City of Livonia is part of a consortium with Lincoln Park, Taylor, Dearborn Heights, Dearborn, and the County of Wayne for purposes of participating in the federal HOME Investment Partnerships Program (HOME) in order to increase affordable housing opportunities for the citizens of the City of Livonia and surrounding consortium area; and

WHEREAS, the statutes, regulations and requirements of HUD provide for the passage of a resolution authorizing the Mayor and City Clerk of the City of Livonia to execute an Amended Interlocal Agreement to reflect fiscal year, not program year and show termination of the previous agreement; and

WHEREAS, it is the desire of the City of Livonia City Council to execute said Amended Interlocal Agreement;

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LIVONIA that the Mayor and City Clerk are authorized to sign the Amended Interlocal Agreement in the form attached, subject to approval of the Housing Director and City Attorney.

IT IS HEREBY FURTHER RESOLVED that the Director of Housing is hereby authorized to approve the 2013 through 2015 HOME contract funding agreements for the Housing Rehabilitation Program once the City receives notification of the HOME funding allocations from the County of Wayne.

A roll call vote was taken on the foregoing resolution with the following result:

AYES: McCann, Pastor, Robinson, Brosnan, Kritzman, and Toy.

NAYS: Laura.

The President declared the resolution adopted.

UNFINISHED BUSINESS AGENDA ITEMS (Regular Meeting of September 26, 2012)

Motion by:	***Pastor***
Seconded by:	***Brosnan***
ROLL CALL:	
Ayes:	***McCann, Pastor, Robinson, Brosnan, Kritzman, and Toy***
Nays:	***Laura***
Absent:	***None***

On a motion by McCann, seconded by Pastor, it was:

HOUSING COMMISSION
Approval to extend the Interlocal Agreement creating the Wayne County Home Consortium between the City of Dearborn, Dearborn Heights, Lincoln Park, Taylor and Livonia for purposes of participating in the Federal HOME Investment Partnership Program (HOME) so as to supplement the reduction in Community Development Block Grant (CDBG) Funding.

#323-12 WHEREAS, the U.S. Department of Housing and Urban Development (HUD) awards an annual formula allocation of funds to Wayne County as an Urban County through the HOME Investment Partnership Program (HOME); and

WHEREAS, Wayne County's strategic plan for the expenditure of HUD funds is included in the 2011-2015 Consolidated Plan, which has been approved by HUD; and

WHEREAS, currently, there are thirty-four communities within Wayne County who are considered "Participating Jurisdictions" for the purposes of the formula allocation of funds; and

WHEREAS, HUD provides for the establishment of a "Consortia" with non-participating jurisdictions to allow for the expenditure of the HOME funds in those communities, thereby increasing the formula allocation of HOME funds to Wayne County; and

WHEREAS, in 2010, Wayne County established a HOME Consortia that includes the non-participating jurisdictions of Dearborn, Dearborn Heights, Lincoln Park, Livonia and Taylor, through an Interlocal Agreement that expires on June 30, 2013; and

WHEREAS, HUD requires that the members of the Consortia notify HUD in writing of their intent to continue the consortia beyond the termination date; and

WHEREAS, the Interlocal Agreement requires that upon the approval of any extension by the governing body, that each Consortia member authorize the chief official to execute and any documents necessary to implement the extension; and

WHEREAS, the termination of the Interlocal Agreement, and thereby the Consortia, would eliminate the allocation of Wayne County HOME funds to the City of Livonia;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LIVONIA that this 15th day of August, 2012, the Council supports the extension of the Interlocal Agreement for the duration of the Wayne County 2011-2015 Consolidated Plan and the Mayor and City Clerk are authorized to execute an Interlocal Agreement and documents necessary to modify and extend the termination date. FURTHER, the Council authorizes the Director of Housing to execute the 2011 through 2015 annual funding Contracts with the County of Wayne subject to approval of the Housing Director and City Attorney.

WHEREAS, it is the desire of the City of Livonia City Council to execute said Interlocal Agreement;

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LIVONIA that the Mayor and City Clerk are authorized to sign an Interlocal Agreement in the form attached, subject to approval of the Housing Director and City Attorney.

A roll call vote was taken on the foregoing resolution with the following result:

AYES: Pastor, Robinson, Brosnan, Kritzman, McCann, and Toy.

NAYS: Laura.

The President declared the resolution adopted.

UNFINISHED BUSINESS AGENDA ITEMS (Regular Meeting of August 15, 2012)

Motion by: ***McCann***
Seconded by: ***Pastor***

ROLL CALL:
Ayes: ***Pastor, Robinson, Brosnan, Kritzman, McCann, and Toy***

Nays: ***Laura***
Absent: ***None***

On a motion by Pastor, seconded by Brosnan, it was:

HOUSING COMMISSION
Approval to extend the Interlocal Agreement creating the Wayne County Home consortium between the City of Lincoln Park, Taylor, Dearborn Heights, Dearborn and the County of Wayne for purposes of participating in the federal HOME Investment Partnerships Program (HOME), so as to supplement the reduction in Community Development Block Grant (CDBG) Funding. (CR 213-09)

#196-11 WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires the submission of certain documentation provided under the Cranston-Gonzales National Affordable Housing Act; and

WHEREAS, the City of Livonia, Michigan City Council has participated in the formation of a consortium with Lincoln Park, Taylor, Dearborn Heights, Dearborn and the County of Wayne for purposes of participating in the federal HOME Investment Partnerships Program (HOME) in order to increase affordable housing opportunities for the citizens of the City of Livonia and surrounding consortium area; and

WHEREAS, the City of Livonia has extended the three year agreement set to expire June 30, 2013; and

WHEREAS, the statutes, regulations and requirements of HUD and the City of Livonia provide for the passage of a resolution authorizing the Chief Executive Officer of the City and City Clerk to execute the Interlocal Agreement to create a HOME Consortium and funding contracts with the County of Wayne for housing rehabilitation assistance; and

WHEREAS, it is the desire of the City of Livonia City Council to execute the Interlocal Agreement and annual funding Contracts with the County of Wayne;

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LIVONIA that the Mayor and City Clerk are authorized to execute the 2009 Contract Modification #1, 2010 Contract Agreement for the Housing Rehabilitation Program in the form attached and the 2011 and 2012 funding Contracts with the County of Wayne subject to approval of the Housing Director and City Attorney.

JUN 20 2011

A roll call vote was taken on the foregoing resolution with the following result:

AYES: Pastor, Meakin, Brosnan, Schwartz, and McCann.

NAYS: Laura.

The President declared the resolution adopted.

UNFINISHED BUSINESS AGENDA ITEMS (Regular Meeting of June 20, 2011)

Motion by: ***Pastor***
Seconded by: ***Brosnan***

ROLL CALL:
Ayes: ***Pastor, Meakin, Brosnan, Schwartz, and McCann***

Nays: ***Laura***
Absent: ***Toy***

JUN 20 2011

On a motion by Godfroid-Marecki, seconded by Pastor, it was:

HOUSING COMMISSION
Approval to extend the Interlocal Agreement creating the Wayne County Home Consortium between the Cities of Lincoln Park, Taylor, Livonia and the County of Wayne for purposes of participating in the federal HOME Investment Partnership Program (HOME), so as to supplement the reduction in Community Development Block Grant (CDBG) Funding.

#213-09 WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires the submission of certain documentation provided under the Cranston-Gonzales National Affordable Housing Act; and

WHEREAS, the City of Livonia, Michigan City Council has participated in the formation of a consortium with Lincoln Park, Taylor, and the County of Wayne for purposes of participating in the federal HOME Investment Partnerships Program (HOME) in order to increase affordable housing opportunities for the citizens of the City of Livonia and surrounding consortium area; and

WHEREAS, the City of Livonia wishes to extend the initial three year agreement set to expire June 30, 2010 and continue to participate for a new three year period commencing July 1, 2010; and

WHEREAS, the statutes, regulations and requirements of HUD provide for the passage of a resolution authorizing the chief executive officer of the City to execute an Interlocal Agreement to create a HOME Consortium; and

WHEREAS, it is the desire of the City of Livonia City Council to execute said Interlocal Agreement;

NOW THEREFORE BE IT RESOLVED by the Council of the City of Livonia that the Mayor and City Clerk are authorized to sign the Interlocal Agreement in the form attached, subject to approval of the Housing Director and City Attorney

MAY 13 2009

A roll call vote was taken on the foregoing resolution with the following result:

AYES: Meakin, McCann, Godfroid-Marecki, Pastor, and Toy.

NAYS: Robinson and Laura.

The President declared the resolution adopted.

UNFINISHED BUSINESS AGENDA ITEMS (Regular Meeting of May 13, 2009)

MAY 13 2009

Motion by: *Godfroid-Marecki*
Seconded by: *Pastor*

ROLL CALL:
Ayes: *Meakin, McCann, Godfroid-Marecki, Pastor, and Toy*

Nays: *Robinson and Laura*
Absent: *None*

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8) REQUEST FOR APPROVAL TO AMEND THE 2016-2021 CONSOLIDATION PLAN AND 2019-2020 ANNUAL ACTION PLAN: Livonia Housing Commission, re: to allocate CARES Act Funding to the Community Development Block Grant (CDBG) to include activities that prevent and respond to the spread of infectious diseases such as the coronavirus disease 2019 (COVID-19). (CR 140-20, CR 178-19 and 181-16)

Councilmember Toy offered an approving and stated you probably should put this on the Regular because of the nature of it and Brandie can maybe be here for that.

DIRECTION: APPROVING REGULAR

LETTER TO THE LIVONIA CITY COUNCIL

13.

Housing
June 15, 2021

MEETING DATE	PREPARED BY
June 28, 2021	Lori Miller, Deputy City Clerk,

AGENDA ITEM

REQUEST FOR APPROVAL TO AMEND THE 2016-2021 CONSOLIDATION PLAN AND 2019-2020 ANNUAL ACTION PLAN: Livonia Housing Commission, re: to allocate CARES Act Funding to the Community Development Block Grant (CDBG) to include activities that prevent and respond to the spread of infectious diseases such as the coronavirus disease 2019 (COVID-19). (CR 140-20, CR 178-19 and 181-16)

BACKGROUND

The CDBG program was created by Title I of the Housing and Community Development Act of 1974, as amended. The primary objective of the program is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for persons of low and moderate income. Since the City of Livonia has a population of at least 50,000 persons, it is considered an “Entitlement Community”. Therefore, Livonia is entitled to receive CDBG funds each year as determined by a formula set forth in the Act. The City of Livonia has participated in the CDBG Program continuously since 1982 and prior to that in 1974 and 1975. The CDBG fiscal year begins July 1 and ends June 30. The first round of Cares Act 2019-2020 CDBG-CV allocation was $196,155.00 (CR #140-20). The third round of Cares Act 2019-2020 CDBG-CV allocation (which will be used during the 2021 and 2022 program years, is to be $466,546.00. The cumulative total amount of Community Development Block Grant (CDBG-CV) funding allocated under the Coronavirus, Relief, and Economic Security Act (CARES Act) is $662,701.00.

RECOMMENDATION

To Approve Substantial Amendment #2 to the Community Development Block Grant (CDBG) 2016-2021 Consolidated Plan CR #181-16 and 2019-2020 Annual Action Plan CR #178-19 to include activities that prevent and respond to the spread of infectious diseases such as the coronavirus disease 2019 (COVID-19).

WHEREAS, the City Council of Livonia has approved the Substantial Amendment to the Community Development Block Grant (CDBG) 2016-2021 Consolidated Plan-CV and 2019-2020 Annual Action Plan, as defined in the Proposed Projects and Use of Funds; Funding will consist of $196,155.00 plus an additional $466,546.00 for a total of $662,701.00 Community Development Block Grant-Coronavirus (CDBG-CV) funds allocated under the Coronavirus Aid, Relief, and Economic Security Acts (CARES Act) Act.

WHEREAS, the projects and programs approved under the Amended Community Development

(CDBG) 2016-2021 Consolidated Plan-CV and 2019-2020 Annual Action Plan, are to serve the public purpose and intent of the CARES Act, Public Law 116-136;

NOW, THEREFORE, BE IT RESOLVED, that with the adoption of the Community Development Block Grant - Coronavirus funded projects listed in the Proposed Projects and Use of Funds budget by the City Council of Livonia, the Housing Department Office of Community Development is authorized to prepare and submit the Substantial Amendment 2016-2021 Consolidated Plan-CV and 2019-020 Annual Action Plan to the U.S. Department of Housing and Urban Development. Further, the Director of Housing, Mayor/Clerk shall have the authority to execute the sub-recipient contracts.

FISCAL CONSIDERATION

Fund 239 CDBG-CV

ATTACHMENTS

1. Attachment A CDBG-CV Proposed Projects 2nd Substantial Amendment 2019-20
2. Attachment B CDBG-CV Proposed Projects 2nd Substantial Amendment 2019-20 edit

APPROVED BY

Brandie Isaacson, Director of Housing — Date: June 02, 2021

Michael Slater, Finance Director — Date: June 04, 2021

Paul Bernier, City Attorney — Date: June 04, 2021

Maureen Miller Brosnan, Mayor — Date: June 04, 2021

ATTACHMENT A: Proposed Projects
2016-2021 Consolidated Plan
2019-2020 Annual Action Plan
Substantial Amendment #2 CDBG-CV

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

The CDBG program was created by Title I of the Housing and Community Development Act of 1974, as amended. The primary objective of the program is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for persons of low and moderate income. Since the City of Livonia has a population of at least 50,000 persons, it is considered an "Entitlement Community". Therefore, Livonia is entitled to receive CDBG funds each year as determined by a formula set forth in the Act. The City of Livonia has participated in the CDBG Program continuously since 1982 and prior to that in 1974 and 1975. The CDBG fiscal year begins July 1 and ends June 30. The first round of Cares Act 2019-2020 CDBG-CV allocation was $196,155.00. The third round of Cares Act 2019-2020 CDBG-CV allocation (which will be used during the 2021 and 2022 program years, is anticipated to be $466,546.00. The cumulative total amount of Community Development Block Grant (CDBG-CV) funding allocated under the Coronavirus, Relief, and Economic Security Act (CARES Act) is $662,701.00.

Following is an explanation of the activities that are typically funded by the CDBG-CV program in Livonia and administered by the Community Development Office of the Housing Commission:

PUBLIC SERVICES – 24 CFR 570.201(e)

The various activities eligible under this category are directed to a need involving services to low- and moderate-income persons and families. The CDBG regulations limit the amount of funds that can be allocated to this activity. Specifically, funding for public services may not exceed 15% of the total CDBG yearly allocation plus Program Income received during the prior year program. The proposed 2019-2020 CDBG-CV budget year public service cap is $99,405.00 unless the HUD proposed CBDG-CV flexibilities are adopted which shall be included with the Substantial Amendment #2. The public service activities funded during the life of the CDBG-CV program are listed below:

i. ***COVID-19 Testing, Vaccinations "Vaccinate Livonia", Personal Protection Equipment (PPE), Mental Health Support:*** The COVID-19 testing program, administered by the City of Livonia Public Safety Fire Division, provides COVID-19 testing, vaccinations, or other services at a fixed or mobile location. Testing will be available to Livonia residents of low- to moderate-income senior citizen communities. Senior citizens are presumed to be included in the low moderate income (LMI) category and are, therefore, eligible to receive CDBG funded services regardless of income. Testing and vaccinations will also be offered to

critical employees administering Livonia's senior citizen programs. The City of Livonia Public Safety Fire Division will continue to provide additional services which shall include providing assistance to any Livonia based senior housing facility to further ensure that Personal Protection Equipment (PPE) is available and provided to those who need it, to educate Livonia's senior citizens and their caregivers on the proper use of PPE, and to administer the COVID-19 vaccine to Livonia's senior citizens who may not have access to the vaccine without the City's assistance. PPE will continue to be available (on a limited basis) for City services, small businesses, and residents of Livonia that cannot secure PPE. The total budget for Public Service Activities is $333,165.00. This budget does exceed the 15% public service cap; however, HUD has provided the opportunity to request a waiver of this requirement for COVID-19 related activities.

ECONOMIC DEVELOPMENT – 24 CFR 570.203(b)

The various activities eligible under this category are directed to businesses, private, for-profit entities, when appropriate to carry out an economic development project. The economic development activities funded during the life of the CDBG-CV program are listed below:

i. ***Small Business Grants:*** The Small Business Grant program, administered by the City of Livonia Community Development Department and Planning and Economic Department, would be available to provide short-term working capital assistance to Livonia small businesses that were affected by social distancing and State of Michigan closures. The goal of this program is to enable retention of jobs held by low- and moderate-income persons. 10-15 estimated grants to be available in increments of $2,500, $5,000, $7,500, and $10,000. The total budget for Small Business Grants is $127,500.00. During the first round of CDBG-CV, 25 Small business grants were awarded in allotments of $7,500, $5,000, and $2,500 which totaled $142,500.00. The initial grant awards were modified to assist more small businesses and funding was reallocated from Planning and Administration to complete this activity. To further continue with supporting Livonia's Small Businesses affected by the State of Michigan closures, an additional $57,500.00 from the total CDBG-CV grant award. The total funding for Small Business Grants is $200,000.00.

PLANNING AND ADMINISTRATION – 24 CFR 570.205

Overall program planning and administration is provided by the Housing Commission - CDBG, City of Livonia Public Safety Fire Division, Planning and Economic Department, and the Finance Department. To receive CDBG-CV funds, the City has to complete a Substantial Amendment to its 2016-2021 Consolidated Plan and 2019 Action Plan, submit an application to HUD, conduct one public hearing and public comment period, and submit the program to the City Council for its approval. Required Environmental Assessments regarding the various planned activities are prepared and completed. At the conclusion of the program year, a "Consolidated Annual Performance and

Evaluation Report" is prepared and sent to HUD. The total proposed budget for Planning & Administration and Accounting Services is $129,536.00.

NATIONAL OBJECTIVES: Each CDBG-CV program expenditure must be qualified according to one of three National Objectives: (1) benefit low- and moderate-income persons; (2) prevent or eliminate slums and blight; and, (3) meet an urgent community need. At least 70% of the expenditures must benefit low and moderate-income persons.

ACTIVITIES	PROPOSED Entitlement FUNDING 2019-20 Program Year	+	PROPOSED COVID-19 CARES Act FUNDING 2019-20 Program Year	Potential Unprogrammed Funds[1]	=	TOTAL FUNDING 2019-2020 PROGRAM YEAR
I. Rehabilitation						
A. Major Home Rehab	$ 48,368.00			$ 52,785.00		$ 101,153.00
B. Emergency Rehab	$ 15,000.00					$ 15,000.00
C. Minor Home Repair	$ 30,000.00			$ 10,000.00		$ 40,000.00
D. Rehab Inspection	$ 2,500.00					$ 2,500.00
SUBTOTAL	***$ 95,868.00***			***$ 62,785.00***		$ 158,653.00
II. Acquisition of Tax-Reverted Properties						
A. Acquisition, Rehabilitation & Razing of Single Family Homes	$ 30,000.00					$ 30,000.00
SUBTOTAL	***$ 30,000.00***			***$ -***		***$ 30,000.00***
III. CDBG Scattered-Site Rental Homes						
A. Maintenance of (14) Scattered-Site SF Homes i.e. mechanical, heating, plumbing, structural improvements (#832)	$ 30,000.00			$ 25,000.00		$ 55,000.00
B. Management of (14) Rental Homes (#833)	$ 15,262.00			$ 24,738.00		$ 40,000.00
SUBTOTAL	***$ 45,262.00***			***$ 49,738.00***		***$ 95,000.00***
IV. Neighborhood Revitalization						
A. Lighting, Parks, Landscaping, and Infrastructure Improvements, Commercial / Residential Blight Reduction, and Feasibility / Planning Studies				$ 60,000.00		$ 60,000.00
SUBTOTAL				***$ 60,000.00***		***$ 60,000.00***
V. Public Facilities						
A. Improvements & Maintenance of Public Services Facilities				$ 100,000.00		$ 100,000.00
SUBTOTAL				***$ 100,000.00***		***$ 100,000.00***
VI. Public Services [2]						
A. Senior Van Transportation	$ 48,000.00					$ 48,000.00
B. Mental Health Counseling	$ 3,000.00					$ 3,000.00
C. First Step	$ 24,000.00					$ 24,000.00
D. Emergency Asst. Program	$ 3,000.00					$ 3,000.00
F. PPE & Testing	$ -		$ 29,423.00			$ 29,423.00
G. Vaccinate Livonia			$ 253,742.00			
H. COVID-19 Mental Health Support			$ 50,000.00			
SUBTOTAL	***$ 78,000.00***		***$ 333,165.00***			***$ 411,165.00***
VII. Planning & Administration[3]						
A. Planning & Admin.	$ 65,000.00		$ 127,536.00			$ 192,536.00
B. Accounting Services	$ 18,000.00		$ 2,000.00			$ 20,000.00
C. Fair Housing Initiative	$ -					$ -
SUBTOTAL	***$ 83,000.00***		***$ 129,536.00***	***$ -***		***$ 212,536.00***
VIII. Economic Development						
A. Small Business Grants	$ -		$ 200,000.00			$ 200,000.00
SUBTOTAL	***$ -***		***$ 200,000.00***	***$ -***		***$ 200,000.00***
GRAND TOTAL	**$ 332,130.00**		**$ 662,701.00**	**$ 272,523.00**		**$ 1,267,354.00**

LETTER TO THE LIVONIA CITY COUNCIL

14.

Law
June 15, 2021

MEETING DATE	PREPARED BY
June 28, 2021	Sara Kasprowicz, Council Office Manager,

AGENDA ITEM

ROLL CALL: Proposed Amendment to the Livonia Code of Ordinances, as amended: Department of Law, re: to Section 040 of Title 13, Chapter 08 (Water Service Rates and Revenues) to provide for changes in the water service consumption rates to become effective with the first billing on or after July 1, 2021. First Reading given by Council Member Jim Jolly on Monday, June 14, 2021.

BACKGROUND

RECOMMENDATION

Second Reading

FISCAL CONSIDERATION

N/A

ATTACHMENTS

1. S052421 Req to approve water and sewer adjustments MINUTES
2. 13.08.040 - 2021
3. S052421 LTC Water Rates
4. S052421 Water Board 2021 Rates
5. S052421 2021 Water Rate Increase

APPROVED BY

Date: May 26, 2021

Paul Bernier, City Attorney

Date: May 26, 2021

Maureen Miller Brosnan, Mayor

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MAY 24, 2021

Meeting was called to order via Zoom remote technology at 8:23 p.m. by President Kathleen McIntyre. Present: Scott Bahr (Livonia, Michigan); Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); Rob Donovic (Livonia, Michigan); Laura Toy (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: Jim Jolly.

Vice President Scott Bahr led the meeting in the Pledge of Allegiance.

8) REQUEST TO ADJUST WATER AND SEWER CONSUMPTION RATES, INDUSTRIAL SURCHARGE RATE AND INDUSTRIAL WASTE CONTROL CHARGE: Public Service Division, re: to become effective on July 1, 2021.

Jacob Rushlow, Superintendent of Public Works, presented this request to Council. He said Connie Kumpula from the Finance Department is with him on this request and said she will speak at the beginning.

Connie Kumpula, Chief Accountant, stated they are here to talk about the proposed water and sewer rates. This rate is built with a collaborative effort between DPW and Finance and when we look at this rate, our goal to build it is revenue neutral which also means we're here just to basically cover our costs. And so if revenue neutral isn't our goal then we need to understand what the costs for the upcoming rate year. We know that our wholesalers, Great Lakes Water Authority, where we buy our water in Wayne County for sewage treatment constitutes most of the costs that we need to cover with this rate. And so to that extent if they increase their rates, we in turn need to increase ours. And GLWA did pass-through to us a small increase this year, about 2% for both the current unit and the monthly charge. Wayne County has yet to send us our rates but we can't wait for them so we did build an increase into this rate as well from them using an estimate of about 3%. So, once you look at all the costs that this rate has to cover, then you have to look at to see how are we going to recover those costs. And one of the things that we look at is our quarterly fixed fee, we've been charging it for a couple of years now and when we looked at that we decided for that fixed fee, quarterly fee, we were not going to change that. It's 69.75 per quarter for now with some union dues, but we didn't feel that that needed to be increased in order to cover our costs. But what did increase this year was our proposed water and sewer variable rate which saw a slight increase and we had to do that again to accomplish our revenue neutral goal. And that rate increase is mainly due to our pass-through charges from our wholesale providers. The low volume users saw a 1.13% increase, the average volume user is 1.58% increase and the high volume user was 1.82%. Dollar wise for the average volume user, this translates to about $2.80 per quarter. One thing I did not talk about was the Livonia costs, we have infrastructure, maintenance, administrative costs, all of these things also impact the water and sewer rates but the Livonia costs only comprises about 31% of the total costs that we need to cover. So I'm going to let

Jacob talk about the City's costs and their impact on the water and sewer rate. And I just want to leave you with again that our proposed water and sewer rates reflect the costs of providing water service to our Livonia residents and is set as revenue neutral. Overall Livonia users still pay much less for water services than users in most surrounding communities. And at the end I'll be happy to answer any questions or dive into any details that you want about this year's rate proposal.

President McIntyre thanked Kumpula for her excellent review.

Vice President Bahr said I agree, that was a really good explanation, thank you. I do have a number of questions. There's a place in the documents that were provided to us it's under a review of the water and sewer fund performance for Fiscal Year 2020, I just need help understanding this. It says the water and sewer fund experienced a net operating gain of 1.8 million last year. But then it says later in the paragraph it says operating revenue was down and operating expenses were up, I think I just answered my question, never mind. When I read that earlier it wasn't making sense but it's making sense to me now as I read the details of that. The next question I had there's a comment also in there about the administration is exploring ways to provide customer billing and collection services at reduced costs; is there anything that you're prepared to talk about, what that is tonight?

Kumpula replied I am not.

Rushlow replied the one thing that we always have been working out over the last oh probably six or seven years or so now is an implementation of our remote read system for water meters which really streamlines some of the billing process, increases accuracy of our meter reading and the frequency of our meter reading, so that's one big improvement that we've been working on to help with that aspect. Our Smart meter change outs at this time last year we were at about 45% of the City was covered with that type of a system, we're now up to just over 64% of all water customers have a remote Smart Read System on their home transmit that signal to us remotely, so that's one example.

Bahr said another question I have is the comparison of us to surrounding cities, I know in most years we've been delighted to talk about how we have the lowest rates and the lowest rate of increase of the surrounding communities. That's not the case this year. We're still at the lower end but Farmington Hills and Canton, at least those with the sump pump, actually show lower than us. But I'm curious, have they addressed their rates yet this year, are the rates that we're seeing here their latest or do we anticipate theirs going up as well?

Kumpula replied I know that none of the communities have set their rates yet. I believe Canton, I think they just renegotiated their contract on the sewer side and I can't remember, I don't have it with me, I should have brought it with me but I think they just renegotiated their sewer contract which is why and it's not with Wayne County which is why their rates dropped significantly.

Bahr said which maybe is a nice segue to my next question, which is I know there's been talk, and this isn't so much related to the rates tonight but just long term, there's been talk about maybe forming a separate authority that Livonia would be part of, there's been talk about a water tower, any new news on those items?

Rushlow said I can answer that. I think that they're looking at that list, too, Councilman Bahr, and compare it to those other communities. Two things that we did see recently over the last few years, it's been a few years now, Farmington Hills had installed their water tower that you can see from I-275 and that enabled them to renegotiate a contract with GLWA as a max day customer where they're able to use that storage volume of water in that tank to shave their peak high demands in maximum demand periods, so they're shaving that peak off and staying at a maximum sustained level of flow which reduces their costs and the cost of delivery of water to them during peak demands. Canton Township, very similar scenario, they just did that a few years ago with a large ground storage reservoir, they've optimized that system and they're now fully functional as essentially a max day customer, similar to Farmington Hills. And what Connie had alluded to with the change on their sewer side because they're a part of the Western Township Utility Authority for sewer service which had the ability to switch between sending sewage to Wayne County or they could send it to the Ypsilanti Community Utility Authority System and their Wastewater Treatment Plant down in Ypsilanti. So, they had renegotiated contracts as well with YCUA and are now, the entire Western Township Utility Authority is sending all of their sewage flow to the YCUA system instead at a greatly reduced rate to what they were paying here through Wayne County. So, they were able to see that cost benefit as well which helped to lower their costs.

Bahr asked are we continuing to look at the water tower option for ourselves?

Rushlow replied yes, we absolutely are still looking at that scenario and what it would look like for us, to us as a city to implement potentially a water storage reservoir of some kind. We had engaged our engineers to open up the study that was done back in 2016 using current demand scenarios, costs, all those good things and kind of update that study. We'll have that and be able to share that with everyone shortly.

Bahr said one final question, back on the rate comparison question, refresh my memory; were we the lowest last year, prior to this change?

Rushlow replied we were second lowest.

Bahr said I just want to make sure I've got my ducks in a row and I had questions about it and I'm studying accurate facts, so I appreciate your clear explanations of things and all your work on this, thank you.

Councilmember Donovic said if you don't mind my asking, Mr. Rushlow, maybe you already said so, but maybe I missed it, why is the City of Canton able to have a lower cost than we are?

Rushlow replied there's really those two main factors, one, they recently installed a water storage reservoir to help them maintain a maximum day flow as a customer instead of a peak demand flow, peak hour scenario, so they can shave that off their demand curve. And the other is the change to that, what I mentioned, the Western Township Utility Authority sewage rate, when they send that flow out to Ypsilanti instead of the GLWA's previous rate from what they're paying, well, Livonia is paying through the Wayne County system.

Councilmember Toy said I don't have my back-up information up on the screen, can you help me out, when is the last time we didn't have a rate increase for the City of Livonia; is it in recent memory?

Kumpula asked if Toy is talking about the flat rate?

Toy replied any kind of rate increase, have we always had a rate increase over the last how many years? I don't remember except when we went after them in the Senate, they did not go after Livonia and they didn't give us a rate increase, which would have been back in 2004. If you have any kind of background on that or if we could get a table on those, if I may.

I'm actually doing the residential water rate history, this will go back to 2012, and we have had a rate increase almost every year but our rate increase over the last five years has been less than 3% combined. So, while we have had our rates increased every year, we have maintained a relatively low rate increase.

Toy said so that's been since 2012 for your records that we've had rate increases every year.

Kumpula replied yes, except for this low usage user year one to two, we had a decrease from twelve to thirteen, but every year after that there's been an increase. But like I said, we still maintain for all user types, for the last five years it's been less than 3% overall.

Toy said and we also have an administrative fee tacked on to those water bills as well that other cities doesn't really have as well. And I don't know how many, I didn't take an inventory of that, but just wondered. I'm sure there will be an approving on this, Madam Chair, but I'd certainly like it on the Regular.

Bahr said I just wanted to make sure I heard that right, you said over the last five years there's been a cumulative increase of what percent?

Kumpula replied combined across all user types it's been less than 3% on average.

Bahr said less than 3% total over the last five years.

McIntyre replied no, no, average.

Kumpula said average, not total.

Bahr asked less than 3% per year?

Kumpula replied on average over the last five years.

Bahr said that's an annual increase, that's not a total increase for the five years and Kumpula replied correct.

President McIntyre said I have a question. Connie, in all of the years that we've had, have we ever had an increase in the rate when we did not as the payor, as the paying customer of GLWA, did we ever raise rates on the people that we sell the water to when we did not incur increased rates?

Kumpula replied I don't have enough history for GLWA, personal history, on my part for setting the rates to remember if we had a year where we didn't have a GLWA and we didn't also increase the residents rates, am I saying this right? I don't know the year where we had no increase from GLWA but then we also increased a rate to the Livonia residents, I don't know of a year like that.

McIntyre said before the next meeting can we just double check that? I can't think of a year that I'm aware of, and I don't go back as far some of the other Council members do, but I've paid attention to water rates for a long time, a year when we gave our residents an increase, again, for water that we're essentially reselling to them, when we didn't have an increase that we pay as the first line customer, if you will.

Vice President Bahr offered an approving resolution stating it's important to remember with these things, with this being just a revenue neutral approach that the actions that contribute to these things are all the things that get approved throughout the course of the year. So when we get to this point, there's really not – I mean it's good to ask these questions, understand, but there's not much purpose in not approving these. The result of not approving these would be a deficit in the budget. The actions that lead to this are complete. So, to me, we need to continue to ask these questions and continue to understand it, but there's no responsible thing to do here other than to approve this. I'll offer an approving.

President McIntyre said the other choice would be I believe that we would have the option if there's money in the Unexpended Fund Balance to cover a deficit but then to start doing that it affects our bond rating adversely and then the City ends up paying more interest rates every time we have to borrow money.

Vice President Bahr said Madam President, sorry to jump in again, but not to mention that we've already seen on at least two occasions tonight projects that have required us to go into that Unexpended Fund Balance.

Councilmember Toy said my point was as well that we've always had rate increases. It wasn't since, if you go back in history, probably about 2004 or whatever, right in that neighborhood, that they didn't get a rate increase. That's when Kwame was there and Ferguson playing their games and tactics. So, I mean this has a long history and forever we had rate increases, whether it's residential, commercial, sewage, whatever you want to say. There's always been a little bit of a rate increase and if you scan that over, it is an increase, and it's an increase to our residents and others. So, while I get it, we're being held hostage, I mean that's where we get our water from. Others have gone to other systems, which ours is good, don't get me wrong, Detroit water is clean, it's great, all that. But some of these systems sometimes are that you're paying for it. And I think our City people that represent us do a darn good job down there, it's just I wish we could arm wrestle a little bit, too. I know 3% doesn't sound like a lot, but I'd just like to come to a Council meeting one year and we don't have an increase, that's all.

Don Rohraff, Director of Public Works, said I just wanted to confirm what Councilmember Toy said. Yes, since my existence here we've had increases only when we've had increases from whether it be DWSD and/or GLWA.

President McIntyre said she was the one that asked that question.

Rohraff apologized and said to that point, we have done a long, long history of the water rates in regard to and the fees and the way that we were being charged at the time and I think it was maybe Councilperson Toy that had brought up the admin fee or the fixed rate. And that's because the way that we were being charged rates was the way that we needed to turn around and charge our citizens and our residents and our businesses that way as well. But I'm pretty sure that that hasn't increased in a really long time. We've worked really hard to keep that fixed fee constant because that really does affect the single homeowner and the light users in that respect. So we worked really hard to keep that down and again, I know this is pounding on a drum that's been beaten a few times tonight, but we really are working hard just to keep that revenue neutral. But I just wanted to confirm that, I know Connie said that her history with the rates and that portion of this revenue is fine, mine is probably double hers but that's where we're at, I just wanted to throw my two cents in there, thank you.

Vice President Bahr said I just think it's evidence of the hard work done by our Administration to keep these low when we read that the increase from GLWA was at 1.92% wholesale per unit increase, they're fixed fee went up 2.07%, so both those around 2%; Livonia's average rate increase is 1.58%, less than what we're getting from GLWA. Without seeing all of the details and the numbers, that is evidence to me of some hard work being done to keep our rates as low as possible. So I just want to point that out.

DIRECTION: APPROVING REGULAR

AN ORDINANCE AMENDING SECTION 040 OF TITLE 13, CHAPTER 08 (WATER SERVICE RATES AND REVENUES) OF THE LIVONIA CODE OF ORDINANCES, AS AMENDED.

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 040 of Title 13, Chapter 08 the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

13.08.040 Consumption rates. Effective with the first billing on and after ~~October~~ July 1, 202~~0~~1, water use will be charged at the following rates:

CHARGE DESCRIPTION	AMOUNT PER 100 CUBIC FEET
Base Charge	
GLWA per 100 cubic feet of water used	$ ~~1.97~~2.03
City of Livonia per 100 cubic feet of water used	$ 0.7~~3~~0
Use Charge per 100 cubic feet of water used	$ 2.7~~0~~3
Large User (meters sizes 1.5 inch or larger)	
Charge per 100 cubic feet of water used	$ 0.8~~8~~6
Total Use Charge for Large Users per 100 cubic feet of water used	$ 3.5~~8~~9

Rates presently established shall continue for bills issued before ~~October~~ July 1, 202~~0~~1.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

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LETTER TO THE LIVONIA CITY COUNCIL

8.

DPW
May 12, 2021

MEETING DATE	PREPARED BY
May 24, 2021	Jill Russell, Secretary III,

AGENDA ITEM

REQUEST TO ADJUST WATER AND SEWER CONSUMPTION RATES, INDUSTRIAL SURCHARGE RATE AND INDUSTRIAL WASTE CONTROL CHARGE: Public Service Division, re: to become effective on July 1, 2021.

BACKGROUND

Livonia's Department of Public Works and Finance Department have worked together on the water and sewer rates proposed for implementation on July 1, 2021. In calculating the new rates, a review was made to determine how the 2020/21 rates performed in conjunction with the budget, and an analysis of the effects of the proposed new rates on our small-, medium- and large-water users was done.

Incorporating an increase of wholesale charges from the Great Lakes Water Authority and Wayne County, the recommended new rates will impact customers in the following manner:

1. The proposed water and sewer rate increase is 1.58 percent (1.58%) this year for the average residential user, which is an increase of $0.93 per month. Average use is based on consumption of 20 units (2,000 cubic feet) per quarter, which is 15,000 gallons of water.
2. The rate increase is mainly due to a pass-through of the changes to the water and sewer charges from our wholesale providers:
    1. GLWA increased the wholesale per unit charge $0.19 or 1.92 percent (1.92%) from $9.92 to $10.11. GLWA also increased the monthly fixed fee by $12,300 or 2.07 percent (2.07%).
    2. The Wayne County sewage charges are projected to increase by 3%.
3. No change to Livonia's fixed rates is recommended. An increase in future years remains possible, depending on current and future yearly sales.
4. City of Livonia users still pay much less for water than users in most surrounding communities pay for an equal amount of water.
5. The new rates will be in effect from July 1, 2021, through June 30, 2022.

Additional detailed information is included in the attached letter to the Water and Sewer Board.

RECOMMENDATION

It is recommended that Council approve the new Water & Sewer Rates, Industrial Surchage Rate and Industrial Waste Control Charges effective with the first billing on and after July 1, 2021.

FISCAL CONSIDERATION

None

ATTACHMENTS

1. LTC - 2021 Water Rate Increase
2. Ltr to Water Board 2021 Rates

APPROVED BY

Date: May 12, 2021

Donald Rohraff, Director of Public Works

Date: May 12, 2021

Jacob Rushlow, P.E., Superintendent of Public Service

Date: May 12, 2021

Michael Slater, Finance Director

Date: May, 14, 2021

Maureen Miller Brosnan, Mayor

DEPARTMENT OF PUBLIC WORKS

MAUREEN MILLER BROSNAN
MAYOR

DONALD R. ROHRAFF
DIRECTOR OF PUBLIC WORKS

DOUGLAS L. MOORE, MSA
ASST. DIRECTOR OF PUBLIC WORKS

JACOB A. RUSHLOW, PE
SUPT. OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150-4202
PH: (734) 466-2655
FAX (734) 466-2660

MAINTENANCE SERVICES

- Roads
- Parks
- Water
- Sewer
- Animal Control
- Forestry
- Equipment
- Storm Drains
- Traffic Signs
- Building Maintenance

May 10, 2021

Water and Sewer Board
City of Livonia

Subject: Water and Sewer Fund Review, Water and Sewer Rates Adjustments. Industrial Surcharge Rate, Industrial Waste Control Charge (Effective July 1, 2021)

Dear Board Members:

This report provides a review of the performance of the Water and Sewer Fund for FY 2021, as well as a recommendation to adjust the water and sewer rates to Livonia customers, including charges to some of the commercial/industrial customers in Livonia. The following topics are discussed in this report:

- Drinking Water Revolving Fund (DWRF) water main replacement in Project Areas 4-6, Sanitary Sewer Lining, and Footing Drain Disconnection program.
- Increase in wholesale water and sewer cost
- A review of the Water and Sewer Fund performance for FY 2020
- Proposed Water and Sewer Fund rate adjustments for 2021
- Ordinance amendments reflecting recommended rate adjustments

Impact of Water and Sewer improvement projects

Planned water and sewer improvement projects have had some impact on the proposed Water and Sewer Fund rate adjustments for 2021.

The City was approved in 2019 for a low interest loan through the State of Michigan Drinking Water Revolving Fund (DWRF) program. We are now in the second year of the program which includes replacing water main pipe in the Botsford Park Sub (Section 1, Project Area 4), Thomas F. O'Connor's Park View Acres Sub (Section 12, Project Area 5), and Garden Farms Sub (Section 12, Project Area 6). In total, approximately 3.9 miles of replacement and upsizing of water main will be conducted at a cost of $5,300,000.

The City continues to perform emergency sewer cured-in-place-pipe (CIPP) lining in the northeast quadrant of Section 12. During routine cleaning and inspection DPW staff identified repeated pipe deficiencies. Upon further investigation into the structural condition of these sewers, it was determined that emergency sewer lining is necessary to avoid potential sewer failures. The plan includes CIPP lining of approximately 2.8 miles of sewer pipe ranging from 8-inch to 12-inch diameter at a cost of $650,000. Preparation for the CIPP lining work will start in spring 2021 and CIPP lining is planned for August 2021.

The City has embarked on a Footing Drain Disconnection program to significantly reduce the amount of clean water entering into our sanitary sewer system. The program began in 2017 in response to the May 2011 sewer backup settlement. Due to the reduction in flows that we've observed and the overwhelming support from homeowners, we have decided to continue this program for 2021 at a cost of $1,000,000.

Change in Wholesale Water and Sewer Cost

The Great Lakes Water Authority (GLWA) increased the wholesale cost of water to the City of Livonia by 2.01%. The cost to the City of Livonia per billing unit of 100 cubic feet (approximately 750 gallons) has increased by 2 cents, from $0.99 to $1.01. The GLWA fixed monthly charges have increased by $12,300 per month, from $594,800 to $607,100 per month. The change is the result of the reopener of the City's agreement with GLWA, which lowered both the max day and peak hour assumptions. The new assumptions will remain in effect until the next reopening period.

Wayne County charges sewage disposal as a fixed monthly fee to the City of Livonia. The cost is estimated to increase 3% from $1,397,122 to $1,439,036. The increase in rates is the result of large Wayne County improvement projects planned and budgeted in the previous fiscal year that were delayed due to COVID-19.

A Review of the Water and Sewer Fund Performance for Fiscal Year 2020

The Water and Sewer Fund experienced a net operating gain of $1,873,845 before contributions from developers, grant reimbursements and special assessment revenue (reference Attachment III). The goal of rate setting every year is to generate enough income to cover anticipated expenses, debt service payments and capital improvements. Although fiscal year 2020 operating revenue was down nearly $1.1 million from the prior year and operating expenses were up $1.8 million, our actual results were better than projected.

Projected Water and Sewer Fund Rate Adjustments for 2021

Wholesale Charges:

The Great Lakes Water Authority (GLWA) and Wayne County wholesale charges to the City of Livonia for 2021 are shown below in Table 1. Each unit is 100 cubic feet. Approximately 41.39% of Great Lakes Water Authority and Wayne County's total fixed costs are passed through to our customers in fixed format, with the remaining 58.61% being adjusted back into the per-unit charges for water and sewer.

TABLE 1

Description	2020	2021	$ / % Change
GLWA Per Unit (water)	$ .99	$1.01	$ 0.02 / 1.92%
GLWA Fixed Cost per month (water)	$594,800	$607,100	$12,300 /2.1%
Wayne County Fixed Cost per month (sewer)	$1,397,122	$1,439,036	$41,914 / 3.0%

The GLWA is also adjusting the Industrial Surcharge Rates and the Industrial Waste Control Charges as shown in the Summary and Recommendations in the Water and Sewer Ordinance revisions. All four of the Industrial Surcharge rates have decreased. The Industrial Waste Control Charges, which are based on meter size, have been increased by 2.6% across the board. Both the Industrial Surcharge Rate and the Industrial Waste Control Charges affect *only* commercial and industrial customers. These charges continue to be a pass-through to the affected customer with no additional charge by the City of Livonia.

City of Livonia Charges:

A continuing effort is being made to provide services in the most efficient, cost-effective manner possible. Operating, maintenance and administration expenses are constantly monitored to keep costs within budget. All policies and procedures are regularly reviewed, and processes and procedures are implemented to contain cost while providing excellent service. Operations and maintenance will continue to monitor water main breaks, weather conditions and the state of our infrastructure to find ways of reducing expenses. Administration is also exploring ways to provide customer billing and collection services that reduce cost while providing improved service to the customer.

The City of Livonia's charges increased by less than 1 percent, which contributed to the overall rate increase to Livonia's customers being held to a lower percentage than our wholesale cost increases.

Table 2 below reflects the recommended rate adjustments for low-, medium- and high-volume users with small meters. There are 37,406 users with small meters.

CITY OF LIVONIA

WATER AND SEWER RATES PER BILLING UNIT (100 CF)

"SMALL USERS" 5/8 to 1 Inch Meters

As of July 1, 2021

		LOW USAGE			MEDIUM USAGE			HIGH USAGE		
		10 UNITS/QUARTER			20 UNITS/QUARTER			30 UNITS/QUARTER		
Per Unit Charge:		10/1/2020	7/1/2021	Chg (%)	10/1/2020	7/1/2021	Chg (%)	10/1/2020	7/1/2021	Chg (%)
2020 Water per Billing Unit	2.70	$ 27.00			$ 54.00			$ 81.00		
2021 Water per Billing Unit	2.73		$ 27.30			$ 54.60			$ 81.90	
2020 Sewer per Billing Unit	2.68	$ 26.80			$ 53.60			$ 80.40		
2021 Sewer per Billing Unit	2.79		$ 27.90			$ 55.80			$ 83.70	
2020 Fixed Charge	69.75	$ 69.75			$ 69.75			$ 69.75		
2021 Fixed Charge	69.75		$ 69.75			$ 69.75			$ 69.75	
Total Charge		$ 123.55	$ 124.95	1.13%	$ 177.35	$ 180.15	1.58%	$ 231.15	$ 235.35	1.82%

The Table below reflects the recommended rate adjustments for "large users" of meter sizes 1½" to 10".

TABLE 3

CITY OF LIVONIA – WATER AND SEWER RATES PER BILLING UNIT (100 CF)
"LARGE USERS" – METER SIZE OVER 1 INCH – As of July 1, 2021

PER UNIT RATES	#/Meters	2020/21	2021/22	Incr./Decr.	$ Incr.
Cost of Water per Billing Unit		2.70	2.73	0.03	1.1%
Cost of Sewer per Billing Unit		2.68	2.79	0.11	4.1%
Large User Charge		2.63	2.63	0.00	(0%)
QUARTERLY FIXED FEES PER METER					
1 1/2 " Meter	628	205.02	205.02	0	0.0%
2" Meter	665	263.16	263.16	0	0.0%
3" Meter	148	345.78	345.78	0	0.0%
4" Meter	78	528.36	528.36	0	0.0%
6" Meter	17	1,407.60	1,407.60	0	0.0%
8" Meter	8	3,987.18	3,987.18	0	0.0%
10" Meter	1	11,493.36	11,493.36	0	0.0%

Ordinance amendments reflecting recommended rate adjustments

The 2021/22 total per unit rate increase to the average residential user is 1.58% (reference Attachment I). For comparison, please find Attachment II that highlights the Water and Sewer cost of other communities. Even with this rate change, Livonia rates continue to remain much lower than most surrounding communities.

It is recommended and requested that the Water and Sewer Board proceed with the amendments to the Water and Sewer Ordinance as follows:

13.08.40 Water Consumption rates

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

Per Unit Charges	
GLWA per 100 cubic feet	2.03
City of Livonia per 100 cubic feet	0.70
Per Unit Charge per 100 cubic feet	2.73
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	0.86
TOTAL Large User Charge per 100 cubic Feet	**3.59**

13.08.050A Quarterly Fixed Fee per Meter (water)

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

5/8	Inch Meter	22.89
3/4	Inch Meter	22.89
1	Inch Meter	22.89
1 ½	Inch Meter	67.30
2	Inch Meter	86.38
3	Inch Meter	113.50
4	Inch Meter	173.43
6	Inch Meter	462.03
8	Inch Meter	1,308.75
10	Inch Meter	3,772.58

13.08.050B Seasonal Flat rate Water, per quarter — 77.49

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

13.20.120 Sewer Disposal Rates

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

Per Unit Charges

Wayne County per 100 cubic feet	2.09
City of Livonia per 100 cubic feet	0.70
Per Unit Charge per 100 cubic feet	2.79
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	1.77
TOTAL Large User Charge per 100 cubic Feet	**4.56**

Quarterly Fixed Fee per Meter (sewer)

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

5/8	Inch Meter	46.86
3/4	Inch Meter	46.86
1	Inch Meter	46.86
1 ½	Inch Meter	137.72
2	Inch Meter	176.78
3	Inch Meter	232.28
4	Inch Meter	354.93
6	Inch Meter	945.57
8	Inch Meter	2,678.43
10	Inch Meter	7,720.78

Flat rate charge (sewer only customers) - per quarter — 102.66

Industrial Waste Control Monthly Meter Charges (GLWA)

5/8	Inch Meter	3.54
3/4	Inch Meter	5.31
1	Inch Meter	8.85
1 ½	Inch Meter	19.47

2	Inch Meter	28.32
3	Inch Meter	51.33
4	Inch Meter	70.80
6	Inch Meter	106.20
8	Inch Meter	177.00
10	Inch Meter	247.80
12	Inch Meter	283.20
14	Inch Meter	354.00
16	Inch Meter	424.80
18	Inch Meter	495.60
20	Inch Meter	566.40
24	Inch Meter	637.20
30	Inch Meter	708.00

13.20.130 Flat Rate Sewer per Quarter	102.66
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021	

13.20.130 Special Rates - for Designated Users

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

Seasonal user with Kitchen or Bathroom Facilities:

50% of Current per unit Sewage Charge

Per Unit Charges

Wayne County per 100 cubic feet	1.05
City of Livonia per 100 cubic feet	0.35
Per Unit Charge per 100 cubic feet	1.40
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	0.89
TOTAL Base Charge for Large User	**2.29**

13.28.050 Industrial Waste Pollutant Strength Surcharges

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

Dollar/pound for treating BOD (Biochemical Oxygen Demand) in excess of 275 mg/l	0.347
Dollar/pound for treating TSS (Total Suspended Solids) in excess of 350 mg/l	0.476
Dollar/pound for treating P (Phosphorus) in excess of 12 mg/l	6.368
Dollar/pound for treating FOG (Fats, Oils & Grease) in excess of 100 mg/l	0.111

Attachment I

CITY OF LIVONIA
WATER AND SEWER RATES PER BILLING UNIT (100 CF)
"SMALL USERS" 5/8 to 1 Inch Meters
As of July 1, 2021
NO FIXED INCREASE TO SMALL OR LARGE METERS WITH 9% WATER LOSS

		LOW USAGE 10 UNITS PER 10/1/2020	7/1/2021	CHANGE (%)	MEDIUM 20 UNITS PER 10/1/2020	7/1/2021	CHANGE (%)	HIGH USAGE 30 UNITS PER 10/1/2020	7/1/2021	CHANGE (%)
Per Unit Charge:										
2020 - Water per Billing Unit	2.70	$ 27.00			$ 54.00			$ 81.00		
2021 - Water per Billing Unit	2.73		27.30			54.60			81.90	
2020 - Sewer per Billing Unit	2.68	26.80			53.60			80.40		
2021 - Sewer per Billing Unit	2.79		27.90			55.80			83.70	
2020 Fixed Charge	69.75	69.75			69.75			69.75		
2021 Fixed Charge	69.75		69.75			69.75			69.75	
Total Charge		$ 123.55	$ 124.95	1.13%	$ 177.35	$ 180.15	1.58%	$ 231.15	$ 235.35	1.82%

Footnotes:

(1) "CFW", a billing unit, 100 cubic feet of water, is 748.052 gallons.

(2) 20 units of water is the average usage for a Livonia residential water customer.

Attachment II

RESIDENTIAL WATER AND SEWER BILL
COMPARISON OF COMMUNITIES
Charges for 10, 20 and 30 Billing Units (CFW)[1] per Quarter
3/4 Inch Meter
As of July 1, 2021

Purpose: The following comparison is provided to show the amount of a quarterly residential water customer bill based on various hypothetical water usage amounts.

COMMUNITY	LOW USAGE - 10 UNITS	AVERAGE USAGE - 20 UNITS[2]	HIGH USAGE - 30 UNITS
Farmington Hills - 2020 Rate	132.77	165.96	248.94
Canton - with Sump - 2021 Rate	98.07	174.75	251.43
Livonia - 2021 Rate	***124.95***	***180.15***	***235.35***
Plymouth (City of) - 2020 Rate	104.64	196.28	287.93
Canton - without Sump - 2021 Rate	131.67	208.35	285.03
Westland - 2020 Rate	134.51	210.96	287.42
Redford Township - 2020 Rate	134.71	227.31	319.91
Northville (City of) - 2020 Rate	149.12	282.73	416.34

Footnotes:

[1] "CFW", a billing unit, 100 cubic feet of water, is 748.052 gallons. Communities bill in different units of measurement, such as 1,000 gallons. This analysis converts the various methodologies to a common format.

[2] 20 units of water is the average usage for a Livonia residential water customer.

Note: Canton is the only municipality with updated 2021 rates from which to compare. The assumption is that the others will also raise their rates for 2021 and our rates would be even lower relative to theirs.

ATTACHMENT III

COMBINED STATEMENT OF REVENUE AND EXPENSES

	FY 14/15 AUDIT	FY 15/16 AUDIT	FY 16/17 AUDIT	FY 17/18 AUDIT	FY 18/19 AUDIT	FY 19/20 AUDIT	FY 20/21 Projected	FY 21/22 RATE ANALYSIS	FY 21/22 RATE ANALYSIS W/O INCREASE
OPERATING REVENUE									
Customer billings	31,936,575	36,291,332	36,653,877	39,834,062	39,713,701	39,107,543	41,379,215	41,068,595	40,451,857
Fines and forfeitures	1,833,888	1,760,443	1,751,702	1,851,194	1,857,586	1,407,064	1,820,000	1,820,000	1,820,000
Service Connections	31,413	39,331	37,977	80,819	54,206	49,899	30,000	77,500	77,500
Other Revenue	49,022	343,528	100,508	101,016	73,726	52,377	78,000	121,933	121,933
Total Operating Revenue	33,850,898	38,434,634	38,544,064	41,867,091	41,699,219	40,616,883	43,307,215	43,088,028	42,471,290
OPERATING EXPENSES									
Cost of Water	11,582,736	13,316,848	13,463,652	13,931,174	12,746,276	11,633,702	12,037,634	12,265,743	12,265,743
Cost of Sewage Disposal	14,052,103	14,469,546	14,469,546	14,469,546	15,496,996	16,994,074	17,716,378	17,486,701	17,486,701
System maintenance and operation	5,020,659	5,265,237	5,673,119	6,921,054	4,110,636	5,164,796	7,061,811	7,130,747	7,130,747
General and Administrative	725,043	910,561	1,057,499	1,071,356	1,070,456	1,172,959	1,301,234	1,296,208	1,296,208
GASB 75 OPEB expense				875,000					
Depreciation	2,811,061	2,962,102	3,148,353	3,314,702	3,427,755	3,682,943	3,676,630	3,676,630	3,676,630
Total Operating Expense	34,191,602	36,924,294	37,812,169	40,582,832	36,852,119	38,648,474	41,793,687	41,856,029	41,856,029
Operating income	(340,704)	1,510,340	731,895	1,284,259	4,847,100	1,968,409	1,513,528	1,231,999	615,260
NON OPERATING REVENUE (EXPENSE)									
Interest Income	53,031	63,389	102,678	238,443	489,429	245,340	105,651	16,500	16,500
Interest Expense	(455,507)	(306,932)	(327,007)	(328,908)	(301,006)	(339,904)	(413,475)	(381,628)	(381,628)
Gain on Sale of Assets	300	9,775	44,286	63,275	31,550	-	40,000	-	-
Total Nonoperating Revenue(Expense)	(402,176)	(233,768)	(180,043)	(27,190)	219,973	(94,564)	(267,824)	(365,128)	(365,128)
EXTRAORDINARY ITEM	-	-	-	-	-	-	-	-	-
NET INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS AND EXTRAORDINARY ITEMS	(742,880)	1,276,572	551,852	1,257,069	5,067,073	1,873,845	1,245,704	866,870	250,132

BRETT GIERAK
CHAIRMAN

MEMBERS:
RICH SKAGGS
PAUL CONDON
KENNETH ROGMAN
CANDY LITTLE

WATER AND SEWER BOARD

MAUREEN MILLER-BROSNAN
MAYOR

DONALD R. ROHRAFF
DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2655

May 11, 2021

Honorable Members of the City Council
City of Livonia

Subject: Water and Sewer Fund Review, Water and Sewer Rates Adjustments, Industrial Surcharge Rate, and Industrial Waste Control Charge (Effective July 1, 2021)

Dear Council Members:

Livonia's Department of Public Services and Finance Department have worked together on the water and sewer rates proposed for implementation on July 1, 2021. In calculating the new rates, a review was made to determine how the 2020/21 rates performed in conjunction with the budget, and an analysis of the effects of the proposed new rates on our small-, medium- and large-water users was done.

Incorporating an increase of wholesale charges from the Great Lakes Water Authority and Wayne County, the recommended new rates will impact customers in the following manner:

1) The proposed water and sewer rate increase is 1.58 percent (1.58%) this year for the average residential user, which is an increase of $.93 per month. Average use is based on consumption of 20 units (2,000 cubic feet) per quarter, which is 15,000 gallons of water.

2) The rate increase is mainly due to a pass-through of the changes to the water and sewer charges from our wholesale providers:

   a. GLWA increased the wholesale per unit charge $0.19 or 1.92 percent (1.92%) from $9.92 to $10.11. GLWA also increased the monthly fixed fee by $12,300 or 2.07 percent (2.07%).

b. The Wayne County sewage charges are projected to increase by 3%.

3) The proposed rate increase to Livonia's customers was able to be reduced to a lower percentage than our wholesale cost increases as a result of two factors:

   a. The cost increase for maintenance and billing administration functions was held to less than 1 percent.

   b. Wayne County increased their sewer rates by less than projected in the current fiscal (2020/2021) year. These savings are reflected in the proposed 2021/22 rates.

4) No change to Livonia's fixed rates is recommended. An increase in future years remains possible, depending on current and future yearly sales.

5) City of Livonia users still pay much less for water than users in most surrounding communities pay for an equal amount of water.

6) The new rates will be in effect from July 1, 2021, through June 30, 2022.

Additional detailed information is included in the attached letter to the Water and Sewer Board.

At a meeting of the Water and Sewer Board of the City of Livonia, the following resolution was adopted:

> **#WS 6055 05/21** RESOLVED, that the Water and Sewer Board concurs with the recommendations made by the Director of Public Works and the Superintendent of Public Service – Environment & Utilities in their letter dated May 10, 2021 The Board recommends that Council proceed by approving the following amendments to the Water and Sewer Ordinance:

13.08.40 Water Consumption rates
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

Per Unit Charges	
GLWA per 100 cubic feet	2.03
City of Livonia per 100 cubic feet	0.70
Per Unit Charge per 100 cubic feet	2.73
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	0.86
TOTAL Large User Charge per 100 cubic Feet	**3.59**

13.08.050A Quarterly Fixed Fee per Meter (water)		
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021		
5/8	Inch Meter	22.89
3/4	Inch Meter	22.89
1	Inch Meter	22.89
1 ½	Inch Meter	67.30
2	Inch Meter	86.38
3	Inch Meter	113.50
4	Inch Meter	173.43
6	Inch Meter	462.03
8	Inch Meter	1,308.75
10	Inch Meter	3,772.58
13.08.050B Seasonal Flat rate Water, per quarter		**77.49**
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021		

13.20.120 Sewer Disposal Rates	
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021	
Per Unit Charges	
Wayne County per 100 cubic feet	2.09
City of Livonia per 100 cubic feet	0.70
Per Unit Charge per 100 cubic feet	2.79
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	1.77
TOTAL Large User Charge per 100 cubic Feet	**4.56**

Quarterly Fixed Fee per Meter (sewer)		
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021		
5/8	Inch Meter	46.86
3/4	Inch Meter	46.86
1	Inch Meter	46.86
1 ½	Inch Meter	137.72
2	Inch Meter	176.78
3	Inch Meter	232.28
4	Inch Meter	354.93
6	Inch Meter	945.57
8	Inch Meter	2,678.43
10	Inch Meter	7,720.78

Flat rate charge (sewer only customers) - per quarter		102.66
Industrial Waste Control Monthly Meter Charges (DWSD)		
5/8	Inch Meter	3.54
3/4	Inch Meter	5.31
1	Inch Meter	8.85
1 ½	Inch Meter	19.47
2	Inch Meter	28.32
3	Inch Meter	51.33
4	Inch Meter	70.80
6	Inch Meter	106.20
8	Inch Meter	177.00
10	Inch Meter	247.80
12	Inch Meter	283.20
14	Inch Meter	354.00
16	Inch Meter	424.80
18	Inch Meter	495.60
20	Inch Meter	566.40
24	Inch Meter	637.20
30	Inch Meter	708.00

13.20.130 Flat Rate Sewer per Quarter	102.66
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021	

13.20.130 Special Rates - for Designated Users	
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021	
Seasonal user with Kitchen or Bathroom Facilities:	
50% of Current per unit Sewage Charge	
Per Unit Charges	
Wayne County per 100 cubic feet	1.05
City of Livonia per 100 cubic feet	0.35
Per Unit Charge per 100 cubic feet	1.40
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	0.89
TOTAL Base Charge for Large User	**2.29**

13.28.050 Industrial Waste Pollutant Strength Surcharges **EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021**	
Dollar/pound for treating BOD (Biochemical Oxygen Demand) in excess of 275 mg/l	0.347
Dollar/pound for treating TSS (Total Suspended Solids) in excess of 350 mg/l	0.476
Dollar/pound for treating P (Phosphorus) in excess of 12 mg/l	6.368
Dollar/pound for treating FOG (Fats, Oils & Grease) in excess of 100 mg/l	0.111

Very truly yours,

WATER AND SEWER BOARD

Brett Gierak
Chairman

Reviewed:

Michael T. Slater
Director of Finance

APPROVED FOR SUBMISSION:

Maureen Miller-Brosnan, Mayor
CITY OF LIVONIA

Attachment: Letter to Water & Sewer Board, w/supplemental information

cc: Mayor, City Clerk, City Attorney, Finance Director, DPW Director, Water and Sewer Board, Chief Accountant

LETTER TO THE LIVONIA CITY COUNCIL

15.

Law
June 15, 2021

MEETING DATE	PREPARED BY
June 28, 2021	Sara Kasprowicz, Council Office Manager,

AGENDA ITEM

ROLL CALL: Proposed Amendment to the Livonia Code of Ordinances, as amended: Department of Law, re: to Section 050 of Title 13, Chapter 08 (Water Service Rates and Revenues) to provide changes in the water service consumption rates to become effective with the first billing on or after July 1, 2021.
First Reading given by Council Vice President Scott Bahr on Monday, June 14, 2021.

BACKGROUND

RECOMMENDATION

Second Reading

FISCAL CONSIDERATION

N/A

ATTACHMENTS

1. S052421 Req to approve water and sewer adjustments MINUTES
2. 13.08.050 - 2021
3. S052421 LTC Water Rates
4. S052421 Water Board 2021 Rates
5. S052421 2021 Water Rate Increase

APPROVED BY

Date: May 26, 2021

Paul Bernier, City Attorney

Date: May 26, 2021

Maureen Miller Brosnan, Mayor

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MAY 24, 2021

Meeting was called to order via Zoom remote technology at 8:23 p.m. by President Kathleen McIntyre. Present: Scott Bahr (Livonia, Michigan); Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); Rob Donovic (Livonia, Michigan); Laura Toy (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: Jim Jolly.

Vice President Scott Bahr led the meeting in the Pledge of Allegiance.

8) REQUEST TO ADJUST WATER AND SEWER CONSUMPTION RATES, INDUSTRIAL SURCHARGE RATE AND INDUSTRIAL WASTE CONTROL CHARGE: Public Service Division, re: to become effective on July 1, 2021.

Jacob Rushlow, Superintendent of Public Works, presented this request to Council. He said Connie Kumpula from the Finance Department is with him on this request and said she will speak at the beginning.

Connie Kumpula, Chief Accountant, stated they are here to talk about the proposed water and sewer rates. This rate is built with a collaborative effort between DPW and Finance and when we look at this rate, our goal to build it is revenue neutral which also means we're here just to basically cover our costs. And so if revenue neutral isn't our goal then we need to understand what the costs for the upcoming rate year. We know that our wholesalers, Great Lakes Water Authority, where we buy our water in Wayne County for sewage treatment constitutes most of the costs that we need to cover with this rate. And so to that extent if they increase their rates, we in turn need to increase ours. And GLWA did pass-through to us a small increase this year, about 2% for both the current unit and the monthly charge. Wayne County has yet to send us our rates but we can't wait for them so we did build an increase into this rate as well from them using an estimate of about 3%. So, once you look at all the costs that this rate has to cover, then you have to look at to see how are we going to recover those costs. And one of the things that we look at is our quarterly fixed fee, we've been charging it for a couple of years now and when we looked at that we decided for that fixed fee, quarterly fee, we were not going to change that. It's 69.75 per quarter for now with some union dues, but we didn't feel that that needed to be increased in order to cover our costs. But what did increase this year was our proposed water and sewer variable rate which saw a slight increase and we had to do that again to accomplish our revenue neutral goal. And that rate increase is mainly due to our pass-through charges from our wholesale providers. The low volume users saw a 1.13% increase, the average volume user is 1.58% increase and the high volume user was 1.82%. Dollar wise for the average volume user, this translates to about $2.80 per quarter. One thing I did not talk about was the Livonia costs, we have infrastructure, maintenance, administrative costs, all of these things also impact the water and sewer rates but the Livonia costs only comprises about 31% of the total costs that we need to cover. So I'm going to let

Jacob talk about the City's costs and their impact on the water and sewer rate. And I just want to leave you with again that our proposed water and sewer rates reflect the costs of providing water service to our Livonia residents and is set as revenue neutral. Overall Livonia users still pay much less for water services than users in most surrounding communities. And at the end I'll be happy to answer any questions or dive into any details that you want about this year's rate proposal.

President McIntyre thanked Kumpula for her excellent review.

Vice President Bahr said I agree, that was a really good explanation, thank you. I do have a number of questions. There's a place in the documents that were provided to us it's under a review of the water and sewer fund performance for Fiscal Year 2020, I just need help understanding this. It says the water and sewer fund experienced a net operating gain of 1.8 million last year. But then it says later in the paragraph it says operating revenue was down and operating expenses were up, I think I just answered my question, never mind. When I read that earlier it wasn't making sense but it's making sense to me now as I read the details of that. The next question I had there's a comment also in there about the administration is exploring ways to provide customer billing and collection services at reduced costs; is there anything that you're prepared to talk about, what that is tonight?

Kumpula replied I am not.

Rushlow replied the one thing that we always have been working out over the last oh probably six or seven years or so now is an implementation of our remote read system for water meters which really streamlines some of the billing process, increases accuracy of our meter reading and the frequency of our meter reading, so that's one big improvement that we've been working on to help with that aspect. Our Smart meter change outs at this time last year we were at about 45% of the City was covered with that type of a system, we're now up to just over 64% of all water customers have a remote Smart Read System on their home transmit that signal to us remotely, so that's one example.

Bahr said another question I have is the comparison of us to surrounding cities, I know in most years we've been delighted to talk about how we have the lowest rates and the lowest rate of increase of the surrounding communities. That's not the case this year. We're still at the lower end but Farmington Hills and Canton, at least those with the sump pump, actually show lower than us. But I'm curious, have they addressed their rates yet this year, are the rates that we're seeing here their latest or do we anticipate theirs going up as well?

Kumpula replied I know that none of the communities have set their rates yet. I believe Canton, I think they just renegotiated their contract on the sewer side and I can't remember, I don't have it with me, I should have brought it with me but I think they just renegotiated their sewer contract which is why and it's not with Wayne County which is why their rates dropped significantly.

Bahr said which maybe is a nice segue to my next question, which is I know there's been talk, and this isn't so much related to the rates tonight but just long term, there's been talk about maybe forming a separate authority that Livonia would be part of, there's been talk about a water tower, any new news on those items?

Rushlow said I can answer that. I think that they're looking at that list, too, Councilman Bahr, and compare it to those other communities. Two things that we did see recently over the last few years, it's been a few years now, Farmington Hills had installed their water tower that you can see from I-275 and that enabled them to renegotiate a contract with GLWA as a max day customer where they're able to use that storage volume of water in that tank to shave their peak high demands in maximum demand periods, so they're shaving that peak off and staying at a maximum sustained level of flow which reduces their costs and the cost of delivery of water to them during peak demands. Canton Township, very similar scenario, they just did that a few years ago with a large ground storage reservoir, they've optimized that system and they're now fully functional as essentially a max day customer, similar to Farmington Hills. And what Connie had alluded to with the change on their sewer side because they're a part of the Western Township Utility Authority for sewer service which had the ability to switch between sending sewage to Wayne County or they could send it to the Ypsilanti Community Utility Authority System and their Wastewater Treatment Plant down in Ypsilanti. So, they had renegotiated contracts as well with YCUA and are now, the entire Western Township Utility Authority is sending all of their sewage flow to the YCUA system instead at a greatly reduced rate to what they were paying here through Wayne County. So, they were able to see that cost benefit as well which helped to lower their costs.

Bahr asked are we continuing to look at the water tower option for ourselves?

Rushlow replied yes, we absolutely are still looking at that scenario and what it would look like for us, to us as a city to implement potentially a water storage reservoir of some kind. We had engaged our engineers to open up the study that was done back in 2016 using current demand scenarios, costs, all those good things and kind of update that study. We'll have that and be able to share that with everyone shortly.

Bahr said one final question, back on the rate comparison question, refresh my memory; were we the lowest last year, prior to this change?

Rushlow replied we were second lowest.

Bahr said I just want to make sure I've got my ducks in a row and I had questions about it and I'm studying accurate facts, so I appreciate your clear explanations of things and all your work on this, thank you.

Councilmember Donovic said if you don't mind my asking, Mr. Rushlow, maybe you already said so, but maybe I missed it, why is the City of Canton able to have a lower cost than we are?

Rushlow replied there's really those two main factors, one, they recently installed a water storage reservoir to help them maintain a maximum day flow as a customer instead of a peak demand flow, peak hour scenario, so they can shave that off their demand curve. And the other is the change to that, what I mentioned, the Western Township Utility Authority sewage rate, when they send that flow out to Ypsilanti instead of the GLWA's previous rate from what they're paying, well, Livonia is paying through the Wayne County system.

Councilmember Toy said I don't have my back-up information up on the screen, can you help me out, when is the last time we didn't have a rate increase for the City of Livonia; is it in recent memory?

Kumpula asked if Toy is talking about the flat rate?

Toy replied any kind of rate increase, have we always had a rate increase over the last how many years? I don't remember except when we went after them in the Senate, they did not go after Livonia and they didn't give us a rate increase, which would have been back in 2004. If you have any kind of background on that or if we could get a table on those, if I may.

I'm actually doing the residential water rate history, this will go back to 2012, and we have had a rate increase almost every year but our rate increase over the last five years has been less than 3% combined. So, while we have had our rates increased every year, we have maintained a relatively low rate increase.

Toy said so that's been since 2012 for your records that we've had rate increases every year.

Kumpula replied yes, except for this low usage user year one to two, we had a decrease from twelve to thirteen, but every year after that there's been an increase. But like I said, we still maintain for all user types, for the last five years it's been less than 3% overall.

Toy said and we also have an administrative fee tacked on to those water bills as well that other cities doesn't really have as well. And I don't know how many, I didn't take an inventory of that, but just wondered. I'm sure there will be an approving on this, Madam Chair, but I'd certainly like it on the Regular.

Bahr said I just wanted to make sure I heard that right, you said over the last five years there's been a cumulative increase of what percent?

Kumpula replied combined across all user types it's been less than 3% on average.

Bahr said less than 3% total over the last five years.

McIntyre replied no, no, average.

Kumpula said average, not total.

Bahr asked less than 3% per year?

Kumpula replied on average over the last five years.

Bahr said that's an annual increase, that's not a total increase for the five years and Kumpula replied correct.

President McIntyre said I have a question. Connie, in all of the years that we've had, have we ever had an increase in the rate when we did not as the payor, as the paying customer of GLWA, did we ever raise rates on the people that we sell the water to when we did not incur increased rates?

Kumpula replied I don't have enough history for GLWA, personal history, on my part for setting the rates to remember if we had a year where we didn't have a GLWA and we didn't also increase the residents rates, am I saying this right? I don't know the year where we had no increase from GLWA but then we also increased a rate to the Livonia residents, I don't know of a year like that.

McIntyre said before the next meeting can we just double check that? I can't think of a year that I'm aware of, and I don't go back as far some of the other Council members do, but I've paid attention to water rates for a long time, a year when we gave our residents an increase, again, for water that we're essentially reselling to them, when we didn't have an increase that we pay as the first line customer, if you will.

Vice President Bahr offered an approving resolution stating it's important to remember with these things, with this being just a revenue neutral approach that the actions that contribute to these things are all the things that get approved throughout the course of the year. So when we get to this point, there's really not – I mean it's good to ask these questions, understand, but there's not much purpose in not approving these. The result of not approving these would be a deficit in the budget. The actions that lead to this are complete. So, to me, we need to continue to ask these questions and continue to understand it, but there's no responsible thing to do here other than to approve this. I'll offer an approving.

President McIntyre said the other choice would be I believe that we would have the option if there's money in the Unexpended Fund Balance to cover a deficit but then to start doing that it affects our bond rating adversely and then the City ends up paying more interest rates every time we have to borrow money.

Vice President Bahr said Madam President, sorry to jump in again, but not to mention that we've already seen on at least two occasions tonight projects that have required us to go into that Unexpended Fund Balance.

Councilmember Toy said my point was as well that we've always had rate increases. It wasn't since, if you go back in history, probably about 2004 or whatever, right in that neighborhood, that they didn't get a rate increase. That's when Kwame was there and Ferguson playing their games and tactics. So, I mean this has a long history and forever we had rate increases, whether it's residential, commercial, sewage, whatever you want to say. There's always been a little bit of a rate increase and if you scan that over, it is an increase, and it's an increase to our residents and others. So, while I get it, we're being held hostage, I mean that's where we get our water from. Others have gone to other systems, which ours is good, don't get me wrong, Detroit water is clean, it's great, all that. But some of these systems sometimes are that you're paying for it. And I think our City people that represent us do a darn good job down there, it's just I wish we could arm wrestle a little bit, too. I know 3% doesn't sound like a lot, but I'd just like to come to a Council meeting one year and we don't have an increase, that's all.

Don Rohraff, Director of Public Works, said I just wanted to confirm what Councilmember Toy said. Yes, since my existence here we've had increases only when we've had increases from whether it be DWSD and/or GLWA.

President McIntyre said she was the one that asked that question.

Rohraff apologized and said to that point, we have done a long, long history of the water rates in regard to and the fees and the way that we were being charged at the time and I think it was maybe Councilperson Toy that had brought up the admin fee or the fixed rate. And that's because the way that we were being charged rates was the way that we needed to turn around and charge our citizens and our residents and our businesses that way as well. But I'm pretty sure that that hasn't increased in a really long time. We've worked really hard to keep that fixed fee constant because that really does affect the single homeowner and the light users in that respect. So we worked really hard to keep that down and again, I know this is pounding on a drum that's been beaten a few times tonight, but we really are working hard just to keep that revenue neutral. But I just wanted to confirm that, I know Connie said that her history with the rates and that portion of this revenue is fine, mine is probably double hers but that's where we're at, I just wanted to throw my two cents in there, thank you.

Vice President Bahr said I just think it's evidence of the hard work done by our Administration to keep these low when we read that the increase from GLWA was at 1.92% wholesale per unit increase, they're fixed fee went up 2.07%, so both those around 2%; Livonia's average rate increase is 1.58%, less than what we're getting from GLWA. Without seeing all of the details and the numbers, that is evidence to me of some hard work being done to keep our rates as low as possible. So I just want to point that out.

DIRECTION: APPROVING REGULAR

AN ORDINANCE AMENDING SECTION 050 OF TITLE 13, CHAPTER 08 (WATER SERVICE RATES AND REVENUES) OF THE LIVONIA CODE OF ORDINANCES, AS AMENDED.

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 050 of Title 13, Chapter 08 the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

13.08.050 Fixed rates. A. In addition to the charge for water usage, effective with the first billing on and after ~~October~~ July1, 202~~0~~1, there will be a fixed quarterly charge, determined by meter size, as follows:

METER SIZE	QUARTERLY CHARGE
5/8 Inch	$ 2~~3.26~~2.89
3/4 Inch	$ 2~~3.26~~2.89
1 Inch	$ 2~~3.26~~2.89
1 1/2” Meter	$ 6~~8.38~~7.30
2” Meter	$ 8~~7.77~~6.38
3” Meter	$ 11~~5.32~~3.50
4” Meter	$ 17~~6.21~~3.43
6” Meter	$ 46~~9.45~~2.03
8” Meter	$ 1,3~~29.77~~08.75
10” Meter	$ 3,~~833.17~~772.58

B. Seasonal Flat rate Water, per quarter $ 77.~~26~~49.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

LETTER TO THE LIVONIA CITY COUNCIL

8.

DPW
May 12, 2021

MEETING DATE	PREPARED BY
May 24, 2021	Jill Russell, Secretary III,

AGENDA ITEM

REQUEST TO ADJUST WATER AND SEWER CONSUMPTION RATES, INDUSTRIAL SURCHARGE RATE AND INDUSTRIAL WASTE CONTROL CHARGE: Public Service Division, re: to become effective on July 1, 2021.

BACKGROUND

Livonia's Department of Public Works and Finance Department have worked together on the water and sewer rates proposed for implementation on July 1, 2021. In calculating the new rates, a review was made to determine how the 2020/21 rates performed in conjunction with the budget, and an analysis of the effects of the proposed new rates on our small-, medium- and large-water users was done.

Incorporating an increase of wholesale charges from the Great Lakes Water Authority and Wayne County, the recommended new rates will impact customers in the following manner:

1. The proposed water and sewer rate increase is 1.58 percent (1.58%) this year for the average residential user, which is an increase of $0.93 per month. Average use is based on consumption of 20 units (2,000 cubic feet) per quarter, which is 15,000 gallons of water.
2. The rate increase is mainly due to a pass-through of the changes to the water and sewer charges from our wholesale providers:
    1. GLWA increased the wholesale per unit charge $0.19 or 1.92 percent (1.92%) from $9.92 to $10.11. GLWA also increased the monthly fixed fee by $12,300 or 2.07 percent (2.07%).
    2. The Wayne County sewage charges are projected to increase by 3%.
3. No change to Livonia's fixed rates is recommended. An increase in future years remains possible, depending on current and future yearly sales.
4. City of Livonia users still pay much less for water than users in most surrounding communities pay for an equal amount of water.
5. The new rates will be in effect from July 1, 2021, through June 30, 2022.

Additional detailed information is included in the attached letter to the Water and Sewer Board.

RECOMMENDATION

It is recommended that Council approve the new Water & Sewer Rates, Industrial Surchage Rate and Industrial Waste Control Charges effective with the first billing on and after July 1, 2021.

FISCAL CONSIDERATION

None

ATTACHMENTS

1. LTC - 2021 Water Rate Increase
2. Ltr to Water Board 2021 Rates

APPROVED BY

Date: May 12, 2021

Donald Rohraff, Director of Public Works

Date: May 12, 2021

Jacob Rushlow, P.E., Superintendent of Public Service

Date: May 12, 2021

Michael Slater, Finance Director

Date: May, 14, 2021

Maureen Miller Brosnan, Mayor

DEPARTMENT OF PUBLIC WORKS

MAUREEN MILLER BROSNAN
MAYOR

DONALD R. ROHRAFF
DIRECTOR OF PUBLIC WORKS

DOUGLAS L. MOORE, MSA
ASST. DIRECTOR OF PUBLIC WORKS

JACOB A. RUSHLOW, PE
SUPT. OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150-4202
PH: (734) 466-2655
FAX (734) 466-2660

MAINTENANCE SERVICES

- Roads
- Parks
- Water
- Sewer
- Animal Control
- Forestry
- Equipment
- Storm Drains
- Traffic Signs
- Building Maintenance

May 10, 2021

Water and Sewer Board
City of Livonia

Subject: Water and Sewer Fund Review, Water and Sewer Rates Adjustments. Industrial Surcharge Rate, Industrial Waste Control Charge (Effective July 1, 2021)

Dear Board Members:

This report provides a review of the performance of the Water and Sewer Fund for FY 2021, as well as a recommendation to adjust the water and sewer rates to Livonia customers, including charges to some of the commercial/industrial customers in Livonia. The following topics are discussed in this report:

- Drinking Water Revolving Fund (DWRF) water main replacement in Project Areas 4-6, Sanitary Sewer Lining, and Footing Drain Disconnection program.
- Increase in wholesale water and sewer cost
- A review of the Water and Sewer Fund performance for FY 2020
- Proposed Water and Sewer Fund rate adjustments for 2021
- Ordinance amendments reflecting recommended rate adjustments

Impact of Water and Sewer improvement projects

Planned water and sewer improvement projects have had some impact on the proposed Water and Sewer Fund rate adjustments for 2021.

The City was approved in 2019 for a low interest loan through the State of Michigan Drinking Water Revolving Fund (DWRF) program. We are now in the second year of the program which includes replacing water main pipe in the Botsford Park Sub (Section 1, Project Area 4), Thomas F. O'Connor's Park View Acres Sub (Section 12, Project Area 5), and Garden Farms Sub (Section 12, Project Area 6). In total, approximately 3.9 miles of replacement and upsizing of water main will be conducted at a cost of $5,300,000.

The City continues to perform emergency sewer cured-in-place-pipe (CIPP) lining in the northeast quadrant of Section 12. During routine cleaning and inspection DPW staff identified repeated pipe deficiencies. Upon further investigation into the structural condition of these sewers, it was determined that emergency sewer lining is necessary to avoid potential sewer failures. The plan includes CIPP lining of approximately 2.8 miles of sewer pipe ranging from 8-inch to 12-inch diameter at a cost of $650,000. Preparation for the CIPP lining work will start in spring 2021 and CIPP lining is planned for August 2021.

The City has embarked on a Footing Drain Disconnection program to significantly reduce the amount of clean water entering into our sanitary sewer system. The program began in 2017 in response to the May 2011 sewer backup settlement. Due to the reduction in flows that we've observed and the overwhelming support from homeowners, we have decided to continue this program for 2021 at a cost of $1,000,000.

Change in Wholesale Water and Sewer Cost

The Great Lakes Water Authority (GLWA) increased the wholesale cost of water to the City of Livonia by 2.01%. The cost to the City of Livonia per billing unit of 100 cubic feet (approximately 750 gallons) has increased by 2 cents, from $0.99 to $1.01. The GLWA fixed monthly charges have increased by $12,300 per month, from $594,800 to $607,100 per month. The change is the result of the reopener of the City's agreement with GLWA, which lowered both the max day and peak hour assumptions. The new assumptions will remain in effect until the next reopening period.

Wayne County charges sewage disposal as a fixed monthly fee to the City of Livonia. The cost is estimated to increase 3% from $1,397,122 to $1,439,036. The increase in rates is the result of large Wayne County improvement projects planned and budgeted in the previous fiscal year that were delayed due to COVID-19.

A Review of the Water and Sewer Fund Performance for Fiscal Year 2020

The Water and Sewer Fund experienced a net operating gain of $1,873,845 before contributions from developers, grant reimbursements and special assessment revenue (reference Attachment III). The goal of rate setting every year is to generate enough income to cover anticipated expenses, debt service payments and capital improvements. Although fiscal year 2020 operating revenue was down nearly $1.1 million from the prior year and operating expenses were up $1.8 million, our actual results were better than projected.

Projected Water and Sewer Fund Rate Adjustments for 2021

Wholesale Charges:

The Great Lakes Water Authority (GLWA) and Wayne County wholesale charges to the City of Livonia for 2021 are shown below in Table 1. Each unit is 100 cubic feet. Approximately 41.39% of Great Lakes Water Authority and Wayne County's total fixed costs are passed through to our customers in fixed format, with the remaining 58.61% being adjusted back into the per-unit charges for water and sewer.

TABLE 1

Description	2020	2021	$ / % Change
GLWA Per Unit (water)	$ .99	$1.01	$ 0.02 / 1.92%
GLWA Fixed Cost per month (water)	$594,800	$607,100	$12,300 /2.1%
Wayne County Fixed Cost per month (sewer)	$1,397,122	$1,439,036	$41,914 / 3.0%

The GLWA is also adjusting the Industrial Surcharge Rates and the Industrial Waste Control Charges as shown in the Summary and Recommendations in the Water and Sewer Ordinance revisions. All four of the Industrial Surcharge rates have decreased. The Industrial Waste Control Charges, which are based on meter size, have been increased by 2.6% across the board. Both the Industrial Surcharge Rate and the Industrial Waste Control Charges affect *only* commercial and industrial customers. These charges continue to be a pass-through to the affected customer with no additional charge by the City of Livonia.

City of Livonia Charges:

A continuing effort is being made to provide services in the most efficient, cost-effective manner possible. Operating, maintenance and administration expenses are constantly monitored to keep costs within budget. All policies and procedures are regularly reviewed, and processes and procedures are implemented to contain cost while providing excellent service. Operations and maintenance will continue to monitor water main breaks, weather conditions and the state of our infrastructure to find ways of reducing expenses. Administration is also exploring ways to provide customer billing and collection services that reduce cost while providing improved service to the customer.

The City of Livonia's charges increased by less than 1 percent, which contributed to the overall rate increase to Livonia's customers being held to a lower percentage than our wholesale cost increases.

Table 2 below reflects the recommended rate adjustments for low-, medium- and high-volume users with small meters. There are 37,406 users with small meters.

CITY OF LIVONIA

WATER AND SEWER RATES PER BILLING UNIT (100 CF)

"SMALL USERS" 5/8 to 1 Inch Meters

As of July 1, 2021

		LOW USAGE			MEDIUM USAGE			HIGH USAGE		
		10 UNITS/QUARTER			20 UNITS/QUARTER			30 UNITS/QUARTER		
Per Unit Charge:		10/1/2020	7/1/2021	Chg (%)	10/1/2020	7/1/2021	Chg (%)	10/1/2020	7/1/2021	Chg (%)
2020 Water per Billing Unit	2.70	$ 27.00			$ 54.00			$ 81.00		
2021 Water per Billing Unit	2.73		$ 27.30			$ 54.60			$ 81.90	
2020 Sewer per Billing Unit	2.68	$ 26.80			$ 53.60			$ 80.40		
2021 Sewer per Billing Unit	2.79		$ 27.90			$ 55.80			$ 83.70	
2020 Fixed Charge	69.75	$ 69.75			$ 69.75			$ 69.75		
2021 Fixed Charge	69.75		$ 69.75			$ 69.75			$ 69.75	
Total Charge		$ 123.55	$ 124.95	1.13%	$ 177.35	$ 180.15	1.58%	$ 231.15	$ 235.35	1.82%

The Table below reflects the recommended rate adjustments for "large users" of meter sizes 1½" to 10".

TABLE 3

CITY OF LIVONIA – WATER AND SEWER RATES PER BILLING UNIT (100 CF)
"LARGE USERS" – METER SIZE OVER 1 INCH – As of July 1, 2021

PER UNIT RATES	#/Meters	2020/21	2021/22	Incr./Decr.	$ Incr.
Cost of Water per Billing Unit		2.70	2.73	0.03	1.1%
Cost of Sewer per Billing Unit		2.68	2.79	0.11	4.1%
Large User Charge		2.63	2.63	0.00	(0%)
QUARTERLY FIXED FEES PER METER					
1 1/2 " Meter	628	205.02	205.02	0	0.0%
2" Meter	665	263.16	263.16	0	0.0%
3" Meter	148	345.78	345.78	0	0.0%
4" Meter	78	528.36	528.36	0	0.0%
6" Meter	17	1,407.60	1,407.60	0	0.0%
8" Meter	8	3,987.18	3,987.18	0	0.0%
10" Meter	1	11,493.36	11,493.36	0	0.0%

Ordinance amendments reflecting recommended rate adjustments

The 2021/22 total per unit rate increase to the average residential user is 1.58% (reference Attachment I). For comparison, please find Attachment II that highlights the Water and Sewer cost of other communities. Even with this rate change, Livonia rates continue to remain much lower than most surrounding communities.

It is recommended and requested that the Water and Sewer Board proceed with the amendments to the Water and Sewer Ordinance as follows:

13.08.40 Water Consumption rates

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

Per Unit Charges	
GLWA per 100 cubic feet	2.03
City of Livonia per 100 cubic feet	0.70
Per Unit Charge per 100 cubic feet	2.73
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	0.86
TOTAL Large User Charge per 100 cubic Feet	**3.59**

13.08.050A Quarterly Fixed Fee per Meter (water)

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

5/8	Inch Meter	22.89
3/4	Inch Meter	22.89
1	Inch Meter	22.89
1 ½	Inch Meter	67.30
2	Inch Meter	86.38
3	Inch Meter	113.50
4	Inch Meter	173.43
6	Inch Meter	462.03
8	Inch Meter	1,308.75
10	Inch Meter	3,772.58

13.08.050B Seasonal Flat rate Water, per quarter — 77.49

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

13.20.120 Sewer Disposal Rates

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

Per Unit Charges

Wayne County per 100 cubic feet	2.09
City of Livonia per 100 cubic feet	0.70
Per Unit Charge per 100 cubic feet	2.79
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	1.77
TOTAL Large User Charge per 100 cubic Feet	**4.56**

Quarterly Fixed Fee per Meter (sewer)

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

5/8	Inch Meter	46.86
3/4	Inch Meter	46.86
1	Inch Meter	46.86
1 ½	Inch Meter	137.72
2	Inch Meter	176.78
3	Inch Meter	232.28
4	Inch Meter	354.93
6	Inch Meter	945.57
8	Inch Meter	2,678.43
10	Inch Meter	7,720.78

Flat rate charge (sewer only customers) - per quarter — 102.66

Industrial Waste Control Monthly Meter Charges (GLWA)

5/8	Inch Meter	3.54
3/4	Inch Meter	5.31
1	Inch Meter	8.85
1 ½	Inch Meter	19.47

2	Inch Meter	28.32
3	Inch Meter	51.33
4	Inch Meter	70.80
6	Inch Meter	106.20
8	Inch Meter	177.00
10	Inch Meter	247.80
12	Inch Meter	283.20
14	Inch Meter	354.00
16	Inch Meter	424.80
18	Inch Meter	495.60
20	Inch Meter	566.40
24	Inch Meter	637.20
30	Inch Meter	708.00

13.20.130 Flat Rate Sewer per Quarter	102.66
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021	

13.20.130 Special Rates - for Designated Users

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

Seasonal user with Kitchen or Bathroom Facilities:

50% of Current per unit Sewage Charge

Per Unit Charges

Wayne County per 100 cubic feet	1.05
City of Livonia per 100 cubic feet	0.35
Per Unit Charge per 100 cubic feet	1.40
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	0.89
TOTAL Base Charge for Large User	**2.29**

13.28.050 Industrial Waste Pollutant Strength Surcharges

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

Dollar/pound for treating BOD (Biochemical Oxygen Demand) in excess of 275 mg/l	0.347
Dollar/pound for treating TSS (Total Suspended Solids) in excess of 350 mg/l	0.476
Dollar/pound for treating P (Phosphorus) in excess of 12 mg/l	6.368
Dollar/pound for treating FOG (Fats, Oils & Grease) in excess of 100 mg/l	0.111

Attachment I

CITY OF LIVONIA
WATER AND SEWER RATES PER BILLING UNIT (100 CF)
"SMALL USERS" 5/8 to 1 Inch Meters
As of July 1, 2021
NO FIXED INCREASE TO SMALL OR LARGE METERS WITH 9% WATER LOSS

		LOW USAGE 10 UNITS PER 10/1/2020	7/1/2021	CHANGE (%)	MEDIUM 20 UNITS PER 10/1/2020	7/1/2021	CHANGE (%)	HIGH USAGE 30 UNITS PER 10/1/2020	7/1/2021	CHANGE (%)
Per Unit Charge:										
2020 - Water per Billing Unit	2.70	$ 27.00			$ 54.00			$ 81.00		
2021 - Water per Billing Unit	2.73		27.30			54.60			81.90	
2020 - Sewer per Billing Unit	2.68	26.80			53.60			80.40		
2021 - Sewer per Billing Unit	2.79		27.90			55.80			83.70	
2020 Fixed Charge	69.75	69.75			69.75			69.75		
2021 Fixed Charge	69.75		69.75			69.75			69.75	
Total Charge		$ 123.55	$ 124.95	1.13%	$ 177.35	$ 180.15	1.58%	$ 231.15	$ 235.35	1.82%

Footnotes:

(1) "CFW", a billing unit, 100 cubic feet of water, is 748.052 gallons.

(2) 20 units of water is the average usage for a Livonia residential water customer.

Attachment II

RESIDENTIAL WATER AND SEWER BILL
COMPARISON OF COMMUNITIES
Charges for 10, 20 and 30 Billing Units (CFW)[1] per Quarter
3/4 Inch Meter
As of July 1, 2021

Purpose: The following comparison is provided to show the amount of a quarterly residential water customer bill based on various hypothetical water usage amounts.

COMMUNITY	LOW USAGE - 10 UNITS	AVERAGE USAGE - 20 UNITS[2]	HIGH USAGE - 30 UNITS
Farmington Hills - 2020 Rate	132.77	165.96	248.94
Canton - with Sump - 2021 Rate	98.07	174.75	251.43
Livonia - 2021 Rate	***124.95***	***180.15***	***235.35***
Plymouth (City of) - 2020 Rate	104.64	196.28	287.93
Canton - without Sump - 2021 Rate	131.67	208.35	285.03
Westland - 2020 Rate	134.51	210.96	287.42
Redford Township - 2020 Rate	134.71	227.31	319.91
Northville (City of) - 2020 Rate	149.12	282.73	416.34

Footnotes:

[1] "CFW", a billing unit, 100 cubic feet of water, is 748.052 gallons. Communities bill in different units of measurement, such as 1,000 gallons. This analysis converts the various methodologies to a common format.

[2] 20 units of water is the average usage for a Livonia residential water customer.

Note: Canton is the only municipality with updated 2021 rates from which to compare. The assumption is that the others will also raise their rates for 2021 and our rates would be even lower relative to theirs.

ATTACHMENT III

COMBINED STATEMENT OF REVENUE AND EXPENSES

	FY 14/15 AUDIT	FY 15/16 AUDIT	FY 16/17 AUDIT	FY 17/18 AUDIT	FY 18/19 AUDIT	FY 19/20 AUDIT	FY 20/21 Projected	FY 21/22 RATE ANALYSIS	FY 21/22 RATE ANALYSIS W/O INCREASE
OPERATING REVENUE									
Customer billings	31,936,575	36,291,332	36,653,877	39,834,062	39,713,701	39,107,543	41,379,215	41,068,595	40,451,857
Fines and forfeitures	1,833,888	1,760,443	1,751,702	1,851,194	1,857,586	1,407,064	1,820,000	1,820,000	1,820,000
Service Connections	31,413	39,331	37,977	80,819	54,206	49,899	30,000	77,500	77,500
Other Revenue	49,022	343,528	100,508	101,016	73,726	52,377	78,000	121,933	121,933
Total Operating Revenue	33,850,898	38,434,634	38,544,064	41,867,091	41,699,219	40,616,883	43,307,215	43,088,028	42,471,290
OPERATING EXPENSES									
Cost of Water	11,582,736	13,316,848	13,463,652	13,931,174	12,746,276	11,633,702	12,037,634	12,265,743	12,265,743
Cost of Sewage Disposal	14,052,103	14,469,546	14,469,546	14,469,546	15,496,996	16,994,074	17,716,378	17,486,701	17,486,701
System maintenance and operation	5,020,659	5,265,237	5,673,119	6,921,054	4,110,636	5,164,796	7,061,811	7,130,747	7,130,747
General and Administrative	725,043	910,561	1,057,499	1,071,356	1,070,456	1,172,959	1,301,234	1,296,208	1,296,208
GASB 75 OPEB expense				875,000					
Depreciation	2,811,061	2,962,102	3,148,353	3,314,702	3,427,755	3,682,943	3,676,630	3,676,630	3,676,630
Total Operating Expense	34,191,602	36,924,294	37,812,169	40,582,832	36,852,119	38,648,474	41,793,687	41,856,029	41,856,029
Operating income	(340,704)	1,510,340	731,895	1,284,259	4,847,100	1,968,409	1,513,528	1,231,999	615,260
NON OPERATING REVENUE (EXPENSE)									
Interest Income	53,031	63,389	102,678	238,443	489,429	245,340	105,651	16,500	16,500
Interest Expense	(455,507)	(306,932)	(327,007)	(328,908)	(301,006)	(339,904)	(413,475)	(381,628)	(381,628)
Gain on Sale of Assets	300	9,775	44,286	63,275	31,550	-	40,000	-	-
Total Nonoperating Revenue(Expense)	(402,176)	(233,768)	(180,043)	(27,190)	219,973	(94,564)	(267,824)	(365,128)	(365,128)
EXTRAORDINARY ITEM	-	-	-	-	-	-	-	-	-
NET INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS AND EXTRAORDINARY ITEMS	(742,880)	1,276,572	551,852	1,257,069	5,067,073	1,873,845	1,245,704	866,870	250,132

BRETT GIERAK
CHAIRMAN

MEMBERS:
RICH SKAGGS
PAUL CONDON
KENNETH ROGMAN
CANDY LITTLE

WATER AND SEWER BOARD

MAUREEN MILLER-BROSNAN
MAYOR

DONALD R. ROHRAFF
DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2655

May 11, 2021

Honorable Members of the City Council
City of Livonia

Subject: Water and Sewer Fund Review, Water and Sewer Rates Adjustments, Industrial Surcharge Rate, and Industrial Waste Control Charge (Effective July 1, 2021)

Dear Council Members:

Livonia's Department of Public Services and Finance Department have worked together on the water and sewer rates proposed for implementation on July 1, 2021. In calculating the new rates, a review was made to determine how the 2020/21 rates performed in conjunction with the budget, and an analysis of the effects of the proposed new rates on our small-, medium- and large-water users was done.

Incorporating an increase of wholesale charges from the Great Lakes Water Authority and Wayne County, the recommended new rates will impact customers in the following manner:

1) The proposed water and sewer rate increase is 1.58 percent (1.58%) this year for the average residential user, which is an increase of $.93 per month. Average use is based on consumption of 20 units (2,000 cubic feet) per quarter, which is 15,000 gallons of water.

2) The rate increase is mainly due to a pass-through of the changes to the water and sewer charges from our wholesale providers:

   a. GLWA increased the wholesale per unit charge $0.19 or 1.92 percent (1.92%) from $9.92 to $10.11. GLWA also increased the monthly fixed fee by $12,300 or 2.07 percent (2.07%).

b. The Wayne County sewage charges are projected to increase by 3%.

3) The proposed rate increase to Livonia's customers was able to be reduced to a lower percentage than our wholesale cost increases as a result of two factors:

   a. The cost increase for maintenance and billing administration functions was held to less than 1 percent.

   b. Wayne County increased their sewer rates by less than projected in the current fiscal (2020/2021) year. These savings are reflected in the proposed 2021/22 rates.

4) No change to Livonia's fixed rates is recommended. An increase in future years remains possible, depending on current and future yearly sales.

5) City of Livonia users still pay much less for water than users in most surrounding communities pay for an equal amount of water.

6) The new rates will be in effect from July 1, 2021, through June 30, 2022.

Additional detailed information is included in the attached letter to the Water and Sewer Board.

At a meeting of the Water and Sewer Board of the City of Livonia, the following resolution was adopted:

> **#WS 6055 05/21** RESOLVED, that the Water and Sewer Board concurs with the recommendations made by the Director of Public Works and the Superintendent of Public Service – Environment & Utilities in their letter dated May 10, 2021 The Board recommends that Council proceed by approving the following amendments to the Water and Sewer Ordinance:

13.08.40 Water Consumption rates
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

Per Unit Charges	
GLWA per 100 cubic feet	2.03
City of Livonia per 100 cubic feet	0.70
Per Unit Charge per 100 cubic feet	2.73
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	0.86
TOTAL Large User Charge per 100 cubic Feet	**3.59**

13.08.050A Quarterly Fixed Fee per Meter (water)		
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021		
5/8	Inch Meter	22.89
3/4	Inch Meter	22.89
1	Inch Meter	22.89
1 ½	Inch Meter	67.30
2	Inch Meter	86.38
3	Inch Meter	113.50
4	Inch Meter	173.43
6	Inch Meter	462.03
8	Inch Meter	1,308.75
10	Inch Meter	3,772.58
13.08.050B Seasonal Flat rate Water, per quarter		**77.49**
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021		

13.20.120 Sewer Disposal Rates	
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021	
Per Unit Charges	
Wayne County per 100 cubic feet	2.09
City of Livonia per 100 cubic feet	0.70
Per Unit Charge per 100 cubic feet	2.79
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	1.77
TOTAL Large User Charge per 100 cubic Feet	**4.56**

Quarterly Fixed Fee per Meter (sewer)		
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021		
5/8	Inch Meter	46.86
3/4	Inch Meter	46.86
1	Inch Meter	46.86
1 ½	Inch Meter	137.72
2	Inch Meter	176.78
3	Inch Meter	232.28
4	Inch Meter	354.93
6	Inch Meter	945.57
8	Inch Meter	2,678.43
10	Inch Meter	7,720.78

Flat rate charge (sewer only customers) - per quarter		102.66
Industrial Waste Control Monthly Meter Charges (DWSD)		
5/8	Inch Meter	3.54
3/4	Inch Meter	5.31
1	Inch Meter	8.85
1 ½	Inch Meter	19.47
2	Inch Meter	28.32
3	Inch Meter	51.33
4	Inch Meter	70.80
6	Inch Meter	106.20
8	Inch Meter	177.00
10	Inch Meter	247.80
12	Inch Meter	283.20
14	Inch Meter	354.00
16	Inch Meter	424.80
18	Inch Meter	495.60
20	Inch Meter	566.40
24	Inch Meter	637.20
30	Inch Meter	708.00

13.20.130 Flat Rate Sewer per Quarter	102.66
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021	

13.20.130 Special Rates - for Designated Users	
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021	
Seasonal user with Kitchen or Bathroom Facilities:	
50% of Current per unit Sewage Charge	
Per Unit Charges	
Wayne County per 100 cubic feet	1.05
City of Livonia per 100 cubic feet	0.35
Per Unit Charge per 100 cubic feet	1.40
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	0.89
TOTAL Base Charge for Large User	**2.29**

13.28.050 Industrial Waste Pollutant Strength Surcharges **EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021**	
Dollar/pound for treating BOD (Biochemical Oxygen Demand) in excess of 275 mg/l	0.347
Dollar/pound for treating TSS (Total Suspended Solids) in excess of 350 mg/l	0.476
Dollar/pound for treating P (Phosphorus) in excess of 12 mg/l	6.368
Dollar/pound for treating FOG (Fats, Oils & Grease) in excess of 100 mg/l	0.111

Very truly yours,

WATER AND SEWER BOARD

Brett Gierak
Chairman

Reviewed:

Michael T. Slater
Director of Finance

APPROVED FOR SUBMISSION:

Maureen Miller-Brosnan, Mayor
CITY OF LIVONIA

Attachment: Letter to Water & Sewer Board, w/supplemental information

cc: Mayor, City Clerk, City Attorney, Finance Director, DPW Director, Water and Sewer Board, Chief Accountant

LETTER TO THE LIVONIA CITY COUNCIL

16.

Law
June 15, 2021

MEETING DATE	PREPARED BY
June 28, 2021	Sara Kasprowicz, Council Office Manager,

AGENDA ITEM

ROLL CALL: Proposed Amendment to the Livonia Code of Ordinances, as amended: Department of Law, re: to Section 120 of Title 13, Chapter 20 (Livonia Sewage Disposal System) to provide for changes to the sewer disposal and maintenance rates to become effective with the first billing on or after July 1, 2021.
First Reading given by Council Member Cathy White on Monday, June 14, 2021.

BACKGROUND

RECOMMENDATION

Second Reading

FISCAL CONSIDERATION

N/A

ATTACHMENTS

1. S052421 Req to approve water and sewer adjustments MINUTES
2. 13.20.120 - 2021
3. S052421 LTC Water Rates
4. S052421 Water Board 2021 Rates
5. S052421 2021 Water Rate Increase

APPROVED BY

Date: May 26, 2021

Paul Bernier, City Attorney

Date: May 26, 2021

Maureen Miller Brosnan, Mayor

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MAY 24, 2021

Meeting was called to order via Zoom remote technology at 8:23 p.m. by President Kathleen McIntyre. Present: Scott Bahr (Livonia, Michigan); Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); Rob Donovic (Livonia, Michigan); Laura Toy (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: Jim Jolly.

Vice President Scott Bahr led the meeting in the Pledge of Allegiance.

8) REQUEST TO ADJUST WATER AND SEWER CONSUMPTION RATES, INDUSTRIAL SURCHARGE RATE AND INDUSTRIAL WASTE CONTROL CHARGE: Public Service Division, re: to become effective on July 1, 2021.

Jacob Rushlow, Superintendent of Public Works, presented this request to Council. He said Connie Kumpula from the Finance Department is with him on this request and said she will speak at the beginning.

Connie Kumpula, Chief Accountant, stated they are here to talk about the proposed water and sewer rates. This rate is built with a collaborative effort between DPW and Finance and when we look at this rate, our goal to build it is revenue neutral which also means we're here just to basically cover our costs. And so if revenue neutral isn't our goal then we need to understand what the costs for the upcoming rate year. We know that our wholesalers, Great Lakes Water Authority, where we buy our water in Wayne County for sewage treatment constitutes most of the costs that we need to cover with this rate. And so to that extent if they increase their rates, we in turn need to increase ours. And GLWA did pass-through to us a small increase this year, about 2% for both the current unit and the monthly charge. Wayne County has yet to send us our rates but we can't wait for them so we did build an increase into this rate as well from them using an estimate of about 3%. So, once you look at all the costs that this rate has to cover, then you have to look at to see how are we going to recover those costs. And one of the things that we look at is our quarterly fixed fee, we've been charging it for a couple of years now and when we looked at that we decided for that fixed fee, quarterly fee, we were not going to change that. It's 69.75 per quarter for now with some union dues, but we didn't feel that that needed to be increased in order to cover our costs. But what did increase this year was our proposed water and sewer variable rate which saw a slight increase and we had to do that again to accomplish our revenue neutral goal. And that rate increase is mainly due to our pass-through charges from our wholesale providers. The low volume users saw a 1.13% increase, the average volume user is 1.58% increase and the high volume user was 1.82%. Dollar wise for the average volume user, this translates to about $2.80 per quarter. One thing I did not talk about was the Livonia costs, we have infrastructure, maintenance, administrative costs, all of these things also impact the water and sewer rates but the Livonia costs only comprises about 31% of the total costs that we need to cover. So I'm going to let

Jacob talk about the City's costs and their impact on the water and sewer rate. And I just want to leave you with again that our proposed water and sewer rates reflect the costs of providing water service to our Livonia residents and is set as revenue neutral. Overall Livonia users still pay much less for water services than users in most surrounding communities. And at the end I'll be happy to answer any questions or dive into any details that you want about this year's rate proposal.

President McIntyre thanked Kumpula for her excellent review.

Vice President Bahr said I agree, that was a really good explanation, thank you. I do have a number of questions. There's a place in the documents that were provided to us it's under a review of the water and sewer fund performance for Fiscal Year 2020, I just need help understanding this. It says the water and sewer fund experienced a net operating gain of 1.8 million last year. But then it says later in the paragraph it says operating revenue was down and operating expenses were up, I think I just answered my question, never mind. When I read that earlier it wasn't making sense but it's making sense to me now as I read the details of that. The next question I had there's a comment also in there about the administration is exploring ways to provide customer billing and collection services at reduced costs; is there anything that you're prepared to talk about, what that is tonight?

Kumpula replied I am not.

Rushlow replied the one thing that we always have been working out over the last oh probably six or seven years or so now is an implementation of our remote read system for water meters which really streamlines some of the billing process, increases accuracy of our meter reading and the frequency of our meter reading, so that's one big improvement that we've been working on to help with that aspect. Our Smart meter change outs at this time last year we were at about 45% of the City was covered with that type of a system, we're now up to just over 64% of all water customers have a remote Smart Read System on their home transmit that signal to us remotely, so that's one example.

Bahr said another question I have is the comparison of us to surrounding cities, I know in most years we've been delighted to talk about how we have the lowest rates and the lowest rate of increase of the surrounding communities. That's not the case this year. We're still at the lower end but Farmington Hills and Canton, at least those with the sump pump, actually show lower than us. But I'm curious, have they addressed their rates yet this year, are the rates that we're seeing here their latest or do we anticipate theirs going up as well?

Kumpula replied I know that none of the communities have set their rates yet. I believe Canton, I think they just renegotiated their contract on the sewer side and I can't remember, I don't have it with me, I should have brought it with me but I think they just renegotiated their sewer contract which is why and it's not with Wayne County which is why their rates dropped significantly.

Bahr said which maybe is a nice segue to my next question, which is I know there's been talk, and this isn't so much related to the rates tonight but just long term, there's been talk about maybe forming a separate authority that Livonia would be part of, there's been talk about a water tower, any new news on those items?

Rushlow said I can answer that. I think that they're looking at that list, too, Councilman Bahr, and compare it to those other communities. Two things that we did see recently over the last few years, it's been a few years now, Farmington Hills had installed their water tower that you can see from I-275 and that enabled them to renegotiate a contract with GLWA as a max day customer where they're able to use that storage volume of water in that tank to shave their peak high demands in maximum demand periods, so they're shaving that peak off and staying at a maximum sustained level of flow which reduces their costs and the cost of delivery of water to them during peak demands. Canton Township, very similar scenario, they just did that a few years ago with a large ground storage reservoir, they've optimized that system and they're now fully functional as essentially a max day customer, similar to Farmington Hills. And what Connie had alluded to with the change on their sewer side because they're a part of the Western Township Utility Authority for sewer service which had the ability to switch between sending sewage to Wayne County or they could send it to the Ypsilanti Community Utility Authority System and their Wastewater Treatment Plant down in Ypsilanti. So, they had renegotiated contracts as well with YCUA and are now, the entire Western Township Utility Authority is sending all of their sewage flow to the YCUA system instead at a greatly reduced rate to what they were paying here through Wayne County. So, they were able to see that cost benefit as well which helped to lower their costs.

Bahr asked are we continuing to look at the water tower option for ourselves?

Rushlow replied yes, we absolutely are still looking at that scenario and what it would look like for us, to us as a city to implement potentially a water storage reservoir of some kind. We had engaged our engineers to open up the study that was done back in 2016 using current demand scenarios, costs, all those good things and kind of update that study. We'll have that and be able to share that with everyone shortly.

Bahr said one final question, back on the rate comparison question, refresh my memory; were we the lowest last year, prior to this change?

Rushlow replied we were second lowest.

Bahr said I just want to make sure I've got my ducks in a row and I had questions about it and I'm studying accurate facts, so I appreciate your clear explanations of things and all your work on this, thank you.

Councilmember Donovic said if you don't mind my asking, Mr. Rushlow, maybe you already said so, but maybe I missed it, why is the City of Canton able to have a lower cost than we are?

Rushlow replied there's really those two main factors, one, they recently installed a water storage reservoir to help them maintain a maximum day flow as a customer instead of a peak demand flow, peak hour scenario, so they can shave that off their demand curve. And the other is the change to that, what I mentioned, the Western Township Utility Authority sewage rate, when they send that flow out to Ypsilanti instead of the GLWA's previous rate from what they're paying, well, Livonia is paying through the Wayne County system.

Councilmember Toy said I don't have my back-up information up on the screen, can you help me out, when is the last time we didn't have a rate increase for the City of Livonia; is it in recent memory?

Kumpula asked if Toy is talking about the flat rate?

Toy replied any kind of rate increase, have we always had a rate increase over the last how many years? I don't remember except when we went after them in the Senate, they did not go after Livonia and they didn't give us a rate increase, which would have been back in 2004. If you have any kind of background on that or if we could get a table on those, if I may.

I'm actually doing the residential water rate history, this will go back to 2012, and we have had a rate increase almost every year but our rate increase over the last five years has been less than 3% combined. So, while we have had our rates increased every year, we have maintained a relatively low rate increase.

Toy said so that's been since 2012 for your records that we've had rate increases every year.

Kumpula replied yes, except for this low usage user year one to two, we had a decrease from twelve to thirteen, but every year after that there's been an increase. But like I said, we still maintain for all user types, for the last five years it's been less than 3% overall.

Toy said and we also have an administrative fee tacked on to those water bills as well that other cities doesn't really have as well. And I don't know how many, I didn't take an inventory of that, but just wondered. I'm sure there will be an approving on this, Madam Chair, but I'd certainly like it on the Regular.

Bahr said I just wanted to make sure I heard that right, you said over the last five years there's been a cumulative increase of what percent?

Kumpula replied combined across all user types it's been less than 3% on average.

Bahr said less than 3% total over the last five years.

McIntyre replied no, no, average.

Kumpula said average, not total.

Bahr asked less than 3% per year?

Kumpula replied on average over the last five years.

Bahr said that's an annual increase, that's not a total increase for the five years and Kumpula replied correct.

President McIntyre said I have a question. Connie, in all of the years that we've had, have we ever had an increase in the rate when we did not as the payor, as the paying customer of GLWA, did we ever raise rates on the people that we sell the water to when we did not incur increased rates?

Kumpula replied I don't have enough history for GLWA, personal history, on my part for setting the rates to remember if we had a year where we didn't have a GLWA and we didn't also increase the residents rates, am I saying this right? I don't know the year where we had no increase from GLWA but then we also increased a rate to the Livonia residents, I don't know of a year like that.

McIntyre said before the next meeting can we just double check that? I can't think of a year that I'm aware of, and I don't go back as far some of the other Council members do, but I've paid attention to water rates for a long time, a year when we gave our residents an increase, again, for water that we're essentially reselling to them, when we didn't have an increase that we pay as the first line customer, if you will.

Vice President Bahr offered an approving resolution stating it's important to remember with these things, with this being just a revenue neutral approach that the actions that contribute to these things are all the things that get approved throughout the course of the year. So when we get to this point, there's really not – I mean it's good to ask these questions, understand, but there's not much purpose in not approving these. The result of not approving these would be a deficit in the budget. The actions that lead to this are complete. So, to me, we need to continue to ask these questions and continue to understand it, but there's no responsible thing to do here other than to approve this. I'll offer an approving.

President McIntyre said the other choice would be I believe that we would have the option if there's money in the Unexpended Fund Balance to cover a deficit but then to start doing that it affects our bond rating adversely and then the City ends up paying more interest rates every time we have to borrow money.

Vice President Bahr said Madam President, sorry to jump in again, but not to mention that we've already seen on at least two occasions tonight projects that have required us to go into that Unexpended Fund Balance.

Councilmember Toy said my point was as well that we've always had rate increases. It wasn't since, if you go back in history, probably about 2004 or whatever, right in that neighborhood, that they didn't get a rate increase. That's when Kwame was there and Ferguson playing their games and tactics. So, I mean this has a long history and forever we had rate increases, whether it's residential, commercial, sewage, whatever you want to say. There's always been a little bit of a rate increase and if you scan that over, it is an increase, and it's an increase to our residents and others. So, while I get it, we're being held hostage, I mean that's where we get our water from. Others have gone to other systems, which ours is good, don't get me wrong, Detroit water is clean, it's great, all that. But some of these systems sometimes are that you're paying for it. And I think our City people that represent us do a darn good job down there, it's just I wish we could arm wrestle a little bit, too. I know 3% doesn't sound like a lot, but I'd just like to come to a Council meeting one year and we don't have an increase, that's all.

Don Rohraff, Director of Public Works, said I just wanted to confirm what Councilmember Toy said. Yes, since my existence here we've had increases only when we've had increases from whether it be DWSD and/or GLWA.

President McIntyre said she was the one that asked that question.

Rohraff apologized and said to that point, we have done a long, long history of the water rates in regard to and the fees and the way that we were being charged at the time and I think it was maybe Councilperson Toy that had brought up the admin fee or the fixed rate. And that's because the way that we were being charged rates was the way that we needed to turn around and charge our citizens and our residents and our businesses that way as well. But I'm pretty sure that that hasn't increased in a really long time. We've worked really hard to keep that fixed fee constant because that really does affect the single homeowner and the light users in that respect. So we worked really hard to keep that down and again, I know this is pounding on a drum that's been beaten a few times tonight, but we really are working hard just to keep that revenue neutral. But I just wanted to confirm that, I know Connie said that her history with the rates and that portion of this revenue is fine, mine is probably double hers but that's where we're at, I just wanted to throw my two cents in there, thank you.

Vice President Bahr said I just think it's evidence of the hard work done by our Administration to keep these low when we read that the increase from GLWA was at 1.92% wholesale per unit increase, they're fixed fee went up 2.07%, so both those around 2%; Livonia's average rate increase is 1.58%, less than what we're getting from GLWA. Without seeing all of the details and the numbers, that is evidence to me of some hard work being done to keep our rates as low as possible. So I just want to point that out.

DIRECTION: APPROVING REGULAR

AN ORDINANCE AMENDING SECTION 120 OF TITLE 13, CHAPTER 20 (LIVONIA SEWAGE DISPOSAL SYSTEM) OF THE LIVONIA CODE OF ORDINANCES, AS AMENDED.

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 120 of Title 13, Chapter 20 the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

13.20.120 Disposal and maintenance rates (sewer). A. Effective with the first billing on and after ~~October~~ July 1, 202~~0~~1, the fixed quarterly charge for sewage system maintenance, determined by water meter size, shall be as follows:

METER SIZE	QUARTERLY CHARGE
5/8 Inch	$ 46.~~49~~86
3/4 Inch	$ 46.~~49~~86
1 Inch	$ 46.~~49~~86
1 1/2" Meter	$ 13~~6.64~~7.72
2" Meter	$ 17~~5.39~~6.78
3" Meter	$ 23~~0.46~~2.28
4" Meter	$ 35~~2.15~~4.93
6" Meter	$ 9~~38.15~~45.57
8" Meter	$ 2,6~~57.41~~78.43
10" Meter	$ 7,~~660.19~~720.78

B. 1. In addition to the fixed quarterly maintenance charge, effective with the first billing on and after ~~October~~ July 1, 202~~0~~1, there will be a charge for sewage system use, which shall be assessed at the following rates:

Base Charge	
Wayne County per 100 cubic feet of water used	$ ~~1.95~~2.09
City of Livonia per 100 cubic feet of water used	$ 0.7~~3~~0
Base Charge per 100 cubic feet of water used	$ 2.~~68~~79
Large User (meters sizes 1.5 inch or larger)	
Charge per 100 cubic feet of water used	$ 1.7~~5~~7
Total Charge for Large Users per 100 cubic feet of water used	$ 4.~~43~~56

2. For each dwelling unit with an unmetered water supply, there shall be a flat quarterly sewage system charge of: $ 10~~0.09~~2.66

3. Users other than single-family and two-family residential shall be subject to monthly Industrial Waste Control Meter Charges, determined by meter size, in the following amounts:

METER SIZE	MONTHLY INDUSTRIAL WASTE CONTROL CHARGE
5/8 Inch	$ 3.~~45~~54
3/4 Inch	$ 5.~~18~~31
1 Inch	$ 8.~~63~~85
1 1/2" Meter	$ 1~~8.98~~9.47
2" Meter	$ 2~~7.60~~8.32
3" Meter	$ 5~~0.03~~1.33
4" Meter	$ ~~69.00~~70.80
6" Meter	$ 10~~3.50~~6.20
8" Meter	$ 17~~2.50~~7.00
10" Meter	$ 24~~1.50~~7.80
12" Meter	$ 2~~76.00~~83.20
14" Meter	$ 3~~45.00~~54.00
16" Meter	$ 4~~14.00~~24.80
18" Meter	$ 4~~83.00~~95.60
20" Meter	$ 5~~52.00~~66.40
24" Meter	$ 6~~21.00~~37.20
30" Meter	$ ~~690.00~~708.00

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

_____

LETTER TO THE LIVONIA CITY COUNCIL

8.

DPW
May 12, 2021

MEETING DATE	PREPARED BY
May 24, 2021	Jill Russell, Secretary III,

AGENDA ITEM

REQUEST TO ADJUST WATER AND SEWER CONSUMPTION RATES, INDUSTRIAL SURCHARGE RATE AND INDUSTRIAL WASTE CONTROL CHARGE: Public Service Division, re: to become effective on July 1, 2021.

BACKGROUND

Livonia's Department of Public Works and Finance Department have worked together on the water and sewer rates proposed for implementation on July 1, 2021. In calculating the new rates, a review was made to determine how the 2020/21 rates performed in conjunction with the budget, and an analysis of the effects of the proposed new rates on our small-, medium- and large-water users was done.

Incorporating an increase of wholesale charges from the Great Lakes Water Authority and Wayne County, the recommended new rates will impact customers in the following manner:

1. The proposed water and sewer rate increase is 1.58 percent (1.58%) this year for the average residential user, which is an increase of $0.93 per month. Average use is based on consumption of 20 units (2,000 cubic feet) per quarter, which is 15,000 gallons of water.
2. The rate increase is mainly due to a pass-through of the changes to the water and sewer charges from our wholesale providers:
    1. GLWA increased the wholesale per unit charge $0.19 or 1.92 percent (1.92%) from $9.92 to $10.11. GLWA also increased the monthly fixed fee by $12,300 or 2.07 percent (2.07%).
    2. The Wayne County sewage charges are projected to increase by 3%.
3. No change to Livonia's fixed rates is recommended. An increase in future years remains possible, depending on current and future yearly sales.
4. City of Livonia users still pay much less for water than users in most surrounding communities pay for an equal amount of water.
5. The new rates will be in effect from July 1, 2021, through June 30, 2022.

Additional detailed information is included in the attached letter to the Water and Sewer Board.

RECOMMENDATION

It is recommended that Council approve the new Water & Sewer Rates, Industrial Surchage Rate and Industrial Waste Control Charges effective with the first billing on and after July 1, 2021.

FISCAL CONSIDERATION

None

ATTACHMENTS

1. LTC - 2021 Water Rate Increase
2. Ltr to Water Board 2021 Rates

APPROVED BY

Date: May 12, 2021

Donald Rohraff, Director of Public Works

Date: May 12, 2021

Jacob Rushlow, P.E., Superintendent of Public Service

Date: May 12, 2021

Michael Slater, Finance Director

Date: May, 14, 2021

Maureen Miller Brosnan, Mayor

DEPARTMENT OF PUBLIC WORKS

MAUREEN MILLER BROSNAN
MAYOR

DONALD R. ROHRAFF
DIRECTOR OF PUBLIC WORKS

DOUGLAS L. MOORE, MSA
ASST. DIRECTOR OF PUBLIC WORKS

JACOB A. RUSHLOW, PE
SUPT. OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150-4202
PH: (734) 466-2655
FAX (734) 466-2660

MAINTENANCE SERVICES

- Roads
- Parks
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- Sewer
- Animal Control
- Forestry
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- Storm Drains
- Traffic Signs
- Building Maintenance

May 10, 2021

Water and Sewer Board
City of Livonia

Subject: Water and Sewer Fund Review, Water and Sewer Rates Adjustments. Industrial Surcharge Rate, Industrial Waste Control Charge (Effective July 1, 2021)

Dear Board Members:

This report provides a review of the performance of the Water and Sewer Fund for FY 2021, as well as a recommendation to adjust the water and sewer rates to Livonia customers, including charges to some of the commercial/industrial customers in Livonia. The following topics are discussed in this report:

- Drinking Water Revolving Fund (DWRF) water main replacement in Project Areas 4-6, Sanitary Sewer Lining, and Footing Drain Disconnection program.
- Increase in wholesale water and sewer cost
- A review of the Water and Sewer Fund performance for FY 2020
- Proposed Water and Sewer Fund rate adjustments for 2021
- Ordinance amendments reflecting recommended rate adjustments

Impact of Water and Sewer improvement projects

Planned water and sewer improvement projects have had some impact on the proposed Water and Sewer Fund rate adjustments for 2021.

The City was approved in 2019 for a low interest loan through the State of Michigan Drinking Water Revolving Fund (DWRF) program. We are now in the second year of the program which includes replacing water main pipe in the Botsford Park Sub (Section 1, Project Area 4), Thomas F. O'Connor's Park View Acres Sub (Section 12, Project Area 5), and Garden Farms Sub (Section 12, Project Area 6). In total, approximately 3.9 miles of replacement and upsizing of water main will be conducted at a cost of $5,300,000.

The City continues to perform emergency sewer cured-in-place-pipe (CIPP) lining in the northeast quadrant of Section 12. During routine cleaning and inspection DPW staff identified repeated pipe deficiencies. Upon further investigation into the structural condition of these sewers, it was determined that emergency sewer lining is necessary to avoid potential sewer failures. The plan includes CIPP lining of approximately 2.8 miles of sewer pipe ranging from 8-inch to 12-inch diameter at a cost of $650,000. Preparation for the CIPP lining work will start in spring 2021 and CIPP lining is planned for August 2021.

The City has embarked on a Footing Drain Disconnection program to significantly reduce the amount of clean water entering into our sanitary sewer system. The program began in 2017 in response to the May 2011 sewer backup settlement. Due to the reduction in flows that we've observed and the overwhelming support from homeowners, we have decided to continue this program for 2021 at a cost of $1,000,000.

Change in Wholesale Water and Sewer Cost

The Great Lakes Water Authority (GLWA) increased the wholesale cost of water to the City of Livonia by 2.01%. The cost to the City of Livonia per billing unit of 100 cubic feet (approximately 750 gallons) has increased by 2 cents, from $0.99 to $1.01. The GLWA fixed monthly charges have increased by $12,300 per month, from $594,800 to $607,100 per month. The change is the result of the reopener of the City's agreement with GLWA, which lowered both the max day and peak hour assumptions. The new assumptions will remain in effect until the next reopening period.

Wayne County charges sewage disposal as a fixed monthly fee to the City of Livonia. The cost is estimated to increase 3% from $1,397,122 to $1,439,036. The increase in rates is the result of large Wayne County improvement projects planned and budgeted in the previous fiscal year that were delayed due to COVID-19.

A Review of the Water and Sewer Fund Performance for Fiscal Year 2020

The Water and Sewer Fund experienced a net operating gain of $1,873,845 before contributions from developers, grant reimbursements and special assessment revenue (reference Attachment III). The goal of rate setting every year is to generate enough income to cover anticipated expenses, debt service payments and capital improvements. Although fiscal year 2020 operating revenue was down nearly $1.1 million from the prior year and operating expenses were up $1.8 million, our actual results were better than projected.

Projected Water and Sewer Fund Rate Adjustments for 2021

Wholesale Charges:

The Great Lakes Water Authority (GLWA) and Wayne County wholesale charges to the City of Livonia for 2021 are shown below in Table 1. Each unit is 100 cubic feet. Approximately 41.39% of Great Lakes Water Authority and Wayne County's total fixed costs are passed through to our customers in fixed format, with the remaining 58.61% being adjusted back into the per-unit charges for water and sewer.

TABLE 1

Description	2020	2021	$ / % Change
GLWA Per Unit (water)	$ .99	$1.01	$ 0.02 / 1.92%
GLWA Fixed Cost per month (water)	$594,800	$607,100	$12,300 /2.1%
Wayne County Fixed Cost per month (sewer)	$1,397,122	$1,439,036	$41,914 / 3.0%

The GLWA is also adjusting the Industrial Surcharge Rates and the Industrial Waste Control Charges as shown in the Summary and Recommendations in the Water and Sewer Ordinance revisions. All four of the Industrial Surcharge rates have decreased. The Industrial Waste Control Charges, which are based on meter size, have been increased by 2.6% across the board. Both the Industrial Surcharge Rate and the Industrial Waste Control Charges affect *only* commercial and industrial customers. These charges continue to be a pass-through to the affected customer with no additional charge by the City of Livonia.

City of Livonia Charges:

A continuing effort is being made to provide services in the most efficient, cost-effective manner possible. Operating, maintenance and administration expenses are constantly monitored to keep costs within budget. All policies and procedures are regularly reviewed, and processes and procedures are implemented to contain cost while providing excellent service. Operations and maintenance will continue to monitor water main breaks, weather conditions and the state of our infrastructure to find ways of reducing expenses. Administration is also exploring ways to provide customer billing and collection services that reduce cost while providing improved service to the customer.

The City of Livonia's charges increased by less than 1 percent, which contributed to the overall rate increase to Livonia's customers being held to a lower percentage than our wholesale cost increases.

Table 2 below reflects the recommended rate adjustments for low-, medium- and high-volume users with small meters. There are 37,406 users with small meters.

CITY OF LIVONIA

WATER AND SEWER RATES PER BILLING UNIT (100 CF)

"SMALL USERS" 5/8 to 1 Inch Meters

As of July 1, 2021

		LOW USAGE			MEDIUM USAGE			HIGH USAGE		
		10 UNITS/QUARTER			20 UNITS/QUARTER			30 UNITS/QUARTER		
Per Unit Charge:		10/1/2020	7/1/2021	Chg (%)	10/1/2020	7/1/2021	Chg (%)	10/1/2020	7/1/2021	Chg (%)
2020 Water per Billing Unit	2.70	$ 27.00			$ 54.00			$ 81.00		
2021 Water per Billing Unit	2.73		$ 27.30			$ 54.60			$ 81.90	
2020 Sewer per Billing Unit	2.68	$ 26.80			$ 53.60			$ 80.40		
2021 Sewer per Billing Unit	2.79		$ 27.90			$ 55.80			$ 83.70	
2020 Fixed Charge	69.75	$ 69.75			$ 69.75			$ 69.75		
2021 Fixed Charge	69.75		$ 69.75			$ 69.75			$ 69.75	
Total Charge		$ 123.55	$ 124.95	1.13%	$ 177.35	$ 180.15	1.58%	$ 231.15	$ 235.35	1.82%

The Table below reflects the recommended rate adjustments for "large users" of meter sizes 1½" to 10".

TABLE 3

CITY OF LIVONIA – WATER AND SEWER RATES PER BILLING UNIT (100 CF)
"LARGE USERS" – METER SIZE OVER 1 INCH – As of July 1, 2021

PER UNIT RATES	#/Meters	2020/21	2021/22	Incr./Decr.	$ Incr.
Cost of Water per Billing Unit		2.70	2.73	0.03	1.1%
Cost of Sewer per Billing Unit		2.68	2.79	0.11	4.1%
Large User Charge		2.63	2.63	0.00	(0%)
QUARTERLY FIXED FEES PER METER					
1 1/2 " Meter	628	205.02	205.02	0	0.0%
2" Meter	665	263.16	263.16	0	0.0%
3" Meter	148	345.78	345.78	0	0.0%
4" Meter	78	528.36	528.36	0	0.0%
6" Meter	17	1,407.60	1,407.60	0	0.0%
8" Meter	8	3,987.18	3,987.18	0	0.0%
10" Meter	1	11,493.36	11,493.36	0	0.0%

Ordinance amendments reflecting recommended rate adjustments

The 2021/22 total per unit rate increase to the average residential user is 1.58% (reference Attachment I). For comparison, please find Attachment II that highlights the Water and Sewer cost of other communities. Even with this rate change, Livonia rates continue to remain much lower than most surrounding communities.

It is recommended and requested that the Water and Sewer Board proceed with the amendments to the Water and Sewer Ordinance as follows:

13.08.40 Water Consumption rates

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

Per Unit Charges	
GLWA per 100 cubic feet	2.03
City of Livonia per 100 cubic feet	0.70
Per Unit Charge per 100 cubic feet	2.73
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	0.86
TOTAL Large User Charge per 100 cubic Feet	**3.59**

13.08.050A Quarterly Fixed Fee per Meter (water)

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

5/8	Inch Meter	22.89
3/4	Inch Meter	22.89
1	Inch Meter	22.89
1 ½	Inch Meter	67.30
2	Inch Meter	86.38
3	Inch Meter	113.50
4	Inch Meter	173.43
6	Inch Meter	462.03
8	Inch Meter	1,308.75
10	Inch Meter	3,772.58

13.08.050B Seasonal Flat rate Water, per quarter — 77.49

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

13.20.120 Sewer Disposal Rates

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

Per Unit Charges

Wayne County per 100 cubic feet	2.09
City of Livonia per 100 cubic feet	0.70
Per Unit Charge per 100 cubic feet	2.79
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	1.77
TOTAL Large User Charge per 100 cubic Feet	**4.56**

Quarterly Fixed Fee per Meter (sewer)

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

5/8	Inch Meter	46.86
3/4	Inch Meter	46.86
1	Inch Meter	46.86
1 ½	Inch Meter	137.72
2	Inch Meter	176.78
3	Inch Meter	232.28
4	Inch Meter	354.93
6	Inch Meter	945.57
8	Inch Meter	2,678.43
10	Inch Meter	7,720.78

Flat rate charge (sewer only customers) - per quarter — 102.66

Industrial Waste Control Monthly Meter Charges (GLWA)

5/8	Inch Meter	3.54
3/4	Inch Meter	5.31
1	Inch Meter	8.85
1 ½	Inch Meter	19.47

2	Inch Meter	28.32
3	Inch Meter	51.33
4	Inch Meter	70.80
6	Inch Meter	106.20
8	Inch Meter	177.00
10	Inch Meter	247.80
12	Inch Meter	283.20
14	Inch Meter	354.00
16	Inch Meter	424.80
18	Inch Meter	495.60
20	Inch Meter	566.40
24	Inch Meter	637.20
30	Inch Meter	708.00

13.20.130 Flat Rate Sewer per Quarter	102.66
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021	

13.20.130 Special Rates - for Designated Users

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

Seasonal user with Kitchen or Bathroom Facilities:

50% of Current per unit Sewage Charge

Per Unit Charges

Wayne County per 100 cubic feet	1.05
City of Livonia per 100 cubic feet	0.35
Per Unit Charge per 100 cubic feet	1.40
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	0.89
TOTAL Base Charge for Large User	**2.29**

13.28.050 Industrial Waste Pollutant Strength Surcharges

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

Dollar/pound for treating BOD (Biochemical Oxygen Demand) in excess of 275 mg/l	0.347
Dollar/pound for treating TSS (Total Suspended Solids) in excess of 350 mg/l	0.476
Dollar/pound for treating P (Phosphorus) in excess of 12 mg/l	6.368
Dollar/pound for treating FOG (Fats, Oils & Grease) in excess of 100 mg/l	0.111

Attachment I

CITY OF LIVONIA
WATER AND SEWER RATES PER BILLING UNIT (100 CF)
"SMALL USERS" 5/8 to 1 Inch Meters
As of July 1, 2021
NO FIXED INCREASE TO SMALL OR LARGE METERS WITH 9% WATER LOSS

		LOW USAGE 10 UNITS PER 10/1/2020	7/1/2021	CHANGE (%)	MEDIUM 20 UNITS PER 10/1/2020	7/1/2021	CHANGE (%)	HIGH USAGE 30 UNITS PER 10/1/2020	7/1/2021	CHANGE (%)
Per Unit Charge:										
2020 - Water per Billing Unit	2.70	$ 27.00			$ 54.00			$ 81.00		
2021 - Water per Billing Unit	2.73		27.30			54.60			81.90	
2020 - Sewer per Billing Unit	2.68	26.80			53.60			80.40		
2021 - Sewer per Billing Unit	2.79		27.90			55.80			83.70	
2020 Fixed Charge	69.75	69.75			69.75			69.75		
2021 Fixed Charge	69.75		69.75			69.75			69.75	
Total Charge		$ 123.55	$ 124.95	1.13%	$ 177.35	$ 180.15	1.58%	$ 231.15	$ 235.35	1.82%

Footnotes:

(1) "CFW", a billing unit, 100 cubic feet of water, is 748.052 gallons.

(2) 20 units of water is the average usage for a Livonia residential water customer.

Attachment II

RESIDENTIAL WATER AND SEWER BILL
COMPARISON OF COMMUNITIES
Charges for 10, 20 and 30 Billing Units (CFW)[1] per Quarter
3/4 Inch Meter
As of July 1, 2021

Purpose: The following comparison is provided to show the amount of a quarterly residential water customer bill based on various hypothetical water usage amounts.

COMMUNITY	LOW USAGE - 10 UNITS	AVERAGE USAGE - 20 UNITS[2]	HIGH USAGE - 30 UNITS
Farmington Hills - 2020 Rate	132.77	165.96	248.94
Canton - with Sump - 2021 Rate	98.07	174.75	251.43
Livonia - 2021 Rate	***124.95***	***180.15***	***235.35***
Plymouth (City of) - 2020 Rate	104.64	196.28	287.93
Canton - without Sump - 2021 Rate	131.67	208.35	285.03
Westland - 2020 Rate	134.51	210.96	287.42
Redford Township - 2020 Rate	134.71	227.31	319.91
Northville (City of) - 2020 Rate	149.12	282.73	416.34

Footnotes:

[1] "CFW", a billing unit, 100 cubic feet of water, is 748.052 gallons. Communities bill in different units of measurement, such as 1,000 gallons. This analysis converts the various methodologies to a common format.

[2] 20 units of water is the average usage for a Livonia residential water customer.

Note: Canton is the only municipality with updated 2021 rates from which to compare. The assumption is that the others will also raise their rates for 2021 and our rates would be even lower relative to theirs.

ATTACHMENT III

COMBINED STATEMENT OF REVENUE AND EXPENSES

	FY 14/15 AUDIT	FY 15/16 AUDIT	FY 16/17 AUDIT	FY 17/18 AUDIT	FY 18/19 AUDIT	FY 19/20 AUDIT	FY 20/21 Projected	FY 21/22 RATE ANALYSIS	FY 21/22 RATE ANALYSIS W/O INCREASE
OPERATING REVENUE									
Customer billings	31,936,575	36,291,332	36,653,877	39,834,062	39,713,701	39,107,543	41,379,215	41,068,595	40,451,857
Fines and forfeitures	1,833,888	1,760,443	1,751,702	1,851,194	1,857,586	1,407,064	1,820,000	1,820,000	1,820,000
Service Connections	31,413	39,331	37,977	80,819	54,206	49,899	30,000	77,500	77,500
Other Revenue	49,022	343,528	100,508	101,016	73,726	52,377	78,000	121,933	121,933
Total Operating Revenue	33,850,898	38,434,634	38,544,064	41,867,091	41,699,219	40,616,883	43,307,215	43,088,028	42,471,290
OPERATING EXPENSES									
Cost of Water	11,582,736	13,316,848	13,463,652	13,931,174	12,746,276	11,633,702	12,037,634	12,265,743	12,265,743
Cost of Sewage Disposal	14,052,103	14,469,546	14,469,546	14,469,546	15,496,996	16,994,074	17,716,378	17,486,701	17,486,701
System maintenance and operation	5,020,659	5,265,237	5,673,119	6,921,054	4,110,636	5,164,796	7,061,811	7,130,747	7,130,747
General and Administrative	725,043	910,561	1,057,499	1,071,356	1,070,456	1,172,959	1,301,234	1,296,208	1,296,208
GASB 75 OPEB expense				875,000					
Depreciation	2,811,061	2,962,102	3,148,353	3,314,702	3,427,755	3,682,943	3,676,630	3,676,630	3,676,630
Total Operating Expense	34,191,602	36,924,294	37,812,169	40,582,832	36,852,119	38,648,474	41,793,687	41,856,029	41,856,029
Operating income	(340,704)	1,510,340	731,895	1,284,259	4,847,100	1,968,409	1,513,528	1,231,999	615,260
NON OPERATING REVENUE (EXPENSE)									
Interest Income	53,031	63,389	102,678	238,443	489,429	245,340	105,651	16,500	16,500
Interest Expense	(455,507)	(306,932)	(327,007)	(328,908)	(301,006)	(339,904)	(413,475)	(381,628)	(381,628)
Gain on Sale of Assets	300	9,775	44,286	63,275	31,550	-	40,000	-	-
Total Nonoperating Revenue(Expense)	(402,176)	(233,768)	(180,043)	(27,190)	219,973	(94,564)	(267,824)	(365,128)	(365,128)
EXTRAORDINARY ITEM	-	-	-	-	-	-	-	-	-
NET INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS AND EXTRAORDINARY ITEMS	(742,880)	1,276,572	551,852	1,257,069	5,067,073	1,873,845	1,245,704	866,870	250,132

BRETT GIERAK
CHAIRMAN

MEMBERS:
RICH SKAGGS
PAUL CONDON
KENNETH ROGMAN
CANDY LITTLE

WATER AND SEWER BOARD

MAUREEN MILLER-BROSNAN
MAYOR

DONALD R. ROHRAFF
DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2655

May 11, 2021

Honorable Members of the City Council
City of Livonia

Subject: Water and Sewer Fund Review, Water and Sewer Rates Adjustments, Industrial Surcharge Rate, and Industrial Waste Control Charge (Effective July 1, 2021)

Dear Council Members:

Livonia's Department of Public Services and Finance Department have worked together on the water and sewer rates proposed for implementation on July 1, 2021. In calculating the new rates, a review was made to determine how the 2020/21 rates performed in conjunction with the budget, and an analysis of the effects of the proposed new rates on our small-, medium- and large-water users was done.

Incorporating an increase of wholesale charges from the Great Lakes Water Authority and Wayne County, the recommended new rates will impact customers in the following manner:

1) The proposed water and sewer rate increase is 1.58 percent (1.58%) this year for the average residential user, which is an increase of $.93 per month. Average use is based on consumption of 20 units (2,000 cubic feet) per quarter, which is 15,000 gallons of water.

2) The rate increase is mainly due to a pass-through of the changes to the water and sewer charges from our wholesale providers:

   a. GLWA increased the wholesale per unit charge $0.19 or 1.92 percent (1.92%) from $9.92 to $10.11. GLWA also increased the monthly fixed fee by $12,300 or 2.07 percent (2.07%).

b. The Wayne County sewage charges are projected to increase by 3%.

3) The proposed rate increase to Livonia's customers was able to be reduced to a lower percentage than our wholesale cost increases as a result of two factors:

   a. The cost increase for maintenance and billing administration functions was held to less than 1 percent.

   b. Wayne County increased their sewer rates by less than projected in the current fiscal (2020/2021) year. These savings are reflected in the proposed 2021/22 rates.

4) No change to Livonia's fixed rates is recommended. An increase in future years remains possible, depending on current and future yearly sales.

5) City of Livonia users still pay much less for water than users in most surrounding communities pay for an equal amount of water.

6) The new rates will be in effect from July 1, 2021, through June 30, 2022.

Additional detailed information is included in the attached letter to the Water and Sewer Board.

At a meeting of the Water and Sewer Board of the City of Livonia, the following resolution was adopted:

> **#WS 6055 05/21** RESOLVED, that the Water and Sewer Board concurs with the recommendations made by the Director of Public Works and the Superintendent of Public Service – Environment & Utilities in their letter dated May 10, 2021 The Board recommends that Council proceed by approving the following amendments to the Water and Sewer Ordinance:

13.08.40 Water Consumption rates
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

Per Unit Charges	
GLWA per 100 cubic feet	2.03
City of Livonia per 100 cubic feet	0.70
Per Unit Charge per 100 cubic feet	2.73
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	0.86
TOTAL Large User Charge per 100 cubic Feet	**3.59**

13.08.050A Quarterly Fixed Fee per Meter (water)		
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021		
5/8	Inch Meter	22.89
3/4	Inch Meter	22.89
1	Inch Meter	22.89
1 ½	Inch Meter	67.30
2	Inch Meter	86.38
3	Inch Meter	113.50
4	Inch Meter	173.43
6	Inch Meter	462.03
8	Inch Meter	1,308.75
10	Inch Meter	3,772.58
13.08.050B Seasonal Flat rate Water, per quarter		**77.49**
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021		

13.20.120 Sewer Disposal Rates	
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021	
Per Unit Charges	
Wayne County per 100 cubic feet	2.09
City of Livonia per 100 cubic feet	0.70
Per Unit Charge per 100 cubic feet	2.79
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	1.77
TOTAL Large User Charge per 100 cubic Feet	**4.56**

Quarterly Fixed Fee per Meter (sewer)		
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021		
5/8	Inch Meter	46.86
3/4	Inch Meter	46.86
1	Inch Meter	46.86
1 ½	Inch Meter	137.72
2	Inch Meter	176.78
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4	Inch Meter	354.93
6	Inch Meter	945.57
8	Inch Meter	2,678.43
10	Inch Meter	7,720.78

Flat rate charge (sewer only customers) - per quarter		102.66
Industrial Waste Control Monthly Meter Charges (DWSD)		
5/8	Inch Meter	3.54
3/4	Inch Meter	5.31
1	Inch Meter	8.85
1 ½	Inch Meter	19.47
2	Inch Meter	28.32
3	Inch Meter	51.33
4	Inch Meter	70.80
6	Inch Meter	106.20
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16	Inch Meter	424.80
18	Inch Meter	495.60
20	Inch Meter	566.40
24	Inch Meter	637.20
30	Inch Meter	708.00

13.20.130 Flat Rate Sewer per Quarter	102.66
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021	

13.20.130 Special Rates - for Designated Users	
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021	
Seasonal user with Kitchen or Bathroom Facilities:	
50% of Current per unit Sewage Charge	
Per Unit Charges	
Wayne County per 100 cubic feet	1.05
City of Livonia per 100 cubic feet	0.35
Per Unit Charge per 100 cubic feet	1.40
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	0.89
TOTAL Base Charge for Large User	**2.29**

13.28.050 Industrial Waste Pollutant Strength Surcharges **EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021**	
Dollar/pound for treating BOD (Biochemical Oxygen Demand) in excess of 275 mg/l	0.347
Dollar/pound for treating TSS (Total Suspended Solids) in excess of 350 mg/l	0.476
Dollar/pound for treating P (Phosphorus) in excess of 12 mg/l	6.368
Dollar/pound for treating FOG (Fats, Oils & Grease) in excess of 100 mg/l	0.111

Very truly yours,

WATER AND SEWER BOARD

Brett Gierak
Chairman

Reviewed:

Michael T. Slater
Director of Finance

APPROVED FOR SUBMISSION:

Maureen Miller-Brosnan, Mayor
CITY OF LIVONIA

Attachment: Letter to Water & Sewer Board, w/supplemental information

cc: Mayor, City Clerk, City Attorney, Finance Director, DPW Director, Water and Sewer Board, Chief Accountant

LETTER TO THE LIVONIA CITY COUNCIL

17.

Law
June 15, 2021

MEETING DATE	PREPARED BY
June 28, 2021	Sara Kasprowicz, Council Office Manager,

AGENDA ITEM

ROLL CALL: Proposed Amendment to the Livonia Code of Ordinances, as amended: Department of Law, re: Section 130 of Title 13, Chapter 20 (Livonia Sewage Disposal System) to provide for changes to the special rates for designated uses to become effective with the first billing on or after July 1, 2021.
First Reading given by Council Member Rob Donovic on Monday, June 14, 2021.

BACKGROUND

RECOMMENDATION

Second Reading

FISCAL CONSIDERATION

N/A

ATTACHMENTS

1. S052421 Req to approve water and sewer adjustments MINUTES
2. 13.20.130 - 2021
3. S052421 LTC Water Rates
4. S052421 Water Board 2021 Rates
5. S052421 2021 Water Rate Increase

APPROVED BY

Date: May 26, 2021

Paul Bernier, City Attorney

Date: May 26, 2021

Maureen Miller Brosnan, Mayor

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MAY 24, 2021

Meeting was called to order via Zoom remote technology at 8:23 p.m. by President Kathleen McIntyre. Present: Scott Bahr (Livonia, Michigan); Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); Rob Donovic (Livonia, Michigan); Laura Toy (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: Jim Jolly.

Vice President Scott Bahr led the meeting in the Pledge of Allegiance.

8) REQUEST TO ADJUST WATER AND SEWER CONSUMPTION RATES, INDUSTRIAL SURCHARGE RATE AND INDUSTRIAL WASTE CONTROL CHARGE: Public Service Division, re: to become effective on July 1, 2021.

Jacob Rushlow, Superintendent of Public Works, presented this request to Council. He said Connie Kumpula from the Finance Department is with him on this request and said she will speak at the beginning.

Connie Kumpula, Chief Accountant, stated they are here to talk about the proposed water and sewer rates. This rate is built with a collaborative effort between DPW and Finance and when we look at this rate, our goal to build it is revenue neutral which also means we're here just to basically cover our costs. And so if revenue neutral isn't our goal then we need to understand what the costs for the upcoming rate year. We know that our wholesalers, Great Lakes Water Authority, where we buy our water in Wayne County for sewage treatment constitutes most of the costs that we need to cover with this rate. And so to that extent if they increase their rates, we in turn need to increase ours. And GLWA did pass-through to us a small increase this year, about 2% for both the current unit and the monthly charge. Wayne County has yet to send us our rates but we can't wait for them so we did build an increase into this rate as well from them using an estimate of about 3%. So, once you look at all the costs that this rate has to cover, then you have to look at to see how are we going to recover those costs. And one of the things that we look at is our quarterly fixed fee, we've been charging it for a couple of years now and when we looked at that we decided for that fixed fee, quarterly fee, we were not going to change that. It's 69.75 per quarter for now with some union dues, but we didn't feel that that needed to be increased in order to cover our costs. But what did increase this year was our proposed water and sewer variable rate which saw a slight increase and we had to do that again to accomplish our revenue neutral goal. And that rate increase is mainly due to our pass-through charges from our wholesale providers. The low volume users saw a 1.13% increase, the average volume user is 1.58% increase and the high volume user was 1.82%. Dollar wise for the average volume user, this translates to about $2.80 per quarter. One thing I did not talk about was the Livonia costs, we have infrastructure, maintenance, administrative costs, all of these things also impact the water and sewer rates but the Livonia costs only comprises about 31% of the total costs that we need to cover. So I'm going to let

Jacob talk about the City's costs and their impact on the water and sewer rate. And I just want to leave you with again that our proposed water and sewer rates reflect the costs of providing water service to our Livonia residents and is set as revenue neutral. Overall Livonia users still pay much less for water services than users in most surrounding communities. And at the end I'll be happy to answer any questions or dive into any details that you want about this year's rate proposal.

President McIntyre thanked Kumpula for her excellent review.

Vice President Bahr said I agree, that was a really good explanation, thank you. I do have a number of questions. There's a place in the documents that were provided to us it's under a review of the water and sewer fund performance for Fiscal Year 2020, I just need help understanding this. It says the water and sewer fund experienced a net operating gain of 1.8 million last year. But then it says later in the paragraph it says operating revenue was down and operating expenses were up, I think I just answered my question, never mind. When I read that earlier it wasn't making sense but it's making sense to me now as I read the details of that. The next question I had there's a comment also in there about the administration is exploring ways to provide customer billing and collection services at reduced costs; is there anything that you're prepared to talk about, what that is tonight?

Kumpula replied I am not.

Rushlow replied the one thing that we always have been working out over the last oh probably six or seven years or so now is an implementation of our remote read system for water meters which really streamlines some of the billing process, increases accuracy of our meter reading and the frequency of our meter reading, so that's one big improvement that we've been working on to help with that aspect. Our Smart meter change outs at this time last year we were at about 45% of the City was covered with that type of a system, we're now up to just over 64% of all water customers have a remote Smart Read System on their home transmit that signal to us remotely, so that's one example.

Bahr said another question I have is the comparison of us to surrounding cities, I know in most years we've been delighted to talk about how we have the lowest rates and the lowest rate of increase of the surrounding communities. That's not the case this year. We're still at the lower end but Farmington Hills and Canton, at least those with the sump pump, actually show lower than us. But I'm curious, have they addressed their rates yet this year, are the rates that we're seeing here their latest or do we anticipate theirs going up as well?

Kumpula replied I know that none of the communities have set their rates yet. I believe Canton, I think they just renegotiated their contract on the sewer side and I can't remember, I don't have it with me, I should have brought it with me but I think they just renegotiated their sewer contract which is why and it's not with Wayne County which is why their rates dropped significantly.

Bahr said which maybe is a nice segue to my next question, which is I know there's been talk, and this isn't so much related to the rates tonight but just long term, there's been talk about maybe forming a separate authority that Livonia would be part of, there's been talk about a water tower, any new news on those items?

Rushlow said I can answer that. I think that they're looking at that list, too, Councilman Bahr, and compare it to those other communities. Two things that we did see recently over the last few years, it's been a few years now, Farmington Hills had installed their water tower that you can see from I-275 and that enabled them to renegotiate a contract with GLWA as a max day customer where they're able to use that storage volume of water in that tank to shave their peak high demands in maximum demand periods, so they're shaving that peak off and staying at a maximum sustained level of flow which reduces their costs and the cost of delivery of water to them during peak demands. Canton Township, very similar scenario, they just did that a few years ago with a large ground storage reservoir, they've optimized that system and they're now fully functional as essentially a max day customer, similar to Farmington Hills. And what Connie had alluded to with the change on their sewer side because they're a part of the Western Township Utility Authority for sewer service which had the ability to switch between sending sewage to Wayne County or they could send it to the Ypsilanti Community Utility Authority System and their Wastewater Treatment Plant down in Ypsilanti. So, they had renegotiated contracts as well with YCUA and are now, the entire Western Township Utility Authority is sending all of their sewage flow to the YCUA system instead at a greatly reduced rate to what they were paying here through Wayne County. So, they were able to see that cost benefit as well which helped to lower their costs.

Bahr asked are we continuing to look at the water tower option for ourselves?

Rushlow replied yes, we absolutely are still looking at that scenario and what it would look like for us, to us as a city to implement potentially a water storage reservoir of some kind. We had engaged our engineers to open up the study that was done back in 2016 using current demand scenarios, costs, all those good things and kind of update that study. We'll have that and be able to share that with everyone shortly.

Bahr said one final question, back on the rate comparison question, refresh my memory; were we the lowest last year, prior to this change?

Rushlow replied we were second lowest.

Bahr said I just want to make sure I've got my ducks in a row and I had questions about it and I'm studying accurate facts, so I appreciate your clear explanations of things and all your work on this, thank you.

Councilmember Donovic said if you don't mind my asking, Mr. Rushlow, maybe you already said so, but maybe I missed it, why is the City of Canton able to have a lower cost than we are?

Rushlow replied there's really those two main factors, one, they recently installed a water storage reservoir to help them maintain a maximum day flow as a customer instead of a peak demand flow, peak hour scenario, so they can shave that off their demand curve. And the other is the change to that, what I mentioned, the Western Township Utility Authority sewage rate, when they send that flow out to Ypsilanti instead of the GLWA's previous rate from what they're paying, well, Livonia is paying through the Wayne County system.

Councilmember Toy said I don't have my back-up information up on the screen, can you help me out, when is the last time we didn't have a rate increase for the City of Livonia; is it in recent memory?

Kumpula asked if Toy is talking about the flat rate?

Toy replied any kind of rate increase, have we always had a rate increase over the last how many years? I don't remember except when we went after them in the Senate, they did not go after Livonia and they didn't give us a rate increase, which would have been back in 2004. If you have any kind of background on that or if we could get a table on those, if I may.

I'm actually doing the residential water rate history, this will go back to 2012, and we have had a rate increase almost every year but our rate increase over the last five years has been less than 3% combined. So, while we have had our rates increased every year, we have maintained a relatively low rate increase.

Toy said so that's been since 2012 for your records that we've had rate increases every year.

Kumpula replied yes, except for this low usage user year one to two, we had a decrease from twelve to thirteen, but every year after that there's been an increase. But like I said, we still maintain for all user types, for the last five years it's been less than 3% overall.

Toy said and we also have an administrative fee tacked on to those water bills as well that other cities doesn't really have as well. And I don't know how many, I didn't take an inventory of that, but just wondered. I'm sure there will be an approving on this, Madam Chair, but I'd certainly like it on the Regular.

Bahr said I just wanted to make sure I heard that right, you said over the last five years there's been a cumulative increase of what percent?

Kumpula replied combined across all user types it's been less than 3% on average.

Bahr said less than 3% total over the last five years.

McIntyre replied no, no, average.

Kumpula said average, not total.

Bahr asked less than 3% per year?

Kumpula replied on average over the last five years.

Bahr said that's an annual increase, that's not a total increase for the five years and Kumpula replied correct.

President McIntyre said I have a question. Connie, in all of the years that we've had, have we ever had an increase in the rate when we did not as the payor, as the paying customer of GLWA, did we ever raise rates on the people that we sell the water to when we did not incur increased rates?

Kumpula replied I don't have enough history for GLWA, personal history, on my part for setting the rates to remember if we had a year where we didn't have a GLWA and we didn't also increase the residents rates, am I saying this right? I don't know the year where we had no increase from GLWA but then we also increased a rate to the Livonia residents, I don't know of a year like that.

McIntyre said before the next meeting can we just double check that? I can't think of a year that I'm aware of, and I don't go back as far some of the other Council members do, but I've paid attention to water rates for a long time, a year when we gave our residents an increase, again, for water that we're essentially reselling to them, when we didn't have an increase that we pay as the first line customer, if you will.

Vice President Bahr offered an approving resolution stating it's important to remember with these things, with this being just a revenue neutral approach that the actions that contribute to these things are all the things that get approved throughout the course of the year. So when we get to this point, there's really not – I mean it's good to ask these questions, understand, but there's not much purpose in not approving these. The result of not approving these would be a deficit in the budget. The actions that lead to this are complete. So, to me, we need to continue to ask these questions and continue to understand it, but there's no responsible thing to do here other than to approve this. I'll offer an approving.

President McIntyre said the other choice would be I believe that we would have the option if there's money in the Unexpended Fund Balance to cover a deficit but then to start doing that it affects our bond rating adversely and then the City ends up paying more interest rates every time we have to borrow money.

Vice President Bahr said Madam President, sorry to jump in again, but not to mention that we've already seen on at least two occasions tonight projects that have required us to go into that Unexpended Fund Balance.

Councilmember Toy said my point was as well that we've always had rate increases. It wasn't since, if you go back in history, probably about 2004 or whatever, right in that neighborhood, that they didn't get a rate increase. That's when Kwame was there and Ferguson playing their games and tactics. So, I mean this has a long history and forever we had rate increases, whether it's residential, commercial, sewage, whatever you want to say. There's always been a little bit of a rate increase and if you scan that over, it is an increase, and it's an increase to our residents and others. So, while I get it, we're being held hostage, I mean that's where we get our water from. Others have gone to other systems, which ours is good, don't get me wrong, Detroit water is clean, it's great, all that. But some of these systems sometimes are that you're paying for it. And I think our City people that represent us do a darn good job down there, it's just I wish we could arm wrestle a little bit, too. I know 3% doesn't sound like a lot, but I'd just like to come to a Council meeting one year and we don't have an increase, that's all.

Don Rohraff, Director of Public Works, said I just wanted to confirm what Councilmember Toy said. Yes, since my existence here we've had increases only when we've had increases from whether it be DWSD and/or GLWA.

President McIntyre said she was the one that asked that question.

Rohraff apologized and said to that point, we have done a long, long history of the water rates in regard to and the fees and the way that we were being charged at the time and I think it was maybe Councilperson Toy that had brought up the admin fee or the fixed rate. And that's because the way that we were being charged rates was the way that we needed to turn around and charge our citizens and our residents and our businesses that way as well. But I'm pretty sure that that hasn't increased in a really long time. We've worked really hard to keep that fixed fee constant because that really does affect the single homeowner and the light users in that respect. So we worked really hard to keep that down and again, I know this is pounding on a drum that's been beaten a few times tonight, but we really are working hard just to keep that revenue neutral. But I just wanted to confirm that, I know Connie said that her history with the rates and that portion of this revenue is fine, mine is probably double hers but that's where we're at, I just wanted to throw my two cents in there, thank you.

Vice President Bahr said I just think it's evidence of the hard work done by our Administration to keep these low when we read that the increase from GLWA was at 1.92% wholesale per unit increase, they're fixed fee went up 2.07%, so both those around 2%; Livonia's average rate increase is 1.58%, less than what we're getting from GLWA. Without seeing all of the details and the numbers, that is evidence to me of some hard work being done to keep our rates as low as possible. So I just want to point that out.

DIRECTION: APPROVING REGULAR

AN ORDINANCE AMENDING SECTION 130 OF TITLE 13, CHAPTER 20 (LIVONIA SEWAGE DISPOSAL SYSTEM) OF THE LIVONIA CODE OF ORDINANCES, AS AMENDED.

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 130 of Title 13, Chapter 20 the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

13.20.130 Special rates—For designated uses. A. Effective with the first billing on and after ~~October~~ July 1, 202~~0~~1, where sewage disposal service is furnished to users not situated within the city, the sewage disposal rate for such users shall be as follows:

1. For all unmetered houses or residential dwellings connected to and using the facilities of the sewage disposal system, such rate shall be a flat rate of one hundred dollars and nine cents ($10~~0.09~~2.66) per quarter.

2. For all customers connected to and using the facilities of the sewage disposal system for which consumption data may be obtained, such rate shall be equal to the appropriate base rate established in 13.20.120(B)(1), plus the appropriate quarterly fixed charge as determined by meter size established in 13.20.120(A).

B. All seasonal users with kitchen or bathroom facilities shall pay 50% of the current per unit sewage charge, i.e.:

Base Charge	
Wayne County per 100 cubic feet	$ ~~0.98~~1.05
City of Livonia per 100 cubic feet	$ 0.3~~6~~5
Base Charge per 100 cubic feet	$ 1.~~34~~40
Large User (meters sizes 1.5 inch or larger)	
Charge per 100 cubic feet	$ 0.8~~8~~9
Total Base Charge for Large Users per 100 cubic feet of water used	$ 2.2~~2~~9

C. The above rates do not include any rates imposed by the county for the treatment and disposal of sewage through its sewage treatment and disposal facilities. Any such rate shall be included and specified as a separate item in bills sent to users as hereinafter provided.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

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LETTER TO THE LIVONIA CITY COUNCIL

8.

DPW
May 12, 2021

MEETING DATE	PREPARED BY
May 24, 2021	Jill Russell, Secretary III,

AGENDA ITEM

REQUEST TO ADJUST WATER AND SEWER CONSUMPTION RATES, INDUSTRIAL SURCHARGE RATE AND INDUSTRIAL WASTE CONTROL CHARGE: Public Service Division, re: to become effective on July 1, 2021.

BACKGROUND

Livonia's Department of Public Works and Finance Department have worked together on the water and sewer rates proposed for implementation on July 1, 2021. In calculating the new rates, a review was made to determine how the 2020/21 rates performed in conjunction with the budget, and an analysis of the effects of the proposed new rates on our small-, medium- and large-water users was done.

Incorporating an increase of wholesale charges from the Great Lakes Water Authority and Wayne County, the recommended new rates will impact customers in the following manner:

1. The proposed water and sewer rate increase is 1.58 percent (1.58%) this year for the average residential user, which is an increase of $0.93 per month. Average use is based on consumption of 20 units (2,000 cubic feet) per quarter, which is 15,000 gallons of water.
2. The rate increase is mainly due to a pass-through of the changes to the water and sewer charges from our wholesale providers:
    1. GLWA increased the wholesale per unit charge $0.19 or 1.92 percent (1.92%) from $9.92 to $10.11. GLWA also increased the monthly fixed fee by $12,300 or 2.07 percent (2.07%).
    2. The Wayne County sewage charges are projected to increase by 3%.
3. No change to Livonia's fixed rates is recommended. An increase in future years remains possible, depending on current and future yearly sales.
4. City of Livonia users still pay much less for water than users in most surrounding communities pay for an equal amount of water.
5. The new rates will be in effect from July 1, 2021, through June 30, 2022.

Additional detailed information is included in the attached letter to the Water and Sewer Board.

RECOMMENDATION

It is recommended that Council approve the new Water & Sewer Rates, Industrial Surchage Rate and Industrial Waste Control Charges effective with the first billing on and after July 1, 2021.

FISCAL CONSIDERATION

None

ATTACHMENTS

1. LTC - 2021 Water Rate Increase
2. Ltr to Water Board 2021 Rates

APPROVED BY

Date: May 12, 2021

Donald Rohraff, Director of Public Works

Date: May 12, 2021

Jacob Rushlow, P.E., Superintendent of Public Service

Date: May 12, 2021

Michael Slater, Finance Director

Date: May, 14, 2021

Maureen Miller Brosnan, Mayor

DEPARTMENT OF PUBLIC WORKS

MAUREEN MILLER BROSNAN
MAYOR

DONALD R. ROHRAFF
DIRECTOR OF PUBLIC WORKS

DOUGLAS L. MOORE, MSA
ASST. DIRECTOR OF PUBLIC WORKS

JACOB A. RUSHLOW, PE
SUPT. OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150-4202
PH: (734) 466-2655
FAX (734) 466-2660

MAINTENANCE SERVICES

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- Forestry
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- Storm Drains
- Traffic Signs
- Building Maintenance

May 10, 2021

Water and Sewer Board
City of Livonia

Subject: Water and Sewer Fund Review, Water and Sewer Rates Adjustments. Industrial Surcharge Rate, Industrial Waste Control Charge (Effective July 1, 2021)

Dear Board Members:

This report provides a review of the performance of the Water and Sewer Fund for FY 2021, as well as a recommendation to adjust the water and sewer rates to Livonia customers, including charges to some of the commercial/industrial customers in Livonia. The following topics are discussed in this report:

- Drinking Water Revolving Fund (DWRF) water main replacement in Project Areas 4-6, Sanitary Sewer Lining, and Footing Drain Disconnection program.
- Increase in wholesale water and sewer cost
- A review of the Water and Sewer Fund performance for FY 2020
- Proposed Water and Sewer Fund rate adjustments for 2021
- Ordinance amendments reflecting recommended rate adjustments

Impact of Water and Sewer improvement projects

Planned water and sewer improvement projects have had some impact on the proposed Water and Sewer Fund rate adjustments for 2021.

The City was approved in 2019 for a low interest loan through the State of Michigan Drinking Water Revolving Fund (DWRF) program. We are now in the second year of the program which includes replacing water main pipe in the Botsford Park Sub (Section 1, Project Area 4), Thomas F. O'Connor's Park View Acres Sub (Section 12, Project Area 5), and Garden Farms Sub (Section 12, Project Area 6). In total, approximately 3.9 miles of replacement and upsizing of water main will be conducted at a cost of $5,300,000.

The City continues to perform emergency sewer cured-in-place-pipe (CIPP) lining in the northeast quadrant of Section 12. During routine cleaning and inspection DPW staff identified repeated pipe deficiencies. Upon further investigation into the structural condition of these sewers, it was determined that emergency sewer lining is necessary to avoid potential sewer failures. The plan includes CIPP lining of approximately 2.8 miles of sewer pipe ranging from 8-inch to 12-inch diameter at a cost of $650,000. Preparation for the CIPP lining work will start in spring 2021 and CIPP lining is planned for August 2021.

The City has embarked on a Footing Drain Disconnection program to significantly reduce the amount of clean water entering into our sanitary sewer system. The program began in 2017 in response to the May 2011 sewer backup settlement. Due to the reduction in flows that we've observed and the overwhelming support from homeowners, we have decided to continue this program for 2021 at a cost of $1,000,000.

Change in Wholesale Water and Sewer Cost

The Great Lakes Water Authority (GLWA) increased the wholesale cost of water to the City of Livonia by 2.01%. The cost to the City of Livonia per billing unit of 100 cubic feet (approximately 750 gallons) has increased by 2 cents, from $0.99 to $1.01. The GLWA fixed monthly charges have increased by $12,300 per month, from $594,800 to $607,100 per month. The change is the result of the reopener of the City's agreement with GLWA, which lowered both the max day and peak hour assumptions. The new assumptions will remain in effect until the next reopening period.

Wayne County charges sewage disposal as a fixed monthly fee to the City of Livonia. The cost is estimated to increase 3% from $1,397,122 to $1,439,036. The increase in rates is the result of large Wayne County improvement projects planned and budgeted in the previous fiscal year that were delayed due to COVID-19.

A Review of the Water and Sewer Fund Performance for Fiscal Year 2020

The Water and Sewer Fund experienced a net operating gain of $1,873,845 before contributions from developers, grant reimbursements and special assessment revenue (reference Attachment III). The goal of rate setting every year is to generate enough income to cover anticipated expenses, debt service payments and capital improvements. Although fiscal year 2020 operating revenue was down nearly $1.1 million from the prior year and operating expenses were up $1.8 million, our actual results were better than projected.

Projected Water and Sewer Fund Rate Adjustments for 2021

Wholesale Charges:

The Great Lakes Water Authority (GLWA) and Wayne County wholesale charges to the City of Livonia for 2021 are shown below in Table 1. Each unit is 100 cubic feet. Approximately 41.39% of Great Lakes Water Authority and Wayne County's total fixed costs are passed through to our customers in fixed format, with the remaining 58.61% being adjusted back into the per-unit charges for water and sewer.

TABLE 1

Description	2020	2021	$ / % Change
GLWA Per Unit (water)	$ .99	$1.01	$ 0.02 / 1.92%
GLWA Fixed Cost per month (water)	$594,800	$607,100	$12,300 /2.1%
Wayne County Fixed Cost per month (sewer)	$1,397,122	$1,439,036	$41,914 / 3.0%

The GLWA is also adjusting the Industrial Surcharge Rates and the Industrial Waste Control Charges as shown in the Summary and Recommendations in the Water and Sewer Ordinance revisions. All four of the Industrial Surcharge rates have decreased. The Industrial Waste Control Charges, which are based on meter size, have been increased by 2.6% across the board. Both the Industrial Surcharge Rate and the Industrial Waste Control Charges affect *only* commercial and industrial customers. These charges continue to be a pass-through to the affected customer with no additional charge by the City of Livonia.

City of Livonia Charges:

A continuing effort is being made to provide services in the most efficient, cost-effective manner possible. Operating, maintenance and administration expenses are constantly monitored to keep costs within budget. All policies and procedures are regularly reviewed, and processes and procedures are implemented to contain cost while providing excellent service. Operations and maintenance will continue to monitor water main breaks, weather conditions and the state of our infrastructure to find ways of reducing expenses. Administration is also exploring ways to provide customer billing and collection services that reduce cost while providing improved service to the customer.

The City of Livonia's charges increased by less than 1 percent, which contributed to the overall rate increase to Livonia's customers being held to a lower percentage than our wholesale cost increases.

Table 2 below reflects the recommended rate adjustments for low-, medium- and high-volume users with small meters. There are 37,406 users with small meters.

CITY OF LIVONIA

WATER AND SEWER RATES PER BILLING UNIT (100 CF)

"SMALL USERS" 5/8 to 1 Inch Meters

As of July 1, 2021

		LOW USAGE			MEDIUM USAGE			HIGH USAGE		
		10 UNITS/QUARTER			20 UNITS/QUARTER			30 UNITS/QUARTER		
Per Unit Charge:		10/1/2020	7/1/2021	Chg (%)	10/1/2020	7/1/2021	Chg (%)	10/1/2020	7/1/2021	Chg (%)
2020 Water per Billing Unit	2.70	$ 27.00			$ 54.00			$ 81.00		
2021 Water per Billing Unit	2.73		$ 27.30			$ 54.60			$ 81.90	
2020 Sewer per Billing Unit	2.68	$ 26.80			$ 53.60			$ 80.40		
2021 Sewer per Billing Unit	2.79		$ 27.90			$ 55.80			$ 83.70	
2020 Fixed Charge	69.75	$ 69.75			$ 69.75			$ 69.75		
2021 Fixed Charge	69.75		$ 69.75			$ 69.75			$ 69.75	
Total Charge		$ 123.55	$ 124.95	1.13%	$ 177.35	$ 180.15	1.58%	$ 231.15	$ 235.35	1.82%

The Table below reflects the recommended rate adjustments for "large users" of meter sizes 1½" to 10".

TABLE 3

CITY OF LIVONIA – WATER AND SEWER RATES PER BILLING UNIT (100 CF)
"LARGE USERS" – METER SIZE OVER 1 INCH – As of July 1, 2021

PER UNIT RATES	#/Meters	2020/21	2021/22	Incr./Decr.	$ Incr.
Cost of Water per Billing Unit		2.70	2.73	0.03	1.1%
Cost of Sewer per Billing Unit		2.68	2.79	0.11	4.1%
Large User Charge		2.63	2.63	0.00	(0%)
QUARTERLY FIXED FEES PER METER					
1 1/2 " Meter	628	205.02	205.02	0	0.0%
2" Meter	665	263.16	263.16	0	0.0%
3" Meter	148	345.78	345.78	0	0.0%
4" Meter	78	528.36	528.36	0	0.0%
6" Meter	17	1,407.60	1,407.60	0	0.0%
8" Meter	8	3,987.18	3,987.18	0	0.0%
10" Meter	1	11,493.36	11,493.36	0	0.0%

Ordinance amendments reflecting recommended rate adjustments

The 2021/22 total per unit rate increase to the average residential user is 1.58% (reference Attachment I). For comparison, please find Attachment II that highlights the Water and Sewer cost of other communities. Even with this rate change, Livonia rates continue to remain much lower than most surrounding communities.

It is recommended and requested that the Water and Sewer Board proceed with the amendments to the Water and Sewer Ordinance as follows:

13.08.40 Water Consumption rates

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

Per Unit Charges	
GLWA per 100 cubic feet	2.03
City of Livonia per 100 cubic feet	0.70
Per Unit Charge per 100 cubic feet	2.73
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	0.86
TOTAL Large User Charge per 100 cubic Feet	**3.59**

13.08.050A Quarterly Fixed Fee per Meter (water)

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

5/8	Inch Meter	22.89
3/4	Inch Meter	22.89
1	Inch Meter	22.89
1 ½	Inch Meter	67.30
2	Inch Meter	86.38
3	Inch Meter	113.50
4	Inch Meter	173.43
6	Inch Meter	462.03
8	Inch Meter	1,308.75
10	Inch Meter	3,772.58

13.08.050B Seasonal Flat rate Water, per quarter — 77.49

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

13.20.120 Sewer Disposal Rates

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

Per Unit Charges

Wayne County per 100 cubic feet	2.09
City of Livonia per 100 cubic feet	0.70
Per Unit Charge per 100 cubic feet	2.79
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	1.77
TOTAL Large User Charge per 100 cubic Feet	**4.56**

Quarterly Fixed Fee per Meter (sewer)

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

5/8	Inch Meter	46.86
3/4	Inch Meter	46.86
1	Inch Meter	46.86
1 ½	Inch Meter	137.72
2	Inch Meter	176.78
3	Inch Meter	232.28
4	Inch Meter	354.93
6	Inch Meter	945.57
8	Inch Meter	2,678.43
10	Inch Meter	7,720.78

Flat rate charge (sewer only customers) - per quarter — 102.66

Industrial Waste Control Monthly Meter Charges (GLWA)

5/8	Inch Meter	3.54
3/4	Inch Meter	5.31
1	Inch Meter	8.85
1 ½	Inch Meter	19.47

2	Inch Meter	28.32
3	Inch Meter	51.33
4	Inch Meter	70.80
6	Inch Meter	106.20
8	Inch Meter	177.00
10	Inch Meter	247.80
12	Inch Meter	283.20
14	Inch Meter	354.00
16	Inch Meter	424.80
18	Inch Meter	495.60
20	Inch Meter	566.40
24	Inch Meter	637.20
30	Inch Meter	708.00

13.20.130 Flat Rate Sewer per Quarter	102.66
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021	

13.20.130 Special Rates - for Designated Users

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

Seasonal user with Kitchen or Bathroom Facilities:

50% of Current per unit Sewage Charge

Per Unit Charges

Wayne County per 100 cubic feet	1.05
City of Livonia per 100 cubic feet	0.35
Per Unit Charge per 100 cubic feet	1.40
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	0.89
TOTAL Base Charge for Large User	**2.29**

13.28.050 Industrial Waste Pollutant Strength Surcharges

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

Dollar/pound for treating BOD (Biochemical Oxygen Demand) in excess of 275 mg/l	0.347
Dollar/pound for treating TSS (Total Suspended Solids) in excess of 350 mg/l	0.476
Dollar/pound for treating P (Phosphorus) in excess of 12 mg/l	6.368
Dollar/pound for treating FOG (Fats, Oils & Grease) in excess of 100 mg/l	0.111

Attachment I

CITY OF LIVONIA
WATER AND SEWER RATES PER BILLING UNIT (100 CF)
"SMALL USERS" 5/8 to 1 Inch Meters
As of July 1, 2021
NO FIXED INCREASE TO SMALL OR LARGE METERS WITH 9% WATER LOSS

		LOW USAGE 10 UNITS PER 10/1/2020	7/1/2021	CHANGE (%)	MEDIUM 20 UNITS PER 10/1/2020	7/1/2021	CHANGE (%)	HIGH USAGE 30 UNITS PER 10/1/2020	7/1/2021	CHANGE (%)
Per Unit Charge:										
2020 - Water per Billing Unit	2.70	$ 27.00			$ 54.00			$ 81.00		
2021 - Water per Billing Unit	2.73		27.30			54.60			81.90	
2020 - Sewer per Billing Unit	2.68	26.80			53.60			80.40		
2021 - Sewer per Billing Unit	2.79		27.90			55.80			83.70	
2020 Fixed Charge	69.75	69.75			69.75			69.75		
2021 Fixed Charge	69.75		69.75			69.75			69.75	
Total Charge		$ 123.55	$ 124.95	1.13%	$ 177.35	$ 180.15	1.58%	$ 231.15	$ 235.35	1.82%

Footnotes:

(1) "CFW", a billing unit, 100 cubic feet of water, is 748.052 gallons.

(2) 20 units of water is the average usage for a Livonia residential water customer.

Attachment II

RESIDENTIAL WATER AND SEWER BILL
COMPARISON OF COMMUNITIES
Charges for 10, 20 and 30 Billing Units (CFW)[1] per Quarter
3/4 Inch Meter
As of July 1, 2021

Purpose: The following comparison is provided to show the amount of a quarterly residential water customer bill based on various hypothetical water usage amounts.

COMMUNITY	LOW USAGE - 10 UNITS	AVERAGE USAGE - 20 UNITS[2]	HIGH USAGE - 30 UNITS
Farmington Hills - 2020 Rate	132.77	165.96	248.94
Canton - with Sump - 2021 Rate	98.07	174.75	251.43
Livonia - 2021 Rate	***124.95***	***180.15***	***235.35***
Plymouth (City of) - 2020 Rate	104.64	196.28	287.93
Canton - without Sump - 2021 Rate	131.67	208.35	285.03
Westland - 2020 Rate	134.51	210.96	287.42
Redford Township - 2020 Rate	134.71	227.31	319.91
Northville (City of) - 2020 Rate	149.12	282.73	416.34

Footnotes:

[1] "CFW", a billing unit, 100 cubic feet of water, is 748.052 gallons. Communities bill in different units of measurement, such as 1,000 gallons. This analysis converts the various methodologies to a common format.

[2] 20 units of water is the average usage for a Livonia residential water customer.

Note: Canton is the only municipality with updated 2021 rates from which to compare. The assumption is that the others will also raise their rates for 2021 and our rates would be even lower relative to theirs.

ATTACHMENT III

COMBINED STATEMENT OF REVENUE AND EXPENSES

	FY 14/15 AUDIT	FY 15/16 AUDIT	FY 16/17 AUDIT	FY 17/18 AUDIT	FY 18/19 AUDIT	FY 19/20 AUDIT	FY 20/21 Projected	FY 21/22 RATE ANALYSIS	FY 21/22 RATE ANALYSIS W/O INCREASE
OPERATING REVENUE									
Customer billings	31,936,575	36,291,332	36,653,877	39,834,062	39,713,701	39,107,543	41,379,215	41,068,595	40,451,857
Fines and forfeitures	1,833,888	1,760,443	1,751,702	1,851,194	1,857,586	1,407,064	1,820,000	1,820,000	1,820,000
Service Connections	31,413	39,331	37,977	80,819	54,206	49,899	30,000	77,500	77,500
Other Revenue	49,022	343,528	100,508	101,016	73,726	52,377	78,000	121,933	121,933
Total Operating Revenue	33,850,898	38,434,634	38,544,064	41,867,091	41,699,219	40,616,883	43,307,215	43,088,028	42,471,290
OPERATING EXPENSES									
Cost of Water	11,582,736	13,316,848	13,463,652	13,931,174	12,746,276	11,633,702	12,037,634	12,265,743	12,265,743
Cost of Sewage Disposal	14,052,103	14,469,546	14,469,546	14,469,546	15,496,996	16,994,074	17,716,378	17,486,701	17,486,701
System maintenance and operation	5,020,659	5,265,237	5,673,119	6,921,054	4,110,636	5,164,796	7,061,811	7,130,747	7,130,747
General and Administrative	725,043	910,561	1,057,499	1,071,356	1,070,456	1,172,959	1,301,234	1,296,208	1,296,208
GASB 75 OPEB expense				875,000					
Depreciation	2,811,061	2,962,102	3,148,353	3,314,702	3,427,755	3,682,943	3,676,630	3,676,630	3,676,630
Total Operating Expense	34,191,602	36,924,294	37,812,169	40,582,832	36,852,119	38,648,474	41,793,687	41,856,029	41,856,029
Operating income	(340,704)	1,510,340	731,895	1,284,259	4,847,100	1,968,409	1,513,528	1,231,999	615,260
NON OPERATING REVENUE (EXPENSE)									
Interest Income	53,031	63,389	102,678	238,443	489,429	245,340	105,651	16,500	16,500
Interest Expense	(455,507)	(306,932)	(327,007)	(328,908)	(301,006)	(339,904)	(413,475)	(381,628)	(381,628)
Gain on Sale of Assets	300	9,775	44,286	63,275	31,550	-	40,000	-	-
Total Nonoperating Revenue(Expense)	(402,176)	(233,768)	(180,043)	(27,190)	219,973	(94,564)	(267,824)	(365,128)	(365,128)
EXTRAORDINARY ITEM	-	-	-	-	-	-	-	-	-
NET INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS AND EXTRAORDINARY ITEMS	(742,880)	1,276,572	551,852	1,257,069	5,067,073	1,873,845	1,245,704	866,870	250,132

BRETT GIERAK
CHAIRMAN

MEMBERS:
RICH SKAGGS
PAUL CONDON
KENNETH ROGMAN
CANDY LITTLE

WATER AND SEWER BOARD

MAUREEN MILLER-BROSNAN
MAYOR

DONALD R. ROHRAFF
DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2655

May 11, 2021

Honorable Members of the City Council
City of Livonia

Subject: Water and Sewer Fund Review, Water and Sewer Rates Adjustments, Industrial Surcharge Rate, and Industrial Waste Control Charge (Effective July 1, 2021)

Dear Council Members:

Livonia's Department of Public Services and Finance Department have worked together on the water and sewer rates proposed for implementation on July 1, 2021. In calculating the new rates, a review was made to determine how the 2020/21 rates performed in conjunction with the budget, and an analysis of the effects of the proposed new rates on our small-, medium- and large-water users was done.

Incorporating an increase of wholesale charges from the Great Lakes Water Authority and Wayne County, the recommended new rates will impact customers in the following manner:

1) The proposed water and sewer rate increase is 1.58 percent (1.58%) this year for the average residential user, which is an increase of $.93 per month. Average use is based on consumption of 20 units (2,000 cubic feet) per quarter, which is 15,000 gallons of water.

2) The rate increase is mainly due to a pass-through of the changes to the water and sewer charges from our wholesale providers:

   a. GLWA increased the wholesale per unit charge $0.19 or 1.92 percent (1.92%) from $9.92 to $10.11. GLWA also increased the monthly fixed fee by $12,300 or 2.07 percent (2.07%).

b. The Wayne County sewage charges are projected to increase by 3%.

3) The proposed rate increase to Livonia's customers was able to be reduced to a lower percentage than our wholesale cost increases as a result of two factors:

   a. The cost increase for maintenance and billing administration functions was held to less than 1 percent.

   b. Wayne County increased their sewer rates by less than projected in the current fiscal (2020/2021) year. These savings are reflected in the proposed 2021/22 rates.

4) No change to Livonia's fixed rates is recommended. An increase in future years remains possible, depending on current and future yearly sales.

5) City of Livonia users still pay much less for water than users in most surrounding communities pay for an equal amount of water.

6) The new rates will be in effect from July 1, 2021, through June 30, 2022.

Additional detailed information is included in the attached letter to the Water and Sewer Board.

At a meeting of the Water and Sewer Board of the City of Livonia, the following resolution was adopted:

> **#WS 6055 05/21** RESOLVED, that the Water and Sewer Board concurs with the recommendations made by the Director of Public Works and the Superintendent of Public Service – Environment & Utilities in their letter dated May 10, 2021 The Board recommends that Council proceed by approving the following amendments to the Water and Sewer Ordinance:

13.08.40 Water Consumption rates
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

Per Unit Charges	
GLWA per 100 cubic feet	2.03
City of Livonia per 100 cubic feet	0.70
Per Unit Charge per 100 cubic feet	2.73
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	0.86
TOTAL Large User Charge per 100 cubic Feet	**3.59**

13.08.050A Quarterly Fixed Fee per Meter (water)		
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021		
5/8	Inch Meter	22.89
3/4	Inch Meter	22.89
1	Inch Meter	22.89
1 ½	Inch Meter	67.30
2	Inch Meter	86.38
3	Inch Meter	113.50
4	Inch Meter	173.43
6	Inch Meter	462.03
8	Inch Meter	1,308.75
10	Inch Meter	3,772.58
13.08.050B Seasonal Flat rate Water, per quarter		**77.49**
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021		

13.20.120 Sewer Disposal Rates	
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021	
Per Unit Charges	
Wayne County per 100 cubic feet	2.09
City of Livonia per 100 cubic feet	0.70
Per Unit Charge per 100 cubic feet	2.79
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	1.77
TOTAL Large User Charge per 100 cubic Feet	**4.56**

Quarterly Fixed Fee per Meter (sewer)		
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021		
5/8	Inch Meter	46.86
3/4	Inch Meter	46.86
1	Inch Meter	46.86
1 ½	Inch Meter	137.72
2	Inch Meter	176.78
3	Inch Meter	232.28
4	Inch Meter	354.93
6	Inch Meter	945.57
8	Inch Meter	2,678.43
10	Inch Meter	7,720.78

Flat rate charge (sewer only customers) - per quarter		102.66
Industrial Waste Control Monthly Meter Charges (DWSD)		
5/8	Inch Meter	3.54
3/4	Inch Meter	5.31
1	Inch Meter	8.85
1 ½	Inch Meter	19.47
2	Inch Meter	28.32
3	Inch Meter	51.33
4	Inch Meter	70.80
6	Inch Meter	106.20
8	Inch Meter	177.00
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16	Inch Meter	424.80
18	Inch Meter	495.60
20	Inch Meter	566.40
24	Inch Meter	637.20
30	Inch Meter	708.00

13.20.130 Flat Rate Sewer per Quarter	102.66
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021	

13.20.130 Special Rates - for Designated Users	
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021	
Seasonal user with Kitchen or Bathroom Facilities:	
50% of Current per unit Sewage Charge	
Per Unit Charges	
Wayne County per 100 cubic feet	1.05
City of Livonia per 100 cubic feet	0.35
Per Unit Charge per 100 cubic feet	1.40
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	0.89
TOTAL Base Charge for Large User	**2.29**

13.28.050 Industrial Waste Pollutant Strength Surcharges **EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021**	
Dollar/pound for treating BOD (Biochemical Oxygen Demand) in excess of 275 mg/l	0.347
Dollar/pound for treating TSS (Total Suspended Solids) in excess of 350 mg/l	0.476
Dollar/pound for treating P (Phosphorus) in excess of 12 mg/l	6.368
Dollar/pound for treating FOG (Fats, Oils & Grease) in excess of 100 mg/l	0.111

Very truly yours,

WATER AND SEWER BOARD

Brett Gierak
Chairman

Reviewed:

Michael T. Slater
Director of Finance

APPROVED FOR SUBMISSION:

Maureen Miller-Brosnan, Mayor
CITY OF LIVONIA

Attachment: Letter to Water & Sewer Board, w/supplemental information

cc: Mayor, City Clerk, City Attorney, Finance Director, DPW Director, Water and Sewer Board, Chief Accountant

LETTER TO THE LIVONIA CITY COUNCIL

18.

Law
June 15, 2021

MEETING DATE	PREPARED BY
June 28, 2021	Sara Kasprowicz, Council Office Manager,

AGENDA ITEM

ROLL CALL: Proposed Amendment to the Livonia Code of Ordinances, as amended: Department of Law, re: to Section 050 of Title 13, Chapter 28 (Industrial Waste Surcharge) to provide for changes in the industrial waste surcharge rate to become effective with the first billing on or after July 1, 2021.
First Reading given by Council Vice President Scott Bahr on Monday, June 14, 2021.

BACKGROUND

RECOMMENDATION

Second Reading

FISCAL CONSIDERATION

N/A

ATTACHMENTS

1. S052421 Req to approve water and sewer adjustments MINUTES
2. 13.28.050 - 2021
3. S052421 LTC Water Rates
4. S052421 Water Board 2021 Rates
5. S052421 2021 Water Rate Increase

APPROVED BY

Date: May 25, 2021

Paul Bernier, City Attorney

Date: May 26, 2021

Maureen Miller Brosnan, Mayor

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MAY 24, 2021

Meeting was called to order via Zoom remote technology at 8:23 p.m. by President Kathleen McIntyre. Present: Scott Bahr (Livonia, Michigan); Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); Rob Donovic (Livonia, Michigan); Laura Toy (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: Jim Jolly.

Vice President Scott Bahr led the meeting in the Pledge of Allegiance.

8) REQUEST TO ADJUST WATER AND SEWER CONSUMPTION RATES, INDUSTRIAL SURCHARGE RATE AND INDUSTRIAL WASTE CONTROL CHARGE: Public Service Division, re: to become effective on July 1, 2021.

Jacob Rushlow, Superintendent of Public Works, presented this request to Council. He said Connie Kumpula from the Finance Department is with him on this request and said she will speak at the beginning.

Connie Kumpula, Chief Accountant, stated they are here to talk about the proposed water and sewer rates. This rate is built with a collaborative effort between DPW and Finance and when we look at this rate, our goal to build it is revenue neutral which also means we're here just to basically cover our costs. And so if revenue neutral isn't our goal then we need to understand what the costs for the upcoming rate year. We know that our wholesalers, Great Lakes Water Authority, where we buy our water in Wayne County for sewage treatment constitutes most of the costs that we need to cover with this rate. And so to that extent if they increase their rates, we in turn need to increase ours. And GLWA did pass-through to us a small increase this year, about 2% for both the current unit and the monthly charge. Wayne County has yet to send us our rates but we can't wait for them so we did build an increase into this rate as well from them using an estimate of about 3%. So, once you look at all the costs that this rate has to cover, then you have to look at to see how are we going to recover those costs. And one of the things that we look at is our quarterly fixed fee, we've been charging it for a couple of years now and when we looked at that we decided for that fixed fee, quarterly fee, we were not going to change that. It's 69.75 per quarter for now with some union dues, but we didn't feel that that needed to be increased in order to cover our costs. But what did increase this year was our proposed water and sewer variable rate which saw a slight increase and we had to do that again to accomplish our revenue neutral goal. And that rate increase is mainly due to our pass-through charges from our wholesale providers. The low volume users saw a 1.13% increase, the average volume user is 1.58% increase and the high volume user was 1.82%. Dollar wise for the average volume user, this translates to about $2.80 per quarter. One thing I did not talk about was the Livonia costs, we have infrastructure, maintenance, administrative costs, all of these things also impact the water and sewer rates but the Livonia costs only comprises about 31% of the total costs that we need to cover. So I'm going to let

Jacob talk about the City's costs and their impact on the water and sewer rate. And I just want to leave you with again that our proposed water and sewer rates reflect the costs of providing water service to our Livonia residents and is set as revenue neutral. Overall Livonia users still pay much less for water services than users in most surrounding communities. And at the end I'll be happy to answer any questions or dive into any details that you want about this year's rate proposal.

President McIntyre thanked Kumpula for her excellent review.

Vice President Bahr said I agree, that was a really good explanation, thank you. I do have a number of questions. There's a place in the documents that were provided to us it's under a review of the water and sewer fund performance for Fiscal Year 2020, I just need help understanding this. It says the water and sewer fund experienced a net operating gain of 1.8 million last year. But then it says later in the paragraph it says operating revenue was down and operating expenses were up, I think I just answered my question, never mind. When I read that earlier it wasn't making sense but it's making sense to me now as I read the details of that. The next question I had there's a comment also in there about the administration is exploring ways to provide customer billing and collection services at reduced costs; is there anything that you're prepared to talk about, what that is tonight?

Kumpula replied I am not.

Rushlow replied the one thing that we always have been working out over the last oh probably six or seven years or so now is an implementation of our remote read system for water meters which really streamlines some of the billing process, increases accuracy of our meter reading and the frequency of our meter reading, so that's one big improvement that we've been working on to help with that aspect. Our Smart meter change outs at this time last year we were at about 45% of the City was covered with that type of a system, we're now up to just over 64% of all water customers have a remote Smart Read System on their home transmit that signal to us remotely, so that's one example.

Bahr said another question I have is the comparison of us to surrounding cities, I know in most years we've been delighted to talk about how we have the lowest rates and the lowest rate of increase of the surrounding communities. That's not the case this year. We're still at the lower end but Farmington Hills and Canton, at least those with the sump pump, actually show lower than us. But I'm curious, have they addressed their rates yet this year, are the rates that we're seeing here their latest or do we anticipate theirs going up as well?

Kumpula replied I know that none of the communities have set their rates yet. I believe Canton, I think they just renegotiated their contract on the sewer side and I can't remember, I don't have it with me, I should have brought it with me but I think they just renegotiated their sewer contract which is why and it's not with Wayne County which is why their rates dropped significantly.

Bahr said which maybe is a nice segue to my next question, which is I know there's been talk, and this isn't so much related to the rates tonight but just long term, there's been talk about maybe forming a separate authority that Livonia would be part of, there's been talk about a water tower, any new news on those items?

Rushlow said I can answer that. I think that they're looking at that list, too, Councilman Bahr, and compare it to those other communities. Two things that we did see recently over the last few years, it's been a few years now, Farmington Hills had installed their water tower that you can see from I-275 and that enabled them to renegotiate a contract with GLWA as a max day customer where they're able to use that storage volume of water in that tank to shave their peak high demands in maximum demand periods, so they're shaving that peak off and staying at a maximum sustained level of flow which reduces their costs and the cost of delivery of water to them during peak demands. Canton Township, very similar scenario, they just did that a few years ago with a large ground storage reservoir, they've optimized that system and they're now fully functional as essentially a max day customer, similar to Farmington Hills. And what Connie had alluded to with the change on their sewer side because they're a part of the Western Township Utility Authority for sewer service which had the ability to switch between sending sewage to Wayne County or they could send it to the Ypsilanti Community Utility Authority System and their Wastewater Treatment Plant down in Ypsilanti. So, they had renegotiated contracts as well with YCUA and are now, the entire Western Township Utility Authority is sending all of their sewage flow to the YCUA system instead at a greatly reduced rate to what they were paying here through Wayne County. So, they were able to see that cost benefit as well which helped to lower their costs.

Bahr asked are we continuing to look at the water tower option for ourselves?

Rushlow replied yes, we absolutely are still looking at that scenario and what it would look like for us, to us as a city to implement potentially a water storage reservoir of some kind. We had engaged our engineers to open up the study that was done back in 2016 using current demand scenarios, costs, all those good things and kind of update that study. We'll have that and be able to share that with everyone shortly.

Bahr said one final question, back on the rate comparison question, refresh my memory; were we the lowest last year, prior to this change?

Rushlow replied we were second lowest.

Bahr said I just want to make sure I've got my ducks in a row and I had questions about it and I'm studying accurate facts, so I appreciate your clear explanations of things and all your work on this, thank you.

Councilmember Donovic said if you don't mind my asking, Mr. Rushlow, maybe you already said so, but maybe I missed it, why is the City of Canton able to have a lower cost than we are?

Rushlow replied there's really those two main factors, one, they recently installed a water storage reservoir to help them maintain a maximum day flow as a customer instead of a peak demand flow, peak hour scenario, so they can shave that off their demand curve. And the other is the change to that, what I mentioned, the Western Township Utility Authority sewage rate, when they send that flow out to Ypsilanti instead of the GLWA's previous rate from what they're paying, well, Livonia is paying through the Wayne County system.

Councilmember Toy said I don't have my back-up information up on the screen, can you help me out, when is the last time we didn't have a rate increase for the City of Livonia; is it in recent memory?

Kumpula asked if Toy is talking about the flat rate?

Toy replied any kind of rate increase, have we always had a rate increase over the last how many years? I don't remember except when we went after them in the Senate, they did not go after Livonia and they didn't give us a rate increase, which would have been back in 2004. If you have any kind of background on that or if we could get a table on those, if I may.

I'm actually doing the residential water rate history, this will go back to 2012, and we have had a rate increase almost every year but our rate increase over the last five years has been less than 3% combined. So, while we have had our rates increased every year, we have maintained a relatively low rate increase.

Toy said so that's been since 2012 for your records that we've had rate increases every year.

Kumpula replied yes, except for this low usage user year one to two, we had a decrease from twelve to thirteen, but every year after that there's been an increase. But like I said, we still maintain for all user types, for the last five years it's been less than 3% overall.

Toy said and we also have an administrative fee tacked on to those water bills as well that other cities doesn't really have as well. And I don't know how many, I didn't take an inventory of that, but just wondered. I'm sure there will be an approving on this, Madam Chair, but I'd certainly like it on the Regular.

Bahr said I just wanted to make sure I heard that right, you said over the last five years there's been a cumulative increase of what percent?

Kumpula replied combined across all user types it's been less than 3% on average.

Bahr said less than 3% total over the last five years.

McIntyre replied no, no, average.

Kumpula said average, not total.

Bahr asked less than 3% per year?

Kumpula replied on average over the last five years.

Bahr said that's an annual increase, that's not a total increase for the five years and Kumpula replied correct.

President McIntyre said I have a question. Connie, in all of the years that we've had, have we ever had an increase in the rate when we did not as the payor, as the paying customer of GLWA, did we ever raise rates on the people that we sell the water to when we did not incur increased rates?

Kumpula replied I don't have enough history for GLWA, personal history, on my part for setting the rates to remember if we had a year where we didn't have a GLWA and we didn't also increase the residents rates, am I saying this right? I don't know the year where we had no increase from GLWA but then we also increased a rate to the Livonia residents, I don't know of a year like that.

McIntyre said before the next meeting can we just double check that? I can't think of a year that I'm aware of, and I don't go back as far some of the other Council members do, but I've paid attention to water rates for a long time, a year when we gave our residents an increase, again, for water that we're essentially reselling to them, when we didn't have an increase that we pay as the first line customer, if you will.

Vice President Bahr offered an approving resolution stating it's important to remember with these things, with this being just a revenue neutral approach that the actions that contribute to these things are all the things that get approved throughout the course of the year. So when we get to this point, there's really not – I mean it's good to ask these questions, understand, but there's not much purpose in not approving these. The result of not approving these would be a deficit in the budget. The actions that lead to this are complete. So, to me, we need to continue to ask these questions and continue to understand it, but there's no responsible thing to do here other than to approve this. I'll offer an approving.

President McIntyre said the other choice would be I believe that we would have the option if there's money in the Unexpended Fund Balance to cover a deficit but then to start doing that it affects our bond rating adversely and then the City ends up paying more interest rates every time we have to borrow money.

Vice President Bahr said Madam President, sorry to jump in again, but not to mention that we've already seen on at least two occasions tonight projects that have required us to go into that Unexpended Fund Balance.

Councilmember Toy said my point was as well that we've always had rate increases. It wasn't since, if you go back in history, probably about 2004 or whatever, right in that neighborhood, that they didn't get a rate increase. That's when Kwame was there and Ferguson playing their games and tactics. So, I mean this has a long history and forever we had rate increases, whether it's residential, commercial, sewage, whatever you want to say. There's always been a little bit of a rate increase and if you scan that over, it is an increase, and it's an increase to our residents and others. So, while I get it, we're being held hostage, I mean that's where we get our water from. Others have gone to other systems, which ours is good, don't get me wrong, Detroit water is clean, it's great, all that. But some of these systems sometimes are that you're paying for it. And I think our City people that represent us do a darn good job down there, it's just I wish we could arm wrestle a little bit, too. I know 3% doesn't sound like a lot, but I'd just like to come to a Council meeting one year and we don't have an increase, that's all.

Don Rohraff, Director of Public Works, said I just wanted to confirm what Councilmember Toy said. Yes, since my existence here we've had increases only when we've had increases from whether it be DWSD and/or GLWA.

President McIntyre said she was the one that asked that question.

Rohraff apologized and said to that point, we have done a long, long history of the water rates in regard to and the fees and the way that we were being charged at the time and I think it was maybe Councilperson Toy that had brought up the admin fee or the fixed rate. And that's because the way that we were being charged rates was the way that we needed to turn around and charge our citizens and our residents and our businesses that way as well. But I'm pretty sure that that hasn't increased in a really long time. We've worked really hard to keep that fixed fee constant because that really does affect the single homeowner and the light users in that respect. So we worked really hard to keep that down and again, I know this is pounding on a drum that's been beaten a few times tonight, but we really are working hard just to keep that revenue neutral. But I just wanted to confirm that, I know Connie said that her history with the rates and that portion of this revenue is fine, mine is probably double hers but that's where we're at, I just wanted to throw my two cents in there, thank you.

Vice President Bahr said I just think it's evidence of the hard work done by our Administration to keep these low when we read that the increase from GLWA was at 1.92% wholesale per unit increase, they're fixed fee went up 2.07%, so both those around 2%; Livonia's average rate increase is 1.58%, less than what we're getting from GLWA. Without seeing all of the details and the numbers, that is evidence to me of some hard work being done to keep our rates as low as possible. So I just want to point that out.

DIRECTION: APPROVING REGULAR

AN ORDINANCE AMENDING SECTION 050 OF TITLE 13, CHAPTER 28 (INDUSTRIAL WASTE SURCHARGE) OF THE LIVONIA CODE OF ORDINANCES, AS AMENDED.

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 050 of Title 13, Chapter 28 the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

13.28.050 Schedule of charges. Industrial waste pollutant strength surcharges are adopted herein, made effective with the first billing on and after ~~October~~ July 1, 202~~0~~1, for users of the wastewater system of the City of Livonia, and are to be computed as follows:

Computation of Industrial Waste Pollutant Strength Surcharge

The industrial waste pollutant strength surcharge shall be computed in accordance with the following formula:

SC = 0.0624 V [a (BOD-275) + b (TSS-350) + c (P-12) + d (FOG-100)]

Where:

SC	=	Pollutant strength surcharge fee in dollars for the billing period.
V	=	Volume of waste discharged in the billing period in Mcf (1,000 cubic feet).
BOD	=	Five-day biochemical oxygen demand of the waste expressed in milligrams per liter (ppm).
TSS	=	Total suspended solids in the waste expressed in milligrams per liter (ppm).
P	=	Phosphorus in the waste expressed in milligrams per liter (ppm).
FOG	=	Fats, oils, and grease in the waste expressed in milligrams per liter (ppm).

a, b, c, d	=	Surcharge rates in dollars/pound for treating BOD, TSS, P and FOG, respectively.
0.624	=	Factor which converts Mcf to MM lbs.
a	=	dollars/pound for treating BOD = $ 0.~~502~~347/pound greater than 275 mg/l.
b	=	dollars/pound for treating TSS = $ 0.~~51~~476/pound greater than 350 mg/l.
c	=	dollars/pound for treating P = $ ~~7.519~~6.368/pound greater than 12 mg/l.
d	=	dollars/pound for treating FOG = $ 0.~~484~~111/pound greater than 100 mg/l.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

_____

LETTER TO THE LIVONIA CITY COUNCIL

8.

DPW
May 12, 2021

MEETING DATE	PREPARED BY
May 24, 2021	Jill Russell, Secretary III,

AGENDA ITEM

REQUEST TO ADJUST WATER AND SEWER CONSUMPTION RATES, INDUSTRIAL SURCHARGE RATE AND INDUSTRIAL WASTE CONTROL CHARGE: Public Service Division, re: to become effective on July 1, 2021.

BACKGROUND

Livonia's Department of Public Works and Finance Department have worked together on the water and sewer rates proposed for implementation on July 1, 2021. In calculating the new rates, a review was made to determine how the 2020/21 rates performed in conjunction with the budget, and an analysis of the effects of the proposed new rates on our small-, medium- and large-water users was done.

Incorporating an increase of wholesale charges from the Great Lakes Water Authority and Wayne County, the recommended new rates will impact customers in the following manner:

1. The proposed water and sewer rate increase is 1.58 percent (1.58%) this year for the average residential user, which is an increase of $0.93 per month. Average use is based on consumption of 20 units (2,000 cubic feet) per quarter, which is 15,000 gallons of water.
2. The rate increase is mainly due to a pass-through of the changes to the water and sewer charges from our wholesale providers:
    1. GLWA increased the wholesale per unit charge $0.19 or 1.92 percent (1.92%) from $9.92 to $10.11. GLWA also increased the monthly fixed fee by $12,300 or 2.07 percent (2.07%).
    2. The Wayne County sewage charges are projected to increase by 3%.
3. No change to Livonia's fixed rates is recommended. An increase in future years remains possible, depending on current and future yearly sales.
4. City of Livonia users still pay much less for water than users in most surrounding communities pay for an equal amount of water.
5. The new rates will be in effect from July 1, 2021, through June 30, 2022.

Additional detailed information is included in the attached letter to the Water and Sewer Board.

RECOMMENDATION

It is recommended that Council approve the new Water & Sewer Rates, Industrial Surchage Rate and Industrial Waste Control Charges effective with the first billing on and after July 1, 2021.

FISCAL CONSIDERATION

None

ATTACHMENTS

1. LTC - 2021 Water Rate Increase
2. Ltr to Water Board 2021 Rates

APPROVED BY

Date: May 12, 2021

Donald Rohraff, Director of Public Works

Date: May 12, 2021

Jacob Rushlow, P.E., Superintendent of Public Service

Date: May 12, 2021

Michael Slater, Finance Director

Date: May, 14, 2021

Maureen Miller Brosnan, Mayor

DEPARTMENT OF PUBLIC WORKS

MAUREEN MILLER BROSNAN
MAYOR

DONALD R. ROHRAFF
DIRECTOR OF PUBLIC WORKS

DOUGLAS L. MOORE, MSA
ASST. DIRECTOR OF PUBLIC WORKS

JACOB A. RUSHLOW, PE
SUPT. OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150-4202
PH: (734) 466-2655
FAX (734) 466-2660

MAINTENANCE SERVICES

- Roads
- Parks
- Water
- Sewer
- Animal Control
- Forestry
- Equipment
- Storm Drains
- Traffic Signs
- Building Maintenance

May 10, 2021

Water and Sewer Board
City of Livonia

Subject: Water and Sewer Fund Review, Water and Sewer Rates Adjustments. Industrial Surcharge Rate, Industrial Waste Control Charge (Effective July 1, 2021)

Dear Board Members:

This report provides a review of the performance of the Water and Sewer Fund for FY 2021, as well as a recommendation to adjust the water and sewer rates to Livonia customers, including charges to some of the commercial/industrial customers in Livonia. The following topics are discussed in this report:

- Drinking Water Revolving Fund (DWRF) water main replacement in Project Areas 4-6, Sanitary Sewer Lining, and Footing Drain Disconnection program.
- Increase in wholesale water and sewer cost
- A review of the Water and Sewer Fund performance for FY 2020
- Proposed Water and Sewer Fund rate adjustments for 2021
- Ordinance amendments reflecting recommended rate adjustments

Impact of Water and Sewer improvement projects

Planned water and sewer improvement projects have had some impact on the proposed Water and Sewer Fund rate adjustments for 2021.

The City was approved in 2019 for a low interest loan through the State of Michigan Drinking Water Revolving Fund (DWRF) program. We are now in the second year of the program which includes replacing water main pipe in the Botsford Park Sub (Section 1, Project Area 4), Thomas F. O'Connor's Park View Acres Sub (Section 12, Project Area 5), and Garden Farms Sub (Section 12, Project Area 6). In total, approximately 3.9 miles of replacement and upsizing of water main will be conducted at a cost of $5,300,000.

The City continues to perform emergency sewer cured-in-place-pipe (CIPP) lining in the northeast quadrant of Section 12. During routine cleaning and inspection DPW staff identified repeated pipe deficiencies. Upon further investigation into the structural condition of these sewers, it was determined that emergency sewer lining is necessary to avoid potential sewer failures. The plan includes CIPP lining of approximately 2.8 miles of sewer pipe ranging from 8-inch to 12-inch diameter at a cost of $650,000. Preparation for the CIPP lining work will start in spring 2021 and CIPP lining is planned for August 2021.

The City has embarked on a Footing Drain Disconnection program to significantly reduce the amount of clean water entering into our sanitary sewer system. The program began in 2017 in response to the May 2011 sewer backup settlement. Due to the reduction in flows that we've observed and the overwhelming support from homeowners, we have decided to continue this program for 2021 at a cost of $1,000,000.

Change in Wholesale Water and Sewer Cost

The Great Lakes Water Authority (GLWA) increased the wholesale cost of water to the City of Livonia by 2.01%. The cost to the City of Livonia per billing unit of 100 cubic feet (approximately 750 gallons) has increased by 2 cents, from $0.99 to $1.01. The GLWA fixed monthly charges have increased by $12,300 per month, from $594,800 to $607,100 per month. The change is the result of the reopener of the City's agreement with GLWA, which lowered both the max day and peak hour assumptions. The new assumptions will remain in effect until the next reopening period.

Wayne County charges sewage disposal as a fixed monthly fee to the City of Livonia. The cost is estimated to increase 3% from $1,397,122 to $1,439,036. The increase in rates is the result of large Wayne County improvement projects planned and budgeted in the previous fiscal year that were delayed due to COVID-19.

A Review of the Water and Sewer Fund Performance for Fiscal Year 2020

The Water and Sewer Fund experienced a net operating gain of $1,873,845 before contributions from developers, grant reimbursements and special assessment revenue (reference Attachment III). The goal of rate setting every year is to generate enough income to cover anticipated expenses, debt service payments and capital improvements. Although fiscal year 2020 operating revenue was down nearly $1.1 million from the prior year and operating expenses were up $1.8 million, our actual results were better than projected.

Projected Water and Sewer Fund Rate Adjustments for 2021

Wholesale Charges:

The Great Lakes Water Authority (GLWA) and Wayne County wholesale charges to the City of Livonia for 2021 are shown below in Table 1. Each unit is 100 cubic feet. Approximately 41.39% of Great Lakes Water Authority and Wayne County's total fixed costs are passed through to our customers in fixed format, with the remaining 58.61% being adjusted back into the per-unit charges for water and sewer.

TABLE 1

Description	2020	2021	$ / % Change
GLWA Per Unit (water)	$ .99	$1.01	$ 0.02 / 1.92%
GLWA Fixed Cost per month (water)	$594,800	$607,100	$12,300 /2.1%
Wayne County Fixed Cost per month (sewer)	$1,397,122	$1,439,036	$41,914 / 3.0%

The GLWA is also adjusting the Industrial Surcharge Rates and the Industrial Waste Control Charges as shown in the Summary and Recommendations in the Water and Sewer Ordinance revisions. All four of the Industrial Surcharge rates have decreased. The Industrial Waste Control Charges, which are based on meter size, have been increased by 2.6% across the board. Both the Industrial Surcharge Rate and the Industrial Waste Control Charges affect *only* commercial and industrial customers. These charges continue to be a pass-through to the affected customer with no additional charge by the City of Livonia.

City of Livonia Charges:

A continuing effort is being made to provide services in the most efficient, cost-effective manner possible. Operating, maintenance and administration expenses are constantly monitored to keep costs within budget. All policies and procedures are regularly reviewed, and processes and procedures are implemented to contain cost while providing excellent service. Operations and maintenance will continue to monitor water main breaks, weather conditions and the state of our infrastructure to find ways of reducing expenses. Administration is also exploring ways to provide customer billing and collection services that reduce cost while providing improved service to the customer.

The City of Livonia's charges increased by less than 1 percent, which contributed to the overall rate increase to Livonia's customers being held to a lower percentage than our wholesale cost increases.

Table 2 below reflects the recommended rate adjustments for low-, medium- and high-volume users with small meters. There are 37,406 users with small meters.

CITY OF LIVONIA

WATER AND SEWER RATES PER BILLING UNIT (100 CF)

"SMALL USERS" 5/8 to 1 Inch Meters

As of July 1, 2021

		LOW USAGE			MEDIUM USAGE			HIGH USAGE		
		10 UNITS/QUARTER			20 UNITS/QUARTER			30 UNITS/QUARTER		
Per Unit Charge:		10/1/2020	7/1/2021	Chg (%)	10/1/2020	7/1/2021	Chg (%)	10/1/2020	7/1/2021	Chg (%)
2020 Water per Billing Unit	2.70	$ 27.00			$ 54.00			$ 81.00		
2021 Water per Billing Unit	2.73		$ 27.30			$ 54.60			$ 81.90	
2020 Sewer per Billing Unit	2.68	$ 26.80			$ 53.60			$ 80.40		
2021 Sewer per Billing Unit	2.79		$ 27.90			$ 55.80			$ 83.70	
2020 Fixed Charge	69.75	$ 69.75			$ 69.75			$ 69.75		
2021 Fixed Charge	69.75		$ 69.75			$ 69.75			$ 69.75	
Total Charge		$ 123.55	$ 124.95	1.13%	$ 177.35	$ 180.15	1.58%	$ 231.15	$ 235.35	1.82%

The Table below reflects the recommended rate adjustments for "large users" of meter sizes 1½" to 10".

TABLE 3

CITY OF LIVONIA – WATER AND SEWER RATES PER BILLING UNIT (100 CF)
"LARGE USERS" – METER SIZE OVER 1 INCH – As of July 1, 2021

PER UNIT RATES	#/Meters	2020/21	2021/22	Incr./Decr.	$ Incr.
Cost of Water per Billing Unit		2.70	2.73	0.03	1.1%
Cost of Sewer per Billing Unit		2.68	2.79	0.11	4.1%
Large User Charge		2.63	2.63	0.00	(0%)
QUARTERLY FIXED FEES PER METER					
1 1/2 " Meter	628	205.02	205.02	0	0.0%
2" Meter	665	263.16	263.16	0	0.0%
3" Meter	148	345.78	345.78	0	0.0%
4" Meter	78	528.36	528.36	0	0.0%
6" Meter	17	1,407.60	1,407.60	0	0.0%
8" Meter	8	3,987.18	3,987.18	0	0.0%
10" Meter	1	11,493.36	11,493.36	0	0.0%

Ordinance amendments reflecting recommended rate adjustments

The 2021/22 total per unit rate increase to the average residential user is 1.58% (reference Attachment I). For comparison, please find Attachment II that highlights the Water and Sewer cost of other communities. Even with this rate change, Livonia rates continue to remain much lower than most surrounding communities.

It is recommended and requested that the Water and Sewer Board proceed with the amendments to the Water and Sewer Ordinance as follows:

13.08.40 Water Consumption rates

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

Per Unit Charges	
GLWA per 100 cubic feet	2.03
City of Livonia per 100 cubic feet	0.70
Per Unit Charge per 100 cubic feet	2.73
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	0.86
TOTAL Large User Charge per 100 cubic Feet	**3.59**

13.08.050A Quarterly Fixed Fee per Meter (water)

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

5/8	Inch Meter	22.89
3/4	Inch Meter	22.89
1	Inch Meter	22.89
1 ½	Inch Meter	67.30
2	Inch Meter	86.38
3	Inch Meter	113.50
4	Inch Meter	173.43
6	Inch Meter	462.03
8	Inch Meter	1,308.75
10	Inch Meter	3,772.58

13.08.050B Seasonal Flat rate Water, per quarter — 77.49

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

13.20.120 Sewer Disposal Rates

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

Per Unit Charges

Wayne County per 100 cubic feet	2.09
City of Livonia per 100 cubic feet	0.70
Per Unit Charge per 100 cubic feet	2.79
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	1.77
TOTAL Large User Charge per 100 cubic Feet	**4.56**

Quarterly Fixed Fee per Meter (sewer)

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

5/8	Inch Meter	46.86
3/4	Inch Meter	46.86
1	Inch Meter	46.86
1 ½	Inch Meter	137.72
2	Inch Meter	176.78
3	Inch Meter	232.28
4	Inch Meter	354.93
6	Inch Meter	945.57
8	Inch Meter	2,678.43
10	Inch Meter	7,720.78

Flat rate charge (sewer only customers) - per quarter — 102.66

Industrial Waste Control Monthly Meter Charges (GLWA)

5/8	Inch Meter	3.54
3/4	Inch Meter	5.31
1	Inch Meter	8.85
1 ½	Inch Meter	19.47

2	Inch Meter	28.32
3	Inch Meter	51.33
4	Inch Meter	70.80
6	Inch Meter	106.20
8	Inch Meter	177.00
10	Inch Meter	247.80
12	Inch Meter	283.20
14	Inch Meter	354.00
16	Inch Meter	424.80
18	Inch Meter	495.60
20	Inch Meter	566.40
24	Inch Meter	637.20
30	Inch Meter	708.00

13.20.130 Flat Rate Sewer per Quarter	102.66
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021	

13.20.130 Special Rates - for Designated Users

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

Seasonal user with Kitchen or Bathroom Facilities:

50% of Current per unit Sewage Charge

Per Unit Charges

Wayne County per 100 cubic feet	1.05
City of Livonia per 100 cubic feet	0.35
Per Unit Charge per 100 cubic feet	1.40
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	0.89
TOTAL Base Charge for Large User	**2.29**

13.28.050 Industrial Waste Pollutant Strength Surcharges

EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

Dollar/pound for treating BOD (Biochemical Oxygen Demand) in excess of 275 mg/l	0.347
Dollar/pound for treating TSS (Total Suspended Solids) in excess of 350 mg/l	0.476
Dollar/pound for treating P (Phosphorus) in excess of 12 mg/l	6.368
Dollar/pound for treating FOG (Fats, Oils & Grease) in excess of 100 mg/l	0.111

Attachment I

CITY OF LIVONIA
WATER AND SEWER RATES PER BILLING UNIT (100 CF)
"SMALL USERS" 5/8 to 1 Inch Meters
As of July 1, 2021
NO FIXED INCREASE TO SMALL OR LARGE METERS WITH 9% WATER LOSS

		LOW USAGE 10 UNITS PER 10/1/2020	7/1/2021	CHANGE (%)	MEDIUM 20 UNITS PER 10/1/2020	7/1/2021	CHANGE (%)	HIGH USAGE 30 UNITS PER 10/1/2020	7/1/2021	CHANGE (%)
Per Unit Charge:										
2020 - Water per Billing Unit	2.70	$ 27.00			$ 54.00			$ 81.00		
2021 - Water per Billing Unit	2.73		27.30			54.60			81.90	
2020 - Sewer per Billing Unit	2.68	26.80			53.60			80.40		
2021 - Sewer per Billing Unit	2.79		27.90			55.80			83.70	
2020 Fixed Charge	69.75	69.75			69.75			69.75		
2021 Fixed Charge	69.75		69.75			69.75			69.75	
Total Charge		$ 123.55	$ 124.95	1.13%	$ 177.35	$ 180.15	1.58%	$ 231.15	$ 235.35	1.82%

Footnotes:

(1) "CFW", a billing unit, 100 cubic feet of water, is 748.052 gallons.

(2) 20 units of water is the average usage for a Livonia residential water customer.

Attachment II

RESIDENTIAL WATER AND SEWER BILL
COMPARISON OF COMMUNITIES
Charges for 10, 20 and 30 Billing Units (CFW)[1] per Quarter
3/4 Inch Meter
As of July 1, 2021

Purpose: The following comparison is provided to show the amount of a quarterly residential water customer bill based on various hypothetical water usage amounts.

COMMUNITY	LOW USAGE - 10 UNITS	AVERAGE USAGE - 20 UNITS[2]	HIGH USAGE - 30 UNITS
Farmington Hills - 2020 Rate	132.77	165.96	248.94
Canton - with Sump - 2021 Rate	98.07	174.75	251.43
Livonia - 2021 Rate	***124.95***	***180.15***	***235.35***
Plymouth (City of) - 2020 Rate	104.64	196.28	287.93
Canton - without Sump - 2021 Rate	131.67	208.35	285.03
Westland - 2020 Rate	134.51	210.96	287.42
Redford Township - 2020 Rate	134.71	227.31	319.91
Northville (City of) - 2020 Rate	149.12	282.73	416.34

Footnotes:

[1] "CFW", a billing unit, 100 cubic feet of water, is 748.052 gallons. Communities bill in different units of measurement, such as 1,000 gallons. This analysis converts the various methodologies to a common format.

[2] 20 units of water is the average usage for a Livonia residential water customer.

Note: Canton is the only municipality with updated 2021 rates from which to compare. The assumption is that the others will also raise their rates for 2021 and our rates would be even lower relative to theirs.

ATTACHMENT III

COMBINED STATEMENT OF REVENUE AND EXPENSES

	FY 14/15 AUDIT	FY 15/16 AUDIT	FY 16/17 AUDIT	FY 17/18 AUDIT	FY 18/19 AUDIT	FY 19/20 AUDIT	FY 20/21 Projected	FY 21/22 RATE ANALYSIS	FY 21/22 RATE ANALYSIS W/O INCREASE
OPERATING REVENUE									
Customer billings	31,936,575	36,291,332	36,653,877	39,834,062	39,713,701	39,107,543	41,379,215	41,068,595	40,451,857
Fines and forfeitures	1,833,888	1,760,443	1,751,702	1,851,194	1,857,586	1,407,064	1,820,000	1,820,000	1,820,000
Service Connections	31,413	39,331	37,977	80,819	54,206	49,899	30,000	77,500	77,500
Other Revenue	49,022	343,528	100,508	101,016	73,726	52,377	78,000	121,933	121,933
Total Operating Revenue	33,850,898	38,434,634	38,544,064	41,867,091	41,699,219	40,616,883	43,307,215	43,088,028	42,471,290
OPERATING EXPENSES									
Cost of Water	11,582,736	13,316,848	13,463,652	13,931,174	12,746,276	11,633,702	12,037,634	12,265,743	12,265,743
Cost of Sewage Disposal	14,052,103	14,469,546	14,469,546	14,469,546	15,496,996	16,994,074	17,716,378	17,486,701	17,486,701
System maintenance and operation	5,020,659	5,265,237	5,673,119	6,921,054	4,110,636	5,164,796	7,061,811	7,130,747	7,130,747
General and Administrative	725,043	910,561	1,057,499	1,071,356	1,070,456	1,172,959	1,301,234	1,296,208	1,296,208
GASB 75 OPEB expense				875,000					
Depreciation	2,811,061	2,962,102	3,148,353	3,314,702	3,427,755	3,682,943	3,676,630	3,676,630	3,676,630
Total Operating Expense	34,191,602	36,924,294	37,812,169	40,582,832	36,852,119	38,648,474	41,793,687	41,856,029	41,856,029
Operating income	(340,704)	1,510,340	731,895	1,284,259	4,847,100	1,968,409	1,513,528	1,231,999	615,260
NON OPERATING REVENUE (EXPENSE)									
Interest Income	53,031	63,389	102,678	238,443	489,429	245,340	105,651	16,500	16,500
Interest Expense	(455,507)	(306,932)	(327,007)	(328,908)	(301,006)	(339,904)	(413,475)	(381,628)	(381,628)
Gain on Sale of Assets	300	9,775	44,286	63,275	31,550	-	40,000	-	-
Total Nonoperating Revenue(Expense)	(402,176)	(233,768)	(180,043)	(27,190)	219,973	(94,564)	(267,824)	(365,128)	(365,128)
EXTRAORDINARY ITEM	-	-	-	-	-	-	-	-	-
NET INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS AND EXTRAORDINARY ITEMS	(742,880)	1,276,572	551,852	1,257,069	5,067,073	1,873,845	1,245,704	866,870	250,132

BRETT GIERAK
CHAIRMAN

MEMBERS:
RICH SKAGGS
PAUL CONDON
KENNETH ROGMAN
CANDY LITTLE

WATER AND SEWER BOARD

MAUREEN MILLER-BROSNAN
MAYOR

DONALD R. ROHRAFF
DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2655

May 11, 2021

Honorable Members of the City Council
City of Livonia

Subject: Water and Sewer Fund Review, Water and Sewer Rates Adjustments, Industrial Surcharge Rate, and Industrial Waste Control Charge (Effective July 1, 2021)

Dear Council Members:

Livonia's Department of Public Services and Finance Department have worked together on the water and sewer rates proposed for implementation on July 1, 2021. In calculating the new rates, a review was made to determine how the 2020/21 rates performed in conjunction with the budget, and an analysis of the effects of the proposed new rates on our small-, medium- and large-water users was done.

Incorporating an increase of wholesale charges from the Great Lakes Water Authority and Wayne County, the recommended new rates will impact customers in the following manner:

1) The proposed water and sewer rate increase is 1.58 percent (1.58%) this year for the average residential user, which is an increase of $.93 per month. Average use is based on consumption of 20 units (2,000 cubic feet) per quarter, which is 15,000 gallons of water.

2) The rate increase is mainly due to a pass-through of the changes to the water and sewer charges from our wholesale providers:

   a. GLWA increased the wholesale per unit charge $0.19 or 1.92 percent (1.92%) from $9.92 to $10.11. GLWA also increased the monthly fixed fee by $12,300 or 2.07 percent (2.07%).

b. The Wayne County sewage charges are projected to increase by 3%.

3) The proposed rate increase to Livonia's customers was able to be reduced to a lower percentage than our wholesale cost increases as a result of two factors:

   a. The cost increase for maintenance and billing administration functions was held to less than 1 percent.

   b. Wayne County increased their sewer rates by less than projected in the current fiscal (2020/2021) year. These savings are reflected in the proposed 2021/22 rates.

4) No change to Livonia's fixed rates is recommended. An increase in future years remains possible, depending on current and future yearly sales.

5) City of Livonia users still pay much less for water than users in most surrounding communities pay for an equal amount of water.

6) The new rates will be in effect from July 1, 2021, through June 30, 2022.

Additional detailed information is included in the attached letter to the Water and Sewer Board.

At a meeting of the Water and Sewer Board of the City of Livonia, the following resolution was adopted:

> **#WS 6055 05/21** RESOLVED, that the Water and Sewer Board concurs with the recommendations made by the Director of Public Works and the Superintendent of Public Service – Environment & Utilities in their letter dated May 10, 2021 The Board recommends that Council proceed by approving the following amendments to the Water and Sewer Ordinance:

13.08.40 Water Consumption rates
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021

Per Unit Charges	
GLWA per 100 cubic feet	2.03
City of Livonia per 100 cubic feet	0.70
Per Unit Charge per 100 cubic feet	2.73
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	0.86
TOTAL Large User Charge per 100 cubic Feet	**3.59**

13.08.050A Quarterly Fixed Fee per Meter (water)		
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021		
5/8	Inch Meter	22.89
3/4	Inch Meter	22.89
1	Inch Meter	22.89
1 ½	Inch Meter	67.30
2	Inch Meter	86.38
3	Inch Meter	113.50
4	Inch Meter	173.43
6	Inch Meter	462.03
8	Inch Meter	1,308.75
10	Inch Meter	3,772.58
13.08.050B Seasonal Flat rate Water, per quarter		**77.49**
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021		

13.20.120 Sewer Disposal Rates	
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021	
Per Unit Charges	
Wayne County per 100 cubic feet	2.09
City of Livonia per 100 cubic feet	0.70
Per Unit Charge per 100 cubic feet	2.79
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	1.77
TOTAL Large User Charge per 100 cubic Feet	**4.56**

Quarterly Fixed Fee per Meter (sewer)		
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021		
5/8	Inch Meter	46.86
3/4	Inch Meter	46.86
1	Inch Meter	46.86
1 ½	Inch Meter	137.72
2	Inch Meter	176.78
3	Inch Meter	232.28
4	Inch Meter	354.93
6	Inch Meter	945.57
8	Inch Meter	2,678.43
10	Inch Meter	7,720.78

Flat rate charge (sewer only customers) - per quarter		102.66
Industrial Waste Control Monthly Meter Charges (DWSD)		
5/8	Inch Meter	3.54
3/4	Inch Meter	5.31
1	Inch Meter	8.85
1 ½	Inch Meter	19.47
2	Inch Meter	28.32
3	Inch Meter	51.33
4	Inch Meter	70.80
6	Inch Meter	106.20
8	Inch Meter	177.00
10	Inch Meter	247.80
12	Inch Meter	283.20
14	Inch Meter	354.00
16	Inch Meter	424.80
18	Inch Meter	495.60
20	Inch Meter	566.40
24	Inch Meter	637.20
30	Inch Meter	708.00

13.20.130 Flat Rate Sewer per Quarter	102.66
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021	

13.20.130 Special Rates - for Designated Users	
EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021	
Seasonal user with Kitchen or Bathroom Facilities:	
50% of Current per unit Sewage Charge	
Per Unit Charges	
Wayne County per 100 cubic feet	1.05
City of Livonia per 100 cubic feet	0.35
Per Unit Charge per 100 cubic feet	1.40
Large User Charge per 100 cubic feet: Meter sizes 1.5 inch or larger	0.89
TOTAL Base Charge for Large User	**2.29**

13.28.050 Industrial Waste Pollutant Strength Surcharges **EFFECTIVE WITH THE FIRST BILLING ON AND AFTER JULY 1, 2021**	
Dollar/pound for treating BOD (Biochemical Oxygen Demand) in excess of 275 mg/l	0.347
Dollar/pound for treating TSS (Total Suspended Solids) in excess of 350 mg/l	0.476
Dollar/pound for treating P (Phosphorus) in excess of 12 mg/l	6.368
Dollar/pound for treating FOG (Fats, Oils & Grease) in excess of 100 mg/l	0.111

Very truly yours,

WATER AND SEWER BOARD

Brett Gierak
Chairman

Reviewed:

Michael T. Slater
Director of Finance

APPROVED FOR SUBMISSION:

Maureen Miller-Brosnan, Mayor
CITY OF LIVONIA

Attachment: Letter to Water & Sewer Board, w/supplemental information

cc: Mayor, City Clerk, City Attorney, Finance Director, DPW Director, Water and Sewer Board, Chief Accountant

LETTER TO THE LIVONIA CITY COUNCIL

19.

Law
June 15, 2021

MEETING DATE	PREPARED BY
June 28, 2021	Sara Kasprowicz, Council Office Manager,

AGENDA ITEM

ROLL CALL: Proposed Amendment to Zoning Ordinance No. 543, as amended, Department of Law, re: Pet. 2020-12-01-07 submitted by Tiseo Architects, Inc., for a change of zoning of portions of the shopping center property at 19043 through 19053 Middlebelt Road and 29475 through 29493 Seven Mile Road, located on the west side of Middlebelt Road between Clarita Avenue and Seven Mile Road in the Northeast 1/4 of Section 11, from C-1 (Local Business) and P (Parking) to C-2 (General Business)
First Reading given by Cathy White on Monday, March 22, 2021.

BACKGROUND

Proposed Amendment to Zoning Ordinance No. 543, as amended re: Pet. 2020-12-01-07 submitted by Tiseo Architects, Inc. at the March 1, 2021 Public Hearing.

RECOMMENDATION

Second Reading

FISCAL CONSIDERATION

N/A

ATTACHMENTS

1. R032221 Petition 2020-12-01-07 (FIRST READ)
2. PH030121 Petition 2020-12-01-07 Minutes
3. DIRECTION - REZONING - Tiseo Architects
4. Pet 2020-12-01-07 - Tiseo Architects
5. 2020-12-01-07_1st

APPROVED BY

Date: March 12, 2021

Paul Bernier, City Attorney

Date: March 12, 2021

Maureen Miller Brosnan, Mayor

Councilmember White gave first reading to the following Ordinance:

ORDS-Livonia Code of
Approval to amend Section 11 of the Zoning map of the City of Livonia and amending Article III of Ordinance no. 543 by adding Section 3.
Petition 2020-12-01-07
(FIRST READ)

AN ORDINANCE AMENDING SECTION 11 OF THE ZONING MAP OF THE CITY OF LIVONIA AND AMENDING ARTICLE III OF ORDINANCE NO. 543, AS AMENDED, KNOWN AND CITED AS "THE CITY OF LIVONIA ZONING ORDINANCE" BY ADDING SECTION 3. _____THERETO. (Petition 2020-12-01-07)

The foregoing Ordinance, when adopted, is filed in the Journal of Ordinances in the Office of the City Clerk and is the same as if word for word repeated herein. The above Ordinance was placed on the table for consideration at an upcoming Regular meeting.

REGULAR AGENDA (Regular Meeting of March 22, 2021)

Councilmembers Present: Toy, Bahr, White, McCullough, Donovic, Jolly, McIntyre
Councilmember(s) Absent: None

CITY OF LIVONIA
PUBLIC HEARING

Minutes of Meeting Held on Monday, March 1, 2021

A Public Hearing of the Council of the City of Livonia was held virtually via ZOOM on **Monday, March 1, 2021**.

MEMBERS PRESENT: Kathleen McIntyre, President
Vice President Scott Bahr
Jim Jolly
Brandon McCullough
Laura M. Toy

MEMBERS ABSENT: Rob Donovic
Cathy K. White

OTHERS PRESENT: Mark Taormina, Director of Economic Development
Paul Bernier, City Attorney
Sara Kasprowicz, Recording Secretary

The Public Hearing was called to order at 7:02 p.m. with President Kathleen McIntyre presiding. This item is regarding **Petition 2020-12-01-07** submitted by Tiseo Architects, Inc., pursuant to Section 23.01(b) of the Livonia Zoning Ordinance #543, as amended, to rezone portions of the shopping center property at 19043 thru 19053 Middlebelt Road and 29475 thru 29493 Seven Mile Road, located on the west side of Middlebelt Road between Clarita Avenue and Seven Mile Road in the Northeast ¼ of Section 11, from C-1, Local Business & P, Parking to C-2, General Business.

This item will move to the Regular Meeting of **March 22, 2021.**

The Public Hearing is now open. There were 9 people in the audience.

McIntyre: We will now call the public hearing on a rezoning petition to order. I don't have a gavel, but I just gaveled the meeting to order at 7:02 PM. The public hearing is now open for comments. Please state your name and address clearly before making your comments. I assume our City Attorney is with us and just for to err on the side of caution, I'm going to ask the members of the council and the Elected Officials to state where you're joining us from. I'll start. Kathleen MacIntyre from Livonia, Wayne County, Michigan. Vice President Bahr.

Bahr: Scott Bahr from Livonia, Michigan. Here.

McIntyre: Brandon McCullough?

McCullough: Brandon McCullough, Livonia, Michigan.

McIntyre: Jim Jolly?

Jolly: Present, Livonia, Michigan.

McIntyre: Thank you and I think that's, that's everyone who is on the call from Elected Officials side. All right, at this time, we are open for comments. As I mentioned. Would anyone from the public like to address the Council on this public hearing? I see that we have the Petitioner with us this evening. Council, any questions for the petitioner?

Bahr: Madam President?

McIntyre: Vice President Bahr?

Bahr: Would we typically ask Mark to kind of talk through this?

McIntyre: Yes.

Bahr: When the time is appropriate, I'd be interested in that.

McIntyre: Okay. Mr. Taormina? You're on mute.

Taormina: Let me share my screen if I may, then that way, you'll have a visual, to follow. I hope everyone can see that. This is a rezoning request as was mentioned and property is located at the southwest corner of Seven Mile and Middlebelt Road. This site currently has three zoning classifications, C1, C2 and P which is the designation for the parking district. The proposed changes this evening would place the entire site under the C2 classification. Altogether the site is just under 5.4 acres and the building, the shopping center complex, is just under 57,000 square feet. The main tenants include Pet Supplies Plus and Planet Fitness. You'll recall this center from a fairly recent petition where a bank ATM kiosk was constructed at the South end of the parking lot. The purpose of the rezoning is to facilitate the development of an outlot building that would have drive-through facilities. This would occur in the on the easterly portion of the site along Middlebelt Road, between the Boston Market, which is to the North and the Wendy's restaurant, which is to the South. Both of those are located on adjacent parcels, by the way. Changing the zoning to C2 is necessary since the current parking designation would not allow for buildings or structures. As Council is aware, drive-up operations require waiver use approval. Should this rezoning petition move forward, any proposal to develop the property in question would go through the

waiver use approval process. The new commercial building would occupy an area that measures about 104 feet by 145 feet. Mid-Seven shopping center currently requires about 302 parking spaces. Adding the 2000 square foot outbuilding would increase the required parking to approximately 313 spaces. Right now, the site is conforming. There are 307 spaces available on the site. It's for a very slight surplus. Should this development occur as shown on the plans, that would eliminate about 50 parking spaces. It would cause a parking deficiency of about 42 parking spaces. Planning Commission did review this at a public hearing in January and is recommending approval of the rezoning. Thank you. Just to get everyone familiar with this map, so it may be a little bit difficult to read. This is the outline of the building as it exists today. Middlebelt Road is on the right-hand side of this drawing. The shaded area here would represent the new construction. This is the outlot building. The Wendy's restaurant that was referenced as located offsite here and then the Boston market is located here. So, this would be the new construction.

McIntyre: Councilmember Jolly and then Vice President Bahr.

Jolly: Thank you, Madam President. I'm not opposed to this usage here, but my curiosity is this. We just recently approved a waiver to allow for this drive-up free-standing ATM that's shown here at the bottom of the site plan.

Taormina: Correct.

Jolly: Now we're going through this request for this additional outlet. I think from a practical manner, I would have liked to have kind of had an idea that these were going on at the same time and I'm wondering what, if anything, additional, are they planning? I feel like, you know, we just did this less than a year ago. Or maybe, maybe slightly more than a year ago. I'm not sure. Can you comment on that? You know, well Mark, first off, and then the Petitioner’s if they are available.

Taormina: Yes. Thank you. Councilman Jolly. I did not mention that also shown on the site plan, is another drive-up operation here at the South end of the building. Again, this is, would be a completely separate petition that would have to be filed once a user is identified. So, in response to your question. What else is planned for this site? In addition to this outline building. The conceptual plans, they show the potential for a drive-up operation on the South side of the building. Now this is complicated, a little bit more so in that, you know, how do you get access back here? The only way you really achieve access for that part of the site is by, and I'm zooming out. I'm trying to zoom out, is by going all the way around the building. So, that that presents challenges, in terms of access. Interferences with things that occur along the back of shopping centers like dumpsters and loading and unloading areas. Wayfaring or wayfinding, the signage that's needed to

direct traffic. So, this was looked at again, conceptually for the Planning Commission without any commitment either to this part of the project or really for that matter, the out lot. They did feel, however that C2 zoning was appropriate for the parcel in general.

Jolly: Yeah, I would agree on the C2 zoning in general, but I'll tell you right now, this additional element that you're talking about with the additional drive-up operation at what would be the South end of the building here, I'll just go on the record, I am not in favor of that. That's going to cause this entire South end of this parcel be completely way too busy and I don't like the access as you're describing it here from Seven Mile Road, either. I think that's, that's not how we typically do things in Livonia and I don't think we should start doing them this way. Like I said, I'm not opposed to this current out lot, but I would have appreciated understanding more so, these things all at once, as opposed to having them piecemeal come for us. Thank you.

McIntyre: Thank you, Councilmember Jolly. Vice President Bahr.

Bahr: Yeah. Thank you, Madam President. Mark. Can you go back to the slide? The first slide you showed that just showed the lot split, or was it a couple of slides before this, where you showed the, yeah, go back one more. I think. Yeah, that's what I'm looking for. So, everything in the red is what we're rezoning to C2. Correct?

Taormina: That is correct.

Bahr: So the parcel boundaries, just to orient you here, the parcel boundaries, if you can follow the, the mouse here, or this area. So, this area of the site is our, is currently zoned C2. That's why it falls outside of this request, but it is part of the property.

Bahr: That whole property has the same owner?

Taormina: That is correct.

Bahr: Okay and why, not necessarily that I have a problem, I'm just trying to understand the logic here. I don't have an issue with the out lot that they're asking to go to C2, that seems to make a lot of sense. I guess my question though, is why the entire site or this entire section is being asked to go to C2. Does that have some kind of parking ramifications? Why not just carve out that one section and call it C2?

Taormina: I'm going to allow the petitioner to respond to that. Well, the other reason is, if you look at this plan, yes, this area on the adjacent to Middlebelt Road is the parking zone. The C1, I believe, let's see here, you can see where

the C1 extends. That would not facilitate necessarily the drive-up operation here at the South end of the building.

Bahr: Okay, that makes sense. Trust me, it's cleaner. Just to do it all C2 in this site, really, probably should be C2, so I don't necessarily have an issue with it. We've piecemealed it before and I was curious what the rationale was for not doing it this time. Then those parking spaces Mark, at the Southwest corner behind the building. Those, I assume, figure into our current parking counts?

Taormina: Yes, they do.

Bahr: Okay, and you said the result of this action would be for the whole property to be deficient by 40 spaces or so, something like that?

Taormina: Roughly.

Bahr: I just want to make sure I have my facts straight. Okay. I might ask some more questions for the petitioner, but that's what I needed. Thanks.

McIntyre: Alright, anyone else have any questions for Mr. Taormina?

Toy: I'm on Kathleen, it's Laura.

McIntyre: We have a Councilmember Toy with us by phone. Councilmember Toy, can you please give us your location, your city and your County?

Toy: Certainly, Livonia, Michigan Wayne County.

McIntyre: Thank you very much and at this time, we can go to the Petitioners and beginning was Mr. Denha. Mr. Denha, could you give us your name and your address, please?

Denha: Good evening, everybody. Thank you for the time. My name is Kevin Denha. I am one of the principles of the shopping center, my address is 700 North Old Woodward, Birmingham, Michigan 48009. Thank you for having me. With your, with your permission, Madam Chair, I just want to respond a couple questions that popped up. Councilman Jolly, I just want to give a little feedback. We did the ATM machine as a standalone deal and I'm guessing probably 18 months ago. So, I had no idea at that time we were looking at doing something like this. You know, we tried our best to lease the existing structure and building and, you know, throughout the Summer and Fall, I was thinking about how to, how to maximize this property and thus, that's why we're here today. So there really wasn't any piecemeal or anything like that this is just the evolution of the center as we try to lease it. We've done a pretty good job, but the end cap has always been a challenge, hence the splitting up of 4,800 square feet and

commencing with a drive-thru. I'd just like to add a couple things. With respect to the rear lot, I know it's a long jog coming around for the drive-thru, but we're also going to clean up that back part of the lot where there's no dumpster enclosures right now, landscape it better and kind of cleaned it up. Secondly, with respect to the end cap drive through, you know, there's no restaurants in the center now there's not going to be any sit-down restaurants and that type of thing. The Center, especially the South end, has a parking field that's very rarely used, which hence is why I put the out lot there as well as the drive-through. So, I just wanted to address a couple of your questions with respect to, kind of the evolution of ATM and where we're at today.

McIntyre: Thank you, Mr. Denha

Denha: Mr. Tiseo is on if you want to answer anything.

McIntyre: Good evening, Mr. Tiseo. Did you want to add anything additional to Mr. Denha's comments?

Denha: Ben are you there?

McIntyre: It looks like Ben's here. Okay. It looks like Ben should be able to, oh, I'm sorry. Let's see. All right. There we go. All right, Ben? We should be able to hear you now.

Denha: Ben can you hear us?

McIntyre: It looks like it looks like Ben should be able to let's see, Ben?

Denha: I'll text him he might be on mute, Madam chair. Let me text him.

McCullough: All right. He should have the ability to, while we're waiting for Ben, Mr. McCullough, Councilmember McCullough, did you want to ask a question?

McCullough: I'm thinking Madam Chair, it's more of a statement. Just kind of looking over the site, if I may.

McIntyre: Please.

McCullough: Thank you. So, just kind of looking at this, I have no issue with the zoning change at this point, but kind of looking over the site, and I know obviously there are some vacancies in the strip mall, but, you know, if we're going to be losing potential spots and I am all for innovative planning, but I'm also not in favor of overloading a retail/center like this. I just hope that as things come forward, that you know, we take that in consideration. I do

look at that stacking a lot, kind of behind the building and even though I know you'd clean it up and I could see the vision, I'd be open to anything on that, it just seems like there's a lot going on, especially as you got Planet Fitness in there and you got Boston Market, you got the gas station, Pet Supplies Plus, so, you know, I'm going to look long and hard once we see if this goes through and we obviously see the site plan for this, but you know, you start getting them in, the more and more and more we're losing parking spots. I just have some concerns.

McIntyre: Thank you. Council member McCollough, Vice President Bahr.

Bahr: Thank you Madam President. To the Chair to Mark again, Mark, if they were to add a drive through restaurant on the end there in the future, does that, just off the top of your head, how does that affect parking from what it is today or is that likely to take it up or would it stay the same? I'm sure it doesn't take it down.

Taormina: No, the required parking is, we'd have to do the calculations. I think the numbers that I referenced earlier, assume that the only restaurants in the shopping center would be the end caps here and the 2000 square foot outbuilding, once they exceed 15% of the gross floor area then different parking standards apply and then that would even cause a greater deficiency at least by ordinance standards. Yeah, the shopping centers are not, the parking is not computed based on the individual uses. It's based, when you have a shopping center, this large, we just apply a single ratio.

Bahr: Got it.

Taormina: That ratio changes depending on how much of the space is devoted to places of assembly, meaning restaurants. So, once the amount of area of restaurants exceeds 15%, the standards, it kicks into a new standard, which requires even more parking, and they don't reach that threshold under this design. That's not to say they wouldn't If another larger restaurant came in, we'd have to do the math on that.

Bahr: Okay, thank you, Mark and Mr. Denha, are you able to give us an idea of what you have planned for that out lot building out there? What business?

Denha: Mr. Bahr I have nothing planned right now. We are in design mode with the building, you know, obviously after this meeting, we've done some very conceptual stuff, but I have no tenants in mind. I am going to be upon approval of potential approval from the City marketing this accordingly. but I have nobody.

Bahr: Okay. as far as the zoning goes, I think C2 for this corner makes total sense and I'll offer an approving for that. That being said, I do want it, and recognizing that this is a rezoning, I just want to get that out there from a rezoning perspective, I don't have an issue with this. I think adding an ally building out there will actually help the entire site. This reminds me, just as a comparable of what happened over at Five Mile in Newburgh, a number of years back, I don't know how many years it's been packed now, and I don't remember if it was during my Planning days or my Council days, but when the Tim Horton's on Five Mile went in and how did people that were the biggest fans of that Tim Horton's being built, were all the stores in the plaza behind it, because all the eyeballs that it drew and I think history has born out how positive that's been for that Center. I think putting an out lot building here, presumably a drive through, in what is now a vacant piece of pavement, helps the entire corner. So, I'm, I'm very much in favor of that. So, having addressed that zoning thing, I just want to speak into the future a little bit. So, you guys look at this, my initial reaction when I saw the potential drive-through plans for the Southwest corner of the site was probably similar to Mr. Jolly's, I had a negative reaction to it. The more I think about it, I want to keep an open mind, it's certainly not unprecedented to have, you know, a longer entry to a drive through with some way-finding. You know, the potential to clean up that back alley as a result of that, I think is a good thing. Certainly, to help us run more traffic into the site and to help the southern edge of that Center to do as well as the northern edge. That's all attractive, but on the other hand, it is weird. It presents its own set of issues. You think about people coming from Seven Mile might have some decent wayfinding to get down there, but people coming from Middlebelt would end up driving all around the property counter-clockwise just to get to a drive-thru and then you also have the additional problem with you would end up losing more parking space, which, in order to come and make that drive through, since you would be getting rid of some of the parking spaces that are back there now, and well, I'm not concerned about parking at that property today. If you're successful with this out lot as I think he will be, that might become an issue in the future. So, we're here for zoning tonight. I'll offer an approving for that, but I am skeptical of the ability to do a drive through as you have shown on the southern edge of the shopping center. So, thanks.

McIntyre: Councilmember Jolly.

Jolly: Thank you. For the Petitioner and for Mark. When we see this next, will we see it in the near future for the out lot for a site plan approval or will that wait till it is possibly under contract with a restaurant or something like that. So, are we going to see this later on down the road? This is just for marketing purposes that we're doing the rezoning. Is that correct? Mr. Taormina or whoever.

Denha: Councilman Jolly, this is Kevin Denha. I am moving forward, this is not a marketing piece or I'm moving forward to get this thing approved in the steps outlined by the City, I'm not waiting.

Jolly: I understand. Well maybe I phrased my question inappropriately. What I'm saying is, will you be waiting until you have somebody on the hook who's interested in the project?

McIntyre: Councilmember Jolly, just to be clear you'd like to address this specifically to Mr. Denha, is that correct?

Jolly: Yeah. At this point, probably. Okay. So Mr. Denha, will you be waiting until you have a potential tenant on the hook before you bring us site plan before us? That's the question.

Denha: Councilman Jolly, that is correct for simply reason is the design of the building per tenant specs, et cetera. However, no. Exactly. So as soon as I get that tenant, which I'll be marketing aggressively I'll come to you guys with their final design, et cetera.

Jolly: Okay. So that being the case I expect if, and when we deal with that, we will not be dealing with this potential drive up at the same time, they will be segmented. Correct?

Denha: Well, I mean, from my perspective on marketing the center in duality, so I could land two tenants at once. I could, land one beforehand. I can't represent how that's going to flow, sir.

Jolly: Okay. Just to put my thoughts out there. In a way, I would like to see them separate because that would allow us to approve the one without the other, that's one hand. On the other hand, having them together would allow us to consider the entire site plan altogether. So, but that was just a question for my own knowledge.

Denha: Can I just follow up with that, sir, real quick, with respect to the status quo of the center right now, there's zero restaurants and a very limited medical there I know we're losing parking, but, yeah, I'm not going to get in the weeds here, but the depths of these centers on the south part is 110 feet. I'm trying to make it attractable in the drive-through does that. I understand the flow is choppy, I understand all that, but I've done this before with these long drives, we can clean up that alley and with your guys' blessing, and when I bring you guys a tenant, we're not going to be short on parking there's oceans of parking in that Center, because there's no food and very limited medical.

Jolly: Yeah, to be honest with you, I'm not concerned about parking a whole lot at all in regards to this site, because I think as time goes on, we're going to need less and less parking going forward here. In general. I am concerned about it, kind of, you know, we don't want to create a mess and I don't think your intention would ever be to create a mess, but that's kind of what jumps out to me as it is a big potential mess. So, we'll deal with it when it comes before us.

Denha: I hear you.

Jolly: I just think it's worth giving you our thoughts now. My thoughts everybody's.

Denha: 100% sir. 100%.

Jolly: Thank you, sir. Best wishes.

Denha: Thank you, sir.

McIntyre: All right. Just, just a procedural reminder. It's a little awkward in the zoom meetings, but comments should go through the Chair to individual Councilmembers. So again, just trying to keep things consistent with how we would do it if it were a live meeting. Let's see, Mr. Tiseo, we were not able to connect with you successfully. Your hand is not up, but it looks like you should have the ability to address us. Is there anything you would like to say or address the Council on before I go to other audience members who'd like to speak.

Toy: Madam Chair?

McIntyre: Yes?

Toy: For the record.

McIntyre: Councilmember Toy?

Toy: I just want to say, this is the first time I've ever heard Ben Tiseo not have anything to say.

McIntyre: Well, we're trying to.

Toy: I know, I'm teasing ya.

McIntyre: I know. Ben, I'm not sure why we're unable to hear you because you should be enabled to speak. So again, while we work on that, I'm going to go to the next member of the audience.

Tiseo: Can you hear me now?

McIntyre: There we go.

Tiseo: I think, I think I was blacked out. Yes. Thank you again. Again, we're here for the rezoning, not specifically the actual design of the out lot or the drive through, and I know we have to come back. We have some challenges, and we will take care of those.

McIntyre: All right. Thank you. Did anyone from the Council have any questions for Mr. Tiseo before I go to the other audience members who'd like to speak. All right, thank you. Ben you and Mr. Denha, you should be able to speak. If you have other things to say, just put your hand up and I'll recognize you, and we should not have a technical issue at this time. Next, I'm going to go to Kimberly Nakhleh and I hope you'll please correct the mispronunciation of your name.

Nakhleh: That's okay, it’s Nakhleh. I'm sorry, I'm on Ben's team, I'm the one that drew up the site plans. So, I was just trying to chime in and speak for him because I was on the phone with him as he was trying to get his audio to work. He covered everything, so I'm all set.

McIntyre: All right. Thank you, Ms. Nakhleh, I appreciate that and I'm sorry for the mispronunciation of your name.

Nakhleh: No problem.

McIntyre: And next we're going to go to the last four digits are 3434. And if you're on, if you're joining us by phone, it's star six to unmute yourself. You should be able to unmute yourself. Now I do not see 3434. We'll give a second for the last four digits, 343,4 an opportunity.

Tiseo: That was my cell phone. Excuse me.

McIntyre: Oh, Okay.

Tiseo: That's why.

McIntyre: All right. Anyone else have any comments. I guess I'd like to share one and that is, I too, have concerns about the logistics of a long drive-up and as one of my colleagues mentioned, concern more from the access point from Middlebelt, but on the other hand, a long driveway approach that goes behind a building, gives us an opportunity to clean up an ugly alley and enclosed dumpsters and make it into something attractive. I think that's an opportunity that I wouldn't want to dismiss out of hand, so, thank

you. Does anyone else have any comments before we close the Public Hearing? All right, then.

Toy: I'm sorry. Madam Chair, it's Laura.

McIntyre: Yes. Councilmember Toy.

Toy: Thank you. Madam chair. Just real quick. In this environment and what's, what's going on in small business today. Anything we can do to help business owners with zoning, drive-ups or whatever. I'm all about. So, as long as they make sense, and as you pointed out all that makes an improvement in the property in an area we wouldn't normally look at like an alley like that. I'm all about it. These are difficult times for both owners of properties and business owners and whatever we can do. I want to be a little bit more sensitive for the needs, if you know what I'm saying, and that's just, I wanted to put that out there. Thank you.

McIntyre: Thank you. Councilmember Toy. All right. And if there's no one else, Vice President Bahr has offered an approving resolution on the rezoning, which is the subject matter of this Public Hearing. Sara, I'm not at City Hall. So, Sara, I'm going to ask you, do you know which meeting this will move on to the agenda of?

Kasprowicz: March 22nd.

McIntyre: Mr. Tessio and Mr. Denha, I apologize. I didn't have that in front of me, but as always Sara Kasprowicz, who is our Manager of the Council Office and the Council business is on top of things. So, it will be March 22nd, Ben and Kevin. We will look forward to seeing you then. Thank you. Good night. And we are adjourned.

As there were no further questions or comments, the Public Hearing was declared closed at 7:32 p.m.

Mayor, Law, S. Kasprowicz,
S. Nash, File

PUBLIC HEARING
DIRECTION

MONDAY, MARCH 1, 2021

PETITION 2020-12-01-07 submitted by Tiseo Architects, Inc., requesting to rezone portions of the shopping center property at 19043 thru 19053 Middlebelt Road and 29475 thru 29493 Seven Mile Road, located on the west side of Middlebelt Road between Clarita Avenue and Seven Mile Road in the Northeast ¼ of Section 11, from C-1 (Local Business) and P (Parking) to C-2 (General Business).

DIRECTION: 1) APPROVING

THESE ITEMS ARE TO BE PLACED ON THE AGENDA FOR THE REGULAR MEETING OF MARCH 22, 2021

AN ORDINANCE AMENDING SECTION 11 OF THE ZONING MAP OF THE CITY OF LIVONIA AND AMENDING ARTICLE III OF ORDINANCE NO. 543, AS AMENDED, KNOWN AND CITED AS "THE CITY OF LIVONIA ZONING ORDINANCE" BY ADDING SECTION 3.____ THERETO.

THE CITY OF LIVONIA ORDAINS:

Section 1. Pursuant to the report of the City Planning Commission, dated January 28, 2021, recommending approval of Petition 2020-12-01-07, having been considered by the Council, and the Council having conducted a public hearing on March 1, 2021, on said petition, and having concurred in the recommendation of the City Planning Commission, the Council hereby adopts said Petition 2020-12-01-07 to amend the Zoning Ordinance and Zoning Map of the City of Livonia and all proceedings heretofore conducted on said petition are hereby approved.

Section 2. Article III of the City of Livonia Zoning Ordinance, Ordinance No. 543, as amended, is hereby amended by adding thereto the following section:

Section 3.___. Petition 2020-12-01-07 submitted by Tiseo Architects, Inc. is hereby approved, and the zoning classification of the premises hereinafter described is hereby changed from C-1 and P (Local Business and Parking) to C-2 (General Business):

Land situated in the City of Livonia, County of Wayne, State of Michigan described as follows:

PARCEL 1

West 1/2 of East 1/2 of Northeast 1/4 of Northeast 1/4 of Northeast 1/4 of Section 11, except the North 60 feet deeded to County of Wayne recorded in Liber 34623, Page 263 Wayne County Records, Town 1 South, Range 9 East, subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

Containing: 2.265 +/- Acres

PARCEL 2

East 1/2 of East 1/2 of Northeast 1/4 of Northeast 1/4 of Northeast 1/4 of Section 11, except the North 60 feet deeded to County of Wayne recorded in Liber 34623, Page 263 Wayne County Records, Town 1 South, Range 9

East, subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

Containing: 2.264 +/- Acres

PARCEL 3

South 248.75 feet of East 1/2 of East 1/2 of Northeast 1/4 of Northeast 1/4 of Northeast 1/4 of Section 11, except East 60 feet thereof, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan.

Containing: 0.597 +/- Acres

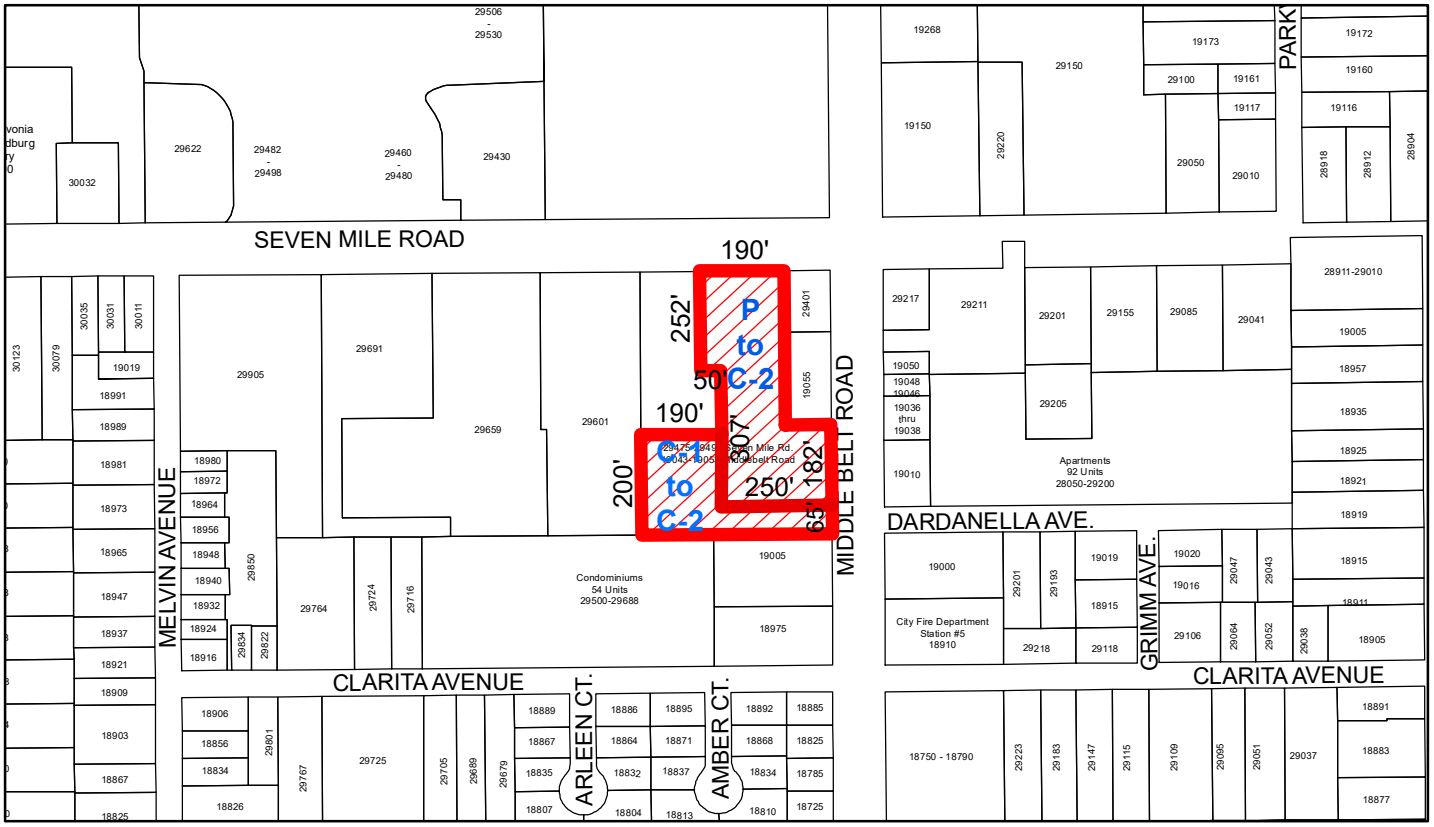
and the Northeast 1/4 of Section 11 of the Zoning Map is hereby amended to conform to the changes made in this section.

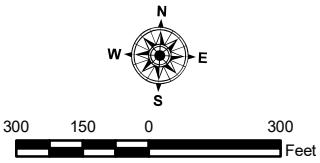
Section 4. The attached map designated “Amendment No. ___ to the Zoning Map of the City of Livonia” showing all of the amendments and changes made in the foregoing Section 2 of this ordinance is hereby approved, established and made a part hereof.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 6. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

BOUNDARY OF DISTRICT AS AMENDED FROM C-1, LOCAL BUSINESS & P, PARKING TO C-2, GENERAL BUSINESS

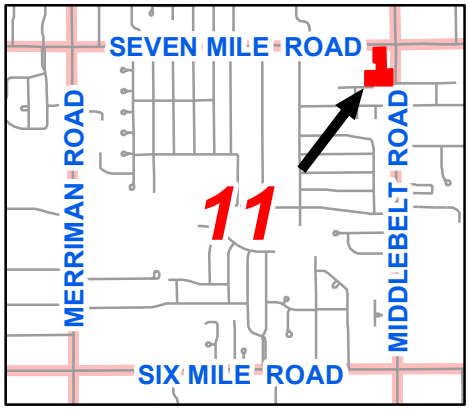




PETITION NO. 2020-12-01-07
A PART OF THE N.E. 1/4 OF SECTION 11

AMENDMENT NO. TO THE ZONING MAP OF THE CITY OF LIVONIA, MICHIGAN ORDINANCE NO.

Adopted by the City Council on

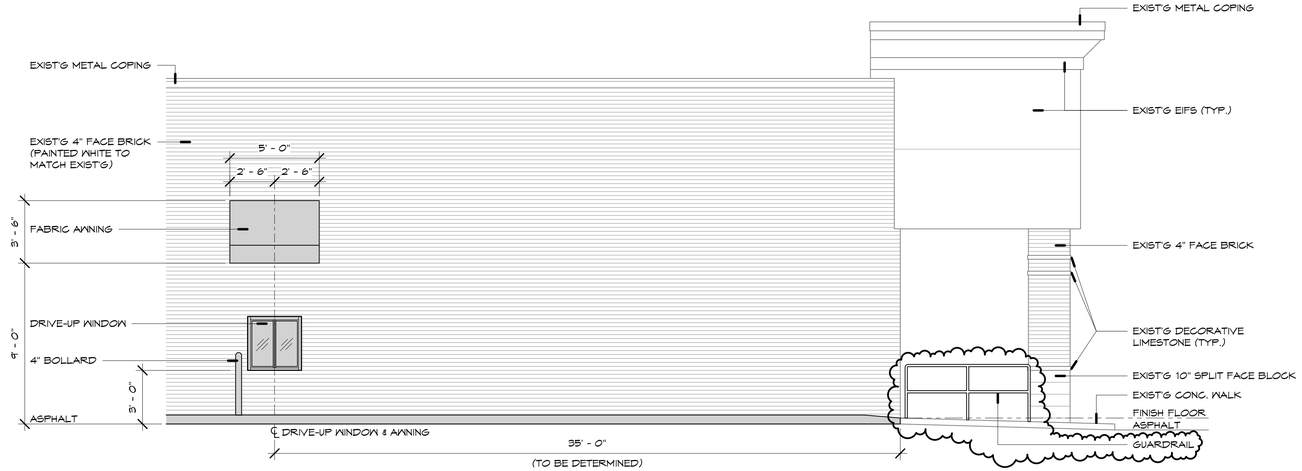


_____ MAYOR

_____ CLERK

EXISTING SHOPPING CENTER SIGN TO BE RELOCATED

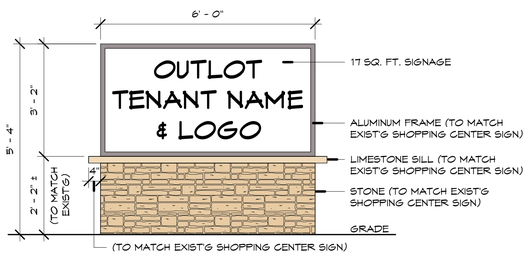
SCALE: No Scale



501 P1

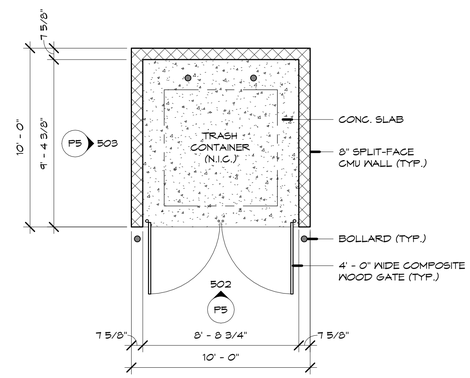
PRELIMINARY SOUTH DRIVE-UP WINDOW ELEVATION

SCALE: 1/4" = 1'-0"



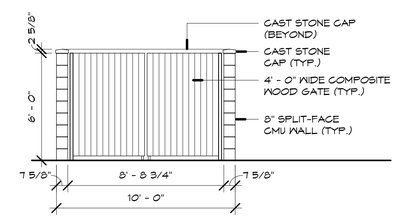
PROPOSED OUTLOT GROUND SIGN ELEVATION

SCALE: 1/2" = 1'-0"



TYPICAL TRASH ENCLOSURE PLAN

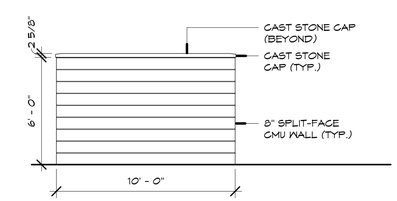
SCALE: 1/4" = 1'-0"



502 P5

TYPICAL TRASH ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0"



503 P5

TYPICAL TRASH ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0"

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48152-1444

248.888.1300
fax 248.888.1313
www.tiseo.com

Outlot & Tenant w/ Drive-Up Window

Mid-7 Retail Plaza
7 Mile Rd & Middlebelt Rd
Livonia, Michigan

Drawn by: Kimberly Nakhleh
Checked by: Benedetto Tiseo

Seal / Signature

STATE OF MICHIGAN
BENEDETTO TISEO
ARCHITECT
No. 1301027069
LICENSED ARCHITECT

Date 15 JUN 2021

Issued for:	Date:
SITE PLAN APPROVAL	12 MAR 2021
REVISIONS	15 JUN 2021

NOT FOR CONSTRUCTION

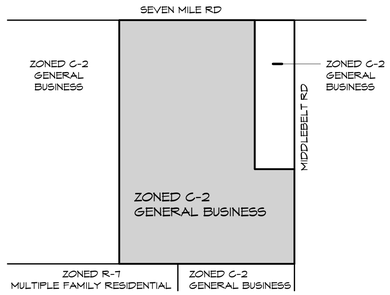
SIGNAGE, SITE DETAILS, ELEVATIONS

Project No. **20016b**

Sheet No. **P5**

Date Printed:

6/15/2021 2:54:25 PM T:\Projects\20016 Tenant & Drive-up Window - Mid-7 Plaza (Livonia)\Preliminary\20016b - Site Data.rvt



ZONING MAP

SCALE: No Scale

NORTH

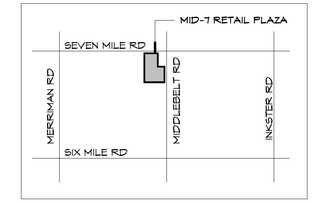
DRAWING INDEX

ARCHITECTURAL

P1 PRELIMINARY SITE PLAN, SIGNAGE
P2 ENLARGED OUTLOT SITE PLAN
P3 PRELIMINARY OUTLOT BUILDLING FLOOR PLAN
P4 PRELIMINARY OUTLOT BUILDING ELEVATIONS
P5 SIGNAGE, SITE DETAILS, ELEVATIONS

SURVEY

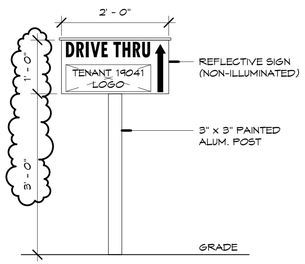
1 OF 1 PARTIAL TOPOGRAPHIC SURVEY



VICINITY MAP

SCALE: No Scale

NORTH



SIGNS #1, #3, #5 & #8

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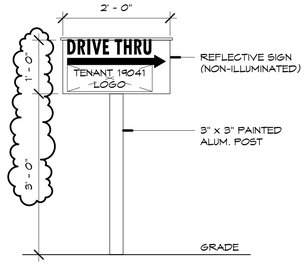

SIGNS #2 & #4

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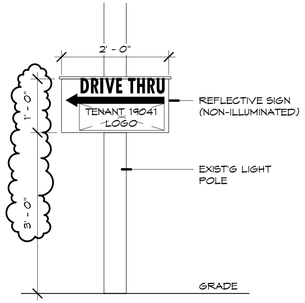

SIGN #6

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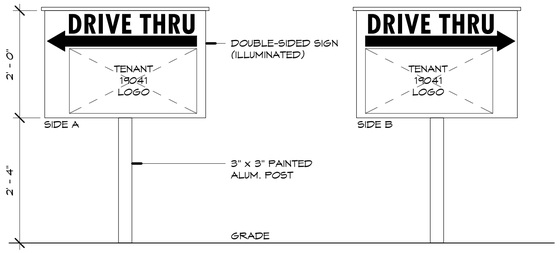

SIGN #7

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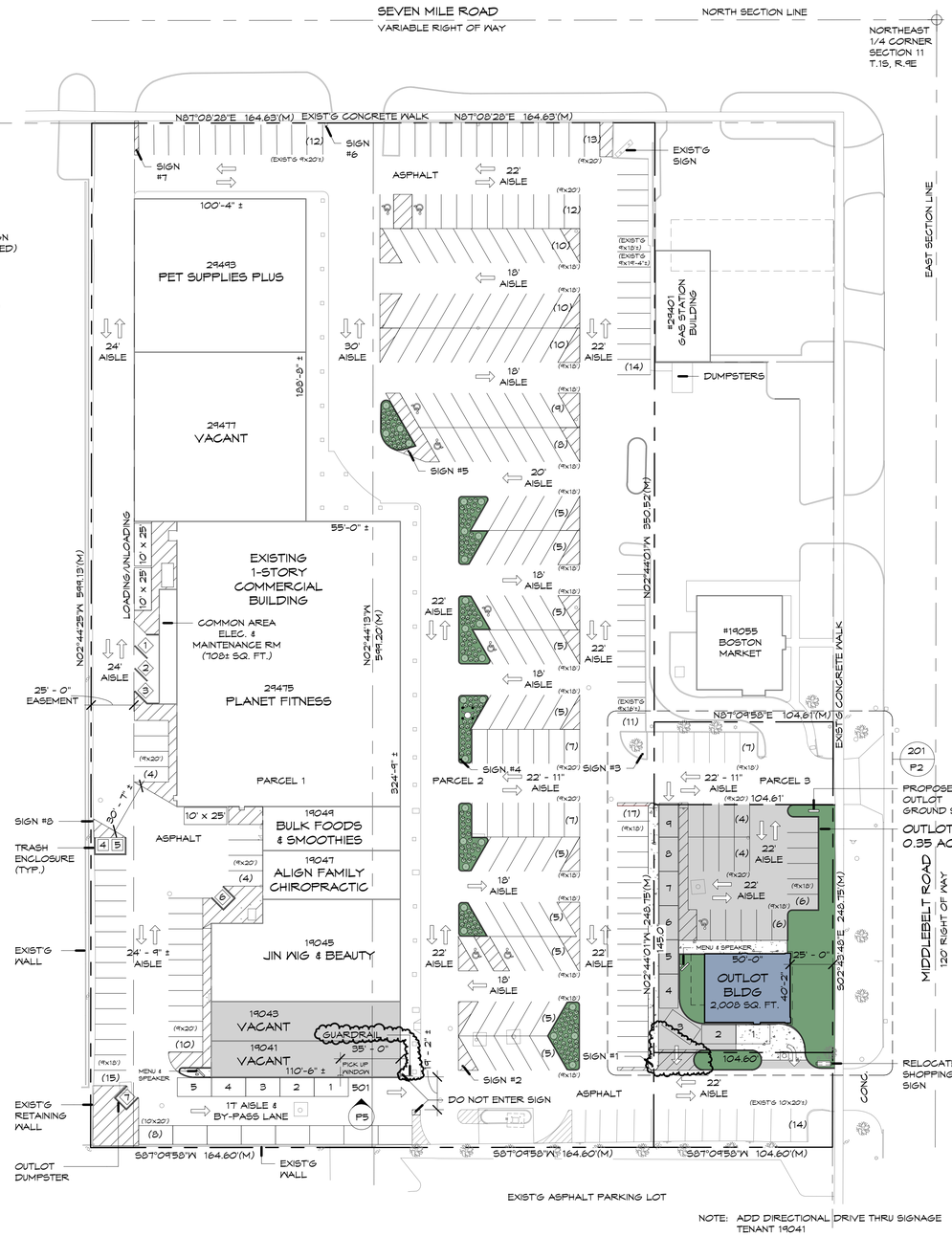

NOTE: ADD DIRECTIONAL DRIVE THRU SIGNAGE
TENANT 19041

PRELIMINARY SITE PLAN

SCALE: 1" = 40'-0"

NORTH

LEGAL DESCRIPTION

PROPERTY DESCRIPTION
(AS PROVIDED BY CLIENT)
LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN DESCRIBED AS FOLLOWS:

PARCEL 1:

WEST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 11, EXCEPT THE NORTH 60 FEET DEEDED TO COUNTY OF WAYNE RECORDED IN LIBER 34623, PAGE 263 WAYNE COUNTY RECORDS, TOWN 1 SOUTH, RANGE 9 EAST, SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

CONTAINING: 2.265 ± ACRES

PARCEL 2:

EAST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 11, EXCEPT THE NORTH 60 FEET DEEDED TO COUNTY OF WAYNE RECORDED IN LIBER 34623, PAGE 263 WAYNE COUNTY RECORDS, TOWN 1 SOUTH, RANGE 9 EAST, SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

CONTAINING: 2.264 ± ACRES

PARCEL 3:

SOUTH 248.75 FEET OF EAST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 11, EXCEPT EAST 60 FEET THEREOF, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN.

CONTAINING: 0.597 ± ACRES

PARCELS 1, 2 & 3 CONTAINING: 5.126 ± ACRES

PROPERTY DESCRIPTION
(COMBINED PARCELS FROM CITY OF LIVONIA ASSESSOR'S OFFICE)
LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

COMBINED PARCELS
11A12.2B1 A2A A3 A4 THE W 1/2 OF THE E 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SEC 11 ALSO THE E 1/2 OF THE W 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SEC 11 ALSO THE S 248.75FT OF THE E 1/2 OF THE E 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SEC 11 EXC THE E 60FT THEREOF ALSO EXCEPT THE N 60.0 FT FOR ROAD ROW T1S R9E 5.15 APPROX AC

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

CONTAINING: 5.126 ± ACRES

COMMONLY KNOWN AS:
19043 MIDDLEBELT ROAD
LIVONIA, MI 48152

PARCEL ID: 46-041-99-0004-000

PARKING DATA

GROSS SQ FT	58,000	
UFA 80.00%	46,400	
15%	8,700	MAX GROSS SQ FT RESTAURANT

EXISTING TOTAL PARKING		307 SPACES
#25 GROUP COMMERCIAL CENTERS	RATIO	SPACES REQUIRED
LESS -15.00% ASSEMBLY (RESTAURANTS)	150	309
EXISTING TOTAL PARKING		307 SPACES
PROPOSED NEW TOTAL PARKING		272 SPACES
NORTH = 148		
SOUTH = 83		
REAR = 41		
TOTAL = 272		
UNDER PARKING		-35 SPACES

NOTE:
- MAJORITY OF PARKING SPACES VARY IN WIDTH & DEPTH AS PRE-EXISTING, NON-CONFORMING

- LIVONIA REQUIRES DOUBLE STRIPING OF PARKING SPACES

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fax 248.888.1313
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Outlot & Tenant w/ Drive-Up Window

Mid-7 Retail Plaza
7 Mile Rd & Middlebelt Rd
Livonia, Michigan

Drawn by: Kimberly Nakhleh
Checked by: Benedetto Tiseo

Seal / Signature

STATE OF MICHIGAN
BENEDETTO TISEO
ARCHITECT
No. 1301027089
LICENSED ARCHITECT

Date 15 JUN 2021

Issued for:	Date:
SITE PLAN APPROVAL	12 MAR 2021
REVISIONS	15 JUN 2021

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PRELIMINARY SITE PLAN, SIGNAGE

Project No. **20016b**
Sheet No. **P1**

Date Printed:

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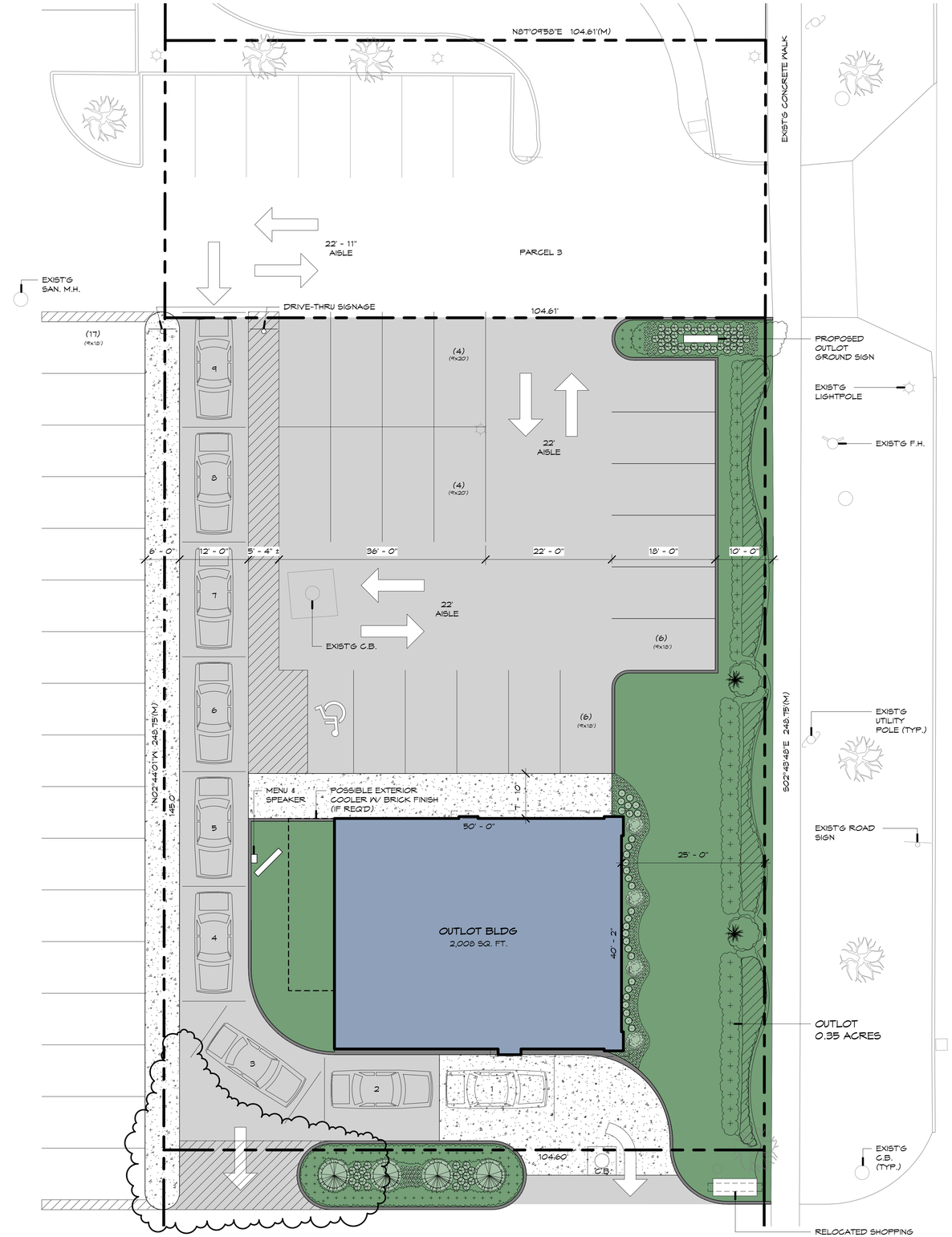

201
P1

ENLARGED OUTLOT SITE PLAN

SCALE: 1" = 10'-0"

NORTH

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Outlot & Tenant w/ Drive-Up Window

Mid-7 Retail Plaza
7 Mile Rd & Middlebelt Rd
Livonia, Michigan

Drawn by: Kimberly Nakhleh
Checked by: Benedetto Tiseo

Seal / Signature

STATE OF MICHIGAN
BENEDETTO TISEO
ARCHITECT
No. 1301027088
LICENSED ARCHITECT

Date 15 JUN 2021

Issued for:	Date:
SITE PLAN APPROVAL	12 MAR 2021
REVISIONS	15 JUN 2021

NOT FOR CONSTRUCTION

ENLARGED OUTLOT SITE PLAN

Project No. **20016b**
Sheet No. **P2**

Date Printed:

6/15/2021 2:54:06 PM T:\Projects\20016 Tenant & Drive-up Window - Mid-7 Plaza (Livonia)\Preliminary\20016b - Site Plan.rvt

12) WAIVER PETITION: Planning Commission, re: Petition 2021-03-02-06 submitted by Tiseo Architects, Inc., to construct a freestanding building with drive-thru facilities and add drive-up window facilities to the southern end unit of the shopping center on property located on the west side of Middlebelt Road between Clarita Avenue and Seven Mile Road (19043 thru 19053 Middlebelt Road and 29475 thru 29493 Seven Mile Road) in the Northeast ¼ of Section 11.

Mark Taormina, Director of Planning and Economic Development, presented this request to Council. He stated three months ago Council gave First Reading to the rezoning of this property. Right now it's two different zoning classifications, this is the Mid-Seven Shopping Center at the southwest corner of Seven Mile and Middlebelt Roads. The request on the rezoning is to change the zoning, the entire parcel would be under the C-2 classification and the primary purpose for that is to develop an out lot adjacent to Middlebelt Road and I'll just jump right to that plan. And just to get everyone's reference, this is the main shopping center, as you know, it's anchored by Pet Supplies Plus here at the north end, Planet Fitness occupies a large space near the center of the shopping complex. And then the area that we're looking at primarily is between an existing Boston Market Restaurant and then the Wendy's Restaurant to the south. Now, both the Boston Market and the Wendy's are not on this property, but the proposed out lot within the parking lot of this shopping complex, and this is an enlarged plan of what that would look like. So, it would be a building that would have, a one-story building about 2,000 square feet. It would impact roughly 50 parking spaces; you can see that additional parking would be added adjacent or with the reconfigured immediately to the north. And it also shows the drive-up. So this is primarily to attract a drive-in or a restaurant with drive-thru facilities. You can see the lane that would be used for the drive-in service and the pick-up window located here on the south side of the building. That lane would be able to accommodate sufficient number of vehicles to meet the ordinance requirements. What it does not do is provide a ready by-pass lane. There would be some by-pass opportunities for some of the vehicles as they enter this queue, the queue here to exit out in the parking lot, this is the striped area. So, that's one opportunity but once they get to a certain point they really are stuck in the drive-thru lane until they are able to exit. The building itself would be set back roughly 25 feet from Middlebelt Road right-of-way, the property line. The ordinance requires 60 feet, so this is something that will require a variance. The building itself is a combination of materials that are really intended to match the design of the shopping complex, so that's why you see the brick, the cultured stone and the EIFS, along with the decorative cornice on the top of the building. So, this pretty much matches the design of the main shopping center. In terms of parking, as I indicated, this is going to impact the parking. It does increase, go from a slight surplus to a deficiency under today's standards of 41 parking spaces. When we look at the ordinance that's coming online, there will be a surplus of 17 parking spaces. So, there may not be the need for the variance depending on the timing between when this project is approved and when the new zoning ordinance gets

approved. The other main part of this request and something that the Planning Commission has decided should be put on hold until the impact of the out lot is determined on the traffic and circulation within this shopping complex, is the addition of another drive-up facility located here at the south end of the building. And part of the complication I think that they had in understanding is all of the things happening in this area of the shopping center. You're aware that there was the addition of the teller, the Bank of America, the kiosk that was added here at the south end of the property, the addition of the drive-thru facilities with the out lot, and then the addition of another drive-up operation here, which would be the south end cap of the existing shopping center. And the only way to facilitate traffic for that drive-up would be for the cars to maneuver along the back side of the building. Now, this is a distance of over 500, nearly 600 feet, before they can even get to the pick-up window and they have to go through the service area. The Petitioner is making an effort to clean up the back of the shopping center by putting in paving and putting some of these dumpsters in a better location so as not to interfere with the traffic. But once you get down to the south end, it really goes from a two-way traffic circulation to a one-way traffic circulation, they go with parallel spaces instead of 90 degree parking spaces. The Planning Commission just felt that until this is developed, until the City can get a better understanding of the impact of this that it would be better to hold off on that.

Ted Tiseo, Petitioner, came to the podium and stated it's nice to be back live. He stated we're here to seek approval for the project as fully presented. No, we don't have tenants for either the out lot or the end cap. They've all told the owner as soon as you get site plan approval, let us know and then we'll start negotiating, so they're waiting for that. The out lot is specifically designed to match the colors and materials in the shopping center. Should by some reason the actual tenant changes the design, then yes, we will be back before the City to get approval for that. There is a possibility if we need it that we can provide somewhat of a bypass lane for the out lot similar to what is done next door at the Smoothie King where they would drive straight through and then pull out. So that is available should it be needed. The rear of the center is going to be all cleaned up, everything is going to be in dumpsters. As a matter of fact, talking to the owner the other day, he apologized, he had a family commitment tonight, that he's looking at getting in a compactor to reduce even the number of trash containers that are going to be in the back. Now we have everything in seven enclosures and we're cleaning up the whole back. He's also willing to extend beyond his property line up to the fence. The fence separated two properties are about three feet off. Our property ends at the asphalt paving and the owners of the west center decided to put in a new fence 3 feet off, I think it was a result of putting where the concrete curb was existing and not taking it out. So he's willing to offer to clean that up as well. I did submit some new photos regarding a guardrail at the end of the sidewalk so that there's not an interference for the people should they go further south don't step off in front of the cars coming out of the drive-up window.

President McIntyre stated I should have indicated, Mr. Tiseo, and Mark and Council, that we did have New Data which are the drawings that you've presented.

Vice President Bahr stated we've obviously had a chance to look at this project in detail in the past and when we talked about the rezoning we discussed it quite a bit. I'm in favor of this, and I recognize that it's weird, the drive-thru situation on the shopping center, but I think it's market reality that should constrain that, not us. I don't see any issue from a City perspective with doing that. I question the market viability of it, but if the owner thinks they can make it work, that's fine, and frankly I hope it does work for a couple reasons. Number one, as has already been mentioned, it's going to provide incentive to clean up an alleyway that will end up looking a lot nicer than what it was. The other thing is we know that with these type of shopping centers those end caps are less marketable than the things out by the main road. And these are the, I would presume, the toughest spaces in the shopping center to lease out. And so this is a great way to draw traffic to the back of that shopping center and hopefully make the entire shopping center more vibrant. Not to mention the out lot building that's going out in front of it which we all know what impact that's had on other shopping centers in the City. One other thing that I want to point out that I really like about this is very significant landscaping and green spacing added to this. A couple months ago my family was in Florida and one of the things that always catches my eye down there is how thick the vegetation is in the middle of the parking lots when you go to the grocery store. And I mentioned this to Ben recently and the owner here and they pointed out how hard that is here with the salt and snow and everything and I get it, but this is not Florida like that we're creating here, but that's a big piece of concrete there right now and there's a ton of green space being added on here, way more than I would have expected with the project like this. So, to me there's a lot of things I like about this, perhaps there's more questions, but I would offer an approving if there's no objection for Consent.

Councilmember Jolly stated I agree with pretty much everything Mr. Bahr said and what I'm going to say next is a little crazy, admittedly so. But I trust your reputation that you're going to make this work and I trust all the market stuff that Scott just said as well but I can't help but think those people are going to be looking at that wall at the back of all of the other facilities there. And this is just not, I'm not going to hold you to this, because this is, I'll just say this for everybody else and for the way that we think about these things. This to me seems like a blank white canvas that would be ideal for some sort of mural or some sort of public artwork or something like that. It would also make it something interesting to look at while those people are driving through there. And I know oftentimes I'm calling you professor because you are a long tenured professor, I would really love to see something like that. I would love for you to at least bring it back to them and see if there's something they can do. I know that you know there are plenty of students, plenty of opportunities to have people do this, potentially on the cheap, but make it more interesting as well. I mean we all have those recollections of seeing something cool when we were younger or seeing something that was noticeable, we are in this area of particular and oftentimes everywhere in Livonia there's a lot of change kind of situations that we're looking at and stuff like that, but if there was an opportunity to make this something interesting, I would like you to at least bring it back to them and if it dies in that conversation, that's fine, but it's worth spending a few minutes to talk about.

Tiseo replied I like your idea and we'll explore that.

Councilmember Donovic asked the Petitioner to Councilmember Jolly's point, that's what I was hoping to accomplish, something along that back wall, because right now it just looks like white cinder block. So, I was hoping that you could do something with that and my question was: what kind of signage is added to direct people to go to that drive-thru because it is unique.

Tiseo replied on the drawings itself, we do have a series of signs that we've been working on with a sign company. So, we would either have to reduce the size of them because I think they're bigger than the ordinance allows or see if we can get a variance for it. So, there will be sufficient signage. Like memory will come back once you go through the drive-thru, you go through an area, you tend to remember the flow. So, it will be the first time used that it will need the signage once you go through there.

Donovic said I would like to note I've been stuck at the Boston Market drive-thru when they ran out of chicken and that was aching me to say the least.

Jolly said I was just going to say what better way to kind of drag people back through that corridor there to have something interesting to look at.

President McIntyre stated I agree with Scott, right, this is not my call as to whether that's a good place, it's business, if they can make that drive-thru work. It's like when we've had comments and arguments about how many stacking positions Starbucks should have. My feeling is Starbucks knows a lot better than we do about how many stacking positions they need. For me, we get that alleyway cleaned up. I think our colleague Jim's idea about looking at, talking to the Arts Commission, is out of the box but who knows, right. I think that's a great comment and it really ties in and this is what we discussed. We get a really ugly alley right now cleaned up, you know, and we get improvement. And the money that's being invested in that center, you know. And again, if the end cap is what Kevin feels that he needs to make that sell, he knows his business better than I do. And it's not adding to, it's a little bit confusing maybe the first time, but it's not adding to the traffic issues on the roads, right, it's not taking away from any of the other businesses, I think it's a positive. And like most of us, I think all of us, we consider very carefully what the Planning Commission's recommendations are and we know they thought long and hard about this and we respect their work, but I think in this case we need to allow the site plan to include the drive-thru without having its main tenant.

Tiseo said thank you, and that's what they did. Mr. Denha, he's owned the center for about six years and he was the old comic store, I think it was there for ten years vacant or so, he can't get any attraction on that corner on that end cap without a drive-thru. Everybody he's talked to says talk to me when you have a drive-thru.

McIntyre replied he knows the business, and you know design, and you know how to make these things work.

Tiseo said we'll do our best.

Councilmember McCullough stated to the Petitioner it took me a while to kind of warm up, I remember when we looked at it the last time there was a lot going on on the site. The biggest concerns I have now, that back alley, is there going to be asphalt upgrades, concrete upgrades and Tiseo replied yes, correct. McCullough said I had a chance to take a deeper dive into this site plan and you know that you might find that a couple of the proposed dumpster locations, you might have to maneuver that. There might be some give and take. But I do like the way that you have it laid out. This goes back to being innovative, we've been built out so long. And that end cap, yeah, it was either the bookstore or comic bookstore that's been out of business, vacant, for three years, five years. So, looking at this, you do have a lot. My biggest stressor is obviously and this goes to the ongoing property maintenance, with the amount of development, and I'm in support, I think this is a great thing, this is going to hopefully lock in some contracts with that end unit and the drive-thru. My biggest concern is just making sure that they keep that line lane marking clearly, because if they don't, that puzzle could get kind of interesting. But you've got a lot going on, again I value your expertise in this and again, I'd like to look back on this in three years and say hey, this is the gold standard of reinventing an old complex.

Councilmember White stated I also have no problem with the drive-thru on the south end, I understand all of the comments that have been made on that, I agree with. Did I hear you say though on the out lot drive-up window for the out lot building that you could possibly put a bypass lane in there?

Tiseo replied what I stated is there is an escape point on the Smoothie King where Mark, could you go to that blow up site plan? We have that stacking right in the back, there appears to be, I think, probably about six spaces. We could literally build straight out onto the aisle rather than have to wait in line to make the turn. So, it would be the same or very similar to what Smoothie King has at their current location which is right next door.

White said so you're still looking for us to waive the ordinance requirement for the bypass lane and Tiseo replied yes.

White asked did someone make a motion already to approve this and Bahr said yes. White asked Bahr are you okay with that second aspect where we would waive the bypass lane for that out lot building?
Bahr asked if Council has to waive the bypass lane in order to move forward?

White replied well, the Planning Commission resolution says that their approval is subject to us waiving that requirement.

Bahr said it's not the ideal but we have other situations that are like that and I'm okay doing it.

Councilmember Toy stated to the Petitioner I don't have a problem with that either, I'm sure you're happy about that. Mr. Tiseo, though, do you know what kind of restaurants these may be?

Tiseo replied actually I did the Vape & Smoke on Eight Mile Road and they said hey, Ben, you come through with an end cap that's got a drive-up window, we'd like it. But they're thinking it's probably a smaller local type of coffee shop, not something with a lot of traffic.

President McIntyre said the Vice President has offered the motion for approval and includes the Planning Commission requirement for the waiver of the bypass lane on the out lot; did you want that on the Regular or Consent and Bahr replied Consent. Any objections to Consent?

Taormina stated the rezoning accompanies this so with that it has to be on the Regular.

Councilmember Jolly asked the Petitioner if he could provide an answer about the mural idea possibly when you come back and Tiseo replied yes.

President McIntyre thanked the Petitioner for his contributions to the community.

DIRECTION: APPROVING REGULAR

LETTER TO THE LIVONIA CITY COUNCIL

20.

Planning
June 15, 2021

MEETING DATE	PREPARED BY
June 28, 2021	Lori Miller, Deputy City Clerk,

AGENDA ITEM

WAIVER PETITION: Planning Commission, re: Petition 2021-03-02-06 submitted by Tiseo Architects, Inc., to construct a freestanding building with drive-thru facilities and add drive-up window facilities to the southern end unit of the shopping center on property located on the west side of Middlebelt Road between Clarita Avenue and Seven Mile Road (19043 thru 19053 Middlebelt Road and 29475 thru 29493 Seven Mile Road) in the Northeast ¼ of Section 11.

BACKGROUND

RECOMMENDATION

At the 1,169th Public Hearing and Regular Meeting held by the City Planning Commission on May 18, 2021, the following resolution was unanimously adopted:

#05-21-2021 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on May 18, 2021, on Petition 2021-03-02-06 submitted by Tiseo Architects, Inc. requesting approval of all plans required by Sections 11.03(n), 18.47 and 18.58 of the City of Livonia Zoning Ordinance No. 543, as amended, in connection with a proposal to construct a freestanding restaurant with drive-thru facilities and add drive-up window facilities to the southern end unit of the shopping center at 19043 thru 19053 Middlebelt Road and 29475 thru 29493 Seven Mile Road, located on the west side of Middlebelt Road between Clarita Avenue and Seven Mile Road in the Northeast ¼ of Section 11, the Planning Commission does hereby recommend to the City Council that Petition 2021-03-02-06 be approved subject to the following conditions:

1. That the Preliminary Site Plan identified as Sheet No. P1, dated March 12, 2021, as revised, prepared by Tiseo Architects, Inc., but not including the drive-up window on the south end of the shopping center building, is hereby approved and shall be adhered to. Installation of a drive-up window at the south end of the shopping center building, and all signage related thereto, may be reconsidered by the Planning Commission once a specific tenant or user is identified.

2. This approval is subject to City Council waiving the requirement for a by-pass lane in connection with the operation of a drive-up window for the outlot building.

3. That the service area behind the shopping center shall be repaired, resealed, and restriped as necessary to the satisfaction of the Inspection Department. That the site's trash dumpsters shall be enclosed. That the three walls of the trash dumpster areas shall be constructed out of building materials that shall complement that of the building. The enclosure gates shall be of solid panel

steel construction or durable, long-lasting solid panel fiberglass.

4. That all parking spaces shall be doubled striped at ten feet (10') wide by twenty feet (20') in length.

5. That the Landscape Plan identified as Sheet Number L101, dated May 7, 2021, as revised, prepared by Elements Studio Inc., is hereby approved, and shall be adhered to.

6. That all disturbed lawn areas shall be sodded in lieu of hydroseeding.

7. 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.

8. That the Outlot Building Elevations Plan identified as Sheet No. P4, dated March 12, 2021, as revised, prepared by Tiseo Architects, Inc., is hereby approved, and shall be adhered to.

9. 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.

10. That this approval is subject to the petitioner being granted variances from the Zoning Board of Appeals for deficient building setback and deficient parking and any conditions related thereto.

11. That all new pole-mounted light fixtures shall not exceed a height of twenty feet (20') and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring into adjacent roadways.

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

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

14. 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.

15. 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

16. 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 (1) 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. S061421 - New Data Item 12 Recd 06-10-21
2. 2021-03-02-06_Mid-7 Plaza_E-COUNCIL Pkt

APPROVED BY

Date: May 25, 2021

Mark Taormina, Planning and Economic Development Director

Date: May 26, 2021

Maureen Miller Brosnan, Mayor

Outlot & Tenant w/ Drive-Up Window

Mid-7 Plaza (Petition 2021-03-02-06)
Livonia, MI

Petition 2021-03-02-06 submitted by Tiseo Architects, Inc. requesting approval of all plans required by Sections 11.03(n), 18.47 and 18.58 of the City of Livonia Zoning Ordinance No. 543, as amended, in connection with a proposal to construct a standalone building with drive-thru facilities and add drive-up window facilities to the southern end unit of the shopping center at 19043 thru 19053 Middlebelt Road and 29475 thru 29493 Seven Mile Road, located on the west side of Middlebelt Road between Clarita Avenue and Seven Mile Road in the Northeast ¼ of Section 11.

CITY OF LIVONIA, MICHIGAN
APPLICATION FOR WAIVER USE APPROVAL

All applications must be presented in triplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications **must** include property owner's name, address and notarized signature.

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

Date Filed: 3-15-2021 Petition 2021-03-02-06

Site Address: 19041-19053 Middlebelt Rd. Sidwell 41-041-99-0004-000 Zoning of Property C-2

Requesting Approval To Construct an outlot bldg w/ drive-thru as shown as well as add a drive-thru to the existing south shopping center tenant space 19041 as shown.

Applicant: Benedetto Tiseo Business/Company: Tiseo Architects, Inc.

Applicant's Address: 19815 Farmington Rd City: Livonia State: MI Zip Code: 48152

Applicant's Phone # (248) 888-1300 Applicant's Email ben@tiseo.com

Contact Person: Benedetto Tiseo Business/Company: Tiseo Architects, Inc.

Contact's Address: 19815 Farmington Rd City: Livonia State: MI Zip Code: 48152

Contact's Phone # (248) 888-1300 Contact's Email ben@tiseo.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 & **three (3)** sets of full-size drawings

RECEIVED MAR 15 2021 CITY OF LIVONIA PLANNING COMMISSION

RECEIVED OFFICE OF THE CITY CLERK 2021 MAR 15 AM 8:10

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
2,000	sq. ft. of new construction x $20.00 per 1,000 sq. ft. (**NOTE**: Round off to nearest 1,000)	+ $40.00
	Total Amount Due	$ $640.00

Owner of Property: Ford RD Ventures LLC Kevin Denha

Owner's Address: 700 N. Old Woodward, STE 300 City: Birmingham State: MI Zip Code: 48009

Owner's Phone # (248) 865-1515 Owner's Email kdenha@visioninvpartners.com

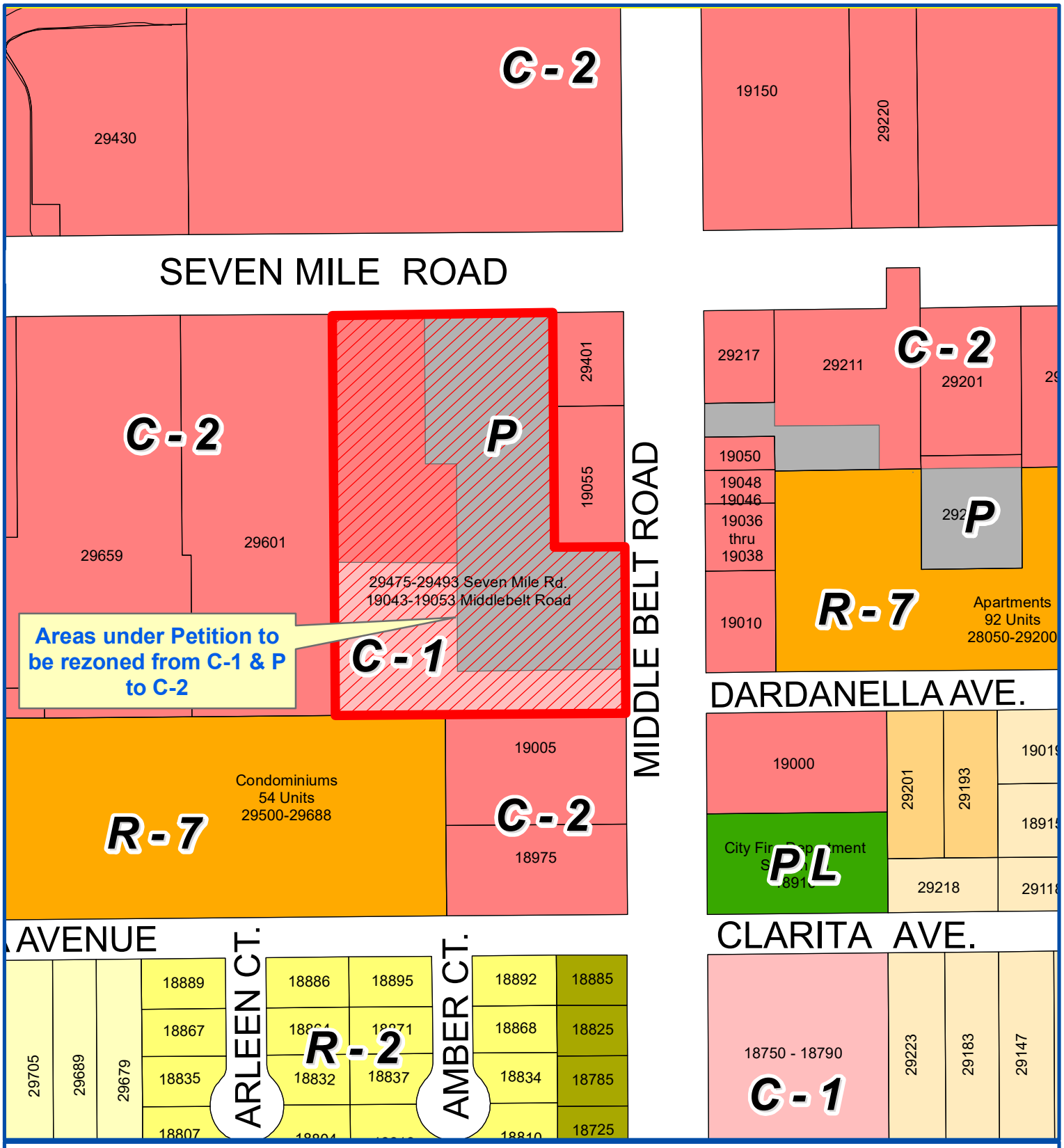
Signature of Owner: _____ Print Name: Kevin Denha

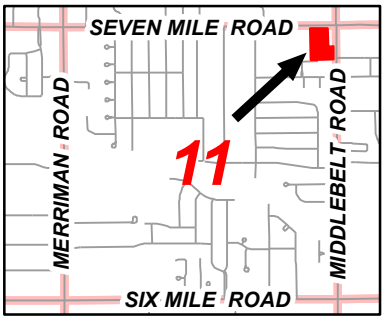
Subscribed and sworn to before me, a Notary Public in and for the County of Wayne State of Michigan

on this 12th day of March 20 21.

Signature of Notary _____ My commission expires May 5, 2021

Acting in the County of Oakland.



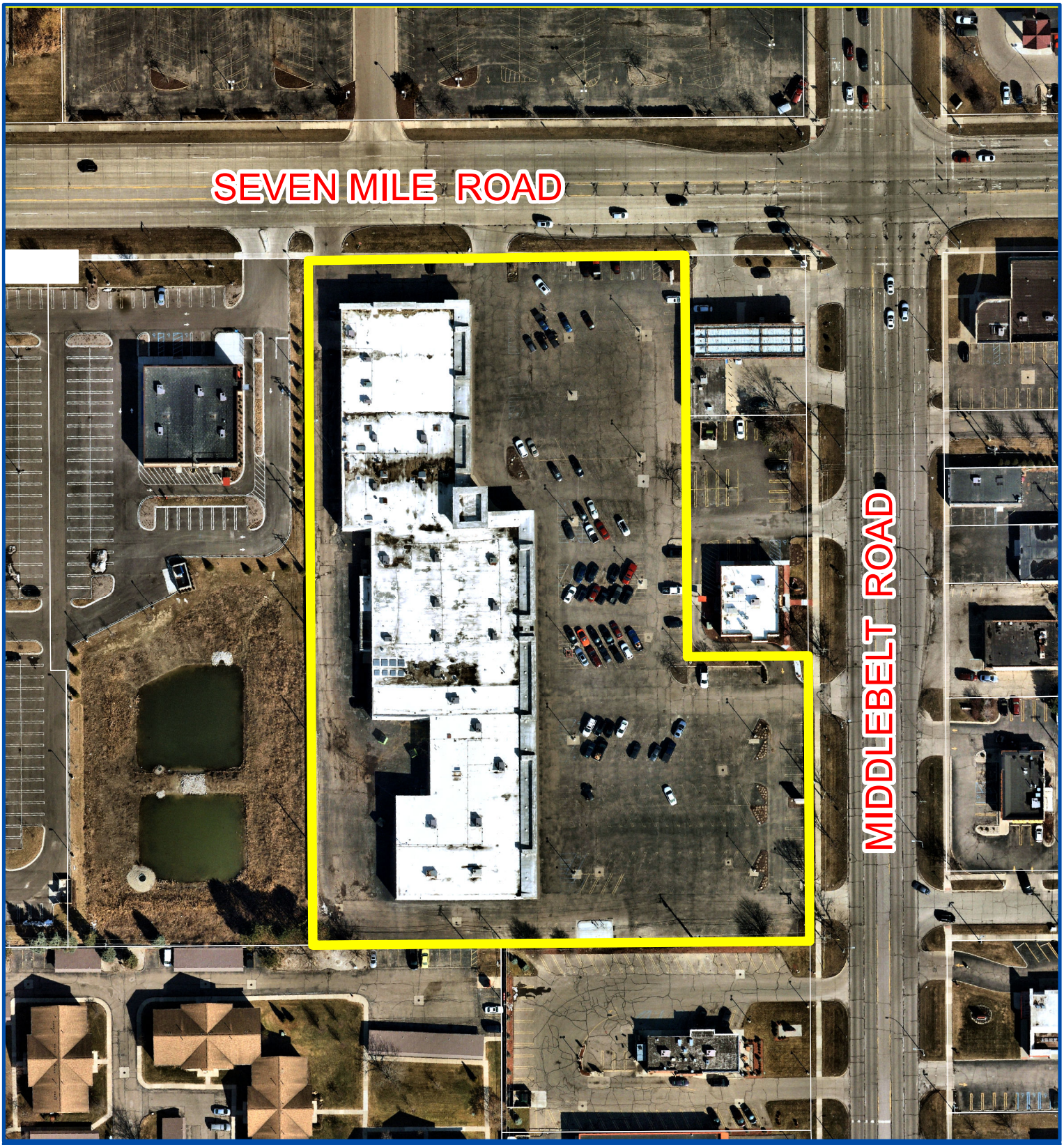


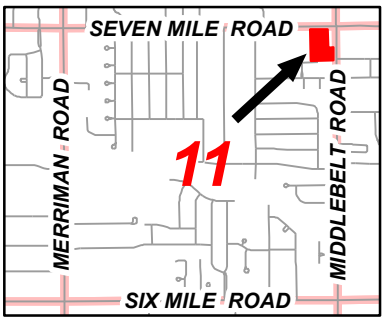
Address & Zoning Map

Petition 2021-03-02-06
Mid-7 Plaza
19043-19053 Middlebelt & 29475-29493 Seven Mile
proposal to construct a standalone building with drive-thru facilities and add drive-up window facilities to the southern end unit of the shopping center

N
Not to Scale

City of Livonia
Planning Department





Aerial Map

Petition 2021-03-02-06
Mid-7 Plaza
19043-19053 Middlebelt & 29475-29493 Seven Mile
proposal to construct a standalone building with drive-thru facilities and add drive-up window facilities to the southern end unit of the shopping center

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 2

Petition 2021-03-02-06 submitted by Tiseo Architects, Inc. requesting approval of all plans required by Sections 11.03(n), 18.47 and 18.58 of the City of Livonia Zoning Ordinance No. 543, as amended, in connection with a proposal to construct a freestanding building with drive-thru facilities and add drive-up window facilities to the southern end unit of the shopping center at 19043 thru 19053 Middlebelt Road and 29475 thru 29493 Seven Mile Road, located on the west side of Middlebelt Road between Clarita Avenue and Seven Mile Road in the Northeast ¼ of Section 11.

May 11, 2021 Study Meeting:

This request is to construct an outlot building with drive-thru facilities in the front yard parking lot of the Mid-7 Shopping Center. Additionally, the Petitioner is seeking approval to install drive-up window facilities to the vacant unit at the south end of the shopping center. The site totals 5.36 acres. Mid-7 presently consists of a single building with approximately 56,708 square feet of leasable floor space. Most of the available parking is located between the storefronts and Middlebelt Road. The two (2) main tenants are Pet Supplies Plus located at the north end of the plaza and Planet Fitness located near the center. The most recent change to the shopping center occurred last year involving the addition of a freestanding drive-up ATM kiosk located at the south end of the property.

Currently, the subject site contains three (3) zoning classifications: C-2 (General Business), C-1 (Local Business), and P (Parking). Pending Petition 2020-12-01-07 seeks to rezone the entire property to C-2. First Reading was given on March 22, 2021, and Second Reading and Roll Call, the final steps in the rezoning process, are on hold pending a review of the site plan. Review of this petition is based on the rezoning being approved.

The site plan submitted with this request shows a new outlot building with drive-thru facilities situated in the southeast corner of the main parking lot between the Boston Market and Wendy's restaurants. The C-2 district regulations allow for drive-up window facilities subject to waiver use approval. The building would be one-story in height and contain a gross floor area of 2,008 square feet. The area needed for development of the outlot would eliminate approximately fifty (50) parking spaces. A specific user for the outlot building has not been identified, and it is not yet known if a portion or all of the building would be occupied by a restaurant, bank or other type of drive-thru operation. If approved, the petitioner intends to market and advertise the location for such uses.

The submitted floor plan is generic, showing only an open interior layout with no demising walls. Drive-up window service would be on the south side of the building with the traffic lane serving the drive-up running along the west side of the outlot with stacking for up to eight (8) vehicles, not including the space at the pick-up window. The proposed 12-foot wide, one-way traffic lane would be dedicated solely for the use of the drive-up operation. A single curb opening to the drive-up service lane would from an existing two-way traffic aisle located approximately 92 feet north of the building. This two-way aisle has access

to Middlebelt Road. Between the proposed outlot building and the existing two-way drive aisle, the plan shows parking for twenty (20) vehicles. The spaces on the west side of the parking lot would be separated from the drive-up service lane by means of striped pavement markings. Drive-up establishments are required to provide a by-pass lane or other suitable means of access to a public street for vehicles that do not use the drive-up window. The plans do not provide for a dedicated by-pass lane; however, it would be possible for the last two (2) vehicles in the queue to exit the drive-thru by crossing over the striped pavement markings and entering the parking lot adjacent to the outlot building. On the west wide, the plan shows a six-foot (6') wide walkway adjacent to 90-degree parking spaces, which would prevent vehicles from exiting on this side of the drive-thru lane.

In a C-2 zoning district, the minimum required building setback is sixty feet (60') from any major throughfare. At its closest point, the proposed outlot building would be set back approximately twenty-five feet (25') from the right-of-way of Middlebelt Road. Approval would therefore require a variance for deficient building setback. By comparison, the front setbacks of the Boston Market and Wendy's restaurants are approximately twenty-seven feet (27') and sixty-two feet (62'), respectively.

The exterior elevation plans for the outlot building show a combination of maintenance-free materials, including split-face block, face brick, stone and E.I.F.S. The architectural style and materials are intended to compliment the design of the existing shopping center. The building would have a flat roof and portions of the roofline would be capped with decorative metal coping. The highest point of the building, measured from the finish ground elevation to the highest point of the roof, is shown at 24'-6". This complies with the C-2 District Regulations, which has a maximum height restriction of thirty-five feet (35'). Information is not available regarding rooftop mechanical equipment and how these would be screened.

The Landscape Plan shows how the immediate area around the new outlot building would be landscaped. It also indicates how the islands within the newly configured parking lot of the shopping center would be landscaped. Sheet Number L101 indicates the type, quantity, and size of plant materials, along with planting details and general landscape notes.

The plans do not show any type of dumpster area within walking distance from the new outlot building.

Mid-7 has less than 15% of its floor area devoted to places of assembly (i.e., restaurants) and therefore requires a total of 302 parking spaces. With the recent addition of the drive-up ATM kiosk along the southern edge of the property, the center currently has a total of 307 spaces, resulting in a slight surplus. With the impact of the outlot building and the reconfiguration of the parking lot, total available parking is reduced to 272 spaces. Adding the square footage of the outlot building to the shopping center (56,708 + 2,008 x 80% ÷ 150), increases the parking requirement to 313 spaces and the overall deficiency from

five (5) spaces to forty-one (41). Project approval therefore requires a variance for deficient parking.

In addition to the outlot building, the Petitioner is seeking to install a drive-up window at the south end of the existing shopping center building where there are currently two (2) vacant tenant spaces, each with about twenty feet (20') of storefront. The traffic lane serving the drive-up window would commence at the north end of the shopping center near Seven Mile Road, continue along the back of the building, and then loop around and finish at the window which at the southeast corner of the building. Altogether, the travel distance is over 620 feet and would require vehicles to navigate the various loading zones and trash dumpsters located behind the shopping center, which is an area normally not intended for regular public access. At its narrowest point, the drive aisle behind the shopping center is twenty-four feet (24') wide, which is sufficient for two-way traffic. However, the plan shows that the two-way aisle would change to a one-way traffic pattern along the south side of the building to accommodate the drive-up window and an accompanying bypass lane.

To help route motorists to the drive-up windows, the plan shows eight (8) freestanding directional signs located throughout the shopping center property. The signs all measure 4'-4" in height and between 2.6 to 4.0 square feet in area, mounted on 3" aluminum posts, and containing the words "DRIVE THRU" along with a directional arrow and the logo of the business. Pursuant to Section 18.50D(i), directional signs—except those used to indicate an entrance or exit—are limited to two (2) square feet in area, a maximum height of five feet (5'), and must have a minimum setback of ten feet (10') from any right-of-way.

The outlot building would be allowed one (1) wall sign not to exceed one (1) square foot for each one (1) lineal foot of building frontage. Any amount of signage more than what the ordinance allows would require a variance from the Zoning Board of Appeals.

May 18, 2021 Public Hearing:

As recommended by the Planning Commission, the following resolution would approve the outlot building with drive-thru facilities, as shown, but not the drive-up window at the south end of the existing shopping center building. The Commission suggested that the drive-up window could be reconsidered at a later time, possibly after the outlot building is completed and the tenants/users are identified to better assess the impact on traffic and circulation.

Approving Resolution: That the request to construct a freestanding outlot building with drive-thru facilities and add a drive-up window to the south end of the existing shopping center at 19043 thru 19053 Middlebelt Road and 29475 thru 29493 Seven Mile Road, is hereby approved, subject to City Council approval and the following conditions:

1. That the Preliminary Site Plan identified as Sheet No. P1, dated March 12, 2021, as revised, prepared by Tiseo Architects, Inc., but not including the drive-up window on the south end of the shopping center building, is hereby approved and shall be adhered to. Installation of a drive-up window at the south end of the shopping center building, and all signage related thereto, may be reconsidered by the Planning Commission once a specific tenant or user is identified.

2. This approval is subject to City Council waiving the requirement for a by-pass lane in connection with the operation of a drive-up window for the outlot building.

3. That the service area behind the shopping center shall be repaired, resealed, and restriped as necessary to the satisfaction of the Inspection Department. That the site's trash dumpsters shall be enclosed. That the three walls of the trash dumpster areas shall be constructed out of building materials that shall complement that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass.

4. That all parking spaces shall be doubled striped at ten feet (10') wide by twenty feet (20') in length.

5. That the Landscape Plan identified as Sheet Number L101, dated May 7, 2021, as revised, prepared by Elements Studio Inc., is hereby approved, and shall be adhered to.

6. That all disturbed lawn areas shall be sodded in lieu of hydroseeding.

7. 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.

8. That the Outlot Building Elevations Plan identified as Sheet No. P4, dated March 12, 2021, as revised, prepared by Tiseo Architects, Inc., is hereby approved, and shall be adhered to.

9. 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.

10. That this approval is subject to the petitioner being granted variances from the Zoning Board of Appeals for deficient building setback and deficient parking and any conditions related thereto.

11. That all new pole-mounted light fixtures shall not exceed a height of twenty feet (20') and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring into adjacent roadways.

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

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

14. 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.

15. 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

16. 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 (1) 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.

Denying Resolution: That the request to construct a freestanding building with drive-thru facilities and add drive-up window facilities to the southern end unit of the shopping center at 19043 thru 19053 Middlebelt Road and 29475 thru 29493 Seven Mile Road, is hereby denied for the following reasons:

1. That the petitioner has failed to affirmatively show that the proposed uses comply with all the special and general waiver use standards and requirements as set forth in Sections 11.03 and 19.06 of the Zoning Ordinance #543.

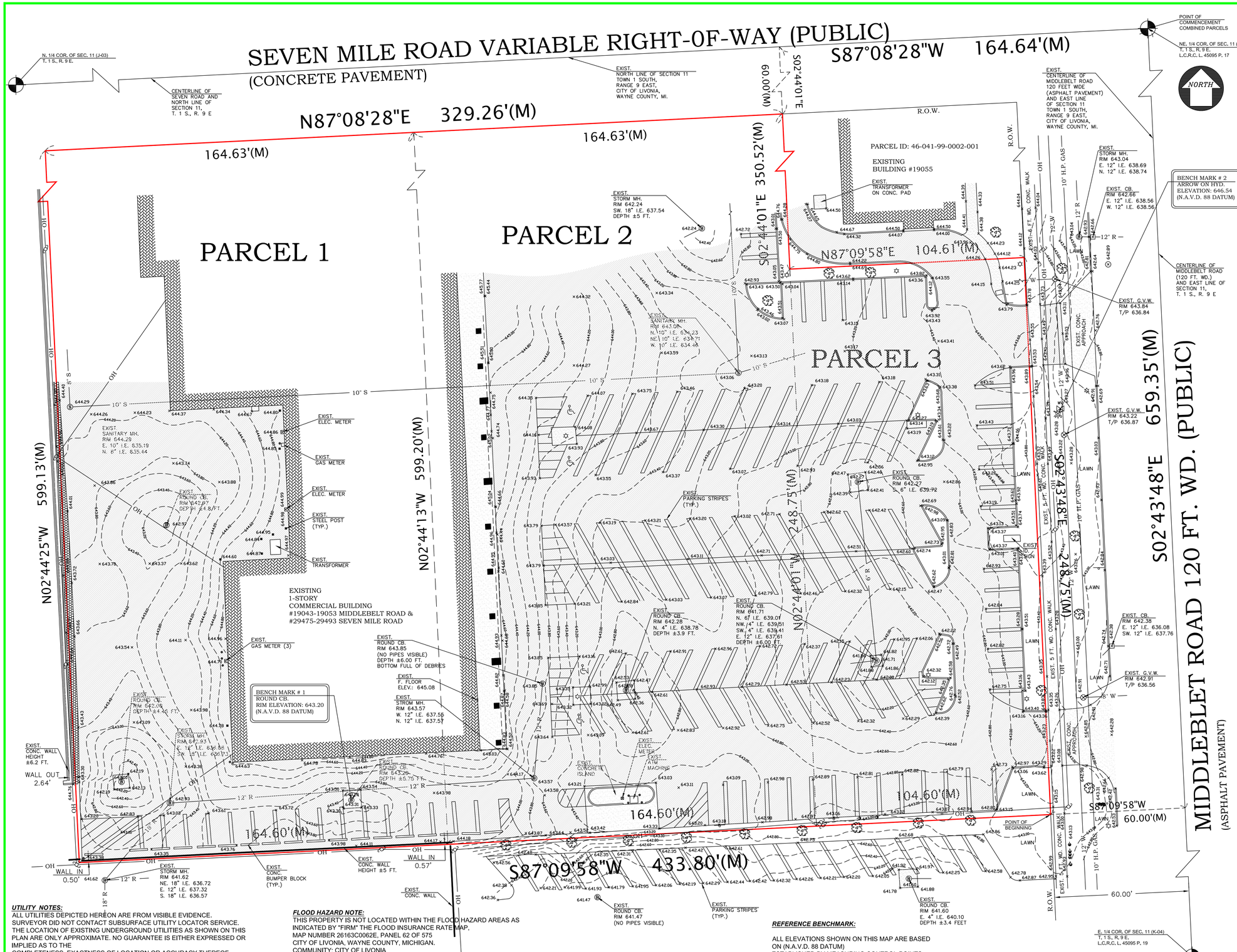
2. That the location, intensity, and site layout of the freestanding building with drive-thru facilities and the addition of drive-up window facilities to the southern end unit of the shopping center are such that the arrangement would have a negative effect upon the shopping center and the neighboring properties.

3. That the proposal conflicts with the spirit and intent of the Zoning Ordinance to promote and encourage a balanced and appropriate mix of uses and not to oversaturate an area with similar services.

4. That the proposed uses are contrary to the purposes, goals, and objectives of the Zoning Ordinance, which seek to ensure compatibility and appropriateness of uses, enhance property values, and create and promote a more favorable environment for neighborhood use and enjoyment.

5. That the petitioner has failed to sufficiently demonstrate that the site has the capacity to accommodate the proposed uses; and

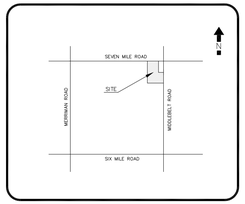
6. That the proposal fails to conclusively deal with all the concerns deemed necessary for the safety and welfare of the City and its residents.



POINT OF COMMENCEMENT COMBINED PARCELS

NE. 1/4 COR. OF SEC. 11 (K-03) T. 1 S., R. 9 E. L.C.R.C. L. 45095 P. 17

NORTH



LOCATION MAP
NOT TO SCALE

BENCH MARK # 2
ARROW ON HYD.
ELEVATION: 646.54
(N.A.V.D. 88 DATUM)

PROPERTY DESCRIPTION
(AS PROVIDED BY CLIENT)
LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PARCEL 1:
WEST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 11, EXCEPT THE NORTH 60 FEET DEEDED TO COUNTY OF WAYNE RECORDED IN LIBER 34623, PAGE 263 WAYNE COUNTY RECORDS, TOWN 1 SOUTH, RANGE 9 EAST. SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

CONTAINING: ±2.265 ACRES

PARCEL 2:
EAST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 11, EXCEPT THE NORTH 60 FEET DEEDED TO COUNTY OF WAYNE RECORDED IN LIBER 34623, PAGE 263 WAYNE COUNTY RECORDS, TOWN 1 SOUTH, RANGE 9 EAST. SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

CONTAINING: ±2.264 ACRES

PARCEL 3:
SOUTH 248.75 FEET OF EAST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 11, EXCEPT EAST 60 FEET THEREOF, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN.

CONTAINING: ±0.597 ACRES

PROPERTY DESCRIPTION
(COMBINED PARCELS FROM CITY OF LIVONIA ASSESSOR'S OFFICE)
LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

COMBINED PARCELS
11A1G2B1 A2A A3 A4 THE W 1/2 OF THE E 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SEC 11 ALSO THE E 1/2 OF THE W 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SEC 11 ALSO THE S 248.75FT OF THE E 1/2 OF THE E 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SEC 11 EXC THE E 60FT THEREOF ALSO EXCEPT THE N 60.0 FT FOR ROAD ROW T1S R9E 5.15 APPROX AC

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.
CONTAINING: ±5.126 ACRES

COMMONLY KNOWN AS:
19043 MIDDLEBELT ROAD,
LIVONIA, MI 48152

PARCEL ID.: 46-041-99-0004-000

PROPERTY DESCRIPTION
(PER FIELD MEASUREMENTS)
(COMBINED PARCELS

LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWN 1 SOUTH RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN COMMENCING AT THE NORTHEAST 1/4 CORNER OF SAID SECTION 11, TOWN 1 SOUTH, RANGE 9 EAST,
THENCE S 02°43'48" E ALONG THE EAST LINE OF SAID SECTION 11 AND THE CENTERLINE OF MIDDLEBELT ROAD (120 FEET WIDE) A DISTANCE OF 659.35 FEET;
THENCE S 87°09'58" W, A DISTANCE OF 60.00 FEET TO THE EAST 60.00 FEET RIGHT-OF-WAY LINE OF MIDDLEBELT ROAD (120 FEET WIDE) AND TO THE POINT OF BEGINNING OF COMBINED PARCELS;
THENCE S 87°09'58" W, A DISTANCE OF 433.80 FEET;
THENCE N 02°44'25" W, A DISTANCE OF 599.13 FEET TO THE SOUTH 60.00 FEET RIGHT-OF-WAY LINE OF SEVEN MILE ROAD;
THENCE N 87°08'28" E ALONG THE 60.00 FEET RIGHT-OF-WAY LINE OF SEVEN MILE ROAD, A DISTANCE OF 329.26 FEET;
THENCE S 02°44'01" E, A DISTANCE OF 350.52 FEET;
THENCE N 87°09'58" E, A DISTANCE OF 104.61 FEET TO THE EAST 60.00 FEET RIGHT-OF-WAY LINE OF MIDDLEBELT ROAD (120 FEET WIDE);
THENCE S 02°43'48" E ALONG THE EAST 60.00 FEET RIGHT-OF-WAY LINE OF MIDDLEBELT ROAD (120 FEET WIDE), A DISTANCE OF 248.75 FEET TO THE POINT OF BEGINNING OF COMBINED PARCELS.

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.
CONTAINING: ±5.126 ACRES

COMMONLY KNOWN AS:
19043 MIDDLEBELT ROAD,
LIVONIA, MI 48152

PARCEL ID.: 46-041-99-0004-000

LEGEND OF SYMBOLS & ABBREVIATIONS

(TYP.)	TYPICAL
EXIST.	EXISTING
CONC.	CONCRETE
FT.	FEET
WD.	WIDE
TYP.	TYPICAL
MH.	MANHOLE
—OH—	OVERHEAD ELECTRIC LINES
—S—	STORM SEWER
—S—	SANITARY SEWER
—G—	GAS
	SIGN
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
	SQUARE CATCH BASIN
	GATE VALVE & WELL
	STORM SEWER MANHOLE
	ROUND CATCH BASIN
	TREE
×642.38	SPOT ELEVATION
	CONCRETE SURFACE
	ASPHALT PAVEMENT
	GRAVEL SURFACE

UTILITY NOTES:
ALL UTILITIES DEPICTED HEREON ARE FROM VISIBLE EVIDENCE. SURVEYOR DID NOT CONTACT SUBSURFACE UTILITY LOCATOR SERVICE. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE
COMPLETENESS, EXACTNESS OF LOCATION OR ACCURACY THEREOF. THE CONTRACTOR / OWNER SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITIES CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION OR ANY SITE MODIFICATION.

FLOOD HAZARD NOTE:
THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREAS AS INDICATED BY "FIRM" THE FLOOD INSURANCE RATE MAP,
MAP NUMBER 26163C0062E, PANEL 62 OF 575
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN.
COMMUNITY: CITY OF LIVONIA
NUMBER: 260233 PANEL: 0062 SUFFIX: E
EFFECTIVE DATE: FEBRUARY 2, 2012
AS PREPARED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY.

REFERENCE BENCHMARK:

ALL ELEVATIONS SHOWN ON THIS MAP ARE BASED ON (N.A.V.D. 88 DATUM)
ESTABLISHED BY MEASURING CONTROL POINTS BY GPS MEASUREMENTS
MI GEOID 12B GRS80 (N.A.V.D.88 DATUM)
(DATE OF MEASUREMENTS: NOVEMBER 20, 2020)

ACCURATE SURVEYING AND MAPPING
LAND SURVEYORS / DEVELOPMENT CONSULTANT
19500 Middlebelt Road, Suite 340E
Livonia, MI 48152
www.accurate-surveying.com
Ph: 313-506-3160
Ph: 734-437-7740
Fax: 734-437-7759

SEAL:

STATE OF MICHIGAN
CHADY A. WEHBE
PROFESSIONAL SURVEYOR
No. 4001055059
LICENSED PROFESSIONAL SURVEYOR

DATE: JANUARY 07, 2020

CLIENT:

TISEO ARCHITECTS, INC.

19815 FARMINGTON RD.
CITY OF LIVONIA,
WAYNE COUNTY,
MI 48152

PROJECT LOCATION:

"EXISTING
PARKING LOT FOR"

BUILDING #
19043-19045
MIDDLEBELT RD.
CITY OF LIVONIA,
WAYNE COUNTY,
MI 48154

SHEET:

PARTIAL
TOPOGRAPHIC SURVEY

3 FULL WORKING DAYS
BEFORE YOU DIG
OR WORK NEAR OVERHEAD WIRES
CALL MISS DIG
1-800-482-7171
FOR THE LOCATION OF UNDERGROUND FACILITIES

DATE:	REVISION:
JAN. 05, 2021	CITY OF LIVONIA COMMENTS (COMBINED PARCELS)

DRAWN BY:

DESIGNED BY:

APPROVED BY:

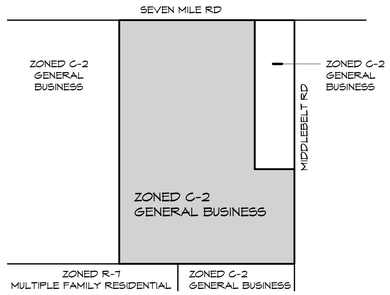
SURVEY DATE:
NOVEMBER 20, 2020

SCALE:
1" = 20'

BOOK #:
B-102

JOB NO.
020-192

SHEET NO.
1 Of 1



ZONING MAP

SCALE: No Scale

NORTH

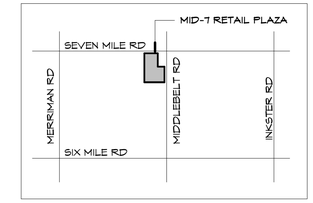
DRAWING INDEX

ARCHITECTURAL

P1 PRELIMINARY SITE PLAN, SIGNAGE
P2 ENLARGED OUTLOT SITE PLAN
P3 PRELIMINARY OUTLOT BUILDLING FLOOR PLAN
P4 PRELIMINARY OUTLOT BUILDING ELEVATIONS
P5 SIGNAGE, SITE DETAILS, ELEVATIONS

SURVEY

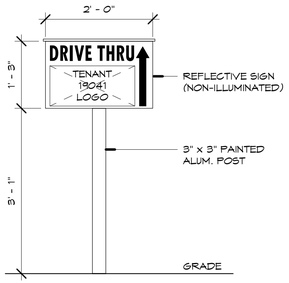
1 OF 1 PARTIAL TOPOGRAPHIC SURVEY



VICINITY MAP

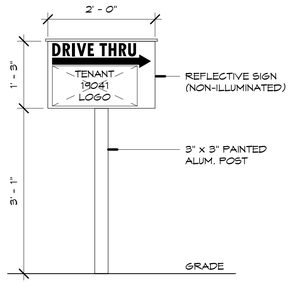
SCALE: No Scale

NORTH



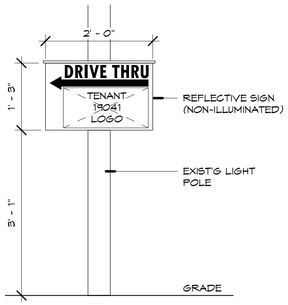
SIGNS #1, #3, #5 & #8

SCALE: 3/4" = 1'-0"



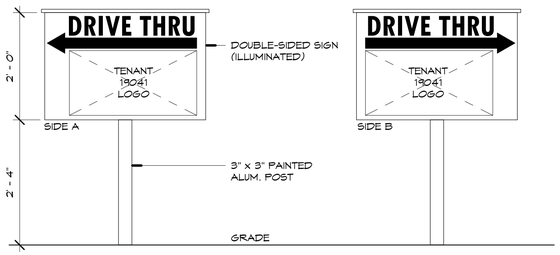
SIGNS #2 & #4

SCALE: 3/4" = 1'-0"



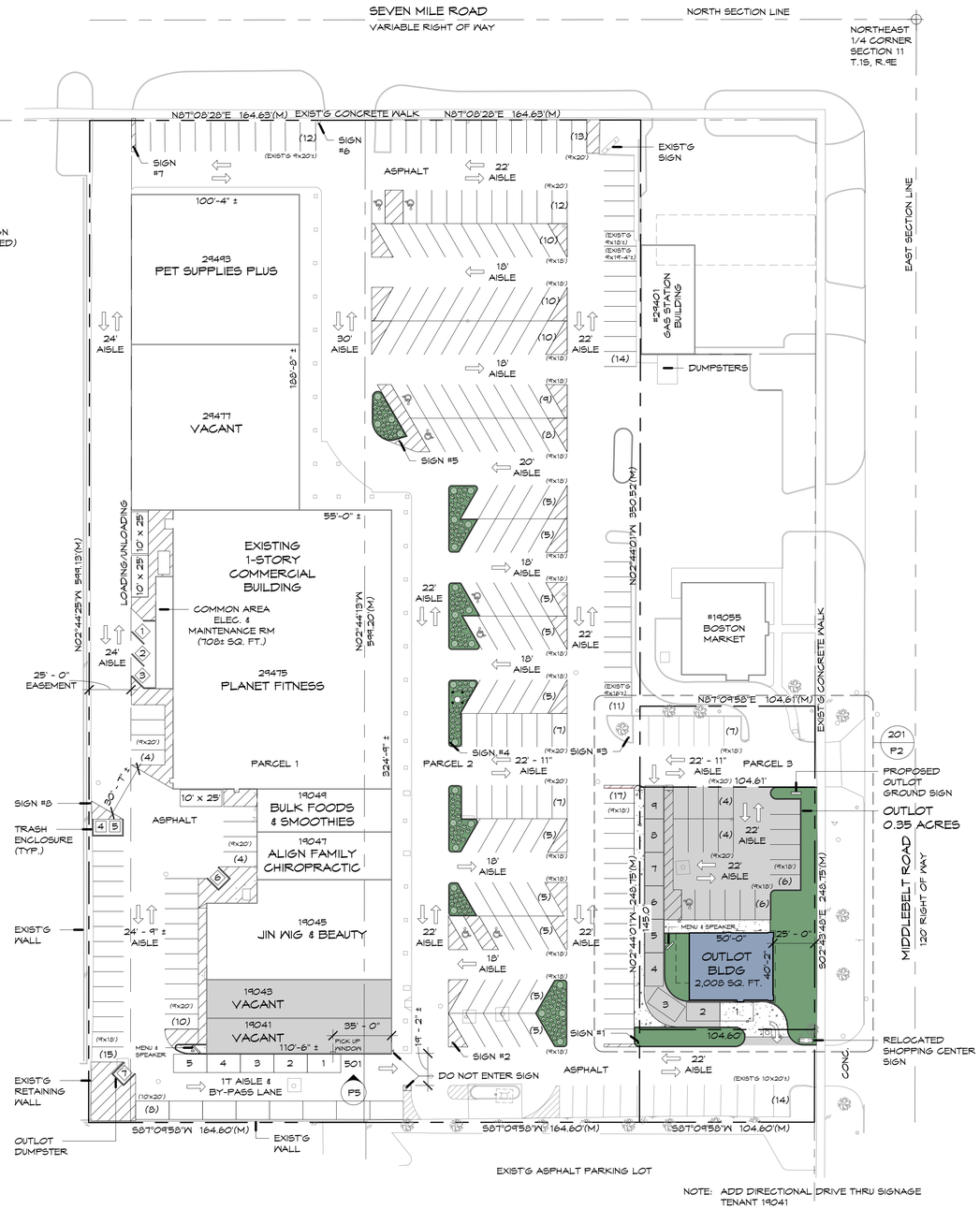
SIGN #6

SCALE: 3/4" = 1'-0"



SIGN #7

SCALE: 3/4" = 1'-0"



NOTE: ADD DIRECTIONAL DRIVE THRU SIGNAGE
TENANT 19041

PRELIMINARY SITE PLAN

SCALE: 1" = 40'-0"

NORTH

LEGAL DESCRIPTION

PROPERTY DESCRIPTION
(AS PROVIDED BY CLIENT)
LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN DESCRIBED AS FOLLOWS:

PARCEL 1:

WEST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 11, EXCEPT THE NORTH 60 FEET DEEDED TO COUNTY OF WAYNE RECORDED IN LIBER 34623, PAGE 263 WAYNE COUNTY RECORDS, TOWN 1 SOUTH, RANGE 9 EAST, SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

CONTAINING: 2.265 ± ACRES

PARCEL 2:

EAST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 11, EXCEPT THE NORTH 60 FEET DEEDED TO COUNTY OF WAYNE RECORDED IN LIBER 34623, PAGE 263 WAYNE COUNTY RECORDS, TOWN 1 SOUTH, RANGE 9 EAST, SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

CONTAINING: 2.264 ± ACRES

PARCEL 3:

SOUTH 248.75 FEET OF EAST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 11, EXCEPT EAST 60 FEET THEREOF, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN.

CONTAINING: 0.597 ± ACRES

PARCELS 1, 2 & 3 CONTAINING: 5.126 ± ACRES

PROPERTY DESCRIPTION
(COMBINED PARCELS FROM CITY OF LIVONIA ASSESSOR'S OFFICE)
LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

COMBINED PARCELS
11A12251 A2A A3 A4 THE W 1/2 OF THE E 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SEC 11 ALSO THE E 1/2 OF THE W 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SEC 11 ALSO THE S 248.75FT OF THE E 1/2 OF THE E 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SEC 11 EXC THE E 60FT THEREOF ALSO EXCEPT THE N 60.0 FT FOR ROAD ROW T1S R9E 5.15 APPROX AC

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

CONTAINING: 5.126 ± ACRES

COMMONLY KNOWN AS:
19043 MIDDLEBELT ROAD
LIVONIA, MI 48152

PARCEL ID: 46-041-99-0004-000

PARKING DATA

GROSS SQ FT	58,000	
UFA 80.00%	46,400	
15%	8,700	MAX GROSS SQ FT RESTAURANT

EXISTING TOTAL PARKING		307 SPACES
#25 GROUP COMMERCIAL CENTERS	RATIO	SPACES REQUIRED
LESS -15.00% ASSEMBLY (RESTAURANTS)	150	309
EXISTING TOTAL PARKING		307 SPACES
PROPOSED NEW TOTAL PARKING		272 SPACES
NORTH = 148		
SOUTH = 83		
REAR = 41		
TOTAL = 272		
UNDER PARKING		-35 SPACES

NOTE:
- MAJORITY OF PARKING SPACES VARY IN WIDTH & DEPTH AS PRE-EXISTING, NON-CONFORMING

- LIVONIA REQUIRES DOUBLE STRIPING OF PARKING SPACES

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19815 Farmington Road
Livonia, Michigan
48152-1444

248.888.1300
fax 248.888.1313
www.tiseo.com

Outlot & Tenant w/ Drive-Up Window

Mid-7 Retail Plaza
7 Mile Rd & Middlebelt Rd
Livonia, Michigan

Drawn by: Kimberly Nakhleh
Checked by: Benedetto Tiseo

Seal / Signature

STATE OF MICHIGAN
BENEDETTO TISEO
ARCHITECT
No. 1301027088
LICENSED ARCHITECT

Date 12 MAR 2021

Issued for:	Date:
SITE PLAN APPROVAL	12 MAR 2021

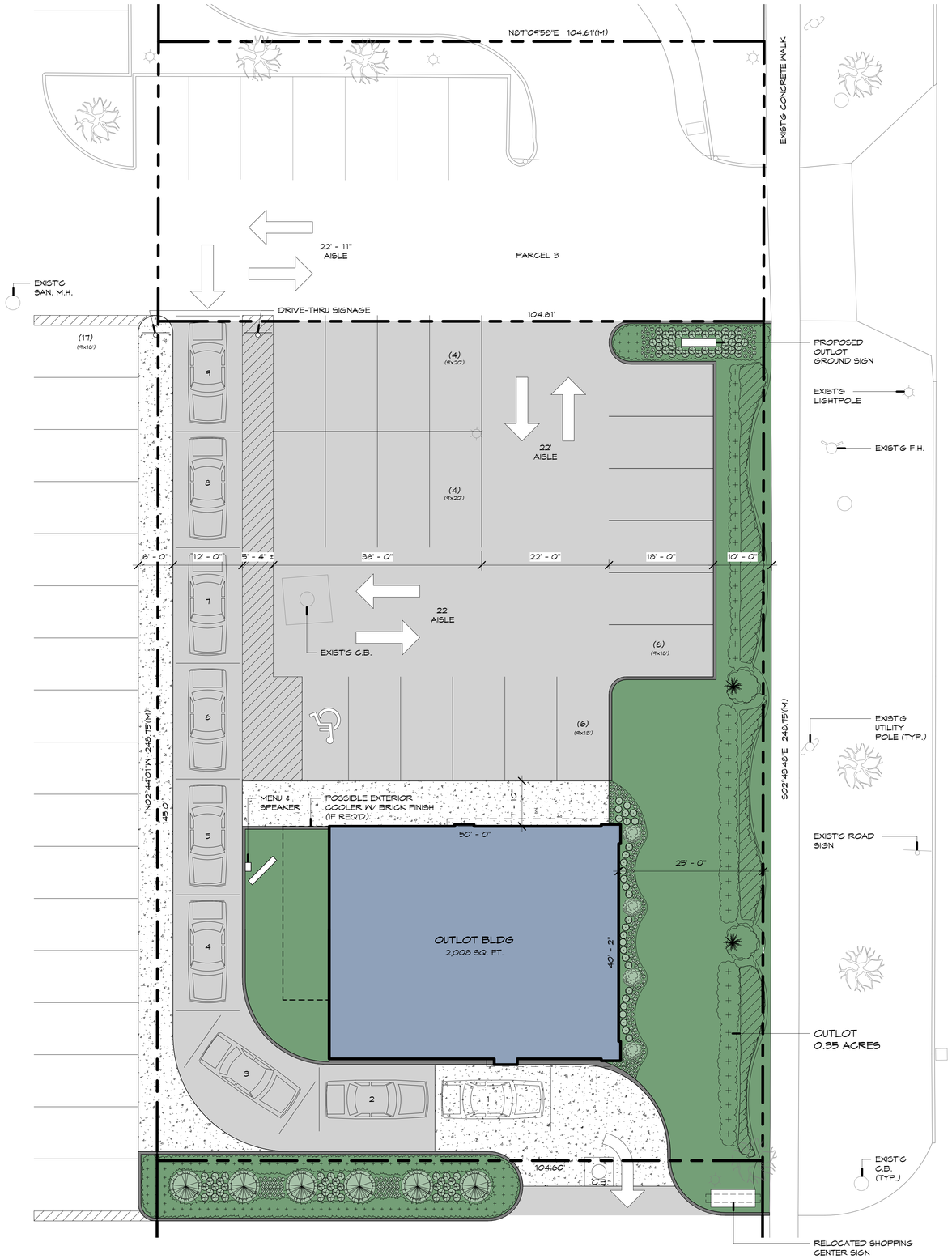
NOT FOR CONSTRUCTION

PRELIMINARY SITE PLAN, SIGNAGE

Project No. **20016b**
Sheet No. **P1**

Date Printed:

3/12/2021 9:38:56 AM T:\Projects\20016 Tenant & Drive-up Window - Mid-7 Plaza (Livonia)\Preliminary\20016 - Site Plan.rvt



201
P1

ENLARGED OUTLOT SITE PLAN

SCALE: 1" = 10'-0"

NORTH

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Seal / Signature

STATE OF MICHIGAN
BENEDETTO TISEO
ARCHITECT
No. 1301027088
LICENSED ARCHITECT

Date 12 MAR 2021

Issued for:	Date:
SITE PLAN APPROVAL	12 MAR 2021

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ENLARGED OUTLOT SITE PLAN

Project No. **20016b**
Sheet No. **P2**

Date Printed:

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PLANT SCHEDULE

Deciduous Trees

Key	Qty.	Botanical Name	Common Name	Size	Remarks
LS	--	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	2" Cal.	Specimen
SR	--	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2" Cal.	Min. 6' Branch Ht.

Evergreen Shrubs

Key	Qty.	Botanical Name	Common Name	Size	Remarks
JK	--	Juniperus × pfitzeriana 'Kallay's Compact'	Kallay's Compact Juniper	18" Spd.	3.5' O.C.
PM	--	Pinus mugo 'Valley Cushion'	Valley Cushion Mugo Pine	18" Spd.	3' O.C.
TE	--	Taxus x media 'Everlow'	Everlow Yew	18" Spd.	4' O.C.

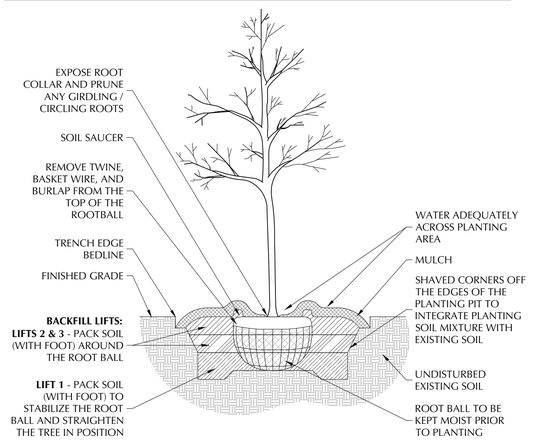
Deciduous Shrubs

Key	Qty.	Botanical Name	Common Name	Size	Remarks
AL	--	Aronia melanocarpa 'Low Scape Mound'	Low Scape Mound Chokeberry	18" Spd.	3' O.C.
HB	--	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	18" Spd.	3.5' O.C.
RA	--	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	18" Spd.	3' O.C.
RR	--	Rosa 'Oso Easy Double Red'	Double Red Rose	18" Ht.	3' O.C.
SJ	--	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	18" Spd.	3' O.C.

Perennials & Ornamental Grasses

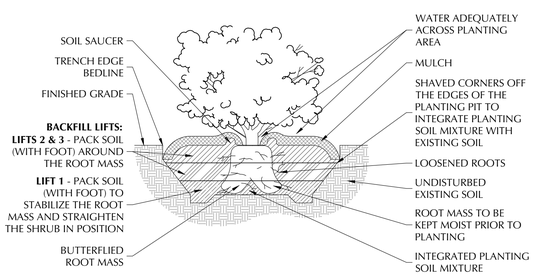
Key	Qty.	Botanical Name	Common Name	Size	Remarks
AM	--	Allium 'Millenium'	Millenium Allium	1 Gallon	18" O.C.
CN	--	Calamintha nepeta 'Montrose White'	Montrose White Calamint	1 Gallon	2' O.C.
SA	--	Sesleria autumnalis	Autumn Moor Grass	1 Gallon	18" O.C.
RG	--	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	1 Gallon	2' O.C.

PLANTING DETAILS



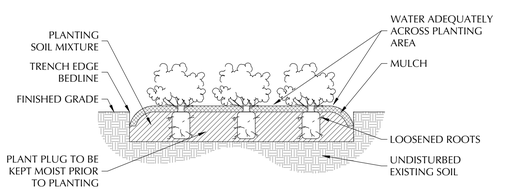
A / L101 **DECIDUOUS TREE PLANTING DETAIL**

NOT TO SCALE



B / L101 **SHRUB PLANTING DETAIL**

NOT TO SCALE



C / L101 **PERENNIAL & ORN. GRASS PLANTING DETAIL**

NOT TO SCALE

GENERAL NOTES

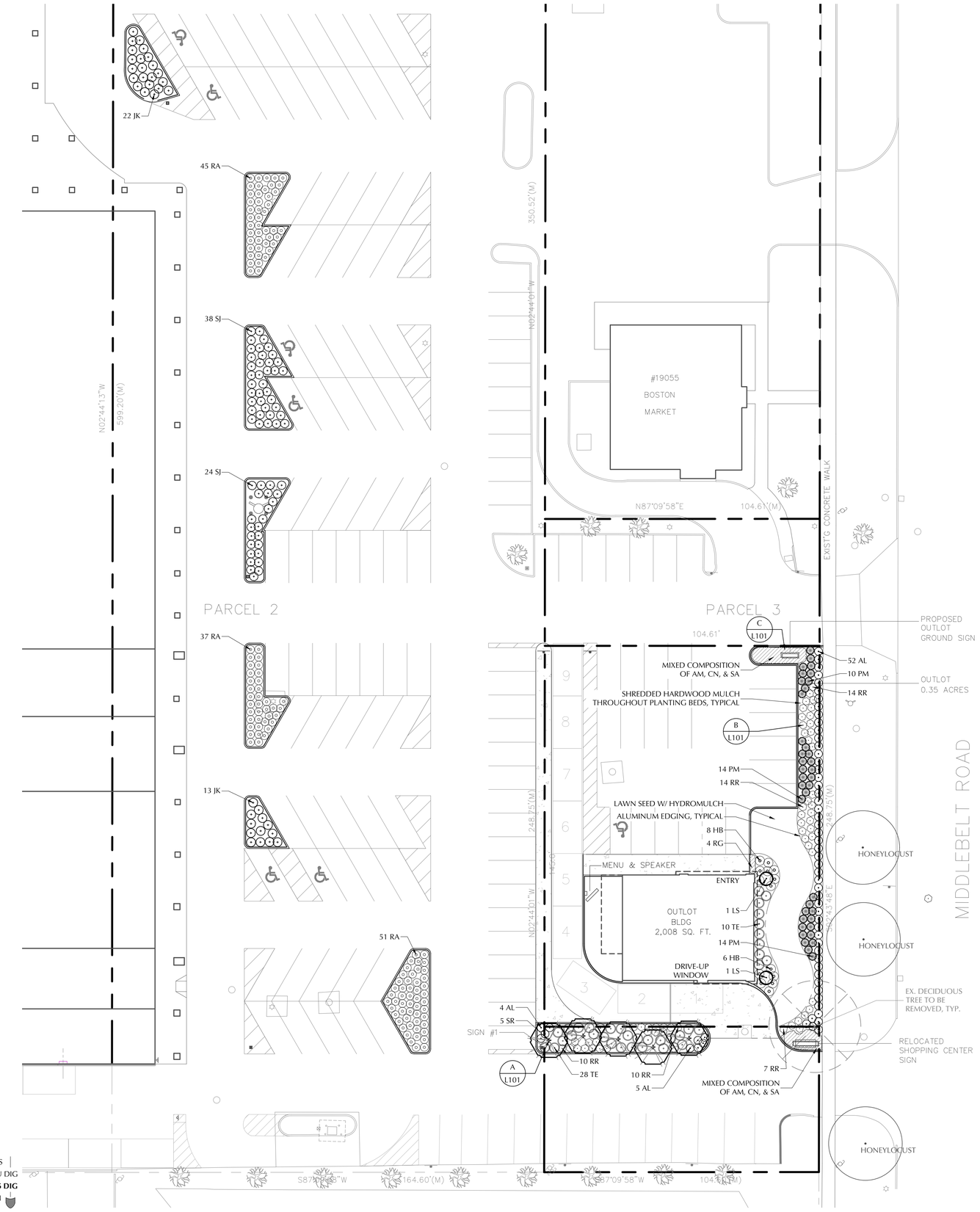
1. Quantities shown are for the convenience of the contractor only. Contractor is responsible for verifying quantities, and for providing sufficient materials to complete the job per plan.
2. Some field adjustments may be necessary to ensure that there are no conflicts between existing and proposed plants.
3. Fine grade, fertilize and seed all disturbed lawn areas resulting from construction. All lawn areas shall drain completely and shall not pond or puddle. Aerate existing lawn where it has been compacted by equipment.

ABBREVIATIONS

TYPE	DESCRIPTION
ALUM.	ALUMINUM
CAL.	CALIPER
C.Y.	CUBIC YARD
DIA.	DIAMETER
DWGS.	DRAWINGS
EX.	EXISTING
GAL.	GALLON
HT.	HEIGHT
L.F.	LINEAR FEET
MAX.	MAXIMUM
MIN.	MINIMUM
O.C.	ON CENTER
S.F.	SQUARE FEET
SPD.	SPREAD

REFERENCE SYMBOLS

DTL. # / SHEET # — DETAIL



LANDSCAPE PLAN

SCALE: 1" = 20'
SCALE IN FEET: 0' 10' 20' 40'

NORTH

3 WORKING DAYS BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171

ELEMENTS | STUDIO inc
LANDSCAPE ARCHITECTURE
907 Britten Ave., Lansing, MI 48910
www.ElementsStudio.net | P: (517) 599-7152

CLIENT:
Mr. Ben Tiseo
Tiseo Architects, Inc.
19815 Farmington Road
Livonia, MI 48152
P: 248.888.1300

MID-7 RETAIL PLAZA

7 MILE RD. & MIDDLEBELT RD., LIVONIA, MI

LANDSCAPE PLAN

STATE OF MICHIGAN JONATHAN LANDSCAPE ARCHITECT No. 01558 REGISTERED LANDSCAPE ARCHITECT

PRELIMINARY NOT FOR CONSTRUCTION

ISSUED:

05/07/21	Site Plan Approval

PROJECT NUMBER: TI2101

DRAWN BY: KF, JF

CHECKED BY: JF

SCALE: AS INDICATED

SHEET NUMBER: L101

FILE PATH: ES\2021\TI2101\AUTOCAD\TI2101_A01_01LP - COPYRIGHT ©2021 ELEMENTS STUDIO, INC.

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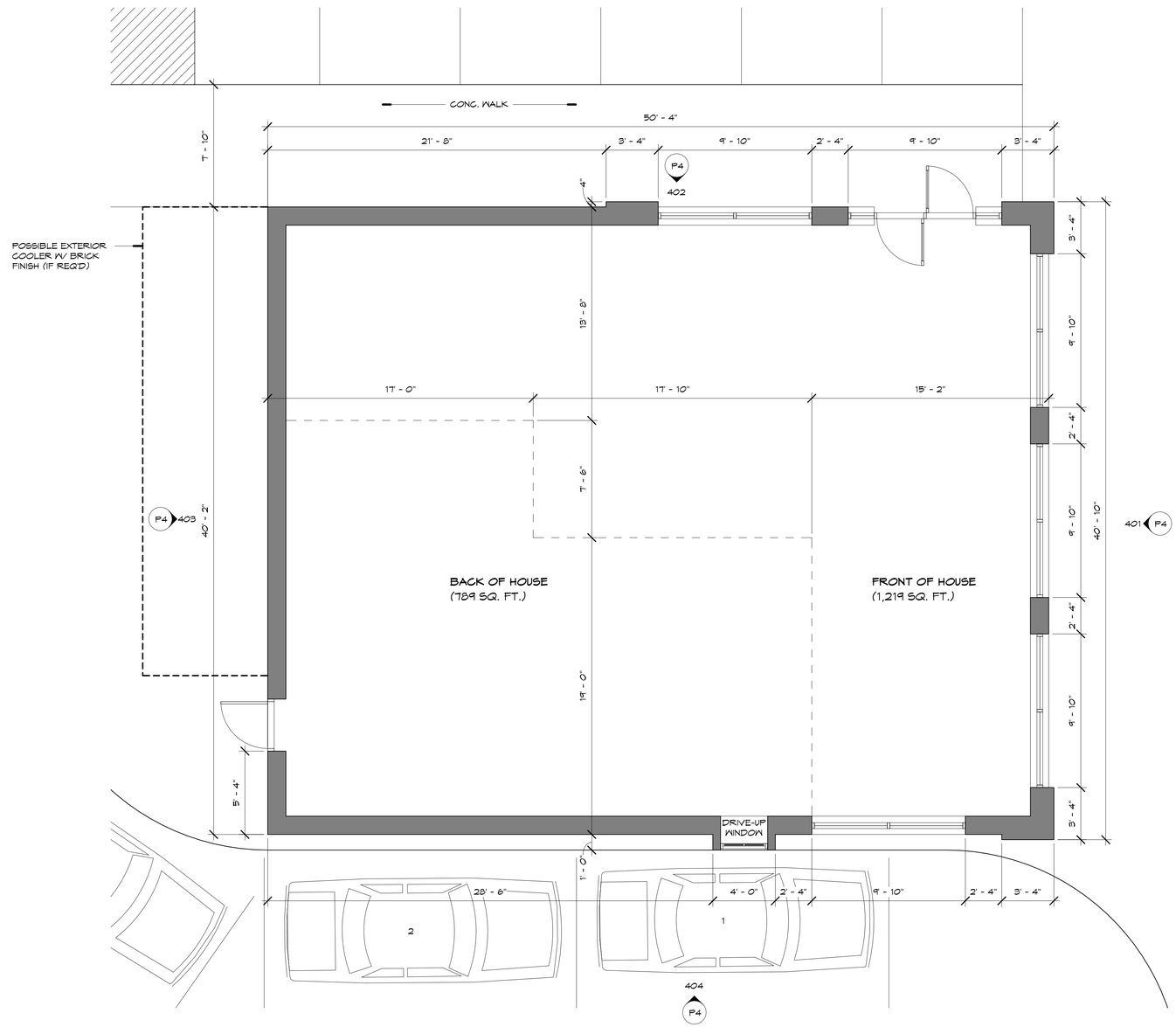

PRELIMINARY OUTLOT BUILDING FLOOR PLAN

SCALE: 1/4" = 1'-0" (2,008 ± SQ. FT.) NORTH

Tiseo Architects, Inc.

19815 Farmington Road
Livonia, Michigan
48152-1444

248.888.1300
fax 248.888.1313
www.tiseo.com

Outlot & Tenant w/ Drive-Up Window

Mid-7 Retail Plaza
7 Mile Rd & Middlebelt Rd
Livonia, Michigan

Drawn by: Kimberly Nakhleh
Checked by: Benedetto Tiseo

Seal / Signature

STATE OF MICHIGAN
BENEDETTO TISEO
ARCHITECT
No. 1301027088
LICENSED ARCHITECT

TISEO

Date 12 MAR 2021

Issued for:	Date:
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NOT FOR CONSTRUCTION

PRELIMINARY OUTLOT BUILDLING FLOOR PLAN

Project No. **20016b**

Sheet No. **P3**

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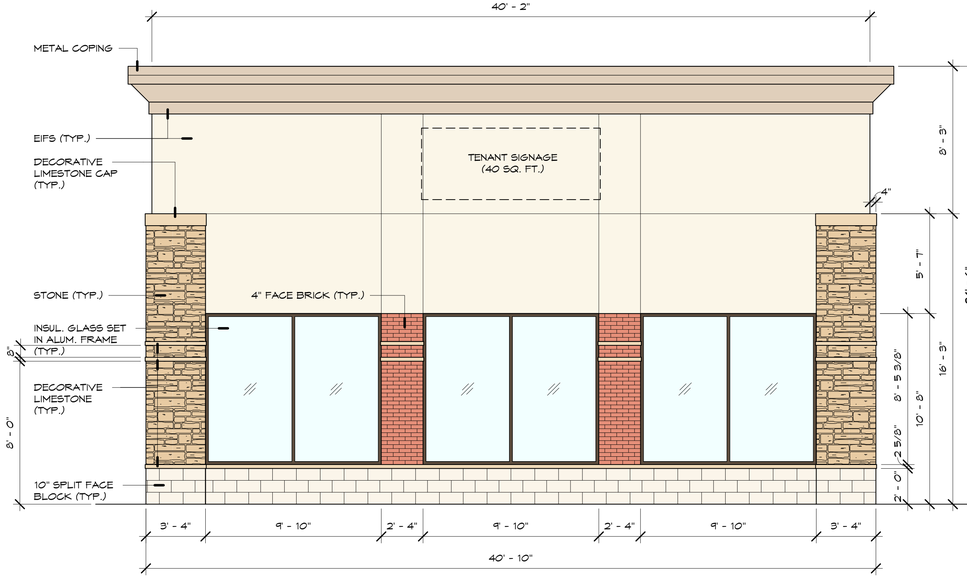
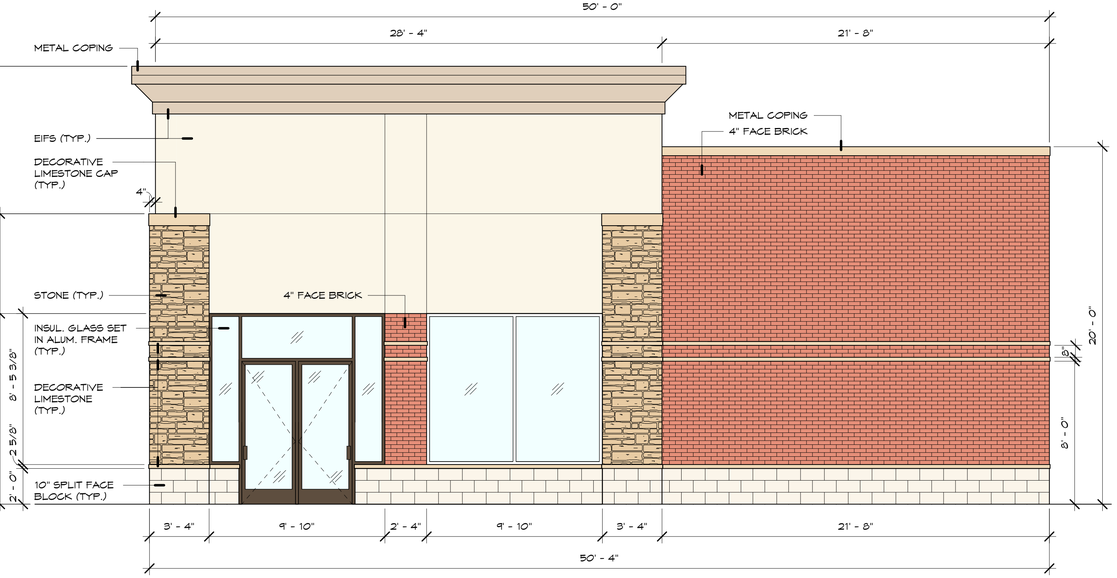


401 P3

PRELIMINARY EAST OUTLOT BUILDING ELEVATION

SCALE: 1/4" = 1'-0"



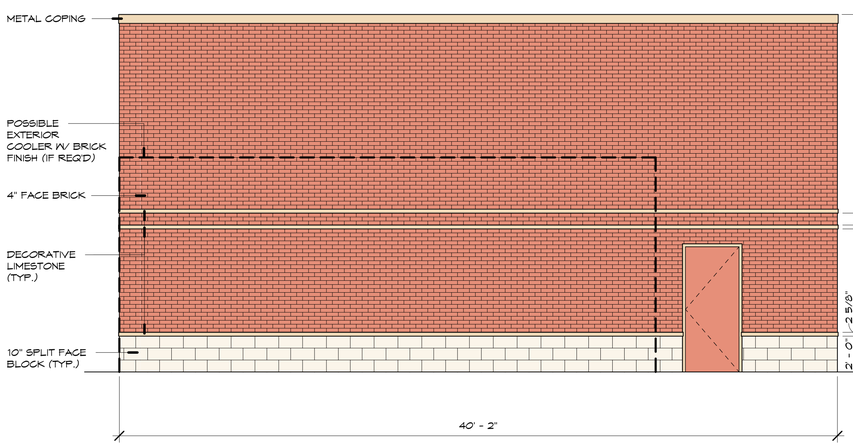
402 P3

PRELIMINARY NORTH OUTLOT BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

COLOR/FINISH SCHEDULE

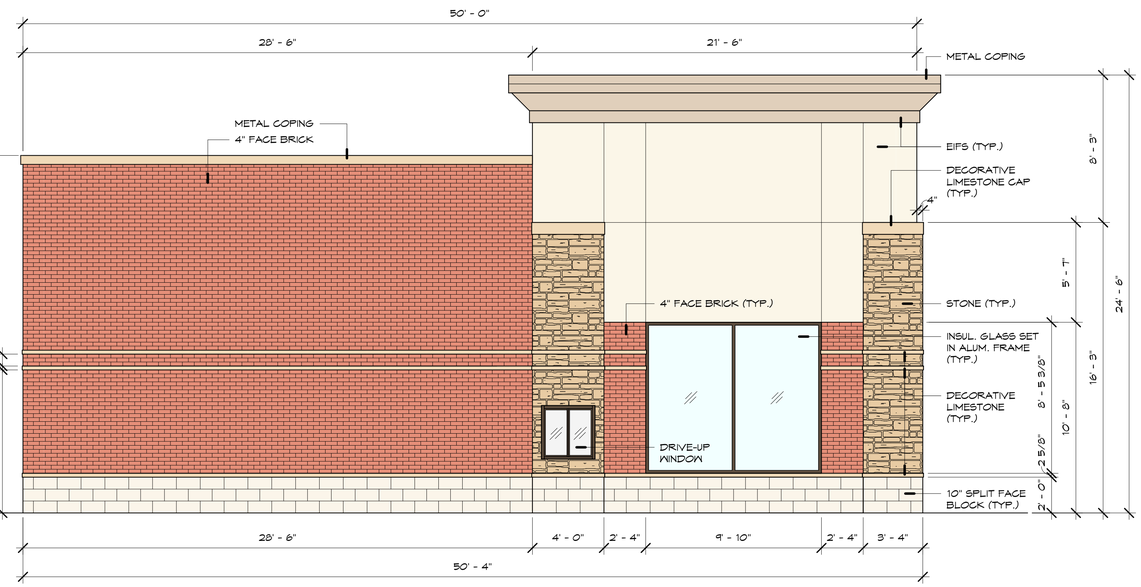
BR.1	DIV 4	4" Face Brick:	To Match Existing "Bricktech Architectural", Color: BTA-GGBC-OXFORD 1/5, Size: Classic Modular Velour Mortar Color: Gray, To Match Existing
LS.1	DIV 4	Limestone:	To Match Existing "Arriscraft International", Color: Tan
SB.1	DIV 4	Split-Face Block:	To Match Existing "Arriscraft International", Color: Wheat
ST.1	DIV 4	Stone:	To Match Existing "Glen-Gery - Landmark", Style/Color: Select Fit Holiday
CG.1	DIV 7	Coping:	To Match Existing "Laminators Incorporated", Color: .032 Rawhide
EF.1	DIV 7	E.I.F.S.:	To Match Existing "Dryvit" Sandpebble Fine Pastel Finish
			(At All Top Cornice) Color: 113 Amarillo White
			(At All Other Panels) Color: 456 Oyster Shell
SF.1	DIV 8	Storefront:	To Match Existing Bronze Anodized Alum. Frames



403 P3

PRELIMINARY WEST OUTLOT BUILDING ELEVATION

SCALE: 1/4" = 1'-0"



404 P3

PRELIMINARY SOUTH OUTLOT BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

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Outlot & Tenant w/ Drive-Up Window

Mid-7 Retail Plaza
7 Mile Rd & Middlebelt Rd
Livonia, Michigan

Drawn by: Kimberly Nakhleh
Checked by: Benedetto Tiseo

Seal / Signature

STATE OF MICHIGAN
BENEDETTO TISEO
ARCHITECT
No. 1301027088
LICENSED ARCHITECT

Date 12 MAR 2021

Issued for:	Date:
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PRELIMINARY OUTLOT BUILDING ELEVATIONS

Project No. **20016b**
Sheet No. **P4**

Date Printed:

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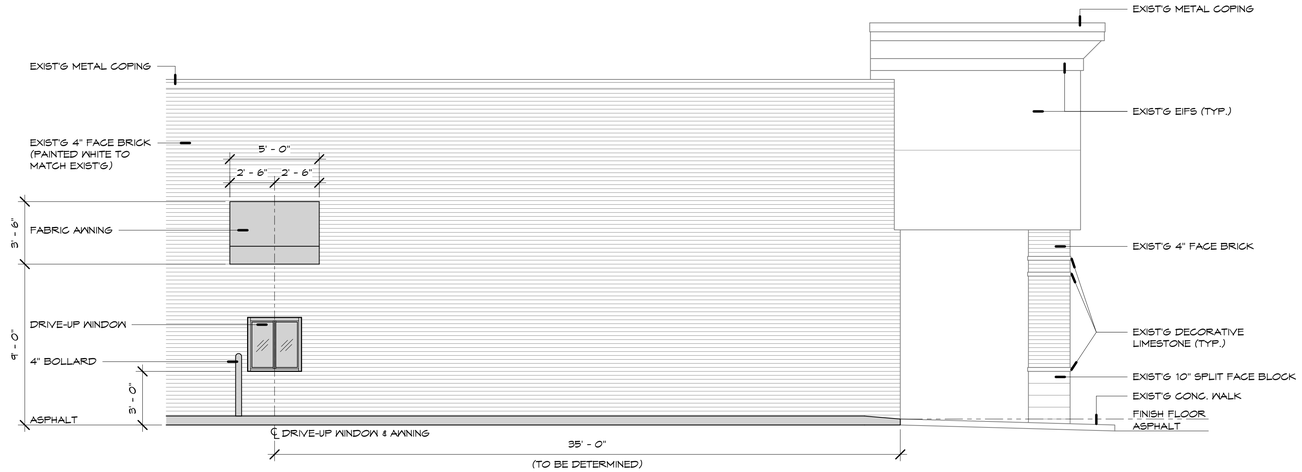
EXISTING SHOPPING CENTER SIGN TO BE RELOCATED

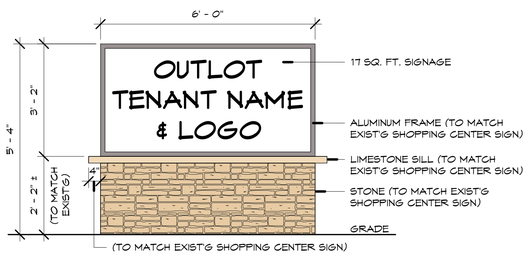
SCALE: No Scale



501 P1

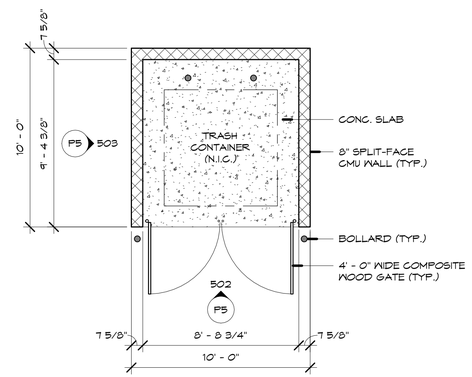
PRELIMINARY SOUTH DRIVE-UP WINDOW ELEVATION

SCALE: 1/4" = 1'-0"



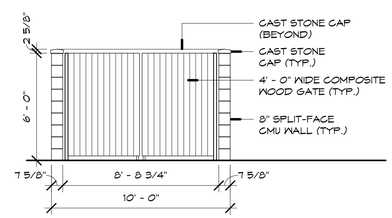
PROPOSED OUTLOT GROUND SIGN ELEVATION

SCALE: 1/2" = 1'-0"



TYPICAL TRASH ENCLOSURE PLAN

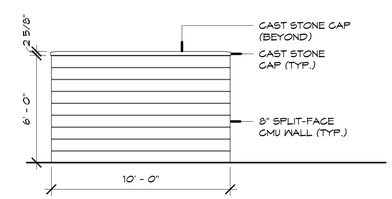
SCALE: 1/4" = 1'-0"



502 P5

TYPICAL TRASH ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0"



503 P5

TYPICAL TRASH ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0"

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Mid-7 Retail Plaza
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Drawn by: Kimberly Nakhleh
Checked by: Benedetto Tiseo

Seal / Signature

STATE OF MICHIGAN
BENEDETTO TISEO
ARCHITECT
No. 1301027088
LICENSED ARCHITECT

Date 12 MAR 2021

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SIGNAGE, SITE DETAILS, ELEVATIONS

Project No. **20016b**

Sheet No. **P5**

Date Printed:

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DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

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

MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

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

May 7, 2021

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2021-03-02-06 – 19043 to 19053 Middlebelt Road and 29475 to 29493 Seven Mile Road

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time. The property associated with the project is assigned the address ranges of **#19043 thru #19053 Middlebelt Road and #29475 thru #29493 Seven Mile Road,** with the address of **#19043 Middlebelt Road** being assigned to the overall parcel. The legal descriptions included on the plans submitted by the owner appears to correctly describe the property.

The proposed development is currently serviced by public water main, storm and sanitary sewers. The submitted drawings do not indicate any information regarding the proposed utility service locations, so we are unable to comment on impacts to the existing systems at this time. We will perform a full review of the utilities once full engineering drawings are submitted to this Department for permitting.

Should the owner wish to construct the "outlot building" as shown on the drawings, they should contact this office to discuss new service connections and storm water requirements. The sanitary sewer and water main located on the parcel is privately owned, and is not be able to service the proposed outlot. Also, any proposed construction will be required to meet the Wayne County Stormwater Ordinance, including detention requirements.

Please note that any work within the Middlebelt Road right-of-way, including excavations for service connections will require permits through the Wayne County Department of Public Services.

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

Sincerely,

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: April 22, 2021

TO: Scott O. Miller, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: Petition: 2021-03-02-06 - Mid-7 Plaza shopping center

19043 thru 19053 Middlebelt Road and 29475 thru 29493 Seven Mile Road

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.

Sincerely,

Greg Thomas

Greg Thomas
Fire Marshal

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

CURTIS CAID
CHIEF OF POLICE

MAUREEN MILLER BROSNAN
MAYOR

15050 Farmington Road
Livonia, Michigan 48154-5499
(734) 466-2470
FAX: (734) 261-2265

April 21, 2021

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

Re: Petition 2021-03-02-06 – Mid-7 Plaza Shopping Center

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

Scott Sczepanski, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
SANITATION
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT

MAUREEN BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

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

Date: May 11, 2021

To: Scott O. Miller

From: Jerome Hanna

RE: Petition 2021-03-02-06 –19043 - 19053 Middlebelt Rd & 29475 - 29493 Seven Mile Road
Mid-7 Plaza Shopping Center

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

1. A variance from the Zoning Board of Appeals would be required for the excess number of signs.
2. A variance from the Zoning Board of Appeals would be required for the deficient number of parking spaces.
3. A variance from the Zoning Board of Appeals would be required for the deficient setback of the outlot building.
4. All parking spaces shall be 10’ x 20’ and double striped.

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 BROSNAN
MAYOR

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

April 23, 2021

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

Petition 2021-03-02-06 - 19043 thru 19053 Middlebelt Road and 29475 thru 29493 Seven Mile Road - Mid-7 Plaza shopping center

Dear Mr. Miller,

I have reviewed the addresses connected with the above noted petition. The following water bill charges are due to the City of Livonia:

19049 Middlebelt (past due):	$ 123.41
29475 Seven Mile (due 5/10/21):	$ 68.34
29477 Seven Mile (due 5/10/21):	$ 30.92
Total Due City of Livonia	$ 222.67

Please contact me if you have any further questions.

Very truly yours,

Connie Kumpula
Chief Accountant

CK: jw

Transaction Statement

Service Address
19049 MIDDLEBELT
LIVONIA, MI 48152

Mailing Address

Occupant - 19049 MIDDLEBELT
19049 MIDDLEBELT
LIVONIA, MI 48152

Account Number	Amount Due
033309910-001	$123.41

Account Number	From - Through
033309910-001	10/21/2020 - 04/21/2021

Services
Water & Sewer - Metered

Service Address
19049 MIDDLEBELT
LIVONIA, MI 48152

Beginning Balance
$12.13

Date	Type	Amount	Description
12/15/2020	Bill	$112.19	Due Date 01/11/2021
01/13/2021	Penalty	$12.43	
01/29/2021	Payment	($136.75)	Check
03/16/2021	Bill	$112.19	Due Date 04/09/2021
04/13/2021	Penalty	$11.22	

Total Due
$123.41

Transaction Statement

Account Number 033309910-001

Transaction Statement

Service Address
29475 SEVEN MILE
LIVONIA, MI 48152

Mailing Address

PLANET FITNESS
133 W MAIN ST STE 266
NORTHVILLE, MI 48167

Account Number	Amount Due
000428050-001	$68.34

Account Number	From - Through
000428050-001	10/23/2020 - 04/23/2021

Services
Water & Sewer - Metered

Service Address
29475 SEVEN MILE
LIVONIA, MI 48152

Beginning Balance
$68.34

Date	Type	Amount	Description
11/03/2020	Payment	($68.34)	Check
11/16/2020	Bill	$68.34	Due Date 12/10/2020
12/02/2020	Payment	($68.34)	Check
12/15/2020	Bill	$68.34	Due Date 01/11/2021
01/07/2021	Payment	($68.34)	Check
01/14/2021	Bill	$68.34	Due Date 02/10/2021
02/02/2021	Payment	($68.34)	Check
02/16/2021	Bill	$68.34	Due Date 03/10/2021
03/08/2021	Payment	($68.34)	Check
03/16/2021	Bill	$68.34	Due Date 04/09/2021
03/31/2021	Payment	($68.34)	Check
04/14/2021	Bill	$68.34	Due Date 05/10/2021

Total Due
$68.34

Transaction Statement

Service Address
29477 SEVEN MILE
LIVONIA, MI 48152

Mailing Address

FORD ROAD VENTURES
700 NORTH OLD WOODWARD
STE 300
BIRMINGHAM, MI 48009

Account Number	Amount Due
031000195-001	$30.92

Account Number	From - Through
031000195-001	10/23/2020 - 04/23/2021

Services
Water & Sewer - Metered

Service Address
29477 SEVEN MILE
LIVONIA, MI 48152

Beginning Balance
$132.80

Date	Type	Amount	Description
11/02/2020	Payment	($132.80)	Check
11/16/2020	Bill	$31.88	Due Date 12/10/2020
12/09/2020	Payment	($31.88)	Check
12/15/2020	Bill	$31.88	Due Date 01/11/2021
01/08/2021	Payment	($31.88)	Check
01/14/2021	Bill	$31.88	Due Date 02/10/2021
01/26/2021	Payment	($31.88)	Check
02/16/2021	Bill	$31.88	Due Date 03/10/2021
03/02/2021	Payment	($31.88)	Check
03/16/2021	Bill	$31.88	Due Date 04/09/2021
04/06/2021	Payment	($32.84)	Check
04/14/2021	Bill	$31.88	Due Date 05/10/2021

Total Due
$30.92

Transaction Statement

Account Number 031000195-001

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER

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

April 26, 2021

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

Re: Petition 2021-03-02-06 19043 – 19053 Middlebelt Road
Mid-7 Plazza Shopping Center

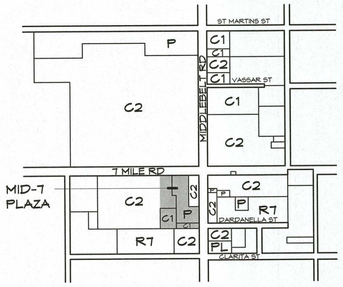
Dear Mr. Miller,

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

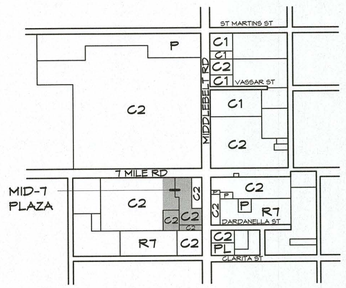
Lynda L. Scheel
Treasurer, City of Livonia



EXISTING ZONING PLAN

SCALE: No Scale

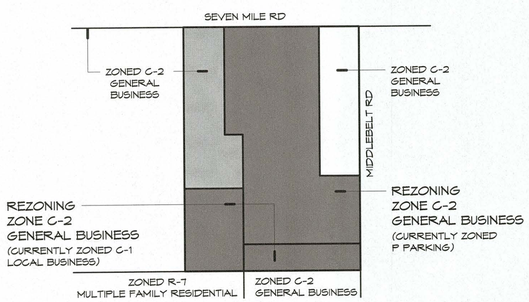
NORTH



PROPOSED ZONING PLAN

SCALE: 6" = 1'-0"

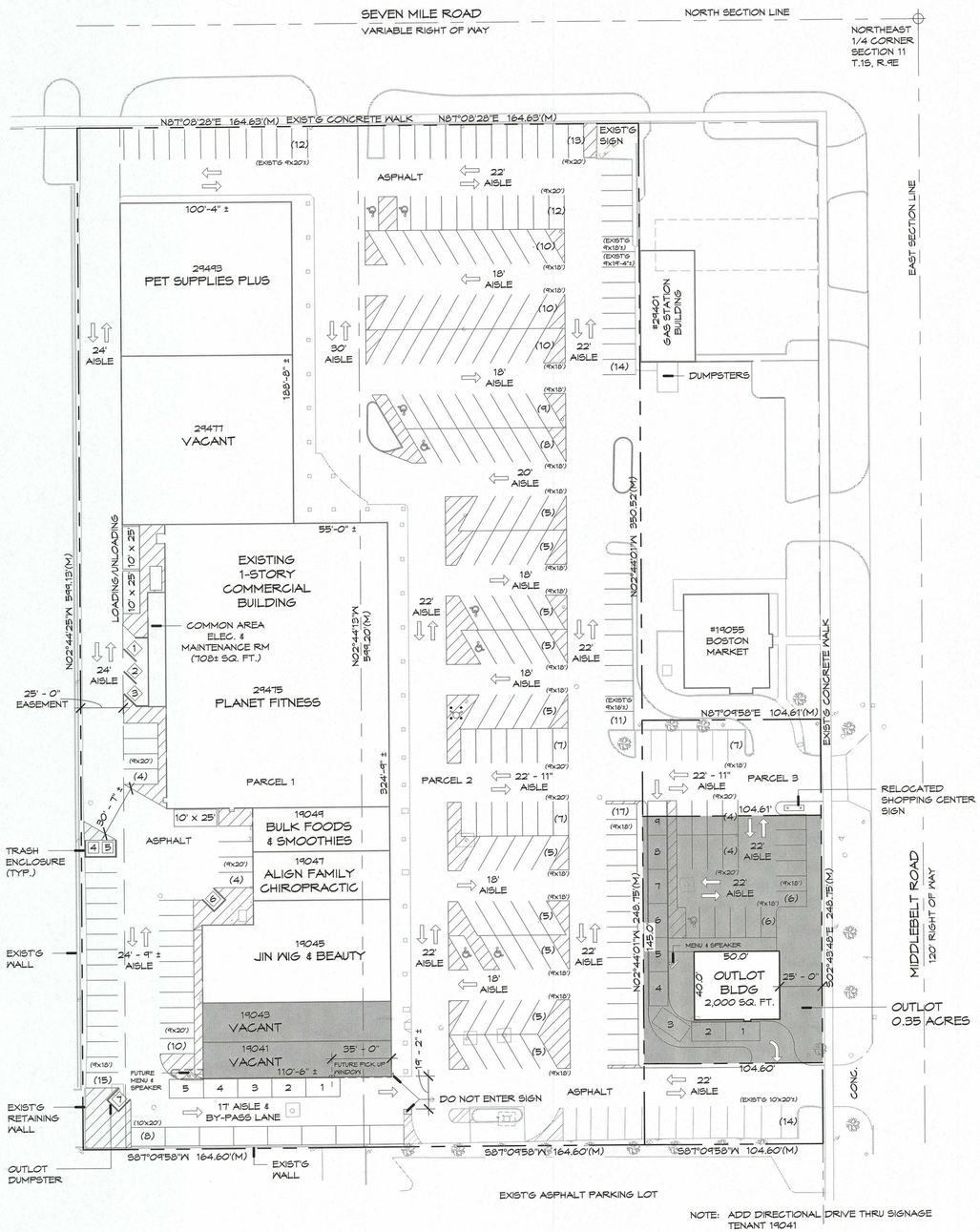
NORTH



ZONING MAP

SCALE: No Scale

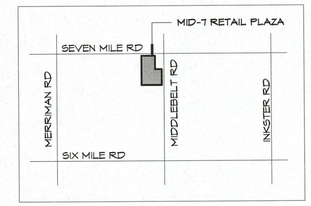
NORTH



PROPOSED SITE PLAN

SCALE: 1" = 40'-0"

NORTH



VICINITY MAP

SCALE: No Scale

NORTH

LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN DESCRIBED AS FOLLOWS:

PARCEL 1:

WEST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 11, EXCEPT THE NORTH 60 FEET DEEDED TO COUNTY OF WAYNE RECORDED IN LIBER 34623, PAGE 263 WAYNE COUNTY RECORDS, TOWN 1 SOUTH, RANGE 9 EAST, SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

CONTAINING: 2.265 ± ACRES

PARCEL 2:

EAST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 11, EXCEPT THE NORTH 60 FEET DEEDED TO COUNTY OF WAYNE RECORDED IN LIBER 34623, PAGE 263 WAYNE COUNTY RECORDS, TOWN 1 SOUTH, RANGE 9 EAST, SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

CONTAINING: 2.264 ± ACRES

PARCEL 3:

SOUTH 248.75 FEET OF EAST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 11, EXCEPT EAST 60 FEET THEREOF, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN.

CONTAINING: 0.597 ± ACRES

PARCELS 1, 2 & 3 CONTAINING: 5.126 ± ACRES

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NOTE: DO NOT SCALE PRINTS. USE ONLY FIGURED DIMENSIONS.

Tiseo Architects, Inc.

19815 Farmington Road
Livonia, Michigan
48152-1444

248.888.1300
fax 248.888.1313
www.tiseo.com

Outlot & Tenant w/ Drive-Up Window

Mid-7 Retail Plaza
7 Mile Rd & Middlebelt Rd
Livonia, Michigan

Drawn by: Kimberly Nakhleh
Checked by: Benedetto Tiseo

Seal / Signature

STATE OF MICHIGAN
BENEDETTO TISEO
ARCHITECT
No. 1301027088
LICENSED ARCHITECT

Date: DEC 10 2020

Issued for:	Date:
REZONING	10 DEC 2020

NOT FOR CONSTRUCTION

PROPOSED SITE PLAN

Project No. **20016b**

Sheet No. **P1**

Date Printed:

12/10/2020 1:46:20 AM T:\Projects\20016 Tenant & Drive-up Window - Mid-7 Plaza (Livonia)\Preliminary\20016b - Site Plan.rvt

UNAPPROVED MINUTES

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

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

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

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

Members absent: None

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

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

ITEM #2 PETITION 2021-03-02-06 Tiseo Architects

Mr. Caramagno, Secretary, announced the next item on the agenda, Petition 2021-03-02-06 submitted by Tiseo Architects, Inc. requesting approval of all plans required by Sections 11.03(n), 18.47 and 18.58 of the City of Livonia Zoning Ordinance No. 543, as amended, in connection with a proposal to construct a freestanding restaurant with drive-thru facilities and add drive-up window facilities to the southern end unit of the shopping center at 19043 thru 19053 Middlebelt Road and 29475 thru 29493 Seven Mile Road, located on the west side of Middlebelt Road

between Clarita Avenue and Seven Mile Road in the Northeast ¼ of Section 11.

Mr. Taormina: This is a request to construct an outlot building with drive-thru facilities at the Mid-7 Shopping Plaza located at the southwest corner of Middlebelt and Seven Mile Roads. This site is roughly 5.4 acres in area. It has 250 feet of frontage on Middlebelt Road and roughly 330 feet on Seven Mile Road. Mid-7 consists of a single building with approximately 56,700 square feet of leasable floor space. As you can see from this aerial photograph, parking is mostly available between storefronts and Middlebelt Road. The two main tenants within the shopping plaza are Pet Supplies Plus and Planet Fitness. The city recently approved a drive-up ATM kiosk, which is located at the south end of the property. The subject site is presently divided into three zoning classifications: C-2 (General Business), C-1 (Local Business) and P (Parking). There is a pending petition to rezone the entire property to C-2. First reading was given by City Council on March 22, 2021. The rezoning of this property is required to construct the outlot building. The new outlot would be situated in the southeast corner of the main parking lot between the Boston Market to the north and the Wendy's to the south. The building shown would be one-story in height and about 2,000 square feet in total area. The area needed for the development of the outlot would impact about 50 parking spaces. A specific user has not yet been identified. The floor plan that was presented is very generic. It only shows an open interior layout for the building. There are no demising walls which would indicate that it is for a single user, most likely a restaurant. In terms of the drive-up facilities, the pick-up window would be located on the south side of the building. The traffic lane serving the drive-up would be on the west side with stacking for roughly eight vehicles, not including the space at the window. The lane would be about 12 feet wide. It would be one-way in direction, dedicated solely for the drive-up, and would not contain a by-pass lane. There would be a single curb opening to the drive-up service lane.that would be from the existing two-way traffic aisle located about 100 feet north of the building and which has direct access to Middlebelt Road. There would be 20 parking spaces provided between the outlot building and the main drive aisle. The spaces on the west side of the parking lot would be separated from the drive-thru lane by a walkway. The other striped markings on the pavement between the parking and the drive-thru lane. The building would be set back roughly 25 feet from Middlebelt Road. The zoning ordinance requires a setback of at least 60 feet. Thus, the

current design will require a variance for deficient building setback. By comparison, the Boston Market and the Wendy's restaurants are roughly 27 feet and 62 feet respectively, so the Boston Market is much closer to the right-of-way, similar to what is proposed here. Whereas, the Wendy's has a conforming setback. Building materials include split-face block along the base. There would be brick, stone, and E.I.F.S. It is intended to match the exterior of the shopping center. There would be a flat roof. The overall height of the building is roughly 24 feet 6 inches. We do not have information relative to the rooftop mechanical equipment and how the units would be screened. The plan does not show a dedicated dumpster adjacent to the outlot building. Instead, it would rely on a dumpster located at the southwest corner of the site. In terms of parking, the Mid-7 plaza is required to have 302 parking spaces. With the outlot, required parking would increase to 313 spaces. The plaza currently has 307 spaces, but with this development, the total number of spaces would reduce to 272. With an increase in the gross leasable area and a reduction in the amount of parking, the deficiency increases to 41 spaces. That is something that would require a variance from the Zoning Board of Appeals. The other aspect of this petition is a drive-up window at the south end of the shopping center where there are two vacant units. The traffic lane serving the drive-up would commence at the north end of the plaza and continue along the back of the building for over 500 feet and then turn east where there would be a one-way drive. This would be a two-way directional traffic, but at the south end, it would change to a one-way drive aisle that would provide stacking for the pick-up window. At its narrowest point, the drive aisle is roughly 24 feet wide. The plan shows how the dumpsters presently located along the back would be placed within enclosures. To help direct traffic to the drive-up, the plan shows eight directional signs placed throughout the site. These freestanding signs would all measure roughly four feet four inches in height and would be between two and a half and four-square feet in area. The zoning ordinance limits the area of directional signs to two square feet. Thus, the signs shown are larger than what the ordinance requires. That is a third item that would need review by the Zoning Board of Appeals. 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 May 7, 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 project at this time. The property associated with the project is assigned the address ranges of #19043 thru #19053 Middlebelt Road and #29475 thru #29493 Seven Mile Road, with the address of #19043 Middlebelt Road being assigned to the overall parcel. The legal descriptions included on the plans submitted by the owner appears to correctly describe the property. The proposed development is currently serviced by public water main, storm and sanitary sewers. The submitted drawings do not indicate any information regarding the proposed utility service locations, so we are unable to comment on impacts to the existing systems at this time. We will perform a full review of the utilities once full engineering drawings are submitted to this Department for permitting. Should the owner wish to construct the "outlot building" as shown on the drawings, they should contact this office to discuss new service connections and storm water requirements. The sanitary sewer and water main located on the parcel is privately owned, and is not be able to service the proposed outlot. Also, any proposed construction will be required to meet the Wayne County Stormwater Ordinance, including detention requirements. Please note that any work within the Middlebelt Road right-of-way, including excavations for service connections will require permits through the Wayne County Department of Public Services." The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated April 22, 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."* The letter is signed by Greg Thomas, Fire Marshal. The next letter is from the Division of Police, dated April 21, 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 May 11, 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 for the excess number of signs. 2. A variance from the Zoning Board of Appeals would be required for the deficient number of parking spaces. 3. A variance from the Zoning Board of Appeals would be required for the deficient setback of the outlot building. 4. All parking spaces shall be 10' x 20' and double striped. This Department has no further objections to this Petition."* The letter

is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated April 23, 2021, which reads as follows: *" I have reviewed the addresses connected with the above noted petition. The following water bill charges are due to the City of Livonia: 19049 Middlebelt (past due): $123.41, 29475 Seven Mile (due 5/10/21): $68.34, 29477 Seven Mile (due 5/10/21): $30.92 Total Due City of Livonia: $222.67"* The letter is signed by Connie Kumpula, Chief Accountant. The next letter is from the Treasurer's Department, dated April 26, 2021, which reads as follows: *"In accordance with your request, the Treasurer's Office has reviewed the address connected with the above noted petition. At this time, there are no outstanding amounts receivable for taxes. Therefore, I have no objections to the proposal."* The letter is signed by Lynda Scheel, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Are there any questions of the Planning Director? If not, is our petitioner in the audience? I believe Mr. Tiseo is here. Let me give him a chance to talk. Good evening, Mr. Tiseo. You can unmute yourself.

Ben Tiseo, 19815 Farmington, Livonia, MI Good evening. Hope everyone is doing well. I wanted to address a couple of things. The issue with the by-pass lane…if we could go to the next sheet, I believe Mark. It has a blow-up of the outlot. One of the things that I noticed actually over the weekend was that I went by the Smoothie King property right behind ours and I noticed that they have a by-pass lane that goes straight out, but not the full by-pass to the first two or three cars. If that become an issue, we could have the similar situation where they, in this case, I think it is car number four would drive straight out. We would reduce the size of that landscape aisle to allow that car to escape out. Almost a mirror image of what they have currently at the Smoothie King location. Again, I can offer that because it would work. Obviously, it was approved before at Smoothie King. I believe that last time we had a discussion that mark had mentioned that the city is going through a reviewing process to look at parking ratios for the city and that those will be modified as well. If we need to change the directional signs, that is fine. I am a little surprised about the water bills, but I am sure that will be addressed shortly. I believe Mr. Denha is at a function at one of his sons or daughters' school and he was going to come on late. I don't know if he is in the audience or not.

Mr. Wilshaw: Thank you, Mr. Tiseo. We do have another raising their hand. I believe it may be Mr. Denha. Let me allow him to speak. He can unmute himself by dialing *6 I believe. Good evening.

Kevin Denha, 700 Old North Woodward Ave., Ste. 300, Birmingham, MI. I appreciate you guys taking the time. With respect to this site, I know we have reviewed it a little bit. In the past these drive-thru's are being proposed to really help solidify and fill the center. Listening to Mr. Taormina's description was very thorough. As you are aware, there are no restaurants in the center right now. There is always a ton of parking available. As we discussed in the past, obviously any users will be subject to your guy's approval. I do not have any as of yet, purely because my marketing hasn't gone into full effect based on timelines, delivery approval, etc. I think the water bills that Mr. Taormina and Mr. Tiseo spoke about were either tenant overages or what have you, but I will have my office look into that. They are very nominal, but they will be addressed.

Mr. Wilshaw: That is something that Council will follow-up on too, so you have time on that. Thank you for being here, Mr. Denha. Is there anyone on the commission that has any questions in regard to this petition for Mr. Tiseo or Mr. Denha?

Mr. Bongero: I have a couple comments and maybe a couple of questions for either. I see there is construction going on in those two in the end cap on the mall. Looks like they are doing the white boxes already on those two down there. I saw guys working in there. I didn't see…I know you didn't prep for the window yet on that, you are probably waiting to hear what the results are I am assuming. When I…I pretended like it was there like a coffee shop or whatever. So, I drove around the back. My first question, are you guys resurface (inaudible)…

Mr. Wilshaw: So, the question is, Mr. Denha, about resurfacing the parking lot and roadway.

Mr. Bongero: Behind.

Mr. Denha: Great question. Just a couple things. We have a tenant going into the interior space adjacent to the wood shop. That is the white box that you see going on obviously. So, in the event of trying to save money I am just white boxing both spaces. Obviously, I didn't do the drive-thru window for obvious reasons. With respect to the back, yes there is a complete plan that you guys saw. We are putting in dumpster enclosures. We are

cleaning up the whole back area, including resurfacing the lot. There is that little area that fits between my property and the LA Fitness retaining wall which belongs to the adjacent property owner. We are going to clean up itself and add asphalt to that. Yes, that whole area will be lighted, new dumpster enclosures…I think, Ben, what is it? Is it six or seven of them? I think if my memory serves me. It will be all cleaned up and additionally, the dumpsters that sit by Pet Supplies Plus that we pointed out at the meeting last week will be moved into dumpster enclosures.

Mr. Bongero: Okay. Forgive me. I wasn't at the study meeting last week, so I am asking…

Mr. Denha: No. No worries.

Mr. Bongero: So, the outlot…the drive-thru out there…I think that it is a pretty good deal. On the end cap with the drive-thru, there is a couple things. When you come up to the window, and let's say that there is a drive-thru there, you can't even see anybody coming (inaudible) walk, coming out that could potentially step out in front of cars leaving the drive-thru. You understand what I am saying? Today, I parked along the building, and I had the hood of the car just kind of outward and a couple of the guys working inside stepped out in front of me and that was a deal. That concerned me right off the bat. Then the other thing that I was looking at is that you know right now there is not a lot of action going in that parking lot but doing all of this you are hoping to achieve a full parking lot, obviously. I am having a hard time figuring out how that is going to work with an ATM drive-thru right there. I had a question. Can you move that ATM further down the parking lot going toward Middlebelt? I am just saying…I am just putting it out there. Is that an option?

Mr. Denha: To answer your question with respect to the ATM, we can't move it. It is where it is. Per my lease agreement…actually Mr. Tiseo did that on behalf of Citizens bank. Second of all, Ben, you want to address the curb we thought to model from the end cap. Specifically, what he is talking about. I think we had a good solve for that.

Mr. Tiseo: Yes. Am I on? Am I open on the mic?

Mr. Wilshaw: You are, Mr. Tiseo.

Mr. Tiseo: We did something actually per Citizens Bank. Something very similar to this at a shopping center out in Lake Orion. What we did to address that safety issue was that we actually put in a guard rail at the end of that walk so nobody could walk directly south from that walk. They would have to walk out into the other lane out in front of the store. That is an easy fix.

Mr. Bongero: For sure. Yeah. Okay. With regard to underground retention, is that…are you planning for that for the outlot?

Mr. Tiseo: I don't believe that this size of an outlot…I think it is just under a half-acre does not require retention. If we have to do something we would do it underground and not take it above ground.

Mr. Bongero: In the engineers note he had stated that it was a private system. I am just throwing that out there. I didn't know if it was in your plan or whatever.

Mr. Denha: I think you addressed that with Mr. Lear on his letter after we received it, correct?

Mr. Tiseo: I believe I did. All of the utilities there are on site, so…but I did not feel that because of the size of the lot that we would need any kind of storm water retention. I believe…I would have to look at the ordinance, but it may be a two- or three-acre size that kicks in when you need underground retention.

Mr. Bongero: Okay. I think that answers my questions. Thank you.

Mr. Wilshaw: Thank you, Mr. Bongero. Anyone else on the commission wishing to ask questions?

Ms. Smiley: Yes. I was wondering…there seems to be a lot of drive-thru's in that particular area. They are across the street. A lot of restaurants and drive-thru's. The Sonic is there and that Tropical Café…it seems like there is a lot of places that have food or fast food. You said you don't have people looking like for the end cap in the way of restaurants?

Mr. Denha: Let me answer that for a minute. To answer your questions ma'am is I haven't been marketing full force because everyone wants timelines. Yes, I am going to market that for a restaurant / service restaurant users ie. Smoothie shop or other restaurant that needs a drive-thru. Obviously, that is where it is moving towards. My full intention is to have both drive-thru's be

restaurants of some sort when I have some timelines or some sort of approval from the city, but they will be restaurants.

Ms. Smiley: I was just thinking that hopefully COVID over everybody won't be driving thru, they will actually be sitting down and going in places.

Mr. Denha: I have many centers and if anything, if they are going to be sitting down, it is going to be in a lot smaller square footage footprint. I will be quite candid with you. Whoever has the best app for food is going to win and that is how these drive-up's and drive-thru's work right now. I think you are going to see less people sitting down in these footprints. I am seeing it with people requesting to downsize because carry-outs, app, etc.

Mr. Tiseo: If I could add something to that, I am seeing more and more requests from clients of wanting drive-up. Not just restaurants. We actually did a smoke shop recently and the same (inaudible) came to me and asked if you can find me a place with a drive-up window, I will take it in a minute. That is the way the future is. We are just trying to stay a little bit ahead of the curve and address the demand.

Mr. Denha: I think what I pointed out to this commission on a couple occasions now and forgive me for being redundant. I have had this center for about seven years, and I have seen it ripped apart and remodeled etc. and our challenge has been leasing. These same spots that are vacant, have been vacant since the day I bought the center except for the fact when Family Dollar closed about six months after I bought the center, which was fine. They were a filthy tenant anyways. So, be that as it may, the…this part of the center on the attached building end cap is the deepest part of the center at about 102 to 105 feet of depth, so I am trying to attract a tenant and the way to do that is a drive thru. Obviously, the outlot speaks for itself from the visibility, extra parking, etc.

Ms. Smiley: I can see the outlot. I am having a real problem with that end cap. There is like so much going on there. Once these things get filled up and traffic…I'm a commissioner and that is my thought.

Mr. Denha: Alright.

Mr. Wilshaw: Well, let's see if there is anyone else who has any questions or comments on the commission before we go to the audience. Anyone else wishing to ask any questions?

Mr. Ventura: Mr. Denha, I just want to clarify something. You mentioned the dumpster at the north end of the drive aisle by Pet Supplies Plus. During out study session we pointed out that dumpster there kind of creates a dangerous situation. When the Pet Supplies Plus is receiving stock, they use a high-lo. That can't be seen when it is pulling out from the store into the drive aisle. It was noted that it would be relocated. Is that the case? When you made your presentation, you said that it would be put in an enclosure, but I want to confirm that it is going to be somewhere else besides there.

Mr. Denha: Yeah. Those dumpsters are going to be moved to the enclosures that we have depicted on the site plan. They are kind of toward the middle. Forgive me I am on my phone.

Mr. Tiseo: The dumpsters are numbered and let me see if I can bring up my drawings and give you a dumpster number.

Mr. Wilshaw: Mr. Taormina can scroll down.

Mr. Tiseo: You are probably looking at dumpster one, two, and three that will service the northern part of the shopping center.

Mr. Denha: One thing that want to point out, Mr. Ventura, I think I mentioned at our study session, I am going to explore a compactor as well. I am not going down that road yet, I want to get all of this stuff down, but I am going to do it if it is feasible where I can eliminate some of these dumpsters and everybody can start sharing a bit. It will clean it up a little bit. So, I haven't given it much thought in terms of presenting it to you guys, but that is my thought down the road once we do in fact cross these hurdles here.

Mr. Ventura: Great. That makes it pretty clear. Last question that I have is, I guess for either of you, how is the drive aisle defined. Are there curbs on either side of the drive aisle or is strictly paint or how is it defined?

Mr. Tiseo: Which drive aisle?

Mr. Ventura: The drive aisle on the outlot, Ben.

Mr. Tiseo: It is defined on the west side with a concrete curb and on the right side there is some striping up to the building line.

Mr. Ventura: Thank you.

Mr. Wilshaw: Great. Any other questions for our petitioner?

Mr. Caramagno: I want to mention…I should have said this earlier, I share the concern that Carol has with the drive-thru on the end cap. Specifically, because we don't know the activity at either the outbuilding or the end cap. There is certainly a lot of activity. Whether we are talking about a cigar shop, bagel shop, coffee shop, the outlot building and the type of restaurant that it might be, we just don't know that at this time. You have two drive-thru activities on the relatively small piece of this property. When you add the bank ATM kiosk and both of these drive-thru facilities, I have some concern with that as well. Just want you to be aware. That is all.

Mr. Wilshaw: Thank you for that comment. Any other questions from any of the commissioners?

Mr. Denha: Can I just point out something, Mr. Chairman?

Mr. Wilshaw: Sure. Go ahead, Mr. Denha.

Mr. Denha: Thank you, sir. We respect your concerns. I will be very brief. This part of the center…my current tenants, the bulk food, and I have a chiropractor, they are small users. The least intense part of the center is the part that I am proposing the two additional drive-thru's. It is an ocean of parking since the day I bought this center and you guys probably drive by it and see the same thing. I mean so…the last thing I want to do is create an albatross for my existing tenants, but if I had two or three sit down restaurants and this and that, I would never even propose this. The advent of these drive-thru's is a key success to this center. I think we have addressed the safety concerns and we will continue to do so. I just wanted to echo that.

Mr. Wilshaw: Alright, thank you, sir. Is there any other questions or comments from any of the commissioners? If not, I am going to ask if there anybody in the audience that wishes to speak for or against this item? If so, you can click raise hand. There is no one in our audience wishing to speak on this petition. Mr.Denha, do you have any other comments you would like to make before we close the public hearing.

Mr. Denha: I will just say, number one I appreciate your guy's questions and you guys looking at this and I am looking for collaboration with the city to help on this with respect to my petitions for the longevity and success of this center. We put our money where our mouth is with respect to remodeling this center and this is just a function of the tracking and filling up this center. We are willing to spend money to do so and it is safe. With respect to the user, you guys are going to approve those down the line when in fact I get them, and I appreciate the thoughts in looking at it.

Mr. Wilshaw: Thank you, Mr. Denha. Mr. Tiseo, anything else you would like to say on this petition before I go to the motion?

Mr. Tiseo: No, I am fine. Thank you, sir.

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

#05-21-2021 ***RESOLVED***, That pursuant to a Public Hearing having been held by the City Planning Commission on May 18, 2021, on Petition 2021-03-02-06 submitted by Tiseo Architects, Inc. requesting approval of all plans required by Sections 11.03(n), 18.47 and 18.58 of the City of Livonia Zoning Ordinance No. 543, as amended, in connection with a proposal to construct a freestanding restaurant with drive-thru facilities and add drive-up window facilities to the southern end unit of the shopping center at 19043 thru 19053 Middlebelt Road and 29475 thru 29493 Seven Mile Road, located on the west side of Middlebelt Road between Clarita Avenue and Seven Mile Road in the Northeast ¼ of Section 11, the Planning Commission does hereby recommend to the City Council that Petition 2021-03-02-06 be approved subject to the following conditions:

1. That the Preliminary Site Plan identified as Sheet No. P1, dated March 12, 2021, as revised, prepared by Tiseo Architects, Inc., <u>but not including the drive-up window on the south end of the shopping center building</u>, is hereby approved and shall be adhered to. Installation of a drive-up window at the south end of the shopping center building, and all signage related thereto, may be reconsidered by the Planning Commission once a specific tenant or user is identified.

2. This approval is subject to City Council waiving the requirement for a by-pass lane in connection with the operation of a drive-up window for the outlot building.

3. That the service area behind the shopping center shall be repaired, resealed, and restriped as necessary to the satisfaction of the Inspection Department. That the site's trash dumpsters shall be enclosed. That the three walls of the trash dumpster areas shall be constructed out of building materials that shall complement that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass.

4. That all parking spaces shall be doubled striped at ten feet (10') wide by twenty feet (20') in length.

5. That the Landscape Plan identified as Sheet Number L101, dated May 7, 2021, as revised, prepared by Elements Studio Inc., is hereby approved, and shall be adhered to.

6. That all disturbed lawn areas shall be sodded in lieu of hydroseeding.

7. 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.

8. That the Outlot Building Elevations Plan identified as Sheet No. P4, dated March 12, 2021, as revised, prepared by Tiseo Architects, Inc., is hereby approved, and shall be adhered to.

9. 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.

10. That this approval is subject to the petitioner being granted variances from the Zoning Board of Appeals for deficient building setback and deficient parking and any conditions related thereto.

11. That all new pole-mounted light fixtures shall not exceed a height of twenty feet (20') and shall be aimed and shielded

to minimize stray light trespassing across property lines and glaring into adjacent roadways.

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

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

14. 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.

15. 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

16. 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 (1) 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.

LETTER TO THE LIVONIA CITY COUNCIL

21.

Law
June 15, 2021

MEETING DATE	PREPARED BY
June 28, 2021	Brenda Smyser, Program Supervisor,

AGENDA ITEM

REQUEST TO APPROVE A RESOLUTION OPPOSING SENATE BILL 446 AND HOUSE BILL 4722: Department of Law, re: to prevent the Legislature from preempting local zoning laws regarding short-term rental properties.

BACKGROUND

As Council no doubt knows, there is a move afoot in the Legislature – embodied in House Bill 4722 and identical Senate Bill 446 – to require Livonia and other communities across the state to treat short-term rental properties, e.g., Airbnb, as if they were ordinary owner-occupied single-family homes. Livonia citizens have offered many reasons to reject this proposal, be they noise and disruption or fear of the commercialization of residential neighborhoods.

The Michigan Municipal League and other allied organizations, together with a long list of Michigan municipalities, have urged the Legislature to slow this process and give this issue the consideration it deserves. A draft resolution to that effect is attached for your consideration.

RECOMMENDATION

Approving Resolution

FISCAL CONSIDERATION

N/A

ATTACHMENTS

1. Resolution Opposing SB 446 and HB 4722

APPROVED BY

Paul Bernier, City Attorney — Date: June 15, 2021

Maureen Miller Brosnan, Mayor — Date: June 17, 2021

WHEREAS, Home Rule and the Michigan Zoning Enabling Act confer authority on the people of Michigan, through their elected local officials and following protocols designed to maximize public input, to determine the character and destinies of their communities; and

WHEREAS, For that reason, the United States Supreme Court has described zoning as "perhaps the most essential function performed by local government, for it is one of the primary means by which we protect that sometimes difficult to define concept of quality of life;" and

WHEREAS, The Legislature is considering adoption of House Bill 446 and Senate Bill 4722, identical bills which would pre-empt local zoning control where short term rentals of residential properties are concerned; and

WHEREAS, Such pre-emption proposals are seldom prudent, because they assume all Michigan communities are alike; and

WHEREAS, Specifically, SB 446 and HB 4722 would require Livonia and other communities throughout the state to treat such short term rentals exactly as if they were owner-occupied, where nuisances, occupancy limits, inspections and fees, and taxes are concerned; and

WHEREAS, because such short term rentals would be commercial lodging rentals, but would not be subject to tax and inspection requirements which apply to other commercial lodging rentals, these bills would promote unfair competition in communities where hotels and other commercial lodgings do business; and

WHEREAS, In communities where the housing market is tight, unrestricted short term rentals will tend to drive up the price permanent residents must pay for housing; and

WHEREAS, because experience teaches that such unregulated commercial lodging rentals are likely to require more attention from police and use of other public resources than are owner-occupied homes, permanent residents will end up subsidizing these short term rentals; and

WHEREAS, Homebuyers typically do not purchase their properties in anticipation of a commercial lodging rental opening up next door; and

WHEREAS, Many Livonia homeowners have spoken out about the need to regulate short term rentals in this community.

NOW, THEREFORE, BE IT RESOLVED, that the City of Livonia hereby takes this means to indicate its strong opposition to SB 446 and HB 4722.

BE IT FURTHER RESOLVED, that copies of this resolution be sent to Governor Whitmer, State Senator Dayna Polehanki, State Representative Laurie Pohutsky, State Representative Jewell Jones, and the Michigan Municipal League State and Federal Affairs Division.

LETTER TO THE LIVONIA CITY COUNCIL

X1

Law
June 23, 2021

MEETING DATE	PREPARED BY
June 28, 2021	Brenda Smyser, Program Supervisor,

AGENDA ITEM

REQUEST TO APPROVE THE EXTENSION OF A JOINT DECLARATION AND RESOLUTION PERMITTING TEMPORARY OUTDOOR DINING AREAS DURING THE COVID-19 EMERGENCY: City Council, President, Kathleen McIntyre, and Mayor Maureen Miller Brosnan, re: to allow for the approval of temporary outdoor dining areas in connection with existing full and limited-service restaurants in the City of Livonia.

BACKGROUND

Request to Extend the Joint Declaration and Permitting Temporary Outdoor Dining Areas until September 30, 2021 (See CR #17-21)

RECOMMENDATION

Approve

FISCAL CONSIDERATION

N/A

ATTACHMENTS

1. JOINT DECLARATION AND RESOLUTION RE OUTDOOR ENTERTAINMENT VIEWING AREAS UNTIL 9-30-21
2. #17-21

APPROVED BY

Date: June 23, 2021

Paul Bernier, City Attorney

Date: June 24, 2021

Maureen Miller Brosnan, Mayor

Executive Order imposes seating and distancing limitations on these establishments.

The following standards for a temporary outdoor dining area shall apply and the application for such use shall include the following information:

1. The location and size of the proposed temporary outdoor dining area in relation to parking and traffic circulation, both on and off the premises, and to streets giving access to it. The layout shall be such that traffic to and from the use, and the assembly of persons in connection therewith, will not be hazardous or inconvenient nor unduly conflict with normal traffic flow. In applying this standard, the Director shall consider, among other things, convenient routes for pedestrian traffic, the relationship of the proposed temporary outdoor dining area to main traffic thoroughfares, vehicular turning movements, and the location and access of off-street parking.

2. The location and size of the proposed temporary outdoor dining area in relation to existing buildings, structures, or other features located on or off the premises, including paths of ingress and egress to such areas. That the capacity for outdoor dining shall not exceed one-half (½) of the allowable indoor seating pursuant to Executive Order.

3. Provisions for adequate lighting, ventilation, electrical, and fire safety.

4. Provisions for adequate off-street parking.

5. The arrangement, location and spacing of the outdoor seating taking into consideration proper social distancing requirements.

6. The location of any temporary hostess stands, waitstaff stands, restrooms, and consumer gathering areas taking into consideration proper social distancing requirements.

7. The limits of an outdoor dining area shall be properly delineated using either a temporary structure (i.e., open-sided tent and/or canopy), or by other means such as temporary bollards, fencing, landscaping, etc.

8. Where a liquor license issued by the MLCC allows for the consumption of alcohol on the premises, the temporary outdoor dining area shall be fully enclosed with temporary fencing as approved by the Director and shall be properly secured and equipped with gates or other approved openings to allow for emergency egress.

9. The consumption of all food and alcohol shall be restricted to within the building and the approved limits of the temporary outdoor dining patio.

10. The plans shall include adequate provisions for the collection and containment of all refuse.

11. Outdoor sound or video equipment, including televisions, live music, or entertainment, shall be prohibited in connection with a temporary outdoor dining area allowed under this Joint Declaration and Resolution.

12. All temporary outdoor dining areas allowed under this Joint Declaration and Resolution shall promptly close no later than 10:00 p.m. and shall remain closed for business until no earlier than 8:00 a.m. the following morning. This Joint Declaration and Resolution does not waive the City of Livonia noise ordinance.

13. Stormwater and natural drainage flow shall not be impeded.

14. Smoking in any part of an approved temporary outdoor dining area is strictly prohibited.

BE IT FURTHER RESOLVED, that temporary permits pursuant to this Joint Declaration and Resolution confer no vested rights or conforming use status and are revocable immediately upon the detection of any violation of law or MLCC regulation in connection with operations pursuant to this resolution. Any investments made in pursuit of operations pursuant to this resolution are made purely at the investor's risk. This Joint Declaration and Resolution shall continue so long as an active Executive Order of the Governor or the Director of the Department of Health and Human Services imposes seating and distancing limitations on these establishments.

WHEREAS, the novel coronavirus (COVID-19) is a respiratory disease that can result in serious illness or death and can be spread from person to person. On March 10, 2020, Governor Gretchen Whitmer declared a state of emergency across the State of Michigan under Section 1 of Article 5 of the Michigan Constitution of 1963, the Emergency Management Act, 1976 PA 390, as amended, MCL 30.401 et seq., and the Emergency Powers of the Governor Act of 1945, 1945PA 302, as amended, MCL 10.31 et seq. as a result of the dangers associated with COVID-19. Further, pursuant to MCL 333.2221 and MCL 333.226(d), the Director of the Michigan Department of Health and Human Services (MDHHS) has subsequently promulgated rules designed to safeguard public health and prevent the spread of the disease and the existence of sources of contamination.

WHEREAS, the Mayor and the City Council recognize the emergency pursuant to MCL 30.410 and the threat that it poses to the local economy in general and the dining and hospitality industry in particular.

WHEREAS, pursuant to various Executive Orders issued by the Governor and orders of the Director of the Michigan Department of Health and Human Services (collectively, “Executive Orders”), dine-in restaurants were ordered to be closed for dine-in business and/or ordered to significantly reduce dine-in seating. These orders that were designed to prevent the spread of COVID-19 have put an enormous strain on local restaurants, their employees, and the public.

THEREFORE BE IT RESOLVED, that to assist local restaurants, the City of Livonia, through the Mayor and City Council, any existing full or limited service restaurant with indoor dining that exceeds twelve (12) customer seats is allowed under this Joint Declaration and Resolution to submit a request to the City of Livonia Department of Inspection to temporarily add or expand an existing outdoor dining area. The Director of the Department of Inspection (Director) or any of his duly authorized assistants, together with the City of Livonia Planning Department and Department of Public Safety, shall review an application for a temporary outdoor dining area to ensure compliance with the following items and with any other applicable code or measure deemed necessary to ensure the health, safety and welfare of the public, including patrons and employees and the community as a whole. An application shall be accompanied with plans and drawings with information and details as specified below including the appropriate review and inspection fees. Upon review of an application, the Director of the Department of Inspection shall determine whether to issue the required building, mechanical and occupancy permits for a temporary outdoor dining area. Authorization of a temporary outdoor dining area under this Resolution, with or without an allowance for the sale of alcoholic beverages for consumption on the premises as may be approved by the Michigan Liquor Control Commission (MLCC), shall temporarily waive the requirements for such use or uses as provided for under the City of Livonia Zoning Ordinance No. 543, as amended, and any and all permits granted under this Resolution shall continue until September 30, 2021.

The following standards for a temporary outdoor dining area shall apply and the application for such use shall include the following information:

1. The location and size of the proposed temporary outdoor dining area in relation to parking and traffic circulation, both on and off the premises, and to streets giving access to it. The layout shall be such that traffic to and from the use, and the assembly of persons in connection therewith, will not be hazardous or inconvenient nor unduly conflict with normal traffic flow. In applying this standard, the Director shall consider, among other things, convenient routes for pedestrian traffic, the relationship of the proposed temporary outdoor dining area to main traffic thoroughfares, vehicular turning movements, and the location and access of off-street parking.

2. The location and size of the proposed temporary outdoor dining area in relation to existing buildings, structures, or other features located on or off the premises, including paths of ingress and egress to such areas. That the capacity for outdoor dining shall not exceed one-half (½) of the allowable indoor seating.

3. Provisions for adequate lighting, ventilation, electrical, and fire safety.

4. Provisions for adequate off-street parking.

5. The arrangement, location and spacing of the outdoor seating taking into consideration proper social distancing requirements.

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9. The consumption of all food and alcohol shall be restricted to within the building and the approved limits of the temporary outdoor dining patio.

10. The plans shall include adequate provisions for the collection and containment of all refuse.

11. Outdoor sound or video equipment, including televisions, live music, or entertainment, shall be prohibited in connection with a temporary outdoor dining area allowed under this Joint Declaration and Resolution.

12. All temporary outdoor dining areas allowed under this Joint Declaration and Resolution shall promptly close no later than 10:00 p.m. and shall remain closed for business until no earlier than 8:00 a.m. the following morning. This Joint Declaration and Resolution does not waive the City of Livonia noise ordinance.

13. Stormwater and natural drainage flow shall not be impeded.

14. Smoking in any part of an approved temporary outdoor dining area is strictly prohibited.

BE IT FURTHER RESOLVED, that temporary permits pursuant to this Joint Declaration and Resolution confer no vested rights or conforming use status and are revocable immediately upon the detection of any violation of law or MLCC regulation in connection with operations pursuant to this resolution. Any investments made in pursuit of operations pursuant to this resolution are made purely at the investor's risk. This Joint Declaration and Resolution shall continue so long as an active Executive Order of the Governor or the Director of the Department of Health and Human Services imposes seating and distancing limitations on these establishments.

ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR MEETING OF JANUARY 13, 2021

#17-21 WHEREAS, the novel coronavirus (COVID-19) is a respiratory disease that can result in serious illness or death and can be spread from person to person. On March 10, 2020, Governor Gretchen Whitmer declared a state of emergency across the State of Michigan under Section 1 of Article 5 of the Michigan Constitution of 1963, the Emergency Management Act, 1976 PA 390, as amended, MCL 30.401 et seq., and the Emergency Powers of the Governor Act of 1945, 1945PA 302, as amended, MCL 10.31 et seq. as a result of the dangers associated with COVID-19. Further, pursuant to MCL 333.2221 and MCL 333.226(d), the Director of the Michigan Department of Health and Human Services (MDHHS) has subsequently promulgated rules designed to safeguard public health and prevent the spread of the disease and the existence of sources of contamination.

WHEREAS, the Mayor and the City Council recognize the emergency pursuant to MCL 30.410 and the threat that it poses to the local economy in general and the dining and hospitality industry in particular.

WHEREAS, pursuant to various Executive Orders issued by the Governor and orders of the Director of the Michigan Department of Health and Human Services (collectively, "Executive Orders"), dine-in restaurants were ordered to be closed for dine-in business and/or ordered to significantly reduce dine-in seating. These orders that were designed to prevent the spread of COVID-19 have put an enormous strain on local restaurants, their employees, and the public.

THEREFORE BE IT RESOLVED, that to assist local restaurants, the City of Livonia, through the Mayor and City Council, any existing full or limited service restaurant with indoor dining that exceeds twelve (12) customer seats is allowed under this **Joint Declaration and Resolution to submit a request to the City of Livonia Department of Inspection to temporarily add or expand an existing outdoor dining area**. The Director of the Department of Inspection (Director) or any of his duly authorized assistants, together with the City of Livonia Planning Department and Department of Public Safety, shall review an application for a temporary outdoor dining area to ensure compliance with the following items and with any other applicable code or measure deemed necessary to ensure the health, safety and welfare of the public, including patrons and employees and the community as a whole. An application shall be accompanied with plans and drawings with information and details as specified below including the appropriate review and inspection fees. Upon review of an application, the Director of the Department of Inspection shall determine whether to issue the required building, mechanical and occupancy permits for a temporary outdoor dining area. Authorization of a temporary outdoor dining area under this Resolution, with or without an allowance for the sale of alcoholic beverages for consumption on the premises as may be approved by the Michigan Liquor Control Commission (MLCC), shall temporarily waive the requirements for such use or uses as provided for under the City of Livonia Zoning Ordinance No. 543, as amended, and any and all permits granted under this Resolution shall continue so long as an active