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33000 CIVIC CENTER DRIVE  
LIVONIA, MICHIGAN 48154-3097  
(734) 466-2250  
[citycouncil@livonia.gov](mailto:citycouncil@livonia.gov)

**OFFICE OF THE COUNCIL**

**ELECTRONIC AGENDA PACKET FOR  
THE PUBLIC HEARING OF  
MONDAY, AUGUST 2, 2021  
7:00 P.M.**

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

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

**PUBLIC HEARING AGENDA OF THE LIVONIA CITY COUNCIL**  
**Monday, August 2, 2021**  
**7:00 P.M.**  
**Livonia City Hall Auditorium**  
**33000 Civic Center Drive, Livonia, Michigan**

**AUDIENCE COMMUNICATION**

**AGENDA ITEM**

1. [Petition 2021-06-01-04 submitted by Speedway L.L.C. pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the properties at 13950 Merriman Road and 31324, 31330 and 31374 Schoolcraft Road, located on the northeast corner of Schoolcraft and Merriman Roads in the Southwest ¼ of Section 23, from C-1, Local Business to C-2, General Business.](#)

**AUDIENCE COMMUNICATION**

SUSAN M. NASH, CITY CLERK

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

OFFICE OF THE CITY COUNCIL

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Cathy K. White



33000 CIVIC CENTER DRIVE  
LIVONIA, MICHIGAN 48154-3097  
(734) 466-2250

July 12, 2021

To be announced at the City Council Regular Meeting of **Monday July 26, 2021**

**A Public Hearing for the following item will be held on  
Monday, August 2, 2021  
7:00 P.M.  
Livonia City Hall Auditorium  
33000 Civic Center Drive, Livonia, Michigan 48154**

**Petition 2021-06-01-04** submitted by Speedway L.L.C. pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the properties at 13950 Merriman Road and 31324, 31330 and 31374 Schoolcraft Road, located on the northeast corner of Schoolcraft and Merriman Roads in the Southwest  $\frac{1}{4}$  of Section 23, from C-1, Local Business to C-2, General Business.

cc: Mayor, City Clerk (suggested publication 07/18/21), City Treasurer, City Attorney, Director of Planning & Economic Dev., City Assessor, City Engineer, Director of Public Works, Director of Finance and Director of Inspection



## LETTER TO THE LIVONIA CITY COUNCIL

Planning  
July 14, 2021

### MEETING DATE

August 2, 2021

### PREPARED BY

Stephanie Reece, Program Supervisor

### AGENDA ITEM

Petition 2021-06-01-04 submitted by Speedway L.L.C. pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the properties at 13950 Merriman Road and 31324, 31330 and 31374 Schoolcraft Road, located on the northeast corner of Schoolcraft and Merriman Roads in the Southwest ¼ of Section 23, from C-1, Local Business to C-2, General Business.

### BACKGROUND

### RECOMMENDATION

At the 1,177nd Public Hearing and Regular Meeting held by the City Planning Commission on July 13, 2021, the following resolution was unanimously adopted:

#07-32-2021 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on July 13, 2021, on Petition 2021-06-01-04 submitted by Speedway L.L.C. pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the properties at 13950 Merriman Road and 31324, 31330 and 31374 Schoolcraft Road, located on the northeast corner of Schoolcraft and Merriman Roads in the Southwest ¼ of Section 23, from C-1, Local Business to C-2, General Business, the Planning Commission does hereby recommend to the City Council that Petition 2021-06-01-04 be approved for the following reasons:

1. That a change of zoning to C-2, General Business is compatible to and in harmony with the surrounding land uses and zoning districts in the area.
2. That the proposed change of zoning and projected redevelopment represents a reasonable and logical transformation of the subject properties which adheres to the principles of sound land use planning.
3. That the proposed change of zoning would cause the zoning of the property to correspond to the use of the property more accurately.
4. That the proposed change of zoning is supported by The Livonia Vision 21 (LV21) Future Land Use map which shows the subject area of the rezoning as Corridor Commercial, and
5. That the proposed zoning and projected use is consistent with the purposes, goals and objectives of the Zoning Ordinance, which seek to ensure compatibility and appropriateness of uses

so as to enhance property values and to create and promote a more favorable environment for neighborhood use and enjoyment.

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

## FISCAL CONSIDERATION

## ATTACHMENTS

1. 2021-06-01-04\_Speedway\_E-COUNCIL Pkt
2. 2021-06-01-04\_Speedway\_Survey
3. 2021-06-01-04\_Speedway\_Warranty Deed

## APPROVED BY



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Mark Taormina, Planning and Economic Development  
Director

Date: July 19, 2021



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Maureen Miller Brosnan, Mayor

Date: July 23, 2021

**Petition 2021-06-01-04 submitted by Speedway L.L.C.**  
pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the properties at 13950 Merriman Road and 31324, 31330 and 31374 Schoolcraft Road, located on the northeast corner of Schoolcraft and Merriman Roads in the Southwest ¼ of Section 23, from C-1, Local Business to C-2, General Business.

REZONING APPLICATION  
CITY OF LIVONIA, MICHIGAN

All applications must be presented in quadruplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications **must** include property owner's name, address and notarized signature. You are invited and encouraged to review your proposal with the Planning Department staff.

Date Filed: 6-8-2021 Petition 2021-06-01-04

Site Address: 31374 Schoolcraft Road Sidwell 46-091-03-0014-001; 002; 005; 006

Requesting To Rezone Property From C-1 Local Business To C-2 General Business

For the Following Reason (s) To allow for a new Speedway gas station

Applicant: Jacob Miller Business/Company: Speedway LLC

Applicant's Address: 550 Speedway Dr. City: Enon State: OH Zip Code: 45323

Applicant's Phone # (937) 863-4353 Applicant's Email jrmiller@speedway.com

Please provide the following information:

- 1) **Legal Description** of the property to be considered. Paper copy must be clearly printed.
- 2) **Fully Dimensional Map (3 copies)** drawn at an appropriate scale, with a north arrow, dated & legend key to symbols and showing:
  - The land that would be affected by the proposed amendment.
  - The dimensions, square footage & acreage of the land.
  - The existing conditions of the site, including all structures & parking layout.
  - A legal description of the land to be rezoned.
  - All public and private right-of-ways & easements bounding & intersecting the site.
  - A preliminary plan showing the proposed land use(s) of the land under consideration.
  - The zoning classification of all abutting zoning districts.
  - The structures and existing land uses on all property adjacent to the subject parcel and on other such property as may, in the City Planner's determination, be necessary to properly reflect the existing character of the surrounding neighborhood.

A copy of the Fully Dimensional Map submitted in a pdf. format either on a CD or it can be mailed to [Planning@ci.livonia.mi.us](mailto:Planning@ci.livonia.mi.us)

Owner of Property: Speedway LLC

Owner's Address: 500 Speedway Drive City: Enon State: OH Zip Code: 45323

Owner's Phone # (800) 643-1948 Owner's Email jrmiller@speedway.com

Signature of Owner: [Signature] Print Name: Michael P. Tierney

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

on this 2nd day of June 20 21

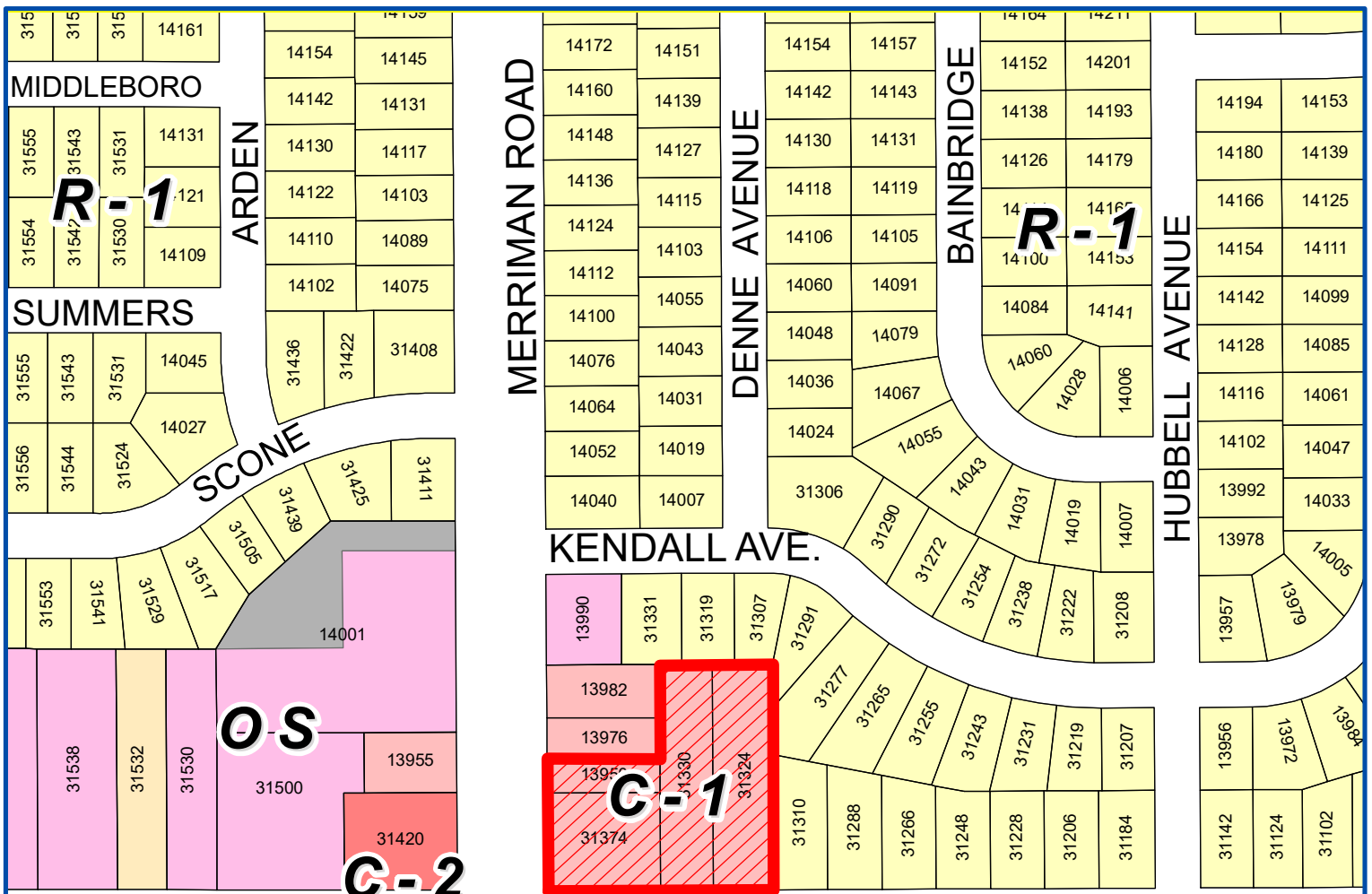
Signature of Notary Michelle Burns My commission expires 4-24-24

APPROVED AS FORM  
Department of Law

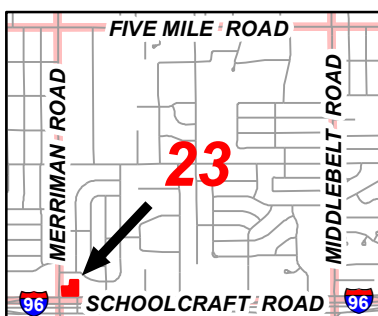
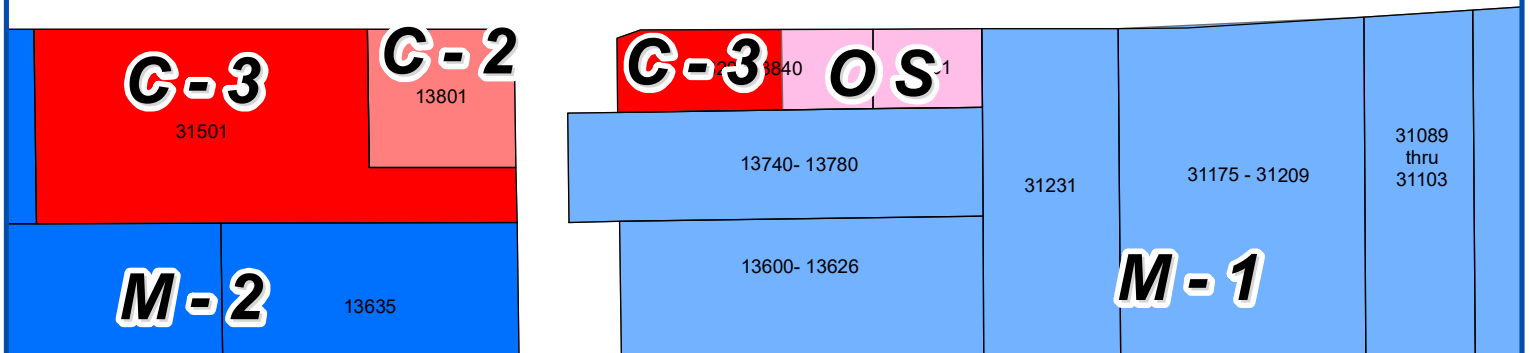
By: Spencer E. Foster

Date: 6/8/2021





**SCHOOLCRAFT ROAD**  
**I-96 EXPRESSWAY**



## Address & Zoning Map

Petition 2021-06-01-04

Speedway

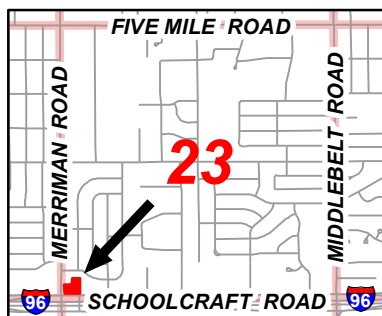
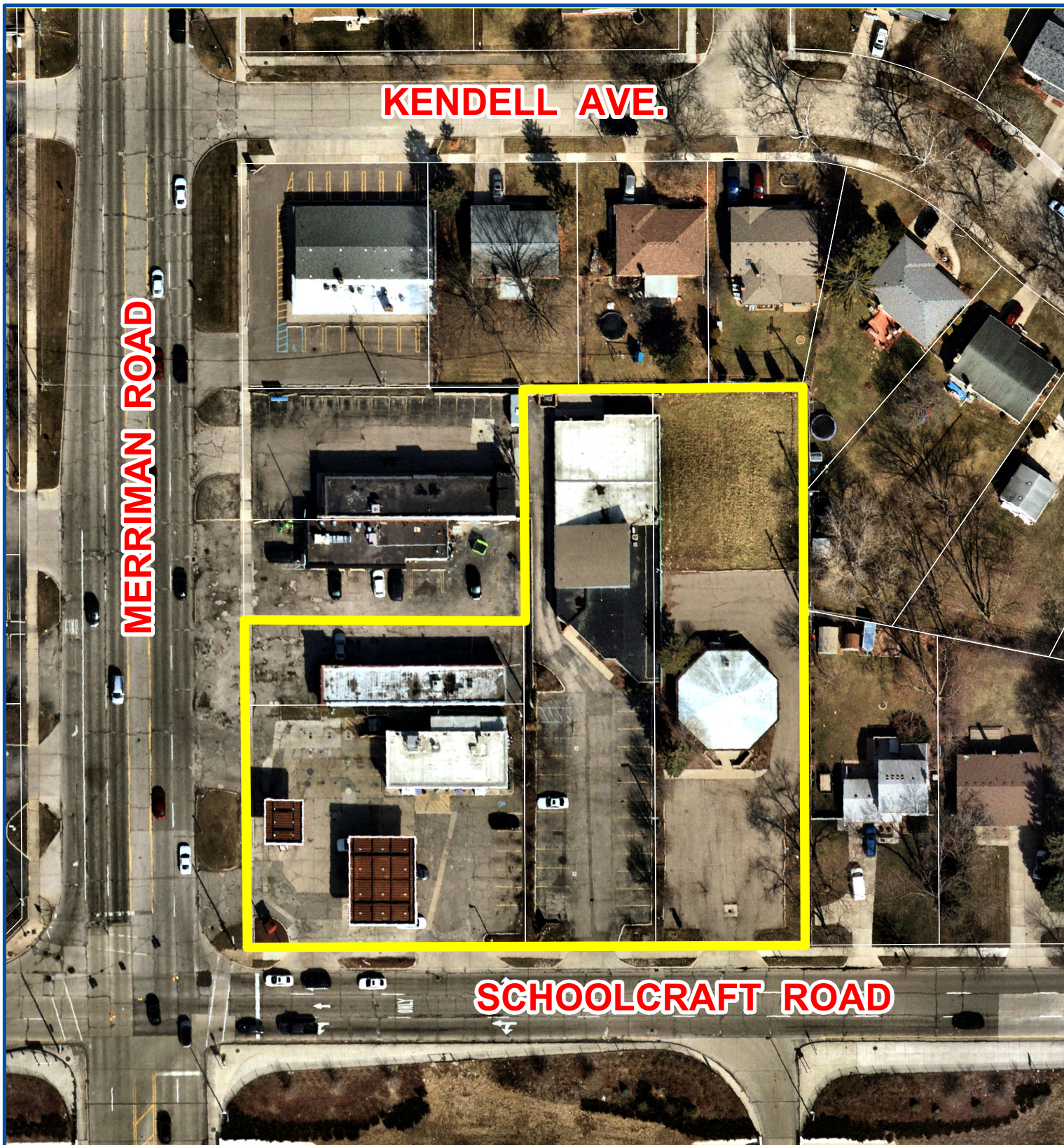
13950 Merriman & 31324, 31330 & 31374 Schoolcraft  
 C-1 to C-2



Not to Scale



City of Livonia  
 Planning Department



## Aerial Map

Petition 2021-06-01-04

Speedway

13950 Merriman & 31324, 31330 & 31374 Schoolcraft  
C-1 to C-2



Not to Scale



City of Livonia  
Planning Department

# PLANNING COMMISSION STAFF NOTES

## PUBLIC HEARING

### ITEM 1

**Petition 2021-06-01-04 submitted by Speedway L.L.C.** pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the properties at 13950 Merriman Road and 31324, 31330 and 31374 Schoolcraft Road, located on the northeast corner of Schoolcraft and Merriman Roads in the Southwest ¼ of Section 23, from C-1, Local Business to C-2, General Business.

#### **June 29, 2021: Study Meeting:**

This petition seeks to rezone four (4) contiguous parcels located at the northeast corner of Schoolcraft and Merriman Roads, from C-1 (Local Business) to C-2 (General Business). The purpose of the rezoning is to allow for the redevelopment and expansion of an existing Speedway gas station. The rezoning is necessary because gas stations are treated as a waiver use in a C-2 zoning district but not allowed in the current C-1 district. The existing facility operates as a valid nonconforming use.

The four (4) parcels that make up the site are all owned by the applicant for this rezoning petition. The corner property, at 31374 Schoolcraft Road, is the location of the existing gas station. This parcel measures approximately 150 feet along Schoolcraft Road by 130 feet along Merriman Road. Located immediately east of the gas station property is 31330 Schoolcraft Road. This parcel, which contains a one-story office building, measures approximately 70 feet by 300 feet. East of that property is another one-story office building located at 31324 Schoolcraft Road. This parcel measures approximately 90 feet by 300 feet. The fourth property is at 13950 Merriman Road which borders the gas station to the north and measures approximately 45 feet by 150 feet. This site is the location of the former Bai-Lynn Party Store. Combined, the four (4) properties contain approximately 310 feet of frontage on Schoolcraft Road and 175 feet along Merriman Road with a total land area of approximately 71,438 square feet or 1.64 acres. All four (4) parcels are currently zoned C-1. The proposed rezoning would place the entire site under the C-2 zoning classification.

West of the subject site, across Merriman Road, is an existing Mobil gas station, zoned C-2. Also on this side of the street are a variety of retail and office-type uses, zoned OS (Office Services) and C-1. Directly south, across Schoolcraft Road is a small retail strip center zoned C-3 (Highway Services), as well as an office building zoned OS. On the corner diagonally across Schoolcraft Road is an existing Exxon gas station. To the north, fronting on Merriman Road, is Tony Ba'lony's Delicatessen and the Bowers Chiropractic Clinic, both zoned C-1. Also located to the north and east adjacent to the subject site are single-family homes that are part of the Bai-Lynn Park Subdivision, zoned R-1 (One Family Residential).

The submitted preliminary site plan shows that if the zoning change is approved, the proposed redevelopment would include demolishing and removing the current gas station building, the former Bai-Lynn party store building, and the office building at 31324 Schoolcraft Road. The new gas station building would measure 4,608 square feet. The existing office building at 31330 Schoolcraft Road would remain and would be utilized by Speedway for office purposes.

The new and expanded Speedway gas station building would be positioned further north of its current location in the same general location as the former Bai-Lynn party store. The building would be set back approximately 117 feet back from Schoolcraft Road and 62 feet back from Merriman Road. In front of the new station, stretching along the site's entire Schoolcraft Road frontage, would be single "dive-in" row of ten (10) gasoline pump islands. Each pump would be equipped to accommodate two (2) vehicles, one on either side, with a total capacity of twenty (20) vehicles making this the largest gas station in the City. An overhead canopy would extend the full length of the ten (10) pump islands with overall dimensions of 28 feet by 241 feet.

Required parking for gas stations is based on a ratio of one (1) space for each 150 square feet of floor space devoted to retail sales. Based on the floor area of the proposed building ( $4,608 \times 80\% \div 150$ ), this station would require twenty-five (25) parking spaces. Required parking for a general office building is based on a ratio of one (1) space for each 200 square feet of usable floor space. Based on the floor area of the existing office building that would remain ( $6,951 \times 80\% \div 200$ ), the required parking for this building would be twenty-eight (28) spaces. Together, both uses would require a total of fifty-three (53) parking spaces. The site plan shows fifty-one (51) parking spaces, a deficiency of two (2) spaces. All the parking spaces shown on the preliminary plan are only nine feet (9') wide. Parking spaces are required to be ten feet (10') wide by twenty feet (20') in length.

The subject site would have a total of three (3) driveways, including two (2) on Schoolcraft Road and one (1) on Merriman Road.

The Livonia Vision 21 (LV21) Future Land Use map shows the subject area as a *Corridor Commercial* which is suitable for the proposed rezoning and use. However, the Planning Department is of the opinion that the C-2 zoning district boundaries should be tailored specifically to the limits of the gas station, including the building and desired number of pumps, with the total number of pumps reduced to eight (8).

**July 13, 2021: Public Hearing:**

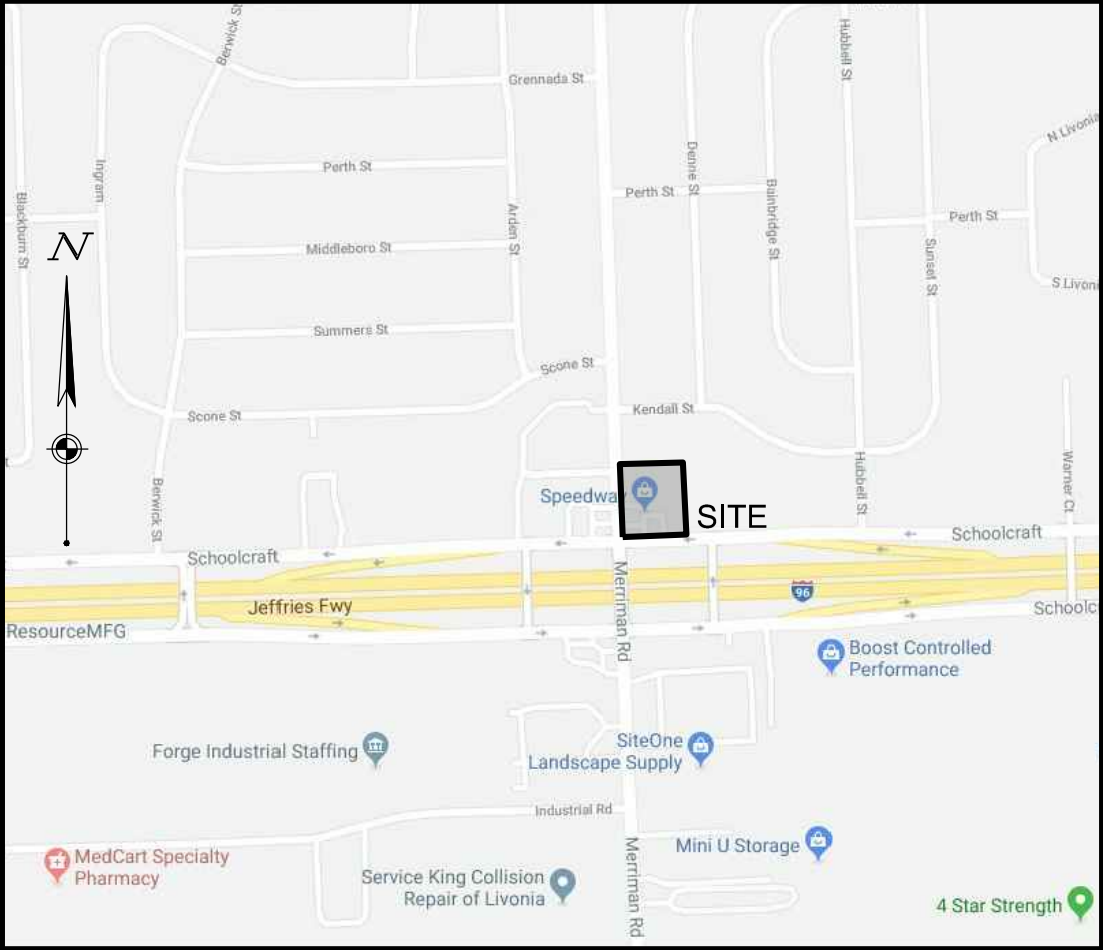
Concerns raised at the study meeting included: 1) the large number of fuel pumps and their location at the east end of the site creating a potential for traffic conflicts, especially with vehicles traveling across Schoolcraft Road and entering the site from the highway crossover which is directly in-line with driveway; and 2) the impact on parking for the commercial property to the north (Tony Ba'lony's). A review of the history files shows that the now pizza/deli property, which use to be a hair salon, was originally owned in common with the former liquor store, Bai-Lynn. The two sites shared a driveway from Middlebelt Road along with a single drive aisle with parking on either side. After the properties were sold to separate parties, the sites continued to function under this shared arrangement, but without any known formal cross access/parking agreement. The preliminary development plan for the new and expanded Speedway gas station appears that it will impact the width of the drive aisle, which will only be needed to accommodate Tony Ba'lony's traffic.

**Approving Resolution:** That the request to rezone the properties at 13950 Merriman Road and 31324, 31330 and 31374 Schoolcraft Road from C-1 to C-2 is hereby approved, subject to City Council approval, for the following reasons:

1. That a change of zoning to C-2, General Business is compatible to and in harmony with the surrounding land uses and zoning districts in the area.
2. That the proposed change of zoning and projected redevelopment represents a reasonable and logical transformation of the subject properties which adheres to the principles of sound land use planning.
3. That the proposed change of zoning would cause the zoning of the property to correspond to the use of the property more accurately.
4. That the proposed change of zoning is supported by The Livonia Vision 21 (LV21) Future Land Use map which shows the subject area of the rezoning as *Corridor Commercial*, and
5. That the proposed zoning and projected use is consistent with the purposes, goals and objectives of the Zoning Ordinance, which seek to ensure compatibility and appropriateness of uses so as to enhance property values and to create and promote a more favorable environment for neighborhood use and enjoyment.

**Denying Reasons:** That the request to rezone the properties at 13950 Merriman Road and 31324, 31330 and 31374 Schoolcraft Road from C-1 to C-2 is hereby denied for the following reasons:

1. That the petitioner has failed to affirmatively show that the proposed change of zoning is necessary and is needed to utilize the property.
2. That the anticipated development of a gas station with a single “dive-in” row of ten (10) gasoline pumps stretching along the site’s entire Schoolcraft Road frontage would unduly tax and conflict with the established and normal traffic flow of the area.
3. That the petitioner has failed to clearly show that the proposed change of zoning and the intended redevelopment of the property would be compatible to and in harmony with the adjacent residential neighborhood, and
4. That the proposal fails to conclusively deal with all the concerns deemed necessary for the safety and welfare of the City and its residents.



VICINITY MAP:  
NOT TO SCALE

SITE LOCATION  
LAT -42°23'02" N  
LON -83°21'10" W

SURVEY NOTES:

- NORTH AND BEARING SYSTEM BASED ON MICHIGAN STATE PLANE - SOUTH, NAD 83 AND UPON GPS OBSERVATIONS TAKEN BY CESO INC IN SEPTEMBER OF 2018. SCALED TO GROUND AT LAT N42°23'03", LONG W83°21'12", WITH A GROUND SCALE FACTOR OF 1.00008036033812 VERTICAL DATUM BASED ON NAVD 88.
- ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE WAYNE COUNTY REGISTER OF DEEDS OFFICE LOCATED IN DETROIT, MICHIGAN, UNLESS NOTED OTHERWISE.
- SURVEY PREPARED FROM FIELDWORK PERFORMED IN SEPTEMBER 2018 AND APRIL 2019. ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- THIS SURVEY DOES NO CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE PARCEL SHOWN HEREON WE OBTAINED THROUGH A CERTIFIED TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 01-18035979-01T, DATED JUNE 22, 2018, COMMITMENT NUMBER 0118035979-04T, DATED JUNE 22, 2018 AND AMROCK INC., COMMITMENT NUMBER 65527264, DATED MARCH 18, 2019.
- ACCESS TO THE SUBJECT PROPERTY IS AVAILABLE VIA MERRIMAN ROAD & SCHOOLCRAFT ROAD.
- UTILITIES IN THE FORM OF GAS, ELECTRIC, SANITARY SEWER, STORM SEWER AND WATER ARE ALL LOCATED EITHER ON THE SUBJECT OR WITHIN THE PUBLIC RIGHT-OF-WAY ADJOINING SAID PARCEL. NO EVIDENCE OF SANITARY SEWER ON-SITE.
- CURRENT ZONING ON THE PARCELS AS EVIDENCED BY THE CITY OF LIVONIA ZONING DEPARTMENT IS C-1 (LOCAL BUSINESS).
- NO EVIDENCE OF CURRENT OR RECENT EXCAVATION OR CONSTRUCTION ON THE PROPOSED SPEEDWAY PARCEL.
- NO EVIDENCE OF DELINEATED WETLANDS AT THE TIME OF SURVEY.
- THE SURVEY IS NOT A RECORDABLE DOCUMENT FOR TRANSFER OF TITLE.
- THE CURRENTLY ARE 10 REGULAR AND 1 ADA MARKED SPACES ON TRACT 1, 5 MARKED PARKING SPACES ON TRACT 2, 23 REGULAR AND 2 ADA MARKED SPACES ON TRACT 3 AND 14 REGULAR MARKED PARKING SPACES ON TRACT 4.
- THE SURVEYOR WAS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY AND THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION AT THE TIME OF SURVEY.
- ENCROACHMENTS AS SHOWN HEREON. NO EASEMENT FOUND FOR POLES AND OVERHEAD LINES RUNNING ALONG THE NORTH AND EAST PROPERTY LINES AS SHOWN.

FLOOD ZONE STATEMENT

PARCEL IS LOCATED WITHIN "ZONE X" AN AREA OF MINIMAL FLOOD HAZARD. AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 26163C0063E EFFECTIVE DATE: FEBRUARY 2, 2012; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITY DISCLAIMER:

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND FIELD MARKS PROVIDED BY THE UNDERGROUND DETECTIVE. THE SURVEYOR MAKES NO GUARENTEE THAT THE UTILITIES LOCATED HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

ALTANSPPS LAND TITLE SURVEY

MERRIMAN AND SCHOOLCRAFT ROAD  
SECTION 23, TOWN 1 SOUTH, RANGE 9 EAST  
CITY OF LIVONIA WAYNE COUNTY, MICHIGAN

COMMITMENT # 01-18035979-04T  
TRACT 1  
SCHEDULE B II EXCEPTIONS:

THIS ALTA/NSPS SURVEY IS EXECUTED HEREON PER A CERTIFIED TITLE REPORT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.  
COMMITMENT 01-18035979-04T  
EFFECTIVE DATE: JUNE 22, 2018

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

SURVEY RELATED EXCEPTIONS:

- SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE, AS RECORDED IN PLAT BOOK 84, PAGE 9 OF WAYNE COUNTY RECORDS. (NO PLOTTABLE EASEMENTS ON THE SUBJECT PROPERTY)
- DECLARATION OF RESTRICTIVE COVENANT, RECORDED 02/16/2011, IN BOOK 48985, PAGE 1419 OF THE WAYNE COUNTY RECORDS. (THE PROPERTY DESCRIBED IS TRACT 1 AS SHOWN HEREON)

COMMITMENT # 01-18035979-04T  
TRACT 1  
EXHIBIT A - LEGAL DESCRIPTION

SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN DESCRIBED AS FOLLOWS:

THE WESTERLY 150 FEET OF THE SOUTHERLY 130 FEET OF OUT LOT "A", BAI-LYNN PARK, BEING A PART OF THE SOUTHWEST 1/4 SECTION 23, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 84 OF PLATS, PAGE 9, OF WAYNE COUNTY RECORDS.

TAX I.D. NUMBER 46-091-03-0014-001

BEING THE SAME PROPERTY CONVEYED TO MERCURY PETROLEUM, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, GRANTEE, FROM TPI PETROLEUM, INC., A MICHIGAN CORPORATION, GRANTOR, BY DEED RECORDED 06/23/2000, IN BOOK 31894, PAGE 626 OF THE COUNTY RECORDS.

COMMITMENT # 01-18035979-01T  
TRACT 2  
SCHEDULE B EXCEPTIONS:

THIS ALTA/NSPS SURVEY IS EXECUTED HEREON PER A CERTIFIED TITLE REPORT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.  
ORDER NUMBER: 01-18035979-01T  
EFFECTIVE DATE: JUNE 22, 2018

THE POLICY OR POLICIES ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

- SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE PLAT OF OUT LOT "A", BAI-LYNN PARK, AS RECORDED IN PLAT BOOK 84, PAGE 9 OF WAYNE COUNTY RECORDS. (NO PLOTTABLE EASEMENTS WITHIN THE SUBJECT PARCELS)
- SUBJECT TO THE INTEREST OF THE HEIRS AT LAW OF H.A. GARLACZ AKA HENRY A. GARLACZ, THE QUIT-CLAIM DEED RECORDED IN BOOK 30274, PAGE 2825 FROM H.A. GARLACZ AKA HENRY A. GARLACZ, GRANTOR, TO HENRY A. GARLACZ AND GARY V. GARLACZ, GRANTEEES, AS JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP, WAS DATED 01/19/1990 AND RECORDED 08/20/1999. HENRY A. GARLACZ DIED ON 05/18/1995. (THE PROPERTY DESCRIBED IS TRACT 2 AS SHOWN HEREON)

COMMITMENT # 01-18035979-01T  
TRACT 2  
SCHEDULE "A" LEGAL DESCRIPTION

SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN DESCRIBED AS FOLLOWS:

THE NORTH 45 FEET OF THE SOUTH 175 FEET OF THE WEST 150 FEET OF OUTLOT A, BAI-LYNN PARK SUBDIVISION, AS RECORDED IN LIBER 84, PAGE 9 OF PLATS, WAYNE COUNTY RECORDS.

TAX I.D. NUMBER 46-091-03-0014-002

BEING THE SAME PROPERTY CONVEYED TO BAI LYNN MARKET, INC., A MICHIGAN CORPORATION, GRANTEE, FROM A.S.E. PROPERTIES, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, GRANTOR, BY DEED RECORDED 08/31/2005, IN BOOK 43439, PAGE 79 OF THE COUNTY RECORDS.

TRACTS 3 & 4

(COMMITMENT PARCELS 1 & 2)  
SCHEDULE B II EXCEPTIONS:

THIS ALTA/NSPS SURVEY IS EXECUTED HEREON PER A CERTIFIED TITLE REPORT PROVIDED BY AMROCK INC.  
ORDER NUMBER: 65527264  
EFFECTIVE DATE: FEBRUARY 25, 2019

THE POLICY OR POLICIES ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

SURVEY RELATED EXCEPTIONS:

- 6' PRIVATE EASEMENT FOR PUBLIC UTILITIES AS RECORDED IN LIBER 84, OF PLATS, PAGE 9. (SHOWN HEREON)
- RIGHT OF WAY RECORDED IN SEPTEMBER 1, 1960 IN LIBER 14284, PAGE 50. (SHOWN HEREON)

TRACT 3 COMMITMENT PARCEL  
(COMMITMENT PARCEL 1)  
EXHIBIT A - LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF LIVONIA IN THE COUNTY OF WAYNE IN THE STATE OF MICHIGAN.

THE WEST 70 FEET OF THE EAST 150 FEET OF OUTLOT A OF BAI-LYNN PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 84 OF PLATS, PAGE 9 OF WAYNE COUNTY RECORDS.

TRACT 4  
(COMMITMENT PARCEL 2)  
EXHIBIT A - LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF LIVONIA IN THE COUNTY OF WAYNE IN THE STATE OF MI

THE EAST 80 FEET OF OUTLOT A, BAI-LYNN PARK, A SUBDIVISION, AS RECORDED IN LIBER 84 OF PLATS, PAGE 9, WAYNE COUNTY RECORDS.

PROPOSED SPEEDWAY PARCEL  
AS-SURVEYED LEGAL DESCRIPTION

SITUATED IN SECTION 23, TOWN 1 SOUTH, RANGE 9 EAST, IN THE CITY OF LIVONIA, COUNTY OF WAYNE, MICHIGAN, AND BEING ALL OF THE LANDS CONVEYED TO MERCURY PETROLEUM, LLC (N.K.A. SPEEDWAY LLC), AS RECORDED IN LIBER 31894, PAGE 626, AND ALL OF THE LANDS CONVEYED TO SPEEDWAY LLC, AS RECORDED IN BOOK 54811, PAGE 590, AND ALL OF THE LANDS CONVEYED TO WOPOLOCK, LLC AS RECORDED IN LIBER 40286, PAGE 2609 AND LIBER 51194, PAGE 805 AND BEING PART OF OUTLOT A OF BAI LYNN PARK, AS RECORDED IN LIBER 84 OF PLATS, PAGE 9 OF WAYNE COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT A, SAID POINT BEING AN X CUT IN THE CONCRETE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SCHOOLCRAFT ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF MERRIMAN ROAD;

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF MERRIMAN ROAD, NORTH 2°47'33" WEST, (PASSING AN X-CUT IN THE CONCRETE AT 130.00 FEET), A TOTAL DISTANCE OF 175.00 FEET TO AN X CUT IN THE CONCRETE ON THE SOUTHWESTERLY CORNER OF THE LANDS CONVEYED TO A.S.E PROPERTIES;

THENCE, ALONG THE SOUTHERLY LINE OF SAID A.S.E PROPERTIES, NORTH 87°16'27" EAST A DISTANCE OF 150.00 FEET TO A MAG NAIL SET ON THE WEST LINE OF SAID WOPOLOCK LLC. LAND;

THENCE, ALONG SAID WEST LINE, NORTH 2°47'33" WEST, (PASSING A MAG NAIL SET AT 54.50 FEET), A TOTAL DISTANCE OF 125.00 FEET TO A 5/8" IRON PIN SET ON THE SOUTHERLY LINE OF THE LANDS CONVEYED TO JOHN KUZMA;

THENCE, ALONG SAID SOUTH LINE OF JOHN KUZMA AND THE SOUTHERLY LINE OF ALLEN L. BRANDT, NORTH 87°16'27" EAST A DISTANCE OF 150.00 FEET TO AN 5/8" IRON PIN SET AT THE SOUTHEAST CORNER OF SAID BRANDT LANDS AND THE WESTERLY LINE OF THE LANDS CONVEYED TO JAMES AND JOLENE ALANIZ;

THENCE, ALONG SAID WESTERLY LINE OF JAMES AND JOLENE ALANIZ AND THE WESTERLY LINE OF PAUL D. CORDISCO AND WESTERLY LINE OF RANDY R. MARKS, SOUTH 2°47'33" EAST A DISTANCE OF 300.00 FEET TO AN 1/2" IRON PIN FOUND AT THE RIGHT-OF-WAY OF SCHOOLCRAFT ROAD;

THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 87°16'27" WEST A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY DESCRIBED IN ORDER #01-18035979-04T, ORDER #01-18035979-01T, AND ORDER #65527264.

SURVEYOR'S CERTIFICATION:

TO SPEEDWAY LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, AND AMROCK INC., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTEREST MAY APPEAR.

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 1-5, 6a, 7a, 7b, 8-11, 13-14, 16-19 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN SEPTEMBER, 2018, AND APRIL, 2019.

DATE OF PLAT OR MAP: MAY 9, 2019



SIGNED  
ROBERT E. MATKO, P.E., P.S.  
MICHIGAN PROFESSIONAL SURVEYOR NO. 4001054055  
matko@cesoinc.com

05-21-19  
DATE

GOVERNING AGENCIES & UTILITY COMPANIES

ZONING  
CITY OF LIVONIA PLANNING  
COMMISSION  
33000 CIVIC CENTER DRIVE  
LIVONIA, MI 48154  
734-466-2290

STREETS  
CITY OF LIVONIA  
DEPARTMENT OF PUBLIC  
WORKS  
12973 FARMINGTON ROAD  
LIVONIA, MI 48150  
734-466-2655

GAS & ELECTRIC  
CONSUMER ENERGY

SANITARY & WATER  
CITY OF LIVONIA  
DEPARTMENT OF PUBLIC  
WORKS  
12973 FARMINGTON ROAD  
LIVONIA, MI 48150  
734-466-2655

TELEPHONE  
AT&T



DEVELOPER:  
SPEEDWAY LLC  
500 SPEEDWAY DR.  
EVON, OHIO 43023  
1-800-843-1948

SURVEYOR:  
CESO INC.  
13060 OLD US 27, SUITE D  
DEWITT, MI 48820  
517-6223000

| REVISIONS |      |             |
|-----------|------|-------------|
| NO.       | DATE | DESCRIPTION |
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ALTANSPPS LAND TITLE SURVEY

SPEEDWAY LLC  
STORE #8801

MERRIMAN & SCHOOLCRAFT ROAD  
LIVONIA, MICHIGAN

SEC 23, TWN 1S, RNG 9E  
WAYNE COUNTY, MICHIGAN

SCALE: N/A

DATE: 5/20/2019

DESIGN:  
N/A

DRAWN:  
DAS

CHECKED:  
JKH



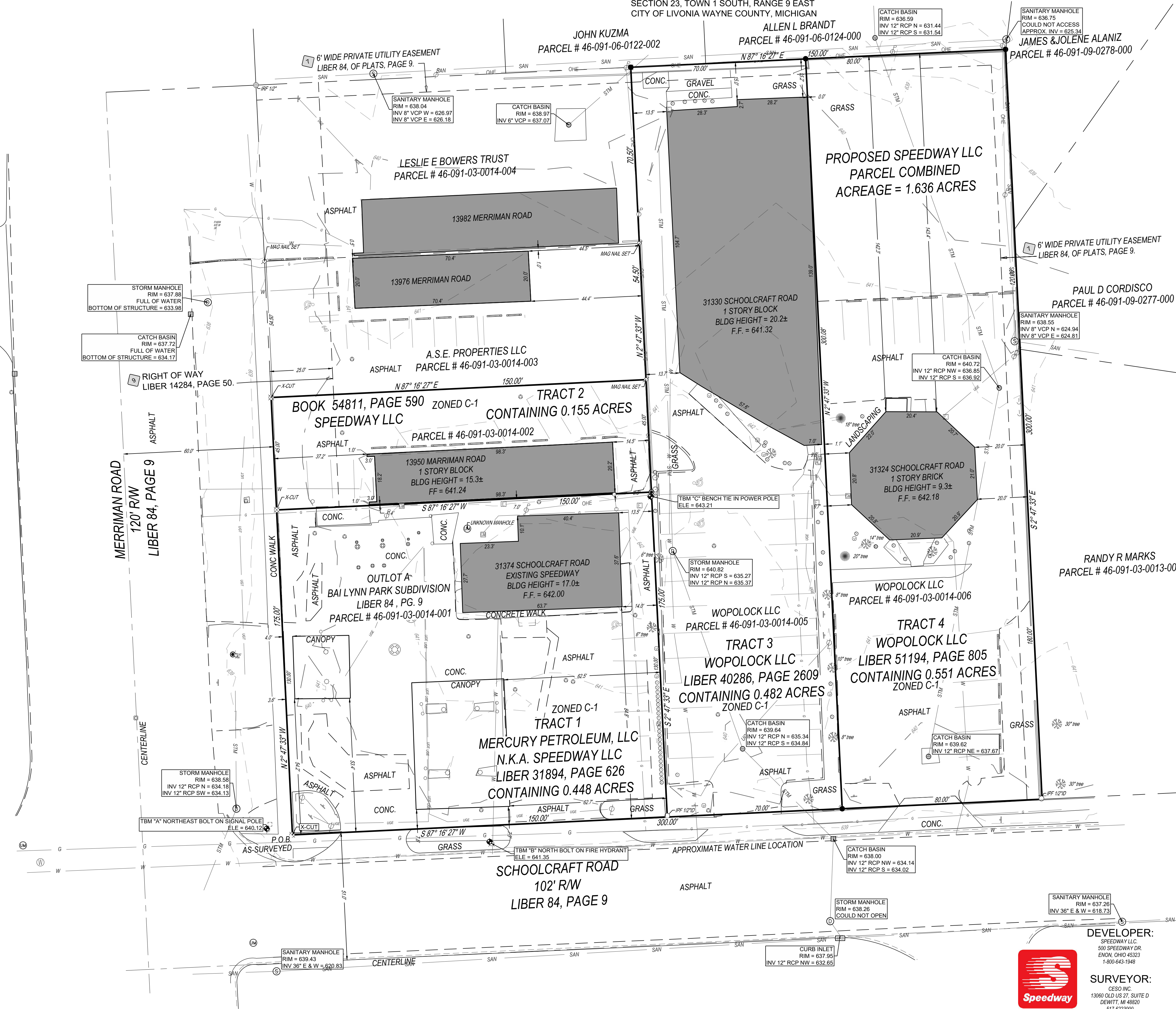
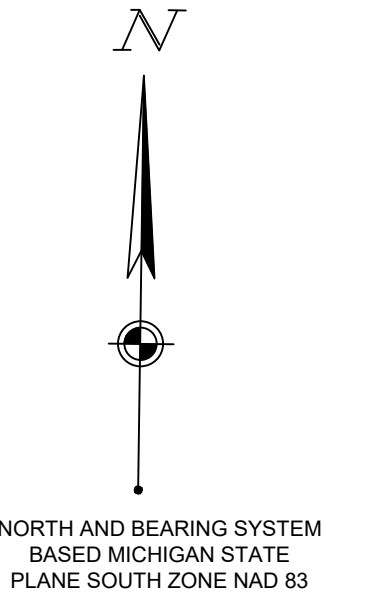
JOB NO.:  
755768

SHEET NO.:

1 OF 2

ALTA/NSPS LAND TITLE SURVEY

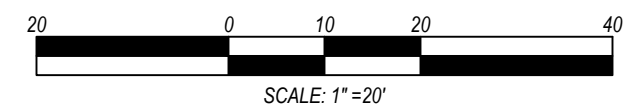
MERRIMAN AND SCHOOLCRAFT ROAD  
SECTION 23, TOWN 1 SOUTH, RANGE 9 EAST  
CITY OF LIVONIA WAYNE COUNTY, MICHIGAN



LEGEND:

- |                                                 |                        |
|-------------------------------------------------|------------------------|
| ● SITE BENCHMARK                                | ✕ X-CUT SET            |
| ○ 5/8" x 30" IRON REBAR WITH CESO CAP SET       | ● MAG NAIL SET         |
| ○ IRON PIN FOUND                                | ● FIRE HYDRANT         |
| ○ REFERENCE POINT NO MONUMENT SET OR FOUND SIGN | ○ UTILITY POLE         |
| ○ TRAFFIC BOX                                   | ○ SANITARY MANHOLE     |
| ○ POST                                          | ○ DRAINAGE MANHOLE     |
| ○ GUY WIRE ANCHOR                               | ○ CURB INLET           |
| ○ SIGNAL POLE                                   | ○ TELEPHONE MANHOLE    |
| ○ ELECTRIC BOX                                  | ○ WATER VALVE          |
| ○ SPRINKLER VALVE                               | ○ LIGHT POLE           |
| ○ AIR PUMP                                      | ○ ELECTRIC TRANSFORMER |
| ○ CABLE RISER                                   | ○ GAS METER            |
| ○ TELEPHONE BOX                                 | ○ CATCH BASIN          |
| ○ CLEANOUT                                      | ○ MAIL BOX             |
| (R) RECORD MEASUREMENT                          | ○ GAS PUMP             |
|                                                 | ○ BOLLARD POST         |
|                                                 | ○ ELECTRIC METER       |
- 
- |                 |                         |
|-----------------|-------------------------|
| — BOUNDARY LINE | — EASEMENT LINE         |
| — ADJOINER LINE | — SANITARY LINE         |
| — SECTION LINE  | — STORM LINE            |
| — SAN           | — OVERHEAD LINE         |
| — STM           | — UNDERGROUND TELEPHONE |
| — OHL           | — WATER LINE            |
| — UGT           | — UNDERGROUND ELECTRIC  |
| — W             | — UNDERGROUND GAS LINE  |
| — UGE           |                         |
| — G             |                         |

GRAPHIC SCALE



| REVISIONS |      |             |
|-----------|------|-------------|
| NO.       | DATE | DESCRIPTION |
|           |      |             |
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|           |      |             |

DEVELOPER:

SPEEDWAY LLC  
500 SPEEDWAY DR.  
ENON, OHIO 45323  
1-800-643-1948

SURVEYOR:

CESO INC.  
13068 OLD US 27, SUITE D  
DEWITT, MI 48820  
517-6233000



ALTA/NSPS LAND TITLE SURVEY

SPEEDWAY LLC

STORE #8801

MERRIMAN & SCHOOLCRAFT ROAD  
LIVONIA, MICHIGAN

SEC 23, TWN 1S, RNG 9E  
WAYNE COUNTY, MICHIGAN

SCALE: 1"=20'

DATE: 5/20/2019

DESIGN:

N/A

DRAWN:

DAS

CHECKED:

JKH

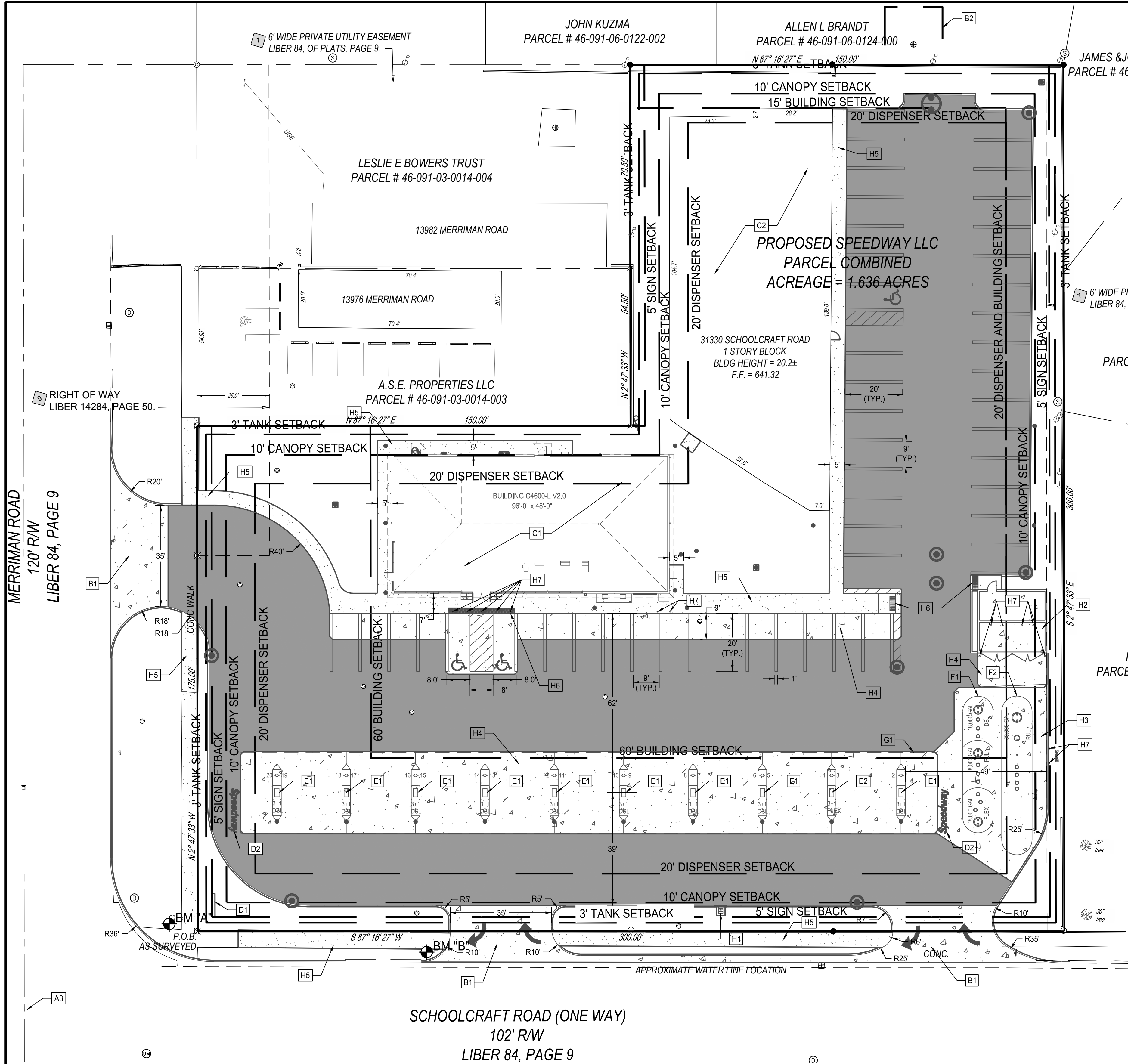


JOB NO.:

755768

SHEET NO.:

2 OF 2



SCHOOLCRAFT ROAD (ONE WAY)  
102' R/W  
LIBER 84, PAGE 9

OWNER/DEVELOPER:  
SPEEDWAY, LLC  
500 SPEEDWAY DRIVE  
ENON, OHIO, 45323  
PHONE: (937) 864 3000

ENGINEER:  
CESO INC.  
13060 US HIGHWAY 27  
SUITE D  
DEWITT, MICHIGAN 48820  
PHONE: (517) 622-3000

EXISTING LEGEND

CURBING TO REMAIN

PROPOSED LEGEND

PROPOSED CURB  
NORMAL STRENGTH CONCRETE PER  
SPEEDWAY STANDARDS

CONCRETE SIDEWALK PER SPEEDWAY  
STANDARDS

NORMAL STRENGTH ASPHALT PAVEMENT  
PER SPEEDWAY STANDARDS

A. GENERAL NOTES

- GENERAL SCOPE OF WORK INCLUDES: BUILDING, CANOPY, FUEL TANKS, PIPING AND DISPENSERS AND PARKING.
- REQUIRED PARKING:  
(1) SPACE PER 150 SF OF FLOOR SPACE IN THE RETAIL AREA PLUS  
(1) SPACE PER EMPLOYEE (2,340 SF / 150 SF = 16 + 5 EMPLOYEES)  
+ (1) SPACE PER EACH TWO INTERIOR SEATING SPACES (12 / 2 = 6)  
+ (1) SPACE PER 200 SF OF FLOOR SPACE IN THE OFFICE BUILDING  
(6,951 SF / 200 SF = 34)  
(62) PARKING SPACES
- PROVIDED PARKING: (PARKING DIMENSIONS: 9'W X 20'L)  
(3) ADA PARKING SPACES  
(52) STANDARD PARKING SPACES  
(55) TOTAL PARKING SPACES
- THE ADJACENT INTERSECTION OF SCHOOLCRAFT ROAD AND MERRIMAN ROAD IS SIGNALIZED.

B. SITE WORK

- PROPOSED CONCRETE DRIVE APPROACH.
- PROPOSED 20' UTILITY EASEMENT.

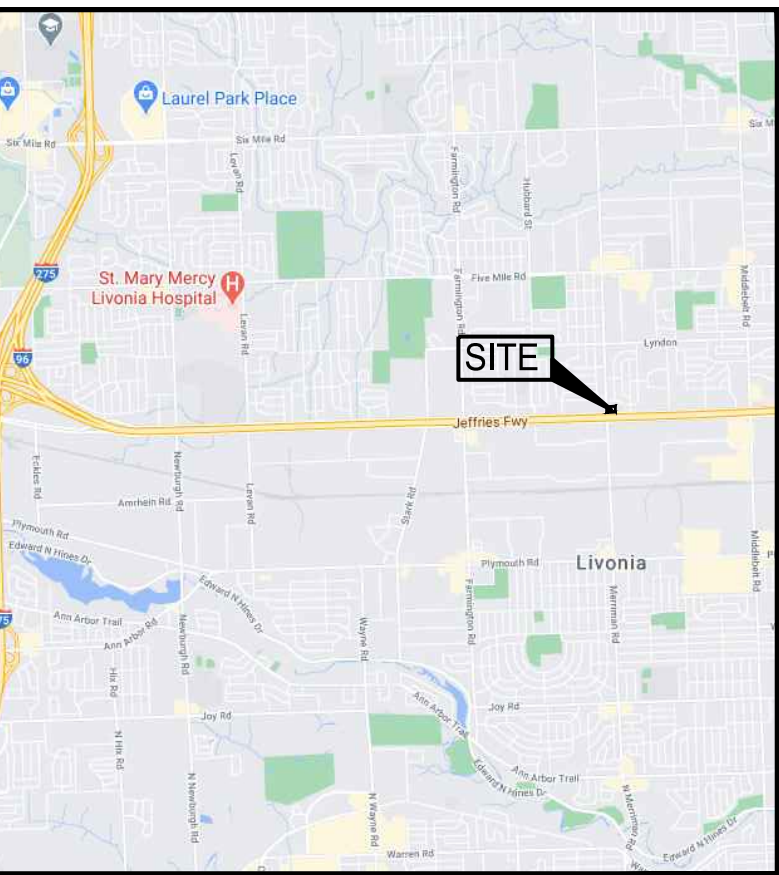
C. BUILDING

- STANDARD #4600-L V2.0 BUILDING (96'-0" X 48'-0") WITH SIDE DOOR OPTION
- EXISTING BUILDING TO BE USED AS SPEEDWAY REGIONAL OFFICE

NOTES:

- SIGNAGE VARIANCE REQUIRED FOR WALL AND CANOPY SIGNAGE OVER 100 SQ. FT.

- PARKING VARIANCE REQUIRED FOR NUMBER OF REQUIRED SPACES TO BE REDUCED TO 55.



LOCATION MAP

PROPERTY DATA:

PARCEL ID: 46-091-03-0014-001  
46-091-03-0014-002  
46-091-03-0014-005  
46-091-03-0014-006

ADDRESS: 31374 SCHOOLCRAFT ROAD,  
LIVONIA, MI 48150

PROPERTY AREA: 1.64± ACRES (71,438± S.F.)

ZONING: C-1 LOCAL BUSINESS

PROPOSED USE: SERVICE STATION / CONVENIENCE STORE

BUILDING SETBACKS: REQUIRED: PROPOSED:  
FRONT BUILDING: 60' 117'  
REAR BUILDING: 0' 10'  
SIDE BUILDING: 20' 67'

BUILDING AREA: 0.27± AC. (16.5%)

IMPERVIOUS AREAS: 1.04± AC. (63.4% OF PROPERTY)

OPEN SPACE AREA: 0.33± AC. (20.1% OF PROPERTY)

FLOODPLAIN DESIGNATION: PARCEL IS LOCATED WITHIN "ZONE X" AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 26163C0063E, EFFECTIVE DATE: FEBRUARY 2, 2012; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

D. EXTERIOR APPEARANCE & SIGNAGE

- (1) NEW 32 SQ.FT. GROUND MOUNT SIGN
- CANOPY SIGNAGE: LED ILLUMINATED CHANNEL LETTERS

E. DISPENSERS

- (9) 3+1 DIESEL DISPENSERS, SUMPS, AND ISLANDS
- (1) 3+1 FLEX DISPENSER, SUMP, AND ISLAND

F. UNDERGROUND STORAGE TANKS

- (1) 24,000 GALLON TANK FOR DIESEL, PREMIUM & ETHANOL FLEX
- (1) 30,000 GALLON TANK FOR UNLEADED

G. CANOPY

- 28' X 241' CAR ISLAND CANOPY PER CURRENT STANDARDS.

H. YARD

- AIR ISLAND
- TRASH ENCLOSURE
- CONCRETE TANK SLAB
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING SURFACE
- BOLLARDS

NOTE: AS AN AID TO THE CONTRACTOR VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TOPO AND/OR AVAILABLE RECORDS, BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THEIR LOCATION/ELEVATION, OR THAT ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES MAY NOT BE ENCOUNTERED. IF THE CONTRACTOR DOES ENCOUNTER A PREVIOUSLY UNIDENTIFIED UTILITY AND/OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES/STRUCTURES SHOWN ON THESE PLANS IS INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. NOTIFY "MISS DIG" AT 1-800-482-7171, 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.



CONTRACTOR SHALL REVIEW THE COMPLETE DRAWING SET AND NOTIFY THE DESIGN PROFESSIONAL IN WRITING PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND WITHIN THE DRAWINGS OR WITH ACTUAL FIELD CONDITIONS.

WWW.CESOINC.COM

NOT FOR CONSTRUCTION

Prepared By:  
Speedway Engineering and Construction Dept.  
Enon, OH 45323

| NO. | DATE       | REVISIONS                   |
|-----|------------|-----------------------------|
| 0   | 06/21/2019 | INITIAL PLAN SUBMITTAL      |
| 1   | 07/07/2020 | REQUIRED PER PLAN SUBMITTAL |
| 2   | 06/28/2021 | PER PLAN SUBMITTAL          |

ZONING PLAN  
REBUILD #8801  
31374 SCHOOLCRAFT ROAD  
WAYNE COUNTY  
LIVONIA, MI

|                       |                                  |
|-----------------------|----------------------------------|
| BLDG TYPE & VERSION   | C4600-V2.0                       |
| PROJECT ID NO.        | 114923                           |
| SCALE                 | 0 10 20<br>GRAPHIC SCALE IN FEET |
| DESIGN TEAM           | DATE                             |
| DGNR. PCW.            | 06/19/20                         |
| P.MGR. T. HACKETHORNE | 06/19/20                         |
| RVWR. RAP             | 06/19/20                         |
| DRWG. NO.             | Z1                               |

PROJECT: SPEEDWAY, CIVIL/755/68-LIVONIA, MI\_#880103-CIVIL/PLAN/PLOT SHEET SITE DE-8801\_Z1.DWG - 5/6/2021 2:43:21 PM







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

June 11, 2021

Mr. Scott Miller  
Planner IV  
City of Livonia

**Re: Petition 2021-06-01-04 – Speedway**

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. The properties associated with the project are assigned the addresses of **#31324, #31330 and #31374 Schoolcraft Road, as well as #13950 Merriman Road**. The legal description for the parcel submitted with the drawings appears to be correct, and should be used for future submittals.

We have no objections to the proposed rezoning at this time, although the following items should be addressed prior to submitting plans for site plan approvals:

- The submitted drawings do not indicate any information for utility service leads or proposed water and sewer demands for the proposed development. Without this information, we cannot determine impacts to the existing systems. It should be noted that the developer has been in contact with this office and they are aware of the Engineering requirements for the proposed project.
- Storm sewer, including storm water detention will be required per the Wayne County Storm Water Ordinance. We will perform a full review of the utilities once full engineering drawings are submitted to this Department for permitting.

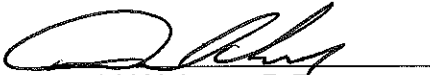
Please note that any work within the Merriman Road right-of-way, including excavations for service connections will require permits through the Wayne County Department of Public Services.

To: Mr. Scott Miller  
Re: Petition 2021-06-01-04 – Speedway

June 11, 2021  
Page 2

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

Sincerely,

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

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

cc: 2021 Petition File

DEPARTMENT OF FINANCE

**Michael T. Slater**  
DIRECTOR OF FINANCE

**Connie Kumpula**  
CHIEF ACCOUNTANT



**MAUREEN MILLER BROSNAN**  
MAYOR

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

June 10, 2021

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

Petition 2021-06-01-04 - Speedway - 13950 Merriman and 31324, 31330 and 31374  
Schoolcraft

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.

Please contact me if you have any further questions.

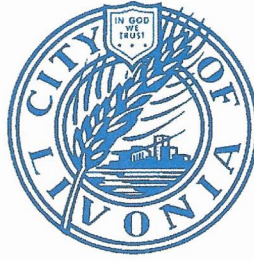
Very truly yours,

Connie Kumpula  
Chief Accountant

CK: jw

OFFICE OF THE TREASURER

LYNDA L. SCHEEL  
CITY TREASURER



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

June 11, 2021

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

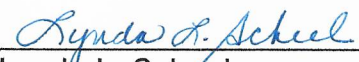
Re: Petition 2021-06-01-04

13950 Merriman  
31324, 31330 and 31374 Schoolcraft Road  
Speedway

Dear Mr. Miller,

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

Sincerely,

  
\_\_\_\_\_  
Lynda L. Scheel  
Treasurer, City of Livonia

OFFICE OF THE MAYOR

**Maureen Miller Brosnan**  
MAYOR

**Linda Gosselin**  
ASSESSOR



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

June 14, 2021

Scott Miller  
Planning Department

**SUBJECT: Petition 2021-06-01-04 Speedway**

The Department of Assessment has reviewed the proposal submitted by Speedway to rezone the properties at 13950 Merriman- parcel 091-03-0014-002; and 31374 Schoolcraft parcel 091-03-0014-001; and 31330 Schoolcraft- parcel 091-03-0014-005; and 31324 Schoolcraft- parcel 091-03-0014-006.

Based on the rezoning plans a request to combine the 4 parcels should be submitted to the Department of Assessment. The Lot Split/Combination procedures can be found on our Website @ Livonia.gov

Please feel free to contact the Assessor's Office with any further questions.

Kindest Regards,

Kathie Siterlet

# OTHER ITEMS RELATED TO THE PETITION

# **UNAPPROVED MINUTES**

1

## **MINUTES OF THE 1,172<sup>nd</sup> PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA**

---

On Tuesday, July 13, 2021, the City Planning Commission of the City of Livonia held its 1,172<sup>nd</sup> Public Hearings and Regular Meeting in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

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

Members absent:   Smiley

Mr. Mark Taormina, Planning Director, 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 2021-06-01-04**

### **Speedway L.L.C.**

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2021-06-01-04 submitted by Speedway L.L.C. pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the properties at 13950 Merriman Road and 31324, 31330 and 31374 Schoolcraft Road, located on the northeast corner of Schoolcraft and Merriman Roads in the Southwest ¼ of Section 23, from C-1, Local Business to C-2, General Business.

Mr. Taormina: This petition seeks to rezone four properties located at the northeast corner of Schoolcraft and Merriman Roads. The purpose of the rezoning is to allow for the redevelopment and expansion of the existing Speedway Gas Station. The change would be from C-1 (Local Business) to C-2 (General Business). The rezoning is necessary because gas stations are treated as a waiver-use in a C-2 zoning district and are not allowed in a C-1 district. The existing facility operates as a valid non-conforming use. Four parcels make up the site. They are all owned by Speedway. The corner property is the location of the existing Speedway Gas Station. This is identified on the survey as Track 1. This property measures approximately 150 feet in width along Schoolcraft by 130 feet on Merriman. The other three parcels include the one immediately north of the gas station which contains the former Bai-Lynn Party Store. This is identified as Track 2. It measures 45 feet by 150 feet. Next is the parcel immediately to the east of the gas station which contains a one-story office building. It measures 70 feet by 300 feet and is identified as Track 3. Finally, the last parcel to the east, which also contains a one-story office building, measures 90 feet by 300 feet and is identified as Track 4. To familiarize everyone with this survey, this is the existing gas station building and the structure immediately to the north is the former Bai-Lynn Party Store. This next parcel to the east is the office owned by Speedway, followed by the other office owned by Speedway. The surrounding properties to the west across Merriman and partially to the north are commercial and bordering the site to the east and north are single-family homes with frontage on both Schoolcraft Road and Kendall Street. The proposed redevelopment project involves demolishing and removing the current gas station building, as well as the former Bai-Lynn Party Store and the office building that is at 31324 Schoolcraft, which is Track 4, and constructing a new gas station. The existing office building at 31330 Schoolcraft that is immediately to the east of the site, would remain and be utilized by Speedway for office purposes. The preliminary site plan shows a new 4,600 square foot gas station building positioned in the approximate location of the former party store. The new building would be setback approximately 117 feet from Schoolcraft and 62 feet from Merriman. Extending along a majority of the site's frontage on Schoolcraft, the plan shows ten fuel pumps configured in a single row with one large overhead canopy that would measure 28 feet by 241 feet. Each pump would be equipped to accommodate two vehicles, one on either side, with a total capacity of 20 vehicles. Required parking is

computed on the size of the gas station at a ratio of 1 space for each 150 square feet of usable floor area, as well as the size of the general office building at a ratio of 1:200 square feet. For the gas station, 25 parking spaces are needed and for the office building, 28 spaces. That brings the total to 53. The current plans show 51, which results in a slight deficiency. Site access would be from the three existing driveways which includes the two on Schoolcraft and one on Merriman. The Future Land Use Map shows the property at Corridor Commercial, which is suitable for the proposed rezoning and use. 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 June 11, 2021, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. The properties associated with the project are assigned the addresses of #31324, #31330 and #31374 Schoolcraft Road, as well as #13950 Merriman Road. The legal description for the parcel submitted with the drawings appears to be correct, and should be used for future submittals. We have no objections to the proposed rezoning at this time, although the following items should be addressed prior to submitting plans for site plan approvals: The submitted drawings do not indicate any information for utility service leads or proposed water and sewer demands for the proposed development. Without this information, we cannot determine impacts to the existing systems. It should be noted that the developer has been in contact with this office and they are aware of the Engineering requirements for the proposed project. Storm sewer, including storm water detention will be required per the Wayne County Storm Water Ordinance. We will perform a full review of the utilities once full engineering drawings are submitted to this Department for permitting. Please note that any work within the Merriman 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 Finance Department, dated June 10, 2021, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal."* The letter is signed by Connie Kumpula, Chief Accountant. The next letter is from the Treasurer's Department, dated June 11, 2021, which reads as follows: *"In accordance*

## **UNAPPROVED MINUTES**

4

*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. The last letter is from the Department of Assessment, dated June 11, 2021, which reads as follows: *"The Department of Assessment has reviewed the proposal submitted by Speedway to rezone the properties at 13950 Merriman- parcel 091-03-0014-002; and 31374 Schoolcraft parcel 091-03-0014-001; and 31330 Schoolcraft- parcel 091-03-0014-005; and 31324 Schoolcraft- parcel 091-03-0014-006. Based on the rezoning plans a request to combine the 4 parcels should be submitted to the Department of Assessment. The Lot Split/Combination procedures can be found on our Website @ Livonia.gov"*. The letter is signed by Kathie Siterlet, City Assessor. That is the extent of the correspondence.

- Mr. Wilshaw: Are there any questions of the Planning Director?
- Mr. Bongero: Did we ever figure out exactly how Tony Baloney's parking is going to be affected?
- Mr. Taormina: We are in discussion with the petitioner regarding the circumstance there. It has not been fully analyzed, nor have we reached out to the adjacent property owner other than the public hearing notice. That is something that we plan to do should this move forward to a site plan review.
- Mr. Bongero: Okay, thank you.
- Mr. Wilshaw: Thank you, Mr. Bongero. Any other questions for our Planning Director?
- Mr. Ventura: I note that the eastern most parcel is going to strictly serve as a parking lot for the office building that will remain. Is there another zoning category that we could change that to or leave it zoned the way it is instead of changing the zoning? Since it is only going to serve for parking
- Mr. Taormina: To answer your question on whether the current zoning could remain, yes it could, as long as at least one of the pumps is eliminated. If you look at the plan, the last pump extends east enough that it falls on the property. Allowing a pump at that location would require C-2 zoning. Elimination of at least this one pump, you could keep this eastern most parcel zoned C-1

or consider an alternate parking designation, such as parking. That is a separate category.

Mr. Ventura: So, in line with the comments that were made at our study session, if we reduce the number of pumps and I understand that we wouldn't do that tonight because this is strictly zoning, but we could in effect reduce the number of pumps by simply keeping the zoning on that parcel?

Mr. Taormina: That is correct. If the decision is made to just change the zoning on the three parcels and not on that east parcel, that would restrict their abilities.

Mr. Ventura: Thank you.

Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions for our Planning Director? If not, Mr. Taormina, did you receive any communication at all from the Police Department, Traffic Division?

Mr. Taormina: No.

Mr. Wilshaw: I wasn't sure if we received anything given that there was some concern.

Mr. Taormina: On the site plan there will be.

Mr. Wilshaw: Okay, good. That is a good Segway to remind everyone that as we embark into this petition that we are looking at a rezoning request. A lot of times these petitions come to us in two parts. First is a rezoning request to change the zoning to some particular use and then what we will do in this meeting tonight is focus on the discussion around the zoning. There will be some discussion about the site plan that we have seen before us. It is conceptual at this point. We are not going to dive into the details of that site plan. That would come to us in a second process where we would do the site plan approval. Just so you understand how that works. It is a two-part process. Zoning is first and then site plan. With that, our petitioner is here. We will need your name and address for the record please.

Mandy Gauss, 13060 South US Hwy. 27, DeWitt, Michigan, 48820. Thank you for having us here tonight. To kind of point out...I know you kind of already went over it pretty well so I won't rehash everything that has already been said. In comments of not rezoning that last parcel, I would be concerned with the

## **UNAPPROVED MINUTES**

6

underground storage tanks being on that parcel. Also, with the discussions from last time, I went back to Speedway and discussed the options of dropping a dispenser. With that we would also like to get some green space on the left side so it would shift...it would be 24 feet, so it would be shifting 12 feet and getting some green space and opening that drive more. It would then benefit both. I don't know if that shift would work, if that makes sense. If that whole parcel was not rezoned. That way it would allow more landscaping along Merriman in order to have some additional trees and shrubs along that right-of-way as well.

Mr. Wilshaw: I am sure we will have some more discussion about that as we proceed. Is there anything else you would like to tell us about your petition before we get into questions?

Mr. Gauss: No. I think it was well explained. If you guys have any questions, I would be happy to answer them.

Mr. Wilshaw: Thank you, Ms. Gauss. Do we have any questions from any of our commissioners for our petitioner?

Ms. McCue: Thank you. You were probably very clear, and I just didn't get this, but explain a little bit more about what you are talking about. Are you saying you would go from 10 to 9 pumps?

Ms. Gauss: Yeah. We were looking at was going from 10 to 9 and that would give us 24 additional feet because that is what is between the dispensers. With that shift we would look at doing half of it on each side so then we would have that additional 12 feet in the green scape on the left and then it would open that driveway on the right a little more to kind of balance it more.

Ms. McCue: Okay, thank you.

Mr. Wilshaw: Thank you, Ms. McCue. Mr. Long?

Mr. Long: So, without digging too deep into the site plan, I know what you are talking about. I really don't have a problem with the zoning change. My concern is going to be with the site plan, with the driveway, with the traffic coming in from the Michigan left and turning in there and the way it is drawn up right now. If someone comes across in a hurry to beat traffic and you have a pump right there kind of straight ahead from that driveway...there is no way I will be a yes on the site plan that is like this. I understand the demand out there. I understand why

## **UNAPPROVED MINUTES**

7

you want to go to 10. I think it fits eight better, but we will look at nine with an open mind. I guess that was long winded and I have no question, but I was just kind of making my comments for the record. Thank you.

Ms. Gauss: Thank you.

Mr. Wilshaw: That is fine, Mr. Long. Any other questions or comments from any of our commissioners?

Mr. Caramagno: This prototype, this Speedway here, is this similar to what we are looking at what is being built at Seven Mile Road and Newburgh right now?

Ms. Gauss: Yes, it is the same size building. It is very similar.

Mr. Caramagno: I think you said at the study meeting...will this have a restaurant or no restaurant?

Ms. Gauss: It will not have a restaurant. It will be a food destination location. It will be grab-n-go type hotdogs, pizza, sandwiches, that are all hot and ready in the cookers.

Mr. Caramagno: Okay, thank you.

Ms. Gauss: Yep.

Mr. Wilshaw: Thank you, Mr. Caramagno. Any other question or comments from any of the commissioners?

Mr. Ventura: Just to clarify, I am looking at the site plan that is up here. That is the one you brought to us at the study session. That has not been reduced.

Ms. Gauss: Correct. This is the...we just made it colorful, so it was easier to see what is there.

Mr. Ventura: Where would the additional landscaping go?

Ms. Gauss: If we took away one of the dispensers along the front, it would add additional landscaping on the actual other side...the left side along the right-of-way. It would then open up the driveway some on the right side by basically shifting that halfway...12 feet each way, I guess. Basically taking 12 feet off each end if you think of it that way.

## **UNAPPROVED MINUTES**

8

Mr. Ventura: So, you cut it down by one dispenser but then slide the dispensers east?

Ms. Gauss: Yes. So, we would slide it...depends on east or west. It is basically taking a dispenser off one of the ends then recentering it where it is right now. I didn't want to beat this to death, but I just wanted to understand where the additional landscaping could be. Thank you.

Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions from any of our commissioners? If not, we are going to check to see if there is anyone in the audience that wishes to speak for or against this item? Feel free to come forward. We will just ask that we have your name and address for our minutes.

Ethar Alkarawi, ASE Properties, we currently own Tony Baloney's. We are objecting to the rezoning of the 13950 Merriman Road due to the fact that the parcel 13950, formerly known as Bai-Lynn, and parcel 13976 Merriman, which is Tony Baloney's, are combined parcels for parking and drive. There is a 99-year easement for the egress and ingress going to the public roadway. There couldn't be any structures that would or fences that would hinder that access to the public roadway. I submitted a survey plan to the commission pre-COVID. It was during the first rumblings when Speedway was in the process of buying properties, the clinic and whatnot. I also have one with me today if anyone wants to take a look at it. Our main thing is the fact that there is no possible way for the customers of Tony Baloney's to enter or leave without using the Bai-Lynn in order to reverse and also go forth. If there is any kind of encroachment, whether it is the location of the structure, the fencing, whether demolishing, any kind of land use in that area that is contrary to that right-of-way it is in violation of that easement. That is also recorded in the Wayne County records, the survey plan, the land titles...the land surveyor has the meets and bounds, so I am surprised that no one has approached us in regard to that once they did buy the property. They had these site plans constructed and there was no meeting of the minds where we would actually have a discussion on how that would go going forward.

Mr. Wilshaw: Very good. Thank you, ma'am. If you would like to hand a copy to our planning staff, they will make sure that it is included in our record as it moves forward. Mr. Taormina?

## **UNAPPROVED MINUTES**

9

Mr. Taormina: If I could just ask a question. Could we please get your contact information, and are you available to maybe come back to City Hall so that we could make a copy of that document?

Ms. Alkarawi: Sure.

Mr. Wilshaw: Thank you, Mr. Taormina. Anybody have any questions?

Mr. Caramagno: Is this part of the discussion you said you were having and engaging with the neighboring property or is this something new to us?

Mr. Taormina: Since this petition was filed, there has been no direct contact between the city and the owner of the property. The petitioner's ALTA survey does not indicate any type of encumbrance or easement on the properties that were mentioned. That is something that Speedway is going to have to resolve. If it was recorded as indicated, it should be discovered as part of the title search and reflected on the survey. I don't know if it has to necessarily have to slow down this rezoning process. The rezoning...it is the site plan that is the critical issue.

Mr. Wilshaw: Right, placement of buildings.

Mr. Taormina: It is the placement of buildings and everything else and whether or not any easements that are recorded that are going to be respected as is or altered. That is something that would be considered part of the waiver-use and site plan review process.

Mr. Caramagno: Is that more an easement for utilities or cross parking type deal?

Mr. Taormina: Here is the situation. It is rather convoluted going back through the history files. I have had some contact in the past with the owner of this property, but years ago the Bai-Lynn party store was owned in common with the property that is now Tony Baloney's. It was originally a florist, I believe. The properties were separate and then they were combined under single ownership. At some point following that, they were once again separated in ownership. It has this long history of both separate and common ownership. When they were commonly owned, the parking functioned as a single lot. There was cross-access between both properties, as well as cross parking. Those agreements were never really something that we could locate in our files. They were alluded to, but there was nothing that we could find that was recorded. The driveway runs right through the property line with parking on either side. It is going to be

necessary to maintain some amount of driveway on the Speedway property, on the former Bai-Lynn property in order for the parking to function properly on Tony Baloney's. This is what needs to get resolved between the parties most certainly.

Mr. Caramagno: Thank you.

Ms. Alkarawi: I am sorry to interrupt. You are correct. What happened was the florist shop as well as Bai-Lynn was sold to...it was actually my parents, and they had both properties. They leased out the florist shop and it turned into Tony Baloney's for the restaurant. Unfortunately, my parents became deceased, and we had to sell the business. We ended up selling to another person and unbeknownst to us, Tony was the one the approached us and let us know that they sold Bai-Lynn and it was to Speedway. That is kind of how this ball started getting rolling. Throughout those years I want to say 30+, 40+ years, you guys know that it is a standing staple. It was used the same way throughout. I remember the clinic actually wanted to build a fence to kind of expand the area and they couldn't because at the same time it was an encroachment on the easement, so it was objected to and they never ended up having that happen. So, it has just been...what I have is a warranty deed, the meets and bounds, the survey, as well as yourself that from the date because this was before digital, before anything, so it is on paper. That is what I have too.

Mr. Wilshaw: Very good. Mr. Bongero?

Mr. Bongero: Just a question. Who maintains the parking lot and who owns it?

Ms. Alkarawi: So, Tony has been doing a good job a maintaining it since it is a vacant building, but at the time when Bai-Lynn was previously owned it was Bai-Lynn on their side and Tony on their side. Tony has been doing both.

Mr. Wilshaw: Mr. Taormina?

Mr. Taormina: There was recent paving done on the Tony Baloney's property. Is the southerly edge of that paving right at the property line? Do you know?

Ms. Alkarawi: I am not sure of that. I would have to double check that.

- Mr. Taormina: The reason I ask that, Mr. Chairman, is that for anyone that wants to visually see where that property line is, I believe it is along the new pavement line. You can see the new pavement on the Tony Baloney's property as opposed to the older pavement on the former Bai-Lynn property. It gives you a good idea of the circumstance.
- Mr. Wilshaw: Good. Any other questions for this resident that is here? Mr. Long?
- Mr. Long: Actually, it is for Mark. If we went forward and changed the zoning today and then they were unable to come to any kind of agreement or resolve all of this, we aren't doing any harm to the existing gas station?
- Mr. Taormina: I don't believe so. First this has to go before Council. Council does not officially change the zoning until the site plan has been reviewed by the Planning Commission and then it finds its way back to Council. Again, we can move forward with not committing anything at this point.
- Mr. Long: Thank you.
- Mr. Wilshaw: The point that was just made is important because as Mr. Taormina just stated, we are a recommending body. We are going to either recommend an approval or denial of this zoning and we would be recommending it to City Council. It will go to City Council and they will have a first reading and a second reading. What they will usually do then is that they will hold the item for a vote and they will wait on the vote until the site plan makes it through our process and then gets to them as well. So, they kind of bring those two items together at the same meeting for a vote. Any action we do take tonight is not a final action. There are still many steps that it will still go through. That is just so you are aware and anyone else who is interested in this item.
- Ms. Alkarawi: I appreciate that. I just wanted to face to what has been going on. It has been rumors and everything, so...
- Mr. Wilshaw: We really appreciate you coming and shedding the light that you have on the information that you know. It is very helpful.
- Ms. Alkarawi: Thank you very much.

Mr. Wilshaw: Is there anyone else in the audience wishing to speak to this item, either for or against? If not, we are going to go back to the petitioner and see if there is any other final comments that she would like to make.

Ms. Gauss: We were not aware of the easement when we ran the ALTA and title work. It did not show up in our documents. I mean...we have known about this, and we are more than willing to see and work with and try to figure out an option. We know it is a problem. We are willing and want to work with them.

Mr. Wilshaw: Good, thank you, Ms. Gauss. If there are no other questions or comments from anyone in the audience, I am going to go back to the commission and see if there is anyone wishing to speak on this item before we make our decision. If not, I am going to close the public hearing...

Mr. Ventura: One more question for Mr. Taormina. So, if we don't change the zoning on the eastern most parcel, which abuts residential to the east and north, does that preclude the underground tanks on the property?

Mr. Taormina: It could. I would consider that a necessary part to the operation waiver and so it really should occur on that C-2 zoned property, not C-1.

Mr. Ventura: Thank you.

Mr. Wilshaw: Great question, Mr. Ventura. Any other questions or comments? If not, I think we can say that the public hearing has been closed and a motion would be in order.

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

**#07-32-2021** **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on July 13, 2021, on Petition 2021-06-01-04 submitted by Speedway L.L.C. pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the properties at 13950 Merriman Road and 31324, 31330 and 31374 Schoolcraft Road, located on the northeast corner of Schoolcraft and Merriman Roads in the Southwest ¼ of Section 23, from C-1, Local Business to C-2, General Business, the Planning Commission does hereby recommend to the City Council that Petition 2021-06-01-04 be approved for the following reasons:

1. That a change of zoning to C-2, General Business is compatible to and in harmony with the surrounding land uses and zoning districts in the area.
2. That the proposed change of zoning and projected redevelopment represents a reasonable and logical transformation of the subject properties which adheres to the principles of sound land use planning.
3. That the proposed change of zoning would cause the zoning of the property to correspond to the use of the property more accurately.
4. That the proposed change of zoning is supported by The Livonia Vision 21 (LV21) Future Land Use map which shows the subject area of the rezoning as *Corridor Commercial*, and
5. That the proposed zoning and projected use is consistent with the purposes, goals and objectives of the Zoning Ordinance, which seek to ensure compatibility and appropriateness of uses so as to enhance property values and to create and promote a more favorable environment for neighborhood use and enjoyment.

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

Mr. Wilshaw: Is there any discussion?

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

WARRANTY DEED - Statutory Form  
M C L 565.151

KNOW ALL PERSONS BY THESE PRESENTS: That Olga Panagos and Christine Panagos a/k/a Christine Panagos-Gryebet, as joint tenants with full rights of survivorship and not as tenants in common, whose address is 61 S Moross, Grosse Pointe Farms, MI 48236, Convey and Warrant to Sami Al-Karawi and Jalila Al-Karawi, his wife, whose address is 13950 Merriman Road, Livonia, MI 48154, the following described premises situated in the City of Livonia, County of Wayne and State of Michigan, to-wit:

- Parcel 1: South 53 feet of the North 125 feet of West 1/2 of Outlot A, BAI-LYNN PARK SUBDIVISION, according to the plat thereof recorded in Liber 84, Page 9 of plats, Wayne County Records
- Parcel 2: South 15 feet of the North 72 feet of West 1/2 of Outlot A, BAI-LYNN PARK SUBDIVISION, according to the plat thereof recorded in Liber 84, Page 9 of plats, Wayne County Records

This deed is given pursuant to a land contract between the Grantors and Grantees dated April 11, 1992

Exempt pursuant to MCL 207.526(r)

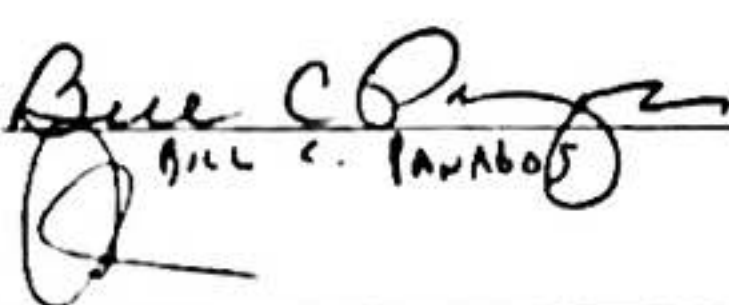
Commonly known as: 13976 Merriman Road

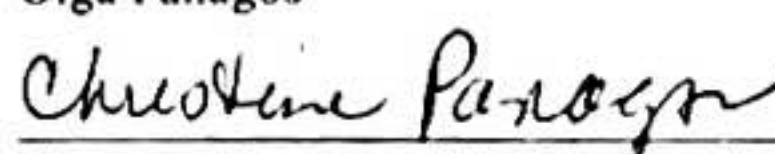
for the full consideration of One Hundred Thirty Five Thousand and 00/100 (\$135,000.00) Dollars,  
subject to easements and restrictions of record

Tax I D Number: 091-03-0014-003 as to Parcel 1 and 091-03-0014-004 as to Parcel 2

Dated this 24th day of May, 1997

Witnesses

  
Alan C. Applebaum

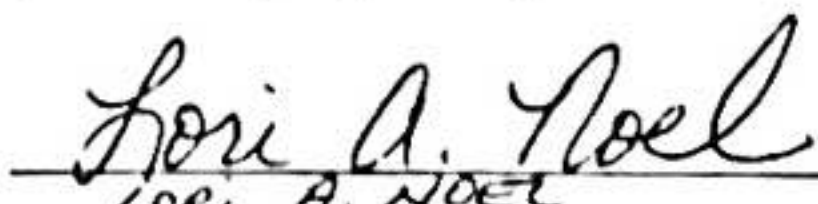
  
Olga Panagos  
  
Christine Panagos a/k/a Christine Panagos-Gryebet

STATE OF MICHIGAN  
COUNTY OF MACOMB

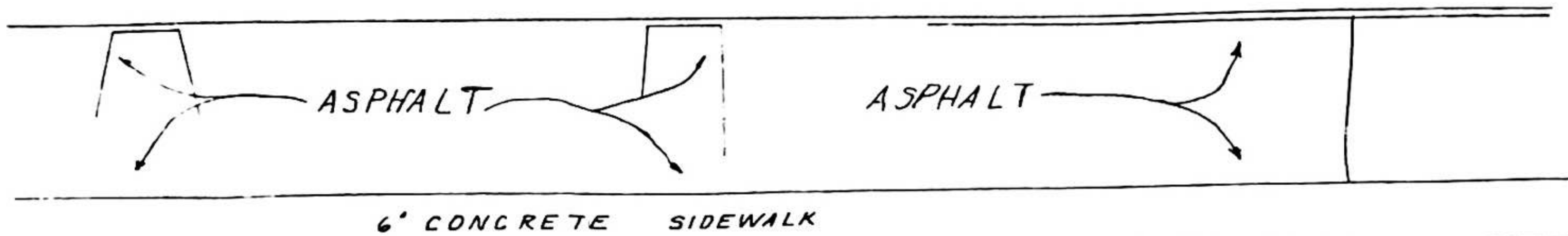
The foregoing instrument was acknowledged before me this 24th day of 1997 by Olga Panagos and Christine Panagos a/k/a Christine Panagos-Gryebet.

My commission expires:  
8/17/2000 19

Instrument  
Drafted by: Alan C. Applebaum  
After recording return to Drafter

  
Lori A. Noel  
Notary Public MACOMB, County, Michigan  
Business  
Address: 29355 N.W., #130, Southfield, MI 48034

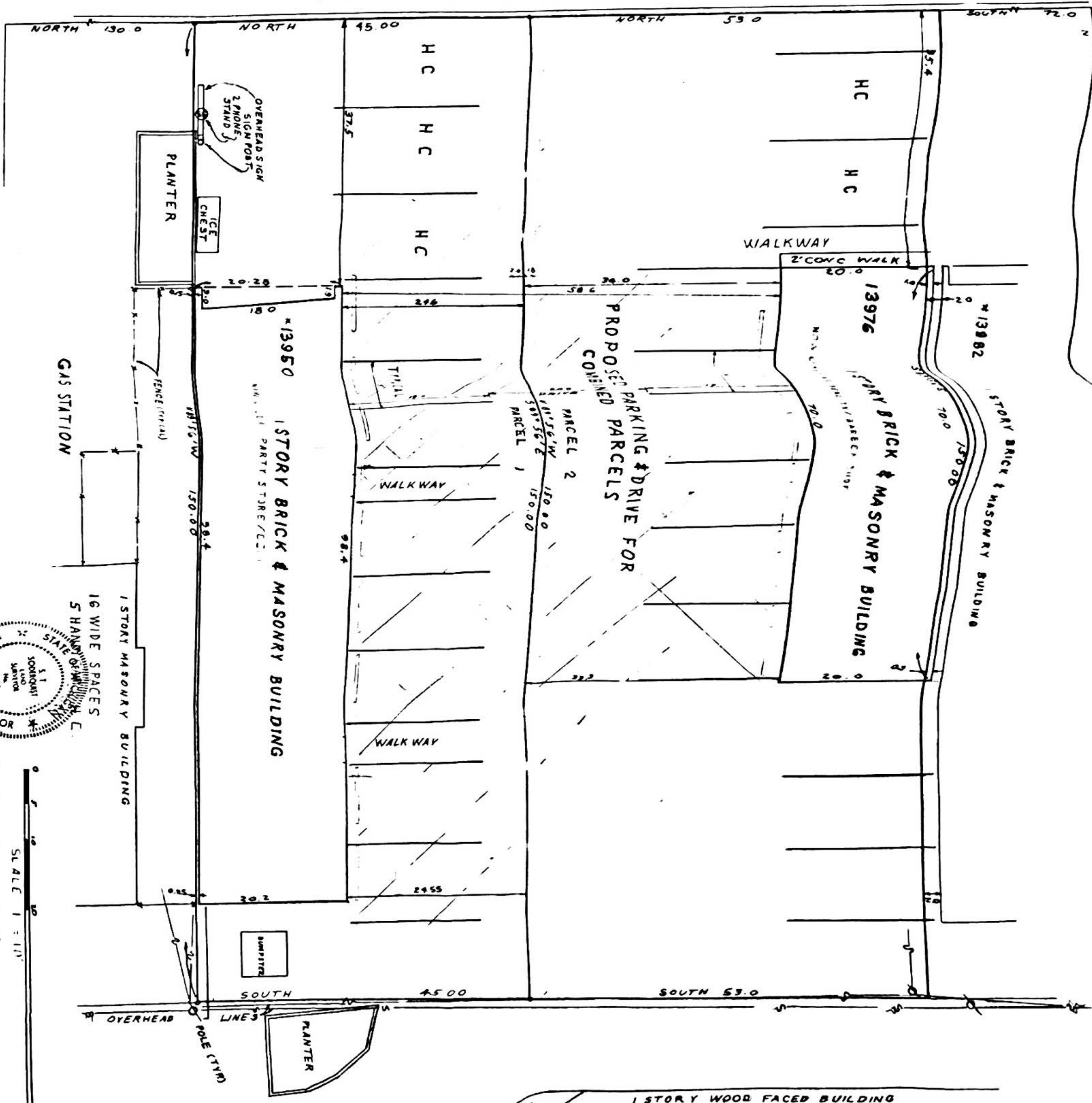
MERRIMAN ROAD 60' 1/2 RIGHT OF WAY  
73' CONC. PAVEMENT B/C-B/C



LEGAL DESCRIPTIONS:

PARCEL 1: The North 45 feet of the South 1/75 feet of the West 150 feet of Outlot A, BAL-LYN PARK being a Subdivision of part of the Southwest 1/4 of Section 23 Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, as recorded in Liber 84, Page 9 of Plats, W.C.R.

PARCEL 2: The South 53 feet of the North 125 feet of the West 1/2 of Outlot A BAL-LYN PARK being a Subdivision of part of the Southwest 1/4 of Section 23, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, as recorded in Liber 84, Page 9 of Plats, Wayne County Records.



S. J. Soderquist

SCALE 1" = 10'

**ST SODERQUIST**  
LICENSED LAND SURVEYOR  
6049 JOHN DALY  
TAYLOR, MICHIGAN 48180  
PHONE (313) 291-0812

JOB 91027  
DATE AUG 16, 1991  
DRAFTED STS JSS:KL  
CHECKED STS JSS:KL  
REVISED JSS JSS:KL

MARSHALL WALLACE WALLACE & WALLACE  
1320 NORTH PARK PLAZA  
17117 WEST NINE MILE ROAD  
SOUTHFIELD, MICHIGAN 48075  
TEL. (313) 557-0244 FAX (313) 557-2121