

**CITY OF LIVONIA
PUBLIC HEARING**

Minutes of Meeting Held on Monday, June 21, 2021

A Public Hearing of the Council of the City of Livonia was held at the Livonia City Hall Auditorium on **Monday, June 21, 2021**.

MEMBERS PRESENT: Kathleen E. McIntyre, President
Rob Donovic
Brandon McCullough
Jim Jolly
Laura M. Toy
Cathy K. White

MEMBERS ABSENT: Scott Bahr, Vice President

OTHERS PRESENT: Scott Miller, Planner
Paul Bernier, City Attorney
Sara Kasprowicz, Recording Secretary

The Public Hearing was called to order at 7:03 p.m. with President Kathleen McIntyre presiding. This item is regarding **Petition 2021-04-01-02** submitted by Cross Wind pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the properties at 37711, 37631 and 37601 Plymouth Road, located on the south side of Plymouth Road between Newburgh Road and Jarvis Avenue in the Southeast $\frac{1}{4}$ of Section 30, from C-1 (Local Business) to R-C (Condominium Residential). This item will move to the Regular Meeting of **July 12, 2021**.

The Public Hearing is now open. There were 2 people in the audience.

McIntyre: We have all members of Council here this evening, with the exception of Council Vice President, Mr. Bahr. All right, good evening. Scott, are you going present?

Miller: Yes. This site consists of three properties, when added up equals 3.36 acres, it is currently being developed. To the west, you have Hunters Park site condominium development, which is zoned R-1. Across the street, to the north, on Plymouth, you have residential homes that are zoned R-U-F. To the south, you have Middle Rouge Parkway, which is P-L, and across, to the east, is Jughandle, with Community Alliance Credit Union, which is zoned C-1. The proposal, the zoning is to propose a residential condominium project, utilizing the plan residential standards of Article 20. R-C allows condominium multiple dwellings, as permitted use, subject to review and approval by Planning Commission and City Council under the PRD option, which is a special waiver that allows reduced lot sizes, yard setbacks and other dimensional regulations that help overcome natural and other unique obstacles. Under R-

C district, the density is based on the number of bedrooms per dwelling units. For example, a two-bedroom home is permitted about ten dwelling units per acre. This is a three-bedroom unit at eight dwelling units per acre. Thus, with 3.36 acre of this size, they could have thirty-four (34) two-bedroom units or they could have twenty-seven (27) three-bedroom units. Basically, their conceptual plan shows fifteen lots, that works out to be about 4.46 units per acre. Under Article 20, there is no specified minimum lot sizes. The conceptual plans show most lots are 40x100 feet or 4000 square feet. The site plan also shows a retention basin up in the northeast corner and it also shows a berm along the west property line, screening it from the adjacent R-1 condominiums. That's basically it.

McIntyre: Scott, could you go back to, when you were talking about, was it the Plymouth Road that the PRDA allows.

Miller: No, it's called Planned Residential Development.

McIntyre: That's not PRDA, it's PRD, which allows, could you just read what the PRD allows?

Miller: Usually it is a unique situation on the site sizes. They are allowed reduced lot sizes, yard setbacks and other dimensional regulations that help overcome natural and other unique obstacles, restraints that the site plan developer proposed.

McIntyre: Who makes the designation that it's PRD?

Miller: If you look at the ordinance there's about eight things that they have fit in and usually, if there is one or two, because of this, too, it's bordered by three roads and it's got a unique shape, so I'm sure that's going to be one of their concerns.

McIntyre: Ok, I meant to refresh myself on that and I did not do that. So, it's the Petitioner that makes the request.

Miller: Yes, and they have to prove that they have the restraints.

McIntyre: Ok, thank you. Anyone else have any question for Mr. Miller before we go to the Petitioner? Rob?

Donovic: Through the Chair, so how many units, specifically will there be?

Miller: In this one, it's fifteen.

Donovic: Thank you.

McIntyre: All right, anyone else have any questions for Mr. Miller? If now, we will go to the Petitioner.

Pastor: Thank you. John Pastor, representing Soave Homes or Cross Winds Development. 33461 Capri Court. I'm here to answer any questions. Mr. Miller, as usual, and Mark Taormina, did an excellent job explaining the project before you.

McIntyre: Go ahead Ms. Toy.

Toy: Thank you. Mr. Pastor, how large will these be again, the interior?

Pastor: Different size amounts and I'm not sure of the exact, but I believe they are around fifteen hundred is what I believe. Fifteen, two thousand square foot homes.

Toy: Are they brick mostly?

Pastor: Yeah, it matches up with the surrounding areas. You know, Mr. Soave does his typical building style.

McIntyre: Which Mr. Soave is this?

Pastor: This is Leo.

McIntyre: Just wondering, there are several Mr. Soaves.

Toy: The price point on these would be starting around?

Pastor: That's a hard one to say, only because the price of not just lumber had gone crazy, and also electrical and everything else has gone up. I think his pricing point is between three and four hundred thousand.

McIntyre: I think it depends on how much of a profit margin the builder wants.

Pastor: Oh, ouch.

McIntyre: Mr. Donovic?

Donovic: Thank you, Madam President, to the Petitioner, what is the market this is targeting, senior residential?

Pastor: If you consider me senior, then yes, empty-nesters, young couples, again, this is more of a product that is becoming more and more wanted. Our options are that we don't want the big house with the big yard, some people want the big house and no yard. Myself, and folks like me are looking for smaller house, small yard so that we can come and go as we please.

Donovic: Mr. Pastor, we definitely consider you a Millennial, so don't worry.

McIntyre: Jim?

Jolly: Hi John, are you a partner in this or are you just representing? You just wanted to visit?

Pastor: Nope. I just wanted to visit, because I miss Council. Leo has done me a couple of favors, as you know, the subdivision right on Eight Mile and Farmington Road, he allowed me to buy my own lot and build my own house, so I said, hey, if you need anything, and you know how Leo loves to come up before Council. I said boy I love doing that, so I'd be more than happy to do that for you.

Jolly: Good to see you.

Pastor: Good to be seen, better than on Zoom.

McIntyre: Councilwoman Toy?

Toy: Hopefully, they'll have a few kids here and there and put some in our schools, but, you know, I applaud you for putting in some more detached condos, if you will. I'm going to offer an approving on this, Madam Chair, in hopes that we can pass it and add some more tax base to our community as well.

McIntyre: All right, anyone else? Councilwoman White?

White: I just wanted to say that I think that it's always a good thing when we can downzone from commercial to residential homes.

Pastor: It's not just that, you're talking about the downsized houses, we also looked at, you remember that he said thirty plus, two-bedroom houses? Those would have been all attached. I think this is a better product having their own, individual house, as opposed to being attached.

McIntyre: I'd like to note please, for the record, that it looks like there are about thirty-eight, thirty-five, most of these look to be residential, there are some, County and some others that would have to be notified, but there are probably about thirty residents on here that were notified. I don't know if anyone else is here to speak on behalf or against this project, but I just always like to know the notifications.

Unknown: I live right in back of it, I'm all for it to go as planned, how's that?

McIntyre: I just want to make sure, because sometimes people are here to speak against something, and they don't know when they can speak.

Unknown: I have nothing to say and it's everything I had expected to be said.

McIntyre: I just like to know, for the sake of these meetings, because sometimes they'll come back and say, how did this all happen. They all receive registered letters, and we don't have anyone from the surrounding area that were notified that are here against this. Mr. Pastor?

Pastor: I just wanted to say that at the Planning Commission public hearing, there was one lady that voiced a little bit of concerns with the landscaping, and we will be addressing that with the site plan.

McIntyre: Right, and again. Just to go through the process, for the record, we are here tonight at the public hearing on the rezoning. We have an approving resolution offered, it comes to Council at a Regular meeting and if it's approved, it gets a first read and it doesn't come back for the second read and roll call until we see the site plans. Rob?

Donovic: Thank, Madam President, through the Chair to the Petitioner. Really quick, are you preserving any of the trees on the site, on the berm maybe?

Pastor: Yeah, we will try to preserve all the trees that we can, but more importantly, work with residents to plant and make sure they have a nice buffer wall. If I also could, any way that we can, speed this up, because building season is going to be coming to an end before we know it, we'd like to get this in as soon as we can.

McIntyre: Very good, anyone else? All right, thank you everyone. I need to say one more thing. This will go to the agenda of the Regular meeting of July 12, 2021. All right, the public hearing is closed.

As there were no further questions or comments, the Public Hearing was declared closed at 7:14 p.m.