

OFFICE OF THE COUNCIL

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SCOTT BAHR
VICE PRESIDENT

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

OFFICE OF THE COUNCIL

**ELECTRONIC AGENDA PACKET FOR
THE REGULAR MEETING OF
MONDAY, SEPTEMBER 20, 2021
7:00 P.M.**

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

**1929th Regular Meeting of the Council of the City of Livonia
Monday, September 20, 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 1928th Regular Meeting of September 8, 2021

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

[Communication from the Department of Finance, dated August 27, 2021, re: forwarding various financial statements of the City of Livonia for the month ending July 31, 2021.](#)

CONSENT AGENDA

1. [BLOCK PARTY: Visar Gjetaj, re: to be held Sunday, October 31, 2021, from 4:00 p.m. to 10:00 p.m. on Mallory Drive, between Six Mile Road and Newburgh Road, with no rain date requested.](#)
2. [REQUEST TO APPROVE AND RECOGNIZE THE CLARENCEVILLE HIGH SCHOOL HOMECOMING PARADE, PARADE ROUTE, THE CLOSING OF CERTAIN CITY STREETS AND REQUEST TO DESIGNATE AND AUTHORIZE SENIOR POLICE OFFICER MICHAEL ARAKELIAN TO SIGN THE WAYNE COUNTY ROAD COMMISSION PERMIT ON BEHALF OF THE CITY TO CLOSE A PORTION OF MIDDLEBELT ROAD, WITH THE CITY TO ASSUME LIABILITY FOR ANY DAMAGE CLAIMS WHICH MAY ARISE AS A RESULT OF THE ROAD CLOSURE: Kevin Murphy, Athletic Director, re: to be held on Friday, October 8, 2021, beginning at 6:15 p.m.](#)
3. [REQUEST TO APPROVE HOURLY RATE INCREASES: Department of Civil Service, re: for the Transit and Grant Classification for a three-year period beginning December 1, 2021.](#)
4. [REQUEST TO APPROVE WAGE INCREASE: Department of Civil Service, re: for Assessment Department classifications.](#)

Revised Agenda for the Regular Meeting of September 20, 2021

5. [WAIVER PETITION: Planning Commission, re: Petition 2021-07-02-11 submitted by Animal Care Clinic of Livonia, to expand the existing veterinary clinic at 28450 Joy Road, located on the northwest corner of Joy Road and Harrison Avenue in the Southwest ¼ of Section 36.](#)
6. [SITE PLAN PETITION: Planning Commission, re: Petition 2021-07-08-04 submitted by The Kroger Company of Michigan requesting approval to redevelop portions of the commercial shopping center \(Northridge Commons\), including demolishing approximately 22,000 square feet of existing retail space, constructing an addition to the Kroger store measuring approximately 28,500 square feet, as well as other façade and parking lot improvements, at 33523-33751 Eight Mile Road, located on the south side of Eight Mile Road between Farmington and Gill Roads in the Northeast ¼ of Section 4.](#)

UNFINISHED BUSINESS

7. [ROLL CALL: Department of Law, re: Proposed Amendment to the Livonia Code of Ordinances, as amended, to amend Chapter 13.04 Section 030 \(Using Water From Fire Hydrants - Permit, Cash Deposit and Other Conditions\) to increase the meter deposit from \\$100.00 to \\$800.00.](#)
[First Reading given by Jim Jolly on Wednesday, September 8, 2021.](#)
8. [REQUEST TO APPROVE HERO PAY STIPEND: Department of Civil Service, re: for regular, active full-time and regular, active part-time employees.](#)

NEW DATA ITEM 8:

- a. [Administrative response to requests made by Council Members at the Regular Meeting of September 8, 2021.](#)
- b. [Signed petition by City employees.](#)

NEW BUSINESS

9. [REQUEST FOR ADDITIONAL APPROPRIATION AND EXPENDITURE: Engineering Division, re: for the Construction Engineering for DWRF #7452-01 Project Areas 1 & 3 and Project Area 2 to close out the contract with OHM Advisors in an amount not-to-exceed \\$323,000 and the new total not-to-exceed amount of \\$917,800. \(CR 133-20\)](#)
10. [REQUEST FOR ADDITIONAL APPROPRIATION AND EXPENDITURE: Engineering Division, re: for the 2020 Concrete Road Program \(Contract 20-C\) to close out the contract with Hard Rock Concrete, Inc., in an amount not-to-exceed \\$225,000 and the new total not-to-exceed \\$5,025,000. \(CR 103-20 and CR 228-20\)](#)
11. [REQUEST FOR ADDITIONAL APPROPRIATION AND EXPENDITURE: Engineering Division, re: for the Construction Engineering for the 2020 Concrete Road Program \(Contract 20-C\) to close out the contract with Anderson, Eckstein and Westrick, inc. \(AEW\) in an amount not-to-exceed \\$27,000 and the new total not-to-exceed amount of \\$605,000. \(CR 104-20 and CR 229-20\)](#)

AUDIENCE COMMUNICATION

SUSAN M. NASH, CITY CLERK

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



LETTER TO THE LIVONIA CITY COUNCIL

Finance
August 27, 2021

MEETING DATE

September 20, 2021

PREPARED BY

DeAnne Bates, Program Supervisor

AGENDA ITEM

Communication from the Department of Finance, dated August 27, 2021, re: forwarding various financial statements of the City of Livonia for the month ending July 31, 2021.

BACKGROUND

Attached hereto are the various financial statements of the City of Livonia for the month ending July 31, 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 - JULY 2021

APPROVED BY

Michael Slater, Finance Director

Date: August 27, 2021

Maureen Miller Brosnan, Mayor

Date: September 02,
2021



BUDGET TO ACTUAL - COUNCIL SUMMARY -

7/31/2021

Through 07/31/21

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	5,575,613.36	.00	55,648,023.53	7,692,978.47	88	50,327,413.32
REVENUE TOTALS	\$63,341,002.00	\$0.00	\$63,341,002.00	\$5,575,613.36	\$0.00	\$55,648,023.53	\$7,692,978.47	88%	\$50,327,413.32
EXPENSE									
Department 101 - CITY COUNCIL	294,142.00	.00	294,142.00	21,612.25	.00	177,888.29	116,253.71	60	237,761.84
Department 173 - MAYOR'S OFFICE	602,660.00	.00	602,660.00	47,136.01	.00	375,602.28	227,057.72	62	377,059.85
Department 174 - COMMUNICATIONS	488,422.00	.00	488,422.00	31,742.23	.00	246,656.74	241,765.26	51	.00
Department 175 - GOVERNMENT AFFAIRS	.00	.00	.00	.00	.00	.00	.00	+++	.00
Department 191 - ACCOUNTING	234,432.00	.00	234,432.00	24,147.85	.00	117,714.25	116,717.75	50	98,382.06
Department 192 - FINANCE DEPARTMENT	418,272.00	.00	418,272.00	32,515.26	.00	260,683.16	157,588.84	62	246,340.67
Department 215 - CITY CLERK	647,082.00	.00	647,082.00	47,623.04	.00	406,386.90	240,695.10	63	348,607.62
Department 223 - INDEPENDENT AUDIT	35,609.00	.00	35,609.00	(1,220.00)	.00	43,042.04	(7,433.04)	121	35,528.99
Department 228 - INFORMATION SYSTEMS	1,194,503.00	.00	1,194,503.00	61,921.51	3,857.70	880,498.62	310,146.68	74	659,107.60
Department 236 - ETHICS BOARD	400.00	.00	400.00	.00	.00	177.20	222.80	44	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	344.48	.00	2,755.84	789.16	78	2,432.89
Department 253 - TREASURER	566,689.00	.00	566,689.00	36,923.35	5,803.00	326,567.34	234,318.66	59	320,106.67
Department 256 - DAMAGE CLAIMS	950,000.00	.00	950,000.00	96,626.57	.00	812,737.04	137,262.96	86	528,451.65
Department 257 - ASSESSING	548,658.00	.00	548,658.00	40,633.69	.00	316,883.37	231,774.63	58	284,588.89
Department 261 - UTILITIES AND SUPPLIES	608,247.00	.00	608,247.00	38,504.01	.00	264,457.93	343,789.07	43	214,976.75
Department 262 - ELECTION COMMISSION	348,186.00	.00	348,186.00	(86,128.52)	.00	52,888.68	295,297.32	15	197,580.79
Department 263 - INSURANCE-GENERAL	91,711.00	.00	91,711.00	(3,607.00)	.00	94,438.64	(2,727.64)	103	89,066.51
Department 264 - INSURANCE-WORKERS COMP	325,299.00	.00	325,299.00	51,895.63	.00	428,054.60	(102,755.60)	132	206,952.28
Department 266 - LAW DEPARTMENT	850,822.00	.00	850,822.00	66,053.89	.00	530,448.31	320,373.69	62	504,146.96
Department 267 - EMPLOYEE BENEFITS CONTROL	42,000.00	.00	42,000.00	(100,369.48)	.00	(567,866.97)	609,866.97	-1352	(974,877.85)
Department 268 - NON-DEPT CAPITAL PROJECTS	531,000.00	.00	531,000.00	.00	2,061.08	525,000.00	3,938.92	99	1,027,373.20
Department 269 - CIVIL SERVICE	821,138.00	.00	821,138.00	60,142.06	.00	398,767.85	422,370.15	49	395,604.79
Department 271 - LABOR RELATIONS	96,500.00	.00	96,500.00	2,240.00	.00	42,502.50	53,997.50	44	40,187.16
Department 272 - DUES AND SUBSCRIPTIONS	51,000.00	.00	51,000.00	.00	.00	12,589.00	38,411.00	25	22,051.00
Department 286 - 16TH DISTRICT COURT	3,323,235.00	.00	3,323,235.00	228,186.72	.00	1,915,609.04	1,407,625.96	58	1,589,159.37
Department 302 - TRAFFIC BUREAU	1,215,460.00	.00	1,215,460.00	92,028.09	80,595.00	536,887.41	597,977.59	51	597,793.63
Department 304 - POLICE ADMINISTRATION	2,734,212.00	71,000.00	2,805,212.00	177,878.91	62,264.36	1,358,668.73	1,384,278.91	51	1,226,708.00
Department 306 - POLICE DATA PROCESSING	853,721.00	.00	853,721.00	64,236.49	23,779.76	540,353.55	289,587.69	66	509,134.31
Department 307 - DETECTIVE BUREAU	3,400,555.00	12,000.00	3,412,555.00	322,245.36	14,150.00	2,245,203.68	1,153,201.32	66	1,919,688.26
Department 309 - AUTOMOTIVE SERVICE	556,150.00	.00	556,150.00	47,989.19	3,950.00	289,670.34	262,529.66	53	209,881.64
Department 310 - POLICE COMMUNICATIONS	973,482.00	.00	973,482.00	59,065.06	33,424.00	454,694.43	485,363.57	50	493,239.29
Department 313 - CROSSING GUARDS	70,723.00	.00	70,723.00	.00	.00	29,913.45	40,809.55	42	20,832.42
Department 316 - SCHOOL LIAISON	411,632.00	.00	411,632.00	35,785.68	.00	242,957.79	168,674.21	59	244,875.59
Department 318 - OFFICE OF EMERG PREP	133,515.00	.00	133,515.00	10,871.05	.00	74,575.22	58,939.78	56	68,758.86
Department 319 - RESERVE POL/SPECIAL EVENT	342,593.00	.00	342,593.00	58,509.53	.00	210,248.98	132,344.02	61	146,319.37



BUDGET TO ACTUAL - COUNCIL SUMMARY - 7/31/2021

Through 07/31/21

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 325 - POLICE PATROL BUREAU	13,476,216.00	(83,000.00)	13,393,216.00	1,089,814.04	180,329.27	6,940,005.41	6,272,881.32	53	6,380,235.54
Department 329 - INTELLIGENCE BUREAU	2,372,561.00	.00	2,372,561.00	175,191.92	92,439.00	1,067,695.81	1,212,426.19	49	1,075,449.56
Department 336 - FIRE ADMINISTRATION	1,260,045.00	(4,190.00)	1,255,855.00	106,793.52	1,723.36	785,479.90	468,651.74	63	716,415.60
Department 338 - FIRE FIGHTING	13,357,355.00	7,190.00	13,364,545.00	1,619,559.29	227,679.00	8,579,302.07	4,557,563.93	66	6,637,873.49
Department 341 - FIRE PREVENTION	824,309.00	(3,000.00)	821,309.00	124,439.74	.00	553,335.13	267,973.87	67	432,632.74
Department 371 - INSPECTION	1,685,617.00	.00	1,685,617.00	114,994.70	.00	922,817.74	762,799.26	55	773,501.34
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	145.34	.00	1,081.88	1,271.12	46	608.22
Department 441 - PUBLIC SERV ADMIN	8,391.00	.00	8,391.00	(18,859.84)	.00	(150,689.85)	159,080.85	-1796	(130,400.67)
Department 443 - PUBLIC SERV-EQUIP MAINT	213,125.00	.00	213,125.00	(28,240.95)	25,556.99	(145,654.47)	333,222.48	-56	(236,322.48)
Department 447 - ENGINEERING	1,269.00	.00	1,269.00	(6,858.85)	.00	(86,349.13)	87,618.13	-6805	(124,627.11)
Department 448 - STREET LIGHTING	231,648.00	.00	231,648.00	16,206.22	.00	137,677.25	93,970.75	59	171,284.51
Department 463 - MAINTENANCE-STREET	453,716.00	.00	453,716.00	(20,617.79)	13,315.99	38,914.26	401,485.75	12	(79,575.53)
Department 523 - PUBLIC SERV-BLDG MAINT	1,598,450.00	.00	1,598,450.00	102,203.20	69,320.45	882,338.50	646,791.05	60	706,195.47
Department 524 - PARKS	1,425,183.00	.00	1,425,183.00	74,628.14	24,795.35	546,909.82	853,477.83	40	467,619.19
Department 701 - PLANNING	726,945.00	.00	726,945.00	46,974.31	.00	407,786.68	319,158.32	56	377,614.98
Department 702 - ZONING BOARD OF APPEALS	113,232.00	.00	113,232.00	3,689.63	.00	33,949.16	79,282.84	30	27,052.66
Department 752 - RECREATION ADMINISTRATION	164,486.00	.00	164,486.00	10,238.52	.00	78,124.51	86,361.49	47	222,591.08
Department 758 - RECREATION FACILITIES	28,825.00	13,800.00	42,625.00	4,827.53	.00	13,323.15	29,301.85	31	273,897.24
Department 759 - RECREATION ATHLETICS	89,925.00	(13,800.00)	76,125.00	15,750.97	.00	47,957.39	28,167.61	63	19,688.41
Department 820 - PARKS & REC - SENIOR SERVICES	610,066.00	.00	610,066.00	41,560.67	.00	345,637.77	264,428.23	57	277,355.90
Department 821 - P&R - GREENMEAD AND CULTURAL	917,520.00	.00	917,520.00	68,139.39	4,709.17	526,765.68	386,045.15	58	510,502.66
EXPENSE TOTALS	\$63,331,693.00	\$0.00	\$63,331,693.00	\$5,106,112.61	\$869,753.48	\$35,174,064.89	\$27,287,874.63	57%	\$30,387,441.38
Fund 101 - GENERAL FUND Totals									
REVENUE TOTALS	63,341,002.00	.00	63,341,002.00	5,575,613.36	.00	55,648,023.53	7,692,978.47	88%	50,327,413.32
EXPENSE TOTALS	63,331,693.00	.00	63,331,693.00	5,106,112.61	869,753.48	35,174,064.89	27,287,874.63	57%	30,387,441.38
Fund 101 - GENERAL FUND Totals	\$9,309.00	\$0.00	\$9,309.00	\$469,500.75	(\$869,753.48)	\$20,473,958.64	(\$19,594,896.16)		\$19,939,971.94



BUDGET TO ACTUAL - COUNCIL SUMMARY - 7/31/2021

Through 07/31/21

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	654,008.97	.00	4,156,563.84	4,345,301.16	49	3,774,097.36
REVENUE TOTALS	\$8,501,865.00	\$0.00	\$8,501,865.00	\$654,008.97	\$0.00	\$4,156,563.84	\$4,345,301.16	49%	\$3,774,097.36
EXPENSE									
Department 448 - STREET LIGHTING	602,433.00	.00	602,433.00	39,000.00	.00	446,433.00	156,000.00	74	397,737.00
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	48,358.81	.00	457,692.86	1,021,960.14	31	660,417.39
Department 475 - MAINTENANCE-TRAFFIC SERV	.00	.00	.00	.00	.00	.00	.00	+++	.00
Department 478 - MAINT-FREEWAY LIGHTING	25,000.00	.00	25,000.00	1,296.72	.00	10,527.90	14,472.10	42	10,470.97
Department 479 - SNOW AND ICE REMOVAL	728,799.00	.00	728,799.00	27,398.00	.00	219,184.00	509,615.00	30	210,168.00
Department 483 - ADMIN, ENGIN RECORD KEEPI	183,138.00	.00	183,138.00	15,261.00	.00	122,088.00	61,050.00	67	228,332.00
Department 484 - FUND TRANSFERS	7,200,000.00	.00	7,200,000.00	600,000.00	.00	4,800,000.00	2,400,000.00	67	4,400,000.00
EXPENSE TOTALS	\$10,001,969.00	\$277,054.00	\$10,279,023.00	\$731,314.53	\$0.00	\$6,055,925.76	\$4,223,097.24	59%	\$5,907,125.36
Fund 202 - MAJOR STREET FUND Totals									
REVENUE TOTALS	8,501,865.00	.00	8,501,865.00	654,008.97	.00	4,156,563.84	4,345,301.16	49%	3,774,097.36
EXPENSE TOTALS	10,001,969.00	277,054.00	10,279,023.00	731,314.53	.00	6,055,925.76	4,223,097.24	59%	5,907,125.36
Fund 202 - MAJOR STREET FUND Totals	(\$1,500,104.00)	(\$277,054.00)	(\$1,777,158.00)	(\$77,305.56)	\$0.00	(\$1,899,361.92)	\$122,203.92		(\$2,133,028.00)



BUDGET TO ACTUAL - COUNCIL SUMMARY - 7/31/2021

Through 07/31/21

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	847,813.78	.00	6,375,003.81	4,060,620.19	61	5,832,019.82
REVENUE TOTALS	\$10,435,624.00	\$0.00	\$10,435,624.00	\$847,813.78	\$0.00	\$6,375,003.81	\$4,060,620.19	61%	\$5,832,019.82
EXPENSE									
Department 448 - STREET LIGHTING	118,000.00	.00	118,000.00	9,833.00	.00	78,664.00	39,336.00	67	68,000.00
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	964,768.00	594,901.00	62	727,416.00
Department 475 - MAINTENANCE-TRAFFIC SERV	.00	.00	.00	.00	.00	.00	.00	+++	.00
Department 479 - SNOW AND ICE REMOVAL	421,437.00	.00	421,437.00	35,117.00	.00	280,936.00	140,501.00	67	277,016.00
Department 483 - ADMIN, ENGIN RECORD KEEPI	654,768.00	.00	654,768.00	54,562.00	.00	436,496.00	218,272.00	67	303,928.00
Department 484 - FUND TRANSFERS	7,900,000.00	.00	7,900,000.00	658,333.00	.00	5,266,664.00	2,633,336.00	67	5,266,664.00
EXPENSE TOTALS	\$10,778,874.00	\$0.00	\$10,778,874.00	\$878,441.00	\$0.00	\$7,027,528.00	\$3,751,346.00	65%	\$6,643,024.00
Fund 203 - LOCAL STREET FUND Totals									
REVENUE TOTALS	10,435,624.00	.00	10,435,624.00	847,813.78	.00	6,375,003.81	4,060,620.19	61%	5,832,019.82
EXPENSE TOTALS	10,778,874.00	.00	10,778,874.00	878,441.00	.00	7,027,528.00	3,751,346.00	65%	6,643,024.00
Fund 203 - LOCAL STREET FUND Totals	(\$343,250.00)	\$0.00	(\$343,250.00)	(\$30,627.22)	\$0.00	(\$652,524.19)	\$309,274.19		(\$811,004.18)



BUDGET TO ACTUAL - COUNCIL SUMMARY - 7/31/2021

Through 07/31/21

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 204 - ROAD - SIDEWALK & TREE									
REVENUE									
Department 000 - ACCOUNT BALANCES	12,222,041.00	.00	12,222,041.00	665,281.18	.00	9,600,514.01	2,621,526.99	79	9,488,582.70
REVENUE TOTALS	\$12,222,041.00	\$0.00	\$12,222,041.00	\$665,281.18	\$0.00	\$9,600,514.01	\$2,621,526.99	79%	\$9,488,582.70
EXPENSE									
Department 441 - PUBLIC SERV ADMIN	33,794.00	.00	33,794.00	2,816.00	.00	22,528.00	11,266.00	67	18,440.00
Department 447 - ENGINEERING	2,287,000.00	184,387.00	2,471,387.00	120,891.50	.00	794,392.73	1,676,994.27	32	604,231.29
Department 463 - MAINTENANCE-STREET	10,115,000.00	1,734,553.00	11,849,553.00	810,648.05	.00	4,456,821.28	7,392,731.72	38	3,356,934.60
Department 530 - FORESTRY	125,000.00	5,058.00	130,058.00	.00	.00	.00	130,058.00	0	96,102.00
EXPENSE TOTALS	\$12,560,794.00	\$1,923,998.00	\$14,484,792.00	\$934,355.55	\$0.00	\$5,273,742.01	\$9,211,049.99	36%	\$4,075,707.89
Fund 204 - ROAD - SIDEWALK & TREE Totals									
REVENUE TOTALS	12,222,041.00	.00	12,222,041.00	665,281.18	.00	9,600,514.01	2,621,526.99	79%	9,488,582.70
EXPENSE TOTALS	12,560,794.00	1,923,998.00	14,484,792.00	934,355.55	.00	5,273,742.01	9,211,049.99	36%	4,075,707.89
Fund 204 - ROAD - SIDEWALK & TREE Totals	(\$338,753.00)	(\$1,923,998.00)	(\$2,262,751.00)	(\$269,074.37)	\$0.00	\$4,326,772.00	(\$6,589,523.00)		\$5,412,874.81



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Fund 208 - COMMUNITY RECREATION									
REVENUE									
Department 000 - ACCOUNT BALANCES	6,956,311.00	22,600.00	6,978,911.00	195,118.06	.00	5,479,342.17	1,499,568.83	79	4,654,897.66
REVENUE TOTALS	\$6,956,311.00	\$22,600.00	\$6,978,911.00	\$195,118.06	\$0.00	\$5,479,342.17	\$1,499,568.83	79%	\$4,654,897.66
EXPENSE									
Department 755 - RECREATION CENTER	6,900,217.00	199,013.00	7,099,230.00	371,565.22	289,751.60	4,012,986.49	2,796,491.91	61	3,728,344.54
Department 756 - OTHER RECREATION	22,100.00	165,000.00	187,100.00	.00	150,750.00	16,521.75	19,828.25	89	25,432.75
Department 757 - ICE RINK	392,814.00	.00	392,814.00	.00	.00	352,358.53	40,455.47	90	347,239.30
Department 776 - SPECIAL EVENTS	93,060.00	.00	93,060.00	20,316.33	.00	39,331.91	53,728.09	42	26,827.93
Department 795 - SWIMMING POOL - BOTSFORD	274,160.00	105,000.00	379,160.00	283,783.12	2,974.00	289,179.86	87,006.14	77	62,439.38
Department 796 - SWIMMING POOL - CLEMENT C	140,082.00	20,000.00	160,082.00	25,070.45	2,294.00	31,833.89	125,954.11	21	36,976.88
Department 797 - SWIMMING POOL - SHELDON	162,922.00	(16,000.00)	146,922.00	19,309.67	7,714.00	28,499.65	110,708.35	25	950.69
EXPENSE TOTALS	\$7,985,355.00	\$473,013.00	\$8,458,368.00	\$720,044.79	\$453,483.60	\$4,770,712.08	\$3,234,172.32	62%	\$4,228,211.47
Fund 208 - COMMUNITY RECREATION Totals									
REVENUE TOTALS	6,956,311.00	22,600.00	6,978,911.00	195,118.06	.00	5,479,342.17	1,499,568.83	79%	4,654,897.66
EXPENSE TOTALS	7,985,355.00	473,013.00	8,458,368.00	720,044.79	453,483.60	4,770,712.08	3,234,172.32	62%	4,228,211.47
Fund 208 - COMMUNITY RECREATION Totals	(\$1,029,044.00)	(\$450,413.00)	(\$1,479,457.00)	(\$524,926.73)	(\$453,483.60)	\$708,630.09	(\$1,734,603.49)		\$426,686.19



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Fund 211 - DESIGNATED PURPOSE									
REVENUE									
Department 000 - ACCOUNT BALANCES	120,000.00	150.00	120,150.00	2,163.50	.00	18,990.34	101,159.66	16	32,918.25
REVENUE TOTALS	\$120,000.00	\$150.00	\$120,150.00	\$2,163.50	\$0.00	\$18,990.34	\$101,159.66	16%	\$32,918.25
EXPENSE									
Department 000 - ACCOUNT BALANCES	120,000.00	45,000.00	165,000.00	7,028.17	10,140.00	25,266.65	129,593.35	21	32,587.88
EXPENSE TOTALS	\$120,000.00	\$45,000.00	\$165,000.00	\$7,028.17	\$10,140.00	\$25,266.65	\$129,593.35	21%	\$32,587.88
Fund 211 - DESIGNATED PURPOSE Totals									
REVENUE TOTALS	120,000.00	150.00	120,150.00	2,163.50	.00	18,990.34	101,159.66	16%	32,918.25
EXPENSE TOTALS	120,000.00	45,000.00	165,000.00	7,028.17	10,140.00	25,266.65	129,593.35	21%	32,587.88
Fund 211 - DESIGNATED PURPOSE Totals	\$0.00	(\$44,850.00)	(\$44,850.00)	(\$4,864.67)	(\$10,140.00)	(\$6,276.31)	(\$28,433.69)		\$330.37



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Fund 226 - MUNICIPAL REFUSE FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	11,986,251.00	.00	11,986,251.00	26,466.76	.00	11,851,164.01	135,086.99	99	11,805,503.28
REVENUE TOTALS	\$11,986,251.00	\$0.00	\$11,986,251.00	\$26,466.76	\$0.00	\$11,851,164.01	\$135,086.99	99%	\$11,805,503.28
EXPENSE									
Department 521 - SANITATION	1,159,639.00	28,000.00	1,187,639.00	80,184.76	.00	667,917.98	519,721.02	56	625,244.22
Department 528 - PUBLIC SERVICE	10,876,144.00	188,584.00	11,064,728.00	407,782.42	90,880.20	6,368,108.67	4,605,739.13	58	6,102,734.91
Department 529 - ANIMAL CONTROL	313,799.00	2,300.00	316,099.00	19,323.85	274.54	146,889.52	168,934.94	47	223,843.15
EXPENSE TOTALS	\$12,349,582.00	\$218,884.00	\$12,568,466.00	\$507,291.03	\$91,154.74	\$7,182,916.17	\$5,294,395.09	58%	\$6,951,822.28
Fund 226 - MUNICIPAL REFUSE FUND Totals									
REVENUE TOTALS	11,986,251.00	.00	11,986,251.00	26,466.76	.00	11,851,164.01	135,086.99	99%	11,805,503.28
EXPENSE TOTALS	12,349,582.00	218,884.00	12,568,466.00	507,291.03	91,154.74	7,182,916.17	5,294,395.09	58%	6,951,822.28
Fund 226 - MUNICIPAL REFUSE FUND Totals	(\$363,331.00)	(\$218,884.00)	(\$582,215.00)	(\$480,824.27)	(\$91,154.74)	\$4,668,247.84	(\$5,159,308.10)		\$4,853,681.00



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Fund 242 - LIVONIA BROWNFIELD - LSRRF									
REVENUE									
Department 000 - ACCOUNT BALANCES	83,000.00	.00	83,000.00	194.06	.00	35,688.72	47,311.28	43	28,123.57
REVENUE TOTALS	\$83,000.00	\$0.00	\$83,000.00	\$194.06	\$0.00	\$35,688.72	\$47,311.28	43%	\$28,123.57
EXPENSE									
Department 000 - ACCOUNT BALANCES	40,627.00	.00	40,627.00	2,552.26	.00	20,418.00	20,209.00	50	.00
EXPENSE TOTALS	\$40,627.00	\$0.00	\$40,627.00	\$2,552.26	\$0.00	\$20,418.00	\$20,209.00	50%	\$0.00
Fund 242 - LIVONIA BROWNFIELD - LSRRF Totals									
REVENUE TOTALS	83,000.00	.00	83,000.00	194.06	.00	35,688.72	47,311.28	43%	28,123.57
EXPENSE TOTALS	40,627.00	.00	40,627.00	2,552.26	.00	20,418.00	20,209.00	50%	.00
Fund 242 - LIVONIA BROWNFIELD - LSRRF Totals	\$42,373.00	\$0.00	\$42,373.00	(\$2,358.20)	\$0.00	\$15,270.72	\$27,102.28		\$28,123.57



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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	169,055.39	320,944.61	35	129,879.99
EXPENSE TOTALS	\$490,000.00	\$0.00	\$490,000.00	\$0.00	\$0.00	\$169,055.39	\$320,944.61	35%	\$129,879.99
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	169,055.39	320,944.61	35%	129,879.99
Fund 243 - LIVONIA BROWNFIELD REDEV AUTH 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 244 - ECONOMIC DEVEL CORP									
REVENUE									
Department 000 - ACCOUNT BALANCES	300.00	.00	300.00	16.74	.00	11.79	288.21	4	278.25
REVENUE TOTALS	\$300.00	\$0.00	\$300.00	\$16.74	\$0.00	\$11.79	\$288.21	4%	\$278.25
EXPENSE									
Department 000 - ACCOUNT BALANCES	.00	.00	.00	.00	.00	.00	.00	+++	107.65
EXPENSE TOTALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$107.65
Fund 244 - ECONOMIC DEVEL CORP Totals									
REVENUE TOTALS	300.00	.00	300.00	16.74	.00	11.79	288.21	4%	278.25
EXPENSE TOTALS	.00	.00	.00	.00	.00	.00	.00	+++	107.65
Fund 244 - ECONOMIC DEVEL CORP Totals	\$300.00	\$0.00	\$300.00	\$16.74	\$0.00	\$11.79	\$288.21		\$170.60



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Fund 248 - PLYMOUTH RD DEV AUTHORITY									
REVENUE									
Department 000 - ACCOUNT BALANCES	719,514.00	.00	719,514.00	740,686.01	.00	736,208.29	(16,694.29)	102	721,671.86
REVENUE TOTALS	\$719,514.00	\$0.00	\$719,514.00	\$740,686.01	\$0.00	\$736,208.29	(\$16,694.29)	102%	\$721,671.86
EXPENSE									
Department 000 - ACCOUNT BALANCES	712,925.00	384,996.00	1,097,921.00	82,726.91	.00	205,755.34	892,165.66	19	(4,525.59)
EXPENSE TOTALS	\$712,925.00	\$384,996.00	\$1,097,921.00	\$82,726.91	\$0.00	\$205,755.34	\$892,165.66	19%	(\$4,525.59)
Fund 248 - PLYMOUTH RD DEV AUTHORITY Totals									
REVENUE TOTALS	719,514.00	.00	719,514.00	740,686.01	.00	736,208.29	(16,694.29)	102%	721,671.86
EXPENSE TOTALS	712,925.00	384,996.00	1,097,921.00	82,726.91	.00	205,755.34	892,165.66	19%	(4,525.59)
Fund 248 - PLYMOUTH RD DEV AUTHORITY Totals	\$6,589.00	(\$384,996.00)	(\$378,407.00)	\$657,959.10	\$0.00	\$530,452.95	(\$908,859.95)		\$726,197.45



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Fund 260 - MIDC GRANT									
REVENUE									
Department 000 - ACCOUNT BALANCES	648,952.00	.00	648,952.00	.00	.00	476,527.78	172,424.22	73	289,269.23
REVENUE TOTALS	\$648,952.00	\$0.00	\$648,952.00	\$0.00	\$0.00	\$476,527.78	\$172,424.22	73%	\$289,269.23
EXPENSE									
Department 000 - ACCOUNT BALANCES	648,952.00	.00	648,952.00	27,479.09	.00	186,516.76	462,435.24	29	193,317.84
EXPENSE TOTALS	\$648,952.00	\$0.00	\$648,952.00	\$27,479.09	\$0.00	\$186,516.76	\$462,435.24	29%	\$193,317.84
Fund 260 - MIDC GRANT Totals									
REVENUE TOTALS	648,952.00	.00	648,952.00	.00	.00	476,527.78	172,424.22	73%	289,269.23
EXPENSE TOTALS	648,952.00	.00	648,952.00	27,479.09	.00	186,516.76	462,435.24	29%	193,317.84
Fund 260 - MIDC GRANT Totals	\$0.00	\$0.00	\$0.00	(\$27,479.09)	\$0.00	\$290,011.02	(\$290,011.02)		\$95,951.39



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Fund 261 - PUB. SAFETY COMMUNICATION									
REVENUE									
Department 000 - ACCOUNT BALANCES	545,000.00	.00	545,000.00	20,028.19	.00	243,001.07	301,998.93	45	285,943.21
REVENUE TOTALS	\$545,000.00	\$0.00	\$545,000.00	\$20,028.19	\$0.00	\$243,001.07	\$301,998.93	45%	\$285,943.21
EXPENSE									
Department 000 - ACCOUNT BALANCES	1,366,500.00	136,603.00	1,503,103.00	12,106.80	213,252.31	287,769.40	1,002,081.29	33	109,664.19
EXPENSE TOTALS	\$1,366,500.00	\$136,603.00	\$1,503,103.00	\$12,106.80	\$213,252.31	\$287,769.40	\$1,002,081.29	33%	\$109,664.19
Fund 261 - PUB. SAFETY COMMUNICATION Totals									
REVENUE TOTALS	545,000.00	.00	545,000.00	20,028.19	.00	243,001.07	301,998.93	45%	285,943.21
EXPENSE TOTALS	1,366,500.00	136,603.00	1,503,103.00	12,106.80	213,252.31	287,769.40	1,002,081.29	33%	109,664.19
Fund 261 - PUB. SAFETY COMMUNICATION Totals	(\$821,500.00)	(\$136,603.00)	(\$958,103.00)	\$7,921.39	(\$213,252.31)	(\$44,768.33)	(\$700,082.36)		\$176,279.02



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Fund 262 - ADJUDICATED FORFEITURES									
REVENUE									
Department 000 - ACCOUNT BALANCES	225,000.00	.00	225,000.00	16,376.39	.00	213,840.70	11,159.30	95	158,271.65
REVENUE TOTALS	\$225,000.00	\$0.00	\$225,000.00	\$16,376.39	\$0.00	\$213,840.70	\$11,159.30	95%	\$158,271.65
EXPENSE									
Department 333 - STATE/LOCAL FORFEITURE EX	516,350.00	.00	516,350.00	4,451.48	9,848.60	49,201.16	457,300.24	11	34,330.46
Department 334 - FEDERAL FORFEITURE EXP	301,865.00	1,140.00	303,005.00	5,049.39	.00	70,637.45	232,367.55	23	56,810.83
Department 335 - CONTINUING CRIMINAL ENTERPRISE	145,000.00	.00	145,000.00	157.98	.00	10,415.11	134,584.89	7	7,213.26
EXPENSE TOTALS	\$963,215.00	\$1,140.00	\$964,355.00	\$9,658.85	\$9,848.60	\$130,253.72	\$824,252.68	15%	\$98,354.55
Fund 262 - ADJUDICATED FORFEITURES Totals									
REVENUE TOTALS	225,000.00	.00	225,000.00	16,376.39	.00	213,840.70	11,159.30	95%	158,271.65
EXPENSE TOTALS	963,215.00	1,140.00	964,355.00	9,658.85	9,848.60	130,253.72	824,252.68	15%	98,354.55
Fund 262 - ADJUDICATED FORFEITURES Totals	(\$738,215.00)	(\$1,140.00)	(\$739,355.00)	\$6,717.54	(\$9,848.60)	\$83,586.98	(\$813,093.38)		\$59,917.10



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Fund 270 - HISTORICAL COMMISSION									
REVENUE									
Department 000 - ACCOUNT BALANCES	115,200.00	1,787.00	116,987.00	15,070.87	.00	69,766.66	47,220.34	60	17,184.50
REVENUE TOTALS	\$115,200.00	\$1,787.00	\$116,987.00	\$15,070.87	\$0.00	\$69,766.66	\$47,220.34	60%	\$17,184.50
EXPENSE									
Department 000 - ACCOUNT BALANCES	84,000.00	39,480.00	123,480.00	7,394.45	30,913.15	12,013.92	80,552.93	35	18,948.66
EXPENSE TOTALS	\$84,000.00	\$39,480.00	\$123,480.00	\$7,394.45	\$30,913.15	\$12,013.92	\$80,552.93	35%	\$18,948.66
Fund 270 - HISTORICAL COMMISSION Totals									
REVENUE TOTALS	115,200.00	1,787.00	116,987.00	15,070.87	.00	69,766.66	47,220.34	60%	17,184.50
EXPENSE TOTALS	84,000.00	39,480.00	123,480.00	7,394.45	30,913.15	12,013.92	80,552.93	35%	18,948.66
Fund 270 - HISTORICAL COMMISSION Totals	\$31,200.00	(\$37,693.00)	(\$6,493.00)	\$7,676.42	(\$30,913.15)	\$57,752.74	(\$33,332.59)		(\$1,764.16)



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Fund 271 - LIBRARY FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	4,129,019.00	.00	4,129,019.00	52,299.04	.00	4,051,558.03	77,460.97	98	3,953,706.68
REVENUE TOTALS	\$4,129,019.00	\$0.00	\$4,129,019.00	\$52,299.04	\$0.00	\$4,051,558.03	\$77,460.97	98%	\$3,953,706.68
EXPENSE									
Department 778 - CIVIC CENTER LIBRARY	3,381,149.00	183,500.00	3,564,649.00	254,310.54	62,730.11	1,823,207.24	1,678,711.65	53	1,461,055.54
Department 779 - NOBLE LIBRARY	.00	20,000.00	20,000.00	1,450.15	.00	8,438.97	11,561.03	42	78,929.95
Department 780 - SANDBURG LIBRARY	749,504.00	16,391.00	765,895.00	60,792.45	1,864.37	442,455.56	321,575.07	58	326,642.81
EXPENSE TOTALS	\$4,130,653.00	\$219,891.00	\$4,350,544.00	\$316,553.14	\$64,594.48	\$2,274,101.77	\$2,011,847.75	54%	\$1,866,628.30
Fund 271 - LIBRARY FUND Totals									
REVENUE TOTALS	4,129,019.00	.00	4,129,019.00	52,299.04	.00	4,051,558.03	77,460.97	98%	3,953,706.68
EXPENSE TOTALS	4,130,653.00	219,891.00	4,350,544.00	316,553.14	64,594.48	2,274,101.77	2,011,847.75	54%	1,866,628.30
Fund 271 - LIBRARY FUND Totals	(\$1,634.00)	(\$219,891.00)	(\$221,525.00)	(\$264,254.10)	(\$64,594.48)	\$1,777,456.26	(\$1,934,386.78)		\$2,087,078.38



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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 272 - ARTS COMMISSION FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	17,000.00	.00	17,000.00	192.62	.00	8,932.79	8,067.21	53	1,381.27
REVENUE TOTALS	\$17,000.00	\$0.00	\$17,000.00	\$192.62	\$0.00	\$8,932.79	\$8,067.21	53%	\$1,381.27
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	192.62	.00	8,932.79	8,067.21	53%	1,381.27
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	\$192.62	\$0.00	\$8,932.79	(\$4,932.79)		\$1,168.77



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Fund 286 - TRANSIT & CAPITAL IMPR									
REVENUE									
Department 000 - ACCOUNT BALANCES	2,407,245.00	.00	2,407,245.00	1,625.04	.00	2,435,302.85	(28,057.85)	101	2,339,646.98
REVENUE TOTALS	\$2,407,245.00	\$0.00	\$2,407,245.00	\$1,625.04	\$0.00	\$2,435,302.85	(\$28,057.85)	101%	\$2,339,646.98
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	1,625.04	.00	2,435,302.85	(28,057.85)	101%	2,339,646.98
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	\$1,625.04	\$0.00	\$28,057.85	(\$28,057.85)		\$30,929.98



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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 288 - COMMUNITY TRANSIT PROGRAM									
REVENUE									
Department 000 - ACCOUNT BALANCES	994,828.00	.00	994,828.00	3,127.96	.00	937,879.61	56,948.39	94	944,756.35
REVENUE TOTALS	\$994,828.00	\$0.00	\$994,828.00	\$3,127.96	\$0.00	\$937,879.61	\$56,948.39	94%	\$944,756.35
EXPENSE									
Department 606 - COMM TRANSIT DISPATCHERS	101,050.00	.00	101,050.00	6,834.12	.00	56,362.15	44,687.85	56	51,732.36
Department 607 - COMMUNITY TRANSIT ADMIN	130,486.00	.00	130,486.00	9,816.64	.00	81,187.88	49,298.12	62	103,209.25
Department 608 - COMMUNITY TRANSIT	907,863.00	.00	907,863.00	26,575.71	79,744.00	277,947.94	550,171.06	39	291,759.52
EXPENSE TOTALS	\$1,139,399.00	\$0.00	\$1,139,399.00	\$43,226.47	\$79,744.00	\$415,497.97	\$644,157.03	43%	\$446,701.13
Fund 288 - COMMUNITY TRANSIT PROGRAM Totals									
REVENUE TOTALS	994,828.00	.00	994,828.00	3,127.96	.00	937,879.61	56,948.39	94%	944,756.35
EXPENSE TOTALS	1,139,399.00	.00	1,139,399.00	43,226.47	79,744.00	415,497.97	644,157.03	43%	446,701.13
Fund 288 - COMMUNITY TRANSIT PROGRAM Totals	(\$144,571.00)	\$0.00	(\$144,571.00)	(\$40,098.51)	(\$79,744.00)	\$522,381.64	(\$587,208.64)		\$498,055.22



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Fund 297 - CABLE TELEVISION FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	421,100.00	.00	421,100.00	23,329.18	.00	219,345.96	201,754.04	52	212,306.35
REVENUE TOTALS	\$421,100.00	\$0.00	\$421,100.00	\$23,329.18	\$0.00	\$219,345.96	\$201,754.04	52%	\$212,306.35
EXPENSE									
Department 806 - CABLE TELEVISION	507,616.00	.00	507,616.00	32,845.70	7,570.00	282,238.08	217,807.92	57	227,887.65
EXPENSE TOTALS	\$507,616.00	\$0.00	\$507,616.00	\$32,845.70	\$7,570.00	\$282,238.08	\$217,807.92	57%	\$227,887.65
Fund 297 - CABLE TELEVISION FUND Totals									
REVENUE TOTALS	421,100.00	.00	421,100.00	23,329.18	.00	219,345.96	201,754.04	52%	212,306.35
EXPENSE TOTALS	507,616.00	.00	507,616.00	32,845.70	7,570.00	282,238.08	217,807.92	57%	227,887.65
Fund 297 - CABLE TELEVISION FUND Totals	(\$86,516.00)	\$0.00	(\$86,516.00)	(\$9,516.52)	(\$7,570.00)	(\$62,892.12)	(\$16,053.88)		(\$15,581.30)



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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 372 - D/S 2015 MBA REFUNDING									
REVENUE									
Department 000 - ACCOUNT BALANCES	184,457.00	.00	184,457.00	.00	.00	175,497.50	8,959.50	95	172,473.50
REVENUE TOTALS	\$184,457.00	\$0.00	\$184,457.00	\$0.00	\$0.00	\$175,497.50	\$8,959.50	95%	\$172,473.50
EXPENSE									
Department 000 - ACCOUNT BALANCES	184,457.00	.00	184,457.00	.00	.00	175,497.50	8,959.50	95	172,473.50
EXPENSE TOTALS	\$184,457.00	\$0.00	\$184,457.00	\$0.00	\$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	.00	.00	175,497.50	8,959.50	95%	172,473.50
EXPENSE TOTALS	184,457.00	.00	184,457.00	.00	.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	.00	.00	446,600.00	104,400.00	81	438,000.00
REVENUE TOTALS	\$551,000.00	\$0.00	\$551,000.00	\$0.00	\$0.00	\$446,600.00	\$104,400.00	81%	\$438,000.00
EXPENSE									
Department 000 - ACCOUNT BALANCES	551,000.00	.00	551,000.00	.00	.00	446,600.00	104,400.00	81	438,000.00
EXPENSE TOTALS	\$551,000.00	\$0.00	\$551,000.00	\$0.00	\$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	.00	.00	446,600.00	104,400.00	81%	438,000.00
EXPENSE TOTALS	551,000.00	.00	551,000.00	.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	.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	\$0.00	\$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	.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	\$0.00	\$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	.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	.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	5,996.02	.00	2,136,478.76	45,766.24	98	2,625,596.38
REVENUE TOTALS	\$2,182,245.00	\$0.00	\$2,182,245.00	\$5,996.02	\$0.00	\$2,136,478.76	\$45,766.24	98%	\$2,625,596.38
EXPENSE									
Department 000 - ACCOUNT BALANCES	2,501,450.00	4,654,895.00	7,156,345.00	41,445.89	767,227.44	929,830.90	5,459,286.66	24	1,855,052.95
EXPENSE TOTALS	\$2,501,450.00	\$4,654,895.00	\$7,156,345.00	\$41,445.89	\$767,227.44	\$929,830.90	\$5,459,286.66	24%	\$1,855,052.95
Fund 401 - CAPITAL PROJECTS Totals									
REVENUE TOTALS	2,182,245.00	.00	2,182,245.00	5,996.02	.00	2,136,478.76	45,766.24	98%	2,625,596.38
EXPENSE TOTALS	2,501,450.00	4,654,895.00	7,156,345.00	41,445.89	767,227.44	929,830.90	5,459,286.66	24%	1,855,052.95
Fund 401 - CAPITAL PROJECTS Totals	(\$319,205.00)	(\$4,654,895.00)	(\$4,974,100.00)	(\$35,449.87)	(\$767,227.44)	\$1,206,647.86	(\$5,413,520.42)		\$770,543.43



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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 418 - BUILDING IMPROVEMENT FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	5,000.00	.00	5,000.00	2,233.24	.00	1,576.79	3,423.21	32	14,165.75
REVENUE TOTALS	\$5,000.00	\$0.00	\$5,000.00	\$2,233.24	\$0.00	\$1,576.79	\$3,423.21	32%	\$14,165.75
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	2,233.24	.00	1,576.79	3,423.21	32%	14,165.75
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)	\$2,233.24	\$0.00	\$1,576.79	(\$96,576.79)		\$14,165.75



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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 536 - NEWBURGH VILLAGE									
REVENUE									
Department 000 - ACCOUNT BALANCES	838,400.00	.00	838,400.00	69,095.72	.00	551,210.30	287,189.70	66	543,224.57
REVENUE TOTALS	\$838,400.00	\$0.00	\$838,400.00	\$69,095.72	\$0.00	\$551,210.30	\$287,189.70	66%	\$543,224.57
EXPENSE									
Department 677 - NEWBURGH VILLAGE	728,084.00	.00	728,084.00	54,534.73	4,322.50	401,508.83	322,252.67	56	350,406.36
EXPENSE TOTALS	\$728,084.00	\$0.00	\$728,084.00	\$54,534.73	\$4,322.50	\$401,508.83	\$322,252.67	56%	\$350,406.36
Fund 536 - NEWBURGH VILLAGE Totals									
REVENUE TOTALS	838,400.00	.00	838,400.00	69,095.72	.00	551,210.30	287,189.70	66%	543,224.57
EXPENSE TOTALS	728,084.00	.00	728,084.00	54,534.73	4,322.50	401,508.83	322,252.67	56%	350,406.36
Fund 536 - NEWBURGH VILLAGE Totals	\$110,316.00	\$0.00	\$110,316.00	\$14,560.99	(\$4,322.50)	\$149,701.47	(\$35,062.97)		\$192,818.21



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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 538 - SILVER VILLAGE FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	674,210.00	.00	674,210.00	56,735.02	.00	438,364.95	235,845.05	65	450,539.01
REVENUE TOTALS	\$674,210.00	\$0.00	\$674,210.00	\$56,735.02	\$0.00	\$438,364.95	\$235,845.05	65%	\$450,539.01
EXPENSE									
Department 676 - SILVER VILLAGE	586,164.00	.00	586,164.00	27,943.84	.00	270,393.23	315,770.77	46	283,634.34
EXPENSE TOTALS	\$586,164.00	\$0.00	\$586,164.00	\$27,943.84	\$0.00	\$270,393.23	\$315,770.77	46%	\$283,634.34
Fund 538 - SILVER VILLAGE FUND Totals									
REVENUE TOTALS	674,210.00	.00	674,210.00	56,735.02	.00	438,364.95	235,845.05	65%	450,539.01
EXPENSE TOTALS	586,164.00	.00	586,164.00	27,943.84	.00	270,393.23	315,770.77	46%	283,634.34
Fund 538 - SILVER VILLAGE FUND Totals	\$88,046.00	\$0.00	\$88,046.00	\$28,791.18	\$0.00	\$167,971.72	(\$79,925.72)		\$166,904.67



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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 584 - GOLF COURSE FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	2,055,363.00	.00	2,055,363.00	379,806.94	.00	1,408,951.65	646,411.35	69	1,100,712.45
REVENUE TOTALS	\$2,055,363.00	\$0.00	\$2,055,363.00	\$379,806.94	\$0.00	\$1,408,951.65	\$646,411.35	69%	\$1,100,712.45
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	50,076.52	4,804.00	404,697.25	304,876.75	57	394,219.02
Department 774 - IDYL WYLD	533,974.00	(596.00)	533,378.00	48,363.95	1,894.45	321,135.37	210,348.18	61	273,287.37
Department 775 - FOX CREEK	779,372.00	3,404.00	782,776.00	46,185.43	1,894.45	396,997.75	383,883.80	51	351,235.16
EXPENSE TOTALS	\$2,026,320.00	\$4,212.00	\$2,030,532.00	\$144,625.90	\$8,592.90	\$1,122,830.37	\$899,108.73	56%	\$1,018,741.55
Fund 584 - GOLF COURSE FUND Totals									
REVENUE TOTALS	2,055,363.00	.00	2,055,363.00	379,806.94	.00	1,408,951.65	646,411.35	69%	1,100,712.45
EXPENSE TOTALS	2,026,320.00	4,212.00	2,030,532.00	144,625.90	8,592.90	1,122,830.37	899,108.73	56%	1,018,741.55
Fund 584 - GOLF COURSE FUND Totals	\$29,043.00	(\$4,212.00)	\$24,831.00	\$235,181.04	(\$8,592.90)	\$286,121.28	(\$252,697.38)		\$81,970.90



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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 592 - WATER AND SEWER FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	43,652,866.00	.00	43,652,866.00	4,224,584.61	.00	26,033,804.54	17,619,061.46	60	25,100,255.10
REVENUE TOTALS	\$43,652,866.00	\$0.00	\$43,652,866.00	\$4,224,584.61	\$0.00	\$26,033,804.54	\$17,619,061.46	60%	\$25,100,255.10
EXPENSE									
Department 558 - W & S FINANCIAL ADMIN	35,034,916.00	3,506.00	35,038,422.00	2,758,221.16	.00	22,445,580.57	12,592,841.43	64	22,386,046.19
Department 559 - W & S FIELD OPERATIONS	7,087,611.00	150,000.00	7,237,611.00	428,523.97	203,034.87	4,462,551.63	2,572,024.50	64	3,510,559.34
EXPENSE TOTALS	\$42,122,527.00	\$153,506.00	\$42,276,033.00	\$3,186,745.13	\$203,034.87	\$26,908,132.20	\$15,164,865.93	64%	\$25,896,605.53
Fund 592 - WATER AND SEWER FUND Totals									
REVENUE TOTALS	43,652,866.00	.00	43,652,866.00	4,224,584.61	.00	26,033,804.54	17,619,061.46	60%	25,100,255.10
EXPENSE TOTALS	42,122,527.00	153,506.00	42,276,033.00	3,186,745.13	203,034.87	26,908,132.20	15,164,865.93	64%	25,896,605.53
Fund 592 - WATER AND SEWER FUND Totals	\$1,530,339.00	(\$153,506.00)	\$1,376,833.00	\$1,037,839.48	(\$203,034.87)	(\$874,327.66)	\$2,454,195.53		(\$796,350.43)
Grand Totals									
REVENUE TOTALS	176,496,643.00	24,537.00	176,521,180.00	13,577,863.26	.00	135,611,655.84	40,909,524.16	77%	127,115,219.04
EXPENSE TOTALS	180,426,251.00	8,532,672.00	188,958,923.00	12,874,426.84	2,813,632.07	103,848,263.94	82,297,026.99	56%	95,309,128.36
Grand Totals	(\$3,929,608.00)	(\$8,508,135.00)	(\$12,437,743.00)	\$703,436.42	(\$2,813,632.07)	\$31,763,391.90	(\$41,387,502.83)		\$31,806,090.68

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD SEPTEMBER 8, 2021**

1

Meeting was called to order in the Auditorium of City Hall, 33000 Civic Center Drive, at 8:36 p.m. by President Kathleen McIntyre. Present: Scott Bahr, Brandon McCullough; Rob Donovic; Jim Jolly, Laura Toy and President Kathleen McIntyre. Absent: Cathy White.

Elected and appointed officials present: Mark Taormina, Director of Planning and Economic Development; Todd Zilincik, City Engineer; Paul Bernier, City Attorney; Lori L. Miller, Deputy Clerk; LaShawn Thomas, Director of Governmental Affairs; Denise Maier, Director of Human Resources; Linda Gosselin, City Assessor; and Sara Kasprowicz, Manager of Council Office.

1. BLOCK PARTY: Visar Gjetaj, re: to be held Sunday, October 31, 2021, from 4:00 p.m. to 10:00 p.m. on Mallory Drive, between Six Mile Road and Newburgh Road, with no rain date requested.

Visar Gjetaj, 37190 Mallory Drive, presented this request to Council. He stated we did this block party last year for Halloween and it was a success and it limited traffic to the sub, we just have a one way in and out so it worked pretty well and I think the parents felt more comfortable letting their toddlers out.

Councilmember Jolly offered an approving resolution for the Consent Agenda. He said when I first saw this, I thought this was brilliant, this is actually a brilliant move on Halloween to do this, especially in a neighborhood like yours that's direct access off of Newburgh Road. I'll also note some of us up here have been around for the entire process of this neighborhood going up and we had a lot of conversations in regard to the types of houses that are there now and all that kind of stuff, so it's good to see that you're starting right off the bat and building that sense of community in the neighborhood, so congrats to you and good job.

Councilmember Donovic said I'm looking forward to this and I'm looking forward to these sorts of events in the community, we're a diverse community and the make-up of our Livonia residence, it's awesome to see these sorts of community block parties happening and I'm looking forward to hopefully being able to come if council members are invited.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
August 24, 2021

MEETING DATE

September 8, 2021

PREPARED BY

Sara Kasprovicz, Council Office Manager,

AGENDA ITEM

BLOCK PARTY: Visar Gjetaj, re: to be held Sunday, October 31, 2021, from 4:00 p.m. to 10:00 p.m. on Mallory Drive, between Six Mile Road and Newburgh Road, with no rain date requested.

BACKGROUND

BLOCK PARTY: Visar Gjetaj, re: to be held Sunday, October 31, 2021, from 4:00 p.m. to 10:00 p.m. on Mallory Drive, between Six Mile Road and Newburgh Road, with no rain date requested.

RECOMMENDATION

To approve the requested block party on October 31, 2021

FISCAL CONSIDERATION

N/A

ATTACHMENTS

None

APPROVED BY

**REQUEST FOR NOISE WAIVER BLOCK PARTY and/or
BARRICADING OF CITY STREETS**

Send to: Livonia City Council, c/o City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097

or hand deliver to the City Clerk's Office at least 8 weeks prior to the planned event

PLEASE PRINT

Date of Application: 8-25-2021 Date to appear at a Council Meeting: September 8, 2021, 8pm
(if received by deadline of Friday, August 27, 2021)

Name of Neighborhood Representative: Heritage Square

Address (please include zip code): 37190 Mallory Dr Livonia MI 48154

Telephone Number with area code: Home: 248-912-2654 Office: _____

Email: GjetajV@hotmail.com

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

Oct 31, 2021 N/A 4:00 pm - 10:00 pm
Date of Block Party Rain Date Start/end time of Block Party and/or Barricading
and/or Barricading **End time is no later than 10:00 p.m.**

Location of Block Party and/or Barricading: (Be specific. Indicate which streets and between which boundaries).

Cross streets are 6 mile & Newburgh / Request to close
Mallory Drive, Entrance to Heritage square subdivision. East
side of Newburgh

Type of Event: Briefly (Describe activities planned. Music, barbecue, games, etc.) _____

Halloween

How many barricades are you requesting (max. 10)? 6

Approximate Number Attending: 50

Date of Council Approval/Denial: _____

Council Resolution Number: _____

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD SEPTEMBER 8, 2021**

2

Meeting was called to order in the Auditorium of City Hall, 33000 Civic Center Drive, at 8:36 p.m. by President Kathleen McIntyre. Present: Scott Bahr, Brandon McCullough; Rob Donovic; Jim Jolly, Laura Toy and President Kathleen McIntyre. Absent: Cathy White.

Elected and appointed officials present: Mark Taormina, Director of Planning and Economic Development; Todd Zilincik, City Engineer; Paul Bernier, City Attorney; Lori L. Miller, Deputy Clerk; LaShawn Thomas, Director of Governmental Affairs; Denise Maier, Director of Human Resources; Linda Gosselin, City Assessor; and Sara Kasprowicz, Manager of Council Office.

2. REQUEST TO APPROVE AND RECOGNIZE THE CLARENCEVILLE HIGH SCHOOL HOMECOMING PARADE, PARADE, PARADE ROUTE, THE CLOSING OF CERTAIN CITY STREETS AND REQUEST TO DESIGNATE AND AUTHORIZE SENIOR POLICE OFFICER MICHAEL ARAKELIAN TO SIGN THE WAYNE COUNTY ROAD COMMISSION PERMIT ON BEHALF OF THE CITY TO CLOSE A PORTION OF MIDDLEBELT ROAD, WITH THE CITY TO ASSUME LIABILITY FOR ANY DAMAGE CLAIMS WHICH MAY ARISE AS A RESULT OF THE ROAD CLOSURE: Kevin Murphy, Athletic Director, re: to be held on Friday, October 8, 2021, beginning at 6:15 p.m.

Councilmember Jolly stated this is an item that has come before us quite regularly every year, Clarenceville is our school district in every way, so I just want to commend them on doing these kind of activities and I'll offer an approving for the Consent Agenda.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

2.

Council Office
August 25, 2021

MEETING DATE

September 8, 2021

PREPARED BY

Sara Kasprowicz, Council Office Manager,

AGENDA ITEM

REQUEST TO APPROVE AND RECOGNIZE THE CLARENCEVILLE HIGH SCHOOL HOMECOMING PARADE, PARADE ROUTE, THE CLOSING OF CERTAIN CITY STREETS AND REQUEST TO DESIGNATE AND AUTHORIZE SENIOR POLICE OFFICER MICHAEL ARAKELIAN TO SIGN THE WAYNE COUNTY ROAD COMMISSION PERMIT ON BEHALF OF THE CITY TO CLOSE A PORTION OF MIDDLEBELT ROAD, WITH THE CITY TO ASSUME LIABILITY FOR ANY DAMAGE CLAIMS WHICH MAY ARISE AS A RESULT OF THE ROAD CLOSURE: Kevin Murphy, Athletic Director, re: to be held on Friday, October 8, 2021, beginning at 6:15 p.m.

BACKGROUND

REQUEST TO APPROVE AND RECOGNIZE THE CLARENCEVILLE HIGH SCHOOL HOMECOMING PARADE ROUTE ON FRIDAY, OCTOBER 8, 2021

RECOMMENDATION

Approval of the Clarenceville HS homecoming parade route on Friday, October 8, 2021.

FISCAL CONSIDERATION

N/A

ATTACHMENTS

1. S090821 Clarenceville HS Homecoming Parade - Road Closures

APPROVED BY

Clarenceville Senior High School

20155 Middlebelt Road
Livonia, Michigan 48152
(248) 919-0408
Fax (248) 919-0438

Paul K. Shepich
Principal

August 23, 2021

Troy A. Nelson
Assistant Principal

Dear Honorable Members of Livonia City Council,

Kevin B. Murphy
Athletic Director

Clarenceville High School will be holding its annual Homecoming Parade on Friday October 8, 2021. As in the past, we need to have approval for our parade route on the following streets (please see attached map). The parade will start at 6:15 P.M. at Botsford Elementary, and we will need Livonia Police to shut down traffic on Middlebelt Road from Bretton to the entrance on the north side of Clarenceville Middle School (first entrance North of Clarenceville Middle School).

Joelle M. Troszak
Counselor

Officer Mike Arakelian, of the Livonia Police Department, has approved the parade route. Officer Arakelian has instructed me to get an Approval Resolution from the City Council so that he can get approval from Wayne County to shut down Middlebelt Road for the parade. If Clarenceville could be placed on the City Council Agenda for an August or September meeting to discuss any questions concerning this matter, it would be greatly appreciated.

Jennifer Weston
Counselor

The Clarenceville Board of Education will approve a Resolution at the August 26th meeting. When I get a signed copy of that, I will forward to you.

Karen L. MacIver
Principal's Secretary

Any questions don't hesitate to call me at the number below.

Thanks for your help.

Susan S. Mahoney
Counseling Secretary

Kevin Murphy
Athletic Director
248-919-0217 Office
248-388-1360 cell

Gail E. Bierschbach
Attendance/AD Secretary

Clarenceville Senior High School

20155 Middlebelt Road
Livonia, Michigan 48152
(248) 919-0408
Fax (248) 919-0438

Paul K. Shepich
Principal

August 23, 2021

Dear Officer Mike Arakelian,

Troy A. Nelson
Assistant Principal

Clarenceville High School will be holding its annual Homecoming Parade on Friday October 8, 2021. As in the past, we need to have approval for our parade route on the following streets (please see attached map). The parade will start at 6:15 at Botsford Elementary and we will need police officers to shut down traffic on Middlebelt Road from Bretton to the Stadium Entrance (first entrance North of Clarenceville Middle School). Please see attached map of parade route and LPD Parade Route Application.

Kevin B. Murphy
Athletic Director

I have also sent a letter to the Livonia City Council to get an Approval Resolution from them at an August or September meeting. I have also sent a letter to Wayne County.

Joelle M. Troszak
Counselor

Any questions, don't hesitate to call me at 248-388-1360.

Jennifer Weston
Counselor

Thanks for your help

Karen L. MacIver
Principal's Secretary

Kevin Murphy
Athletic Director

Susan S. Mahoney
Counseling Secretary

Gail E. Bierschbach
Attendance/AD Secretary

RECEIVED
OFFICE OF THE CITY CLERK
2021 AUG 25 PM 2:48



LIVONIA POLICE DEPARTMENT
PARADE APPLICATION



Applicant Organization: _____ Clarenceville School District _____ Date: _____ 8/23/21 _____

Name of Applicant: _____ Kevin Murphy _____

Address: _____ 20155 Middlebelt Rd, Livonia, MI 48152 _____ Phone: _____ 248-388-1360 _____

PARADE INFORMATION

Date of Parade: _____ 10/8/21 _____ Starting Time: _____ 6:15 _____ Finish Time: _____ 7:00 _____

List the entire parade route on this form in the space below:

Turn right out of Botsford Elementary onto Brentwood, turn left onto Pembroke, turn left onto Weyher, turn right onto St. Martins, turn right onto Parkville, turn left onto Bretton, turn right onto Middlebelt, turn right into the first driveway into Clarenceville Middle School.

* If the route passes over any Wayne County road, the Applicant Organization will assume liability for any damage claims which may arise as a result of the road closure as to Wayne County and the City of Livonia only. A resolution of the Organization's governing body to that effect must be submitted with this application.

Total number of participants on foot: _____ 300 _____. Number of vehicles: _____ 12 _____. Total number of floats: _____ 4 _____.

This request must be submitted to the Traffic Bureau of the Livonia Police Department no later than 30 days prior to the parade date.

REQUIRED CONDUCT OF THE PARADE UNITS:

1. No one will hand out or give away any material from a motor vehicle or float in the parade (handouts only to occur by participants on foot and away from parade vehicles).
2. No unit will be decorated in such a manner as to obstruct the driver's vision.
3. No riders allowed outside the passenger compartment of a vehicle.
4. Drivers will not violate any traffic law except at the direction of a Police Officer.
5. Each marching unit shall be accompanied and controlled by at least one responsible person over the age of 18 that has been designated by the Applicant.

I agree to the required conduct of the parade units and will ensure all participants adhere.

I understand that the Community Service Bureau will determine the number of Police Officers required to assist the parade and the Applicant Organization will pay for the cost of Police Officers assigned to the parade.

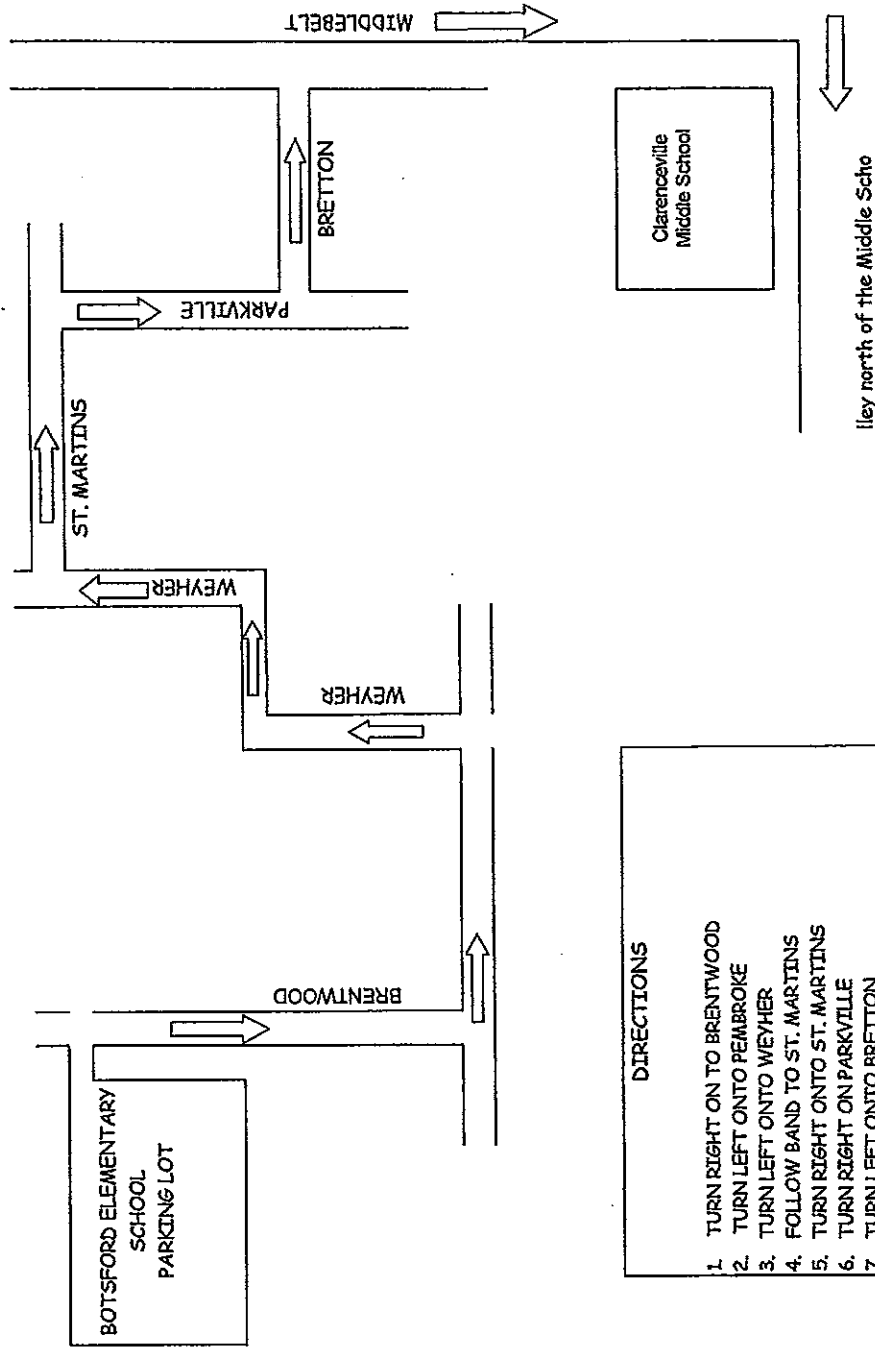
SIGNATURE OF APPLICANT _____ *Kevin Murphy* _____

For information regarding the cost and assignment of Police Officers, contact the Community Service Bureau: Mon. – Fri. 8 a.m. – 4 p.m. at 734-466-2369.

For other application questions, contact the Traffic Bureau Mon. – Fri. 8 a.m. – 3 p.m. at 734-466-2107.

HOMEcoming PARADE ROUTE 2021

FRIDAY, October 8th 6:15 p.m.



DIRECTIONS

1. TURN RIGHT ON TO BRENTWOOD
 2. TURN LEFT ONTO PEMBROKE
 3. TURN LEFT ONTO WEYHER
 4. FOLLOW BAND TO ST. MARTINS
 5. TURN RIGHT ONTO ST. MARTINS
 6. TURN RIGHT ON PARKVILLE
 7. TURN LEFT ONTO BRETTTON
 8. TURN RIGHT ONTO MIDDLEBELT RD.
 9. TURN RIGHT INTO MIDDLE SCHOOL PARKING LOT
- Turn into the Alley north of the Middle School

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD SEPTEMBER 8, 2021**

3

Meeting was called to order in the Auditorium of City Hall, 33000 Civic Center Drive, at 8:36 p.m. by President Kathleen McIntyre. Present: Scott Bahr, Brandon McCullough; Rob Donovan; Jim Jolly, Laura Toy and President Kathleen McIntyre. Absent: Cathy White.

Elected and appointed officials present: Mark Taormina, Director of Planning and Economic Development; Todd Zilincik, City Engineer; Paul Bernier, City Attorney; Lori L. Miller, Deputy Clerk; LaShawn Thomas, Director of Governmental Affairs; Denise Maier, Director of Human Resources; Linda Gosselin, City Assessor; and Sara Kasprovicz, Manager of Council Office.

3. REQUEST TO APPROVE HOURLY RATE INCREASES: Department of Civil Service, re: for the Transit and Grant Classification for a three-year period beginning December 1, 2021.

Denise Maier, Director of Human Resources, presented this request to Council. She stated you have before you a request from our Director of Housing, Brandie Isaacson, looking for a rate increase for our temporary grant and transit employees. There's a total of 23 employees that we're looking at and they have not had an increase since 2018 that was due in part to the fact that the unemployment rate was so high and the minimum wage did not increase, so we also did not increase their wages. Ms. Isaacson has expressed a concern that the transit and grant employees are aware that the regular City employees annually get an increase for the cost of living that is bargained by the union throughout the City and the transit and grant employees are feeling a little undervalued because they haven't had an increase, so she's proposing an hourly rate increase of 4% December 1st, 2021, 2% December 1st, 2022; and 3% December 1, 2023. And we have been before you in the past to bring a three-year rate increase proposal, so that's not unusual, we usually do come with a three-year proposal. We'd be happy to answer any questions.

Councilmember Toy said I appreciate the fact that they haven't had a raise in a long time, neither have I but that's okay. But all I'm saying is I think it's time to give them a raise, so I'm going to ask for an approving resolution on this.

Councilmember Jolly said so looking at these wages here, just for context, if I didn't know better I would think that Ms. Maier is intentionally trying to come before us as much as possible before she retires. He said I'm looking at the wages here and you have the positions listed, this includes, bus driver, assistant office manager, program office manager, dispatcher, dispatcher II; and I think the top rate here for a program office manager in Step IV would be \$23.18. And for context, at my employer at Lawrence Tech there's a bagel shop on campus and they're currently paying people \$19.00 an hour to staff the bagel shop. So that puts this into context in terms of all these people have a lot of options right now and we have to keep our good people around and

compensate them appropriately for many different reasons, chief among them there's a lot of competition to take them and their services. So I am with Councilwoman Toy, I am tempted to put it in on the Regular just to make Ms. Maier come back again.

Councilmember Donovic stated these are in one sense frustrating because you want to keep people's taxes low in the community, you want to be a good steward of tax dollars, but to some of my colleague's comments at the same time you have to fairly compensate people and especially in today's job market, people, quality employees have a lot of options and regardless of what industry you're in, you're seeing increases in every position. You can make the argument if they deserve it or not deserve it, that's not what we're here for, at least me right now, but ultimately we need to retain people and if you look at other communities and what they are doing or other jobs in the same industry, but in the private sector you're trying to compete against them and at the same time provide a good service to our residents because 90 some thousand residents when they contact the City they expect their request to be handled and handled quickly and we can't do that if we're understaffed. I understand these wage increases are tough because again you want to be a good citizen of tax dollar needs, and my personal belief, but at the same time we have to make sure that we are taking care of people and retaining our people.

Councilmember McCullough asked Maier if there were a lot more of these coming, just out of curiosity and Maier replied that's a good question, Councilman. When Vice President Bahr asked me that at that moment in time there was only one or two more coming but as you can see I'm before you again tonight with three. I do know there's another one currently in the works for another three positions, so honestly I don't know when this might be done.

McCullough said I appreciate it, I fully support these increases, I think again, we're in an interesting time where we have to stay competitive. So you're in the middle of a process change which is always fun in local government, so I do applaud you for that, I just was curious as a general statement but I do support these, they're going back and making us competitive so well done, as painful as creating these increases can be.

Vice President Bahr asked Maier who said they haven't had an increase since 2018, if I'm not mistaken and tell me if I'm wrong, if I'm not mistaken we approved an increase in 2018 and that had a three-year schedule, but there's some kind of kicker in there that's tied to the CPI or minimum wage or something that didn't kick in. Maier replied that is tied to the unemployment rate and because the unemployment rate was so high, the State of Michigan did not increase the minimum wage, therefore the City did not increase wages of our temporary employees.

Bahr said and what we approved at that time I assume was probably only three years so it was for 2018, '19 and '20 and Maier replied right. Bahr said and it's tied to those years, it's not the type of thing that keeps moving down and those raises would kick in. Maier replied it's my understanding that if the Director had not requested these specific increases the City was going to approve the former increases that were in place because the unemployment rate has fallen greatly and we're just waiting to hear that

the State's minimum wage will increase, but if for some reason it doesn't, Ms. Isaacson has ensured her employees that they will be seeing their increases by doing this.

Bahr said I think this economy is showing how worthless minimum wages are but so you're telling me that if this didn't pass, that that increase may happen regardless and Maier replied it may happen, yes, because it was previously approved.

Councilmember Toy said I want to say that as we approve these, which, as everyone has said, it's needed in this environment, this is a new normal; do we have any kind of cap or whatever we're looking at or is that up to the department? As I remember it when I treasurer I could decide some of that with PRC and then they would have to approve it, is that still the process and Maier replied yes, it is. Every request that comes before you has gone through PRC and then to the Mayor and then to the Commission and then to the Council.

Toy then stated I employ fifteen people in my store and they're both part and full-time and I'm relating that to myself right now because what really hurt us is when they shut us down more than it did with employees. And because I think employees and you may know this better than I, it's not only the money that they seek, it's management style, it's if they're satisfied at work, if their work conditions are good; a lot goes into what an employee looks at as well as those dollars. The dollars is the attraction, I guess, but when we go to the private and other places, I haven't given out raises, I've given out some bonuses. But if I start giving out raises, I've got to raise my prices and you're not going to like that. So, you know, in a small business in a retail setting, we're very cautious at this point of how we handle those situations, yet increase our business and our bottom line. So I would caution us as we go on, that certainly we have the most wonderful employees in Michigan, but by the same token how do we evaluate that as time goes on, especially with the new norm and I get it, that we can't find people or we're not finding people for the types of jobs we're advertising. But I just had to say that because it's not always about the dollar if you're happy or you're not happy, you know, clap your hands, that's an old song.

Maier said with particular generations, and I won't point them out, it's all about the dollars, that's what they're looking for right now is the dollars. Our benefits are very competitive, we've maintained good benefits and they're very competitive with other municipalities. With our hourly rates, our salaries, have not kept up quite so much and as I explained to someone today, we're not looking to pay the most, right, we're not trying to be the highest, but we certainly can't be the lowest. So we're just trying to do this a little bit at a time and step by step.

Toy said no, I appreciate it, and I have no problem moving it. I just wanted to get a feel where you guys are coming from on that, thank you.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

3.

Housing
August 13, 2021

MEETING DATE

September 8, 2021

PREPARED BY

Brandie Isaacson, Director of Housing,

AGENDA ITEM

REQUEST TO APPROVE HOURLY RATE INCREASES: Department of Civil Service, re: for the Transit and Grant Classification for a three-year period beginning December 1, 2021.

BACKGROUND

August 24, 2021

Honorable Members of City Council
City of Livonia

Subject: Request for Three-Year Hourly Wage Rate Increase for Transit and Grant Employees

Dear Council Members:

At the Civil Service Commission meeting of August 18, 2021, with Chairperson Roger L. Spence, Commissioners Charlotte S. Mahoney, and James Wenson being present, with minutes to be approved on September 22, 2021, the Civil Service Commission approved the following resolution:

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

21-116 RESOLVED, that having reviewed the letter dated July 26, 2021, from Brandie Isaacson, Executive Director of Housing, requesting a three-year hourly wage rate increase for Transit and Grant employees, the Civil Service Commission does hereby approve the request for a three-year hourly wage rate increase for Transit and Grant employees. The Civil Service Commission submits the same to City Council for their review and consideration.

Attached is a copy of Ms. Isaacson's letter for your review.

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

Thank you for your consideration.

Sincerely,

Denise C. Maier

Human Resources Director

RECOMMENDATION

Approval of proposed Transit/Grant classification pay rate increase of increase of 4% December 1, 2021, 2% December 1, 2022, and 3% December 1, 2023.

FISCAL CONSIDERATION

288-606 Community Transit Dispatch, 288-608 Community Transit, 230 CDBG PY2021

ATTACHMENTS

1. Packet to Council Transmitting Three-Year Hourly Wage Rate Increase for Transit and Grant Employees

APPROVED BY



Date: August 24, 2021

Denise C. Maier, SPHR, Human Resources Director



Date: August 25, 2021

Michael Slater, Finance Director



Date: August 25, 2021

Paul Bernier, City Attorney



Date: August 26, 2021

Maureen Miller Brosnan, Mayor

CIVIL SERVICE DEPARTMENT

MAUREEN MILLER BROSNAN
MAYOR

CIVIL SERVICE COMMISSION

ROGER L. SPENCE, CHAIRPERSON
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

August 24, 2021

Honorable Members of City Council
City of Livonia

Subject: Request for Three-Year Hourly Wage Rate Increase for Transit and Grant Employees

Dear Council Members:

At the Civil Service Commission meeting of August 18, 2021, with Chairperson Roger L. Spence, Commissioners Charlotte S. Mahoney, and James Wenson being present, with minutes to be approved on September 22, 2021, the Civil Service Commission approved the following resolution:

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

21-116 RESOLVED, that having reviewed the letter dated July 26, 2021, from Brandie Isaacson, Executive Director of Housing, requesting a three-year hourly wage rate increase for Transit and Grant employees, the Civil Service Commission does hereby approve the request for a three-year hourly wage rate increase for Transit and Grant employees. The Civil Service Commission submits the same to City Council for their review and consideration.

Attached is a copy of Ms. Isaacson's letter for your review.

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

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Denise C. Maier".

Denise C. Maier
Human Resources Director

je

cc: Mayor; City Clerk; City Attorney; Director of Finance; Civil Service Commission;
Brandie Isaacson, Executive Housing Director; File

MEMORANDUM

TO: Denise C. Maier, SPHR, Human Resources Director
 FROM: Elizabeth Hallack, Personnel Analyst I *EH*
 DATE: August 2, 2021
 SUBJECT: Transit Employees Hourly Wage Rate Increases for 2021-2023

In correspondence dated July 26, 2021, Brandie Isaacson, Executive Director of Housing, requests that the Civil Service Commission consider approving a three-year hourly wage rate increase for Transit and Grant employees. The proposed hourly rate increases are as follows:

- 4% increase effective December 1, 2021
- 2% increase effective December 1, 2022
- 3% increase effective December 1, 2023

Attached is a copy of the proposed increases for the Bus Driver, Assistant Office Manager, Program Office Manager, Dispatcher I, and Dispatcher II classifications. The current Transit and Grant employee wage rates were approved in 2018 for a three-year period.

Wage rates from neighboring communities with similar transit programs were obtained and are included in this packet for the Commission's review. Based on these wages, the proposed increases would be appropriate to remain competitive and retain current employees.

Per the City of Livonia Charter, CHAPTER V, EXECUTIVE DIVISION, Section 16(b)(1) Powers and Duties of the Commission, the Civil Service Commission is given the authority to "establish and administer..., a schedule of compensation..."

This request was reviewed and approved by the Personnel Review Committee and Mayor Brosnan. It is recommended that the proposed three-year wage rate increase for Transit and Grant employees be considered for approval.

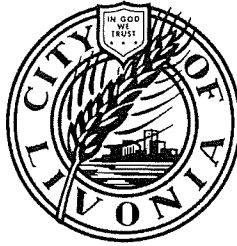
COMMENTS BY THE HUMAN RESOURCES DIRECTOR:

Concur.
Denise C Maier
8-3-2021

LIVONIA HOUSING COMMISSION

BRANDIE M. ISAACSON
DIRECTOR

MEMBERS
DALE MOSER
CARL DEAL
BRIAN SCOTT
ELEANOR MALONE
KREUZA GJEZI



MAUREEN MILLER BROSNAN
MAYOR

MCNAMARA TOWERS
19300 PURLINGBROOK
LIVONIA, MICHIGAN 48152
(248) 477-7086
(248) 477-0172 FAX

July 26, 2021

Civil Service Commission
City of Livonia, Michigan

Subject: Transit/Grant Classification Pay Rate Increase

Dear Commission Members:

The Livonia Housing Commission respectfully submits the attached Transit/Grant Classification Pay Rate Increase for your approval. The pay rates for the transportation and grant employees were last reviewed November 2018 which implemented an 8% increase over a 3-year period. In comparing the rates of neighboring communities with similar programs it was determined that an increase of 4% December 1, 2021, 2% December 1, 2022, and 3% December 1, 2023, would be appropriate. This would assist Livonia's ability to remain competitive and retain its employees.

The Livonia Housing Commission would respectfully request that the Civil Service Commission approve the proposed Transit/Grant Classification Pay Rate increase for submission to Livonia City Council. Thank you for your consideration.

Sincerely,

Brandie M. Isaacson, Director
Livonia Housing Commission

CC: Housing Commission



EQUAL HOUSING
OPPORTUNITY

GRANT CLASSIFICATIONS		2%	4%	2%	3%
<u>CLASSIFICATION</u>		Dec. 1, 2020	Dec. 1, 2021	Dec. 1, 2022	Dec. 1, 2023
BUS DRIVER	STEP 1	\$12.60	\$13.10	\$13.37	\$13.77
	STEP 1.5	\$12.82	\$13.33	\$13.60	\$14.01
	STEP 2	\$12.96	\$13.48	\$13.75	\$14.16
	STEP 3	\$13.37	\$13.90	\$14.18	\$14.61
	STEP 4	\$13.76	\$14.31	\$14.60	\$15.03
ASSISTANT OFFICE MANAGER (ASSISTANT GRANT MANAGER)	STEP 1	\$16.43	\$17.09	\$17.43	\$17.95
	STEP 1.5	\$16.69	\$17.36	\$17.70	\$18.24
	STEP 2	\$16.92	\$17.60	\$17.95	\$18.49
	STEP 3	\$17.43	\$18.13	\$18.49	\$19.04
	STEP 4	\$17.93	\$18.65	\$19.02	\$19.59
PROGRAM OFFICE MANAGER (GRANT MANAGER)	STEP 1	\$18.58	\$19.32	\$19.71	\$20.30
	STEP 1.5	\$18.84	\$19.59	\$19.99	\$20.59
	STEP 2	\$19.11	\$19.87	\$20.27	\$20.88
	STEP 3	\$19.71	\$20.50	\$20.91	\$21.54
	STEP 4	\$20.30	\$21.11	\$21.53	\$22.18
DISPATCHER I (PROJECT LEADER)	STEP 1	\$13.15	\$13.68	\$13.95	\$14.37
	STEP 1.5	\$13.33	\$13.86	\$14.14	\$14.56
	STEP 2	\$13.55	\$14.09	\$14.37	\$14.81
	STEP 3	\$13.94	\$14.50	\$14.79	\$15.23
	STEP 4	\$14.36	\$14.93	\$15.23	\$15.69
DISPATCHER II (PROJECT COORDINATOR)	STEP 1	\$15.36	\$15.97	\$16.29	\$16.78
	STEP 1.5	\$15.57	\$16.19	\$16.52	\$17.01
	STEP 2	\$15.81	\$16.44	\$16.77	\$17.27
	STEP 3	\$16.29	\$16.94	\$17.28	\$17.80
	STEP 4	\$16.77	\$17.44	\$17.79	\$18.32

Notes re: Rate Changes

#816-99: Rate changes eff. 10/1/99

#714-00: Rate changes eff. 10/1/00

#699-01: Rate changes eff. 10/1/01

#05-03: Rate changes eff. 10/1/02

#643-03: Rate changes eff. 10/1/03

#477-04: Rate changes eff. 10/1/04

#362-08: Rate changes eff. 9/1/08

#04-16: Rate changes eff. 12/1/15

#18-156 (#390-18): Rate changes eff. 12/1/18

NANKIN TRANSIT EMPLOYEES' ASSOCIATION
represented by
TECHNICAL, PROFESSIONAL AND OFFICEWORKERS
ASSOCIATION OF MICHIGAN

AND

NANKIN TRANSIT COMMISSION

April 20, 2021

TENTATIVE AGREEMENT

The Employer and the Union agree to carry the existing collective bargaining agreement forward to include the below listed modifications.

1) Term 07/01/21 through 06/30/24

2) Wages:

:

Effective 07/01/21 each B/U member shall receive a three (3%) percent base wage increase across the board.

Effective 07/01/22 each B/U member shall receive a three (3%) percent base wage increase across the board.

Effective 07/01/23 each B/U member shall receive a three (3%) percent base wage increase across the board.

Drivers:	07/01/21	07/01/22	07/01/23
	\$16.60	\$17.10	\$17.61

Dispatchers:	07/01/21	07/01/22	07/01/23
	\$17.56	\$18.09	\$18.63

For New Hires:	07/01/21	07/01/22	07/01/23
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Drivers:			
Start	\$15.10	\$15.60	\$16.11
6 months	\$15.85	\$16.35	\$16.86
1-year	Prevailing Driver rate in above table		

Dispatchers:			
Start	\$16.06	\$16.59	\$17.13
6 months	\$16.81	\$17.34	\$17.88
1- year	Prevailing Dispatcher rate in above table		

Isaacson, Brandie

From: Cross, Felicia
Sent: Thursday, July 1, 2021 9:15 AM
To: Isaacson, Brandie
Subject: Wage Rate for the City of Troy

For record's sake, the City of Troy pays their drivers on a scale between \$12.00 - \$18.00, depending on years of service. Drivers are all part-time and they have one office staff scheduler who works full-time.

Felicia Cross
Program Supervisor
City of Livonia | Housing
(734) 466-2537
FCross@livonia.gov

	1/2 % Increase March 31, 2016 4/1/14-3/31/16	Starting Wages	HOURLY	2 YEAR WAGE	HOURLY	3 YEAR WAGE	HOURLY	4 YEAR WAGE	HOURLY	5 YEAR WAGE	HOURLY
G053	UTILITY II/utility worker	36555.66	17.575	38840.39	18.673	41125.12	19.772	43409.85	20.870	45694.58	21.969
G054	SAN EQUIP OPR/LDR II/sanitation equipment operator	36555.66	17.575	38840.39	18.673	41125.12	19.772	43409.85	20.870	45694.58	21.969
G055	GEN MAINT III	36555.66	17.575	38840.39	18.673	41125.12	19.772	43409.85	20.870	45694.58	21.969
G057	UTILITY LDR III	37007.28	17.792	39320.24	18.904	41633.19	20.016	43946.15	21.128	46259.10	22.240
G058	STOCK CONTROLLER III	37007.28	17.792	39320.24	18.904	41633.19	20.016	43946.15	21.128	46259.10	22.240
G059	BLDG MAINT LDR II/Bldg Maint Leader	37007.28	17.792	39320.24	18.904	41633.19	20.016	43946.15	21.128	46259.10	22.240
G061	MAINT OPR III/DPW/maint operator	37634.52	18.094	39986.68	19.224	42338.83	20.355	44690.99	21.486	47043.15	22.617
G063	MECHANIC IV/mechanic (merged w G067)	40684.12	19.560	43226.88	20.782	45769.64	22.005	48312.40	23.227	50855.16	24.450
G064	COMMUN/VEH TECH/technical services specialist	38512.66	18.516	40919.70	19.673	43326.74	20.830	45733.78	21.987	48140.82	23.145
G065	Mechanic V (created 1/25/10 Bd Res 10:007)	41461.92	19.934	44053.29	21.179	46644.66	22.425	49236.03	23.671	51827.40	24.917
G066	UTILITY OPERATOR III/equipment operator w&s dept	39290.44	18.890	41746.10	20.070	44201.75	21.251	46657.40	22.431	49113.05	23.612
G067	HVY-DUTY TRLR MECH V/mechanic (merged w G063)	41461.92	19.934	44053.29	21.179	46644.66	22.425	49236.03	23.671	51827.40	24.917
G070	ENFORCEM'T OFF V/ordinance enforcement officer	38914.09	18.709	41346.22	19.878	43778.35	21.047	46210.48	22.217	48642.61	23.386
G071	ANIMAL CONTROL OFF V/twp aco	38914.09	18.709	41346.22	19.878	43778.35	21.047	46210.48	22.217	48642.61	23.386
G073	CHIEF ELECTRICAL INSP V/chief electr insp	43805.87	21.061	46543.73	22.377	49281.60	23.693	52019.47	25.009	54757.33	26.326
G074	CHIEF PLMB/HT/REFRIG INSP V/chief plumbing & mechanical in	43805.87	21.061	46543.73	22.377	49281.60	23.693	52019.47	25.009	54757.33	26.326
G075	CHIEF BLDG INSP V/chief bldg insp	43805.87	21.061	46543.73	22.377	49281.60	23.693	52019.47	25.009	54757.33	26.326
G077	BLDG INSP III/bldg insp & code enforcement officer	42476.12	20.421	45130.88	21.698	47785.64	22.974	50440.39	24.250	53095.15	25.527
G078	BLDG INSP III PT/bi& code enforcement officer pt	42476.12	20.421	45130.88	21.698	47785.64	22.974	50440.39	24.250	53095.15	25.527
G080	CDBG ADMIN ASST	26018.00	12.509	27644.12	13.290	29270.25	14.072	30896.37	14.854	32522.50	15.636
G081	CDBG HSG INSP	26018.00	12.509	27644.12	13.290	29270.25	14.072	30896.37	14.854	32522.50	15.636
G084	CDBG HSG SERV ASST	32268.12	15.514	34284.88	16.483	36301.63	17.453	38318.39	18.422	40335.15	19.392
G085	CDBG HSG SERV AIDE	27798.77	13.365	29536.20	14.200	31273.62	15.035	33011.04	15.871	34748.47	16.706
G086	CDBG ADMIN MGR	33217.33	15.970	35293.42	16.968	37369.50	17.966	39445.58	18.964	41521.67	19.962
G087	CDBG HSG SPECIALIST	33217.33	15.970	35293.42	16.968	37369.50	17.966	39445.58	18.964	41521.67	19.962
G090	CDBG COMM IMPR ADM	35793.19	17.208	38030.26	18.284	40267.34	19.359	42504.41	20.435	44741.49	21.510
G098	DAIL-A-RIDE DRIVER/Bus Driver	22294.94	10.719	23688.37	11.389	25081.81	12.059	26475.24	12.728	27868.68	13.398
G099	DAIL-A-RIDE DISPATCHER	23624.69	11.358	25101.24	12.068	26577.78	12.778	28054.32	13.488	29530.87	14.198

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD SEPTEMBER 8, 2021**

4

Meeting was called to order in the Auditorium of City Hall, 33000 Civic Center Drive, at 8:36 p.m. by President Kathleen McIntyre. Present: Scott Bahr, Brandon McCullough; Rob Donovan; Jim Jolly, Laura Toy and President Kathleen McIntyre. Absent: Cathy White.

Elected and appointed officials present: Mark Taormina, Director of Planning and Economic Development; Todd Zilincik, City Engineer; Paul Bernier, City Attorney; Lori L. Miller, Deputy Clerk; LaShawn Thomas, Director of Governmental Affairs; Denise Maier, Director of Human Resources; Linda Gosselin, City Assessor; and Sara Kasprowicz, Manager of Council Office.

4. REQUEST TO APPROVE WAGE INCREASE: Department of Civil Service, re: for Assessment Department classifications.

Denis Maier, Director of Human Resources, and Linda Gosselin, City Assessor, presented this request to Council. Maier stated you have before you a request from our City Assessor for her Department, she did a comprehensive salary survey across many other communities and determined that we were definitely in the bottom percentage of salaries. Not only are we having a hard time retaining employees and attracting employees in this department, but it's a small, small group of people that can work in an assessing department and the City Assessor can explain that better than I can. But the certifications, I believe you said there are 400 maybe certified?

Gosselin replied less than 400 in the State of Michigan are certified and Maier said less than 400 and we're trying to maintain a full staff from that. So you've got a lot of data in front of you and it was a very comprehensive salary survey, they did a great job on this.

Gosselin stated actually the Department is struggling to maintain full-time certified assessors. We have had an assistant assessor that had, two of them have left, and they're going to other communities for higher salaries. The certifications range from 1 to IV and most of them are III's, there's not many Level IV's in the community, however I have two that are working towards their IV's, but as a Level III Assessor, the salary compensation is just so much greater in other communities. Most communities don't have to be larger parcel communities, they can be townships, it just is so – because it's so finite, the pool that we have, they understand that they're one of a very small group of people and because of that their wages are very competitive. So, I have a really good staff at this point and I'd love to retain them. I have an assistant assessor that is going for his Level IV. I'm looking at a succession plan for this community and these are the people. I'll say real quick to you now last month we just found out from the State of Michigan, we did our State review, every five years they come in, and we received a perfect score. So, that doesn't happen to many and we're really, really proud of it but it's hard to keep these young kids that back in the day these kind of people that have been here thirty years, they're no longer; they're retired, they've moved on to part-time

positions and the one that's in my office that's been here thirty years, she just likes it, she's going to say because she's that gal. So, this is the largest community in Wayne County and this is a big community and we need that competitiveness and we need to have good quality people in place. So I'm requesting a look at my study. I would also say that the Department brings in 56% of the revenue from the General Fund and maintaining that and building that is part of our fiduciary responsibility.

Councilmember Toy stated she appreciates the Assessing Department, I've worked very close in that department for I think three years, wouldn't want to do your job. It is, it's kind of a technical job that takes an exorbitant kinds of skill and I'm hoping that we give them --- and I'm not sure of this --- do we give them any kind of allowance to go get that Level III or IV or whatever because I know we have to maintain certain ones, and I think they do, don't they, and Gosselin replied we do have some school funding. Toy said that Department has always been run outstanding, Judy Nagy was outstanding, you served under Judy and was trained by Judy and you know it's our pride and joy, that department, it really is. And you deserve whatever you can do to maintain those employees and that kind of morale in there and so once again me, that doesn't like to spend a lot of money, I'm going to offer an approving, but in all seriousness they really do a fine job in that department and you deserve the very best, you really do. I mean, all of the other departments in the City are good, too, don't get me wrong, but I know the kind of work you guys put in.

Councilmember Donovic stated my comments are basically the same on the agenda item prior, but what is the full staffing number for your department and Gosselin replied currently it's seven, we have one vacant position so our total staffing would be eight employees. We currently have two part-time employees.

Donovic congratulated Gosselin on their State score, that's an awesome achievement, I know you guys do a lot of work in the Assessing Department. I do have a question real quick, though, to Councilwoman Toy's point, in the private sector I know it's different than a municipal, costs are going to increase because businesses costs are increasing so naturally they're going to increase their prices of goods. In a department like yours are you going to have to increase the prices on when a resident comes in and grabs an assessing folder that normally costs ten bucks and now it's going to cost \$15.00; do those sorts of things happen or no?

Gosselin replied no, I don't foresee that happening. We have all of our data online so rarely do we have someone come in and ask for their assessment and if it is, it's \$1.00.

Councilmember Jolly said I have a lot of questions in regard to this for my personal understanding. So I'm going to start with, it says in the letter in our packet, that the anticipated budget increase will be for only \$23,000.00. And if I look at the current top levels for these positions and the levels requested, it's hard to see how you would not exceed \$23,000.00 in different budget funding, so that's my first question. My second question is are the positions listed here represented by a union? In the previous wage increases that we had come before us recently they were not necessarily full-time employees such as these, so are they represented? And then my third question would

be if there's only 400 or so of these people out there who are qualified, I can appreciate that, but what is the path you would encourage people going into college to study to become somebody who could do one of these jobs later on; like what are the typical background educationally speaking? I don't think city assessing is a major in college, right, so what kind of backgrounds do these people have before they come into the field? So, three questions there.

Gosselin replied the requirements are other than having a GED, you then can get your certifications. I will say from the inception of a Level I to a Level IV, and they're identified differently as acronyms, but the end cap to the Master Assessor is a four-year program. So, initially it's similar to an undergraduate so that answers that question. The page 26 is the proposed budget amendment that I prepared. This is what an example of the part-time assessor, the original currently salary that will be in 2022 and the proposed salary is the \$60,000.00. So, each one of those are the differences. The property appraiser, some of those are already in the midst of that salary because they've been with me a while, that they're not starting at the beginning salary. So my budget for 2022, and this is not asking to go back, this is asking to be proposed, my proposed budget for salary only is a \$391,152.00, that difference of the \$414,000.00 is the \$23,000.00. so each person may be in the midst of the proposed step.

Jolly asked if they're represented and Gosselin replied they are not in the union. There is a position in the union, it's Property Appraiser I but that position is vacant at this time.

Councilmember McCullough commended Gosselin on the amount of information and detail that was in the packet, I love my Civic Clerk and to go through it and to see all these charts was phenomenal. It really does show justice on where we stand currently to the neighboring communities, it was very awesome and I appreciate all the work that went into it.

President McIntyre asked what the current staffing is in the Assessment Department and Gosselin replied I have six full-time employees and two part-time. The current staffing in my department, I have five full-time employees and two part-time. McIntyre then asked if the part-time people are in the process of becoming certified as --- what are their jobs, do they do assessing work?

Gosselin replied every staff member is certified. In order to work in the department you have to be certified at least the minimum of a Level I.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

4.

Civil Service
August 24, 2021

MEETING DATE

September 8, 2021

PREPARED BY

Jillian Emmitt, Personnel Clerk,

AGENDA ITEM

REQUEST TO APPROVE WAGE INCREASE: Department of Civil Service, re: for Assessment Department classifications.

BACKGROUND

August 23, 2021

Honorable Members of City Council
City of Livonia

Subject: Request for Wage Increase for Assessment Department Classifications

Dear Council Members:

At the Civil Service Commission meeting of August 18, 2021, with Chairperson Roger L. Spence, Commissioners Charlotte S. Mahoney, and James Wenson being present, with minutes to be approved on September 22, 2021, the Civil Service Commission approved the following resolution:

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

21-120 RESOLVED, that having reviewed the letter dated August 10, 2021, from Linda Gosselin, City Assessor, requesting a wage increase for Assessment Department classifications, the Civil Service Commission does hereby approve the request for a wage increase for Assessment Department classifications. The Civil Service Commission submits the same to City Council for their review and consideration.

Attached is a copy of Ms. Gosselin's letter for your review.

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

Thank you for your consideration.

Sincerely,

Denise C. Maier
Human Resources Director

RECOMMENDATION

Approve as submitted

FISCAL CONSIDERATION

ATTACHMENTS

1. Packet to Council Transmitting Wage Increase for Assessment Department Classifications

APPROVED BY



Date: August 24, 2021

Denise C. Maier, SPHR, Human Resources Director



Date: August 25, 2021

Michael Slater, Finance Director



Date: August 25, 2021

Paul Bernier, City Attorney



Date: August 26, 2021

Maureen Miller Brosnan, Mayor

MAUREEN MILLER BROSNAN
MAYOR

CIVIL SERVICE COMMISSION

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

CIVIL SERVICE DEPARTMENT



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

DENISE C. MAIER, SPHR
HUMAN RESOURCES DIRECTOR

August 23, 2021

Honorable Members of City Council
City of Livonia

**Subject: Request for Wage Increase for Assessment Department
Classifications**

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

Thank you for your consideration.

Sincerely,

Denise C. Maier
Human Resources Director

je

cc: Mayor; City Clerk; City Attorney; Director of Finance; Civil Service Commission;
Linda Gosselin, City Assessor; File

MEMORANDUM

TO: Denise C. Maier, SPHR, Human Resources Director
 FROM: Walt Pytlak, PHR, Personnel Analyst II *WP*
 DATE: August 10, 2021
 SUBJECT: Wage Increase for Assessment Department Classifications

In correspondence dated August 10, 2021, Linda Gosselin, Property Appraiser Level 4, requests that the Civil Service Commission consider approving a wage increase, as summarized below, for the following Assessment Department classifications:

Classification	2021-2022 Top Step (Annual) CURRENT	2021-2022 Top Step (Annual) REQUESTED
City Assessor	111,176.00	120,016.00
Property Appraiser Level 4 (PT)	53,497.60	60,008.00
Assistant City Assessor	79,331.20	97,011.20
Commercial & Industrial Appraiser	70,969.60	76,003.20
Property Appraiser II	61,838.40	68,016.00

Please note that Property Appraiser Level 4 is currently a part time position, paid at the same hourly rate as City Assessor.

This request is a result of a salary survey conducted by the Assessment Department (attached) and, if approved, will be effective as of December 1, 2021. The complete current and proposed salary tables are attached for reference. The purpose of this request is to maintain current staff and secure competitive wages for future recruitment. Ms. Gosselin projected this wage rate request would increase her 2021-22 budget by approximately \$23,000. This request has been approved by the Personnel Review Committee and Mayor Brosnan.

Per the City of Livonia Charter, CHAPTER V, EXECUTIVE DIVISION, Section 16(b)(1) Powers and Duties of the Commission, the Civil Service Commission is given the authority to "establish and administer... a schedule of compensation..."

It is recommended that this wage rate increase be considered for adoption.

COMMENTS BY THE HUMAN RESOURCES DIRECTOR:

Concur.

Denise C. Maier
8-10-2021

CITY OF LIVONIA
Department of Assessment

MAUREEN MILLER-BROSNAN
MAYOR

LINDA GOSSELIN
Assessor



33000 Civic Center Drive
Livonia, MI 48154-3097
Phone: (734) 466-2220
Fax: (734) 466-2079

August 10, 2021

Civil Service Commission
City of Livonia, Michigan

Subject: Assessment Department Salary Review

Dear Commission Members,

Please see attached for your review of the 2021 Comprehensive Market Salary Study.

The Livonia Assessment Department 2021 Market Evaluation and Salary Study. This study represents the disparity between City of Livonia Assessment position salary rates in comparison to government unit's salaries based on size and State Equalized Value.

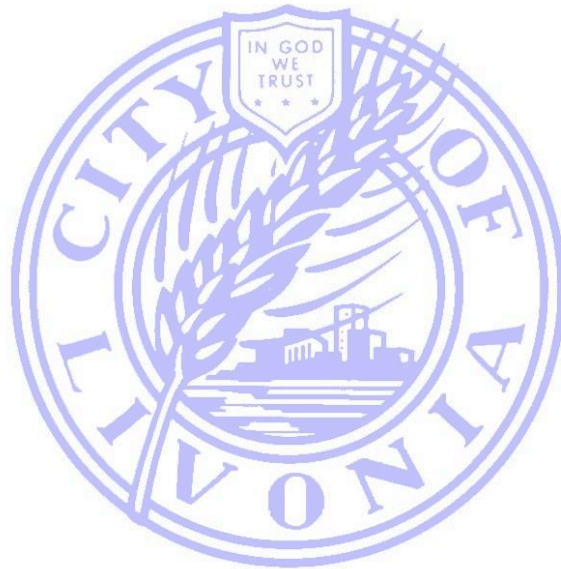
Retention of staff members has been an ongoing issue in this department because of a finite talent-pool, and an increase in competitive wages by surrounding cities located in Wayne, Oakland, Washtenaw, and Macomb counties. Retaining highly trained staff is essential in building a strong foundation for the future of the Community, and Department.

This salary review promotes a vision of a competitive Livonia for future employment opportunities and a career destination for long-tenured employees.

Thank you for your consideration in this comprehensive salary review.

Linda Gosselin
Assessor

Livonia Assessment Department 2020-2021 Market Evaluation & Salary Study



Published August 2021

All information contained in this study has been collected from various Assessment Departments, Human Resource Departments, and Finance and Budget Offices.

TOP COMPARABLE CITIES IN MICHIGAN AD VALOREM STATE EQUALIZED VALUE

1	ANN ARBOR	9,161,722,427
2	TROY	6,916,181,470
3	STERLING HEIGHTS	6,427,561,200
4	LIVONIA	5,796,602,748
5	CANTON	5,623,170,200
6	BLOOMFIELD TWP	5,401,084,447
7	NOVI	5,117,122,329
8	WARREN	5,056,317,411
9	SHELBY TWP	4,956,488,700
10	MACOMB TWP	4,954,984,626
11	WEST BLOOMFIELD TWP	4,914,465,470
12	FARMINGTON HILLS	4,908,706,890
13	ROCHESTER HILLS	4,907,374,840
14	DEARBORN	4,563,313,650
15	CLINTON TWP	4,032,738,100
16	SOUTHFIELD	3,664,403,610
17	WESTLAND	2,612,791,856

*City of **Detroit** and City of **Grand Rapids** have been omitted from this study.

2021 STAFFING REVIEW (RANKED BY S.E.V.)

MUNICIPALITIES	STATE EQUALIZED VALUE	PARCEL COUNT	STAFF TOTAL	PARCEL PER APPRAISER
ANN ARBOR	9,161,722,427	35,716	8	4,465
TROY	6,916,181,470	35,190	7	5,027
STERLING HEIGHTS	6,427,561,200	47,260	8	5,908
LIVONIA	5,796,602,748	44,314	7	6,331
CANTON	5,623,170,200	34,059	8	4,257
BLOOMFIELD TWP	5,401,084,447	19,252	5	3,850
NOVI	5,117,122,329	22,000	5	4,400
WARREN	5,056,317,411	61,586	15	4,106
SHELBY TWP	4,956,488,700	31,442	7	4,492
MACOMB TWP	4,954,984,626	32,405	6	5,401
WEST BLOOMFIELD TWP	4,914,465,470	26,144	10	2,614
FARMINGTON HILLS	4,908,706,890	30,960	7	4,423
ROCHESTER HILLS	4,907,374,840	27,354	7	3,908
DEARBORN	4,563,313,650	36,318	9	4,035
CLINTON TWP	4,032,738,100	35,987	8	4,498
SOUTHFIELD	3,664,403,610	30,659	6	5,110
WESTLAND	2,612,791,856	30,597	6	5,100

Listed above are the 17 comparable State Equalized Values in Michigan that have been selected to present the market for the Livonia Assessment Department's 2021 Salary Study.

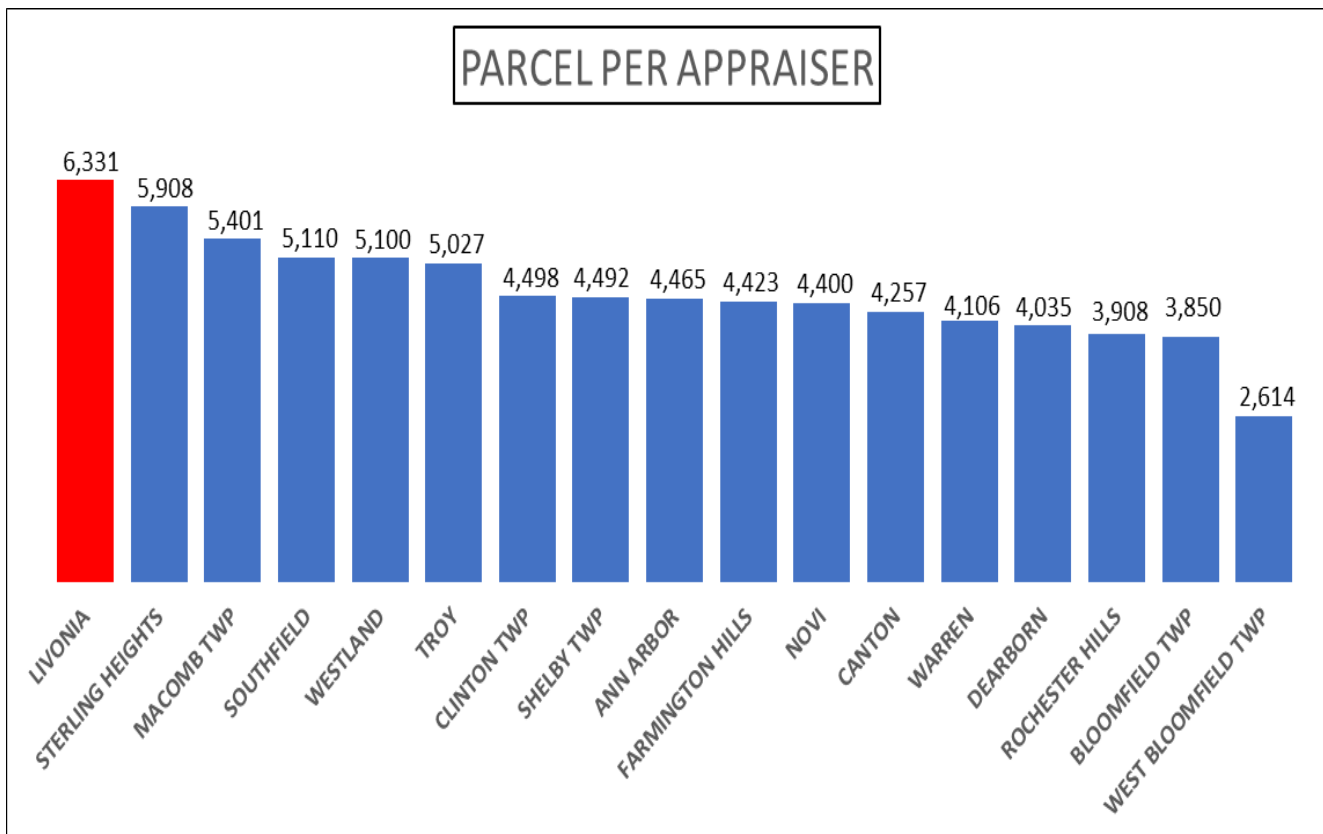
This information is ranked from highest to lowest with Ann Arbor's State Equalized Value being 9.1 billion, and Southfield's SEV ranking lowest in this study at 3.6 billion.

The table above shows parcel count, staff total and a workload equation estimating a parcel per appraiser responsibility. The average parcel per appraiser in this data set is 4,571.

Livonia has a parcel per appraiser of 6,331. This is 38.5% higher than the average.

2021 STAFFING REVIEW

MUNICIPALITIES	PARCEL COUNT	STAFF TOTAL	PARCEL PER APPRAISER
LIVONIA	44,314	7	6,331
STERLING HEIGHTS	47,260	8	5,908
MACOMB TWP	32,405	6	5,401
SOUTHFIELD	30,659	6	5,110
WESTLAND	30,597	6	5,100
TROY	35,190	7	5,027
CLINTON TWP	35,987	8	4,498
SHELBY TWP	31,442	7	4,492
ANN ARBOR	35,716	8	4,465
FARMINGTON HILLS	30,960	7	4,423
NOVI	22,000	5	4,400
CANTON	34,059	8	4,257
WARREN	61,586	15	4,106
DEARBORN	36,318	9	4,035
ROCHESTER HILLS	27,354	7	3,908
BLOOMFIELD TWP	19,252	5	3,850
WEST BLOOMFIELD TWP	26,144	10	2,614



Salary Survey

Assessment Departments consists of the same staffing dynamic across the state. Each municipality consists of an Assessor in a supervisory position, who is most often accompanied by a Deputy/ Assistant Assessor. The supervisory staff is then followed up by a combination of property appraiser levels 1-3 and appraiser techs or clerical workers.

Property appraisers 1-3 range in job descriptions from residential canvassing and clerical work all the way to commercial and industrial appraisals and Michigan Tax Tribunals. For some communities there are certificate premiums, meaning assessors with a qualifying certificate like Michigan Advanced Assessing Officers level (MAAO III) work as a Property Appraiser 3 or as an Assistant Assessor, or a Michigan Certified Assessing Officer (MCAO II) work as a Property Appraiser 2, and a beginner or Michigan Certified Assessing Technician (MCAT I) work as an Appraiser Tech or Property Appraiser 1. **The supervisory position is often a Level 4 Michigan Master Assessing Officer level (MMAO IV). This is the case for all communities in this study.**

The following tables are a compilation of salaries from all the surveyed cities accompanied by a wage comparison graphic.

Salaries gathered in this study are from the 2020-2021 wage scales. Southfield, and Macomb Township are the exception, using the most available and up to date wage scales from 2019, and 2020, respectively.

ASSESSING CLERK MARKET SALARIES			
	MIN	MED	MAX
MACOMB TWP	\$ 58,365	\$ 60,632	\$ 62,899
ROCHESTER HILLS	\$ 51,405	\$ 55,499	\$ 59,592
STERLING HEIGHTS	\$ 47,028	\$ 54,038	\$ 61,047
LIVONIA	\$ 49,753	\$ 52,530	\$ 55,307
CLINTON TWP	\$ 48,205	\$ 51,307	\$ 54,412
WARREN	\$ 44,997	\$ 51,119	\$ 57,240
BLOOMFIELD TWP	\$ 41,284	\$ 48,097	\$ 54,909
ANN ARBOR	\$ 37,980	\$ 47,840	\$ 62,566
WEST BLOOMFIELD TWP	\$ 39,499	\$ 46,446	\$ 53,394
NOVI	\$ 42,918	\$ 45,533	\$ 48,147
TROY	\$ 38,763	\$ 42,637	\$ 50,622
SHELBY TWP	\$ 38,673	\$ 41,907	\$ 45,141
FARMINGTON HILLS	\$ 37,439	\$ 40,075	\$ 42,703
DEARBORN	\$ 34,674	\$ 39,299	\$ 43,924
SOUTHFIELD	\$ 35,204	\$ 39,268	\$ 43,331

Assessing Clerk

MARKET SALARIES ASSESSING CLERK (MIN)	
MACOMB TWP	\$58,365
ROCHESTER HILLS	\$51,405
LIVONIA	\$49,573
CLINTON TWP	\$48,205
STERLING HEIGHTS	\$47,028
WARREN	\$44,997
NOVI	\$42,918
BLOOMFIELD TWP	\$41,284
WEST BLOOMFIELD TWP	\$39,499
TROY	\$38,763
SHELBY TWP	\$38,673
ANN ARBOR	\$37,980
FARMINGTON HILLS	\$37,439
SOUTHFIELD	\$35,204
DEARBORN	\$34,674

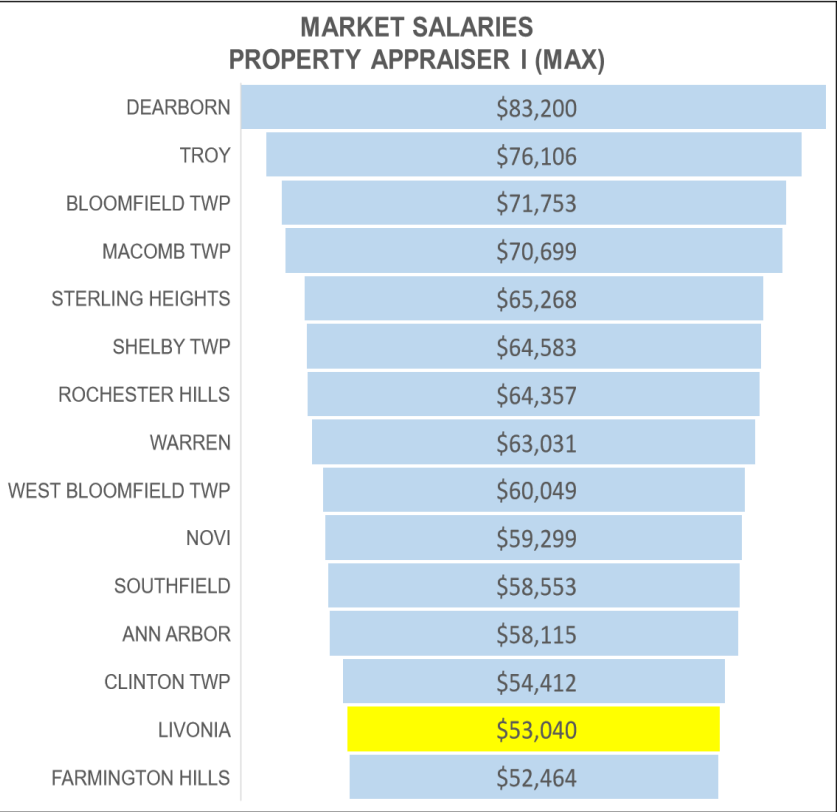
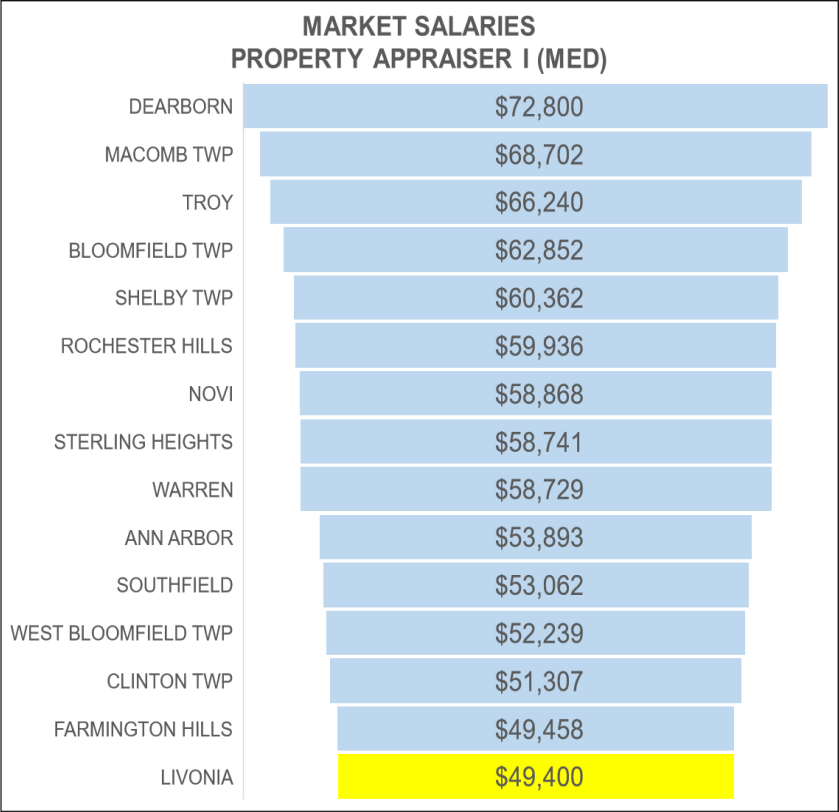
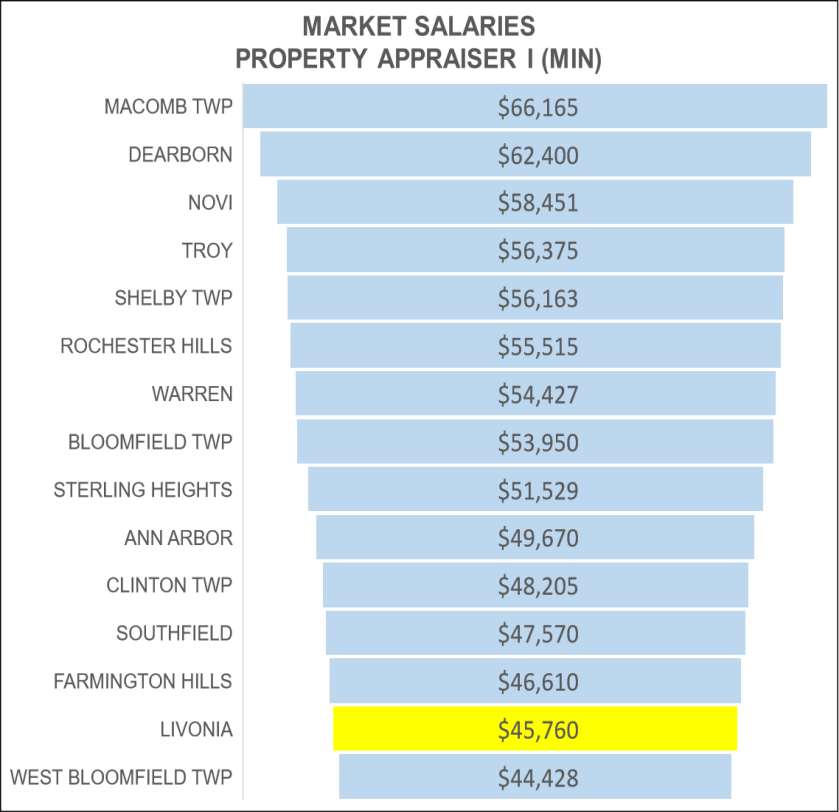
MARKET SALARIES ASSESSING CLERK (MED)	
MACOMB TWP	\$60,632
ROCHESTER HILLS	\$55,499
STERLING HEIGHTS	\$54,038
LIVONIA	\$52,530
CLINTON TWP	\$51,307
WARREN	\$51,119
BLOOMFIELD TWP	\$48,097
ANN ARBOR	\$47,840
WEST BLOOMFIELD TWP	\$46,446
NOVI	\$45,553
TROY	\$42,637
SHELBY TWP	\$41,907
FARMINGTON HILLS	\$40,075
DEARBORN	\$39,299
SOUTHFIELD	\$39,268

MARKET SALARIES ASSESSING CLERK (MAX)	
MACOMB TWP	\$62,899
ANN ARBOR	\$62,566
STERLING HEIGHTS	\$61,047
ROCHESTER HILLS	\$59,592
WARREN	\$57,240
LIVONIA	\$55,307
BLOOMFIELD TWP	\$54,909
CLINTON TWP	\$54,412
WEST BLOOMFIELD TWP	\$53,394
TROY	\$50,622
NOVI	\$48,147
SHELBY TWP	\$45,141
DEARBORN	\$43,924
SOUTHFIELD	\$43,331
FARMINGTON HILLS	\$42,703

PROPERTY APPRAISER I MARKET SALARIES

	MIN	MED	MAX
DEARBORN	\$ 62,400	\$ 72,800	\$ 83,200
MACOMB TWP	\$ 66,165	\$ 68,702	\$ 70,699
TROY	\$ 56,375	\$ 66,240	\$ 76,106
BLOOMFIELD TWP	\$ 53,950	\$ 62,852	\$ 71,753
SHELBY TWP	\$ 56,163	\$ 60,362	\$ 64,583
ROCHESTER HILLS	\$ 55,515	\$ 59,936	\$ 64,357
NOVI	\$ 58,451	\$ 58,868	\$ 59,299
STERLING HEIGHTS	\$ 51,529	\$ 58,741	\$ 65,268
WARREN	\$ 54,427	\$ 58,729	\$ 63,031
ANN ARBOR	\$ 49,670	\$ 53,893	\$ 58,115
SOUTHFIELD	\$ 47,570	\$ 53,062	\$ 58,553
WEST BLOOMFIELD TWP	\$ 44,428	\$ 52,239	\$ 60,049
CLINTON TWP	\$ 48,205	\$ 51,307	\$ 54,412
FARMINGTON HILLS	\$ 46,610	\$ 49,458	\$ 52,464
LIVONIA	\$ 45,760	\$ 49,400	\$ 53,040

Property Appraiser I



PROPERTY APPRAISER II MARKET SALARIES

	MIN	MED	MAX
MACOMB TWP	\$ 69,035	\$ 71,573	\$ 73,570
ROCHESTER HILLS	\$ 65,352	\$ 70,557	\$ 75,762
BLOOMFIELD TWP	\$ 58,182	\$ 67,924	\$ 77,665
STERLING HEIGHTS	\$ 58,894	\$ 66,747	\$ 74,599
TROY	\$ 56,375	\$ 66,240	\$ 76,106
NOVI	\$ 65,730	\$ 66,153	\$ 66,584
FARMINGTON HILLS	\$ 60,661	\$ 65,038	\$ 69,424
WARREN	\$ 62,808	\$ 64,585	\$ 66,362
SHELBY TWP	\$ 59,226	\$ 63,670	\$ 68,113
SOUTHFIELD	\$ 51,217	\$ 57,129	\$ 63,040
DEARBORN	\$ 49,908	\$ 56,565	\$ 63,222
LIVONIA	\$ 51,459	\$ 55,744	\$ 60,029
CLINTON TWP	\$ 51,799	\$ 55,520	\$ 59,712
WEST BLOOMFIELD TWP	\$ 44,428	\$ 52,239	\$ 60,049
ANN ARBOR*	N/A	N/A	N/A

**The City of Ann Arbor does not have a Property Appraiser II position.*

Property Appraiser II

MARKET SALARIES PROPERTY APPRAISER II (MIN)	
MACOMB TWP	\$69,035
NOVI	\$65,730
ROCHESTER HILLS	\$65,352
WARREN	\$62,808
FARMINGTON HILLS	\$60,661
SHELBY TWP	\$59,226
STERLING HEIGHTS	\$58,894
BLOOMFIELD TWP	\$58,182
TROY	\$56,375
CLINTON TWP	\$51,799
LIVONIA	\$51,459
SOUTHFIELD	\$51,217
DEARBORN	\$49,908
WEST BLOOMFIELD TWP	\$44,428

MARKET SALARIES PROPERTY APPRAISER II (MED)	
MACOMB TWP	\$71,573
ROCHESTER HILLS	\$70,557
BLOOMFIELD TWP	\$67,924
STERLING HEIGHTS	\$66,747
TROY	\$66,240
NOVI	\$66,153
FARMINGTON HILLS	\$65,038
WARREN	\$64,585
SHELBY TWP	\$63,670
SOUTHFIELD	\$57,129
DEARBORN	\$56,565
LIVONIA	\$55,744
CLINTON TWP	\$55,520
WEST BLOOMFIELD TWP	\$52,239

MARKET SALARIES PROPERTY APPRAISER II (MAX)	
BLOOMFIELD TWP	\$77,665
TROY	\$76,106
ROCHESTER HILLS	\$75,762
STERLING HEIGHTS	\$74,599
MACOMB TWP	\$73,570
FARMINGTON HILLS	\$69,424
SHELBY TWP	\$68,113
NOVI	\$66,584
WARREN	\$66,362
DEARBORN	\$63,222
SOUTHFIELD	\$63,040
WEST BLOOMFIELD TWP	\$60,049
LIVONIA	\$60,029
CLINTON TWP	\$59,712

**PROPERTY APPRAISER III /
COMMERCIAL & INDUSTRIAL APPRAISER
MARKET SALARIES**

	MIN	MED	MAX
ROCHESTER HILLS	\$ 77,066	\$ 83,202	\$ 89,338
FARMINGTON HILLS	\$ 72,472	\$ 77,689	\$ 82,912
STERLING HEIGHTS	\$ 66,638	\$ 75,523	\$ 84,407
MACOMB TWP	\$ 71,947	\$ 74,485	\$ 76,482
SOUTHFIELD	\$ 65,566	\$ 73,134	\$ 80,701
WARREN	\$ 67,097	\$ 71,324	\$ 75,552
DEARBORN	\$ 61,730	\$ 69,964	\$ 78,199
NOVI	\$ 68,962	\$ 69,326	\$ 69,915
ANN ARBOR	\$ 58,854	\$ 67,682	\$ 76,510
SHELBY TWP	\$ 62,290	\$ 66,967	\$ 71,644
TROY	\$ 56,375	\$ 66,240	\$ 76,106
WEST BLOOMFIELD TWP	\$ 55,681	\$ 66,102	\$ 76,523
LIVONIA	\$ 59,072	\$ 63,991	\$ 68,910
CLINTON TWP	\$ 57,249	\$ 61,744	\$ 66,238
BLOOMFIELD TWP*	N/A	N/A	N/A

**The City of Bloomfield Twp does not have a Property Appraiser III position.*

Property Appraiser III / Commercial & Industrial Appraiser

MARKET SALARIES COMMERCIAL INDUSTRIAL APPRAISER / PROPERTY APPRAISER III (MIN)	
ROCHESTER HILLS	\$77,066
FARMINGTON HILLS	\$72,472
MACOMB TWP	\$71,947
NOVI	\$68,962
WARREN	\$67,097
STERLING HEIGHTS	\$66,638
SOUTHFIELD	\$65,566
SHELBY TWP	\$62,290
DEARBORN	\$61,730
LIVONIA	\$59,072
ANN ARBOR	\$58,854
CLINTON TWP	\$57,249
TROY	\$56,375
WEST BLOOMFIELD TWP	\$55,681

MARKET SALARIES COMMERCIAL INDUSTRIAL APPRAISER / PROPERTY APPRAISER III (MED)	
ROCHESTER HILLS	\$83,202
FARMINGTON HILLS	\$77,689
STERLING HEIGHTS	\$75,523
MACOMB TWP	\$74,485
SOUTHFIELD	\$73,134
WARREN	\$71,324
DEARBORN	\$69,964
NOVI	\$69,326
ANN ARBOR	\$67,682
SHELBY TWP	\$66,967
TROY	\$66,240
WEST BLOOMFIELD TWP	\$66,102
LIVONIA	\$63,991
CLINTON TWP	\$61,744

MARKET SALARIES COMMERCIAL INDUSTRIAL APPRAISER / PROPERTY APPRAISER III (MAX)	
ROCHESTER HILLS	\$89,338
STERLING HEIGHTS	\$84,407
FARMINGTON HILLS	\$82,912
SOUTHFIELD	\$80,701
DEARBORN	\$78,199
WEST BLOOMFIELD TWP	\$76,523
ANN ARBOR	\$76,510
MACOMB TWP	\$76,482
TROY	\$76,106
WARREN	\$75,552
SHELBY TWP	\$71,644
NOVI	\$69,915
LIVONIA	\$68,910
CLINTON TWP	\$66,238

ASSISTANT ASSESSOR MARKET SALARIES			
	MIN	MED	MAX
ROCHESTER HILLS	\$ 97,053	\$ 104,782	\$ 112,511
DEARBORN	\$ 83,417	\$ 94,544	\$ 105,670
TROY	\$ 79,438	\$ 93,430	\$ 107,421
ANN ARBOR	\$ 80,894	\$ 93,028	\$ 105,162
CLINTON TWP	\$ 82,741	\$ 90,513	\$ 98,285
MACOMB TWP	\$ 86,362	\$ 89,681	\$ 93,000
NOVI	\$ 73,805	\$ 88,566	\$ 103,327
WARREN	\$ 81,725	\$ 88,401	\$ 95,077
SHELBY TWP	\$ 75,746	\$ 82,210	\$ 88,673
WEST BLOOMFIELD TWP	\$ 68,515	\$ 81,380	\$ 94,245
STERLING HEIGHTS	\$ 70,108	\$ 80,560	\$ 91,011
SOUTHFIELD	\$ 66,894	\$ 78,699	\$ 90,503
BLOOMFIELD TWP	\$ 65,280	\$ 76,051	\$ 86,822
LIVONIA	\$ 66,144	\$ 71,583	\$ 77,022
FARMINGTON HILLS*	N/A	N/A	N/A

**The City of Farmington Hills does not have an Assistant Assessor position.*

Assistant City Assessor Market Salary Range

MARKET SALARIES ASSISTANT ASSESSOR (MIN)	
ROCHESTER HILLS	\$97,053
MACOMB TWP	\$86,362
DEARBORN	\$83,417
CLINTON TWP	\$82,741
WARREN	\$81,725
ANN ARBOR	\$80,894
TROY	\$79,438
SHELBY TWP	\$75,746
NOVI	\$73,805
STERLING HEIGHTS	\$70,108
WEST BLOOMFIELD TWP	\$68,515
SOUTHFIELD	\$66,894
LIVONIA	\$66,144
BLOOMFIELD TWP	\$65,280

MARKET SALARIES ASSISTANT ASSESSOR (MED)	
ROCHESTER HILLS	\$104,782
DEARBORN	\$94,544
TROY	\$93,430
ANN ARBOR	\$93,028
CLINTON TWP	\$90,513
MACOMB TWP	\$89,681
NOVI	\$88,566
WARREN	\$88,401
SHELBY TWP	\$82,210
WEST BLOOMFIELD TWP	\$81,380
STERLING HEIGHTS	\$80,560
SOUTHFIELD	\$78,699
BLOOMFIELD TWP	\$76,051
LIVONIA	\$71,583

MARKET SALARIES ASSISTANT ASSESSOR (MAX)	
ROCHESTER HILLS	\$112,511
TROY	\$107,421
DEARBORN	\$105,670
ANN ARBOR	\$105,162
NOVI	\$103,327
CLINTON TWP	\$98,285
WARREN	\$95,077
WEST BLOOMFIELD TWP	\$94,245
MACOMB TWP	\$93,000
STERLING HEIGHTS	\$91,011
SOUTHFIELD	\$90,503
SHELBY TWP	\$88,673
BLOOMFIELD TWP	\$86,822
LIVONIA	\$77,022

ASSESSOR/SUPERVISOR MARKET SALARIES

	MIN	MED	MAX
BLOOMFIELD TWP	\$ 105,134	\$ 122,481	\$ 139,828
ROCHESTER HILLS	\$ 112,156	\$ 121,088	\$ 130,019
ANN ARBOR	\$ 101,921	\$ 117,210	\$ 132,498
FARMINGTON HILLS	\$ 103,568	\$ 115,826	\$ 115,826
NOVI	\$ 99,061	\$ 113,067	\$ 127,073
TROY	\$ 96,119	\$ 112,940	\$ 129,761
WEST BLOOMFIELD TWP	\$ 99,689	\$ 111,653	\$ 123,617
CLINTON TWP	\$ 102,549	\$ 108,618	\$ 114,686
SOUTHFIELD	\$ 88,505	\$ 103,924	\$ 119,343
DEARBORN	\$ 113,573	\$ 102,581	\$ 113,573
MACOMB TWP	\$ 98,699	\$ 102,492	\$ 106,285
WARREN	\$ 116,559	\$ 101,500	\$ 116,559
LIVONIA	\$ 92,289	\$ 100,110	\$ 107,931
STERLING HEIGHTS	\$ 81,862	\$ 97,317	\$ 112,771
SHELBY TWP	\$ 79,638	\$ 85,611	\$ 91,583

Assessor Market Salary Range

MARKET SALARIES ASSESSOR / SUPERVISOR (MIN)	
WARREN	\$116,559
ROCHESTER HILLS	\$112,156
BLOOMFIELD TWP	\$105,134
FARMINGTON HILLS	\$103,568
CLINTON TWP	\$102,549
ANN ARBOR	\$101,921
WEST BLOOMFIELD TWP	\$99,689
NOVI	\$99,061
MACOMB TWP	\$98,699
TROY	\$96,119
LIVONIA	\$92,289
SOUTHFIELD	\$88,505
DEARBORN	\$82,444
STERLING HEIGHTS	\$81,862
SHELBY TWP	\$79,638

MARKET SALARIES ASSESSOR / SUPERVISOR (MED)	
BLOOMFIELD TWP	\$122,481
ROCHESTER HILLS	\$121,088
ANN ARBOR	\$117,210
FARMINGTON HILLS	\$115,826
NOVI	\$113,067
TROY	\$112,940
WEST BLOOMFIELD TWP	\$111,653
CLINTON TWP	\$108,618
SOUTHFIELD	\$103,924
DEARBORN	\$102,581
MACOMB TWP	\$102,492
WARREN	\$101,500
LIVONIA	\$100,110
STERLING HEIGHTS	\$97,317
SHELBY TWP	\$85,611

MARKET SALARIES ASSESSOR / SUPERVISOR (MAX)	
BLOOMFIELD TWP	\$139,828
ANN ARBOR	\$132,498
ROCHESTER HILLS	\$130,019
TROY	\$129,761
NOVI	\$127,073
WEST BLOOMFIELD TWP	\$123,617
SOUTHFIELD	\$119,343
WARREN	\$116,559
FARMINGTON HILLS	\$115,826
CLINTON TWP	\$114,686
DEARBORN	\$113,573
STERLING HEIGHTS	\$112,771
LIVONIA	\$107,931
MACOMB TWP	\$106,285
SHELBY TWP	\$91,583

Contracted Municipalities

MUNICIPALITIES	STATE EQUALIZED VALUE	BUDGET	PARCEL COUNT	STAFF	PARCEL PER EMPLOYEE	\$ PER PARCEL
CANTON	5,623,170,200	696,898	34,059	8	4,257	\$20.46
WESTLAND	2,612,791,856	*546,619	30,597	6	5,100	\$17.87
LIVONIA	5,796,602,748	548,658	44,314	7	6,331	\$12.38

Canton Township

- Assessed Value = 5,623,170,200
- Taxable Value = 4,542,364,886
- 2021 / 2022 Proposed Annual Budget = \$ 696,898
- Parcel Count = 34,059
- Employees = 8 total (4 part time)
- Parcel per employee = 4,257
- \$ Per Parcel = \$ 20.46

Westland

- Assessed Value = 2,612,791,856
- Taxable Value = 1,892,893,907
- 2021 / 2022 Proposed Annual Budget = \$ 546,619
- Parcel Count = 30,597
- \$ Per parcel = \$ 17.87

*Westland's Budget for contracted Assessment Department does not include monies used for Michigan Tax Tribunals

Livonia

- Assessed Value = 5,796,602,748
- Taxable Value = 4,599,095,748
- 2021 / 2022 Proposed Annual Budget = 548,658
- Parcel Count = 44,314
- \$ Per parcel = \$ 12.38

2021 BENEFIT REVIEW *

MUNICIPALITIES	EMPLOYER D.B. CONTRIBUTION	EMPLOYEE D.B. CONTRIBUTION	EMPLOYER D.C. CONTRIBUTION	EMPLOYEE D.C. CONTRIBUTION	HEALTH INSURANCE	DENTAL	VISION
ANN ARBOR	1.25%	3%	5%	3%	BCBS	PLAN PAYS 75%	EYE MED VISION CARE
TROY	4% (RHS)	2% (RHS)	8%	5%	BC COMMUNITY BLUE	SELF FUNDED	EVERY 12 MONTHS
STERLING HEIGHTS	N/A	N/A	4%	6%-15%			
BLOOMFIELD TWP	2.85% FAE x YEARS OF SERVICE	2%	10%	0%	HSA		
NOVI	N/A	\$25 (RHS)	8% (MERS)	3% (MERS)		ANNUAL \$1,000	GROUP OPTICAL
WARREN	2% (RHS)	2% (RHS)	10%	4%	CITY FUNDED	CITY FUNDED	CITY FUNDED
SHELBY TWP	\$40 (RHS)	\$20 (RHS)	10%	5%	BCBS	CITY FUNDED	CITY FUNDED
MACOMB TWP	N/A	<\$18,500 ANNUALLY	10% (DC)	5% (DC)	BLUE CARE NETWORK HMO	DELTA	BCBS
WEST BLOOMFIELD TWP	2% OF FAE X YEARS OF SERVICE	1% (FAE PENSION)			COMM BLUE PPO	\$1,000-\$2,000	NO COST
ROCHESTER HILLS	15% (PENSION)	4% (PENSION)			HAP	\$1,000 ANNUAL	NVA VISION
DEARBORN	6% (457B)	>6% (457B)	2% (401A)	2% (401A)	MERS CITY \$125 / EMP. \$25	DELTA	BCBS VISION
CLINTON TWP	N/A	6.75% (MERS)	0.06	0.04	COMMUNITY BLUE 10	DELTA	FLEXIBLE SPENDING
SOUTHFIELD	5%	N/A	N/A	ANNUAL ALLOWABLE MAXIMUM (DC)	BCBS	NO COST	NO COST

*All information presented in the above table was gathered from local Union contracts for each municipality, and/or Human Resources departments.

Assessment Certifications

Michigan Certified Assessing Technician (MCAT I)

MCAT certification provides individuals with basic education in assessment administration. The MCAT certification is for individuals who work in an assessing office who is interested in expanding their knowledge of assessing or any individual who is interested in learning more about assessing.

Certification is achieved by attending a 2 ½ day course held through an approved outside organization and passing the STC MCAT exam with a score of 75% or higher. The MCAT course cost is \$150.

Michigan Certified Assessing Officer (MCAO II)

MCAO certified individuals may act as the assessor of record for a local unit and sign an assessment roll with a State Equalized Value (SEV) as specified in the STC Certification Level Requirements. The STC six-month program covers various assessment topics within classroom session on each of the topics.

Certification is achieved by attending a 6-month course held through an approved outside organization and passing the STC MCAO exam with a score of 75% or higher. The course cost is \$1,000.

Michigan Advanced Assessing Officer (MAAO III)

Individuals holding MAAO certification may act as the assessor of record for a local unit and sign the assessment roll with a SEV as specified in the STC Certification Level Requirements.

Certification is achieved by completing the 1-year STC program comprised of 8 courses, including USPAP for Michigan Assessors. Individuals who have held the MCAO certification for one year may apply to the STC MAAO program. The cost of the program is \$1,000.

Michigan Master Assessing Officer (MMAO IV)

Individuals holding MMAO Certification may act as the assessor of record for a local unit and sign an assessment roll with a SEV as specified in the STC Certification Level Requirements. MMAO program candidates will complete four courses: Advanced Market Analysis, Advanced Depreciation, Advanced Income and Highest and Best Use, and Final Reconciliation. Once courses are completed candidates will then complete an appraisal report.

To be eligible to apply to the one-year MMAO program, MAAO certified assessors must have one year assessment administration experience after obtaining MAAO certification. Candidates must successfully pass the appraisal report with a 75% or higher and the written examination with a 75% or higher. The cost of the program is \$1,000.

***The MCAT → MMAO path is a 4-year certificate program.**

CITY OF LIVONIA

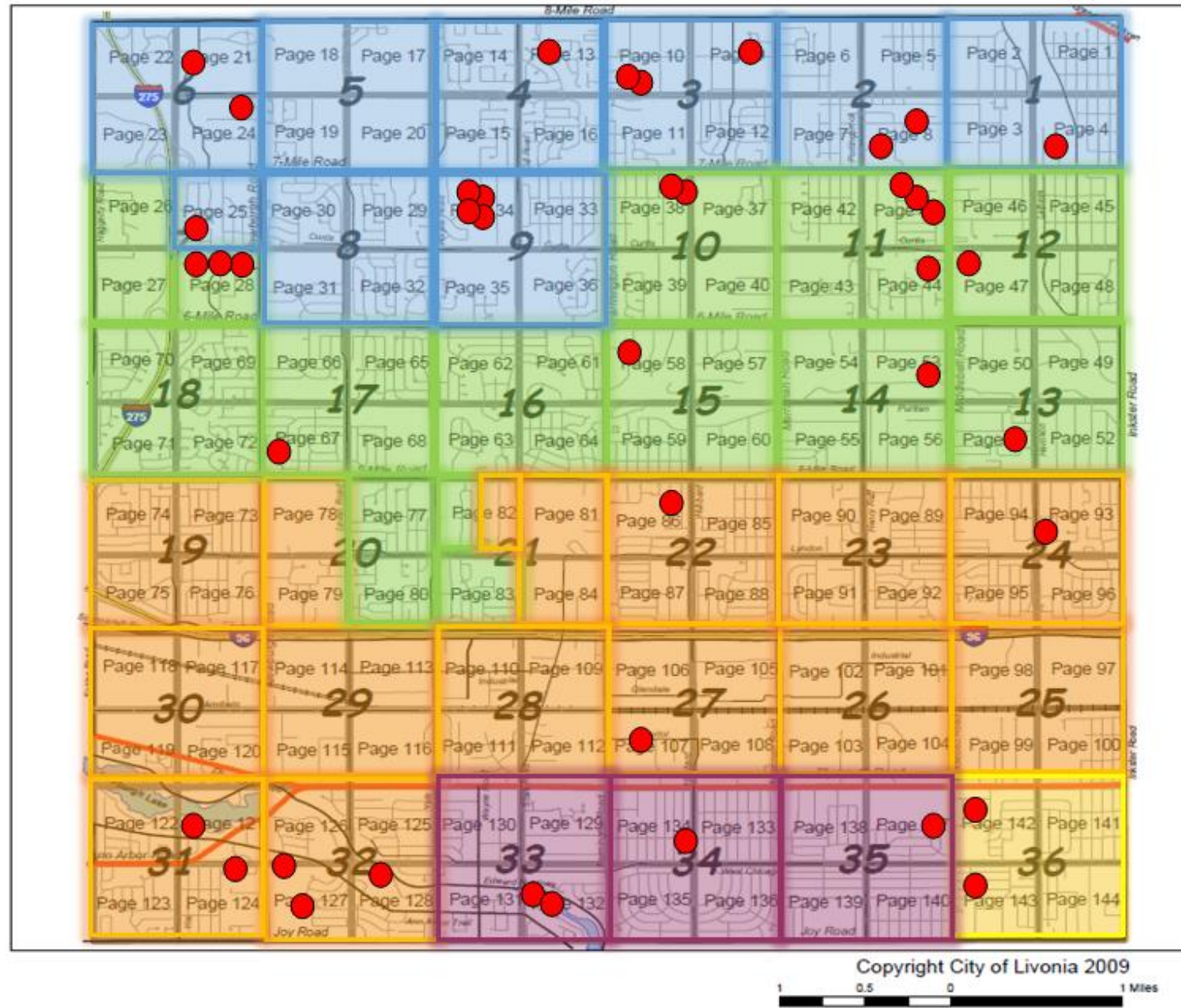
RESIDENTIAL CANVASS

ADDITIONAL TAX DOLLARS GENERATED THROUGH CANVASS

● 2020 — Residential Attached Condos	
TOTAL TAX DOLLARS	\$ 28,823
CITY DOLLARS	\$ 9,475
● 2019 — Residential Detached Condos	
TOTAL TAX DOLLARS	\$ 34,136
CITY DOLLARS	\$ 11,663
■ 2018	
TOTAL TAX DOLLARS	\$ 563,985
CITY DOLLARS	\$ 194,705
■ 2017	
TOTAL TAX DOLLARS	\$ 1,082,011
CITY DOLLARS	\$ 366,155
■ 2016	
TOTAL TAX DOLLARS	\$ 908,679
CITY DOLLARS	\$ 314,803
■ 2015	
TOTAL TAX DOLLARS	\$ 589,350
CITY DOLLARS	\$ 214,037
■ 2014	
TOTAL TAX DOLLARS	\$ 23,677
CITY DOLLARS	\$ 12,600



TOTAL CITY TAX DOLLARS \$ 1,123,438



MARKET SALARIES ASSESSING CLERK (MIN)	
MACOMB TWP	\$58,365
ROCHESTER HILLS	\$51,405
LIVONIA	\$49,573
CLINTON TWP	\$48,205
STERLING HEIGHTS	\$47,028
WARREN	\$44,997
NOVI	\$42,918
BLOOMFIELD TWP	\$41,280
WEST BLOOMFIELD TWP	\$39,499
TROY	\$38,763
SHELBY TWP	\$38,673
ANN ARBOR	\$37,980
FARMINGTON HILLS	\$37,439
SOUTHFIELD	\$35,204
DEARBORN	\$34,674

MARKET SALARIES ASSESSING CLERK (MED)	
MACOMB TWP	\$60,632
ROCHESTER HILLS	\$55,499
STERLING HEIGHTS	\$54,038
LIVONIA	\$52,530
CLINTON TWP	\$51,307
WARREN	\$51,119
BLOOMFIELD TWP	\$48,097
ANN ARBOR	\$47,300
WEST BLOOMFIELD TWP	\$46,441
NOVI	\$45,553
TROY	\$42,637
SHELBY TWP	\$41,907
FARMINGTON HILLS	\$40,075
DEARBORN	\$39,299
SOUTHFIELD	\$39,268

MARKET SALARIES ASSESSING CLERK (MAX)	
MACOMB TWP	\$62,899
ANN ARBOR	\$62,566
STERLING HEIGHTS	\$61,047
ROCHESTER HILLS	\$59,592
WARREN	\$57,240
LIVONIA	\$55,307
BLOOMFIELD TWP	\$54,909
CLINTON TWP	\$54,412
WEST BLOOMFIELD TWP	\$53,394
TROY	\$50,622
NOVI	\$48,147
SHELBY TWP	\$45,141
DEARBORN	\$43,924
SOUTHFIELD	\$43,331
FARMINGTON HILLS	\$42,703

MARKET SALARIES PROPERTY APPRAISER I (MIN)	
MACOMB TWP	\$66,165
DEARBORN	\$62,400
NOVI	\$58,451
TROY	\$56,375
SHELBY TWP	\$56,163
ROCHESTER HILLS	\$55,515
WARREN	\$54,627
BLOOMFIELD TWP	\$54,950
STERLING HEIGHTS	\$54,529
ANN ARBOR	\$49,670
CLINTON TWP	\$48,205
SOUTHFIELD	\$47,570
FARMINGTON HILLS	\$46,610
LIVONIA	\$45,760
WEST BLOOMFIELD TWP	\$44,428

MARKET SALARIES PROPERTY APPRAISER I (MED)	
DEARBORN	\$72,800
MACOMB TWP	\$68,702
TROY	\$66,240
BLOOMFIELD TWP	\$62,852
SHELBY TWP	\$60,362
ROCHESTER HILLS	\$59,936
NOVI	\$58,868
STERLING HEIGHTS	\$58,740
WARREN	\$58,729
ANN ARBOR	\$53,893
SOUTHFIELD	\$53,062
WEST BLOOMFIELD TWP	\$52,239
CLINTON TWP	\$51,307
FARMINGTON HILLS	\$49,458
LIVONIA	\$49,400

MARKET SALARIES PROPERTY APPRAISER I (MAX)	
DEARBORN	\$83,200
TROY	\$76,106
BLOOMFIELD TWP	\$71,753
MACOMB TWP	\$70,699
STERLING HEIGHTS	\$65,268
SHELBY TWP	\$64,583
ROCHESTER HILLS	\$64,500
WARREN	\$63,031
WEST BLOOMFIELD TWP	\$60,040
NOVI	\$59,299
SOUTHFIELD	\$58,553
ANN ARBOR	\$58,115
CLINTON TWP	\$54,412
LIVONIA	\$53,040
FARMINGTON HILLS	\$52,464

MARKET SALARIES PROPERTY APPRAISER II (MIN)	
MACOMB TWP	\$69,035
NOVI	\$65,730
ROCHESTER HILLS	\$65,352
WARREN	\$62,808
FARMINGTON HILLS	\$60,661
SHELBY TWP	\$59,226
STERLING HEIGHTS	\$58,894
BLOOMFIELD TWP	\$58,182
TROY	\$56,375
CLINTON TWP	\$51,799
LIVONIA	\$51,459
SOUTHFIELD	\$51,217
DEARBORN	\$49,908
WEST BLOOMFIELD TWP	\$44,428

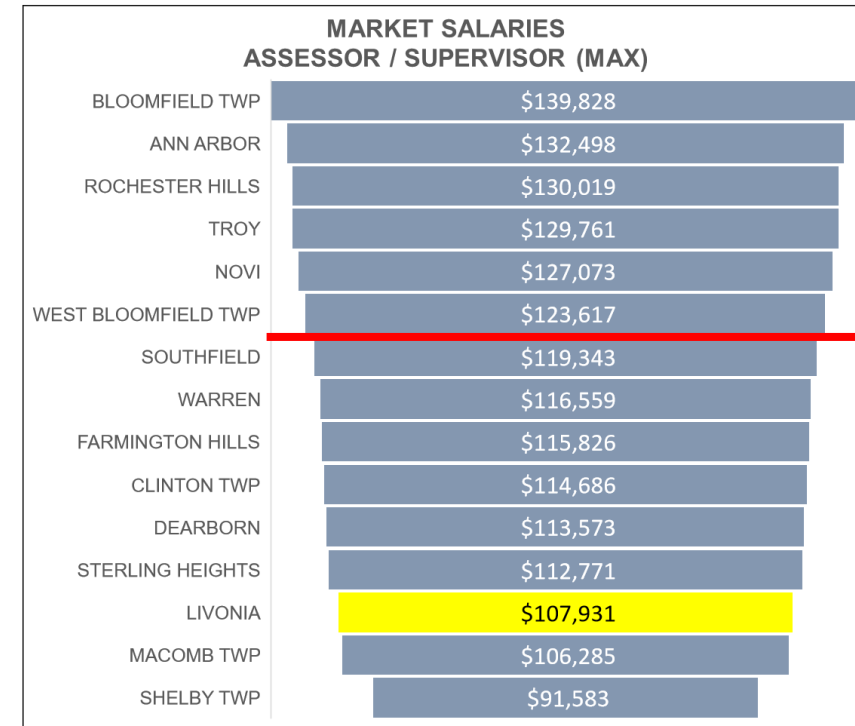
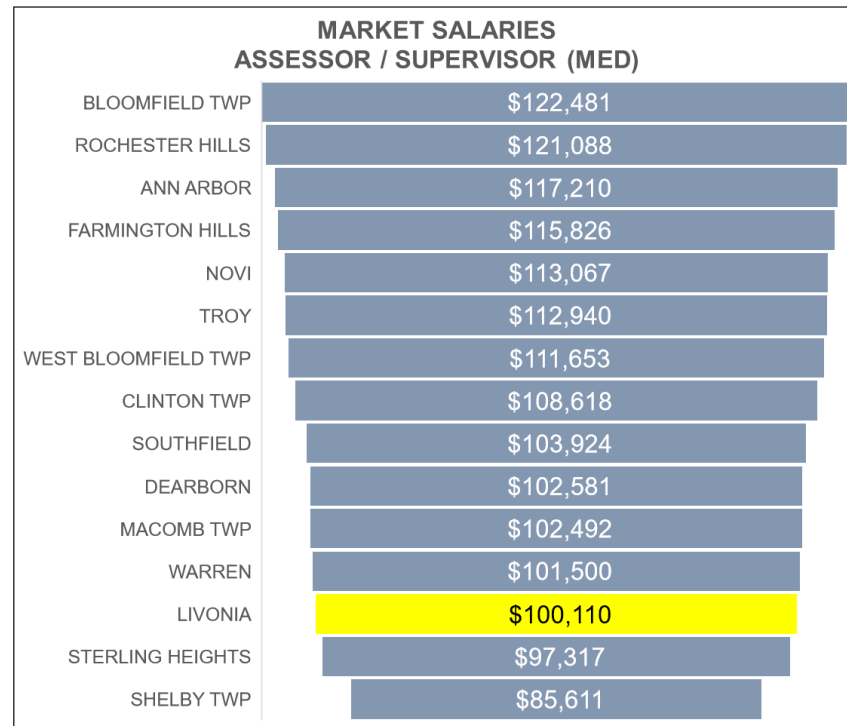
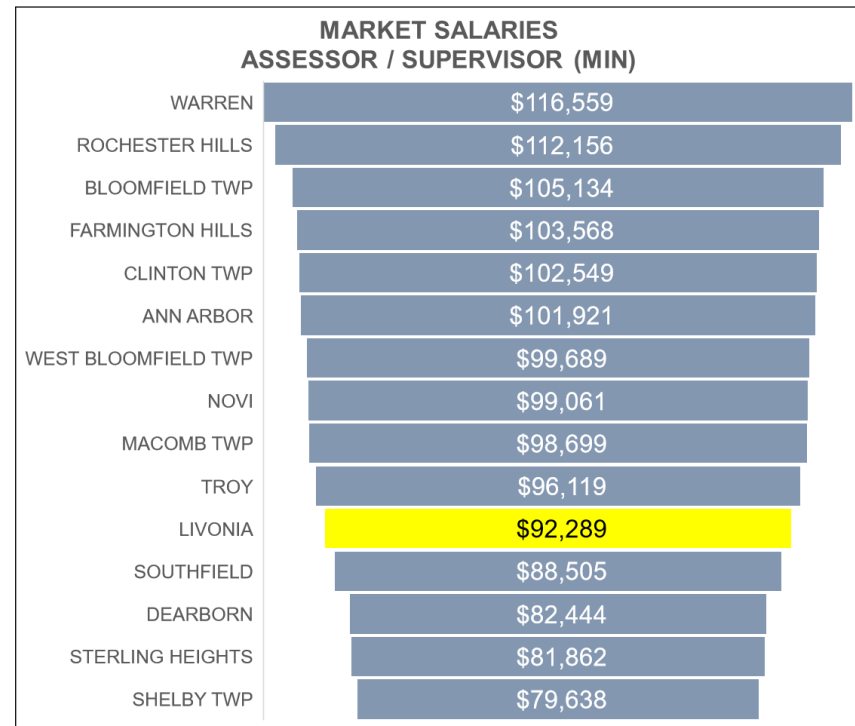
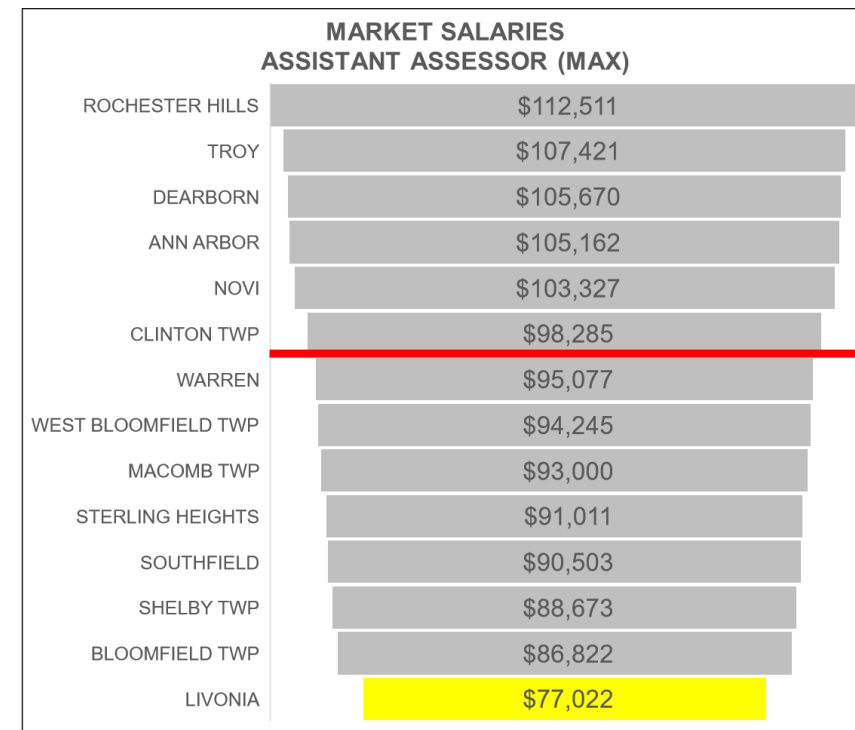
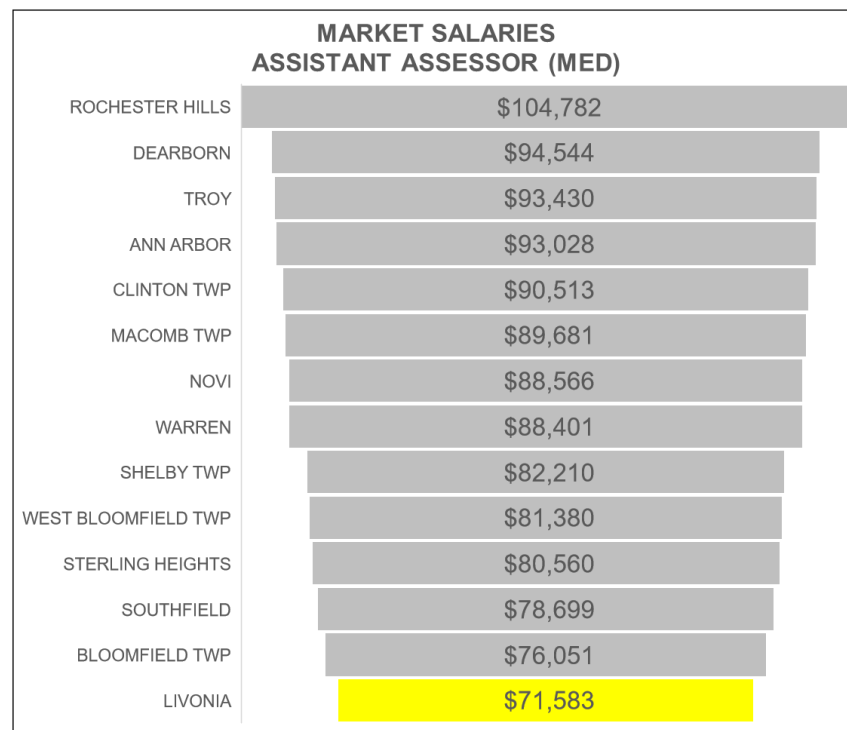
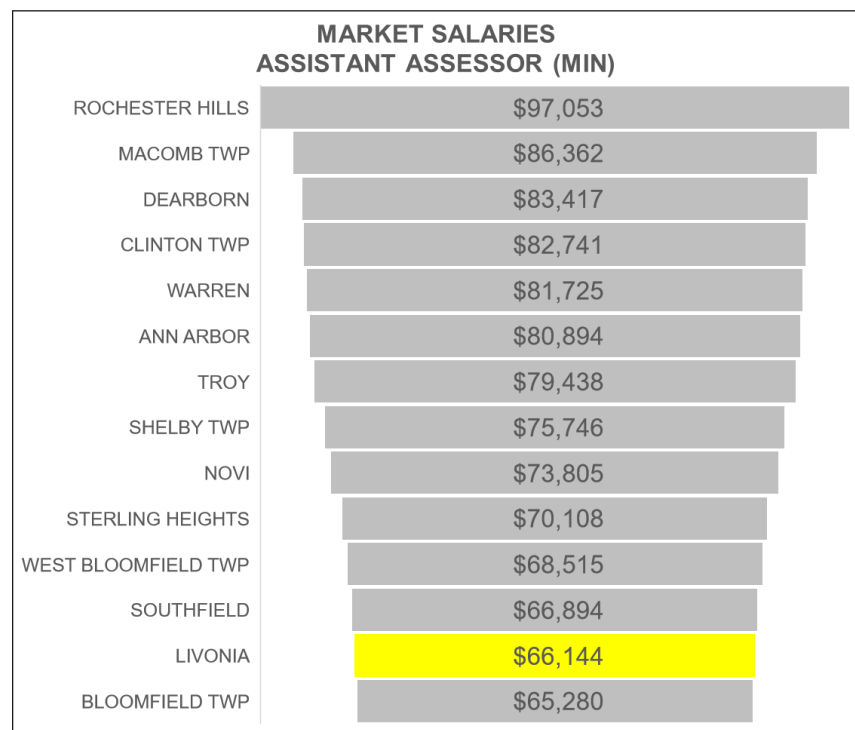
MARKET SALARIES PROPERTY APPRAISER II (MED)	
MACOMB TWP	\$71,573
ROCHESTER HILLS	\$70,557
BLOOMFIELD TWP	\$67,924
STERLING HEIGHTS	\$66,747
TROY	\$66,240
NOVI	\$66,153
FARMINGTON HILLS	\$65,038
WARREN	\$64,585
SHELBY TWP	\$63,670
SOUTHFIELD	\$57,129
DEARBORN	\$56,565
LIVONIA	\$55,744
CLINTON TWP	\$55,520
WEST BLOOMFIELD TWP	\$52,239

MARKET SALARIES PROPERTY APPRAISER II (MAX)	
BLOOMFIELD TWP	\$77,665
TROY	\$76,106
ROCHESTER HILLS	\$75,762
STERLING HEIGHTS	\$74,599
MACOMB TWP	\$73,570
FARMINGTON HILLS	\$69,424
SHELBY TWP	\$68,113
NOVI	\$66,584
WARREN	\$66,362
DEARBORN	\$63,222
SOUTHFIELD	\$63,040
WEST BLOOMFIELD TWP	\$60,049
LIVONIA	\$60,029
CLINTON TWP	\$59,712

MARKET SALARIES COMMERCIAL INDUSTRIAL APPRAISER / PROPERTY APPRAISER III (MIN)	
ROCHESTER HILLS	\$77,066
FARMINGTON HILLS	\$72,472
MACOMB TWP	\$71,947
NOVI	\$68,962
WARREN	\$67,097
STERLING HEIGHTS	\$66,638
SOUTHFIELD	\$65,566
SHELBY TWP	\$62,290
DEARBORN	\$61,730
LIVONIA	\$59,072
ANN ARBOR	\$58,854
CLINTON TWP	\$57,249
TROY	\$56,375
WEST BLOOMFIELD TWP	\$55,681

MARKET SALARIES COMMERCIAL INDUSTRIAL APPRAISER / PROPERTY APPRAISER III (MED)	
ROCHESTER HILLS	\$83,202
FARMINGTON HILLS	\$77,689
STERLING HEIGHTS	\$75,523
MACOMB TWP	\$74,485
SOUTHFIELD	\$73,134
WARREN	\$71,324
DEARBORN	\$69,964
NOVI	\$69,326
ANN ARBOR	\$67,682
SHELBY TWP	\$66,967
TROY	\$66,240
WEST BLOOMFIELD TWP	\$66,102
LIVONIA	\$63,991
CLINTON TWP	\$61,744

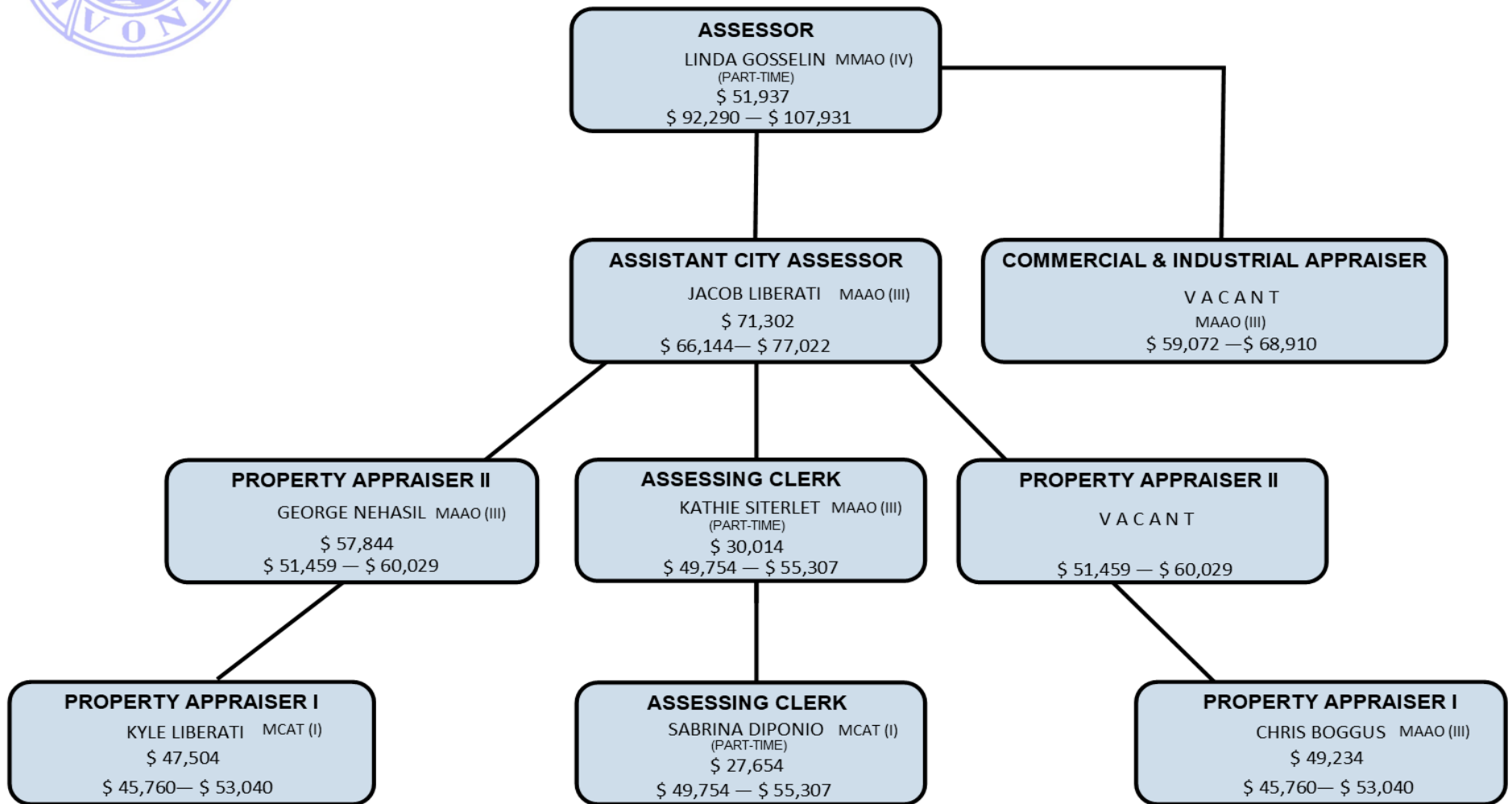
MARKET SALARIES COMMERCIAL INDUSTRIAL APPRAISER / PROPERTY APPRAISER III (MAX)	
ROCHESTER HILLS	\$89,338
STERLING HEIGHTS	\$84,407
FARMINGTON HILLS	\$82,912
SOUTHFIELD	\$80,701
DEARBORN	\$78,199
WEST BLOOMFIELD TWP	\$76,523
ANN ARBOR	\$76,510
MACOMB TWP	\$76,482
TROY	\$76,106
WARREN	\$75,552
SHELBY TWP	\$71,644
NOVI	\$69,915
LIVONIA	\$68,910
CLINTON TWP	\$66,238





2021 ACTUAL **SALARIES**

ASSESSMENT DEPARTMENT



Proposed Budget Amendment with 2022 Salary Increases

Employee Position	3% CPI + Step Increases Current 2021-22 Budget	Revised 2021-22 Budget with Proposed Raises	Proposed Salary Ranges
City Assessor - Part-Time	\$ 53,497	\$ 60,000	102,585 - 120,016
Assistant City Assessor	\$ 76,356	\$ 82,888	82,888 - 97,011
Commerical & Industrial Appraiser	\$ 60,840	\$ 64,958	64,958 - 76,003
Property Appraiser II	\$ 59,571	\$ 60,465	58,136 - 68,016
Property Appraiser II	\$ 52,998	\$ 58,136	58,136 - 68,016
Assessment Clerk	\$ 56,971	\$ 56,971	No Change
Assessment Clerk - Part-Time	\$ 30,919	\$ 30,919	No Change
Current Budget Total	\$ 391,152	\$ 414,337	
Revised Budget Total	\$ 414,337		
Revised Budget Less Current Budget	\$ 23,185		

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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
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
CITY ASSESSOR (as approved by PRC 7.9.21)	STEP 1					49.32	102,585.60
	STEP 1.5					50.31	104,644.80
	STEP 2					51.29	106,683.20
	STEP 3					53.34	110,947.20
	STEP 4					55.48	115,398.40
	STEP 5					57.70	120,016.00
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

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**CITY OF LIVONIA
EXEMPT AND CONFIDENTIAL
2019-2022 WAGE RATE SCHEDULE
EFFECTIVE 12/1/2019**

CLASSIFICATION		2%			2.5%			3%		
		2019-2020			2020-2021			2021-2022		
		HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL
PROPERTY APPRAISER LEVEL 4 Council Resolution 340-13 11/6/2013 (PT 20 hrs/week)		48.72	1,948.80	50,668.80	49.94	1,997.60	51,937.60	51.44	2,057.60	53,497.60
PROPERTY APPRAISER LEVEL 4 (as approved by PRC 7.9.21) (PT 20 hrs/week)	STEP 1							49.32	1,972.80	51,292.80
	STEP 1.5							50.31	2,012.40	52,322.40
	STEP 2							51.29	2,051.60	53,341.60
	STEP 3							53.34	2,133.60	55,473.60
	STEP 4							55.48	2,219.20	57,699.20
	STEP 5							57.70	2,308.00	60,008.00
SECRETARY I	STEP 1	19.80	1,584.00	41,184.00	20.30	1,624.00	42,224.00	20.91	1,672.80	43,492.80
	STEP 1.5	20.17	1,613.60	41,953.60	20.67	1,653.60	42,993.60	21.29	1,703.20	44,283.20
	STEP 2	20.55	1,644.00	42,744.00	21.06	1,684.80	43,804.80	21.69	1,735.20	45,115.20
	STEP 3	21.25	1,700.00	44,200.00	21.78	1,742.40	45,302.40	22.43	1,794.40	46,654.40
	STEP 4	22.07	1,765.60	45,905.60	22.62	1,809.60	47,049.60	23.30	1,864.00	48,464.00
SECRETARY II	STEP 1	22.43	1,794.40	46,654.40	22.99	1,839.20	47,819.20	23.68	1,894.40	49,254.40
	STEP 1.5	22.86	1,828.80	47,548.80	23.43	1,874.40	48,734.40	24.13	1,930.40	50,190.40
	STEP 2	23.32	1,865.60	48,505.60	23.90	1,912.00	49,712.00	24.62	1,969.60	51,209.60
	STEP 3	24.09	1,927.20	50,107.20	24.69	1,975.20	51,355.20	25.43	2,034.40	52,894.40
	STEP 4	25.03	2,002.40	52,062.40	25.66	2,052.80	53,372.80	26.43	2,114.40	54,974.40
SECRETARY III	STEP 1	23.34	1,867.20	48,547.20	23.92	1,913.60	49,753.60	24.64	1,971.20	51,251.20
	STEP 1.5	23.69	1,895.20	49,275.20	24.28	1,942.40	50,502.40	25.01	2,000.80	52,020.80
	STEP 2	24.11	1,928.80	50,148.80	24.71	1,976.80	51,396.80	25.45	2,036.00	52,936.00
	STEP 3	25.06	2,004.80	52,124.80	25.69	2,055.20	53,435.20	26.46	2,116.80	55,036.80
	STEP 4	25.94	2,075.20	53,955.20	26.59	2,127.20	55,307.20	27.39	2,191.20	56,971.20

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CITY OF LIVONIA
ADMINISTRATIVE & PROFESSIONAL SALARIES
2019-2022 WAGE RATE SCHEDULE
EFFECTIVE 12/1/2019

CLASSIFICATION		2%			2.5%			3%		
		2019-2020			2020-2021			2021-2022		
		HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL
ASSISTANT BRANCH LIBRARIAN	STEP 1	32.03	2,562.40	66,622.40	32.83	2,626.40	68,286.40	33.81	2,704.80	70,324.80
	STEP 1.5	32.65	2,612.00	67,912.00	33.47	2,677.60	69,617.60	34.47	2,757.60	71,697.60
	STEP 2	33.31	2,664.80	69,284.80	34.14	2,731.20	71,011.20	35.16	2,812.80	73,132.80
	STEP 3	34.59	2,767.20	71,947.20	35.45	2,836.00	73,736.00	36.51	2,920.80	75,940.80
	STEP 4	35.92	2,873.60	74,713.60	36.82	2,945.60	76,585.60	37.92	3,033.60	78,873.60
	STEP 5	37.35	2,988.00	77,688.00	38.28	3,062.40	79,622.40	39.43	3,154.40	82,014.40
ASSISTANT CHIEF ACCOUNTANT	STEP 1	33.96	2,716.80	70,636.80	34.81	2,784.80	72,404.80	35.85	2,868.00	74,568.00
	STEP 1.5	34.65	2,772.00	72,072.00	35.52	2,841.60	73,881.60	36.59	2,927.20	76,107.20
	STEP 2	35.36	2,828.80	73,548.80	36.24	2,899.20	75,379.20	37.33	2,986.40	77,646.40
	STEP 3	36.73	2,938.40	76,398.40	37.65	3,012.00	78,312.00	38.78	3,102.40	80,662.40
	STEP 4	38.15	3,052.00	79,352.00	39.10	3,128.00	81,328.00	40.27	3,221.60	83,761.60
	STEP 5	39.72	3,177.60	82,617.60	40.71	3,256.80	84,676.80	41.93	3,354.40	87,214.40
ASSISTANT CITY ASSESSOR	STEP 1	31.02	2,481.60	64,521.60	31.80	2,544.00	66,144.00	32.75	2,620.00	68,120.00
	STEP 1.5	31.56	2,524.80	65,644.80	32.35	2,588.00	67,288.00	33.32	2,665.60	69,305.60
	STEP 2	32.16	2,572.80	66,892.80	32.96	2,636.80	68,556.80	33.95	2,716.00	70,616.00
	STEP 3	33.44	2,675.20	69,555.20	34.28	2,742.40	71,302.40	35.31	2,824.80	73,444.80
	STEP 4	34.77	2,781.60	72,321.60	35.64	2,851.20	74,131.20	36.71	2,936.80	76,356.80
	STEP 5	36.13	2,890.40	75,150.40	37.03	2,962.40	77,022.40	38.14	3,051.20	79,331.20
ASSISTANT CITY ASSESSOR <i>(as approved by PRC 7.9.21)</i>	STEP 1							39.85	3,188.00	82,888.00
	STEP 1.5							40.65	3,252.00	84,552.00
	STEP 2							41.45	3,316.00	86,216.00
	STEP 3							43.11	3,448.80	89,668.80
	STEP 4							44.84	3,587.20	93,267.20
	STEP 5							46.64	3,731.20	97,011.20

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CITY OF LIVONIA
ADMINISTRATIVE & PROFESSIONAL SALARIES
2019-2022 WAGE RATE SCHEDULE
EFFECTIVE 12/1/2019

CLASSIFICATION		2%			2.5%			3%		
		2019-2020			2020-2021			2021-2022		
		HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL
CIVIL ENGINEER II	STEP 1	33.90	2,712.00	70,512.00	34.75	2,780.00	72,280.00	35.79	2,863.20	74,443.20
	STEP 1.5	34.47	2,757.60	71,697.60	35.33	2,826.40	73,486.40	36.39	2,911.20	75,691.20
	STEP 2	35.12	2,809.60	73,049.60	36.00	2,880.00	74,880.00	37.08	2,966.40	77,126.40
	STEP 3	36.54	2,923.20	76,003.20	37.45	2,996.00	77,896.00	38.57	3,085.60	80,225.60
	STEP 4	37.95	3,036.00	78,936.00	38.90	3,112.00	80,912.00	40.07	3,205.60	83,345.60
	STEP 5	39.41	3,152.80	81,972.80	40.40	3,232.00	84,032.00	41.61	3,328.80	86,548.80
CIVIL ENGINEER III	STEP 1	36.17	2,893.60	75,233.60	37.07	2,965.60	77,105.60	38.18	3,054.40	79,414.40
	STEP 1.5	36.87	2,949.60	76,689.60	37.79	3,023.20	78,603.20	38.92	3,113.60	80,953.60
	STEP 2	37.52	3,001.60	78,041.60	38.46	3,076.80	79,996.80	39.61	3,168.80	82,388.80
	STEP 3	39.04	3,123.20	81,203.20	40.02	3,201.60	83,241.60	41.22	3,297.60	85,737.60
	STEP 4	40.60	3,248.00	84,448.00	41.62	3,329.60	86,569.60	42.87	3,429.60	89,169.60
	STEP 5	42.16	3,372.80	87,692.80	43.21	3,456.80	89,876.80	44.51	3,560.80	92,580.80
COMMERCIAL & INDUSTRIAL APPRAISER	STEP 1	27.71	2,216.80	57,636.80	28.40	2,272.00	59,072.00	29.25	2,340.00	60,840.00
	STEP 1.5	28.31	2,264.80	58,884.80	29.02	2,321.60	60,361.60	29.89	2,391.20	62,171.20
	STEP 2	28.83	2,306.40	59,966.40	29.55	2,364.00	61,464.00	30.44	2,435.20	63,315.20
	STEP 3	29.95	2,396.00	62,296.00	30.70	2,456.00	63,856.00	31.62	2,529.60	65,769.60
	STEP 4	31.10	2,488.00	64,688.00	31.88	2,550.40	66,310.40	32.84	2,627.20	68,307.20
	STEP 5	32.32	2,585.60	67,225.60	33.13	2,650.40	68,910.40	34.12	2,729.60	70,969.60
COMMERCIAL & INDUSTRIAL APPRAISER (as approved by PRC 7.9.21)	STEP 1							31.23	2,498.40	64,958.40
	STEP 1.5							31.86	2,548.80	66,268.80
	STEP 2							32.48	2,598.40	67,558.40
	STEP 3							33.78	2,702.40	70,262.40
	STEP 4							35.13	2,810.40	73,070.40
	STEP 5							36.54	2,923.20	76,003.20

DRAFT

CITY OF LIVONIA
ADMINISTRATIVE & PROFESSIONAL SALARIES
2019-2022 WAGE RATE SCHEDULE
EFFECTIVE 12/1/2019

CLASSIFICATION		2%			2.5%			3%		
		2019-2020			2020-2021			2021-2022		
		HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL
PROPERTY APPRAISER II	STEP 1	24.14	1,931.20	50,211.20	24.74	1,979.20	51,459.20	25.48	2,038.40	52,998.40
	STEP 1.5	24.60	1,968.00	51,168.00	25.22	2,017.60	52,457.60	25.98	2,078.40	54,038.40
	STEP 2	25.09	2,007.20	52,187.20	25.72	2,057.60	53,497.60	26.49	2,119.20	55,099.20
	STEP 3	26.05	2,084.00	54,184.00	26.70	2,136.00	55,536.00	27.50	2,200.00	57,200.00
	STEP 4	27.13	2,170.40	56,430.40	27.81	2,224.80	57,844.80	28.64	2,291.20	59,571.20
	STEP 5	28.16	2,252.80	58,572.80	28.86	2,308.80	60,028.80	29.73	2,378.40	61,838.40
PROPERTY APPRAISER II (as approved by PRC 7.9.21)	STEP 1							27.95	2,236.00	58,136.00
	STEP 1.5							28.51	2,280.80	59,300.80
	STEP 2							29.07	2,325.60	60,465.60
	STEP 3							30.23	2,418.40	62,878.40
	STEP 4							31.44	2,515.20	65,395.20
	STEP 5							32.70	2,616.00	68,016.00
PURCHASING MANAGER PER COUNCIL RESOLUTION #11-15 APPROVED 1/21/2015	STEP 1	34.25	2,740.00	71,240.00	35.11	2,808.80	73,028.80	36.16	2,892.80	75,212.80
	STEP 1.5	34.95	2,796.00	72,696.00	35.82	2,865.60	74,505.60	36.89	2,951.20	76,731.20
	STEP 2	35.62	2,849.60	74,089.60	36.51	2,920.80	75,940.80	37.61	3,008.80	78,228.80
	STEP 3	37.05	2,964.00	77,064.00	37.98	3,038.40	78,998.40	39.12	3,129.60	81,369.60
	STEP 4	38.54	3,083.20	80,163.20	39.50	3,160.00	82,160.00	40.69	3,255.20	84,635.20
	STEP 5	40.20	3,216.00	83,616.00	41.21	3,296.80	85,716.80	42.45	3,396.00	88,296.00
PUBLIC UTILITY MANAGER	STEP 1	39.41	3,152.80	81,972.80	40.40	3,232.00	84,032.00	41.61	3,328.80	86,548.80
	STEP 1.5	40.21	3,216.80	83,636.80	41.22	3,297.60	85,737.60	42.46	3,396.80	88,316.80
	STEP 2	40.92	3,273.60	85,113.60	41.94	3,355.20	87,235.20	43.20	3,456.00	89,856.00
	STEP 3	42.62	3,409.60	88,649.60	43.69	3,495.20	90,875.20	45.00	3,600.00	93,600.00
	STEP 4	44.28	3,542.40	92,102.40	45.39	3,631.20	94,411.20	46.75	3,740.00	97,240.00
	STEP 5	46.00	3,680.00	95,680.00	47.15	3,772.00	98,072.00	48.56	3,884.80	101,004.80

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD SEPTEMBER 8, 2021**

5

Meeting was called to order in the Auditorium of City Hall, 33000 Civic Center Drive, at 8:36 p.m. by President Kathleen McIntyre. Present: Scott Bahr, Brandon McCullough; Rob Donovan; Jim Jolly, Laura Toy and President Kathleen McIntyre. Absent: Cathy White.

Elected and appointed officials present: Mark Taormina, Director of Planning and Economic Development; Todd Zilincik, City Engineer; Paul Bernier, City Attorney; Lori L. Miller, Deputy Clerk; LaShawn Thomas, Director of Governmental Affairs; Denise Maier, Director of Human Resources; Linda Gosselin, City Assessor; and Sara Kasprowicz, Manager of Council Office.

6. WAIVER PETITION: Planning Commission, re: Petition 2021-07-02-11 submitted by Animal Care Clinic of Livonia, to expand the existing veterinary clinic at 28450 Joy Road, located on the northwest corner of Joy Road and Harrison Avenue in the Southwest ¼ of Section 36.

Dr. Tarik Najib, Professional Consulting Company, presented this request to Council. He stated I am retained by the owner to design and engineer this project. My address is 16970 West Warren, Detroit, Michigan .

Mark Taormina, Director of Planning and Economic Development, stated this is a request to expand an existing veterinary clinic. This property is at the northwest corner of Joy Road and Harrison Avenue, so the zoning is C-2, General Business. The property is roughly ½ acre in size. You can see it has frontage on Joy about 93 feet and Harrison 250 feet. Now, there's an existing building on the property, it's about 2,100 square feet. This was actually built in the mid '50s as a drug store, Rex Drugs, it was later converted to a coin laundry or a laundromat and then it sat vacant for many years until in 2016 when this Petitioner presented a case to convert this to an animal clinic, a veterinary clinic. It was approved and today they are hoping to expand the clinic by constructing an addition onto the west side of the building, that addition would be roughly 1,200 square feet so it would bring the building up to a total of about 3,300 square feet. The purpose of the addition is, as you would guess, would be to provide additional exam rooms as well as a surgery room, reception/waiting area, as well as a laboratory and indoor kennels. This building as you can see from the aerial photograph is right up adjacent to Joy Road. It does have a nonconforming setback so any addition to the building is going to require a variance from the Zoning Board of Appeals. The site presently has twelve parking spaces. The expanded property will require fourteen spaces; they are in need of parking so there is a planned expansion so just to familiarize yourselves with the drawings, the one on the left is the existing conditions, the one on the right is the proposed expansion, you can see the larger building, as well as the expanded parking lot. So, they add about six parking spaces to the rear of the property. It does extend that parking lot back about 60 feet; there would still be roughly a 60-foot separation between the parking lot and the rear property line. One of the issues

reviewed by the Planning Commission was the condition along that north property line. In 2016 the Council approved the installation of a vinyl fence that was approved by that neighbor. The Planning Commission in its approving recommendation to you has offered three different options to the Petitioner. Either one, construct a wall; two, obtain a variance from the Zoning Board of Appeals to permanently waive the requirement for the wall; or three, obtain approval to substitute a greenbelt in lieu of the wall. And that would still have to go back before the Planning Commission and City Council but it's probably the Petitioner's option to go with number three and that is obtain the approval to substitute the greenbelt in lieu of the protective screen wall. The plan provides for additional landscaping, the issue of storm water still has to be addressed by the Engineering Division, there are ongoing discussions. The design of the building itself is really in keeping with the existing architecture, they do add a new central feature, predominantly masonry along the lower portion of the building, as well as some EIFS. The Planning Commission is recommending approval of the plan as submitted.

Councilmember Jolly stated each of you gentlemen referred to yourself as doctor, are you both veterinary doctors or no?

Najib replied I am a doctor in Civil Engineering, that is my specialty.

Jolly said in my head because you said you were hired to design the building, and I was a little confused.

Najib stated I am actually a professor at Wayne State, too, so that's where that comes from.

Jolly said so you're an engineer and you are?

Akil Fakhruldin stated I'm the manager there, I'm not the doctor, but she was asking for the owner's name, that's Mohammed Fakhruldin, he's the veterinarian doctor.

Jolly said I appreciate the clarification. Mr. Taormina, I recall this coming before us before and we approved improvements to be made to the property. Just to be clear, were those improvements that we approved completed at the time?

Taormina replied yes, the only deficiencies that were noted in department reports involved the dumpster and really the placement of the dumpster was as it was approved on the original plan, the problem with that is that it was difficult to access. Then there was an issue with the rear wall that needed to be repaired. Now, whether or not that was something that was never taken care of or resulted in damage, I'm not sure, but there was very few deficiencies as noted by the departments when they went through the review for this project. So, pretty much as far as I can tell it's developed the way it was approved in 2016.

Jolly said so there's a track record of improving a property that needed to be improved and Taormina replied Mr. Jolly, this property has been vastly improved over what the

condition was in 2016, so kudos really to the owners and the investment they made to this property.

Jolly stated I appreciate that. And to the manager, the doctor's brother, Akil, is the practice thriving to the point where you're really confident in investing this money to improve the facility?

Akil Fakhruddin replied yes, definitely, I mean our numbers have tripled the past couple of year and we're improving year by year, you know, we're doing pretty good. As I said this year our numbers have tripled and we're not at the end of the year yet.

Jolly said so my last question would be have we heard from any neighbors, Mr. Taormina, who were opposed to this at all at any step in the process or no? And I understand there would still be quite a buffer but it does back up to residential properties; so have we heard from any of them?

Taormina replied yes, I've had conversation with the immediate property owner to the north. She did appear before the Planning Commission; she expressed her desire to have the fence replaced with a 7-foot high masonry wall. That I think is the reason why the Planning Commission formulated that condition that I mentioned earlier about the option was available to the Petitioner to seek either the greenbelt variance or construct the wall if they choose to do that. The other issue that she raised was drainage. Since that time we've had some additional discussions with the doctor about how to handle the storm water on the site. We believe there is a plan, Mr. Lear and I spoke about this today, so we think we can address the issue of storm water as it relates to the buffer along the north property line, that's something that we have to more than likely come back before the Planning Commission and City Council for final approval.

Jolly then asked if I were to offer an approving, in the approving would I have to indicate a preference for the wall or the greenbelt or would that be determined later on through the Zoning Board of Appeals?

Taormina replied it could be either/or. So, if you wanted to indicate a preference for one or the other then that's something that would carry with the motion or with the approval. If on the other hand you don't then they'll have that option as it has been submitted to you from the Planning Commission.

Jolly stated I will approve it as it was submitted by the Planning Commission to be determined later on for the Consent Agenda if there are no objections.

Councilmember Donovic stated first off, I live right down the street so I'm excited about this improvement. To Mr. Taormina's point, the building has been approved in the last few years but I do have some concerns. One, looking at the Google imagery there has been along the west side in the parking lot a pathway now that cars have driven, oftentimes there's cars parked, even in the image right there, you'll have cars that will be parked in the actual portion between the City and Joy Road. It's clearly been, people have driven through there just to make a second entrance and exit, so will that be

addressed in the expansion, will that be closed off in some way that cars are not able to just drive through there and create a dirt path, it just doesn't look well at all. The second question is in regard to the dumpster enclosure. I know Mr. Taormina briefly touched on it. There is a masonry dumpster enclosure currently but you guys don't use it from my understanding, the dumpster has been placed outside of it, and I know there was some discussion about it was difficult for the garbage truck to get to it; will that be relocated and that masonry wall, will it be a masonry wall if you relocate the dumpster enclosure and will that be consistent with the material you're using on the building, the new masonry?

Najib replied sure, just due to the expansion, the new expansion, that existing dumpster enclosure will have to be relocated at a different spot and of course it will be rebuilt with masonry and some brick or maybe whatever the color of the façade, I mean we have to make it match. But for sure it will be in a better position than where it's at right now. I do agree with you when we started the design I didn't like the location, so it's going to be in a better position, better location. As far as your concern on the cars driving, if we have to we can probably put some barricades.

Akil Fakhruldin stated this driveway does not belong to us, it belongs to the building next door, so we have no access to it, we own like 5 to 10 percent of it. By putting that new building in, that's just going to be almost to the border of our building. So, that driveway is not ours, you know that parking space that's next door to that restaurant, the owners there next door to the restaurant.

Donovic stated there you can get a better image of it, I see what you're saying, your parcel is essentially bordering that pathway, and I've noticed it's become a ratty pathway.

Fakhruldin replied yes, unfortunately, I mean we can't stop it, it belongs to next door and that building was vacant for a while but I know that it has a new owner now that turn it into a restaurant or something but unfortunately it's been dragging for a while but a lot of people been active in that, you know that driveway. But we have no control over it, you know, our survey says that it doesn't belong to us.

Councilmember McCullough stated growing up in this area I remember the old coin laundry and the dilapidated state that that was in, so to commend you on the construction so far, the civil, doing the asphalt drive and parking lot, so I have no doubt that the addition that you guys do will be a very pleasant addition to the current plot. My question just to clarify, there is no boarding, overnight stay at the current establishment and Najib replied no, if you look at the floor plan, there's going to be more requirements for that, so you couldn't do that. I mean the expense is only 1,000 square foot, just to give you extra offices to see your, to treat dogs and things like that.

McCullough stated I think the expansion, I like everything about it, and I know we were discussing it but if approved, you guys are going to be rocking and rolling on this pretty quick?

Najib replied yes, the doctor wants to finish this before the end of the year.

McCullough said again, thank you for what you've done to that corner, I think it's a great improvement and I look forward to, if this gets approved, to seeing the buckets in the ground and hopefully we have a mild fall so you can get it done.

Councilmember Toy said much congratulations to you and thank you so much for improving this area, really, really appreciate it. I just want to say to you I wish there weren't more hoops they've got to go through so that they could get started but rules are rules and laws are laws, but make sure you get a hold of that Zoning Board so you can get in there and get your stuff moving as Councilman McCullough said, so that by the winter you're all up and running. Vets are terribly needed right now. There's so many that can't get in with their animals and things, so the faster we can get you up and running, it will help our citizens in the surrounding area as well. So thank you for doing what you're doing, sir, thank you.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

6.

Planning
August 23, 2021

MEETING DATE

September 8, 2021

PREPARED BY

Stephanie Reece, Program Supervisor,

AGENDA ITEM

WAIVER PETITION: Planning Commission, re: Petition 2021-07-02-11 submitted by Animal Care Clinic of Livonia, to expand the existing veterinary clinic at 28450 Joy Road, located on the northwest corner of Joy Road and Harrison Avenue in the Southwest ¼ of Section 36.

BACKGROUND

RECOMMENDATION

At the 1,174th Public Hearing and Regular Meeting held by the City Planning Commission on August 17, 2021, the following resolution was unanimously adopted:

#08-41-2021 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on August 17, 2021, on Petition 2021-07-02-11 submitted by Animal Care Clinic of Livonia requesting waiver use approval pursuant to Section 11.03(b) of the City of Livonia Zoning Ordinance #543, as amended, to expand the existing veterinary clinic at 28450 Joy Road, located on the northwest corner of Joy Road and Harrison Avenue in the Southwest ¼ of Section 36, the Planning Commission does hereby recommend to the City Council that Petition 2021-07-02-11 be approved subject to the following conditions:

1. That the Site & Landscaping Plan identified as S-1, dated June 22, 2021, prepared by Professional Consulting Company, Inc., is hereby approved and shall be adhered to.
2. That the site's enclosed trash dumpster area shall be relocated to a more convenient and functional location on the site that provides that the trash collection company can access the dumpster conveniently and effectively. That the dumpster enclosure itself is screened to the extent possible from the surrounding residential areas. That the three walls of the trash dumpster area shall be constructed out of building materials that shall complement that of the building and the enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass.
3. That all disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.
4. That the Building Elevations Plan identified as A-5, dated June 24, 2021, prepared by Professional Consulting Company, Inc., is hereby approved and shall be adhered to, provided that the rear of the front parapet wall with the central feature is modified to eliminate or obscure the

bracing construction.

5. 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.
6. That all light fixtures shall not exceed twenty feet (20') in height and shall be shielded to minimize glare trespassing on adjacent properties and roadways.
7. That the operation of the subject use shall not include the overnight boarding or care of animals.
8. That all animal remains, medical and animal waste shall be properly disposed of.
9. That adequate soundproofing shall be installed to the extent necessary to insure the elimination of all noise from the building.
10. That the use of open or outdoor runways, kennels or pens are prohibited.
11. 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.
12. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows.
13. That for the north property line where a protective wall is required, the petitioner shall have the option of either erecting a protective wall, going to the Zoning Board of Appeals for a temporary wall variance or have the wall permanently waived by the substitution of a greenbelt. Such substitution shall be subject to approval by the Planning Commission and City Council.
14. That the north wall, along with the gas meter and guard be repaired to the satisfaction of the Inspection Department;
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-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. 2021-07-02-11_Animal Care_E-COUNCIL Pkt

APPROVED BY



Date: August 23, 2021

Mark Taormina, Planning and Economic Development Director



Date: August 26, 2021

Maureen Miller Brosnan, Mayor

Petition 2021-07-02-11 submitted by Animal Care Clinic of Livonia requesting waiver use approval pursuant to Section 11.03(b) of the City of Livonia Zoning Ordinance #543, as amended, to expand the existing veterinary clinic at 28450 Joy Road, located on the northwest corner of Joy Road and Harrison Avenue in the Southwest ¼ of Section 36.

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: 07-12-2021 Petition 2021-07-02-11

Site Address: 28450 Joy Road Sidwell _____ Zoning of Property C-2

Requesting Approval To Extension of the existing animal clinic

Applicant: Mohammed Fakhruddin Business/Company: Animal Care Clinic

Applicant's Address: 28450 Joy Road City: Livonia State: MI Zip Code: 48150

Applicant's Phone # (313) 231-2336 Applicant's Email mmf20072003@yahoo.com

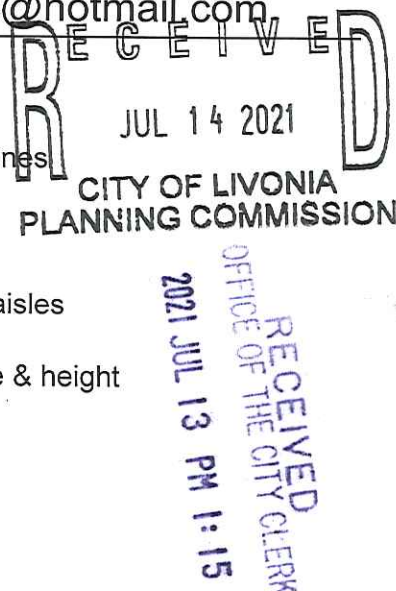
Contact Person: Tarik Najib Business/Company: PCC Inc.

Contact's Address: 16970 W. Warren City: Detroit State: MI Zip Code: 48228

Contact's Phone # (313) 583-0550 Contact's Email usapcc@hotmail.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



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

1,236 sq. ft. of new construction x \$20.00 per 1,000 sq. ft. **\$600.00**
(NOTE: Round off to nearest 1,000) + 40
Total Amount Due \$ 640.00

Owner of Property: Mohammed Fakhruddin

Owner's Address: 28450 Joy Road City: Livonia State: MI Zip Code: 48150

Owner's Phone # (313) 231-2336 Owner's Email mmf20072003@yahoo.com

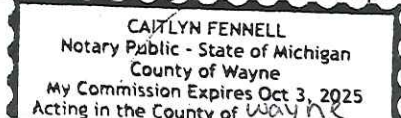
Signature of Owner: [Signature] Print Name: Mohammed Fakhruddin

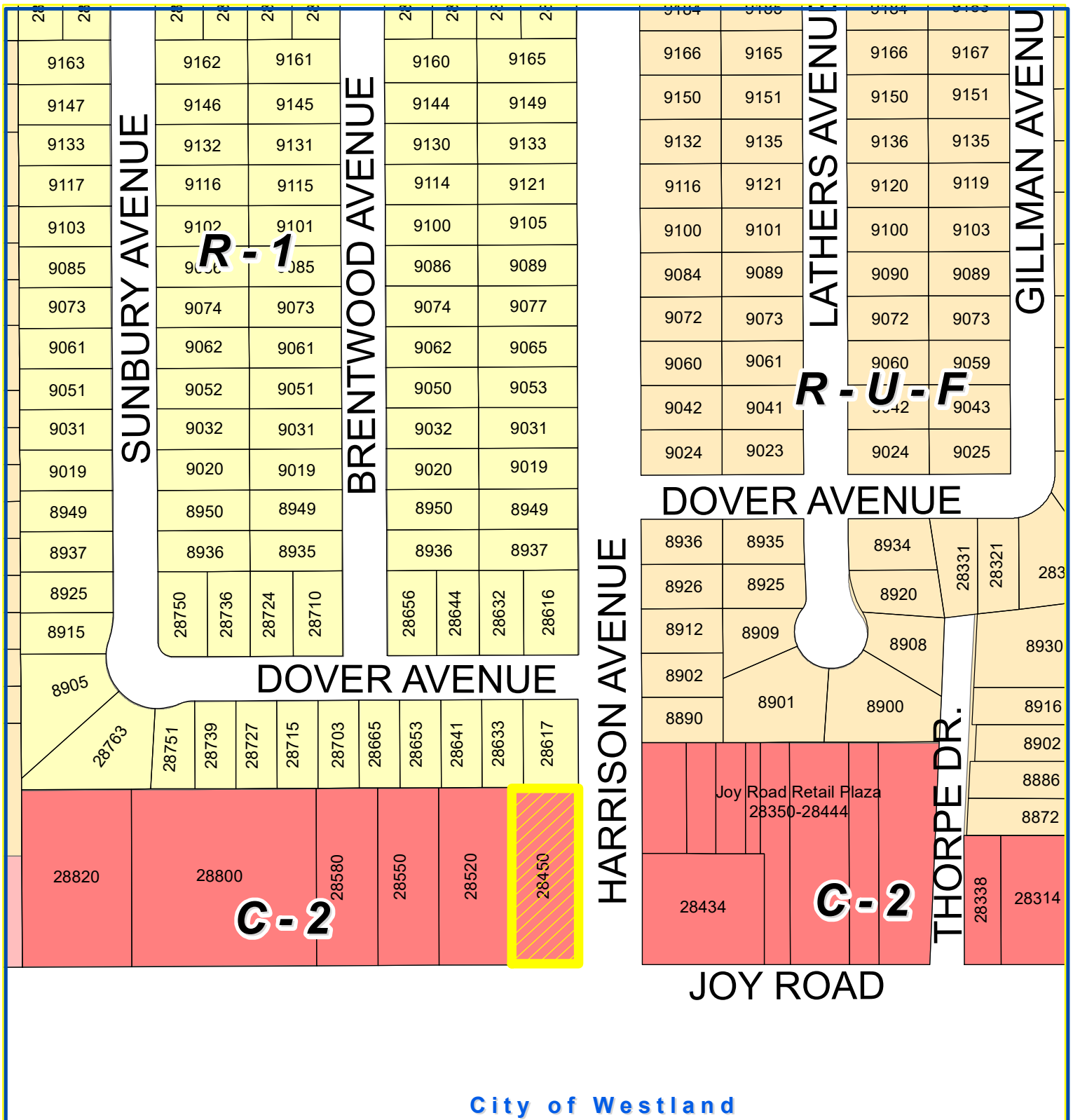
Subscribed and sworn to before me, a Notary Public in and for the County of Wayne State of Michigan

on this 13 day of July 20 21

Signature of Notary [Signature] My commission expires 10/03/2025

Acting in the County of Wayne





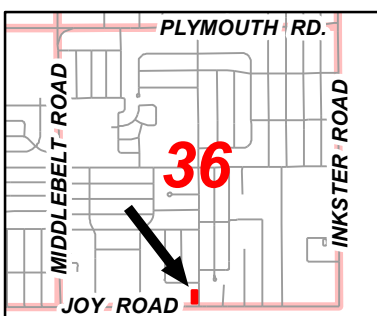
Address & Zoning Map

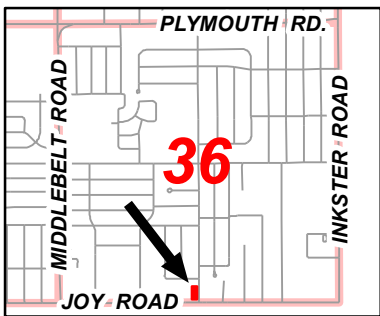
Petition 2021-07-02-11
 Animal Care Clinic of Livonia
 28450 Joy Road
 Expand Veterinary Clinic



Not to Scale

City of Livonia
 Planning Department





Aerial Map

Petition 2021-07-02-11
Animal Care Clinic of Livonia
28450 Joy Road
Expand Veterinary Clinic



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 2

Petition 2021-07-02-11 submitted by Animal Care Clinic of Livonia requesting waiver use approval pursuant to Section 11.03(b) of the City of Livonia Zoning Ordinance #543, as amended, to expand the existing veterinary clinic at 28450 Joy Road, located on the northwest corner of Joy Road and Harrison Avenue in the Southwest ¼ of Section 36.

August 10, 2021: Study Meeting:

This petition involves the expansion of an existing veterinary clinic. In 2016, City Council adopted CR# 471-16 approving a waiver use for the operation of Animal Care Clinic of Livonia at 28450 Joy Road. Originally built in 1956 as a drug store (Becks Drugs), the small building was later converted to a laundromat and cleaners and then a coin laundry in the late 1970's before sitting vacant for several years. The subject property is zoned C-2 (General Business), which allows for veterinary clinics, animal clinics, animal hospitals, and animal day care facilities under the provisions set forth in Section 11.03(b) of the Zoning Ordinance.

The single parcel contains ninety-three feet (93') of frontage along Joy Road by 250 feet along Harrison Avenue, for a total area of 23,250 square feet, or 0.53 acre. The existing 2,070-square foot building and associated off-street parking are located on the south part of the site. The rear north portion of the site is currently undeveloped and maintained as an open, grass field.

The proposed addition, located on the west side of the building, measures 1,236 square feet. Upon completion, the enlarged veterinary clinic would have a gross floor area of 3,306 square feet. According to the floor plan, the addition would provide additional exam rooms, a surgery room, reception and waiting area, office, lab, restroom, utility room, and indoor kennels. The zoning ordinance has several special provisions that apply specifically to veterinary clinics, including Section 11.03(b)(2) which requires that a qualified attendant be stationed on the premises in the case of any animals that are kept overnight on the premises for a period longer than regular professional business hours. Additionally, Section 11.03(b)(6) requires the building and ventilation system to be soundproofed. There is no information on the plans or with the application as to whether the kennels would be used for the overnight care of animals, or if any measures would be used to soundproof the addition or its ventilating system.

In a C-2 zoning district, the required minimum front yard building setback from a major thoroughfare is sixty feet (60'). The wall of the existing building along Joy Road has no setback, as would the addition which would continue along the same line with no offsets. Because the setback is nonconforming, a variance is required. Wherever a commercial property abuts the rear lot lines of a residential district, the required setback is fifteen (15) feet. The subject property abuts residential backyards along its north side, in which case both the existing building and

proposed addition would maintain a setback of approximately 172 feet. The setback of the addition along the west side of the property would be seventeen (17) feet, which is also conforming.

For parking, veterinary clinics are treated like a general office use, which requires one (1) space for each 200 square feet of useable floor area of the building. Based on the expanded area of the building ($3,306 \times 80\% \div 200$), a minimum of fourteen (14) parking spaces are required. The site currently has twelve (12) parking spaces. To provide the additional parking, the rear parking lot area would be extended further north. The new layout provides a total of eighteen (18) parking spaces. With the exception of two (2) parallel parking spaces along the east side of the building, all available parking would be located behind the building.

To help screen commercial properties from residential properties, the zoning ordinance requires a minimum five to seven-foot (5'-7') high masonry wall between the two districts. As mentioned, this property abuts residential along its north property line where there is currently a six foot (6') high white vinyl privacy fence. The facility's expanded rear parking lot would extend to a distance of approximately sixty feet (60') from the residential district.

The addition will require moving the dumpster enclosure a few feet to the west of its current location, in the southwest corner of the parking lot, but no closer to the residences. The enclosure walls would be six feet four inches (6'-4") in height and would be constructed out of brick to match the building. The plan indicates that the gates would consist of decorative treated wood, which is contrary to the City's long-standing policy of requiring either solid metal or composite panels.

The majority of the site's landscaping consists of the large undeveloped grassy area behind the building. Two (2) new landscape islands would be created within the expanded parking lot. The plan indicates that low-lying shrubs would be planted in these new island areas. The rest of the site's landscaping, which is basically grass, would remain as is.

The design and materials of the proposed addition are intended to complement the existing building. The front of the building facing Joy Road, would be remodeled so that the façade appears homogeneous with a single parapet and cornice and a central feature that extends a few feet above the roofline. The exterior finishes include a combination of stone veneer and EIFS. The north and west elevations would be covered with EIFS similar to the existing building. Staff's only concerns are the amount of EIFS on the building, and the exposed braces and backside of the parapet. The Commission may wish to address these issues.

August 17, 2021: Public Hearing:

One of the questions asked at the study session was if there was a temporary wall variance in place for the site's north property line. The ZBA office has indicated that there is no record of a temporary wall variance between the Petitioner and the abutting residential property owner. Condition #13 of the approving resolution addresses the issue of the protective wall. It was also suggested that the trash dumpster enclosure be relocated to a more convenient location. Condition #2 of the approving resolution addresses the relocation of the trash enclosure.

Approving Resolution: That this request to expand the veterinary clinic at 28450 Joy Road shall be approved subject to the following condition:

1. That the Site & Landscaping Plan identified as S-1, dated June 22, 2021, prepared by Professional Consulting Company, Inc., is hereby approved and shall be adhered to.
2. That the site's enclosed trash dumpster area shall be relocated to a more convenient location along the northern edge of the extended rear parking lot. That the three walls of the trash dumpster area shall be constructed out of building materials that shall complement that of the building and the enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass.
3. That all disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.
4. That the Building Elevations Plan identified as A-5, dated June 24, 2021, prepared by Professional Consulting Company, Inc., is hereby approved and shall be adhered to.
5. 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.
6. That all light fixtures shall not exceed twenty feet (20') in height and shall be shielded to minimize glare trespassing on adjacent properties and roadways.
7. That the operation of the subject use shall not include the overnight boarding or care of animals.
8. That all animal remains, medical and animal waste shall be properly disposed of.

PUBLIC HEARING

ITEM 2 Petition 2021-07-02-11 – Animal Care Clinic

Page 4

9. That adequate soundproofing shall be installed to the extent necessary to insure the elimination of all noise from the building.
10. That the use of open or outdoor runways, kennels or pens are prohibited.
11. 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.
12. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows.
13. That for the north property line where a protective wall is required, the petitioner shall have the option of either erecting a protective wall, going to the Zoning Board of Appeals for a temporary wall variance or have the wall permanently waived by the substitution of a greenbelt. Such substitution shall be subject to approval by the Planning Commission and City Council.
14. 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
15. 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.

Denying Resolution: That this request to expand the veterinary clinic at 28450 Joy Road is denied for the following reasons

1. That the petitioner has failed to affirmatively show that the proposed use is in compliance with all of the special and general waiver use standards and requirements as set forth in Sections 11.03 and 19.06 of Zoning Ordinance #543.
2. That the expansion of the existing veterinary clinic would have a negative effect upon the neighboring properties.
3. That the proposed expansion would create significant adverse impacts on adjoining parcels, public services, and community planning efforts.

PUBLIC HEARING

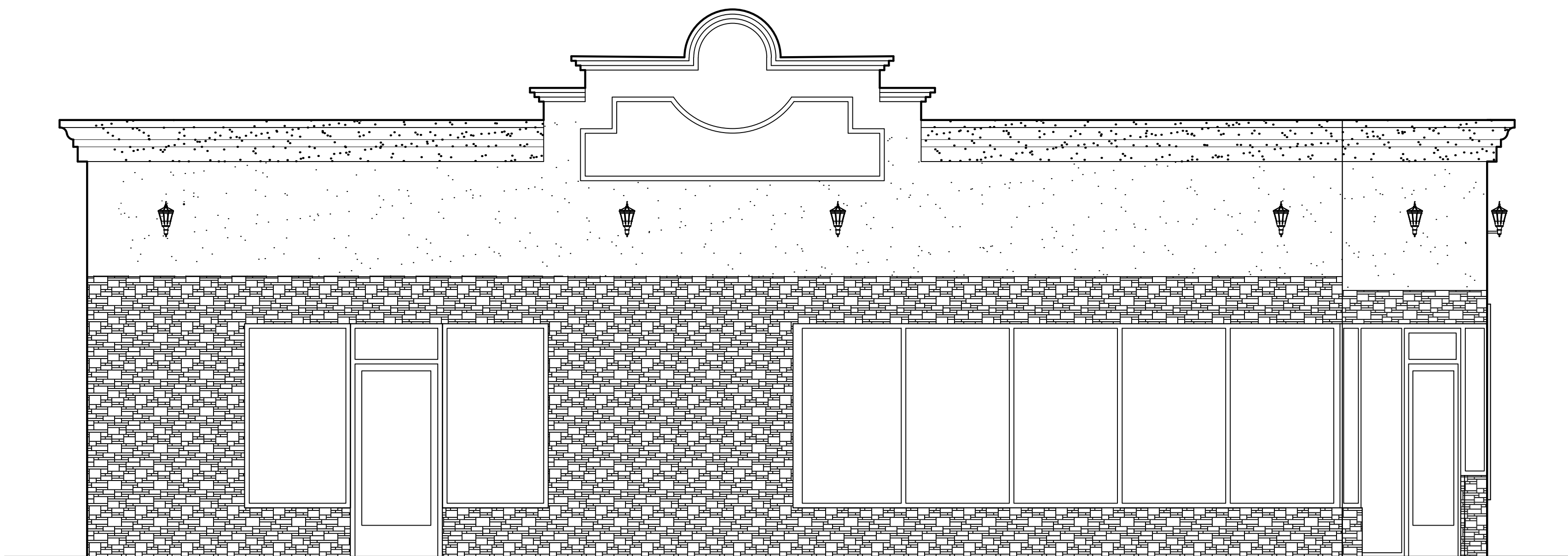
ITEM 2 Petition 2021-07-02-11 – Animal Care Clinic

Page 5

4. That the petitioner has failed to adequately demonstrate that the site has the capacity to accommodate the proposed expansion; and
5. That the petitioner has failed to comply with all the concerns deemed necessary for the safety and welfare of the City and its residents.

ANIMAL CARE HOSPITAL

28450 Joy Road, Livonia, MI 48150



SHEET INDEX:

ARCHITECTURAL / MECHANICAL / ELECTRICAL

T-1	TITLE SHEET
S-1	EXISTING & PROPOSED SITE PLAN, SITE LOCATION
A-1	SITE DATA ANALYSIS & LIFE SAFETY PLAN
A-2	GENERAL STRUCTURAL NOTES
A-3	DEMOLITION FIRST FLOOR PLAN & ELEVATIONS
A-4	PROPOSED FLOOR PLAN & GENERAL CONSTRUCTION NOTES
A-5	PROPOSED ELEVATIONS
A-6	EXISTING & PROPOSED ROOF PLAN
A-7	SECTION AA, BB, CC, DD, EE, & SYNTHETIC STUCCO DETAIL
A-8	TYPICAL CONSTRUCTION DETAILS
A-9	RESTROOM DETAILS
A-10	DOOR& ROOM FINISHES SCHEDULES
M-1	PROPOSED HVAC PLAN
M-2	PROPOSED PLUMBING PLAN
E-1	LIGHTING & POWER PLANS, SCHEDULES

PROJECT 'S OWNER

MOHAMMED FAKHRULDIN
28450 JOY ROAD,
LIVONIA, MI 48150
PHONE : (248) 738-7210

ARCHITECTURAL FIRM

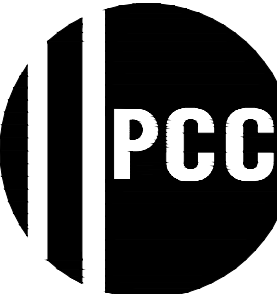
PROFESSIONAL CONSULTING
COMPANY INC.

16970 W. WARREN AVENUE
DETROIT, MICHIGAN 48228

PHONE : (313) 583-0550
FAX : (313) 583-0551

APPLICABLE CODE

- 2015 MICHIGAN BUILDING CODE
- 2018 INTERNATIONAL FIRE CODE
- 2015 MICHIGAN PLUMBING CODE
- 2015 MECHANICAL CODE
- 2017 ELECTRICAL CODE
- ICC/ANSI 117.1-2009 (ACCESSIBILITY)
- 2018 NFPA 101 LIFE SAFETY CODE
- CITY OF DEARBORN ORDINANCE AND CODE



PROFESSIONAL
CONSULTING
COMPANY, INC.

16970 W. WARREN
DETROIT, MI 48228
PH:(313) 583-0550
FAX:(313) 583-0551

DRAWN BY
AM

APPROVED BY
TN

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PROJECT

EXTENSION OF THE
ANIMAL CLINIC

OWNER'S NAME

MOHAMMED FAKHRULDIN

ADDRESS

28450 JOY ROAD,
LIVONIA, MI

PROJECT NO.

DATE: 06/24/2021
REV. :

SCALE

TITLE SHEET

SHEET TITLE

T-1

SEAL

LAND IN THE CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:
THE EAST 133 FEET OF THE SOUTH 300 FEET OF THE SOUTHWEST 1/4 OF
SECTION 36, TOWN 1 SOUTH, RANGE 3 EAST, EXCEPT THE EAST 43 FEET, ALSO
EXCEPT THE SOUTH 60 FEET.

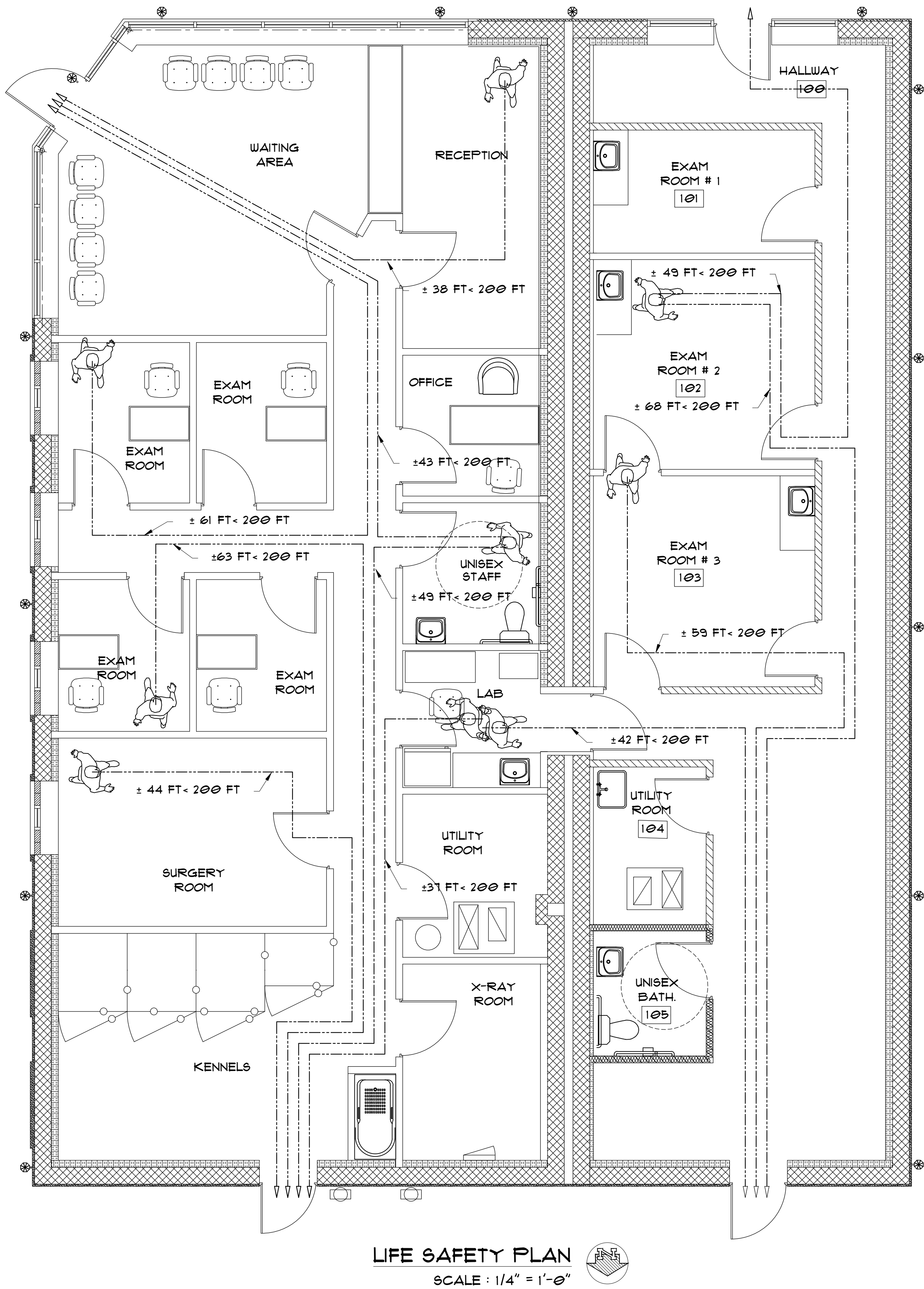
- * A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, AND TO DETERMINE THE EXACT AMOUNT OF ENCRoACHMENT.
- * A COMPLETE CURRENT TITLE POLICY HAS NOT BEEN FURNISHED, THEREFORE EASEMENTS AND OR OTHER ENCUMBRANCES MAY NOT BE SHOWN AT THIS TIME.



1. PLANTING PIT / TRENCH SHALL BE DUG DEEP ENOUGH TO ALLOW AT LEAST 1/8TH OF ROOT BALL TO SET ABOVE EXISTING GRADE.
2. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS IN THE CENTER OF THE PLANTING PIT. ORIENT BEST FACE OF PLANT TO BE THE MOST VISIBLE.
3. UNLESS OTHERWISE DIRECTED BY CM, BACKFILL SOIL MIXTURE WILL BE 3/4 EXISTING SOIL CLEANED OF DEBRIS (GRAVEL, ROCKS, TRASH ETC.) AND MIXED WITH 1/4 ORGANIC MATERIAL (COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS PROCESSED).
4. CONTRACTOR SHALL REMOVE EXCESS SOIL & DEBRIS FROM SITE.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OF SHRUBS.
6. THE SHRUB SPECIE SHALL BE THE GREEN MOUNTAIN BOXWOOD.
7. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED ACCORDING TO THE CITY OF LYONIA STANDARDS. THE PLANT MATERIAL SHALL BE GUARANTEED FOR TWO YEARS. REPLACE FAILING MATERIAL WITHIN ONE YEAR, OR THE NEXT APPROPRIATE PLANTING PERIOD.
8. PLANTINGS SHALL BE WELL MAINTAINED INCLUDING THE ABSENCES OF WEEDS AND REFUSE DURING THE SPECIFIED PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE PLANTS IN A HEALTHY GROWING CONDITION WHICH WILL INCLUDING WATERING, CULTIVATING, AND WEED CONTROL AND SOIL ENRICHMENT AS MAY BE NECESSARY.
9. ALL NEW PLANT MATERIALS SHALL BE NORTHERN NURSERY GROWN, NUMBER 1 GRADE, FREE OF PESTS AND DISEASES, HARDY GROWING FOR WAYNE COUNTY, AND IN CONFORMANCE WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
10. ANY ALTERATIONS TO THE PLANTING LIST MUST BE SUBMITTED TO THE CITY OF LYONIA IN WRITING PRIOR TO CHANGING ANY SPECIES.
11. NO OUTDOOR STORAGE IS APPROVED ON THE SITE.



CODE ANALYSIS			
APPLICABLE CODES:	CODE SECTION	CODE RESTRICTION	PROVIDED
MICHIGAN BUILDING CODE 2015 (MBC)			
MICHIGAN MECHANICAL CODE 2015 (MMC)			
MICHIGAN PLUMBING CODE 2015 (MPC)			
NATIONAL ELECTRICAL CODE 2017 W/ PART 8 MICHIGAN AMENDMENTS (NEC)			
INTERNATIONAL FIRE CODE 2015 (IFC)			
INTERNATIONAL CODE COUNCIL/THE AMERICAN NATIONAL STANDARDS INSTITUTE A117.1-2017 (ICC/ANSI)			
USE GROUP:			
ANIMAL CLINIC	MBC-304.1	B	B
CONSTRUCTION CLASSIFICATION:			
CONSTRUCTION TYPE	MBC-602.3	III B	III B
HEIGHT LIMITATION:			
ANIMAL CLINIC	LIVONIA Z.O. SECTION 11.05	MIN. BLDG. AREA>4000 SQ.FT	BUILDING + ADDITION = 3306 SQ.FT.
AREA LIMITATION: ANIMAL CLINIC			
ANIMAL CLINIC	LIVONIA Z.O. SECTION 11.07	<2 STORIES / <35FT.	1 STORY = 10.83 FT.
FLOOR AREA BREAKDOWN / PER OCCUPANT			
MBC-TABLE 1004.1.2			
EXISTING BUILDING			
WAITING AREA		15 SF GROSS/OCCUPANT	273 SF/15=18 OCCUPANTS
RECEPTION		100 SF GROSS/OCCUPANT	139 SF/100=1 OCCUPANT
EXAM ROOMS		100 SF GROSS/OCCUPANT	271 SF/100=3 OCCUPANTS
OFFICE		100 SF GROSS/OCCUPANT	65 SF/100=1 OCCUPANT
LAB		100 SF GROSS/OCCUPANT	60 SF/ 1 OCCUPANT
SURGERY		100 SF GROSS/OCCUPANT	168 SF/100=2 OCCUPANTS
X-RAY ROOM		100 SF GROSS/OCCUPANT	90 SF/100=1 OCCUPANT
KENNELS		100 SF GROSS/OCCUPANT	208 SF/100=2 OCCUPANTS
TOTAL			29 OCCUPANTS
ADDITION			
EXAM ROOMS		100 SF GROSS/OCCUPANT	399 SF/ 100=4 OCCUPANTS
TOTAL OCCUPANTS FOR WHOLE BUILDING			33 OCCUPANTS
EXIT ACCESS TRAVEL DISTANCE			
USE GROUP B (WO/ SPRINKLER)	MBC-TABLE 1017.2	TRAVEL DISTANCE 200 FEET	143.25 FEET (MAX.)
REQUIRED EXITS EXCLUDING 1st FLOOR OCCUPANT LOAD	MBC-1006.3.1	(1-500) OCCUPANTS=2 EXITS	4 EXITS
EGRESS WIDTH PER OCCUPANT			
EXISTING BUILDING CORRIDOR/HALLWAY	MBC-TABLE 1005.3.2	0.2 PER OCCUPANT= 5.8"	3'-0" MIN.
ADDITION CORRIDOR/HALLWAY	MBC-TABLE 1005.3.2	0.2 PER OCCUPANT= 0.8"	3'-0" MIN.
SITE ANALYSIS			
ZONING DISTRICT			
EXISTING USE			C-2 GENERAL BUSINESS DISTRICT
PROPOSED USE			C-2 GENERAL BUSINESS DISTRICT
TOTAL SITE AREA			90 FT X 240 FT = 21,600 S.F.
PROPOSED LOT COVERAGE			
BUILDING FOOT PRINT			3,306 S.F.
* EXISTING BUILDING AREA			2,070 S.F.
* ADDITION BUILDING AREA			1,236 S.F.
* PARKING LOT AREA			13,429 S.F.
* GREEN AREA			5,504 S.F.
SETBACKS: CITY OF LIVONIA			
FRONT YARD	FRONT > 60 FT		EXISTING FRONT = 0 FT
SIDE YARD	CORNER LOT> 25 FT		EXISTING SIDE > 23.5 FT
REAR YARD (SECTION 11.11)	REAR > 20 FT		EXISTING REAR = 171.75 FT
OFF-STREET PARKING: CITY OF LIVONIA			
	SECTION 11.13-11.37-11.38		
	1 SPACE / 200 SF OF	13429/300 =45 SPACES	SHARED PARKING 156 SPACES
	FLOOR AREA	5504/300 =18 SPACES	(INCLUDING 3 H.P. & 8 VAN A.)
TOTAL PARKING		63 SPACES	



LIFE SAFETY PLAN

SCALE : 1/4" = 1'-0"

GENERAL STRUCTURAL NOTES

APPLY UNLESS NOTED OTHERWISE

GENERAL CONDITIONS

- 1 IF ANY GENERAL NOTE CONFLICTS WITH ANY DETAIL OR NOTE ON THE PLANS OR IN THE SPECIFICATIONS, THE STRICTEST PROVISION SHALL GOVERN.
- 2 THE STRUCTURAL DRAWINGS ARE FOR THE PLACEMENT AND SIZE OF STRUCTURAL COMPONENTS ONLY. REQUIREMENTS MADE BY OSHA, DNR, AND ALL APPLICABLE SAFETY CODES ARE TO BE DETERMINED AND PROVIDED BY THE CONTRACTOR.
- 3 THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER IT IS FULLY COMPLETED ACCORDING TO THE PLANS AND SPECIFICATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION/ERECTION PROCEDURE AND SEQUENCE, AND TO ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING CONSTRUCTION. THIS INCLUDES PROVIDING TEMPORARY BRACING, SHORING, GUYS OR TIE-DOWNS. THESE TEMPORARY SUPPORTS SHALL REMAIN IN PLACE UNTIL ALL STRUCTURAL COMPONENTS ARE IN PLACE AND COMPLETED AS THE STRUCTURAL MEMBERS OR SYSTEMS ARE NOT SLEF-BRACING UNTIL PERMANENTLY CONNECTED TO THE STRUCTURE.
- 4 THE STRUCTURAL ENGINEER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION. AS SUCH, THE MEANS AND METHODS OF CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S).
- 5 USE OF ENGINEERING DRAWINGS AS ERECTION DRAWINGS BY THE CONTRACTOR IS EXPRESSLY PROHIBITED.

REQUIRED INSPECTIONS
COORDINATE CONSTRUCTION SCHEDULE WITH OWNER'S QUALITY INSPECTOR WITH ADEQUATE NOTICE PROVIDED IN ORDER TO ALLOW THE FOLLOWING INSPECTIONS. SEE PROJECT MANUAL AND REFERENCED CODES FOR SPECIFIC INSPECTION AND TESTING REQUIREMENTS.

- SUBGRADE PREPARATION AND FULL COMPACTION
-WELDING AND HIGH STRENGTH BOLTING
-ROOF AND FLOOR DIAPHRAGM (METAL DECK) CONNECTIONS
-CONCRETE
-MASONRY
-SOIL BEARING CAPACITY

FOUNDATIONS

- 1 FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL WITH AN ASSUMED SAFE BEARING CAPACITY OF 2,000 PSF.
- 2 IF SOIL OF THIS CAPACITY IS NOT FOUND AT THE ELEVATIONS INDICATED, FOOTINGS SHALL BE ENLARGED OR LOWERED AT THE DIRECTION OF THE ENGINEER. PRIOR TO COMMENCEMENT OF FOUNDATION EXCAVATIONS, ACCEPTABLE SETTLEMENT SHALL BE DETERMINED THE FIELD BY A QUALIFIED SOILS ENGINEER.
- 3 UNLESS OTHERWISE NOTED OR DETAILED, ALL FOUNDATIONS SHALL BE LOCATED SUCH THAT THE CENTERLINE OF FOOTING IS ALSO THE CENTERLINE OF COLUMN.
- 4 PREPARATION OF THE SITE, BUILDING FOOTPRINT AND SLAB SUB-BASE SHALL PROCEED IN COMPLIANCE WITH LOCAL CODES AND THE PROJECT SOILS REPORT IDENTIFIED ABOVE. UNLESS OTHERWISE NOTED OR SPECIFIED, ALL FILL UNDER FLOOR SLABS AND BEHIND FOUNDATION WALLS SHALL BE COMPACTED WITH VIBRATORS, COMPACTORS, ETC. TO 95% MAXIMUM DENSITY (MODIFIED PROCTOR) AT OPTIMUM MOISTURE CONTENT. ONLY SMALL, HAND OPERATED COMPACTION EQUIPMENT SHALL BE ALLOWED WITHIN 8 FEET OF PIT WALLS.
- 5 PROVIDE NECESSARY SHEETING, SHORING, FORMING OR BRACING, ETC., DURING EXCAVATION AS REQUIRED TO PROTECT SIDES OF EXCAVATIONS OR AS REQUIRED TO COMPLY WITH SAFETY REGULATIONS. DO NOT BACKFILL BEHIND PIT WALLS UNTIL FLOOR FRAMING OR TEMPORARY BRACING IS IN PLACE.
- 6 THIS TRADE SHALL PROVIDE PUMPS, WELL POINTS, OR OTHER SYSTEMS AS REQUIRED BY THE CONDITIONS IDENTIFIED IN THE PROJECT SOILS REPORT. PUMPS SHALL BE OPERATED AS REQUIRED TO ACCOMPLISH THE ABOVE, ON A 24-HOUR BASIS, IF NECESSARY. UNDER NO CONDITION SHALL WATER BE ALLOWED TO WASH OVER FRESHLY PLACED CONCRETE.

CONCRETE

- 1 THE CONCRETE PORTIONS OF THIS STRUCTURE ARE DESIGNED ACCORDING TO THE ULTIMATE STRENGTH DESIGN PROVISIONS OF THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY (ACI 318-11) INCLUDING SECTIONS 1902 THRU 1907 CHAPTER 19 IN THE MICHIGAN BUILDING CODE. CONCRETE COMPONENTS HAVE BEEN DESIGNED ACCORDING TO THE PROVISIONS FOR SEISMIC DESIGN CATEGORY B.
- 2 ALL CONCRETE SHALL BE NORMAL WEIGHT (150 PCF) EXCEPT SUPPORTED SLABS SHALL BE LIGHT WEIGHT (115 PCF). MINIMUM CONCRETE STRENGTH SHALL BE $f'_c = 3,000$ PSI MIN. AT 28 DAYS, UNLESS OTHERWISE NOTED; SUPPORTED SLABS AND SLABS ON GRADE SHALL BE $f'_c = 3,500$ PSI MIN. UNLESS NOTED OTHERWISE. PROVIDE $f'_c = 4,000$ PSI WITH 6% +/- 1% ENTRAINED AIR WHERE CONCRETE IS EXPOSED TO EXTERIOR ATMOSPHERE OR WEATHER.
- 3 ALL CONCRETE SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C150 AGGREGATE SHALL CONFORM TO ASTM C33.
- 4 CONCRETE ADMIXTURES SHALL BE USED TO FACILITATE CONCRETE PLACEMENT, AID DIFFICULT PLACING CONDITIONS OR ASSIST IN ATTAINING SPECIFIED CONCRETE QUALITIES. ADMIXTURES SHALL HAVE LESS THAN 0.05 PERCENT CHLORIDE IONS.
- AIR ENTRAINMENT PER ASTM C260.
WATER REDUCER PER ASTM C494, TYPE A
WATER REDUCER/ACCELERATOR PER ASTM C494, TYPE C OR E
WATER REDUCER/RETARDER PER ASTM C494, TYPE B OR TYPE D
SUPERLASTICIZER PER ASTM C494, TYPE F OR G
- 5 CONCRETE MIXES SHALL BE PROPORTIONED PER SECTION 3.9 OF ACI-301. CERTIFIED HISTORICAL TEST DATA SHALL SERVE AS A BASIS FOR EACH MIX DESIGN. DEVIATIONS SHALL BE SUBSTANTIATED WITH ADDITIONAL CERTIFIED TRAIL MIX TESTING AND RESULTS. SUBMIT MIX DESIGN, HISTORICAL TEST DATA OR TRIAL MIX RESULTS FOR APPROVAL PRIOR TO PROCEEDING WITH THE WORK. WHERE HISTORICAL TEST DATA IS NON-EXISTENT THE FOLLOWING GUIDELINES SHALL APPLY:
- | TYPE | COMPRESSIVE STRENGTH, f'_c (28 DAY,PSI) | CEMENT CONTENT (LBS/C.Y.) | WATER/CEMENT RATIO (BY WEIGHT) | SLUMP |
|-------------------------|---|---------------------------|--------------------------------|---------|
| STANDARD, NORMAL WT. | 4000 MIN. | 560 MIN. | 0.53 MAX. | 4" MAX. |
| AIR ENTRAINED, NORM WT. | 4000 MIN. | 560 MIN. | 0.45 MAX. | 4" MAX. |
| MASS, NORMAL WT. | 4000 MIN. | 510 MIN. | 0.53 MAX. | 8"+/-1" |

CONCRETE (CONT.)

- 6 ALL CONCRETE WORK AND PLACEMENT SHALL CONFORM TO THE LATEST ACI STANDARDS AND RECOMMENDATIONS. FREE FALL SHALL NOT EXCEED 10 FEET FOR ALL CONCRETE CONTAINING HIGH-RANGE WATER REDUCER (SUPERPLASTICIZER) AND 5 FEET FOR ALL OTHER CONCRETE. PROVIDE ELEPHANT TRUNK, TREMIES OR OTHER PLACING EQUIPMENT OR OPENINGS IN SIDES OF FORMS AS REQUIRED TO LIMIT FREE FALL.
- 7 ALL REINFORCING BARS, DOWELS AND TIES SHALL CONFORM TO ASTM A615, GRADE 60. ALL REINFORCING STEEL SHALL BE CONTINUOUS AND SHALL HAVE 36 BAR DIAMETER LAP (MIN.) AND SHALL BE FABRICATED AND PLACED IN ACCORDANCE WITH ACI 315 AND ACI 318, LATEST EDITION. HOOK ALL BEAM BARS AT DISCONTINUOUS ENDS.
- 8 ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 FURNISHED IN FLAT MAYS OR SHEETS, NOT IN ROLLS. PROVIDE MINIMUM 8" LAP BETWEEN SHEETS. ALL SLAB REINFORCING SHALL BE SUPPORTED ON SAND CHAIRS.
- 9 ALL COLUMN REINFORCING SPLICES SHALL BE 24 BAR DIAMETERS. ALL COLUMN/PIER OR WALL DOWELS SHALL BE 48 DIAMETERS LONG USING THE SAME SIZE AND QUANTITY AS THE VERTICAL COLUMN/PIER OR WALL BARS. PROVIDE HOOKS AS REQUIRED FOR PLACEMENT.
- 10 REINFORCED CONCRETE WALLS AND WALL FOOTING SHALL HAVE CORNER BARS AT EACH INTERSECTION OF THE SAME SIZE AND SPACING AS THE MAIN HORIZONTAL REINFORCING. LAPS SHALL BE MINIMUM 30 BAR DIAMETERS. PROVIDE 2-#5 BARS TOP AND BOTTOM AND EACH SIDE OF ALL OPENINGS AND 2-#5 x 4'-0" DIAGONAL BARS AT CORNERS OF OPENINGS. PROVIDE 2-#5 BARS TOP AND BOTTOM IN SLABS AT ALL RE-ENTRANT (INSIDE) CORNERS.
- 11 IN ADDITION TO THE REINFORCING SHOWN ON THE DRAWINGS, PROVIDE #4 x 6'-0" TOP BARS AT 12" O.C. IN FLOOR SLAB OVER AND PERPENDICULAR TO ALL TRUSSES, BEAMS, SPANDRELS OR WALLS THAT RUN PARALLEL WITH THE MAIN SLAB REINFORCING BARS.
- 12 ALL EXPOSED CONCRETE CORNERS AND EDGES SHALL BE CHAMFERED 3/4".
- 13 PROVIDE DOVETAIL SLOT AND ANCHORS IN CONCRETE WALLS WHERE INTERSECTING MASONRY WALLS ABUT. PROVIDE FULL HEIGHT DOVETAIL SLOTS AT 24" O.C. AT ALL CONCRETE WALLS WITH MASONRY VENEER.
- 14 PROVIDE ADDITIONAL CONCRETE AT FLOOR SLABS AS REQUIRED TO COMPENSATE FOR DEFLECTIONS OF METAL FORM DECK AND UN-SHORED COMPOSITE BEAMS AND TO PROVIDE A LEVEL CONCRETE SURFACE. CONCRETE SHALL BE PLACED UNIFORMLY TO PREVENT OVERLOADING METAL FROM DECK.
- 15 PROVIDE MINIMUM COVERS OVER REINFORCING PER ACI 318-11

MASONRY

- 1 THE MASONRY PORTIONS OF THIS STRUCTURE ARE DESIGNED ACCORDING TO THE LATEST WORKING STRESS DESIGN PROVISIONS OF THE MASONRY STANDARDS JOINT COMMITTEE (MSJC) BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-12/ASCE 5/TMS 402) AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6/TMS 602) INCLUDING SECTIONS 2106 AND 2107 OF CHAPTER 21 IN THE MICHIGAN BUILDING CODE. MASONRY COMPONENTS HAVE BEEN DESIGNED ACCORDING TO THE PROVISIONS FOR SEISMIC DESIGN CATEGORY B.
- 2 ALL STRUCTURAL MASONRY IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST MASONRY STANDARDS JOINT COMMITTEE (MSJC) BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-12/ASCE 5/TMS 402) AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6/TMS 602). MASONRY SUBMITTALS ARE REQUIRED BY ACI 530.1/ASCE 6/TMS 602 SECTION 1.5. MASONRY TESTING AND INSPECTIONS ARE REQUIRED BY MBC CHAPTER 17 TABLE 1704.S.3, LEVEL 2 QUALITY ASSURANCE.
- 3 ALL STRUCTURAL MASONRY HAS BEEN ENGINEERED IN ACCORDANCE WITH CHAPTER 2, ALLOWABLE STRENGTH DESIGN. COMPRESSION STRENGTH SHALL BE DETERMINED ACCORDING TO THE UNIT STRENGTH METHOD FOR CONCRETE MASONRY MSJC SECTION 1.4.B.2.b.
- 4 ALL BLOCK SHALL HAVE A SPECIFIED MINIMUM COMPRESSING STRENGTH OF 1900 PSI ON NET AREA AT 28 DAYS $f'_m = 1500$ PSI. 3 CELL BLOCK SHALL NOT BE USED AND CONFORM TO ASTM C90.
- 5 MORTAR SHALL CONFORM TO ASTM C 270, TYPE S
- 6 GROUT SHALL CONFORM TO ASTM C 476, WITH PEA GRAVEL AGGREGATE AND A MINIMUM STRENGTH OF 2000 PSI.
- 7 MINIMUM MASONRY COMPRESSIVE STRENGTH SHALL BE $f'_m = 1500$ PSI.
- 8 ALL STRUCTURAL MASONRY SHALL COURSE IN STANDARD RUNNING BOND. UNLESS NOTED OTHERWISE, ALL INTERSECTING BEARING WALLS, SHEAR WALLS OR OTHER STRUCTURAL WALLS SHALL BE LAID UP IN INTERLOCKED, BONDED COURSING. MECHANICAL ANCHORS OR WALL TIES MAY BE SUBSTITUTED WITH PRIOR APPROVAL BY THE ENGINEER.
- 9 PROVIDE HORIZONTAL WIRE TYPE REINFORCING WITH 9 GAUGE SIDE RODS AND 9 GAUGE CROSS RODS IN EVERY SECOND COURSE (16" O.C.), IN ALL MASONRY WALLS. SPACE AT 8" O.C. AT PARAPET WALLS. PROVIDE "LADDER" TYPE REINFORCING ONLY IN WALLS WITH VERTICAL REINFORCING. PROVIDE ADJUSTABLE TIES AT ALL LINTELS AND CAVITY WALLS AT 16" O.C. MAXIMUM SPACING.
- 10 PROVIDE 1-#5 VERTICAL BAR EACH SIDE OF EACH CONTROL JOINT; SEE PLANS FOR ADDITIONAL REINFORCING AT CORNERS, OPENINGS, ETC.
- 11 ALL REINFORCING BARS, DOWELS AND TIES SHALL CONFORM TO ASTM A615, GRADE 60. VERTICAL REINFORCING BARS SHALL BE HELD IN PLACE BY POSITIONERS SPACED NOT FURTHER THAN RECOMMENDED BY CODE.
- 12 PROVIDE A CONTINUOUS BOND BEAM, WITH 2-#5'S, AT THE TOP OF WALLS PARALLEL WITH ROOF/FLOOR FRAMING. STEP BOND BEAMS ELEVATIONS AS REQUIRED, LAP MINIMUM 32". UNLESS OTHERWISE NOTED AND DETAILED.
- 13 PERFORM GROUTING ACCORDING TO THE FOLLOWING:
-ALL MASONRY BELOW GRADE SHALL BE GROUTED SOLID.
-ALL CORES WITH VERTICAL REINFORCING OR TO RECEIVE DRILLED-IN ANCHORS SHALL BE GROUTED SOILED.
-ALL MASONRY PIERS AND PILASTERS SHALL BE GROUTED SOLID.
-MAXIMUM 4"-0" HIGH LIFTS
-GROUT (3) COURSE AROUND ALL WINDOW AND DOOR OPENINGS

- 14 ALL BEAMS SUPPORTING MASONRY, INCLUDING STEEL, PRECAST AND MASONRY LINTELS ARE TO BEAR 8" (MIN.) ON 3 COURSES SOLID MASONRY.
- 15 STRUCTURAL STEEL BEAMS, WIDE FLANGE AND TUBE STEEL LINTELS SHALL BE PROVIDED WITH MIN. 7"x3/8"x0"-7" BEARING PLATE, SET 1" AWAY FROM FACE OF WALL, WITH 2-3/4" DIAMETER ANCHOR BOLTS EACH END, TYPICAL UNLESS NOTED OTHERWISE.

MASONRY (CONT.)

- 16 UNLESS NOTED OTHERWISE, PROVIDE LOOSE LINTELS AT MISCELLANEOUS ARCHITECTURAL, MECHANICAL AND ELECTRICAL OPENINGS FOR EACH 4" OF MASONRY WALL THICKNESS IN ACCORDANCE WITH THE FOLLOWING:
- L4x3 1/2x5/16 LLV FOR SPANS UP TO 3'-4"
-L5x3 1/2x5/16 LLV FOR SPANS UP TO 5'-4"
-L6x3 1/2x5/16 LLV FOR SPANS UP TO 6'-8" MAX.

AT CONTRACTOR'S OPTION, MASONRY LINTELS ARE ALSO ACCEPTABLE FOR MISCELLANEOUS OPENINGS:

- 8"W (OR 12"W) x 8"H REINF. W/ 2-#5 FOR SPANS UP TO 3'-4"
-8"W (OR 12"W) x 8"H REINF. W/ 2-#6 FOR SPANS UP TO 5'-4"
-8"W (OR 12"W) x 16"H REINF. W/ 2-#6 FOR SPANS UP TO 6'-8" MAX.

COORDINATE REQUIREMENTS FOR LOOSE LINTELS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.

- 17 ALL DOUBLE ANGLE LINTELS SHALL BE WELDED BACK TO BACK WITH A MINIMUM 2 INCH STITCH WELD EVERY 8 INCHES.

STRUCTURAL STEEL

- 1 THE STRUCTURAL STEEL PORTIONS OF THIS STRUCTURE ARE DESIGNED ACCORDING TO THE ALLOWABLE STRESS DESIGN PROVISIONS OF THE 15TH EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION, INCLUDING SECTIONS 2204 AND 2212 OF CHAPTER 22 IN THE MICHIGAN BUILDING CODE. STEEL COMPONENTS HAVE BEEN DESIGNED ACCORDING TO THE PROVISIONS FOR SEISMIC DESIGN CATEGORY B.
- 2 STEEL DETAILING, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST AISC SPECIFICATIONS FOR "STRUCTURAL STEEL BUILDINGS".
- 3 ALL STRUCTURAL STEEL SHALL CONFORM TO THE LATEST ASTM SPECIFICATIONS ACCORDING TO THE FOLLOWING SERIAL DESIGNATIONS BY SHAPE:
- WIDE FLANGES: A992 OR ASTM A572, $F_y = 50$ KSI
ANGLES, TEES, BARS AND PLATES: A36
SQUARE OR RECTANGULAR HOLLOW STRUCTURAL SHAPES OR TUBES: ASTM A500, GR. B, $F_y = 46$ KSI
ROUND HOLLOW STRUCTURAL SHAPES OR PIPES: ASTM A53; GRADE B, $F_y = 35$ KSI
- 4 ALL WELDED CONNECTIONS SHALL CONFORM TO THE LATEST AWS CODE, USING E70XX ELECTRODES, WITH WELDING PERFORMED BY QUALIFIED WELDERS.
- 5 BOLTED CONNECTIONS SHALL BE MADE WITH A325-N OR A490-N BOLTS. LOCATIONS OF SLIP CRITICAL CONNECTIONS SHALL BE AS NOTED ON THE DRAWINGS, IF REQUIRED. ALL BOLTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST AISC SPECIFICATIONS FOR "STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS".
- 6 THE DESIGN, CONFIGURATION, ERECTION SAFETY AND SEQUENCE OF ALL STRUCTURAL STEEL CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE STRUCTURE STEEL FABRICATOR. REVIEW AND ACCEPTANCE OF THE SHOP DRAWINGS BY THE ENGINEER SHALL CONSTITUTE APPROVAL OF THE LOAD CARRYING ADEQUACY ONLY.
- 7 CONNECTIONS SHALL BE DESIGNED FOR ONE-HALF THE TOTAL ALLOWABLE UNIFORM LOAD (MIN.) PER AISC BEAM LOAD TABLES, UNLESS NOTED OTHERWISE.
- 8 TEMPORARY ERECTION SEATS SHALL BE PROVIDED AS RECOMMENDED ON PAGE 3-59 OF THE LATEST EDITION AISC PUBLICATION "ENGINEERING FOR STEEL CONSTRUCTION".
- 9 THE DESIGN OF STEEL FRAMED STAIRS SHALL BE THE RESPONSIBILITY OF THE STEEL FABRICATOR. PROVIDE COMPLETE ENGINEERED STAIR ASSEMBLIES, CONFORMING TO THE ARCHITECTURAL INTENT, UNDER THE SEAL OF AN ENGINEER REGISTERED IN THE STATE OF MICHIGAN, INCLUDING METAL FRAMING, HANGERS, MASONRY BEARING PLATES, COLUMNS, RAILING ASSEMBLIES, AND OTHER COMPONENTS NECESSARY TO SUPPORT THE SITARS AND LANDINGS INCLUDING ANCHORAGE TO THE SUPPORTING STRUCTURE.
- 10 DRILLED-IN ANCHORS SHALL BE EITHER "EXPANSION" OR "ADHESIVE" AS INDICATED ON THE DRAWINGS. INSTALLATION OF DRILLED-IN ANCHORS SHALL BE IN COMPLIANCE WITH MANUFACTURERS LITERATURE AND GUIDELINES. EXPANSION BOLTS SHALL BE "HILTI KWIK BOLT II" OR APPROVED EQUAL. ADHESIVE SHALL BE "HILTI HY 200 ADHESIVE" OR APPROVED EQUAL.
- 11 THIS STEEL FRAME IS NON SELF-SUPPORTING PER AISC "CODE OF STANDARD PRACTICE", SECTION 7.9.3 AND 7.9.5.; ERECTION, BRACING, SHORING, ETC. SHALL CONFORM TO THESE SECTIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION SEQUENCE AND PROCEDURE.

- STEEL JOISTS/JOIST GIRDERS
- 1 STEEL JOISTS AND JOIST GIRDERS ARE TO BE FABRICATED BY A MEMBER OF THE STEEL JOIST INSTITUTE AND BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST SJI SPECIFICATIONS AND RECOMMENDATIONS. JOISTS SHALL BE DESIGNED FOR A MINIMUM NET UPLIFT OF 10 PSF. UPLIFT BRIDGING SHALL BE PROVIDED AS REQUIRED.
- 2 ALL PROVISIONS OF THE "RECOMMENDED CODE OF STANDARD PRACTICE FOR STEEL JOISTS AND JOIST GIRDERS" AS ADOPTED BY THE SJI SHALL BE ADHERED TO.
- 3 STEEL JOISTS BEARING ON STEEL BEAMS OR PLATES, ARE TO BE CONNECTED WITH MIN. 2" LONG, 3/16" FILLET WELD EACH SIDE OF BEARING. EXTEND BOTTOM CHORDS OF JOISTS AT COLUMNS TO A STABILIZER PLATE. DO NOT CONNECT UNLESS NOTED OTHERWISE. IF NO JOIST OCCURS DIRECTLY AT A COLUMN, EXTEND BOTTOM CHORDS OF EACH ADJACENT JOIST TO A STABILIZER PLATE.

STEEL TRUSSES

- 1 ALL TRUSS MEMBER CONNECTIONS SHALL BE DESIGNED BY THE TRUSS FABRICATOR IN COMPLIANCE WITH THE LATEST EDITION OF THE AISC STEEL DETAILING AND ENGINEERING MANUAL. TRUSS FABRICATOR IS TO PROVIDE AND SUBMIT SKETCHES FOR APPROVAL OF ALL TRUSS MEMBER CONNECTIONS WITH CALCULATIONS BEFORE PROCEEDING WITH ANY DETAILING WORK. LOCATIONS OF PROPOSED SPLICES SHALL BE REVIEWED AND APPROVAL PRIOR TO PROCEEDING WITH ANY DETAILING WORK.
- 2 ALL TRUSSES SHALL BE SHOP WELDED UNLESS NOTED OTHERWISE. WEB MEMBERS SHALL BE PLACED WITH THE WORKING POINTS INTERSECTING AT THE CHORD CENTERLINE FOR SYMMETRICAL SECTIONS AND THE CENTER OF GRAVITY FOR UN-SYMMETRICAL SECTIONS.
- 3 TRUSS END CONNECTION WORKING POINTS SHALL INTERSECT AT THE COLUMN CENTERLINE. CONNECTIONS SHALL BE DESIGNED FOR THE VERTICAL TRUSS REACTION AND THE ECCENTRICITY DUE TO THE COLUMN DEPTH. PRYING ACTION SHALL BE ACCOUNTED FOR IN THE CONNECTION DESIGN AS OUTLINED IN THE AISC MANUAL.
- 4 AS A MINIMUM, ALL TRUSS END CONNECTIONS SHALL HAVE A MINIMUM OF SIX (6) A325N BOLTS IN SINGLE SHEAR.
- 5 AS A MINIMUM, ALL TRUSS WEB MEMBER CONNECTIONS SHALL DEVELOP 50% OF THE RESPECTIVE MEMBER STRENGTH IN TENSION OR THE FORCE SHOWN ON THE TRUSS DIAGRAM, WHICHEVER IS GREATER.
- 6 TRUSS WEB MEMBER CONNECTIONS SHALL BE PROVIDED WITH 50% OF THE REQUIRED WELD ON THE ANGLE TOE AND 50% OF THE REQUIRED WELD ON THE ANGLE HEEL. NO WELDS SHALL BE PERMITTED ACROSS THE ENDS OF TRUSS WEB MEMBERS.
- 7 PROVIDE ADDITIONAL 1-1/2" STITCH WELDS ON BOTH SIDES OF ANY MEMBER WITH AN UNWELDED PORTION OF GUSSET PLATE WHICH EXCEEDS 24 TIMES THE GUSSET PLATE THICKNESS. SPACING OF STITCH WELDS SHALL NOT EXCEED 12".
- 8 NO HOLES SHALL BE PERMITTED IN THE TRUSS BOTTOM CHORD.
- 9 ALL DOUBLE ANGLES SHALL BE LONG LEG BACK-TO-BACK UNLESS NOTED OTHERWISE. LONG LEGS OF DOUBLE ANGLE WEB MEMBERS SHALL TOE DOWN.
- 10 ALL TRUSS VERTICALS SHALL BEAR ON THE UNDERSIDE OF THE TOP CHORD.
- 11 ALL GUSSET PLATES SHALL BE MINIMUM 5/16" THICK AND WITHIN 1/16" OF THE CHORD TEE WEB THICKNESS.
- 12 ALL WEB MEMBERS SHALL HAVE A MINIMUM OF ONE STITCH BAR. PROVIDE ADDITIONAL STITCH BAR AS REQUIRED BY L/R RATIO.
- 13 ALL TRUSSES SHALL BE CAMBERED UPWARD 1/8" PER 10'-0" OF TRUSS LENGTH UNLESS NOTED OTHERWISE. CAMBER DIAGRAM SHALL BE GENERATED BY THE FABRICATOR AND SUBMITTED FOR APPROVAL WITH SHOP DRAWINGS.

METAL DECK AND FORM

- 1 METAL DECK AND FORM SHALL CONFORM TO ALL PROVISIONS OF THE "CODE OF RECOMMENDED STANDARD PRACTICE FOR COMPOSITE DECK, FORM DECK, AND ROOF DECK CONSTRUCTION" AS ADOPTED BY THE STEEL DECK INSTITUTE.
- 2 METAL DECK AND FORM SHALL BE PROVIDED WITH NESTING SIDE SEAMS OF DEPTH AND GAGE AS INDICATED ON THE DRAWINGS. METAL ROOF DECK SHALL BE WIDE RIB TYPE "B". PROVIDE DECK MANUFACTURER'S STANDARD ROOF SUMP PANS FOR EACH ROOF SUMP LOCATION.
- 3 METAL DECK AND FORM IS DESIGNED TO ACT AS A DIAPHRAGM AND IS INTENDED TO BRACE THE BUILDING. EXTREME CARE SHALL BE UTILIZED TO INSTALL DECK AND FORM CONNECTIONS.
- 4 CONNECTIONS:
1 1/2" COMPOSITE METAL DECK: AT COMPOSITE BEAMS, CONNECT WITH SHEAR STUDS. AT NON-COMPOSITE BEAMS, CONNECT WITH 36/4 WELDING PATTERN WITH PUDDLE WELDS (MIN. 5/8" DIAMETER) AT 8" O.C. MAXIMUM SPACING (MIN. 4 PER SHEET. 12-12-12 PATTERN AT ALL SUPPORT POINTS. SIDE LAP CONNECTIONS SHALL BE MADE AT FORM SUPPORT, AT MID AND QUARTER POINTS OF FORM SPAN (3 CONNECTIONS PER SPAN) WITH #10 TEK SCREWS. REFER TO SPECIFICATIONS FOR ADDITIONAL ERECTION PROCEDURES.
- 1 1/2" METAL ROOF DECK: CONNECT TO ALL SUPPORTING STEEL WITH 36/7 WELDING PATTERN WHERE INDICATED ON THE ROOF FRAMING PLAN, WITH PUDDLE WELDS (MIN. 5/8" DIAMETER) AT 6" O.C. MAXIMUM SPACING (MIN. 7 PER SHEET: 6-6-6-6-6-6 PATTERN) AT ALL SUPPORT POINTS. SIDE LAP CONNECTIONS SHALL BE MADE AT DECK SUPPORT, AT MIDPOINT AND QUARTER POINTS OF DECK SPAN (3 CONNECTIONS PER SPAN) WITH #10 TEK SCREWS. REFER TO SPECIFICATIONS FOR ADDITIONAL ERECTION PROCEDURES.

STRUCTURAL DESIGN CODE STANDARDS

MICHIGAN BUILDING CODE, 2015 EDITION

ASCE 7-10 - MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES

ACI 318-11- BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

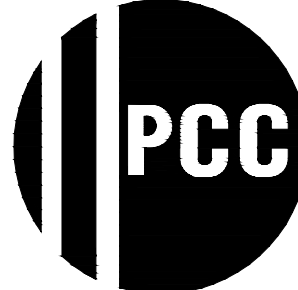
ACI 530-08/ASCE 5-08/TMS 402-08-BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES

AISC 360-10-SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS

ASIS S100-12-NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS

2012 MBMA LOW RISE BUILDING SYSTEM MANUAL W/2010 SUPPLEMENT

AIST TECHNICAL REPORT NO. 13-GUIDE FOR THE DESIGN AND CONSTRUCTION OF MILL BUILDINGS (FOR LOAD COMBINATIONS INCLUDING MONORAIL CRANE)



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PROJECT

EXTENSION OF THE
ANIMAL CLINIC

OWNER'S NAME

MOHAMMED FAKHRULDIN

ADDRESS

28450 JOY ROAD,
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PROJECT NO.

DATE: 06/22/2021

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SCALE

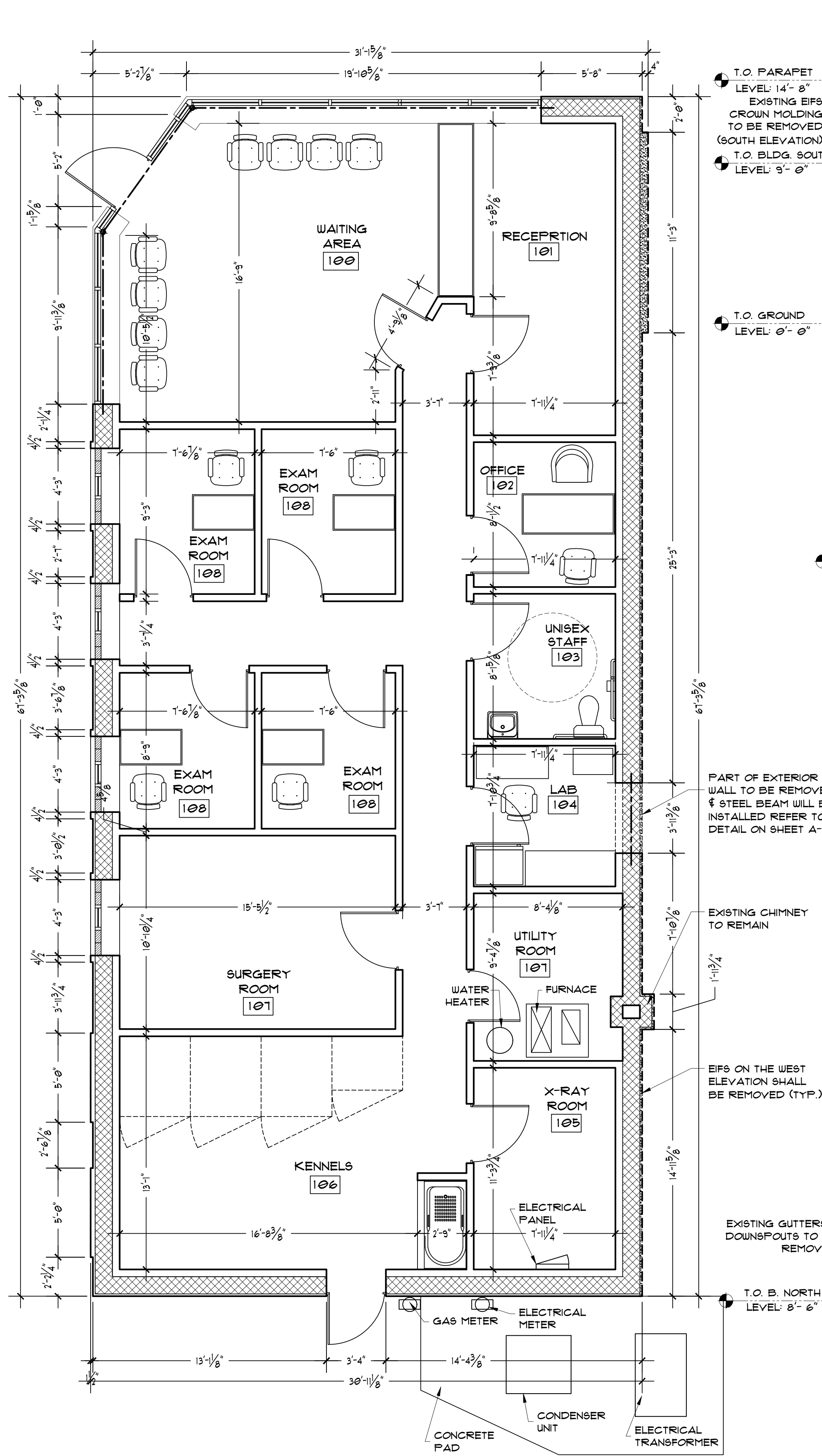
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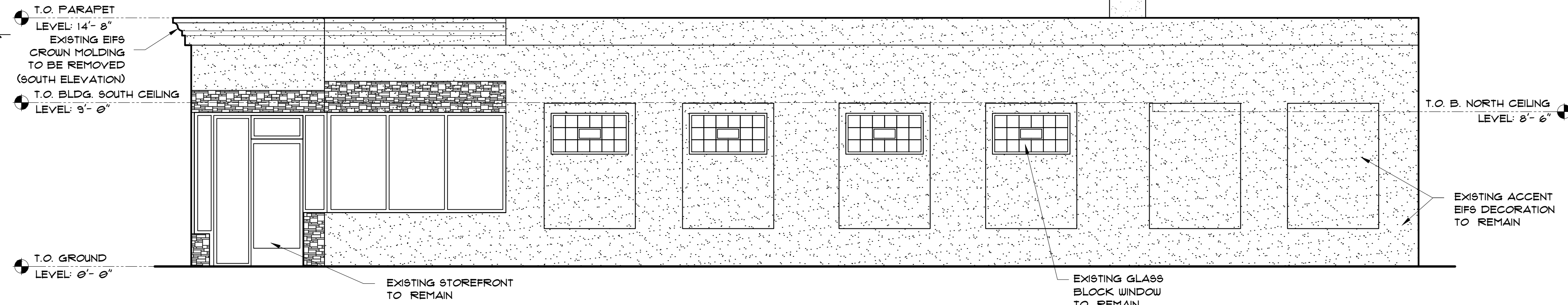
GENERAL STRUCTURAL
NOTES

A-2

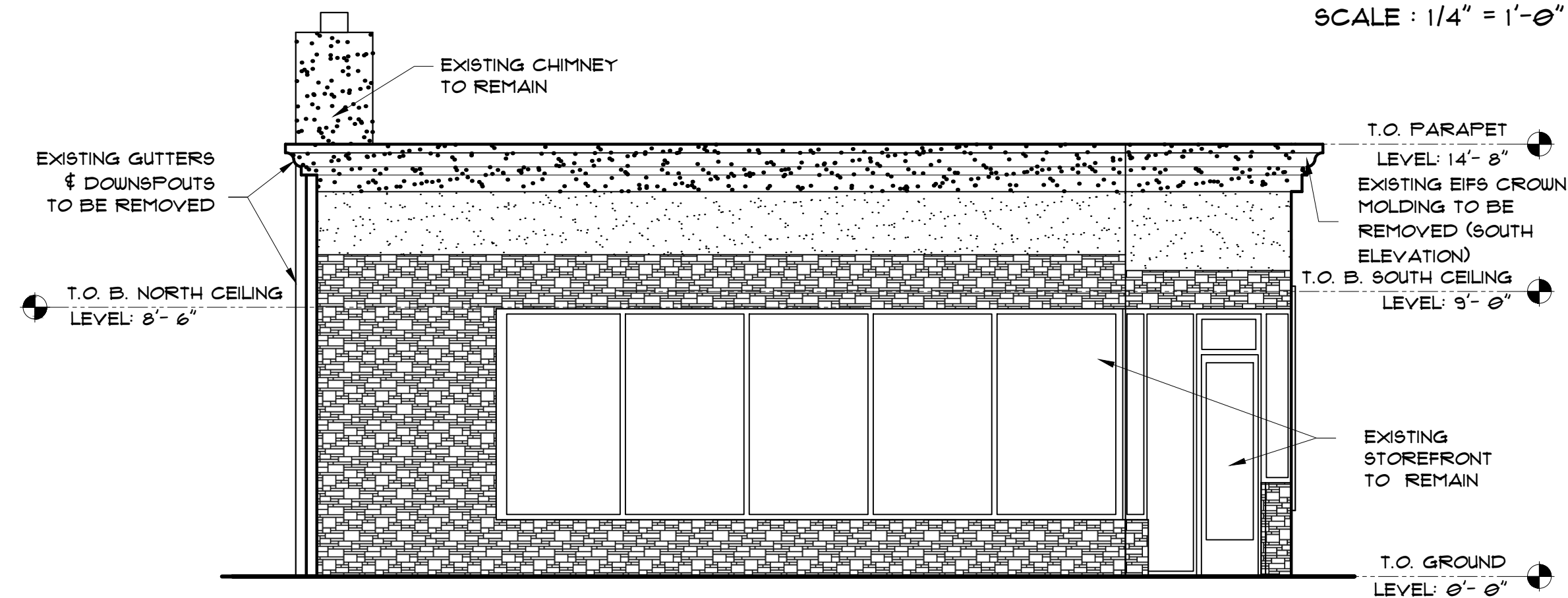
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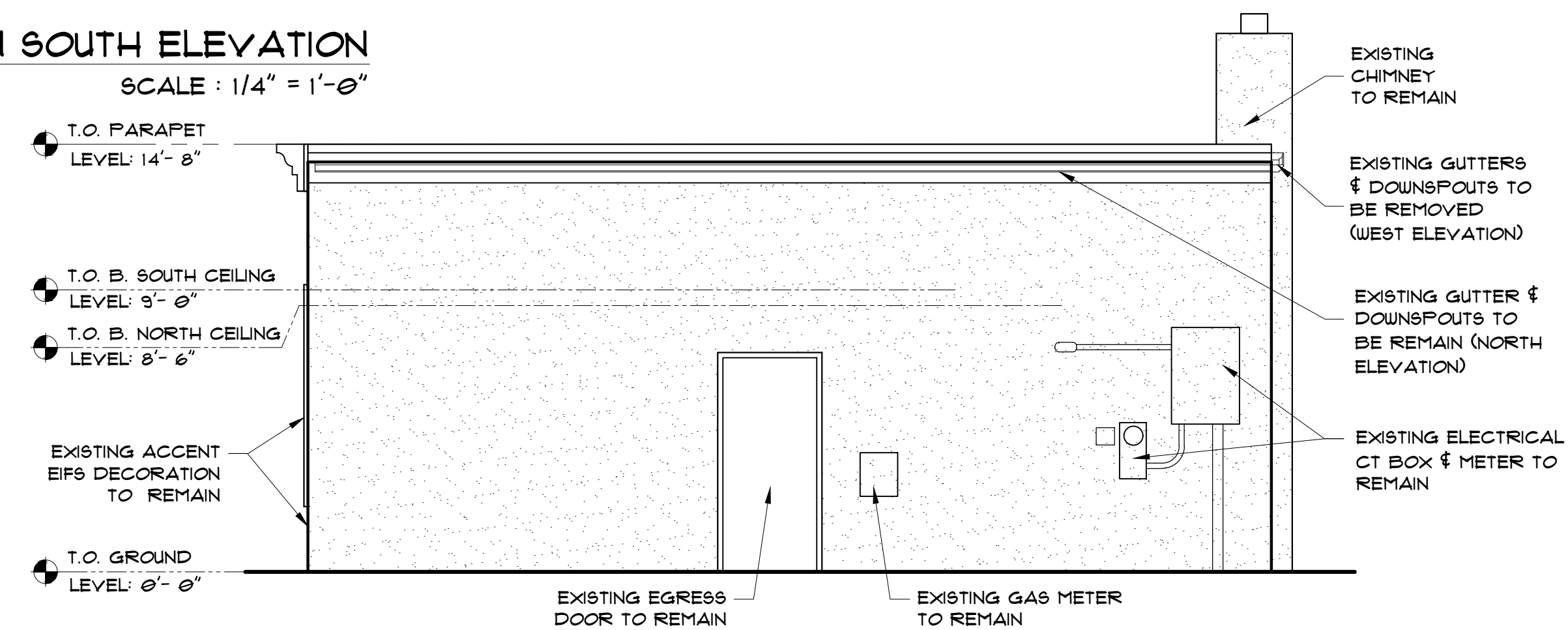
EXISTING / DEMOLITION FLOOR PLAN
SCALE : 1/4" = 1'-0"



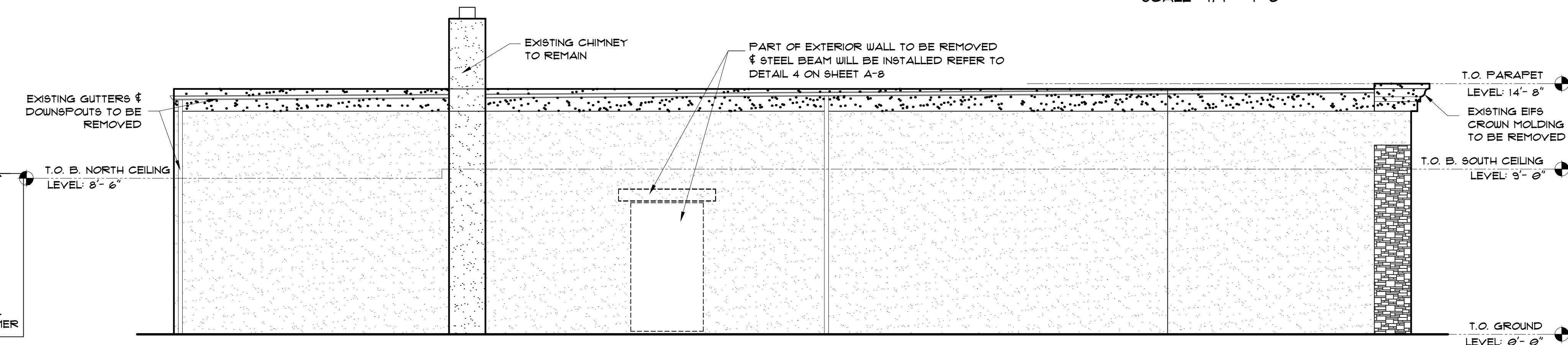
EXISTING / DEMOLITION EAST ELEVATION
SCALE : 1/4" = 1'-0"



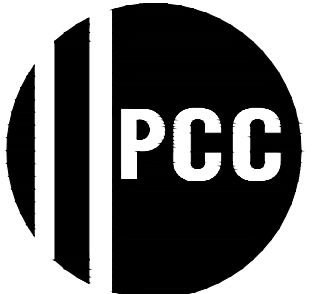
EXISTING / DEMOLITION SOUTH ELEVATION
SCALE : 1/4" = 1'-0"



EXISTING / DEMOLITION NORTH ELEVATION
SCALE : 1/4" = 1'-0"



EXISTING / DEMOLITION WEST ELEVATION
SCALE : 1/4" = 1'-0"



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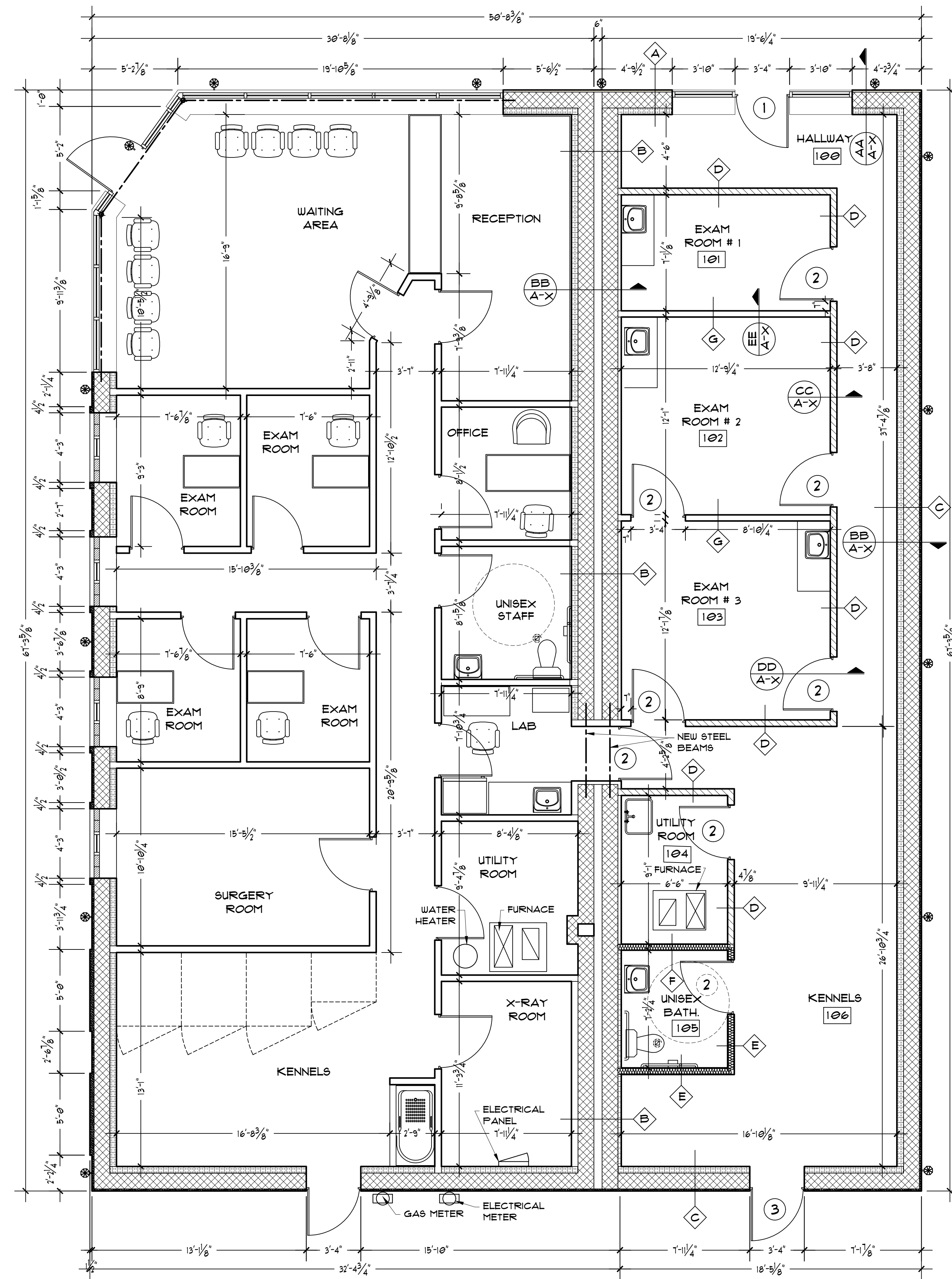
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DEMOLITION FLOOR
PLAN & ELEVATIONS

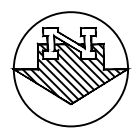
A-3

SEAL



PROPOSED FLOOR PLAN

SCALE : 1/4" = 1'-0"

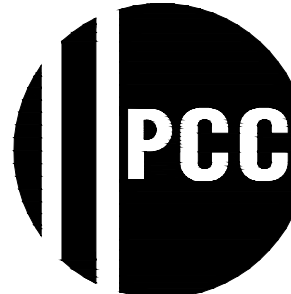


WALL LEGEND

A		2" STONE VENEER ON 12" CMU BLOCK ON NEW 60" W X 42"D FOOTING, ON 3-5/8" STEEL STUDS W/ BATT INSULATION @ 24" O.C. WITH 1/2" DRYWALL ON INTERIOR SIDE OF 12" CMU WALL & EXTEND TO WOOD ROOF DECK.
B		NEW 12" CMU WALL ON NEW 18" X 42" FOOTING ADJACENT TO THE EXISTING 12" CMU WALL WITH 6" AIR INSULATION & 2" Z CHANNEL @ 24" O.C. EXTEND TO UNDERSIDE OF THE ROOF WOOD DECK.
C		NEW 2" EIFS ON 12" CMU BLOCK ON NEW 60" W X 42"D FOOTING, ON 3-5/8" STEEL STUDS W/ BATT INSULATION @ 24" O.C. WITH 1/2" DRYWALL ON INTERIOR SIDE OF 12" CMU WALL & EXTEND TO WOOD ROOF DECK.
D		3-5/8" STEEL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. TYPE X ON BOTH SIDES & EXTEND THE WALL TO UNDERSIDE OF THE ROOF WOOD DECK.
E		3-5/8" STEEL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. TYPE X ON BOTH SIDES & EXTEND THE WALL TO UNDERSIDE W/ GYPSUM BD. TYPE X TO THE ROOF WOOD DECK, ADDITIONAL 5/8" MOISTURE RESISTANT INSIDE BATHROOM & SOUND BATT TO 6" ABOVE DROP CEILING.
F		3-5/8" STEEL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. MOISTURE RESISTANT ON BOTH SIDES & EXTEND THE WALL TO UNDERSIDE OF THE ROOF WOOD DECK, & SOUND BATT TO 6" ABOVE DROP CEILING.
G		3-5/8" STEEL STUDS AT 16" O.C. WITH 1/2" GYPSUM BD. ON BOTH SIDES & EXTEND THE WALL 6" ABOVE DROP CEILING.

GENERAL CONSTRUCTION NOTES

- DO NOT SCALE DRAWINGS. DIMENSIONS OF EXISTING CONDITIONS SHOWN ON PLANS ARE TO BE VERIFIED IN THE FIELD. DISCREPANCIES OR QUESTIONS REGARDING DIMENSIONS SHOULD BE DIRECTED TO THE ATTENTION OF THE ARCHITECT.
- THE EXISTING LAYOUT AND DIMENSION ARE APPROXIMATE AND SHOULD BE USED FOR BIDDING PURPOSES ONLY. FIELD VERIFICATION OF ALL EXISTING CONDITIONS SHALL BE UTILIZED PRIOR TO LAYOUT OR INSTALLATION OF ANY NEW CONSTRUCTION.
- ALL WORK PROVIDED AND INSTALLED BY THE CONTRACTOR SHALL MEET THE LATEST EDITIONS OF ALL STATE, LOCAL, FEDERAL AND N.E.C. REGULATIONS AND CODES.
- ALL INTERIOR DIMENSIONS ARE TO FINISH FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE.
- PROVIDE BARRIER FREE BUILDING SIGNAGE AT TOILET ROOM AS PER "MICHIGAN BARRIER FREE" DESIGN REQUIREMENTS.
- PATCH ALL REMAINING WALLS, FLOORS AND CEILINGS AT DEMOLITION LOCATIONS TO MATCH EXISTING OR PREPARE TO RECEIVE NEW FINISHES AND TEXTURES AS REQUIRED.
- ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH 2015 MICHIGAN BUILDING CODE.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER ABOUT ALL WALL, CEILING, FLOOR, ETC. FINISHES, LOCATIONS AND MATERIAL SPECIFICATIONS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY AND COORDINATE THE LOCATIONS, ELEVATIONS AND CONFIGURATIONS OF ALL MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS TO BE PROVIDED WITH EQUIPMENT SUPPLIERS AND INSTALLER. POTENTIAL INTERFERENCES SHALL BE DIRECTED TO THE ATTENTION OF THE ARCHITECT.
- ALL WORK SHALL BE DONE ACCORDING TO APPLICABLE BUILDING CODES AND ORDINANCE AS WELL AS THE BEST PRACTICE AND STANDARD OF THE TRADE. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING PROPER PERMITS AND PAYING ALL PAYABLE FEES.
- EACH SUBCONTRACTOR IS SOLELY RESPONSIBLE TO BE INFORMED, TO PROVIDE FOR AND MAINTAIN SAFETY OF OPERATING EQUIPMENT AND HANDLING OF MATERIALS. THE CONTRACTOR SHALL COMPLY WITH SAFETY STANDARD OF OSHA, AND ANY OTHER STANDARD ENFORCEABLE BY LAW.
- GENERAL CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL AND ELECTRICAL CONTRACTORS THE LOCATIONS OF DUCTS, PIPING BOXES, CHASES, CONDUITS, ETC.
- VERIFY LOCATION OF ALL EQUIPMENT AND VERIFY SIZES, WALL OPENINGS, AND SUPPORT REQUIREMENTS WITH MANUFACTURER. PROVIDE OPENINGS, BRACING AND REINFORCEMENT AS REQUIRED BY MANUFACTURER.
- POINT LOADS SHALL NOT BE ALTERED W/ OUT NOTIFYING ARCHITECT. ALL INTERIOR FINISHES (WALLS AND CEILINGS) SHALL HAVE A CLASS C FLAME SPREAD OF 16 TO 200 AND A SMOKE DEVELOPMENT NOT GREATER THAN 450 IN ACCORDANCE WITH ASTM E84 REQUIREMENTS.
- ALL GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL CONFORM TO THE APPROPRIATE STANDARDS IN ACCORDANCE WITH MBC 2015.
- ALL EXPOSED INSULATION SHALL HAVE A CLASS A FLAME SPREAD NOT GREATER THAN 25 AND A SMOKE DEVELOPMENT NOT GREATER THAN 450 IN ACCORDANCE WITH ASTM E84 REQUIREMENTS.
- SUSPENDED CEILING GRID SYSTEM SHALL COMPLY WITH MBC SECTION 803.9. ALL PENETRATIONS IN WALLS FOR PIPING, CONDUIT, ETC. SHALL BE SEALED. APPROVED FIRE STOP MATERIAL SHALL BE PROVIDED IN ALL DROPS & CHASES FOR ELECTRICAL, PLUMBING, & HVAC.
- CONTRACTOR SHALL ENSURE ALL FINISH MATERIALS WILL BE FLUSH WITH ADJACENT NEW OR EXISTING SURFACES AND JOINTS, EXCEPT WHERE INDICATED OTHERWISE.
- SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS ARE IN DOUBT BY CONTRACTOR, OR THERE APPEARS TO BE AN ERROR IN THE DRAWINGS OR A DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED AT ONCE AND PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CORRECTIVE ACTION NECESSARY, IF THEY PROCEED WITHOUT CLARIFICATION FROM THE ARCHITECT.
- UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS, NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED OR OTHERWISE WEAKENED WITHOUT THE PRIOR WRITTEN PERMISSION OF STRUCTURAL ENGINEER. CONTRACTOR TO COORDINATE FINISH GRADING, UTILITY AND FINISH WORK WITH EXISTING AND NEW SITE CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING ALL EXPOSED FLASHING TO MATCH THE ADJACENT SURFACES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TOUCH UP PAINT AS NEEDED AT THE INTERIOR OR EXTERIOR OF THE EXISTING BUILDINGS, IN ORDER MATCH THE NEW WORK TO THE EXISTING COLOR SCHEME, UNLESS OTHERWISE NOTED IN THE DRAWINGS.



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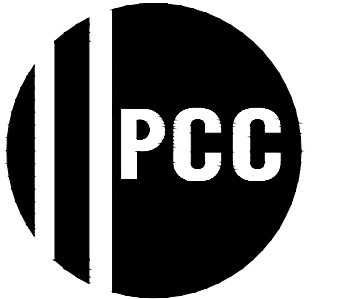
1/4" = 1'-0"

SHEET TITLE

PROPOSED FLOOR PLAN
& GENERAL
CONSTRUCTION NOTES

A-4

SEAL



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FAX: (313) 583-0551

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AM

APPROVED BY
TN

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PROJECT

EXTENSION OF THE
ANIMAL CLINIC

OWNER'S NAME

MOHAMMED FAKHRULDIN

ADDRESS

28450 JOY ROAD,
LIVONIA, MI

PROJECT NO.

DATE: 06/24/2021

REV. :

SCALE

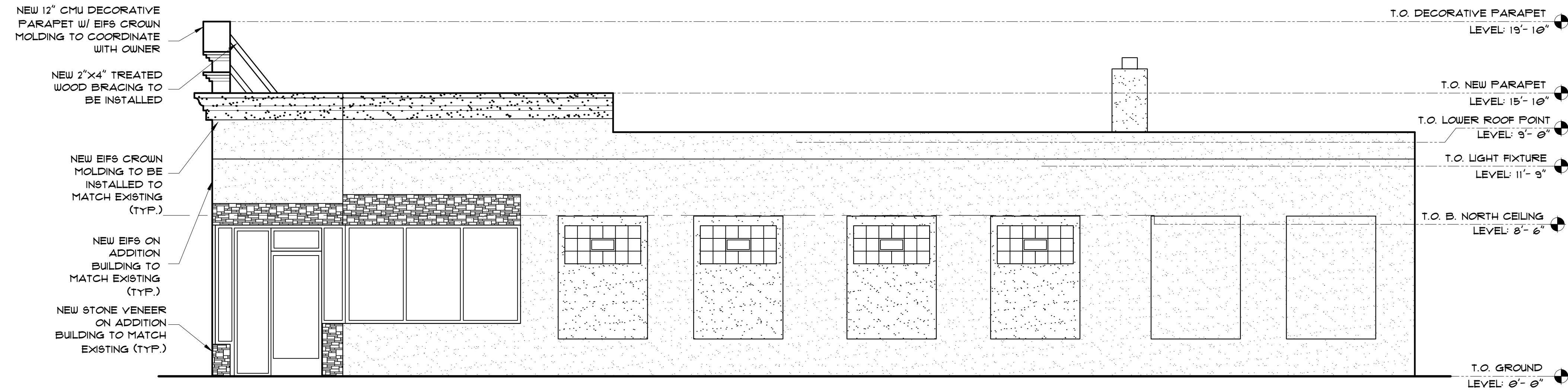
1/4" = 1'-0"

SHEET TITLE

PROPOSED ELEVATIONS

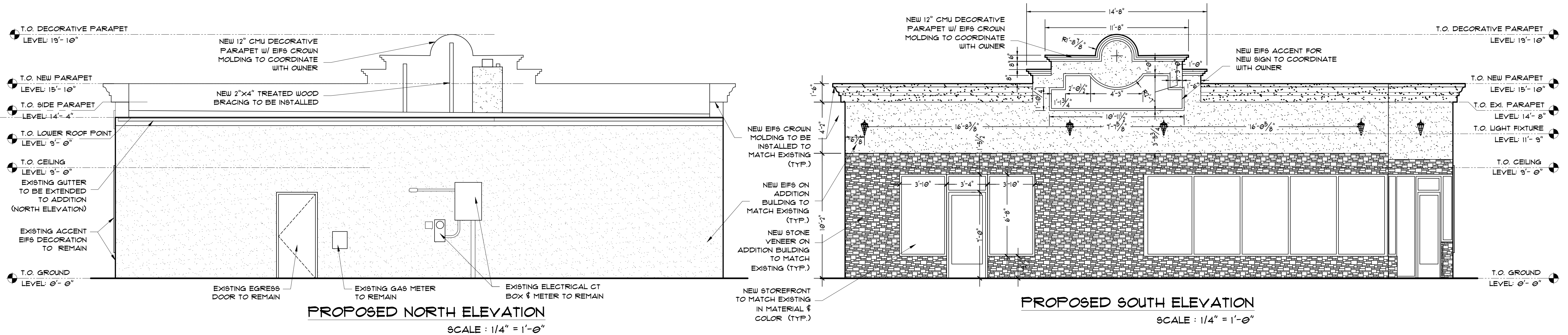
A-5

SEAL



PROPOSED EAST ELEVATION

SCALE : 1/4" = 1'-0"

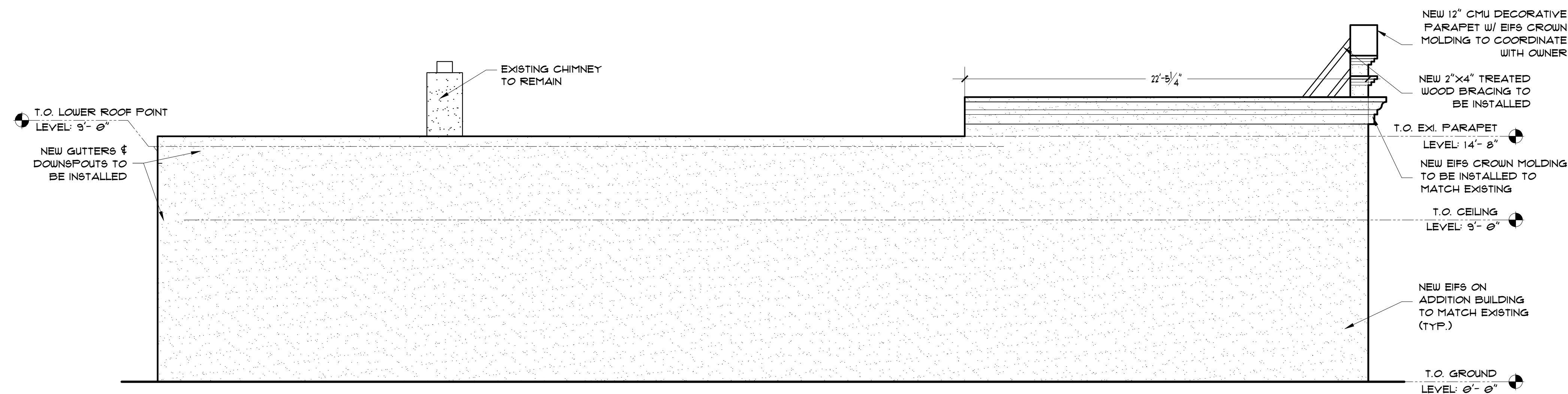


PROPOSED NORTH ELEVATION

SCALE : 1/4" = 1'-0"

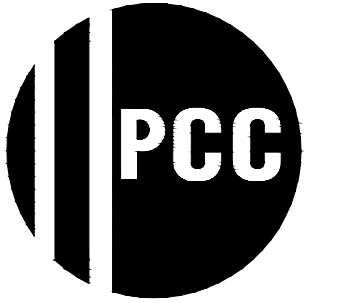
PROPOSED SOUTH ELEVATION

SCALE : 1/4" = 1'-0"



PROPOSED WEST ELEVATION

SCALE : 1/4" = 1'-0"



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COMPANY, INC.

16970 W. WARREN
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DATE: 06/24/2021
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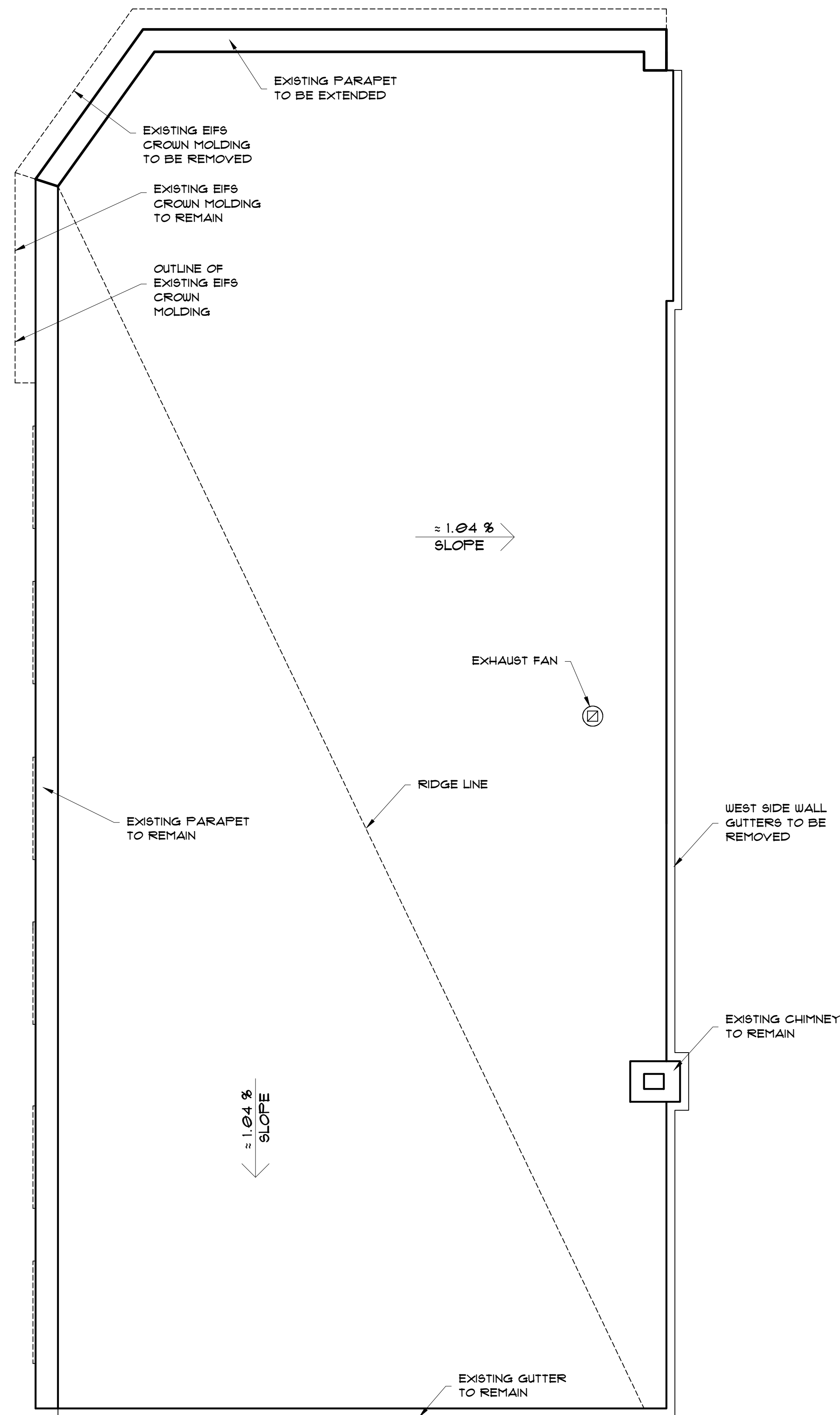
1/4" = 1'-0"

SHEET TITLE

EXISTING & PROPOSED
ROOF PLAN

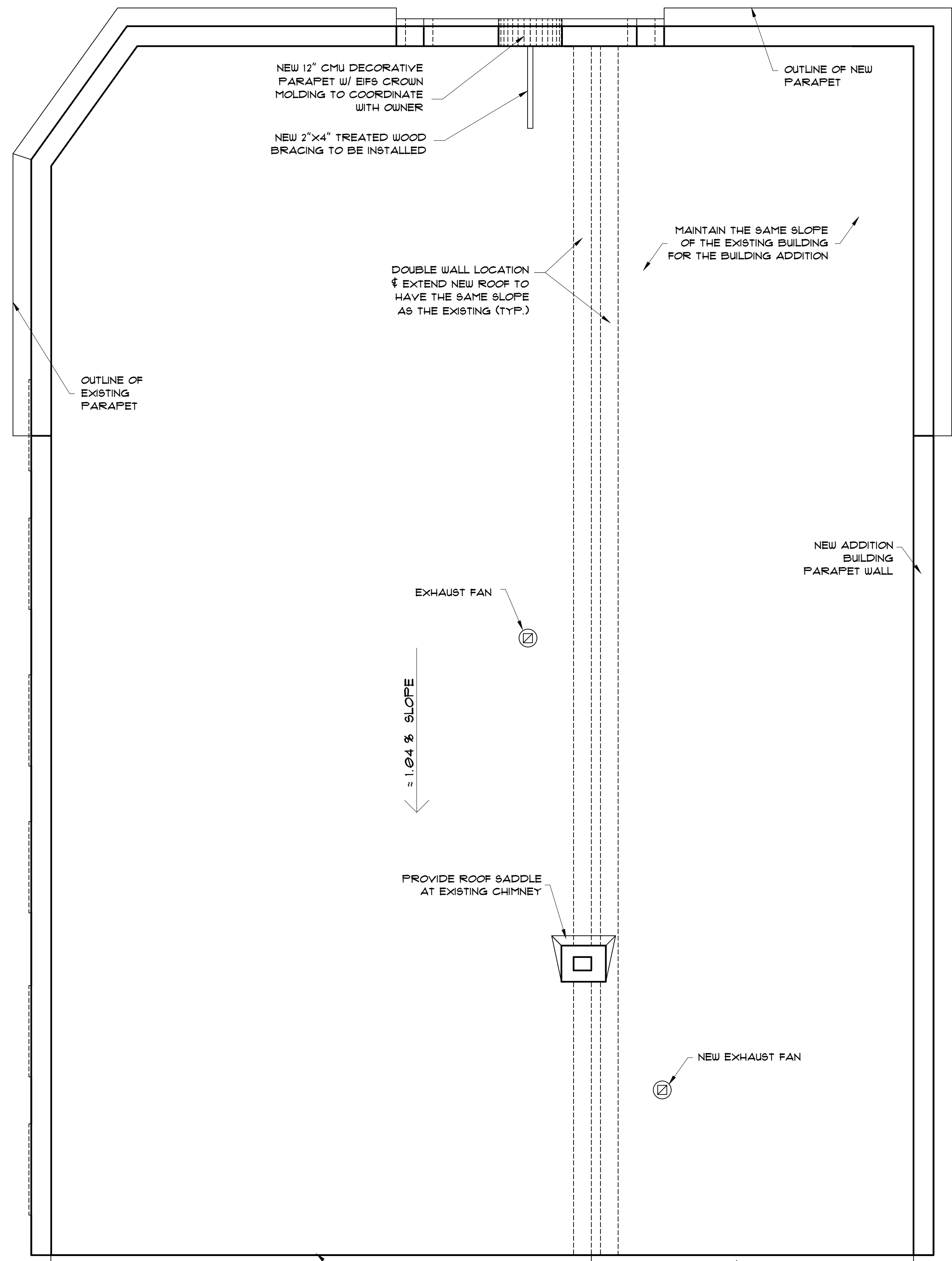
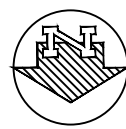
A-6

SEAL



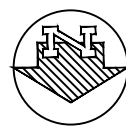
PROPOSED ROOF PLAN

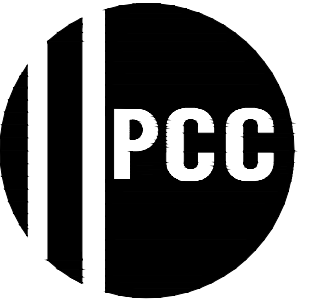
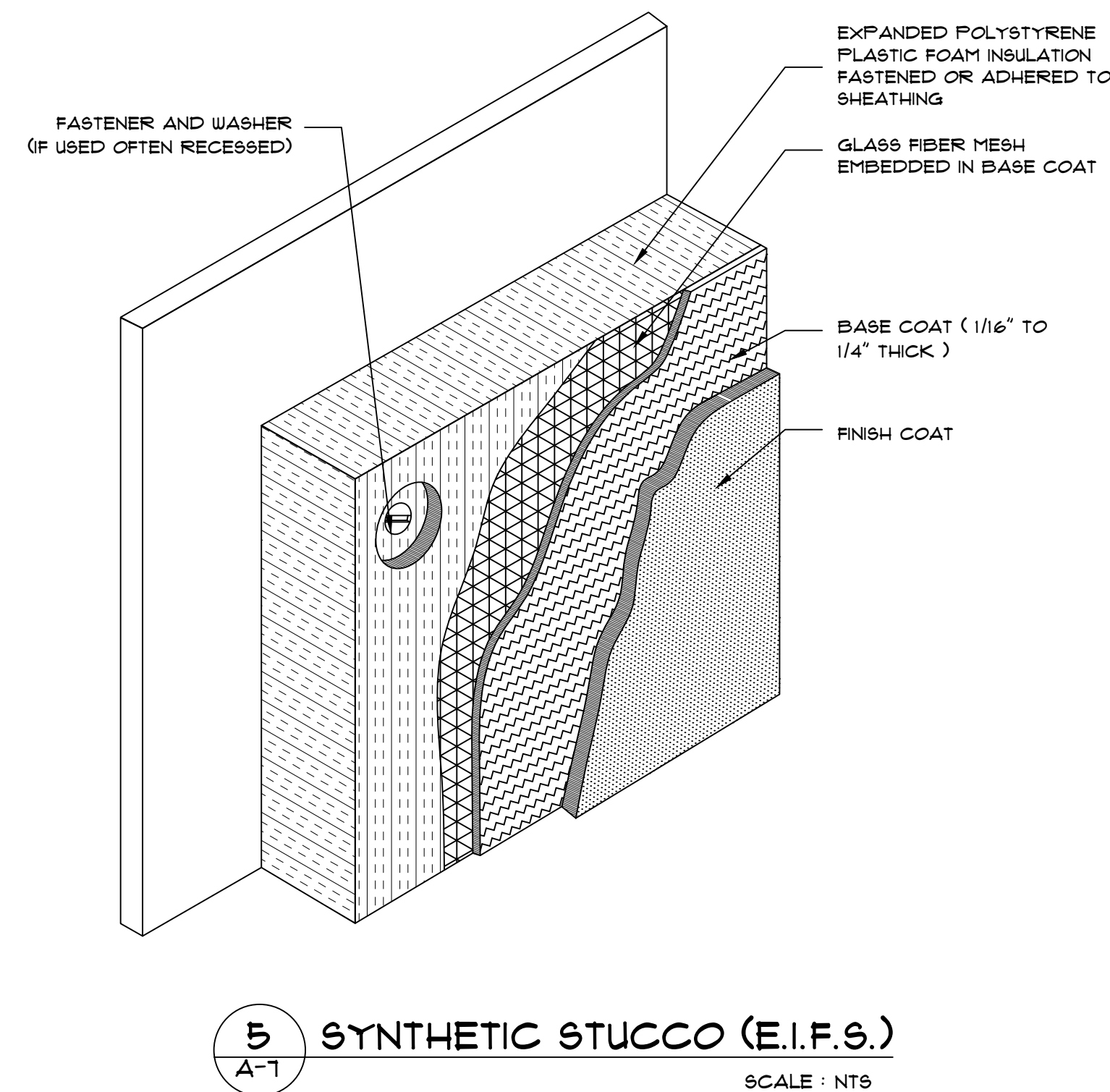
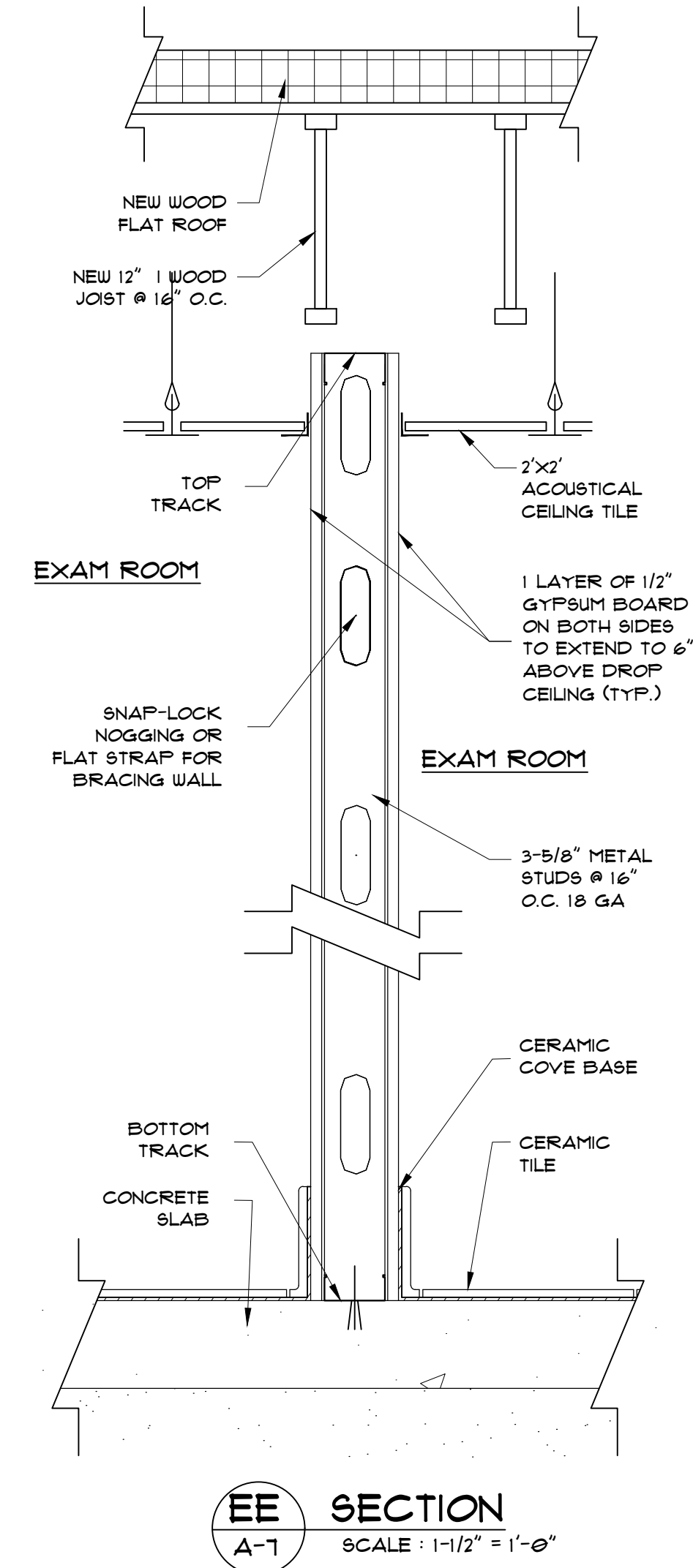
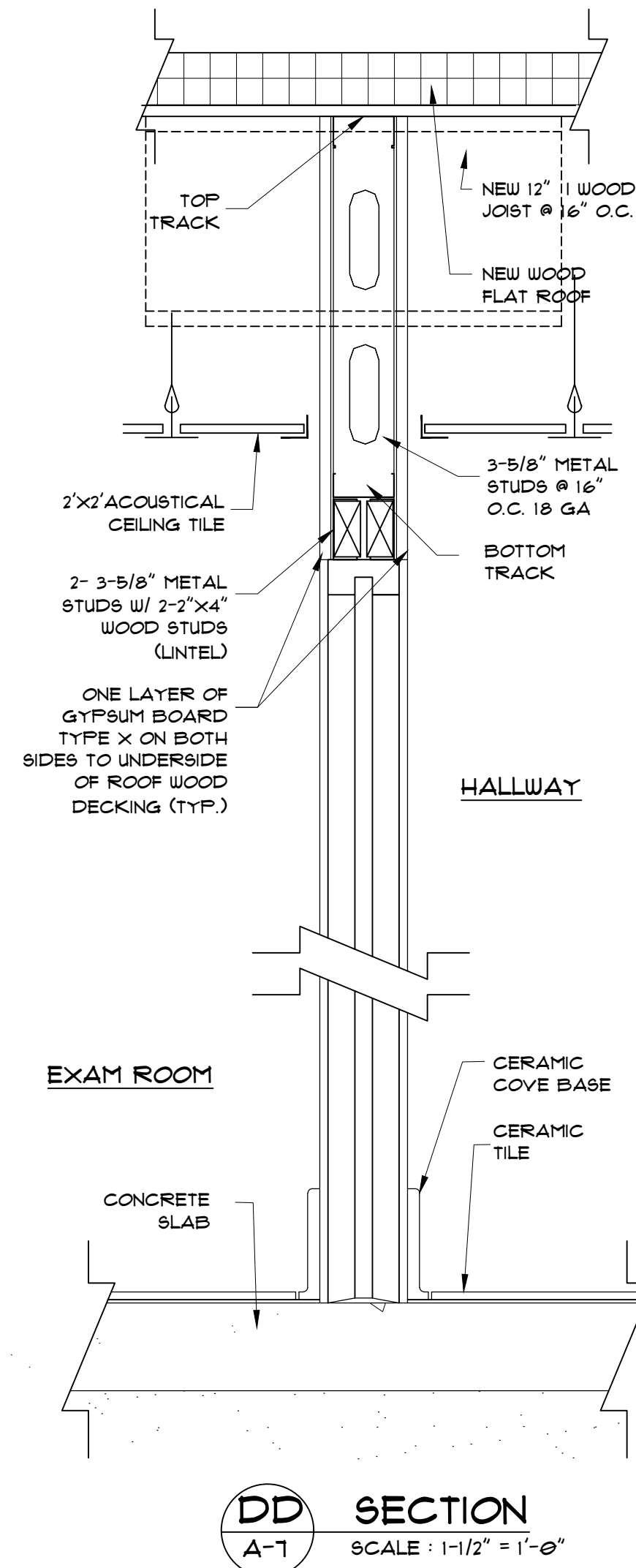
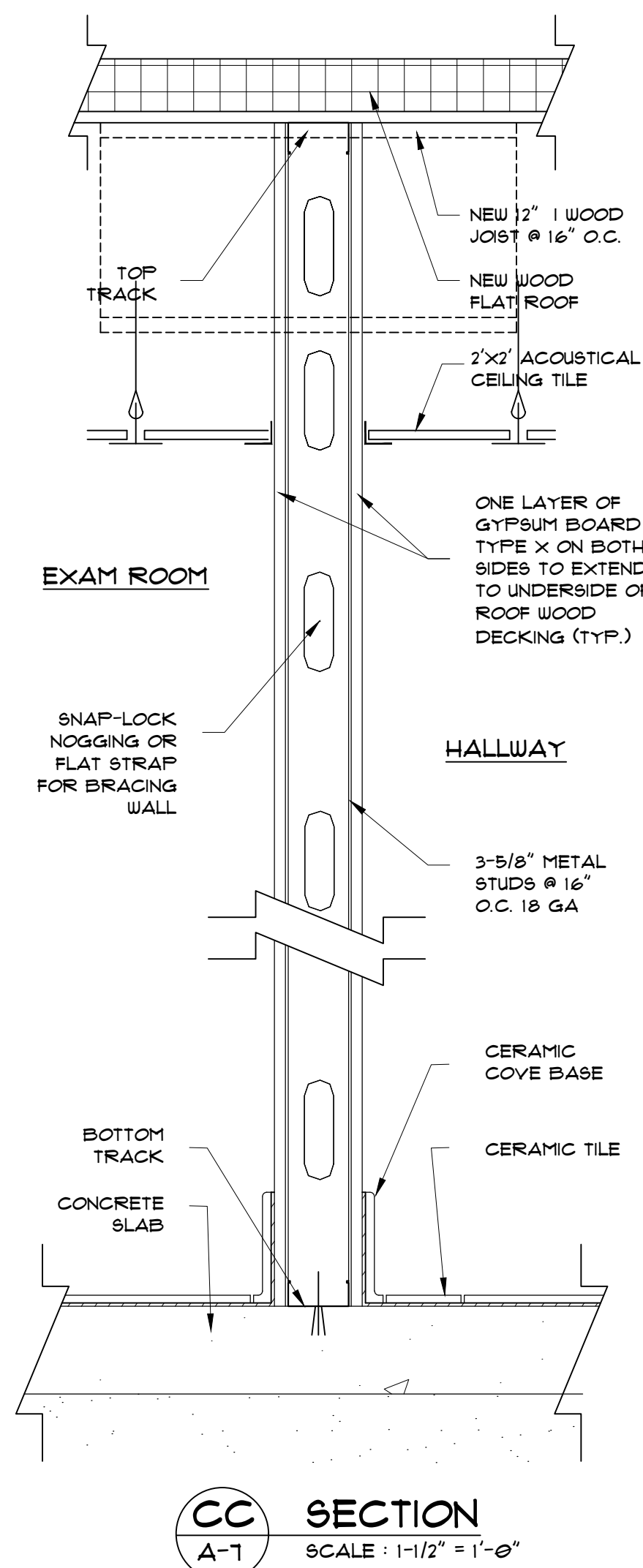
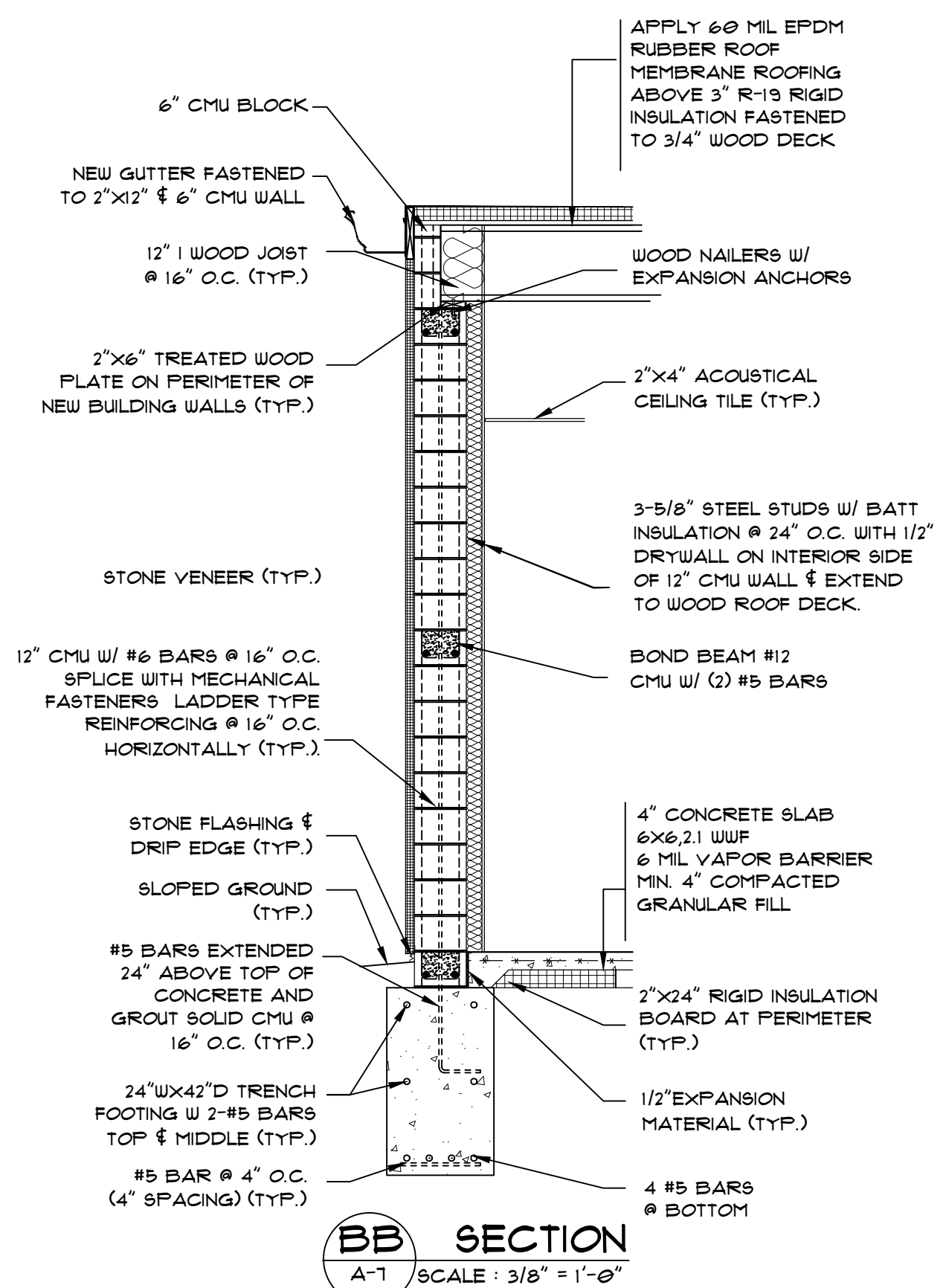
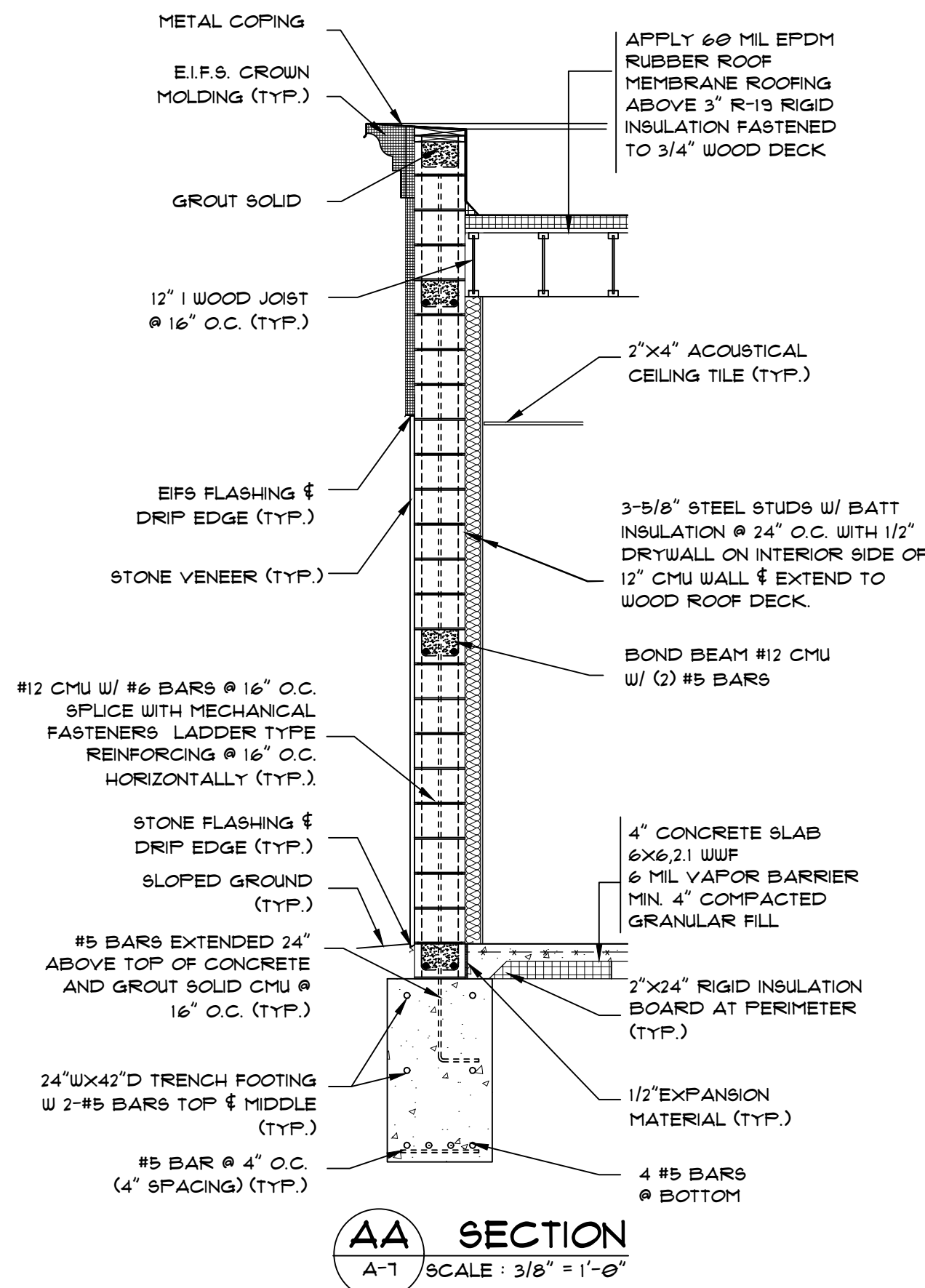
SCALE : 1/4" = 1'-0"



PROPOSED ROOF PLAN

SCALE : 1/4" = 1'-0"





**PROFESSIONAL
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COMPANY, INC.**

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PROJECT

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DATE: 06/24/2021

REV. :

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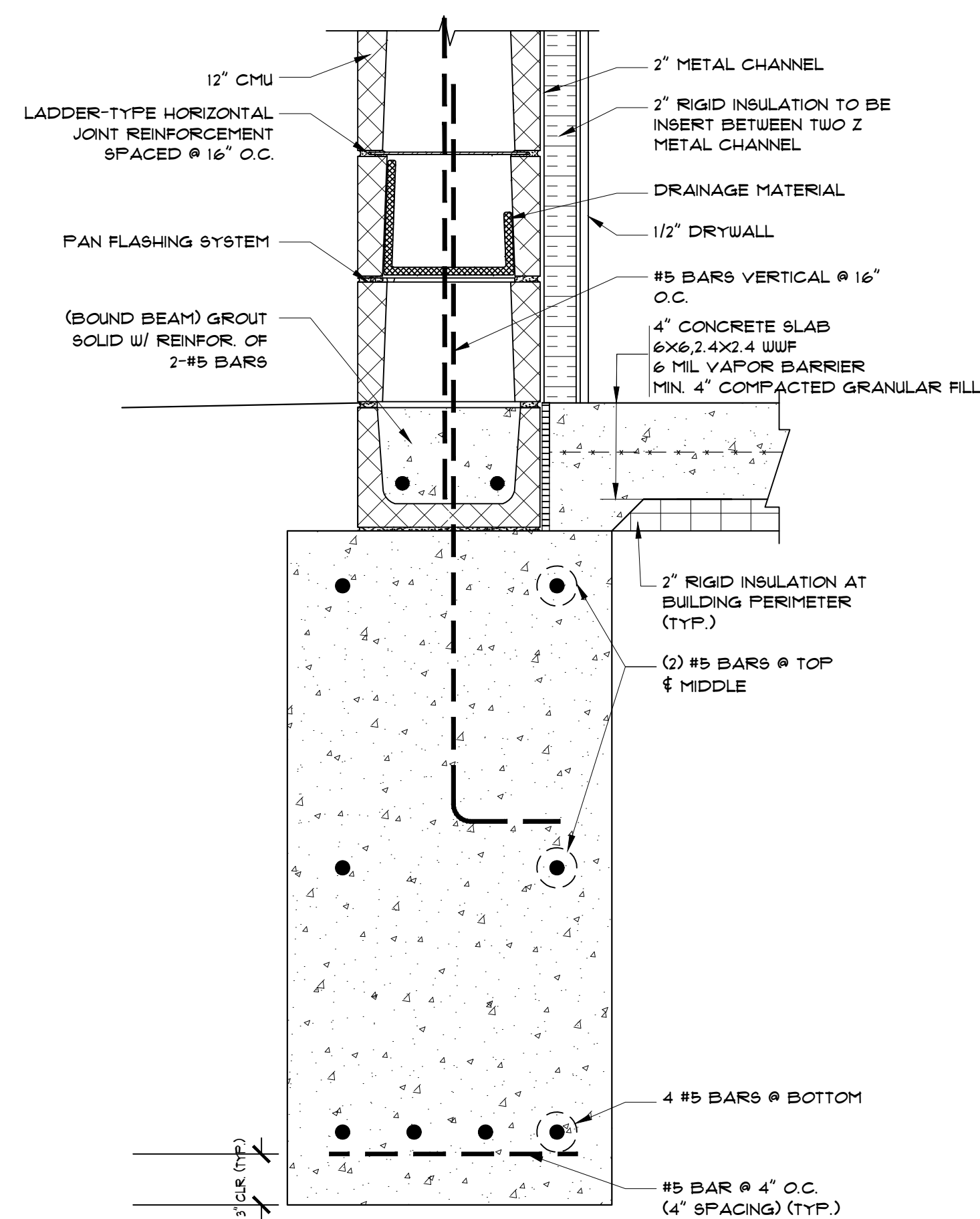
1-1/2" = 1'-0"
3/8" = 1'-0"
NOT TO SCALE

SHEET TITLE

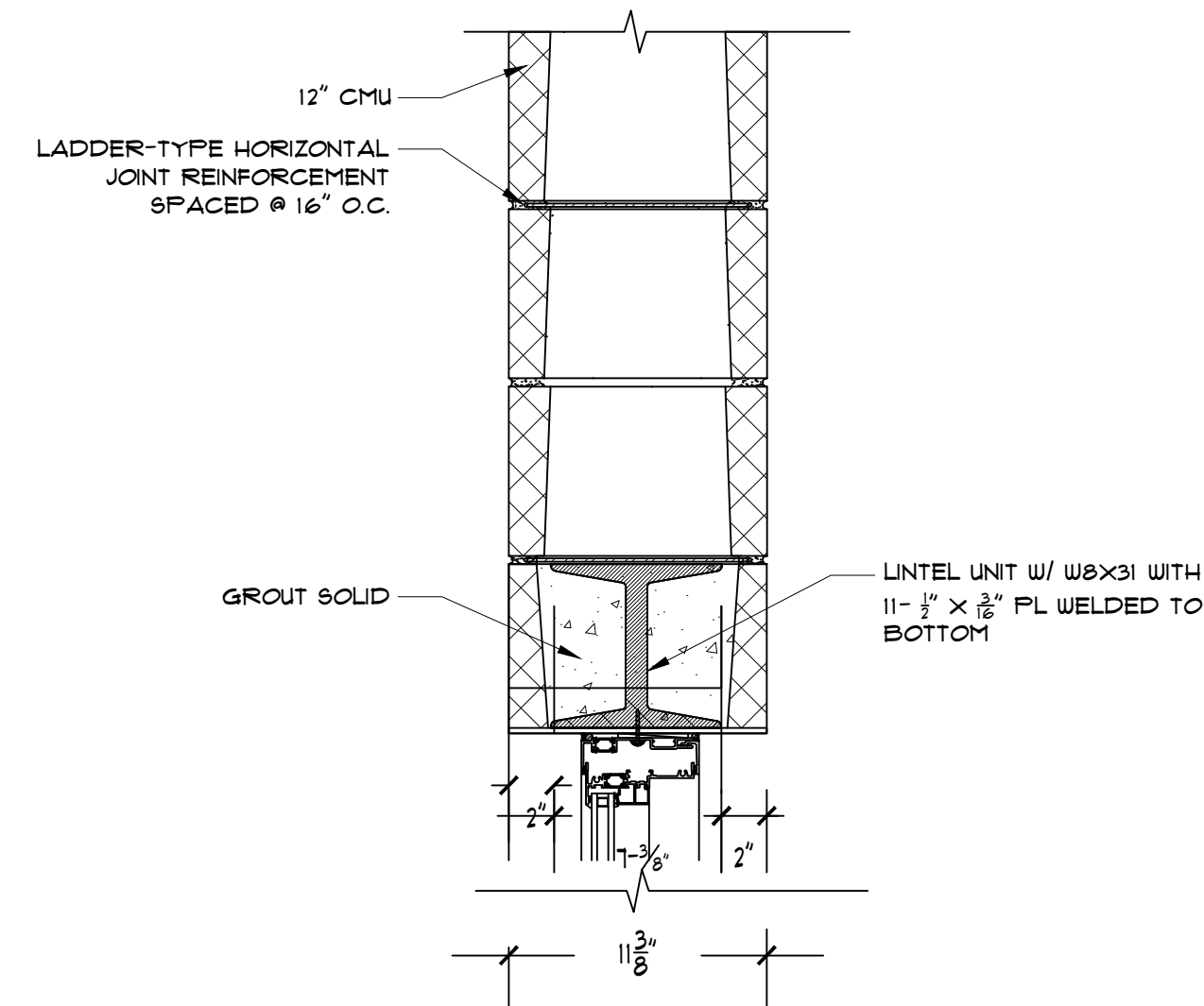
SECTION AA, BB, CC, DD,
EE & SYNTHETIC STUCCO
DETAIL

A-7

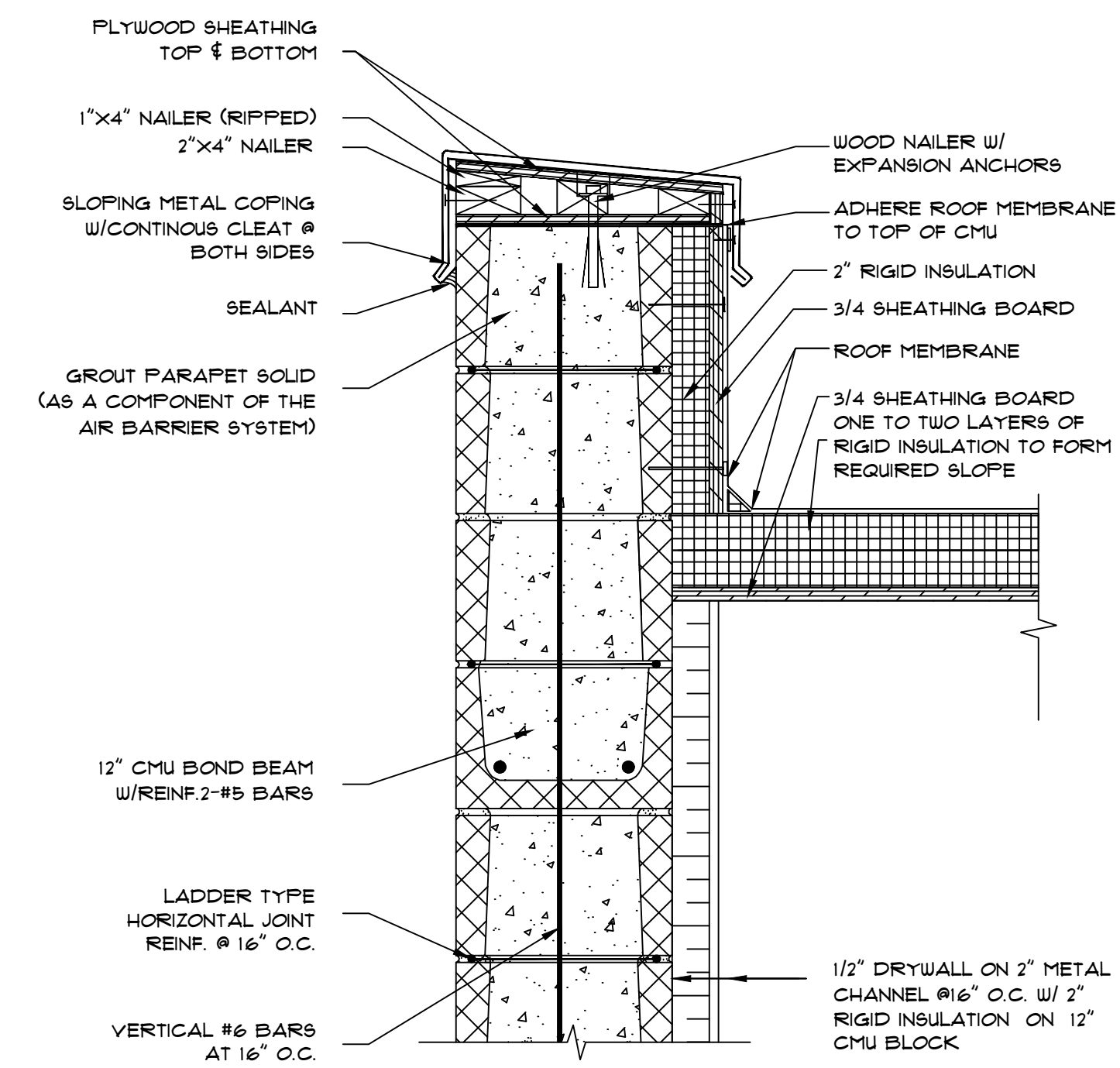
SEAL



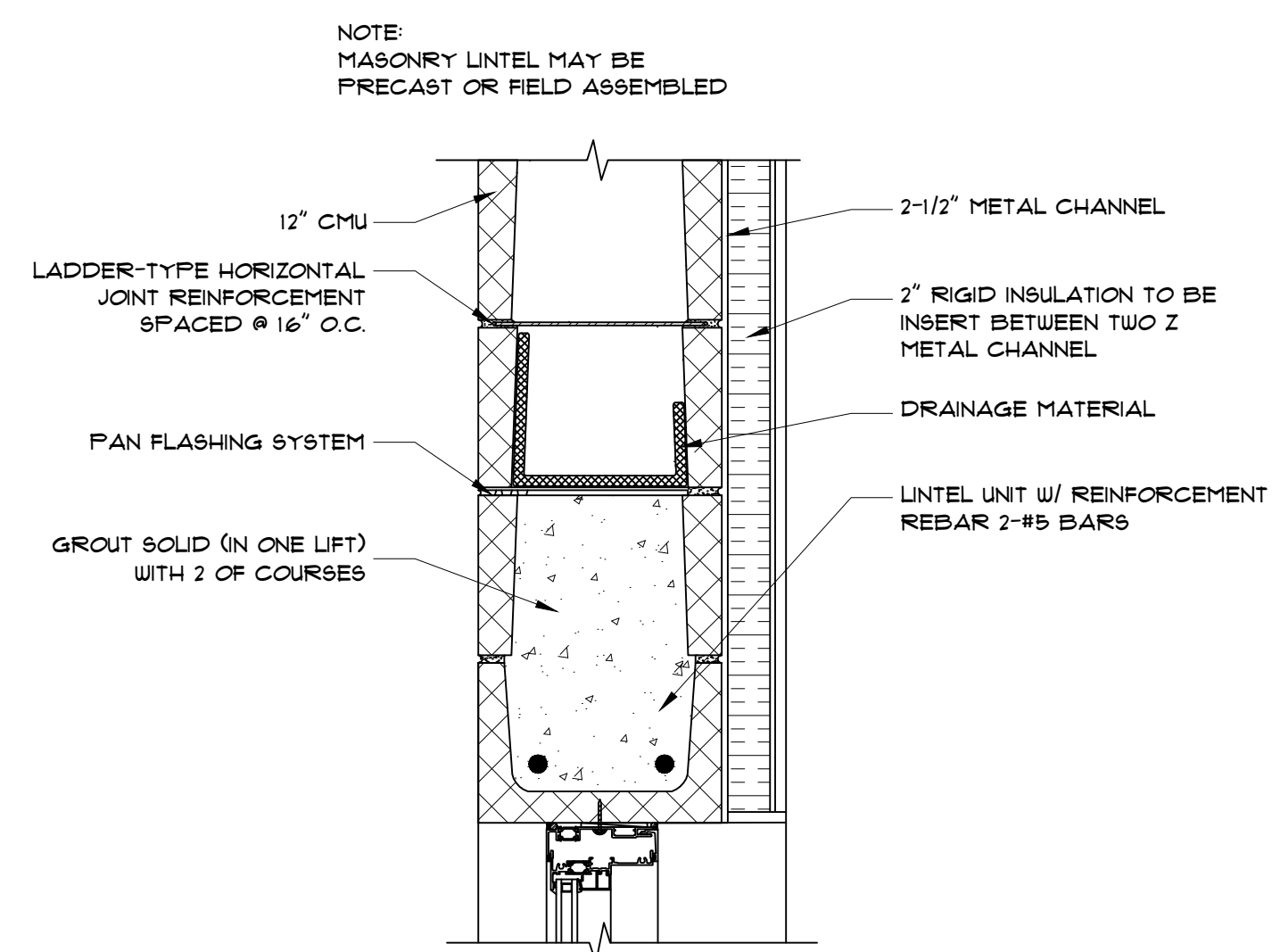
1 TYPICAL WALL FOUNDATION DETAIL
A-8
SCALE : 1-1/2" = 1'-0"



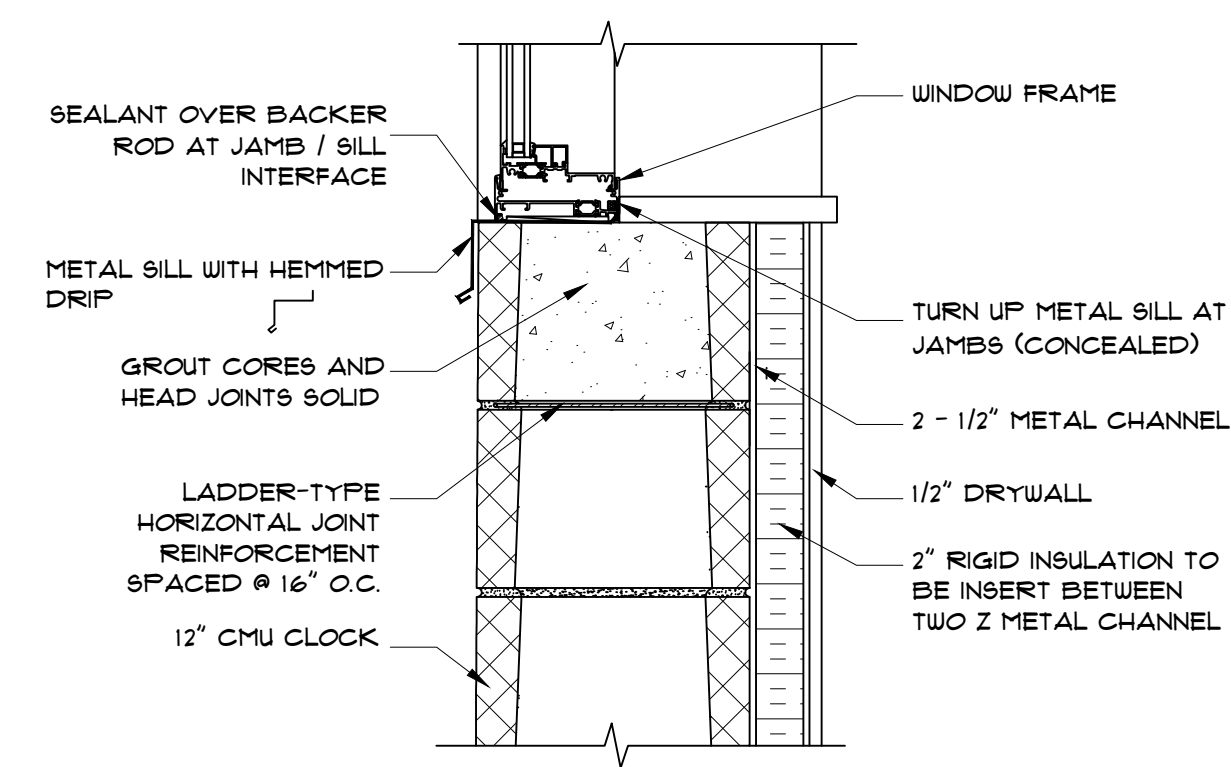
4 TYPICAL STEEL LINTEL DETAIL
A-8
SCALE : 1-1/2" = 1'-0"



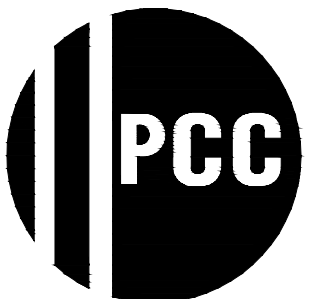
5 TYPICAL PARAPET DETAIL
A-8
SCALE : 1/8" = 1'-0"



3 TYPICAL MASONRY LINTEL DETAIL
A-8
SCALE : 1-1/2" = 1'-0"



2 TYPICAL WINDOW SILL DETAIL
A-8
SCALE : 1-1/2" = 1'-0"



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COMPANY, INC.**

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PROJECT

EXTENSION OF THE
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LIVONIA, MI

PROJECT NO.

DATE: 06/24/2021

REV. :

SCALE

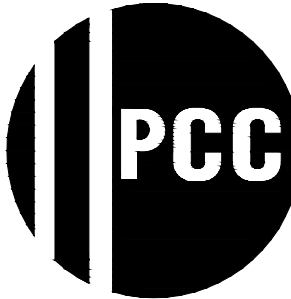
1-1/2" = 1'-0"

SHEET TITLE

TYPICAL CONSTRUCTION
DETAILS

A-8

SEAL



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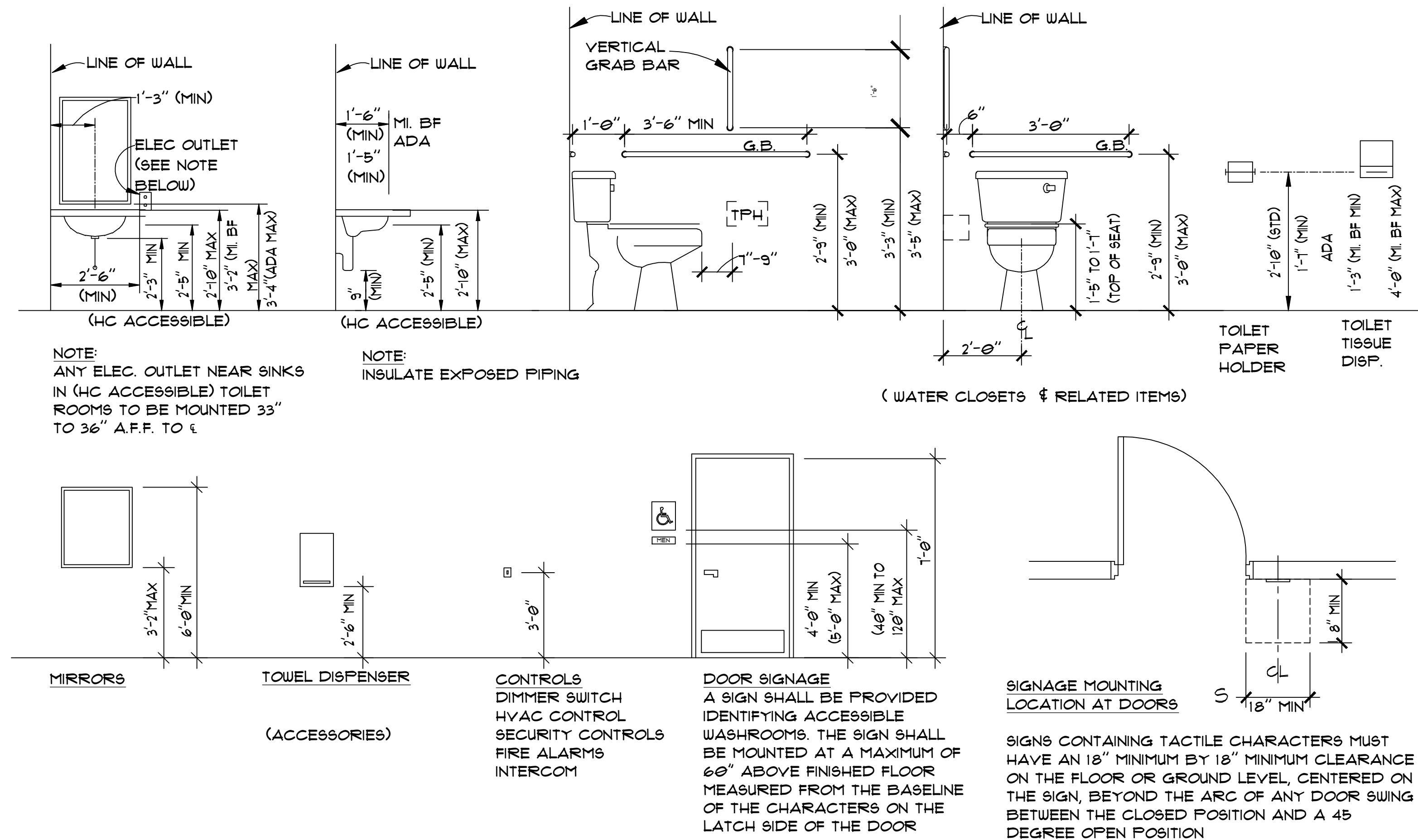
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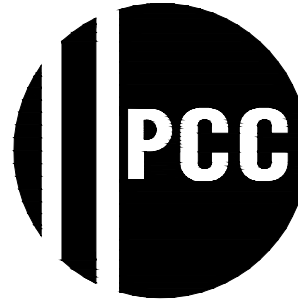
SHEET TITLE

RESTROOM DETAILS

A-9

SEAL





PROFESSIONAL
CONSULTING
COMPANY, INC.

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LIVONIA, MI

PROJECT NO.

DATE: 06/24/2021

REV. :

SCALE

NOT TO SCALE

SHEET TITLE

DOOR & ROOM FINISHES
SCHEDULES

A-10

SEAL

①

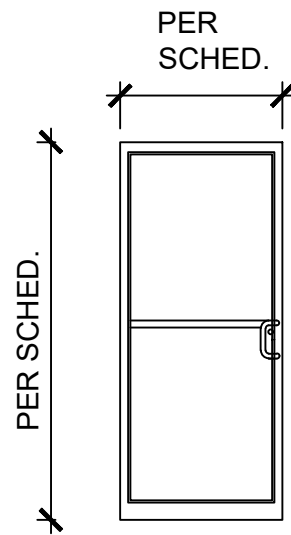
DOOR SCHEDULE

EXI. = EXISTING PT = PAINT SCW = SOLID CORE WOOD HM = HOLLOW METAL GIM = GALVANIZED INSULATED METAL TGA = TEMPERED GLASS ALUMINUM										
MARK	SIZE	DOOR					FRAME		HARDWARE	REMARK
		TYPE	MATERIAL	FINISH	LABEL	GLASS	TYPE	FINISH		
1	11'-0" x 8'-5 1/2"	A	TGA	-	TEMPERED	1/4"	1	-	-	ALUMINUM STOREFRONT AS SHOWN IN ELEVATION
2	3'-0" x 6'-8"	B	SCW	PT	-	-	2	PT	-	7 NEW DOORS
3	3'-0" x 6'-8"	C	GIM	PT	-	-	3	PT	-	1 NEW EGRESS DOOR

REMARKS:

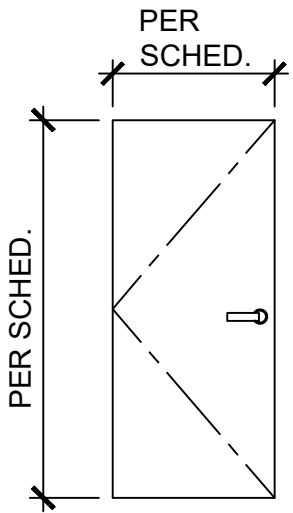
- GLAZING IN DOOR SHALL BE SAFETY GLAZING IN ACCORDANCE WITH CPSC 16 CFR PART 1201.
- PROVIDE RESTROOM SIGNAGE AT WALL OF DOOR.
- CONTRACTOR SHALL VERIFY OPENINGS.
- FOR EMERGENCY DOOR BAR DEVICE SHALL BE INSTALLED 34" MIN. AND 48" MAX. ABOVE FINISHED FLOOR.
- ALL DOOR SHALL BE INSTALLED IN FULLY STOPPED SMOKE-TIGHT.
- ALL EXTERIOR DOORS SHALL BE EQUIPPED WITH APPROVED SELF-CLOSING DEVICES AND NON-LOCKING AGAINST EGRESS SIDE.
- DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER DEVICES TO BE ACCESSIBLE AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
- LATCH OPERATING MECHANISM FOR SWINGING DOORS SHALL BE LEVELS NOT KNOBS.
- THRESHOLDS SHALL BE SADDLE TYPE AND HEIGHT SHALL NOT EXCEED 1/2".
- ALL LOCKS SHALL BE MASTER-KEYED TO OWNER SPECIFICATION.
- ALL DOOR CLOSERS SHALL BE ADJUSTED AS REQUIRED TO ASSURE:
 - FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH.
 - THE MAXIMUM FORCE FOR PUSHING OR PULLING AN INTERIOR DOOR SHALL BE 5 LBS.
- RESTROOM DOOR OPENING MUST EQUIPPED WITH SELF-CLOSER AND INSECT TIGHT.

DOOR TYPE



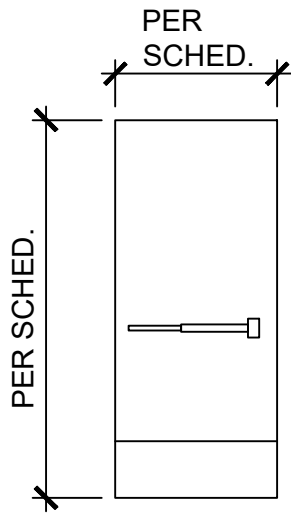
Ⓐ

1/4" TEMPERED
GLASS DOOR



Ⓑ

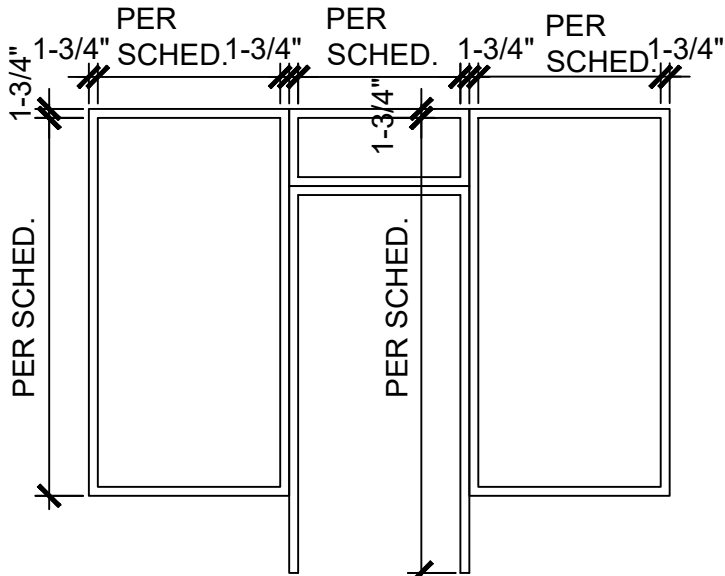
SOLID CORE FLUSH
DOOR



Ⓒ

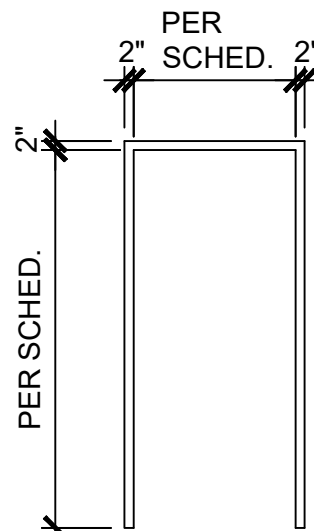
GALVANIZED
INSULATED STEEL DOOR

FRAME TYPE



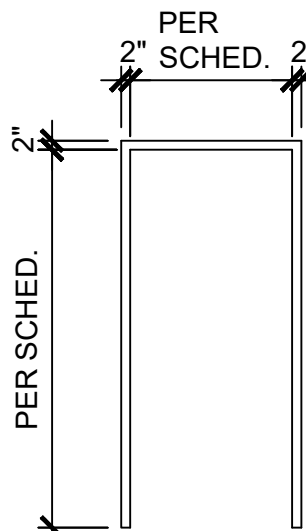
①

ALUM. FRAMING



②

HOLLOW METAL
FRAME PAINTED



③

GALVANIZED
HOLLOW METAL
PAINTED FRAME

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	WALLS						CEILING		REMARKS	
		FLOOR	BASE	NORTH	SOUTH	EAST	WEST	FINISH	HEIGHT		
100	HALLWAY	F-1	B-1	1/2" DRYWALL FINISHED & PAINTED				A.T.	9'-0"	2'X4' ACOUSTICAL CEILING TILE W/ WHITE GRID	
101	EXAM ROOM # 1	F-1	B-1	1/2" DRYWALL FINISHED & PAINTED				A.T.	9'-0"		
102	EXAM ROOM # 2	F-1	B-1	1/2" DRYWALL FINISHED & PAINTED				A.T.	9'-0"		
103	EXAM ROOM # 3	F-1	B-1	1/2" DRYWALL FINISHED & PAINTED				A.T.	9'-0"		
104	UTILITY ROOM	F-1	B-1	5/8" MOISTURE RESISTANT G.B. FINISHED & PAINTED				A.T.	9'-0"		
105	UNISEX STAFF	F-1	B-1	5/8" MOISTURE RESISTANT G.B. FINISHED & PAINTED				A.T.	8'-0"		
106	KENNELS	F-1	B-2	CERAMIC TILE ON 6FT. HIGH OF WALL & 1/2" DRYWALL						A.T.	9'-0"

A.T. = ACOUSTICAL TILE.

NOTES:

ALL FINISHES TO BE COORDINATED WITH OWNER.

FLOOR FINISH SCHEDULE

MARK	MATERIAL	MANUFACTURER	PRODUCT	COLOR	SIZE	REMARKS
F-1	CERAMIC TILE	TO BE DETERMINED	TO BE DETERMINED	TBD	TBD	SLIP-RESISTANCE CERAMIC TILE

BASE FINISH SCHEDULE

MARK	MATERIAL	MANUFACTURER	PRODUCT	COLOR	SIZE	REMARKS
B-1	CERAMIC BASE	TBD	TBD	TBD	6"	
B-2	CERAMIC TILE ON THE 6FT HIGH OF THE WALL	TBD	TBD	TBD	6"	ON THE NORTH & WEST WALLS OF KENNELS AREA

DOORS & FRAMES NOTES:

- METAL DOOR & FRAMES
INSULATED HOLLOW METAL DOORS: FLUSH, 18 GAUGE, WITH URETHANE CORE BONDED TO STEEL WITH THERMAL BARRIER, COMPLETE WITH LOCK, HINGES AND TRANSOM ENFORCEMENT EQUAL TO CECO IMPERIAL FACTORY PRIMED.
- FINISH HARDWARE:
MANUFACTURE: FINISH HARDWARE SHALL BE COORDINATED WITH OWNER.
- MEANS OF EGRESS:
ALL MEANS OF EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
EXCEPTIONS:
 - THE MAIN EXTERIOR MEANS OF EGRESS DOOR- RECEPTION AREA- IS PERMITTED TO BE EQUIPPED WITH A KEY-OPERATED LOCKING DEVICE FROM THE EGRESS SIDE WHERE IN COMPLIANCE WITH THE FOLLOWING THREE CONDITIONS:
 - THE LOCKING DEVICE IS OF THE TYPE WHICH IS READILY DISTINGUISHABLE AS LOCKED.
 - A READILY VISIBLE, DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO DOOR STATING "THE DOOR TO REMAIN UNLOCKED WHEN THIS BUILDING IS OCCUPIED", THE SIGN SHALL BE IN LETTERS NOT LESS THAN 1" IN HEIGHT ON A CONTRAST BACKGROUND.
 - THE MAIN EXTERIOR DOOR IS A SINGLE WHICH, WHEN UNLOCKED, THE DOOR SWING FREE.
 - DOORS SHALL HAVE A MINIMUM NET CLEAR WIDTH OF 32" WHILE OPEN 90 DEGREES. DOORS SHALL NOT BE LOCKING IF IN THE MEANS OF EGRESS
- ALL ROOMS SHALL BE :
 - PROTECTED WITH 1 1/2-INCH FLUSH SOLID CORE WOOD DOORS OR 20-MINUTE LABELED FIRE-RATED DOORS.
 - INSTALLED IN FULLY STOPPED SMOKE-TIGHT SUBSTANTIAL FRAMES.



Google



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

July 15, 2021

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2021-07-02-11 – Animal Care Clinic of Livonia

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 **#28450 Joy Road**.

The existing building is currently serviced by public water main and sanitary sewer. There is public storm sewer available to the site, however the developer may need to cross Harrison Road to tie into the system. The developer will need to meet current Engineering requirements for the proposed project, including storm water detention per the Wayne County Storm Water Ordinance. 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 Wayne County Department of Public Service should any work occur within the Joy 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,

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

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: July 15, 2021
TO: Scott O. Miller, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: Petition 2021-07-02-11, Animal Care Clinic of Livonia, 28450 Joy Rd.

This office has reviewed the site plan submitted in connection with 28450 Joy Rd. 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

July 15, 2021

RECEIVED
JUL 15 2021
CITY OF LIVONIA
PLANNING COMMISSION

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

Re: Petition 2021-07-02-11 - Animal Care Clinic of Livonia

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 #543

Scott Sczepanski, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
SANITATION
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

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

Date: August 16, 2021

To: Scott O. Miller

From: Jerome Hanna

RE: Petition 2021-07-02-11 – 28450 Joy Road – Animal Care Clinic of Livonia

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

1. The current building is legal nonconforming based on zero front yard setback. This would require a variance from the Zoning Board of Appeals to maintain zero front yard setback on the proposed addition.
2. The exit door located on the south side of the new addition will be required to be recessed and not to open directly onto the right-of-way per the Michigan Building Code. This would be addressed at the time of plan review if this project moves forward.

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

Jerome Hanna
Director of Inspection

JH/kdt

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSAN
MAYOR

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

July 19, 2021

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

Petition 2021-07-02-11 - 28450 Joy - Animal Care Clinic of Livonia

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.

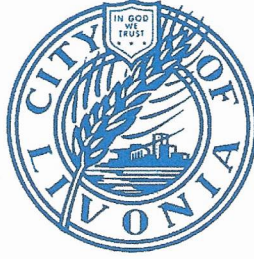
Very truly yours,

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

July 21, 2021

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

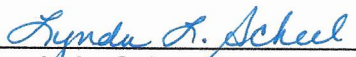
Re: Petition 2021-07-02-11

28540 Joy Road
Animal Care Clinic of Livonia

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 taxes due, but they are not delinquent, therefore I have no objections to the proposal.

Sincerely,



Lynda L. Scheel
Treasurer, City of Livonia

**OTHER ITEMS
RELATED TO THE
PETITION**

From: [Anita](#)
To: [Planning](#)
Subject: Animal Care Clinic
Date: Monday, August 2, 2021 6:46:15 PM

Animal Care Clinic wants to expand their existing veterinary clinic located at 28450 Joy Road . I think this is wonderful! I live very close to the clinic, and I take my dog there to be cared for. The doctor and the staff are great, and their hours of operation are very generous to those of us who work during the day. They always seem to be very busy. I fully support the expansion of Animal Care Clinic, and I hope this expansion is granted. Sincerely, Anita Shiplett.

UNAPPROVED MINUTES

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MINUTES OF THE 1,174th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, August 17, 2021, the City Planning Commission of the City of Livonia held its 1,174th Public Hearing 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 Carol Smiley Peter Ventura
 Ian Wilshaw

Members absent: None

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 #2 PETITION 2021-07-02-11

Animal Care Clinic

Mr. Caramagno, Secretary, announced the next item on the agenda, Petition 2021-07-02-11 submitted by Animal Care Clinic of Livonia requesting waiver use approval pursuant to Section 11.03(b) of the City of Livonia Zoning Ordinance #543, as amended, to expand the existing veterinary clinic at 28450 Joy Road, located on the northwest corner of Joy Road and Harrison Avenue in the Southwest ¼ of Section 36.

Mr. Taormina: This is a request to expand an existing veterinary clinic that is at the corner of Joy Road and Harrison Avenue. The zoning of this property is C-2 (General Business). The property is roughly ½ acre in size. It has 93 feet of frontage along Joy Road and a depth of 150 feet. The existing building on the property measures roughly 2,070 square feet and is located on the south part of the site. The northerly portion of the property is currently undeveloped and maintained as an open grass field. In 2016, this site received waiver-use approval for the operation of Animal Care Clinic of Livonia. The structure on this property was originally built in 1956 as a drug store. It was called Becks Drugs. The building was later converted to a laundromat and cleaners and then a coin laundry in the late 70's before sitting vacant for several years. Veterinary clinics are treated as a waiver-use under Section 11.03(b) of the zoning ordinance. The proposed addition would be on the west side of the building. The drawing on the left-hand side represents the existing conditions. This is the existing building on the property. The drawing on the right-hand side is the proposed site plan with the expanded building and parking areas. The existing building on the site would be expanded by about 1,236 square feet. This would bring the gross floor area of the structure up to 3,306 square feet. The addition would provide for additional exam rooms, as well as a surgery room, a reception and waiting area, laboratory, and some kennels. The required setback for buildings in a C-2 zoning district is 60 feet, however, the existing building is at the property line along Joy Road, essentially resulting in a zero setback. The addition, as you can see from the plan on the right, would continue along this same line with no off sets. Since the existing setback is non-conforming as well as the proposed building addition setback a variance from the Zoning Board of Appeals will be required. A setback of 15 feet is required along the rear of the building where the site abuts residential. Both the existing building and addition would have a setback of roughly 172 feet. All of the other setbacks on the site would remain as is or conforming. The expanded building is going to require a total 14 parking spaces. Currently the site has 12. The site plan does show that the rear parking lot would be extended north, providing for a total of 18 parking spaces. Most of all the parking spaces on the site, except for two that are adjacent to the east side of the building, would be located behind the building. Where the site abuts residential to the north, the ordinance requires a five- to seven-foot-high masonry wall. Currently there is a six-foot high white vinyl privacy fence located at the rear property line. At the closest point the expanded parking lot would be roughly 60 feet

adjacent to this residential district. There is some discussion, as I understand it, relative to the location of the dumpster. The plan shows the dumpster being shifted slightly west on the property to accommodate the addition. It is my understanding that from the discussion at the study meeting would see this dumpster relocated to another area in the parking lot. We do not have plans showing how that would be accomplished. It is important that whatever is done to this dumpster, that it be properly screened, as well as containing a solid metal or composite panel gate. Some new landscaping would be provided within the parking lot area. This would be in the form of two narrow landscape islands. These four-foot-wide strips on either side of the parking lot would be planted with the shrubs. The rest of the site's landscaping, which is basically grass, would remain as is. In terms of the building design itself, it is really intended to compliment the existing building. As you can see from these plans, there is a single parapet and cornice with a central feature that would extend across the entire front of the building and a few feet above the existing roofline. The exterior finishes include a combination of stone veneer and E.I.F.S. similar to what exists currently. The north and west elevations would be covered with E.I.F.S. Again, similar to what is on the existing building. I will point out, however, one issue that I would like to address this evening with respect to the architecture. That is this parapet along the front of the building. We note that the parapet is braced here, and you can see this. I will zoom in on the area. This bracing becomes highly visible from the road, as well as the back of this parapet, especially along the side street. We would like that addressed, either by raising the parapet above that area to conceal it or some type of material that would be complimentary to the design of the building to conceal that bracing and the back side of that central parapet feature.

Mr. Wilshaw: Excellent, Mr. Taormina. Is there any correspondence?

Mr. Taormina: Yes, thank you. The first item is from the Engineering Division, dated July 15, 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 #28450 Joy Road. The existing building is currently serviced by public water main and sanitary sewer. There is public storm sewer available to the site, however the developer may need to cross Harrison Road to tie into the system. The developer will need to meet current*

Engineering requirements for the proposed project, including storm water detention per the Wayne County Storm Water Ordinance. 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 Wayne County Department of Public Service should any work occur within the Joy 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 July 15, 2021, which reads as follows: “This office has reviewed the site plan submitted in connection with 28450 Joy Rd. 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 July 15, 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 Finance Department, dated July 19, 2021, which reads as follows: “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.” The letter is signed by Connie Kumpula, Chief Accountant. The next letter is from the Treasurer’s Department, dated July 21, 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 taxes due, but they are not delinquent, therefore I have no objections to the proposal.” The letter is signed by Lynda Scheel, Treasurer. Lastly, the City received an email correspondence from Anita and it reads: “Animal Care Clinic wants to expand their existing veterinary clinic located at 28450 Joy Road . I think this is wonderful! I live very close to the clinic, and I take my dog there to be cared for. The doctor and the staff are great, and their hours of operation are very generous to those of us who work during the day. They always seem to be very busy. I fully support the expansion of Animal Care Clinic, and I hope this expansion is granted. Sincerely, Anita Shiplett.” That is the extent of the correspondence.

Mr. Wilshaw: Thank you, Mr. Taormina. Is there any questions?

Ms. Smiley: You referred to the parapet up there and the brace for that. Is there mechanical equipment up on the roof or where is that?

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Mr. Taormina: If there are any rooftop units, they are not shown on the plans. Any mechanical equipment is usually addressed in the resolution that it be concealed. I will go to the aerial photos, and I believe Mr. Ventura can probably reference whether any of that is visible.

Mr. Ventura: There is currently a condenser on the ground behind the building and I guess it would be interesting to have the petitioner to clarify that that would remain, so we don't have an issue with rooftop units, but today it is on the ground.

Ms. Smiley: Thank you.

Mr. Wilshaw: Thank you both. Any other questions for our planning staff? If not, if the petitioner is in the audience, please come forward. We will ask that you start with your name and address.

Arezki Mekhaldi, 16970 West Warren, Detroit, MI, 48228. I am the architect for the consulting company. I am the designer. I want to talk about what was said. I would like to discuss what we talked about...

Mr. Wilshaw: Can you please speak up sir? Thank you.

Mr. Mekhaldi: I don't want to discuss about the project, but I would like to discuss about the point raised last pre-hearing about the relocation of the dumpster. If we look here (inaudible)...

Mr. Taormina: I am sorry. We cannot hear you. You have to be at the mic.

Mr. Mekhaldi: We located the dumpster enclosure here in this area. We located it to the north to facilitate the maneuvering safely of the waste truck which is going forward and can move back and leave easily. Second point is we are talking about a greenbelt. I talked to the owner, and he said they got the white vinyl fence was an agreement of the last petition I think in 2016. The owner...the building has before a greenbelt. The building has before a greenbelt. It was removed by the request of the owner of the residential area over here. That is why...I just tried to provide another greenbelt, but once I talked to the owner he said move there and we moved it there at the request of the...it was I think part of the agreement from the last petition. The

third point I think raised by one of the...is the power pole line. We chose...along Joy Road. We are not expanding vertically but we are expanding horizontally, which is no problem. I have here with me the electrical and city engineer....if you want more detail about it, because they are a safe distance between the line and the building which is 15 feet which is...remains the same even if we expand horizontally not vertically. Also, I think...I have to mention one thing, that all the setbacks will remain only on the west area which is decreased from 35 ½ feet to 17 feet. All the requirement of the Michigan Building Code and City Ordinance (in audible) of the project. If you have any question, I am ready to answer. I didn't submit this plan. I revised it but power outage for almost three days or four days I couldn't proceed with that.

Mr. Wilshaw: Sure.

Ms. Smiley: You can take your mask off.

Mr. Wilshaw: Any questions for our petitioner's representative?

Mr. Bongero: Just to be clear, I couldn't really see it. You are going to take the dumpster from its current location, and you are sticking it in the back yard along the street, closer to the side street? .

Mr. Mekhaldi: Yes

Mr. Bongero: Okay. I couldn't really tell.

Mr. Taormina: It is roughly the location of where this north arrow is shown.

Mr. Bongero: Yeah. That makes sense, which is what Mr. Ventura was talking about.

Mr. Wilshaw: Thank you, Mr. Bongero. Any other questions for our petitioner's representative?

Mr. Caramagno: Maybe this is more for Mark. Mark, how often do we put a dumpster right next to a sidewalk on a commercial property?

Mr. Taormina: Not often. That is one thing when we review site plans, we try to conceal them as much as possible. They are enclosed on all four sides; three sides by masonry and then the gates. Ideally, they are in an area on the site that is not visible from only roads, but it is difficult on this corner property to achieve that. Even if you shift it further to the west...I understand what they are trying to accomplish here. It makes access much easier for the pick-

up. It becomes a little more challenging if it is anywhere further to the west on the property. It doesn't mean it is impossible, but ideally, we would move it further west on the property.

Mr. Caramagno: I know and understand the access is important and it is to be safe and to be reasonable, but I just don't like that dumpster right next to the sidewalk. I don't care for it at all, even if he has to put more parking lot back there. Another 10 or 12 feet of parking lot to make that thing accessible to turn. I just don't care for an enclosure right next to that sidewalk, not at all.

Mr. Taormina: What we would typically look to do in a case like this where there is little, or no option is to provide additional landscaping around and in that area. Around the enclosure.

Mr. Caramagno: That is an idea.

Mr. Taormina: If it could be moved a little bit further to the west that would even be better. You are right. They are going to have to create an apron no matter what for the pad for the dumpster, because you need vehicles in those parking spaces to be able to safely back up.

Mr. Caramagno: Sure. I have a couple other things written down here. When I drove around the back of the building, I noticed the gas meter, the guard is broken off the wall and laying on the ground. I don't know what that material is on the wall there, but it looks like it's never been finished. What is the plan for that? Is that the E.I.F.S. or whatever that is?

Mr. Mekhaldi: Yes, that is E.I.F.S.

Mr. Caramagno: How come that was never finished back there?

Mr. Mekhaldi: Because I think they have to remove the gas meter and finish the wall and put it back, but they didn't do that. We will take care of it in the future.

Mr. Caramagno: I think, if nothing else, that guard has to go back up over that meter. It is serving no purpose now. It is there for a reason, obviously, but that doesn't look very nice at all. The other thing that I've got is there is a couple big trees in the back yard. They may not be on your property, but they are going to impact your parking lot it looks like.

Mr. Mekhaldi: That is not our property. They don't affect our property.

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Mr. Caramagno: Mark, do you have an overhead picture of that? That one is laying right out in the field. There is a branch that is sitting probably a foot or a foot and a half off the ground. It goes right to where that parking is just about going to be. You may have to look at that with the neighbor. Figure out something to do there.

Mr. Mekhaldi: Okay.

Mr. Wilshaw: Thank you, Mr. Caramagno. Any other questions for our petitioner?

Ms. Smiley: That fence in the backyard. We had a question about that last week. Didn't we? Mark, is it okay? That fence that goes into the neighborhood.

Mr. Taormina: It's fine. It could be maintained. I would have to go back and take a look at the previous approvals involving this property to see if there was either a variance, an agreement with a neighbor, or some other means by which that fence was approved in lieu of the wall. I honestly don't know. I don't have that information in front of me. Sometimes there is an easement and overhead lines that prevent a wall from being built right at the property line, so the fence is sometimes a better option. We will go back and look at that. Council, by approving this plan, would have to endorse the continuation of that fence. Whether or not it would have to go back to Zoning Board of Appeals, I don't know the answer to that. I don't believe it would have too necessarily.

Ms. Smiley: They mention the hours of operation. We don't happen to know those do we?

Mr. Mekhaldi: The hours of operation are 9 a.m. to 7 p.m.

Ms. Smiley: Monday to Friday? Or every day?

Mr. Mekhaldi: It is Monday through Friday. There is no overnight stay.

Ms. Smiley: Good. Thank you.

Mr. Wilshaw: Thank you. Ms. Smiley. Any other questions?

Mr. Bongero: Not to beat the dumpster issues, but now the dumpster is out of the enclosure and it is like...it is almost a straight shot if you

were to take that driveway and drive straight back by this building. Maybe the enclosure could back there? It is kind of a natural for the truck to drive straight at it. Sam, would that work? You know what I am saying? If they have the dumpster out of the enclosure now, because obviously they can't navigate that turn where the enclosure is now, so it is outside the dumpster about where Mark's cursor is right there. So, why don't they just put the enclosure right there? It is away from the residential and it is kind of right where it was. Do you know what I mean? If that works for you guys. You might lose one parking spot.

Mr. Mekhaldi: We can do that.

Mr. Wilshaw: I do believe they are over on parking by at least a space or two.

Mr. Mekhaldi: The required is 17 parking space, but we provided 20 for employees or customers.

Mr. Taormina: If I could respond to that?

Mr. Wilshaw: Mr. Taormina.

Mr. Taormina: So, this area would appear not to be landscaped. Let's assume for the sake of discussion I think what you are suggesting is that maybe the dumpster be placed somewhere over here. There is 22 feet currently shown on the plan between the parking space and the edge of this striped area. That is enough room for a car to safely backup without hitting the dumpster. It could even be placed somewhere further back here. If it is angled, it makes it easier for vehicles to come in. The problem then is how do they back out or if they do this at certain times of the day where there are no cars parked in the back it is not an issue. Often times they try to accomplish the pick ups when there is non-business hours but I don't know if that would work in this case or not.

Mr. Mekhaldi: There is another option to continue the same idea. We can remove these two parking spaces...the 17...they are close to the property line, and we remove the two and we can have more space to maneuver the waste truck. Backup and leave easily. I think it maybe goes with his idea.

Mr. Wilshaw: Are you all set, Mr. Bongero?

Mr. Bongero: Yeah, I just think it's a better solution than having it down by the street per Mr. Caramagno's concerns. Thank you.

Mr. Wilshaw: Thank you. Mr. Ventura.

Mr. Ventura: We are going to beat this to death. I was there last Tuesday morning. There were 17 cars parked around this building. Your business is going gangbusters. The letter that we got commending your operation is certainly right on. So, Mr. Bongero, where you are suggesting that they put the dumpster enclosure was all parked up with cars. There were 17 cars there then without the addition. Some were in the street. I will suggest that we need more than 18 car parking. We do need a solution to the dumpster. I would just rather rely on Mr. Taormina and the staff to come up with a solution that works and Sam, to address your concerns from a landscaping standpoint, also one that functions and gets the actual dumpster enclosure with a dumpster in it instead of sitting on the ground. I also note that in the approving resolution article 13 addresses the fence or the wall. If we were to approve this this evening, Mr. Taormina, would we leave it in there or take it out?

Mr. Taormina: I haven't yet heard from any residents to suggest that a wall is needed there. You can remove that condition and let Council address it in their final resolution.

Mr. Ventura: Thank you.

Mr. Wilshaw: Thank you, Mr. Ventura. Ms. McCue.

Ms. McCue: Just one more piece of dumpster. Just to backup what Mr. Ventura said, you were there at 5:00 in the...no you were there at 10.

Mr. Ventura: I was there at 10:00 a.m.

Ms. McCue: I was there at like 5 or 5:15 p.m. Same amount of traffic. So, I am just kind of backing up what you said. I don't know if taking away parking spots is...

Mr. Mekhaldi: We can provide more, just if it is necessary to add more parking. We are willing to provide more parking spaces.

Ms. McCue: Just in relation to where you are putting the dumpster, again Mr. Taormina can come up with an idea. I am fine with that, but that was consistent at both ends of the day. It is a consistent problem I would say.

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Mr. Wilshaw: Excellent. Thank you, Ms. McCue. Any other questions or comments for our petitioner? Okay, Is there anybody in the audience that wishes to speak for or against this item?

Melody Doyle, 28617 Dover Street, Livonia, MI. My house backs directly up to the fence you are talking about. When they first put it in...this isn't my reason for coming, but when they first put in the fence I spoke to the owners and a brick wall was addressed. He said it was too expensive, so the privacy fence was what we decided on. That being said, that was with the building and parking very far away from my home. So, you said eight feet, right? The wall would be eight feet?

Mr. Taormina: In height?

Ms. Doyle: Yeah.

Mr. Taormina: Five to seven feet.

Ms. Doyle: My original reason for coming is because that field floods. It pours over the sidewalk, which I salt all the time because, like you said with the dumpster, there are students that live in the trailer park across the street who all walk to Cleveland. That road is very walked on on that side of the street. My concern was moving the parking and everything back. That water is now going to go into my backyard. What would be the plan for...I wish I took a picture of it the other day when it rained. It was a like a lake. What is going to be the plan to fix the drainage issue?

Mr. Wilshaw: That is a good question. Mr. Taormina, do you know if there is any requirement that they add additional storm water management?

Mr. Taormina: While it wasn't addressed in the Engineering Department's response letter, I would expect that as this goes through the permitting process that some degree of storm water management would have to be engineered for at least the addition and the expanded parking area. What that means is they would have to create a storage, whether it is in the form of a basin or it is developed underground using pipes, but some amount of storm water collection and storage would be necessary for the site. How that impacts the surface drainage at the rear of the property, I am not sure. Those issues are usually reviewed at the time they look at these storm water management systems so that if there is a need to address

those, then that will be done. I can't fully answer that question until it is done at a later stage in the engineering and review process. It is obviously important.

Mr. Wilshaw: Definitely. Obviously, we are not engineers here, but it is common if a property owner wants to expand the footprint of a building or parking lot and change the dynamics of how water flows, there is usually a review process that our Engineering Department will go through to make sure that they are not making a problem worse, especially as it comes to the neighbors. It is a requirement that the property owners keep their storm water on their site and then release it at a controlled rate into the system.

Ms. Doyle: Okay. You said you were by there at 10 and 5?

Ms. McCue: This was a couple weeks ago.

Ms. Doyle: I was going to say that there usually isn't that many cars there. I was going to say if you were there yesterday it's because they are starting to redo that parking lot. I agree they need more parking because they do have cars parked on the street. I am glad that the business is there and it's not empty like it was when I first moved in the property. My two biggest concerns is the water and then the dumpster. Like you said, kids and everyone walk there.

Mr. Wilshaw: I think Mr. Ventura has a question for you.

Mr. Ventura: So, I would like to be clear on your preference or position about the fence. Given that the parking is going to move back there, and the potential exists for the dumpster to move back there or somewhere albeit screened by landscaping...

Ms. Doyle: I would like it as tall as possible. I mean especially when you are backing something up now that is going to be right on my property.

Mr. Ventura: So, you would like to masonry fence?

Ms. Doyle: If it is taller than six feet.

Mr. Ventura: Well, that is...five to seven is the ordinance, so it can be six feet I guess. I just...

Ms. Doyle: I would appreciate a seven-foot-tall wall.

- Mr. Ventura: As opposed to the fence you have now?
- Ms. Doyle: I know it goes...yeah, I know my neighbors would too, but she couldn't come, she is...
- Mr. Ventura: Thank you.
- Mr. Wilshaw: Thank you, Mr. Ventura. It is good to get your thoughts on that because you are obviously very close to this, and we care about that very much. Mr. Bongero?
- Mr. Bongero: Just to add just a little bit more info for the retention pond. I did speak with the Engineering Department today and they said absolutely it is going to be required.
- Ms. Doyle: Okay, perfect, because it floods and then runs down the fence and then just...and stays there for days.
- Mr. Bongero: They said for sure it is going to be required.
- Ms. Doyle: Perfect, thank you.
- Mr. Wilshaw: Thank you, Mr. Bongero. Any other questions for our resident here? Thank you for coming. Anyone else wishing to speak for or against this item? If not, our petitioner's representative is free to come forward and if he has any closing comments he would like to make. We will give you the last word sir.
- Mr. Mekhaldi: I think that the detention for the storm or the design of the storm line...the storage of the water...storm water has to be provided. We are in the process of approving the site plan. Again, I think the requirement of a wall like he said maybe we have already agreement with the first petition. I don't know how we will go back...it was approved the first step...remove the fence and replace it with a brick wall. Maybe we can resolve all of the issues, but that fence was already part of getting...just for the part of the agreement...the owner of the residential...
- Mr. Wilshaw: So, you are saying that the fence that is existing was an agreement made between your...
- Mr. Mekhaldi: The owner and the resident.
- Mr. Wilshaw: So, you would not be willing to put a wall there?

Mr. Mekhaldi: I will discuss the issue with the owner, but like I said it is really really hard to replace it with a wall and we gonna take are of storm system which is a lot of cost. It is costly for an expansion of 1,200 square feet. Like I said, we think that the brick wall...its really the fence works as brick wall or privacy fence works as screening for the residential area.

Mr. Wilshaw: We will see what happens. Any other comments? Any other questions for our petitioner? If there is none from any of the commissioners, I think we are all set then/ I will close the public hearing and a motion is in order.

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

#08-41-2021 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on August 17, 2021, on Petition 2021-07-02-11 submitted by Animal Care Clinic of Livonia requesting waiver use approval pursuant to Section 11.03(b) of the City of Livonia Zoning Ordinance #543, as amended, to expand the existing veterinary clinic at 28450 Joy Road, located on the northwest corner of Joy Road and Harrison Avenue in the Southwest ¼ of Section 36, the Planning Commission does hereby recommend to the City Council that Petition 2021-07-02-11 be approved subject to the following conditions:

1. That the Site & Landscaping Plan identified as S-1, dated June 22, 2021, prepared by Professional Consulting Company, Inc., is hereby approved and shall be adhered to.
2. That the site's enclosed trash dumpster area shall be relocated to a more convenient and functional location on the site that provides that the trash collection company can access the dumpster conveniently and effectively. That the dumpster enclosure itself is screened to the extent possible from the surrounding residential areas. That the three walls of the trash dumpster area shall be constructed out of building materials that shall complement that of the building and the enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass.
3. That all disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.

4. That the Building Elevations Plan identified as A-5, dated June 24, 2021, prepared by Professional Consulting Company, Inc., is hereby approved and shall be adhered to, provided that the rear of the front parapet wall with the central feature is modified to eliminate or obscure the bracing construction.
5. 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.
6. That all light fixtures shall not exceed twenty feet (20') in height and shall be shielded to minimize glare trespassing on adjacent properties and roadways.
7. That the operation of the subject use shall not include the overnight boarding or care of animals.
8. That all animal remains, medical and animal waste shall be properly disposed of.
9. That adequate soundproofing shall be installed to the extent necessary to insure the elimination of all noise from the building.
10. That the use of open or outdoor runways, kennels or pens are prohibited.
11. 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.
12. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows.
13. That for the north property line where a protective wall is required, the petitioner shall have the option of either erecting a protective wall, going to the Zoning Board of Appeals for a temporary wall variance or have the wall permanently waived by the substitution of a greenbelt. Such substitution shall be subject to approval by the Planning Commission and City Council.

14. That the north wall, along with the gas meter and guard be repaired to the satisfaction of the Inspection Department;
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-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.

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD SEPTEMBER 8, 2021**

6

Meeting was called to order in the Auditorium of City Hall, 33000 Civic Center Drive, at 8:36 p.m. by President Kathleen McIntyre. Present: Scott Bahr, Brandon McCullough; Rob Donovan; Jim Jolly, Laura Toy and President Kathleen McIntyre. Absent: Cathy White.

Elected and appointed officials present: Mark Taormina, Director of Planning and Economic Development; Todd Zilincik, City Engineer; Paul Bernier, City Attorney; Lori L. Miller, Deputy Clerk; LaShawn Thomas, Director of Governmental Affairs; Denise Maier, Director of Human Resources; Linda Gosselin, City Assessor; and Sara Kasproicz, Manager of Council Office.

7. SITE PLAN PETITION: Planning Commission, re: Petition 2021-07-08-04 submitted by The Kroger Company of Michigan requesting approval to redevelop portions of the commercial shopping center (Northridge Commons), including demolishing approximately 22,000 square feet of existing retail space, constructing an addition to the Kroger store measuring approximately 28,500 square feet, as well as other façade and parking lot improvements, at 33523-33751 Eight Mile Road, located on the south side of Eight Mile Road between Farmington and Gill Roads in the Northeast ¼ of Section 4.

Mark Taormina, Director of Planning and Economic Development, presented this request to Council. He stated this is a request by the Kroger Company to expand their store located at Northridge Commons which is on the south side of Eight Mile just west of Farmington Road. This property is roughly 14.5 acres. We've highlighted the area of the shopping center even though it does include and is not part of the bounded area shown here are the gas station, an Arby's and a PNC Bank. So we're looking really just at the shopping center complex and Kroger, as you know, is the largest tenant within the shopping complex. And what this proposal would do is it would remove roughly 21,000, almost 22,000 square feet of existing retail space at the southwest corner of the shopping center and then replace these areas with about a 28,000 square foot addition to the Kroger store. So this would increase the size of the Kroger to roughly 76,000 square feet, it would increase the overall retail complex to about 127,000 square feet. As you can imagine that kind of work is going to require substantial renovations not only to the existing interior of the existing store but also the exterior. The Planning Commission has reviewed this in detail, I'll just highlight a couple of the main features to the plan. So, the Kroger would be extended further to the south, all of the receiving areas along the back of the store would remain in their current location. This plan kind of highlights the expansion area on the south side of the store. You'll note that there's an area for grocery pick-up. This will be a designated area near the south end of the store for clients or patrons to have their groceries delivered to them into the parking lot. The plan also includes a small pharmacy drive-up at the south end of the building. Fairly detailed floor plans are included with the application, I won't go into those because they're quite detailed but it's a full remodel of the inside of the store as well as the

exterior of the store. This is the overall plan. The main entrance is centrally located along the store front. This is a blow-up showing how that pick-up area would operate and there's a representative here from Kroger who can explain that further if you desire, here's the floor layout but this is the elevation. So, this is what the building would look like along the east elevation or the east side and you can see the main entrance is kind of framed by the wood and silver corrugated panel, kind of that arch design over the main entrance. You'll also see dark grey as well as black color, so there's a combination of metal panels, painted EIFS and painted brick, as well as composite materials all coming together in the finished design. This will include the back of the store as well in terms of new finishes. As far as parking is concerned, this is one of the benefits of the Livonia Vision 21 Zoning Ordinance; under the old ordinance they would have been deficient about 28 parking spaces, but under the new ordinance they'll actually have a surplus of 64 spaces so they will not need to go to the Zoning Board of Appeals for parking in this case. With that, I'm happy to answer any questions.

Councilmember Jolly said just to shore it up I want to say thank you, it's not often that I get excited about things happening at strip malls in our City but you're really kind of shoring up this particular site and making a vast improvement to it. It's not only going to be an immediate benefit but hopefully will help the remaining structures on the site as well attract additional tenants. I presume, I don't want to speak with authority here, but from my understanding it's been kind of difficult to fill those remaining stores there. So, Kroger making this benefit here and providing the site plan for what it looks like, I think it's great, so I'll be supporting it and I'll offer an approving for Consent. While I have you up here, you've been sitting here for quite a while, you sat here for part of the discussion in regard to Hero Pay and people we're thankful for over the course of the last year and a half or so, so I'll offer my thanks to your employees for the work that they did and the steps they took during the pandemic to get everybody through as well.

Mike McPherson, Two Towne Square, Suite 700, Southfield, Mi, civil engineering consultant with Atwell, came to the podium and stated he has representatives from Kroger and from the shopping center as well tonight to answer any questions.

Garrett Foley, construction manager for Kroger, 40393 Grand River Avenue, Novi, MI, introduced himself.

Phil Eisenberg, Grand Sakwa Properties, 28470 Thirteen Mile Road, Farmington Hills, MI, came to the podium and stated it's a pleasure to be before you once again after a long hiatus. We've worked on this shopping center since we purchased it a little over four years ago and it's really coming around nicely now and with the Kroger expansion we're really excited about the opportunity.

Councilmember Donovic thanked everyone for what they're doing, this is really awesome to look at, the renderings, very modern, I think it will definitely be a staple Kroger that other Kroger's in the neighboring areas will look at and say, "we want to look like that" and I'm happy that that's here in Livonia. For you, sir, there was a comment earlier about this may help bring in tenants to that area. Is that part of the rest of the whole strip mall, I know there have been improvements over time, is there a general

consensus moving forward that you want the rest of the strip mall to look just like this and get more tenants. You don't have to answer all of those questions, I don't want to give away your trade secrets.

Eisenberg replied as you're probably aware, we lost the Burn Fitness, they went bankrupt during the pandemic, we're actively working on replacing them. Other than that, we would be at 100% occupancy with the Kroger expansion. It's come a long way and we have our architect working on the north side of the center where the small shop space is. We're trying to match the new Kroger elevations so when you round the corner, they'll all look the same.

Councilmember McCullough asked if the limits of construction, does that add a lot of civil to the existing parking lot or is it just kind of I guess focused in the area of the demo plan?

McPherson replied if you have a copy of the plan in front of you, there's a layout plan in there and pretty much anything with a hatch would be an impacted area, whether it be a parking lot or our building. There will be a fair amount of pavement replacement, especially along the front of the building, all new sidewalk all in the front because the façade is completely going to be taken off and replaced, so it will look good.

McCullough said the other question I have is the drive-thru pharmacy, how do you access that?

McPherson replied it's a single lane and typically a drive-thru pharmacy is not from a stacking point, it's not like it's a Chick-Fil-A or something like that. But essentially there's plenty of room, that's a 30-foot wide drive that will come around the south side there, so customers could come along the front of the building and drive-thru, there's plenty of room for that motion, or if they come from the rear they can also come from that direction, from a typical passenger vehicle there's plenty of room for them to make those maneuvers.

McCullough said those were my two construction related questions. But the fun questions I have are I think this is super innovative, the expansion, again, to echo, thank you for choosing Livonia to do this expansion. I love the fact that we have kind of an innovative development, every meeting I say Livonia is a built out city and we've got to be innovative with the current development we have and I think again this is proof, especially with the ten or twelve, basically people are ordering off their phones, you guys are dropping it off. The expansion itself, it's just incredible and plus the Vision 21, this is where it comes into play, you know, we cut a little bit of hoops and allow you to get to work if it's approved. The last question I do have is if approved, when are you guys looking to break ground?

McPherson replied we were talking about that earlier, I mean the hope is to potentially start some of the – there's going to be some retail relocation of some things, maybe they get to that this fall yet, but likely the majority of the work will start next spring and be done next year.

McCullough said I'm excited, thank you very much.

Councilmember Toy stated I don't often shop at that Kroger, I live nearer to the Merriman Road Kroger, I'm unaware, have you done anything on the interior of that as well?

McPherson replied the Merriman Road one and Toy said no, the Eight Mile one, the one we're talking about. McPherson stated the interior is going to be completely renovated, the whole thing. Toy said I don't think Mr. Eisenberg would do this without having you do everything, he's not like that, he does quality stuff.

Eisenberg replied that Kroger has been well maintained, it's got new fixtures, new paint job, Kroger's done a nice job there and it does a very nice volume.

Toy said good service, good products, thank you for all you do, your shelves are usually stocked unlike a few other places, but thank you, thank you for doing business in Livonia, we really do appreciate it.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

7.

Planning
August 23, 2021

MEETING DATE

September 8, 2021

PREPARED BY

Stephanie Reece, Program Supervisor,

AGENDA ITEM

SITE PLAN PETITION: Planning Commission, re: Petition 2021-07-08-04 submitted by The Kroger Company of Michigan requesting approval to redevelop portions of the commercial shopping center (Northridge Commons), including demolishing approximately 22,000 square feet of existing retail space, constructing an addition to the Kroger store measuring approximately 28,500 square feet, as well as other façade and parking lot improvements, at 33523-33751 Eight Mile Road, located on the south side of Eight Mile Road between Farmington and Gill Roads in the Northeast ¼ of Section 4.

BACKGROUND

RECOMMENDATION

At the 1,174th Public Hearing and Regular Meeting held by the City Planning Commission on August 17, 2021, the following resolution was unanimously adopted:

#08-43-2021 **RESOLVED**, That the City Planning Commission does hereby recommend to City Council that Petition 2021-07-08-04 submitted by The Kroger Company of Michigan requesting approval of all plans required by Section 18.47 and Section 18.58 of the City of Livonia Zoning Ordinance No. 543, as amended, in connection with a proposal to redevelop portions of the commercial shopping center (Northridge Commons), including demolishing approximately 22,000 square feet of existing retail space, constructing an addition to the Kroger store measuring approximately 28,500 square feet, as well as other façade and parking lot improvements, at 33523-33751 Eight Mile Road, located on the south side of Eight Mile Road between Farmington and Gill Roads in the Northeast ¼ of Section 4, be approved, subject to the following conditions:

1. That the Overall Layout Plan identified as Sheet No. C1.2.1 and the Layout Plan identified as Sheet No. C1.2.2, both dated July 13, 2021, as revised, prepared by Atwell Group, are hereby approved, and shall be adhered to.
2. That the drive-up lane for the pharmacy drop-off/pick-up window shall be at least ten feet (10') in width.
3. All parking spaces, except the required handicapped spaces, shall be doubled striped at ten feet (10') wide by twenty feet (20') in length as required.
4. That the Landscape Plan identified as Sheet No. LS1.0, dated July 13, 2021, as revised, prepared by Atwell Group, 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 Elevation Plan for the Kroger store, dated June 29, 2021, prepared by CR Architecture & Design, 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 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.
10. 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.
11. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows.
12. 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.
13. 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
14. 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.

Mr. Wilshaw: Is there any discussion?

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted.

FISCAL CONSIDERATION

ATTACHMENTS

1. 2021-07-08-04_Kroger_E-COUNCIL Pkt

APPROVED BY



Date: August 23, 2021

Mark Taormina, Planning and Economic Development Director



Date: August 26, 2021

Maureen Miller Brosnan, Mayor

Petition 2021-07-08-04 submitted by The Kroger Company of Michigan requesting approval of all plans required by Section 18.47 and Section 18.58 of the City of Livonia Zoning Ordinance No. 543, as amended, in connection with a proposal to redevelop portions of the commercial shopping center (Northridge Commons), including demolishing approximately 22,000 square feet of existing retail space, constructing an addition to the Kroger store measuring approximately 28,500 square feet, as well as other façade and parking lot improvements, at 33523-33751 Eight Mile Road, located on the south side of Eight Mile Road between Farmington and Gill Roads in the Northeast ¼ of Section 4.

**CITY OF LIVONIA, MICHIGAN
APPLICATION FOR SITE PLAN REVIEW & APPROVAL**

All petitions for Site Plan Approval shall be filed with the City Planning Commission, 33000 Civic Center Drive, Livonia, MI 48154-3097. **Filing fee = \$600.00 plus \$20.00 for each 1,000 square feet of gross floor area of new construction, not to exceed a total of \$1,500.00.**

Date Filed: _____ Petition 2021-07-08-04
Site Address: 33523 Eight Mile Road Sidwell 46-013-99-0032-007
Requesting Approval to Site Plan approval
Applicant: Garett Foley Business/Company: The Kroger Co. of Michigan
Applicant's Address: 40393 Grand River Ave. City: Novi State: MI Zip Code: 48375
Applicant's Phone # (567) 204-8518 Applicant's Email garett.foley@kroger.com
Contact Person: Mike McPherson Business/Company: Atwell, LLC
Contact's Address: 12745 23 Mile Rd, Suite 200 City: Shelby Twp State: MI Zip Code: 48315
Contact's Phone # (568) 786-9800 Contact's Email mmcpherson@atwell-group.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 (if proposed must submit separate sign application)
- 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) One (1) completed application form & **three (3)** sets of full-size drawings

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

FEE COMPUTATION

28,616 sq. ft. of new construction x \$20.00 per 1,000 sq. ft. **\$600.00**
(NOTE: Round off to nearest 1,000) + 573.00
Total Amount Due \$ 1173.00

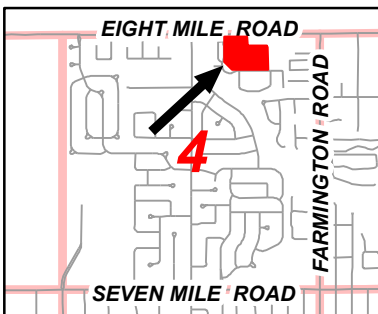
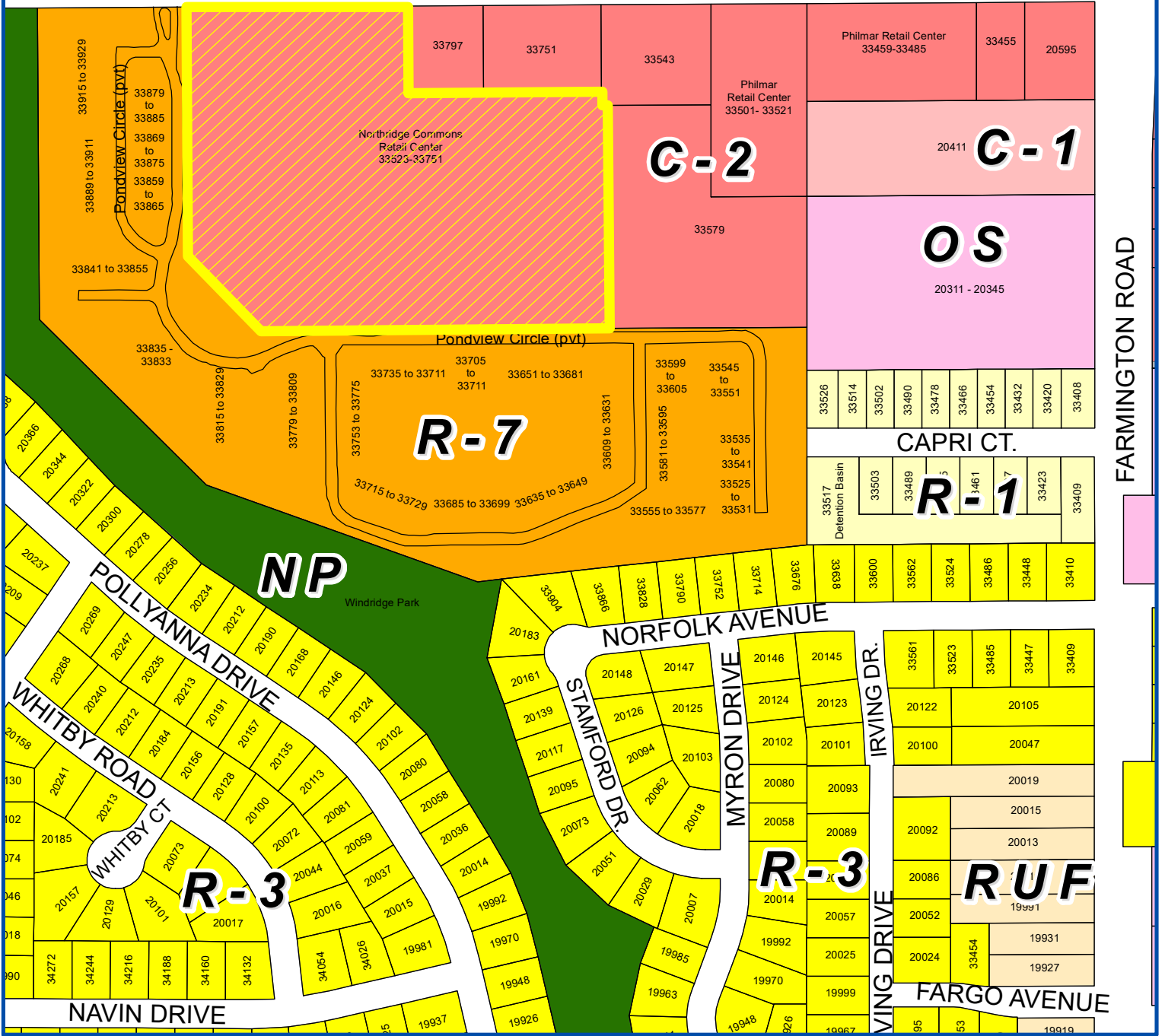
Owner of Property: Northridge Livonia, LLC
Owner's Address: 28470 Thirteen Mile Rd. - suite 200 City: Farmington Hills State: MI Zip Code: 48334
Owner's Phone # (248) 538-6363 Owner's Email weisenberg@grandsakwa.com
Signature of Owner: [Signature] Print Name: William Eisenberg

RECEIVED
JUL 14 2021
CITY OF LIVONIA
PLANNING COMMISSION

PAID
JUL 14 2021
TREASURER'S OFFICE
CITY OF LIVONIA

Farmington Hills

EIGHT MILE (BASELINE) ROAD



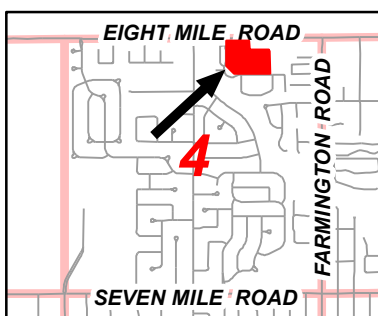
Address & Zoning Map

Petition 2021-07-08-04
The Kroger Company of Michigan
33523-33751 Eight Mile Road
re-develop Northridge Commons



Not to Scale

City of Livonia
Planning Department



Aerial Map

Petition 2021-07-08-04
The Kroger Company of Michigan
33523-33751 Eight Mile Road
re-develop Northridge Commons



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 4

Petition 2021-07-08-04 submitted by The Kroger Company of Michigan requesting approval of all plans required by Section 18.47 and Section 18.58 of the City of Livonia Zoning Ordinance No. 543, as amended, in connection with a proposal to redevelop portions of the commercial shopping center (Northridge Commons), including demolishing approximately 22,000 square feet of existing retail space, constructing an addition to the Kroger store measuring approximately 28,500 square feet, as well as other façade and parking lot improvements, at 33523-33751 Eight Mile Road, located on the south side of Eight Mile Road between Farmington and Gill Roads in the Northeast ¼ of Section 4.

August 10, 2021: Study Meeting:

This petition involves changes to the Northridge Commons shopping center. Portions of the existing retail center would be demolished to make room for an expansion of the Kroger grocery store. Northridge Commons consists of four (4) separate buildings and a gas station located on the south side of Eight Mile Road just west of Farmington Road. The overall complex is divided into seven (7) parts: 1) Retail Area 1 on the north side of Kroger along Eight Mile Road (13,947 sq.ft.); 2) the Kroger store (47,545 sq.ft.); 3) Retail Area 2 at the south end of the complex (51,543 sq.ft.); 4) Retail Area 3 located on the south side of the Kroger (8,134 sq.ft.); 5) the Kroger fuel facility; 6) a freestanding Arby's restaurant; and 7) a PNC bank. The existing retail complex, not including the gas station and outlot buildings, contains approximately 121,169 square feet of gross leasable floor area (GFA), with Kroger as the largest single tenant. The total land area of the shopping center is approximately 14.4 acres. And the zoning is C-2, General Business.

Expansion of the Kroger will require the removal of approximately 21,913 square feet of existing retail space located in the southwest corner of the shopping center. The demo areas include 13,779 square feet at the west end of Retail Area 2 and all of Retail Area 3. Replacing these areas would be a 28,616 square foot addition to the Kroger. Once completed, the grocery store would total 76,161 square feet and the overall size of the retail complex would increase to about 127,872 square feet. To maximize the amount of new floor space, the contour of the expanded store would follow the angled contour of the property. The south end of the addition would contain the store's pharmacy where a drop-off/pick-up window has been added. The store's main service area, including the truck docks and receiving area, would remain where they currently exist on the west side of the building.

Both the interior and exterior of the store would be completely remodeled. The main customer entrance would be located near the middle of the storefront. Next to the main entrance and vestibule, the plan shows a 1,432 square foot "Pick Up" room that would be used to organize and store items for customer pick-up. In the parking lot just outside of this room, there would be twelve (12) marked and signed parking spaces that would be devoted solely to grocery pick-up.

The remodeled exterior includes a variety of materials, including wood finish and silver corrugated metal panels that would frame the store's main entrance, dark grey prefinished metal panels and black-colored painted brick located above the bottle-return and pick-up rooms on either side of the main entrance, and a mix of grey and beige painted brick, EIFS, masonry block, and metal panels that would go on the lower parts of the façade.

Under the proposed Livonia Vision 21 Zoning Ordinance, required parking for a planned commercial shopping center is computed based on a ratio of one (1) parking space for each 250 square feet of GFA, plus one (1) parking space for every seventy-five (75) square feet of GFA devoted to full services restaurants. For Northridge Commons, the minimum required parking equals the sum floor area of the shopping center and PNC bank, but not including the Arby's and Coney Island restaurants, divided by 250 (130,040 sq.ft. ÷ 250 = 521 spaces), plus the floor area of the Arby's and Coney Island restaurants divided by 75 (4,564 sq.ft. ÷ 75 = 61 spaces), for a grand total of **582 required parking spaces**. The site plan indicates there would be **646 available parking spaces** for a surplus of 64.

The proposed project represents only a slight increase (5.2%) in the size of the overall shopping center: from 127,901 sq.ft. to 134,604 sq.ft., including the Arby's and PNC bank. Under the current parking standards, the existing shopping center requires 640 parking spaces which conforms with the ordinance. But with the expansion under the current parking standards, would require no fewer than 674 spaces and fall shy of this amount, thus requiring a variance. However, as previously demonstrated, under the LV21 parking standards, a variance is no longer needed.

August 17, 2021: Regular Meeting:

Approving Resolution: That the request to redevelop portions of the commercial shopping center (Northridge Commons) at 33523-33751 Eight Mile Road is hereby approved, subject to City Council approval and the following conditions:

1. That the Overall Layout Plan identified as Sheet No. C1.2.1 and the Layout Plan identified as Sheet No. C1.2.2, both dated July 13, 2021, as revised, prepared by Atwell Group, are hereby approved, and shall be adhered to.
2. That the drive-up lane for the pharmacy drop-off/pick-up window shall be at least ten feet (10') in width.
3. All parking spaces, except the required handicapped spaces, shall be doubled striped at ten feet (10') wide by twenty feet (20') in length as required.
4. That the Landscape Plan identified as Sheet No. LS1.0, dated July 13, 2021, as revised, prepared by Atwell Group, is hereby approved, and shall be adhered to.

MISCELLANEOUS

ITEM 4 Petition 2021-07-08-04– Kroger

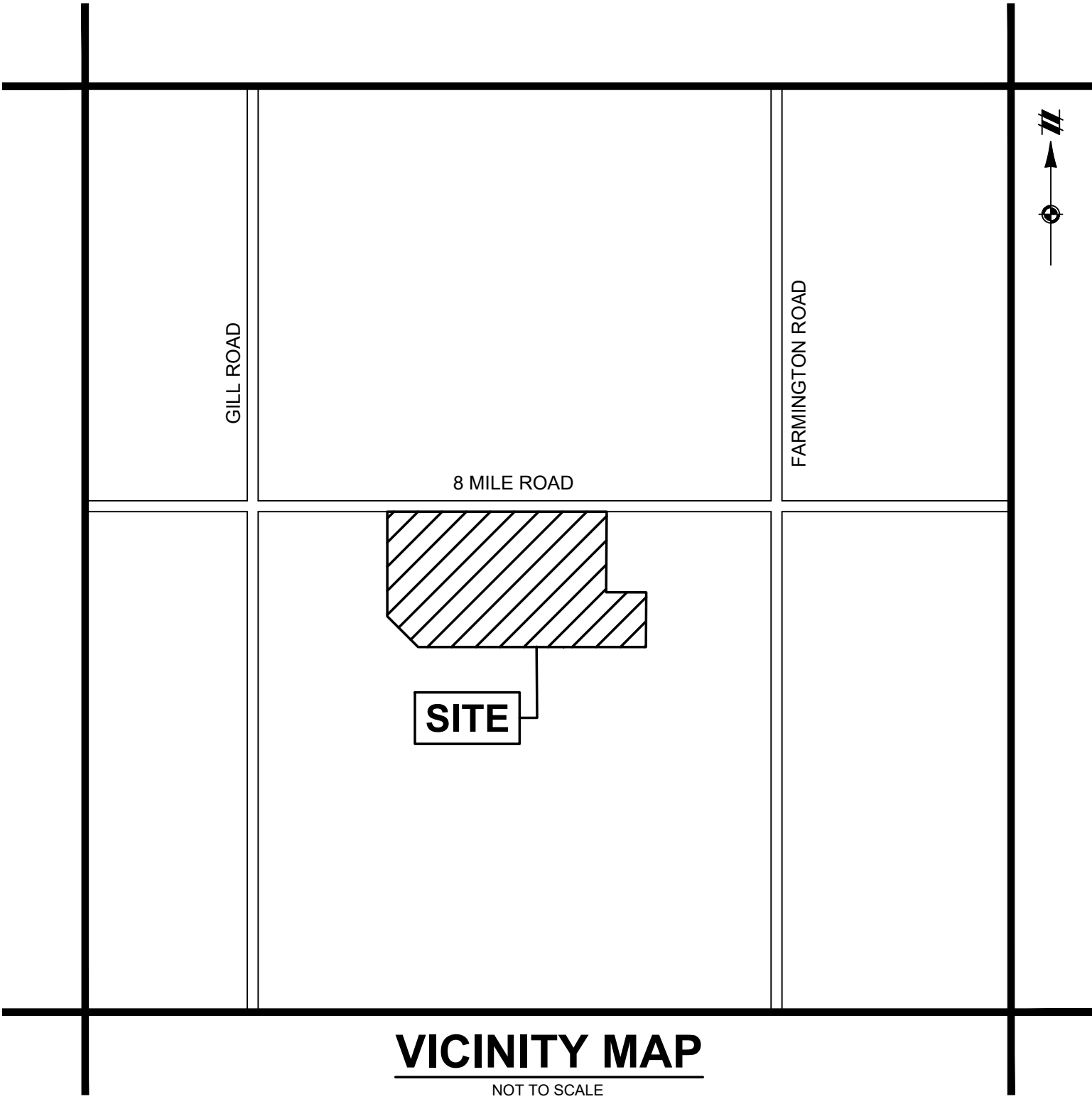
Page 3

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 Elevation Plan for the Kroger store, dated June 29, 2021, prepared by CR Architecture & Design, 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 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.
10. 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.
11. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows.
12. 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.
13. 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
14. 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.



STORE D-615 EXPANSION
33523 EIGHT MILE ROAD
LIVONIA, MI 48152

SITE PLANS



VICINITY MAP
NOT TO SCALE



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 CONTRACTORS. 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



DEVELOPMENT TEAM

APPLICANT THE KROGER CO. OF MICHIGAN 40393 GRAND RIVER AVE. NOVI, MI 48375 CONTACT: GARETT FOLEY PHONE: 567-204-8518 EMAIL: garett.foley@kroger.com	OWNER NORTHBRIDGE LIVONIA, LLC 28470 THIRTEEN MILE ROAD, STE 200 FARMINGTON HILLS, MI 48334 CONTACT: WILLIAM EISENBERG PHONE: 248-538-6363 EMAIL: weisenberg@grandsakwa.com
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CIVIL ENGINEER
ATWELL, LLC
12745 23 MILE ROAD, SUITE 200
SHELBY TWP., MI 48315
CONTACT: MICHAEL McPHERSON
PHONE: (586) 786-9800
EMAIL: mmcperson@atwell-group.com

ARCHITECT
CR ARCHITECTURE & DESIGN
600 VINE STREET, SUITE 2210
CINCINNATI, OH 45202
CONTACT: ANTHONY FREY
PHONE: (513) 721-8080
EMAIL: a.frey@cr-architects.com

GOVERNING AGENCIES / UTILITY CONTACTS

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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

8 MILE ROAD R.O.W.
WAYNE COUNTY DPS
CONSTRUCTION PERMITS
33809 MICHIGAN AVENUE
WAYNE, MI 48184
CONTACT: HIKMAT KASSEM
PHONE: 734-595-6504
EMAIL: hkassem@waynecounty.com

PARCEL DESCRIPTION

SCHEDULE A EXHIBIT "A" LEGAL DESCRIPTION PER COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: GLT1800451, COMMITMENT DATE: NOVEMBER 15, 2018

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

PARCEL 1:
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 4, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN; THENCE SOUTH 00 DEG. 04' 56" WEST 60.00 FEET; THENCE NORTH 89 DEG. 41' 00" EAST 680.42 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF EIGHT MILE ROAD (93 FOOT WIDE) FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEG. 41' 00" EAST 462.24 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EIGHT MILE ROAD; THENCE SOUTH 00 DEG. 19' 00" EAST 180.00 FEET; THENCE NORTH 89 DEG. 41' 00" EAST 402.36 FEET; THENCE SOUTH 00 DEG. 19' 00" EAST 30.00 FEET; THENCE NORTH 89 DEG. 41' 04" EAST 14.50 FEET; THENCE SOUTH 00 DEG. 19' 19" EAST 464.94 FEET; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE NORTHERLY AND EASTERLY LINES OF ON THE POND CONDOMINIUM, W.C.C.P. NO. 593, MASTER DEED RECORDED AT LIBER 33127, PAGE 556, WAYNE COUNTY RECORDS: SOUTH 89 DEG. 40' 41" WEST 725.60 FEET (RECORDED AS SOUTH 89 DEG. 41' 00" WEST 725.99 FEET), NORTH 45 DEG. 19' 00" WEST 216.94 FEET, AND NORTH 00 DEG. 19' 59" WEST 521.60 FEET (RECORDED AS SOUTH 00 DEG. 19' 00" EAST 521.59 FEET) TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHEAST 1/4 OF SAID SECTION 4, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN.

PARCEL 2:
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 4, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN; THENCE SOUTH 00 DEG. 04' 56" WEST 60.00 FEET; THENCE NORTH 89 DEG. 41' 00" EAST 1142.66 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF EIGHT MILE ROAD (93 FOOT WIDE) FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEG. 41' 00" EAST 156.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EIGHT MILE ROAD; THENCE SOUTH 00 DEG. 19' 00" EAST 180.00 FEET; THENCE SOUTH 89 DEG. 41' 00" WEST 156.00 FEET; THENCE NORTH 00 DEG. 19' 00" WEST 180.00 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHEAST 1/4 OF SAID SECTION 4, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN.

PARCEL 3:
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 4, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN; THENCE SOUTH 00 DEG. 04' 56" WEST 60.00 FEET; THENCE NORTH 89 DEG. 41' 00" EAST 1298.67 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF EIGHT MILE ROAD (93 FOOT WIDE) FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEG. 41' 00" EAST 246.36 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EIGHT MILE ROAD; THENCE SOUTH 00 DEG. 19' 00" EAST 180.00 FEET; THENCE SOUTH 89 DEG. 41' 00" WEST 246.36 FEET; THENCE NORTH 00 DEG. 19' 00" WEST 180.00 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHEAST 1/4 OF SAID SECTION 4.

PARCEL 4:
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 4, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN; THENCE SOUTH 00 DEG. 04' 56" WEST 60.00 FEET; THENCE NORTH 89 DEG. 41' 00" EAST 1545.03 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF EIGHT MILE ROAD (93 FOOT WIDE) FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEG. 41' 00" EAST 229.26 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EIGHT MILE ROAD; THENCE SOUTH 00 DEG. 02' 37" WEST 210.00 FEET; THENCE SOUTH 89 DEG. 41' 04" WEST 227.94 FEET; THENCE NORTH 00 DEG. 19' 00" WEST 210.00 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHEAST 1/4 OF SAID SECTION 4.

PARCEL 5:
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 4, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN; THENCE SOUTH 00 DEG. 04' 56" WEST 60 FEET; THENCE NORTH 89 DEG. 41' 00" EAST 1559.51 FEET; THENCE SOUTH 00 DEG. 19' 19" EAST 210.00 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 89 DEG. 41' 00" EAST 213.44 FEET; THENCE SOUTH 00 DEG. 02' 37" WEST 191.94 FEET; THENCE NORTH 89 DEG. 42' 08" EAST 199.96 FEET (NORTH 89 DEG. 41' 00" EAST 200.00 FEET RECORDED); THENCE SOUTH 00 DEG. 01' 48" WEST 272.91 FEET MEASURED (SOUTH 00 DEG. 03' 10" WEST 273.01 FEET RECORDED) ALONG A LINE PARALLEL WITH AND 660.00 FEET WEST OF THE EAST LINE OF SAID SECTION 4; THENCE SOUTH 89 DEG. 40' 41" WEST 410.50 FEET MEASURED (410.89 FEET RECORDED); THENCE NORTH 00 DEG. 19' 19" WEST 464.95 FEET TO THE PLACE OF BEGINNING.

PROJECT NARRATIVE

THIS PROJECT IS AN EXPANSION TO THE EXISTING KROGER STORE. THE SCOPE OF WORK INCLUDES ADDITIONAL BUILDING AREA, FACADE AND FRONT SIDEWALK IMPROVEMENTS AND PARKING LOT, UTILITY, AND STORMWATER MODIFICATIONS TO ACCOMMODATE THE PROPOSED WORK.

TO FACILITATE THE EXPANSION 8,134 SF OF THE EXISTING ADJACENT TENANT SPACE WILL BE DEMOLISHED. AN ADDITIONAL 13,779 SF OF THE RETAIL BUILDING TO THE EAST WILL BE DEMOLISHED TO ACCOMMODATE A KROGER PICK-UP AREA, PARKING SPACES, AND VEHICLAR ACCESS.

SHEET INDEX

C0.0	COVER SHEET
C1.2.1	OVERALL LAYOUT PLAN
C1.2.2	LAYOUT PLAN
C1.2.3	PICKUP AREA DETAIL
C1.3	PRELIMINARY UTILTIY PLAN
C1.4	TRAFFIC CONTROL PLAN
LS1.0	LANDSCAPE PLAN

ATTACHED PLANS
ALTA SURVEY
FLOOR PLAN
ELEVATIONS

THE KROGER COMPANY	CITY OF LIVONIA	WAYNE COUNTY, MICHIGAN
	STORE D-615 EXPANSION	
	SITE PLANS	
COVER SHEET		

DATE
JULY 13, 2021

REVISIONS/SUBMITTALS
07-13-2021 SUBMIT TO CITY



NO SCALE

DRAWN BY: EM

CHECKED BY: EM

PROJECT MANAGER: MMc

JOB #: 18003949

SHEET NO.

C0.0

LEGEND

- PROPERTY LINE
PROPOSED CONCRETE CURB & GUTTER
EXISTING CURBING
PROPOSED SIDEWALK
PROPOSED CONCRETE
PROPOSED STANDARD ASPHALT
PROPOSED HEAVY DUTY ASPHALT
BUILDING EXPANSION AREA
PROPOSED PAVEMENT MATCH LINE
EXISTING OVERHEAD LINES
GUY WIRES
EXISTING / PROPOSED CART CORRAL
PEDESTRIAN CROSSWALK
PAINTED STOP BAR W/ STOP SIGN
TRAFFIC FLOW ARROWS
EXISTING / PROPOSED SIGN
EXISTING / PROPOSED LIGHT POLE
PARKING ROW COUNT
ACCESSIBLE PARKING SPACE
SIDEWALK RAMP
EXISTING UTILITY POLE
EXISTING HYDRANT

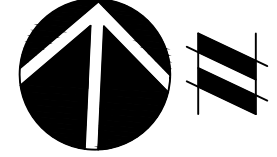
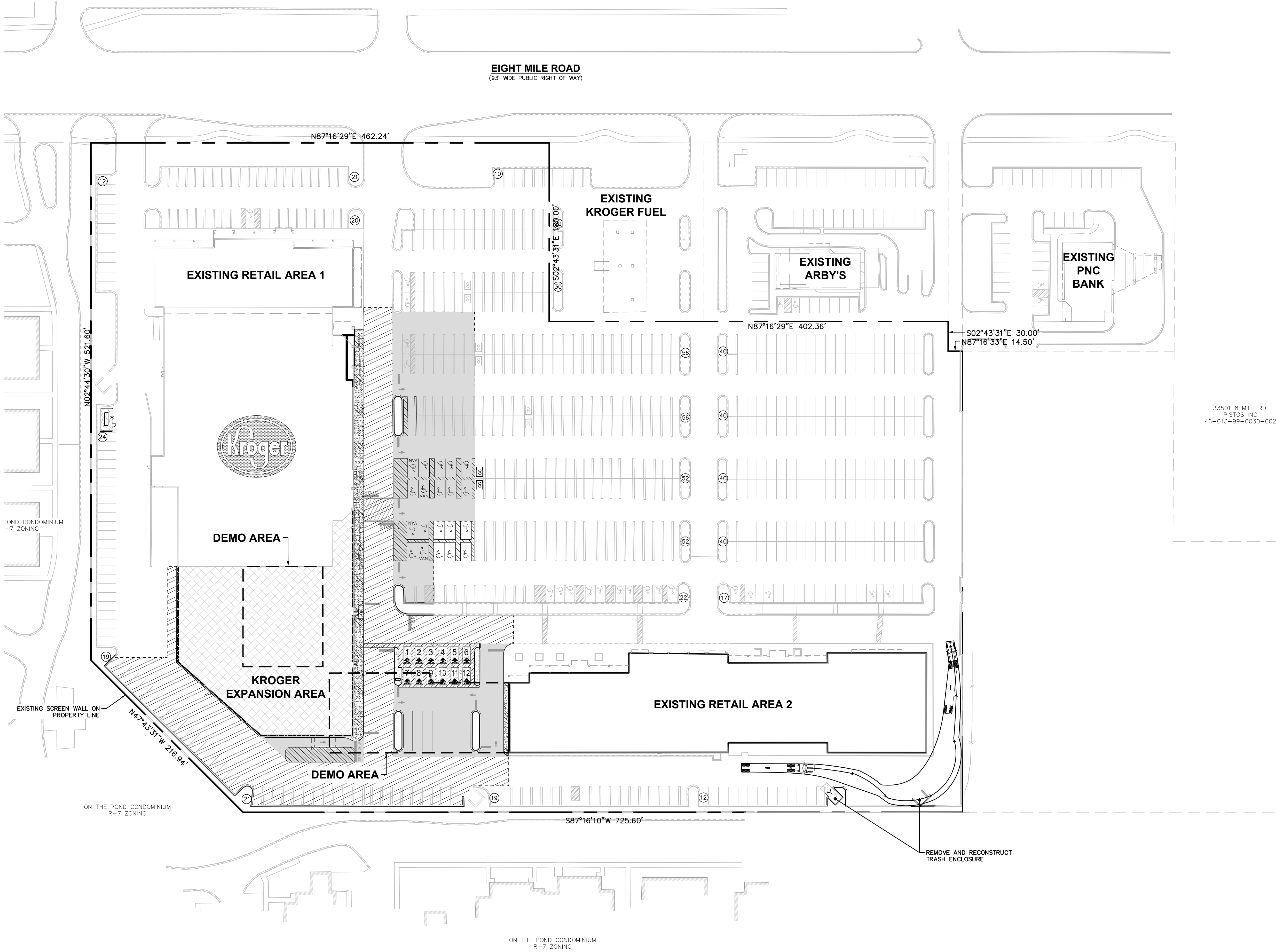
SITE DATA

PARCEL ID#	NET AREA	ZONING
46-013-99-0032-007	11,618 AC.	C-2

TENANT	EXISTING	DEMOLISHED	PROPOSED	FINAL
KROGER	47,545 SF	0 SF	28,616 SF	76,161 SF
RETAIL AREA 1	13,947 SF	0 SF	0 SF	13,947 SF
RETAIL AREA 2	51,543 SF	13,779 SF	0 SF	37,764 SF
RETAIL AREA 3	8,134 SF	8,134 SF	0 SF	0 SF
TOTAL	121,321 SF	21,913 SF	28,464 SF	127,872 SF

TENANT	PROVIDED	REQUIRED	FORMULA
KROGER	SEE TOTAL	406 SPACES	1/150 UFA
RETAIL 1	SEE TOTAL	75 SPACES	1/150 UFA
RETAIL 2	SEE TOTAL	74 SPACES	1/150 UFA
TOTAL	648 SPACES	555 SPACES	N/A
*USEABLE FLOOR AREA ASSUMED AS 80% OF GROSS FLOOR AREA			

ACCESSIBLE PARKING DATA	PROPOSED	REQUIRED	FORMULA
TOTAL	38 SPACES	13 SPACES	2% OF TOTAL
VAN	4 SPACES	3 SPACES	1/6 ACCESSIBLE SPACES



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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(366) 786-9600



33501 8 MILE RD.
PISTOS INC.
46-013-99-0030-002

THE KROGER COMPANY
STORE D-615 EXPANSION
SITE PLANS
OVERALL LAYOUT PLAN

DATE	JULY 13, 2021
REVISIONS/SUBMITTALS	07-13-2021 SUBMIT TO CITY



DRAWN BY: EM
CHECKED BY: EM
PROJECT MANAGER: MMc
JOB #: 18003949
SHEET NO.

C1.2.1

CAD FILE: \\18003949\DWG\PLAN SETS\SITE PLANS\18003949-C02-L

LEGEND

	PROPERTY LINE
	PROPOSED CONCRETE CURB & GUTTER
	EXISTING CURBING
	PROPOSED SIDEWALK
	PROPOSED CONCRETE
	PROPOSED STANDARD ASPHALT
	PROPOSED HEAVY DUTY ASPHALT
	BUILDING EXPANSION AREA
	PROPOSED PAVEMENT MATCH LINE
	EXISTING OVERHEAD LINES
	GUY WIRES
	EXISTING / PROPOSED CART CORRAL
	PEDESTRIAN CROSSWALK
	PAINTED STOP BAR W/ STOP SIGN
	TRAFFIC FLOW ARROWS
	EXISTING / PROPOSED SIGN
	EXISTING / PROPOSED LIGHT POLE
	PARKING ROW COUNT
	ACCESSIBLE PARKING SPACE
	SIDEWALK RAMP
	EXISTING UTILITY POLE
	EXISTING HYDRANT

SITE DATA

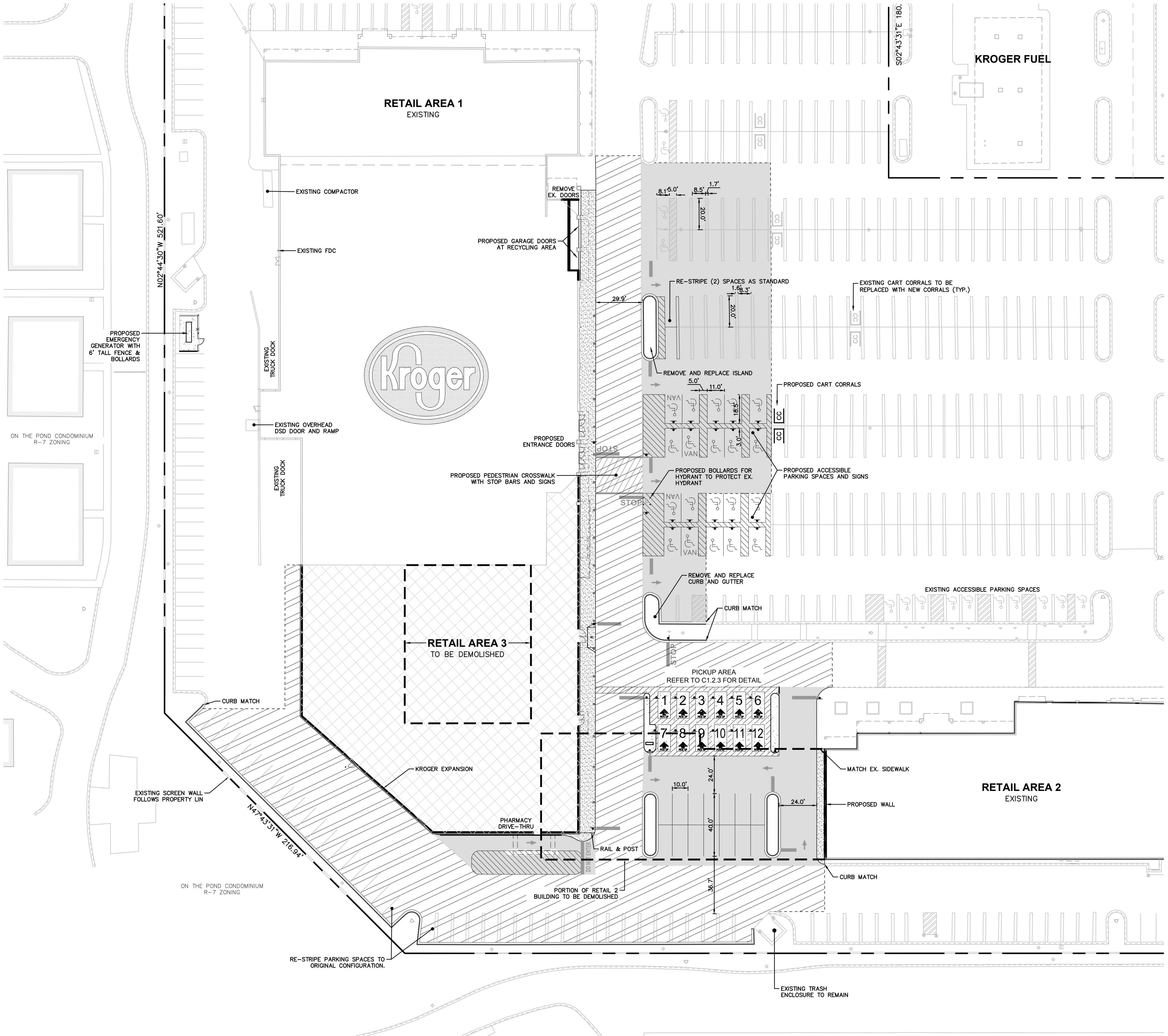
PARCEL SUMMARY				
PARCEL ID#	NET AREA		ZONING	
46-013-99-0032-007	11,618 AC.		C-2	
BUILDING SUMMARY				
TENANT	EXISTING	DEMOLISHED	PROPOSED	FINAL
KROGER	47,545 SF	0 SF	28,616 SF	76,161 SF
RETAIL AREA 1	13,947 SF	0 SF	0 SF	13,947 SF
RETAIL AREA 2	51,543 SF	13,779 SF	0 SF	37,764 SF
RETAIL AREA 3	8,134 SF	8,134 SF	0 SF	0 SF
TOTAL	121,321 SF	21,913 SF	28,464 SF	127,872 SF

PARKING SUMMARY			
TENANT	PROVIDED	REQUIRED	FORMULA
KROGER	SEE TOTAL	406 SPACES	1/150 UFA
RETAIL 1	SEE TOTAL	75 SPACES	1/150 UFA
RETAIL 2	SEE TOTAL	74 SPACES	1/150 UFA
TOTAL	648 SPACES	555 SPACES	N/A
*USEABLE FLOOR AREA ASSUMED AS 80% OF GROSS FLOOR AREA			

ACCESSIBLE PARKING DATA			
	PROPOSED	REQUIRED	FORMULA
TOTAL	38 SPACES	13 SPACES	2% OF TOTAL
VAN	4 SPACES	3 SPACES	1/6 ACCESSIBLE SPACES

NOTES

- ALL DIMENSIONS ARE TO EDGE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- ALL ITEMS NOT IDENTIFIED AS "EXISTING" SHALL BE PROPOSED.
- ALL ON-SITE PAVEMENT NOT IDENTIFIED AS HEAVY DUTY ASPHALT OR CONCRETE PAVEMENT SHALL BE STANDARD DUTY ASPHALT PAVEMENT.



Know what's below.
Call before you dig.

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THE KROGER COMPANY

STORE D-615 EXPANSION
SITE PLANS

LAYOUT PLAN

DATE
JULY 13, 2021

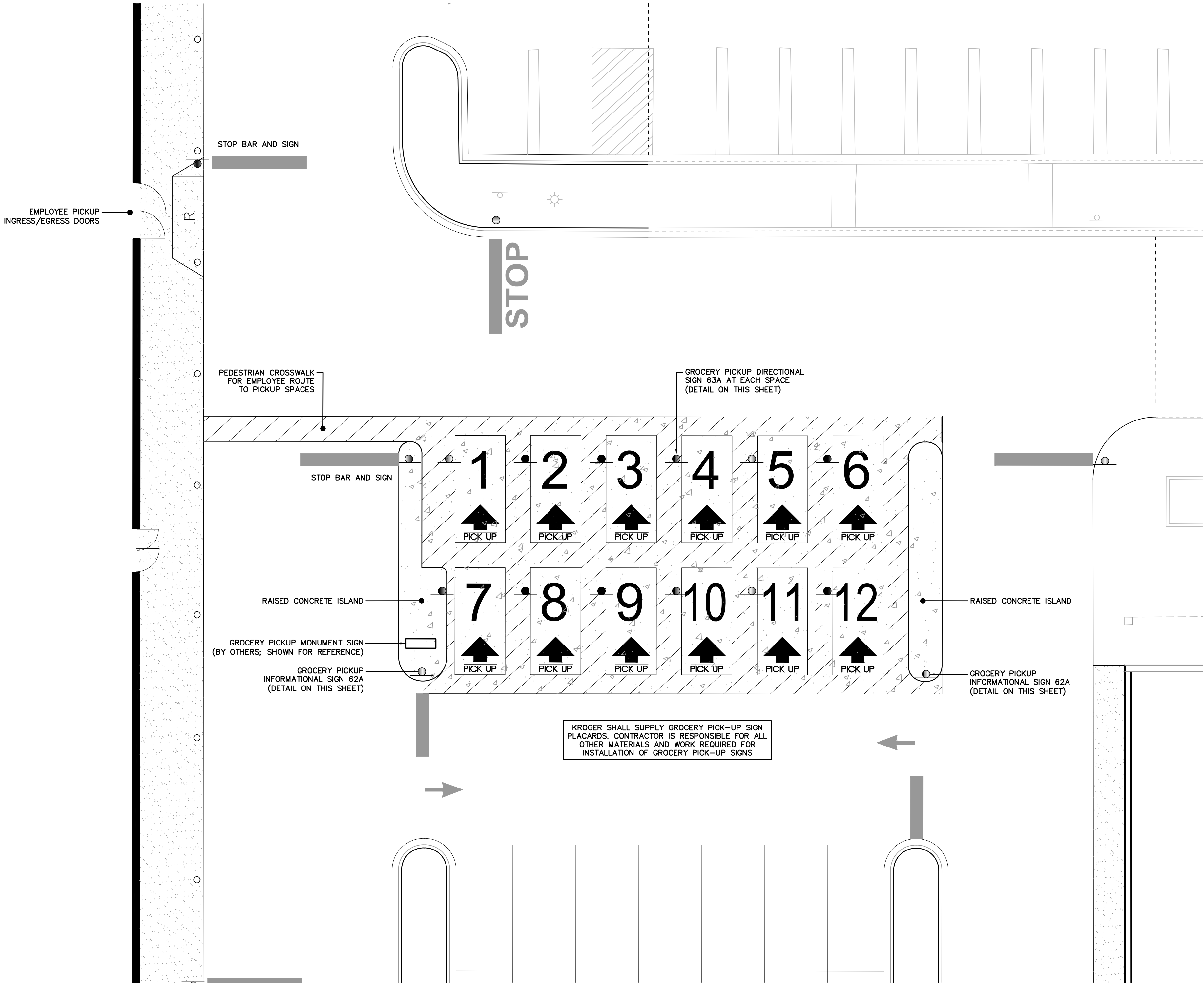
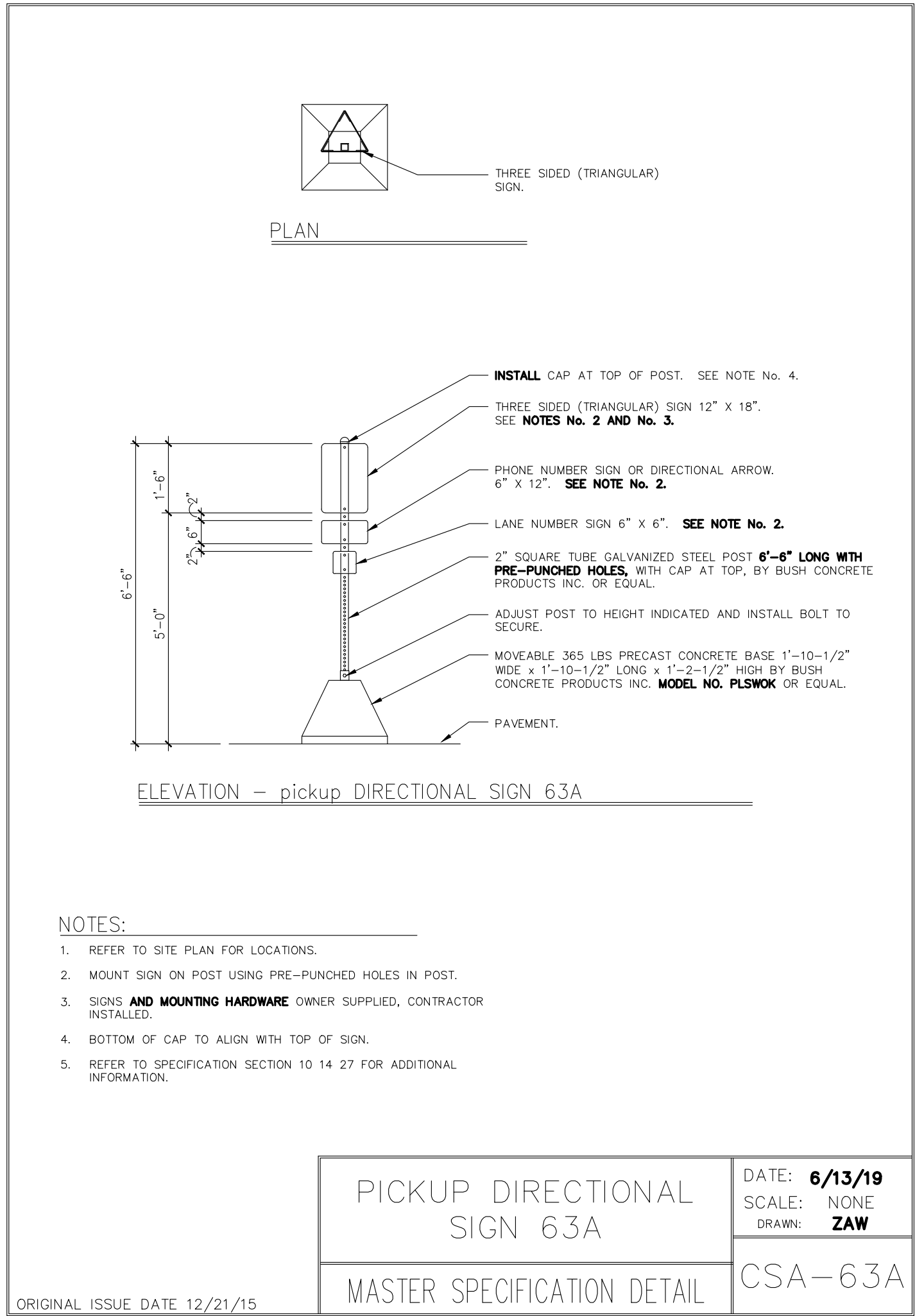
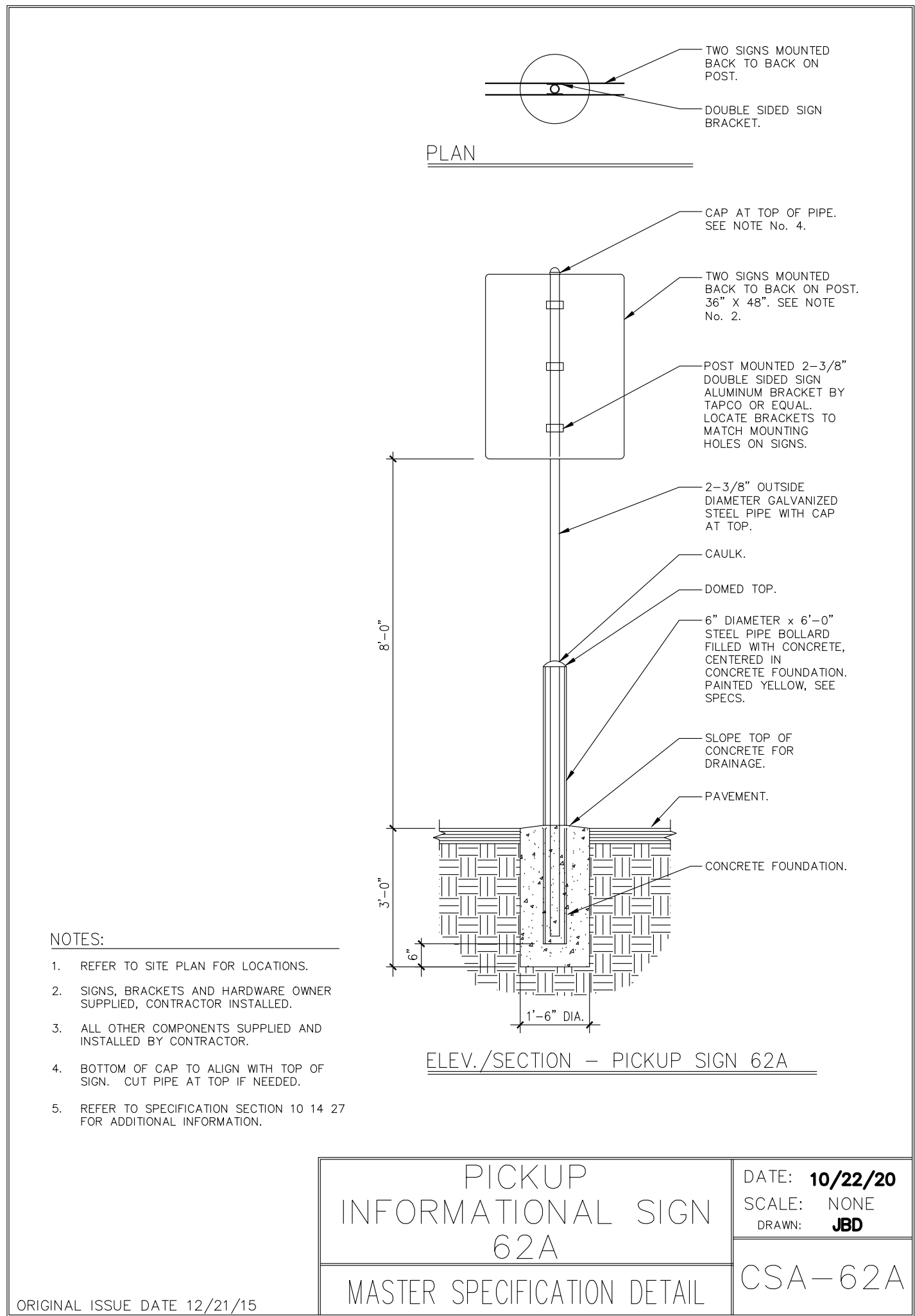
REVISIONS/SUBMITTALS
07-13-2021 SUBMIT TO CITY

0 15 30
SCALE: 1"=30'

DRAWN BY: EM
CHECKED BY: EM
PROJECT MANAGER: MMc
JOB #: 18003949
SHEET NO.

C1.2.2

CAD FILE: \\18003949\DWG\PLAN SETS\SITE PLANS\18003949-C02-L



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CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

THE KROGER COMPANY
STORE D-615 EXPANSION
SITE PLANS
PICKUP AREA DETAIL

DATE: JULY 13, 2021
REVISIONS/SUBMITTALS
07-13-2021 SUBMIT TO CITY

0 5 10
SCALE: 1"=10'

DRAWN BY: EM
CHECKED BY: EM
PROJECT MANAGER: MMc
JOB #: 18003949
SHEET NO.

C1.2.3

CAD FILE: \\18003949\DWG\PLAN SETS\SITE PLANS\18003949-003-L-01

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

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. CONTRACTOR SHALL CALL "MISS DIG" AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION.
4. ALL SANITARY SEWER SHALL BE PVC SDR 23.5.
5. ALL STORM SEWER SHALL BE CLIV RCP.

STORMWATER
THE EXISTING DEVELOPMENT CONSISTS OF AN UNDERGROUND STORM SEWER SYSTEM WHICH OUTLETS SOUTH, UNRESTRICTED, VIA 36-INCH PIPE.

KROGER PROPOSES TO INSTALL UNDERGROUND DETENTION TO ACCOMMODATE A VOLUME EQUIVALENT TO THE AREA OF PROPOSED DISTURBANCE BASED ON WAYNE COUNTY DETENTION STANDARDS FOR A 10-YEAR EVENT. THE UNDERGROUND DETENTION SYSTEM WILL OUTLET AT A RESTRICTED RATE TO THE EXISTING OUTLET. STORM SEWER FROM THE EAST IS PROPOSED BE RE-ROUTED AROUND THE UNDERGROUND DETENTION SYSTEM.

SANITARY SEWER
SUFFICIENT SANITARY SERVICE IS CURRENTLY AVAILABLE TO ALL TENANTS; NO NEW SERVICES ARE PROPOSED. THE PROPOSED KROGER EXPANSION IMPACTS AN EXISTING 8-INCH SANITARY SEWER WHICH WILL BE RELOCATED AROUND THE EXPANSION AREA.

WATERMAIN
SUFFICIENT WATER SERVICE AND HYDRANT COVERAGE IS CURRENTLY AVAILABLE TO ALL TENANTS; NO NEW SERVICES ARE PROPOSED. EXISTING SERVICES FOR TENANTS WHICH ARE PROPOSED TO BE REMOVED/DEMOLISHED WILL BE CUT, CAPPED, AND ABANDONED PER CITY OF LIVONIA REQUIREMENTS.

FRANCHISE UTILITIES
GAS, ELECTRIC, DATA, AND TELEPHONE ARE CURRENTLY AVAILABLE TO ALL TENANTS. NO NEW SERVICES ARE PROPOSED. THE PROPOSED KROGER EXPANSION IMPACTS SEVERAL UTILITIES WHICH WILL BE RELOCATED AROUND THE EXPANSION AREA. EXISTING SERVICES FOR TENANTS WHICH ARE PROPOSED TO BE REMOVED/DEMOLISHED WILL BE CUT, CAPPED, AND ABANDONED PER CITY OF LIVONIA AND UTILITY COMPANY REQUIREMENTS.

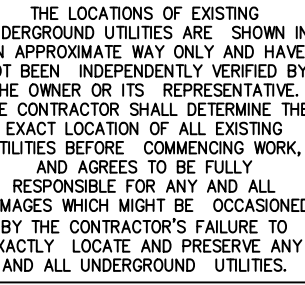
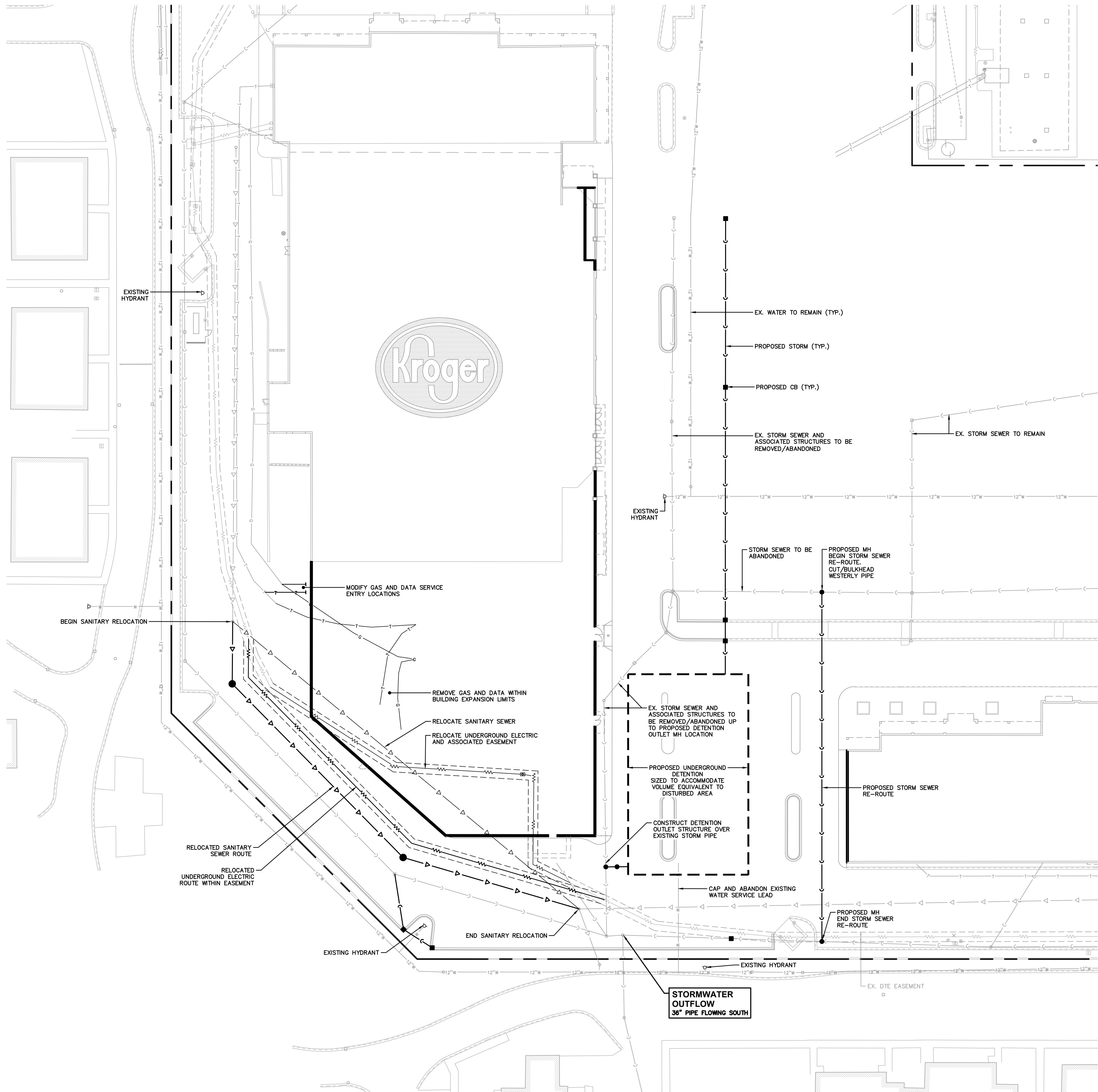
SOURCE BENCHMARK:
NGS PID: DI6221
ELEVATION: 705.42 (NAVD88)

SITE BM #1:
ARROW ON FIRE HYDRANT IN CURB ISLAND NORTH OF
SOUTHERLY BUILDING
ELEVATION: 704.36 (NAVD88)

SITE BM #2:
ARROW ON FIRE HYDRANT IN CURB ISLAND EAST OF
KROGER BUILDING
ELEVATION: 704.88 (NAVD88)

SITE BM #3:
ARROW ON FIRE HYDRANT IN CURB ISLAND AT
SOUTHWEST PROPERTY CORNER
ELEVATION: 701.22 (NAVD88)

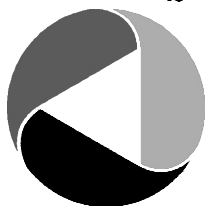
SITE BM #4:
ARROW ON FIRE HYDRANT IN CURB ISLAND WEST OF
KROGER BUILDING
ELEVATION: 704.25 (NAVD88)



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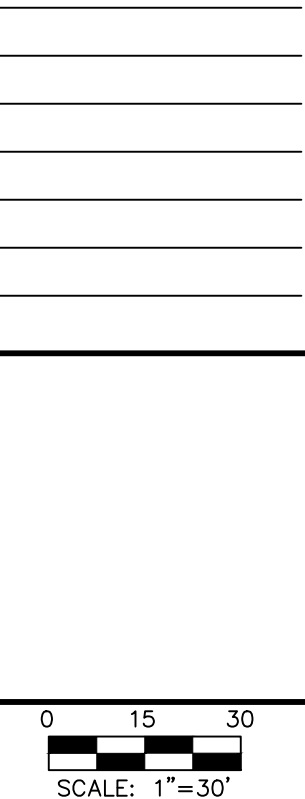
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CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

THE KRUGER COMPANY
STORE D-615 EXPANSION
SITE PLANS
PRELIMINARY UTILITY PLAN

DATE
JULY 13, 2021
REVISIONS/SUBMITTALS
-13-2021 SUBMIT TO CITY



DRAWN BY: EM
 CHECKED BY: EM
 PROJECT MANAGER: MMc
 JOB #: 18003949
 SHEET NO.

C1.3

	PROPERTY LINE
	TEMPORARY CONSTRUCTION FENCE
	TEMPORARY PAVEMENT MARKINGS
	TEMPORARY NO PARKING/SITTING/STANDING FIRE LANE SIGN

1. REFER TO SWPPP PLAN FOR ALL EROSION CONTROL MEASURES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE APPROPRIATE BMP'S PRIOR TO COMMENCING CONSTRUCTION IN ANY PHASE.
2. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION PHASES WITH KROGER CONSTRUCTION MANAGER.

1. THE STAGING AREA SHALL BE ENCLOSED WITH TEMPORARY FENCE AND ITS LOCATION IS SUBJECT TO THE CONSTRUCTION MANAGER'S APPROVAL. CONSTRUCTION TRAILERS, TEMPORARY PARKING AND ITEMS SUCH AS SOLID WASTE RECEPTACLES, SANITARY FACILITIES, CONCRETE WASTE, FUEL TANKS, CONSTRUCTION MATERIALS/SUPPLIES, AND STOCKPILES SHALL BE PLACE HERE.

1. SOME EXISTING BUSINESSES ARE TO REMAIN OPERATIONAL THROUGHOUT CONSTRUCTION. CONTRACTOR TO COORDINATE WITH OWNER ON WHICH ONES.
2. CONSTRUCTION PHASES SHALL BE COORDINATED THROUGH THE CONSTRUCTION MANAGER AND STORE MANAGER.
3. CONTRACTOR SHALL CONDUCT AND STAGE THE SITE WORK CONSTRUCTION IN A WAY TO MAINTAIN CONTINUOUS 2-WAY CUSTOMER ACCESS FOR BUSINESSES WHICH ARE TO REMAIN OPERATIONAL.
4. CONTRACTOR SHALL INSTALL TEMPORARY FENCE TO ENCLOSE CONSTRUCTION AREA AS NECESSARY. TEMPORARY FENCE SHALL NOT OBSTRUCT THE VIEW OR ACCESSIBILITY OF PEDESTRIAN AND VEHICULAR TRAFFIC.
5. CONTRACTOR SHALL SECURE ALL EQUIPMENT AND SUPPLIES WITHIN STAGING AREA AS DIRECTED BY THE CONSTRUCTION MANAGER. APPROPRIATE SIGNAGE SHALL BE DISPLAYED ALONG PERIMETER OF THE STAGING AREA DURING THE CONSTRUCTION.
6. CONSTRUCTION OF PARKING LOT SHALL NOT INTERRUPT THE PARKING LOT LIGHTING SYSTEM FOR OPERATIONAL BUSINESSES. CONTRACTOR SHALL MAINTAIN PARKING LOT LIGHTING FOR OPERATIONAL BUSINESSES AT ALL TIMES.
7. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS, MUD, ETC, UPON COMPLETION OF FINAL CONSTRUCTION.
8. REMOVE ANY TEMPORARY FENCE AND TEMPORARY SIGNAGE ONCE CONSTRUCTION IS COMPLETE.
9. REMOVE ANY TEMPORARY STRIPING AND PAVEMENT MARKINGS ONCE CONSTRUCTION IS COMPLETE. RESTORE TO ORIGINAL CONFIGURATION OR PROPOSED CONFIGURATION IF IDENTIFIED ON THE SITE LAYOUT PLAN.
10. FIRE ACCESS SHALL BE MAINTAINED AROUND THE BUILDING AT ALL TIMES. FIRE ACCESS CAN BE COMPLETED AT ANY TIME. AND ANY TEMPORARY FENCES SHALL BE GATED AND UNLOCKED FOR EASY EMERGENCY ACCESS.



NOTE:
DO NOT PENETRATE PAVEMENT.
ALTERNATIVE METHOD OF PLACING
TEMPORARY FENCE ON PAVEMENT.

INSTALL TEMPORARY FENCE USING
SANDBAGS AND CROSS BRACING TO
SECURE FENCE TO GROUND.

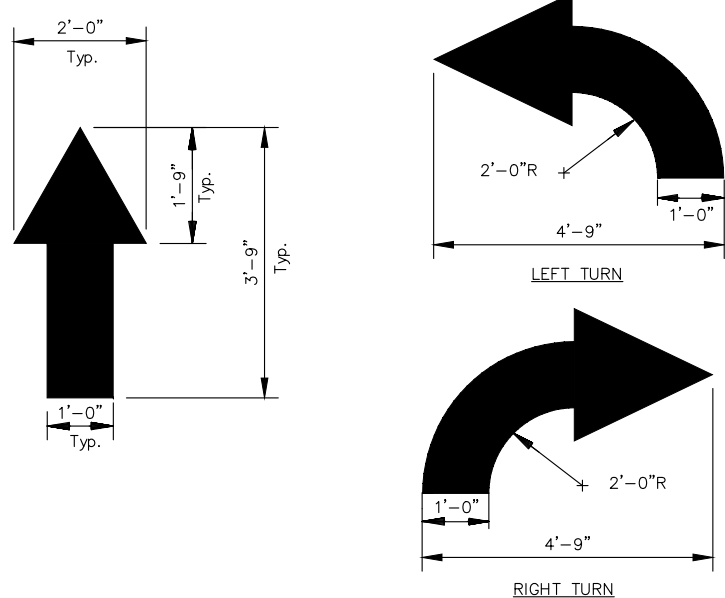
NO.9 GAGE, 0.148" $\pm$ 0.00",
FINISHED SIZE GALVANIZED
STEEL WIRES, 2" MESH, TOP
AND BOTTOM SELVAGES
TWISTED AND BARBED
CONFORMING TO ASTM A392,
A491, & F668.

— ENDURO SHADE CLOTH BY
HENDEE ENTERPRISES, INC.
(TYP.)

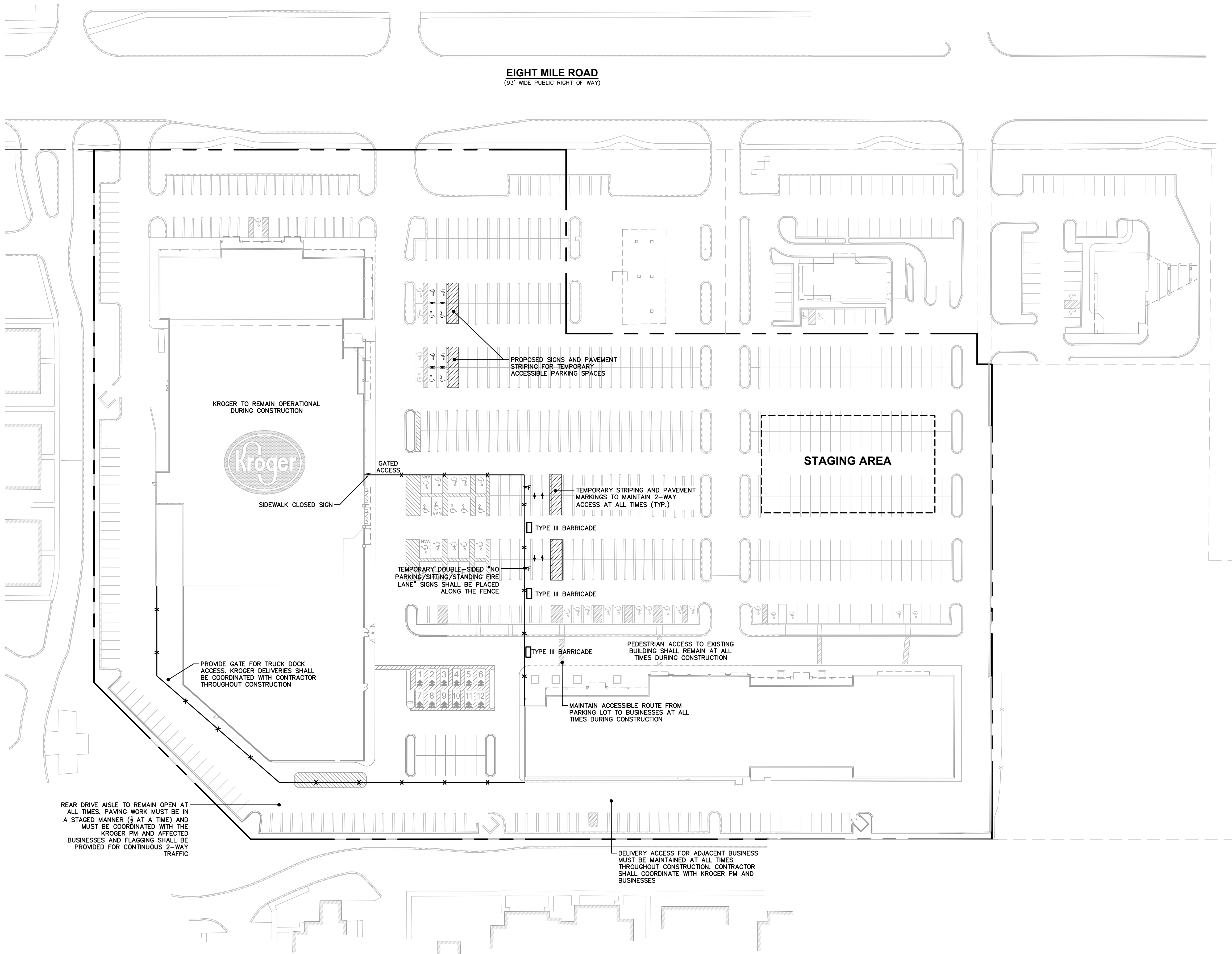
— "FIRE LANE" SIGNS IF
REQUIRED BY LOCAL CODES,
ATTACH TO FENCE

— EXISTING PAVING

NOTE: ALL TRAFFIC FLOW ARROWS TO BE SOLID REFLECTIVE TRAFFIC PAINT PER DIMENSIONS ABOVE. SURFACE TYPES: COLORS BASED ON WHITE FOR ASPHALT AND YELLOW FOR CONCRETE



PAVEMENT MARKING - DIRECTIONAL ARROWS
NOT TO SCALE



Call before you dig.

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3

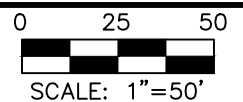
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SHELBY TOWNSHIP, MI 48315
(586) 786-9800



THE KROGER COMPANY
STORE D-615 EXPANSION
SITE PLANS

CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

DATE
JULY 13, 2021
REVISIONS/SUBMITTALS
07-13-2021 SUBMIT TO CITY



DRAWN BY: EM
CHECKED BY: EM
PROJECT MANAGER: MMc
JOB #: 18003949
SHEET NO.

C1.4

CAD FILE: K:\18003949\DWG\PLAN SETS\SITE PLANS\18003949-C05-PH

LEGEND

PROPERTY LINE

SANITARY SEWER

STORM SEWER

WATERMAIN

GAS

UNDERGROUND ELECTRIC

UNDERGROUND TELEPHONE

FENCE

PERENNIAL FLOWERS

ORNAMENTAL TREE

DECIDUOUS SHRUB

EXISTING TREE

PLANT KEY

PA (3) — PLANT QUANTITY

PLANT KEY (REFER TO SCHEDULE)

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.

DECIDUOUS ORNAMENTAL TREE SCHEDULE

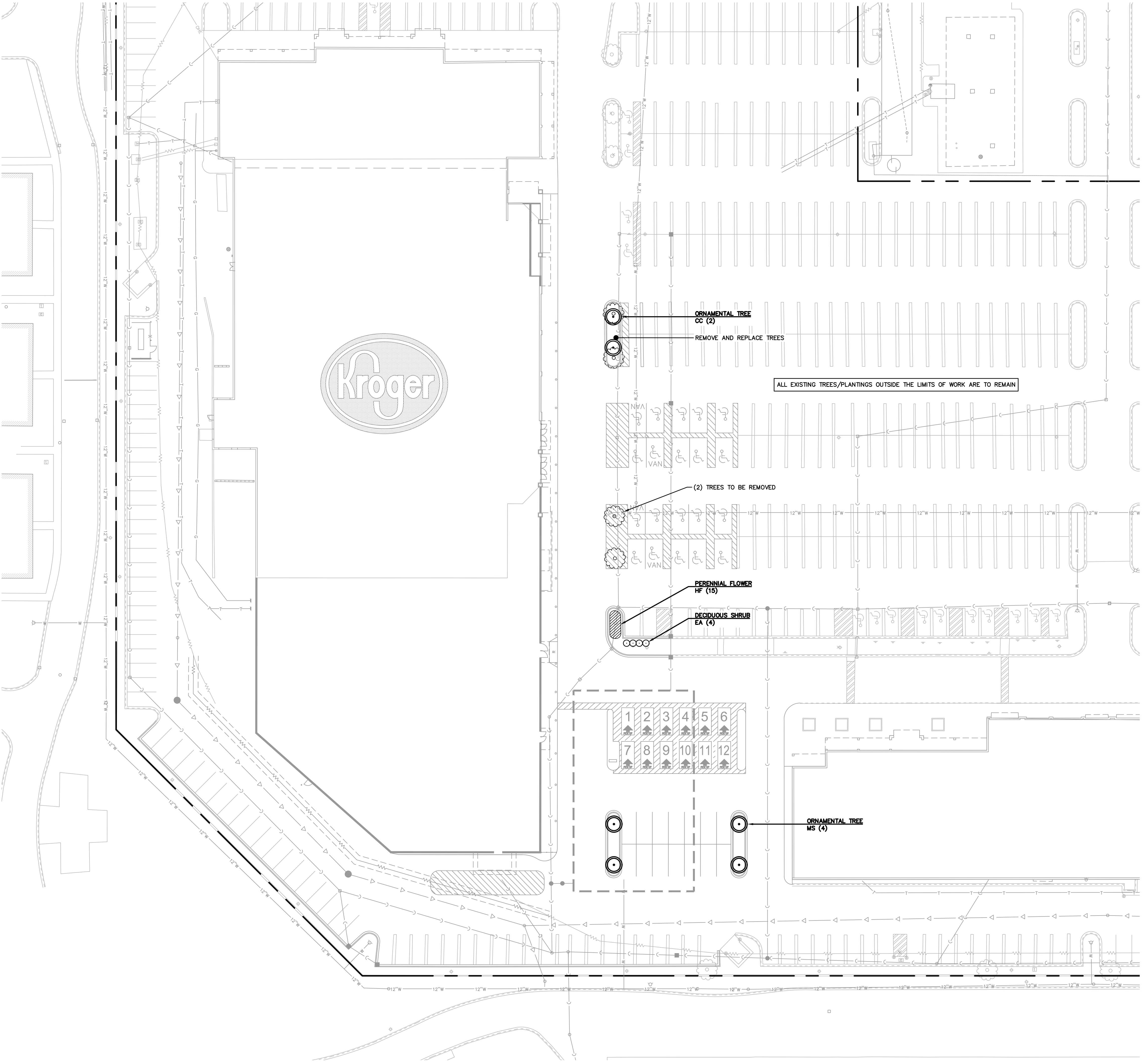
KEY_QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
CC 2	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	B & B
MS 4	MAGNOLIA STELLATA	STAR MAGNOLIA	3" CAL.	B & B

SHRUB SCHEDULE

KEY_QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
EA 4	EUONYMUS ALATA 'COMPACTA'	COMPACT EUONYMUS	24"	CONT.

PERENNIAL FLOWER SCHEDULE

HF 15	HEMEROCALLIS FULVA	DAYLILY	1 GAL.	CONT.
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811

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CITY OF LIVONIA

WAYNE COUNTY, MICHIGAN

THE KROGER COMPANY

STORE D-615 EXPANSION

SITE PLANS

LANDSCAPE PLAN

DATE

JULY 13, 2021

REVISIONS/SUBMITTALS

07-13-2021 SUBMIT TO CITY

0 15 30

SCALE: 1"=30'

DRAWN BY: EM

CHECKED BY: EM

PROJECT MANAGER: MMc

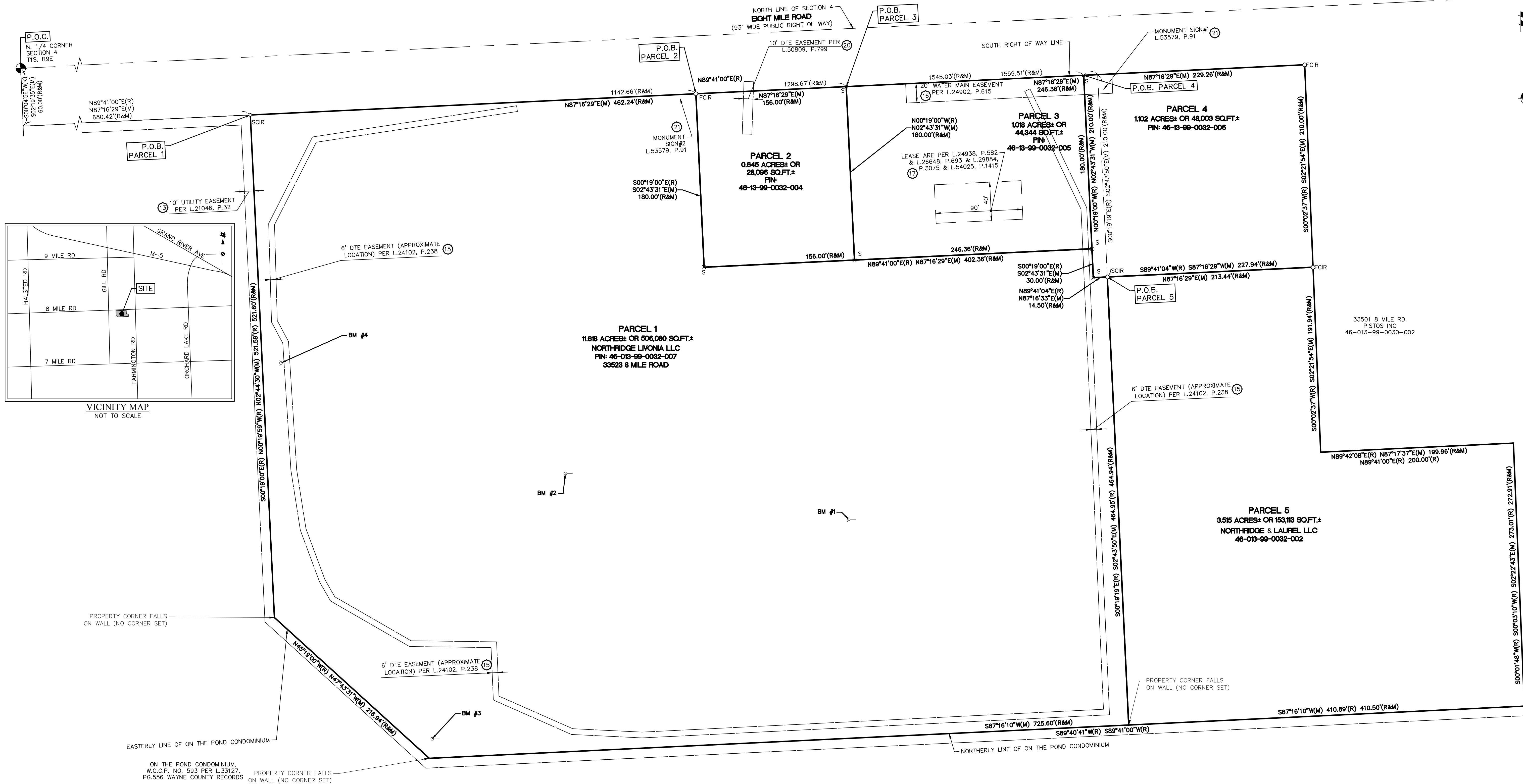
JOB #: 18003949

SHEET NO.

LS1.0

CAD FILE: \\18003949\DWG\PLAN SETS\SITE PLANS\18003949-006-LS

ALTA/NSPS LAND TITLE SURVEY



SOURCE BENCHMARK:
NGS PID: DI6221
ELEVATION: 705.42 (NAVD88)

SITE BENCHMARKS:
BM #1: ARROW ON FIRE HYDRANT IN CURB ISLAND NORTH OF SOUTHERLY BUILDING
ELEVATION: 704.36 (NAVD88)
BM #2: ARROW ON FIRE HYDRANT IN CURB ISLAND EAST OF KROGER BUILDING
ELEVATION: 704.88 (NAVD88)
BM #3: ARROW ON FIRE HYDRANT IN CURB ISLAND AT SOUTHWEST PROPERTY CORNER
ELEVATION: 701.22 (NAVD88)
BM #4: ARROW ON FIRE HYDRANT IN CURB ISLAND WEST OF KROGER BUILDING
ELEVATION: 704.25 (NAVD88)

ON THE POND CONDOMINIUM, W.C.C.P. NO. 593
PER L.33127, PG.556 WAYNE COUNTY RECORDS

SURVEYOR'S CERTIFICATE

TO: THE KROGER CO. OF MICHIGAN, A MICHIGAN CORPORATION
FIDELITY NATIONAL 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, 6(b), 7(a), 7(b)(1), 8, 9, 11, 13, 17, 20 AND 21 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED ON FEBRUARY 4, 2019.

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

DATE

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SECTION 4	TOWN 1 SOUTH, RANGE 9 EAST	CITY OF LIVONIA	WAYNE COUNTY, MICHIGAN																																												
CLIENT	THE KROGER CO. ALTA/NSPS LAND TITLE SURVEY & BOUNDARY/TOPOGRAPHIC SURVEY																																														
DATE	02/04/2019																																														
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P.M.	J	CECIL																																													
BOOK	NA																																														
JOB	18003949																																														
SHEET NO.	1 OF 3																																														

CAD FILE: 18003949AS-01.DWG



81

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SECTION 4

TOWN 1 SOUTH, RANGE 9 EAST

CITY OF LIVONIA

WAYNE COUNTY, MICHIGAN

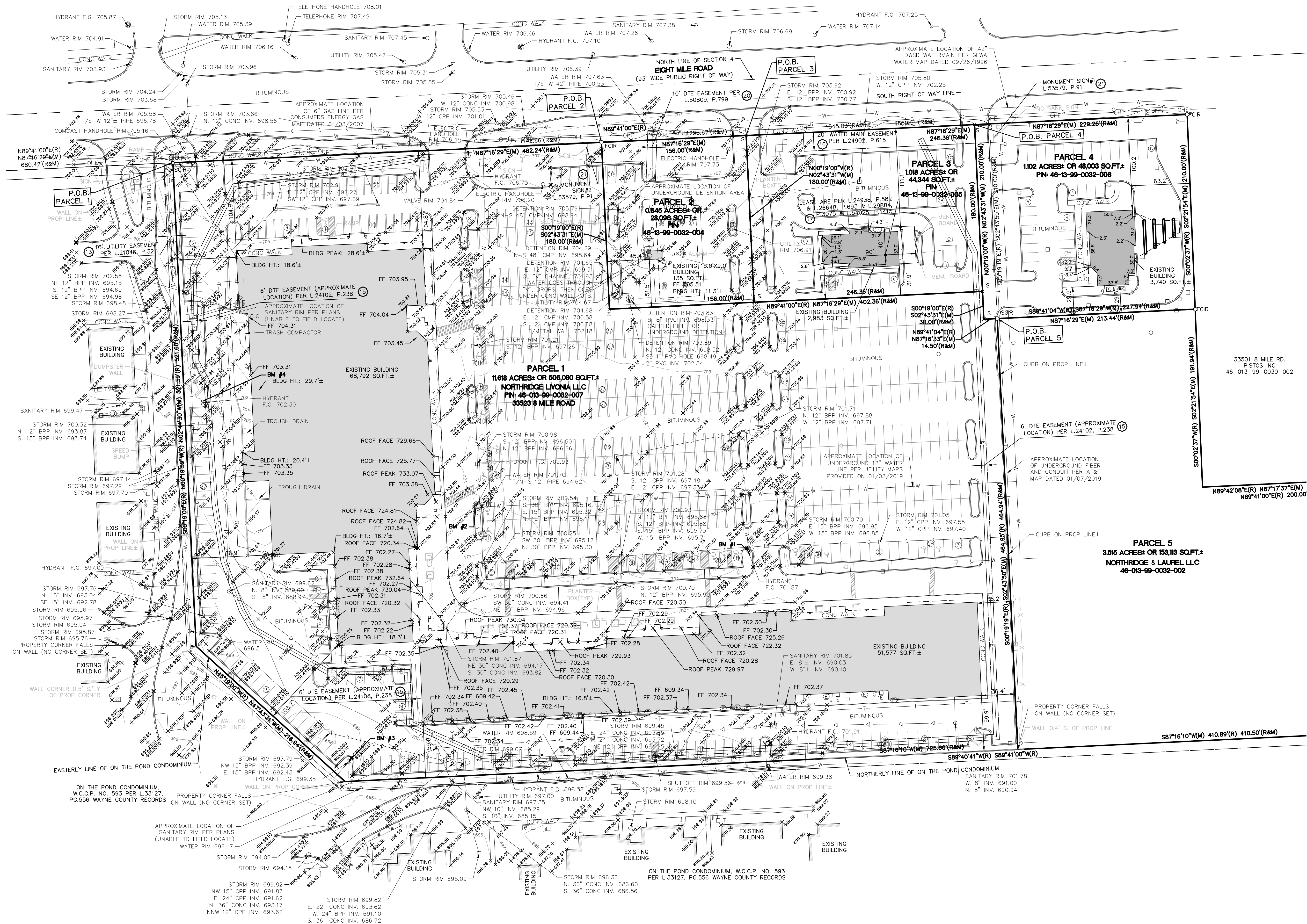
CLIENT THE KROGER CO.
ALTA/NSPS LAND TITLE SURVEY
& BOUNDARY/TOPOGRAPHIC SURVEY
LOCATED IN

DATE 02/04/2019

RELIGIOUS

REVISIONS

SCALE	0	25	50
1" = 50 FEET			
DR.	JR.	CH.	ME
P.M. J. CECIL			
BOOK	NA		
JOB	18003949		
SHEET NO.			
2 OF 3			



SCHEDULE A EXHIBIT "A" LEGAL DESCRIPTION PER COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: GLT1800451, COMMITMENT DATE: NOVEMBER 15, 2018

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

PARCEL 1:
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 4, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN; THENCE SOUTH 00 DEG. 04' 56" WEST 60.00 FEET; THENCE NORTH 89 DEG. 41' 00" EAST 680.42 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF EIGHT MILE ROAD (93 FOOT WIDE) FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEG. 41' 00" EAST 462.24 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EIGHT MILE ROAD; THENCE SOUTH 00 DEG. 19' 00" EAST 180.00 FEET; THENCE NORTH 89 DEG. 41' 00" EAST 402.36 FEET; THENCE SOUTH 00 DEG. 19' 00" EAST 30.00 FEET; THENCE NORTH 89 DEG. 41' 04" EAST 14.50 FEET; THENCE SOUTH 00 DEG. 19' 19" EAST 464.94 FEET; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE NORTHERLY AND EASTERLY LINES OF ON THE POND CONDOMINIUM, W.C.C.P. NO. 593. MASTER DEED RECORDED AT LIBER 33127, PAGE 556, WAYNE COUNTY RECORDS: SOUTH 89 DEG. 40' 41" WEST 725.60 FEET (RECORDED AS SOUTH 89 DEG. 41' 00" WEST 725.99 FEET), NORTH 45 DEG. 19' 00" WEST 216.94 FEET, AND NORTH 00 DEG. 19' 59" WEST 521.60 FEET (RECORDED AS SOUTH 00 DEG. 19' 00" EAST 521.59 FEET) TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHEAST 1/4 OF SAID SECTION 4, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN.

PARCEL 2:
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 4, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN; THENCE SOUTH 00 DEG. 04' 56" WEST 60.00 FEET; THENCE NORTH 89 DEG. 41' 00" EAST 1142.66 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF EIGHT MILE ROAD (93 FOOT WIDE) FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEG. 41' 00" EAST 156.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EIGHT MILE ROAD; THENCE SOUTH 00 DEG. 19' 00" EAST 180.00 FEET; THENCE SOUTH 89 DEG. 41' 00" WEST 156.00 FEET; THENCE NORTH 00 DEG. 19' 00" WEST 180.00 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHEAST 1/4 OF SAID SECTION 4, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN.

PARCEL 3:
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 4, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN; THENCE SOUTH 00 DEG. 04' 56" WEST 60.00 FEET; THENCE NORTH 89 DEG. 41' 00" EAST 1298.67 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF EIGHT MILE ROAD (93 FOOT WIDE) FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEG. 41' 00" EAST 246.36 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EIGHT MILE ROAD; THENCE SOUTH 00 DEG. 19' 00" EAST 180.00 FEET; THENCE SOUTH 89 DEG. 41' 00" WEST 227.94 FEET; THENCE NORTH 00 DEG. 19' 00" WEST 210.00 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHEAST 1/4 OF SAID SECTION 4.

PARCEL 4:
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 4, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN; THENCE SOUTH 00 DEG. 04' 56" WEST 60.00 FEET; THENCE NORTH 89 DEG. 41' 00" EAST 1545.03 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF EIGHT MILE ROAD (93 FOOT WIDE) FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEG. 41' 00" EAST 229.26 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EIGHT MILE ROAD; THENCE SOUTH 00 DEG. 02' 37" WEST 210.00 FEET; THENCE SOUTH 89 DEG. 41' 04" WEST 227.94 FEET; THENCE NORTH 00 DEG. 19' 00" WEST 210.00 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHEAST 1/4 OF SAID SECTION 4.

PARCEL 5:
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 4, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN; THENCE SOUTH 00 DEG. 04' 56" WEST 60 FEET; THENCE NORTH 89 DEG. 41' 00" EAST 1559.51 FEET; THENCE SOUTH 00 DEG. 19' 19" EAST 210.00 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 89 DEG. 41' 00" EAST 213.44 FEET; THENCE SOUTH 00 DEG. 02' 37" WEST 191.94 FEET; THENCE NORTH 89 DEG. 42' 08" EAST 199.96 FEET (NORTH 89 DEG. 41' 00" EAST 200.00 FEET RECORDED); THENCE SOUTH 00 DEG. 01' 48" WEST 272.91 FEET MEASURED (SOUTH 00 DEG. 03' 10" WEST 273.01 FEET RECORDED) ALONG A LINE PARALLEL WITH AND 660.00 FEET WEST OF THE EAST LINE OF SAID SECTION 4; THENCE SOUTH 89 DEG. 40' 41" WEST 410.50 FEET MEASURED (410.89 FEET RECORDED); THENCE NORTH 00 DEG. 19' 19" WEST 464.95 FEET TO THE PLACE OF BEGINNING.

SCHEDULE B, PART II EXCEPTIONS PER COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: GLT1800451, COMMITMENT DATE: NOVEMBER 15, 2018

12. TERMS, COVENANTS, AND CONDITIONS OF CONSENT JUDGMENT, STIPULATION FOR CONSENT JUDGMENT RECORDED AT LIBER 19995, PAGE 204.
RESPONSE: NOT PLOTTABLE, INCLUDES ADDITIONAL LAND.

13. EASEMENT AGREEMENT AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED AT LIBER 21046, PAGE 23, AS AFFECTED BY AMENDMENT TO EASEMENT AGREEMENT RECORDED AT LIBER 21046, PAGE 32.
RESPONSE: AS SHOWN HEREON.

14. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS EVIDENCED OF RECORD BY MEMORANDUM OF LEASE EXECUTED BETWEEN NORTHBRIDGE COMMONS ASSOCIATES, A MICHIGAN CO-PARTNERSHIP, AS LANDLORD AND MEADOWDALE FOODS, INC., A MICHIGAN CORPORATION, AS TENANT, RECORDED APRIL 14, 1988 AT LIBER 23684, PAGE 363, AS AFFECTED BY WAIVER OF EQUIPMENT RECORDED MAY 25, 1990 AT LIBER 24664, PAGE 1; ALSO BY ASSIGNMENT OF LEASE TO THE KROGER CO. RECORDED SEPTEMBER 11, 1990 AT LIBER 24812, PAGE 213; AND BY AMENDMENTS THERETO EVIDENCED OF RECORD BY MEMORANDUM OF SECOND AMENDMENT TO LEASE RECORDED OCTOBER 3, 2013 AT LIBER 51095, PAGE 1294.
RESPONSE: COVERS SUBJECT PROPERTY.

15. RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, GRANTED TO THE DETROIT EDISON COMPANY RECORDED AT LIBER 24102, PAGE 238.
RESPONSE: APPROXIMATELY AS SHOWN HEREON.

16. RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, IN FAVOR OF THE CITY OF LIVONIA RECORDED AT LIBER 24902, PAGE 615. (AS TO PARCELS 3 AND 4)
RESPONSE: AS SHOWN HEREON.

17. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS EVIDENCED OF RECORD BY MEMORANDUM OF LEASE BETWEEN NORTHBRIDGE COMMONS ASSOCIATES, A MICHIGAN CO-PARTNERSHIP, AS LANDLORD AND WOLVERINE FOOD SYSTEMS, INC., AS TENANT, RECORDED DECEMBER 12, 1990 AT LIBER 24938, PAGE 582, AND RECORDED JULY 9, 1993 AT LIBER 26648, PAGE 693, AS AFFECTED BY LEASE ASSIGNMENT AGREEMENT TO SYBRA, INC. RECORDED AT LIBER 29884, PAGE 3075, AND BY ASSIGNMENT TO SYBRA, LLC EVIDENCED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNEYMENT AGREEMENT RECORDED AT LIBER 54025, PAGE 1415. (AS TO PARCEL 3)
RESPONSE: COVERS SUBJECT PROPERTY, EXCLUDES PARCEL 5, LEASE AREA AS SHOWN HEREON. L54025, PG.1415 COVERS SUBJECT PROPERTY, EXCLUDES PARCELS 4 & 5, LEASE AREA AS SHOWN HEREON.

18. DECLARATION OF EASEMENTS RECORDED AT LIBER 29547, PAGE 1022.
RESPONSE: COVERS SUBJECT PROPERTY, EXCLUDES PARCEL 5.

19. LESSEE INTERESTS OF CSS FOODS, INC., D/B/A PAPA ROMANO'S PIZZA. SMOKERS LANDING OF LIVONIA, MURDOCK & COMPANY, INC., THOMAS PASCARIS D/B/A ASTORIA, SLAVASH BAKHSHANDEH AND BEIGON BAKHSHANDEH D/B/A FASHION CLEANERS, DYNASTY RESTAURANT-LIVONIA, INC. SUBWAY SANDWICH SHOPS, INC., AND DAVID HOLT D/B/A POSTAL ANNEX PLUS, WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH IN UNRECORDED LEASES, BEING EVIDENCED OF RECORD BY ASSIGNMENT OF LEASES RECORDED AT LIBER 49102, PAGE 469.
RESPONSE: COVERS SUBJECT PROPERTY, EXCLUDES PARCEL 5.

20. RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, GRANTED TO DTE ELECTRIC COMPANY RECORDED AT LIBER 50809, PAGE 799. (AS TO PARCEL 2)
RESPONSE: AS SHOWN HEREON.

21. DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AT LIBER 53579, PAGE 91.
RESPONSE: EXHIBIT A COVERS PARCEL 1, EXHIBIT B COVERS PARCEL 3, EXHIBIT C COVERS PARCEL 4, EXHIBIT D COVERS PARCEL 2, MONUMENT SIGNS AS SHOWN HEREON.

22. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN BETWEEN NORTHBRIDGE PARCEL B LLC, AS LANDLORD AND PNC BANK, NATIONAL ASSOCIATION, AS TENANT, EVIDENCED OF RECORD BY SUBORDINATION, NON-DISTURBANCE AND ATTORNEYMENT AGREEMENT RECORDED OCTOBER 25, 2017 AT LIBER 54025, PAGE 1404. (AS TO PARCEL 4)
RESPONSE: COVERS PARCEL 4.

ALTA/NSPS LAND TITLE SURVEY

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 SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO MAP NUMBER 26163C0034E OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE FEBRUARY 2, 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.I.V. 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 LETTER OR REPORT NOT PROVIDED AT THE DATE OF THE SURVEY.

5. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

6. THERE WAS NO OBSERVED EVIDENCE OF SOIL BORINGS AT THE DATE OF SURVEY.

7. THE SURVEYED PROPERTY CONTAINS 33 HANDICAPPED ACCESSIBLE PARKING STALLS AND 717 TRADITIONAL STALLS.

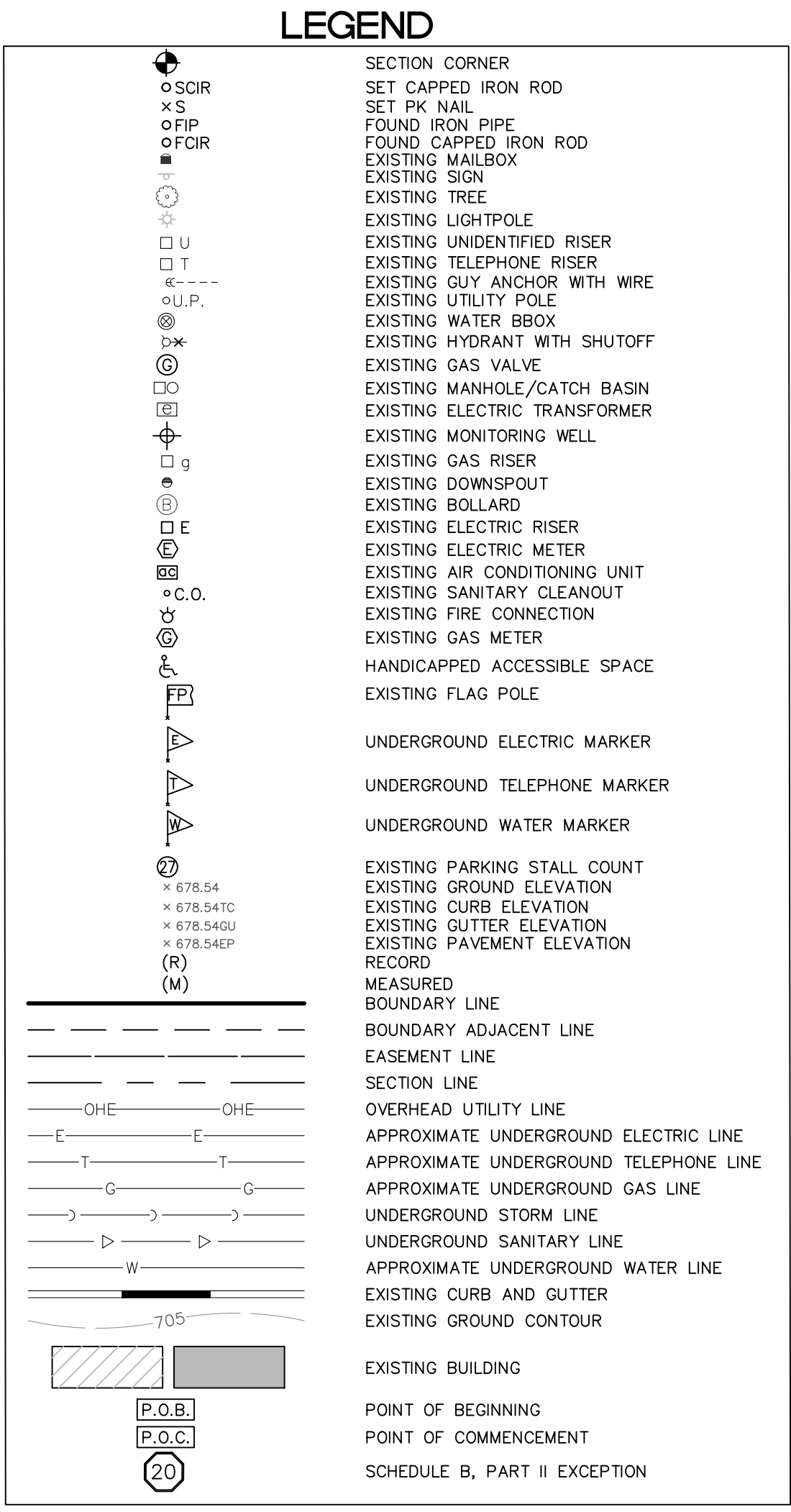
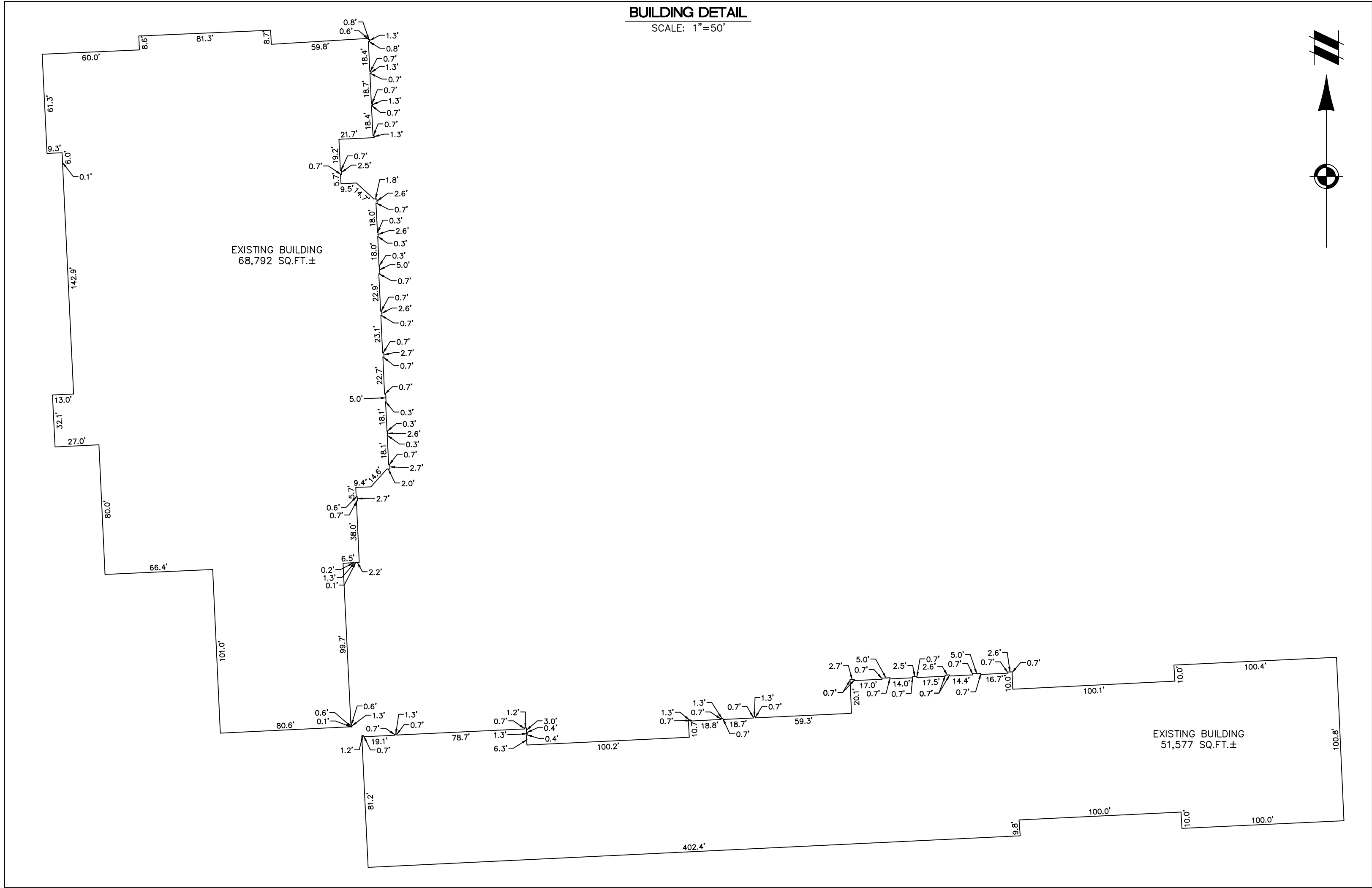
8. TRADITIONAL PARKING STALLS ARE APPROXIMATELY 9.0'± WIDE BY 20'± LONG, HANDICAPPED ACCESSIBLE STALLS ARE APPROXIMATELY 8.5'± WIDE BY 20'± LONG

9. TOTAL PARKING LOT AREA IS APPROXIMATELY 208,218 SQ. FT.±, OR 4.78 ACRES± COVERING PARCELS 1, 2, 3 & 4.

10. SUBJECT PROPERTY AS SHOWN AND NOTED ON SURVEY DESCRIBES THE SAME PROPERTY AS PARCELS 1, 2, 3, 4 & 5 PER REFERENCED COMMITMENT FOR TITLE INSURANCE.

11. TOTAL BUILDING SQUARE FOOTAGE IS 127,227 SQUARE FEET, MORE OR LESS, COVERING PARCELS 1, 2, 3 & 4.

12. TOPOGRAPHIC SURVEY INFORMATION AND ALTA/NSPS LAND TITLE INFORMATION CONFORMING TO KROGER REQUIREMENTS IS ONLY OVER THAT PORTION OF PARCELS 1, 2 & 3 AS DEFINED IN THE AGREED UPON SCOPE.



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 4

TOWN 1 SOUTH, RANGE 9 EAST

CITY OF LIVONIA

WAYNE COUNTY, MICHIGAN

CLIENT

THE KROGER CO.

ALTA/NSPS LAND TITLE SURVEY & BOUNDARY/TOPOGRAPHIC SURVEY

LOCATED IN

DATE

02/04/2019

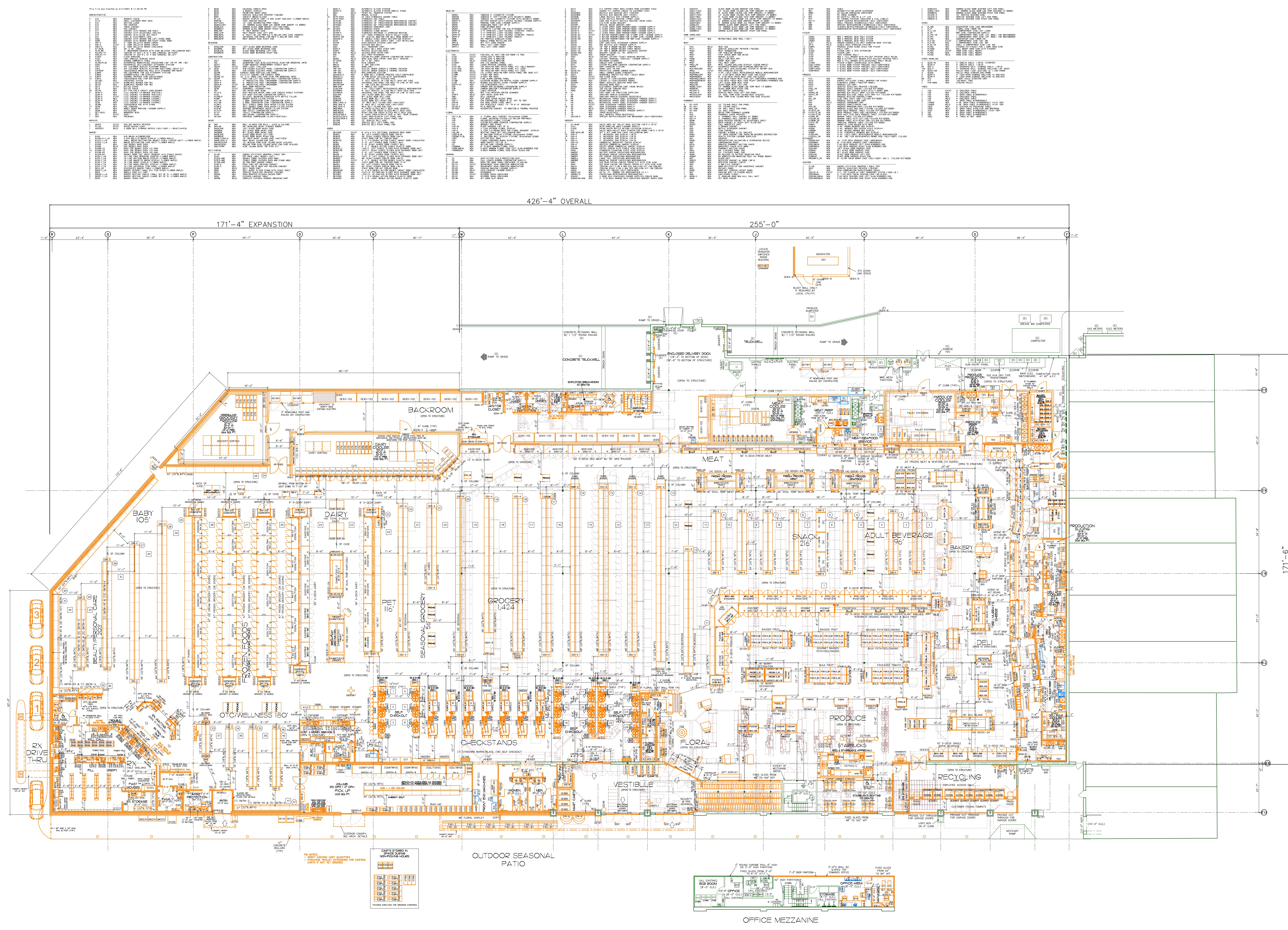
REVISIONS

SCALE	0	25	50
1" = 50 FEET			
DR.	JR	GH	ME
BOOK	NA		
JOB	18003949		
SHEET NO.	3 OF 3		

CAD FILE: 18003949AS-01.DWG

COLOR KEY

- EXISTING FIXTURES
- RELOCATED FIXTURES
- NEW FIXTURES
- RELOCATED FIXTURES



FINAL PLAN

EXPANSION
D-615
33523 EIGHT MILE RD.
LIVONIA, MI

CURRENT PLAN DATE		6/17/2021	
ORIGINAL PLAN DATE		6/4/2021	
DRAWN	C. KRESSER	CHECKED	D. HOSKINS
REVISIONS			
STANDARD PLOTTED SCALE:			
1/16"=1'-0"			
BUILDING STATS:			
TOTAL SHELVING		2,707 LF	
SALES AREA		53,438 SF	
% OF GROSS BUILDING		79.5%	
BASE STORE		74,287 SF	
MEZZANINE		1,010 SF	
DOCK / UTILITY		864 SF	
GROSS BUILDING			
76,161 SF			
FINAL			
FIXTURE PLAN			
STEEL PACKAGE ID			
Not Applicable			
D-615			
SHEET:			
F1			
CAD FILE NUMBER			
06/17/2021			

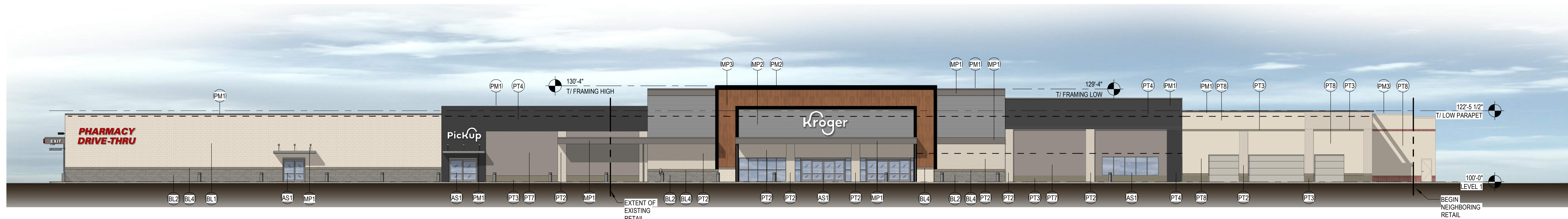
FRESH FOR EVERYONE™
Kroger
GENERAL OFFICE
FACILITY ENGINEERING
500 W. W. 87, CHICAGO, IL 60602
PH: (800) 762-4667 FAX: (800) 762-4002

MICHIGAN
(NEW) ARTISAN
40393 GAZARD RIVER AVENUE
NOVI, MI 48240
PHONE (248) 957-2254 FAX (248) 957-2255

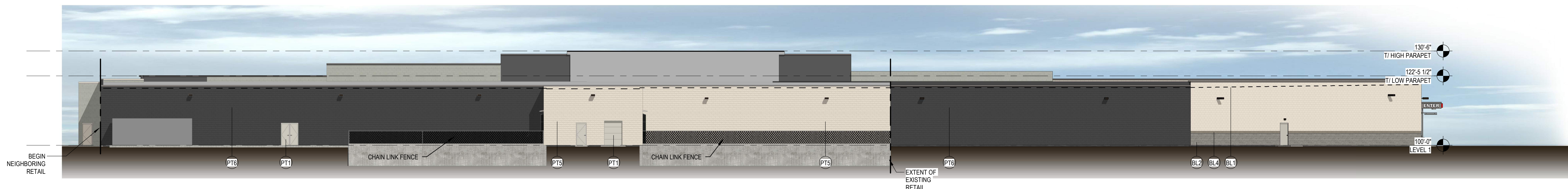
GENERAL NOTES :

ALL DIMENSIONS ARE TO BE CONSIDERED (NEW) UNLESS NOTED OTHERWISE. THE FULL EXTENT OF EXISTING, NEW, AND/OR RELOCATED INFORMATION FOR THIS PLAN WAS TAKEN FROM ARCHITECTURAL PLANS DATED 06/17/2021. ANY DISCREPANCIES BETWEEN THE EXISTING AND THE NEW INFORMATION SHOULD BE FIELD VERIFIED. CONTACT THE PROJECT ENGINEER IF ANY DISCREPANCIES ARE FOUND.

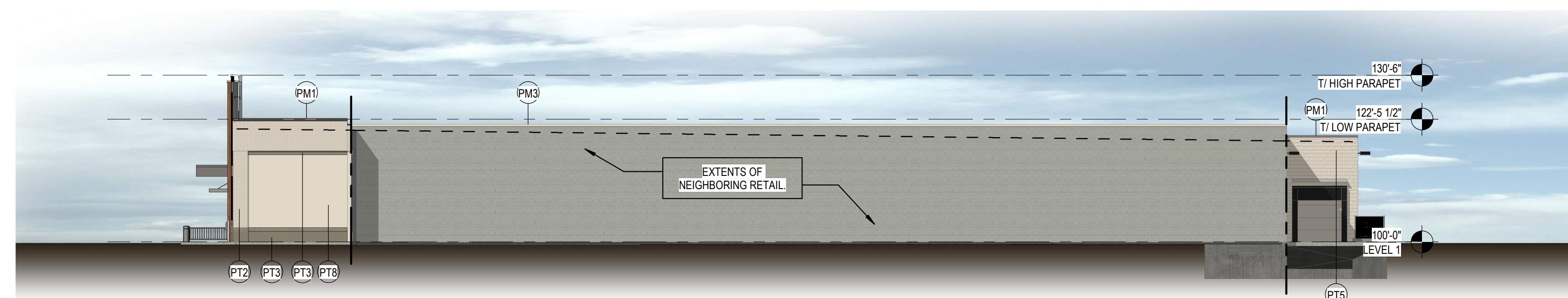
NOTE: THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS OF THE BUILDING TO CONFORM TO ALL APPLICABLE AIA/CES REGULATORY REQUIREMENTS AND APPROVAL. IF THE INFORMATION REPORTED HEREIN DOES NOT CORRESPOND TO THE ACTUAL CONDITIONS OF THE BUILDING, THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION.



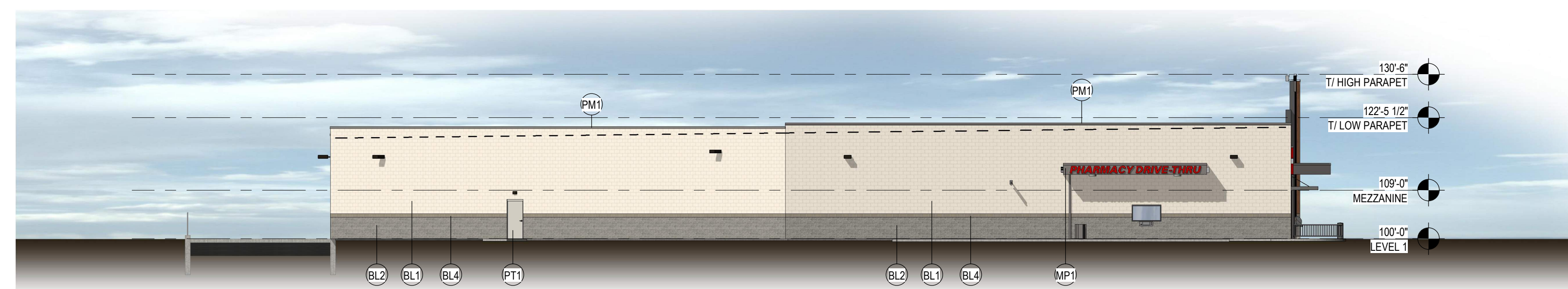
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

EXTERIOR MATERIAL LEGEND

- (BL1) Decorative, Integrally Colored CMU - Smooth face
Color: Lee Brick & Block, Pearl
- (BL2) Decorative, Integrally Colored CMU - Split face
Color: Lee Brick & Block, Winter Sea
- (BL3) Decorative, Integrally Colored CMU - Smooth face
Color: Lee Brick & Block, Breckenridge
- (BL4) Decorative, Integrally Colored CMU - Smooth face
Color: Lee Brick & Block, Dark Buff
- (MP1) Metal Panel - Smooth
Color: Slate Gray
- (MP2) Metal Panel - Corrugated
Color: Silversmith
- (MP3) Aluminum Metal Panel - Wood Finish
Color: Light Cherry
- (PM1) Prefinished Metal
Color: Slate Gray
- (PM2) Prefinished Metal
Color: Matte Black
- (PM3) Prefinished Metal
Color: Match SW7036 "Accessible Beige"
- (AS1) Prefinished Aluminum Storefront
Color: Clear Anodized
- (PT1) Painted Metal
Color: SW7016 Mindful Gray
- (PT2) Painted Brick
Color: Match SW7036 "Accessible Beige"
- (PT3) Painted Brick
Color: Match SW7513 "Sanderling"
- (PT4) Painted Brick
Color: Match SW7674 "Peppercorn"
- (PT5) Painted CMU
Color: Match SW7036 "Accessible Beige"
- (PT6) Painted CMU
Color: Match SW7674 "Peppercorn"
- (PT7) Painted EIFS
Color: Match SW7018 "Dovetail"
- (PT8) Painted EIFS
Color: Match SW7036 "Accessible Beige"

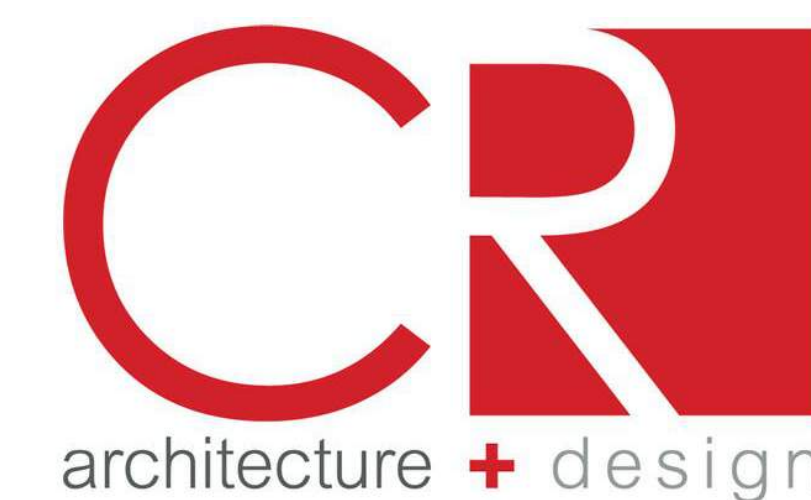


EXTERIOR ELEVATIONS

06/29/2021

KROGER STORE D615

33523 Eight Mile Rd.
Livonia, MI 48152









Google



Google

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

July 20, 2021

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2021-07-08-04 – Northridge Commons Shopping Center

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. The property associated with the project is assigned the address range of **#33523 thru #33751 Eight Mile Road, with #33523 Eight Mile Road being assigned to the overall parcel.** 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 project at this time, although the following items should be addressed prior to submitting plans for site plan approvals:

- The submitted drawings indicate relocations of existing utilities, but do not include any calculations for proposed water and sewer demands for the proposed development. Without this information, we cannot determine impacts to the existing systems, but we estimate that impacts will be minimal. 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 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 Eight Mile 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 2021-07-08-04 – Northridge Commons Shopping Center

July 20, 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 or tzilincik@ci.livonia.mi.us.

Sincerely,



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

cc: 2021 Petition File

ENGINEERING

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: July 16, 2021
TO: Scott O. Miller, Planner IV
FROM: Livonia Fire Prevention Division

RECEIVED
JUL 19 2021
CITY OF LIVONIA
PLANNING COMMISSION

SUBJECT: Petition 2021-07-08-04, Kroger, 33523-33751 Eight Mile Rd.

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

RECEIVED
JUL 21 2021
CITY OF LIVONIA
PLANNING COMMISSION

July 16, 2021

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

Re: Petition 2021-07-08-04 - Northridge Commons 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

 #543
Scott Szczepanski, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
SANITATION
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

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

Date: August 16, 2021

To: Scott O. Miller

From: Jerome Hanna

RE: Petition 2021-07-08-04 – 33523-33751 Eight Mile Road – Northridge Commons
Shopping Center

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

This Department has no 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

July 19, 2021

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

Petition 2021-07-08-04 - 33523 - 33751 Eight Mile Road - Northridge Commons Shopping Center

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.

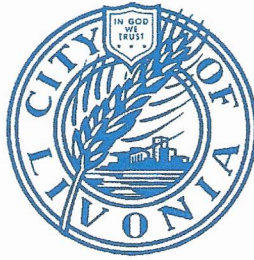
Very truly yours,

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

July 21, 2021

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

Re: Petition 2021-07-08-04

33523 – 33751 Eight Mile Road
Northridge Commons 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 taxes due but they are not delinquent, therefore I have no objections to the proposal.

Sincerely,


Lynda L. Scheel
Treasurer, City of Livonia

**OTHER ITEMS
RELATED TO THE
PETITION**

UNAPPROVED MINUTES

1

MINUTES OF THE 1,174th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, August 17, 2021, the City Planning Commission of the City of Livonia held its 1,174th Public Hearing 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 Carol Smiley Peter Ventura
 Ian Wilshaw

Members absent: None

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 #4 PETITION 2021-07-08-04

Kroger Company

Mr. Caramagno, Secretary, announced the next item on the agenda, Petition 2021-07-08-04 submitted by The Kroger Company of Michigan requesting approval of all plans required by Section 18.47 and Section 18.58 of the City of Livonia Zoning Ordinance No. 543, as amended, in connection with a proposal to redevelop portions of the commercial shopping center (Northridge Commons), including demolishing approximately 22,000 square feet of existing retail space, constructing an addition to the

Kroger store measuring approximately 28,500 square feet, as well as other façade and parking lot improvements, at 33523-33751 Eight Mile Road, located on the south side of Eight Mile Road between Farmington and Gill Roads in the Northeast ¼ of Section 4.

Mr. Taormina: This is a request to redevelop portions of the Northridge Commons Shopping Center, which is on the south side of Eight Mile Road just west of Farmington Road. The site of the shopping center is about 14 ½ acres and consists of four separate buildings and a gas station. For the purpose of this review, the overall complex has been divided into seven parts. Let me show what those are. Retail Area 1 here is about 13,950 square feet and is located on the north side of the Kroger store. The Kroger store is the second component. It measures about 47,500 square feet. Retail Area 2 is comprised of the south end of the shopping complex. This area is about 51,500 square feet. Retail Area 3 is located here and is about 8,150 square feet. It is located just south of the existing Kroger store. Then there is the Kroger fueling facility located adjacent to Eight Mile Road. The other two components that are not shown on this particular plan are the Arby's restaurant and the PNC Bank, which are both outlots to the overall Northridge Commons shopping complex. So, not including the gas station or the outlots, the center contains roughly 121,000 square feet of gross floor area with Kroger being the largest single tenant. The expansion of the Kroger is going to require the removal of about 21,900 square feet of existing retail space which is located in the southwest corner of the shopping center. The demolition areas include about 13,700 square feet at the west end of Retail Area 2. It is difficult to see here, but if you look closely at these hatch lines this is part of the Retail Area 2 that would come down and all of Retail Area 3. These areas would then be replaced with an expansion of the Kroger, which is located here. You can just see the crosshatched area carefully. The area of addition is about 28,600 square feet. Once that is done, the Kroger goes from 47,540 square feet to a total of 76,160 square feet. The overall retail complex would increase slightly just under 128,000 square feet. A couple of features to point out on the site plan. The south end would contain the store's pharmacy where there would be a drop-off and pick-up window. Both the interior and exterior of the store would be completely remodeled. The main customer entrance would be centrally located along the storefront. Next to the main entrance there would be a vestibule, as well as a pick-up room that would measure about 1,400 square feet and would be used to

organize and store items for customer pick-up. Adjacent to that area, as you can see on the plan, that pick-up area is located just south of the main entrance. There are 12 parking spaces that would be marked and signed to be devoted solely for the grocery pick-up. I am going to let the petitioner and their representatives explain a little bit more what the operational components actually consist of. This view is an enlargement of the pick-up area and what it would look like. These spaces are for designated for vehicles pulling up and getting their groceries delivered, similar to what we are seeing with many new grocery developments. This is in the interior layout of the store. I am not even going to begin to try to describe this. It is extremely complex. It involves many components. Here is the pick-up window for the pharmacy. Again, the main entry is located somewhere here on the plans. There is a large bottle return area. There is a coffee shop that is located in here as well. Many different things going on. Any details can be referred to the store's representative. The exterior of the building would include a number of improvements. It includes a metal panel wood finish as well as silver corrugated metal panels that would frame the stores main entrance. What we are looking at here, and I am going to try to zoom in on this area, is the main entrance and this is that wood finish that I referred to. There are metal panels on either side of that and that would frame the main entrance. You can see the dark grey pre-finished metal panels are also shown, as well as a black colored painted brick, which is located above the bottle return and the pick-up room which are on either side of the main entrance. They continue some of the metal panels as well as painting the brick and a combination of other materials, including E.I.F.S., masonry block, metal panels that are used on the lower part of the façade, so quite a substantial change from the current architectural elevations of the building. This really continues along the entire east façade of the Kroger store. They are also showing the improvements along the west elevation which is the back side of the store, the north elevation, and the south elevation. In terms of parking, I just want to point out that under the current ordinance standards there is a deficiency of about 28 parking spaces. However, with the passage of the Livonia Vision 21 Zoning Ordinance we recalculate parking. Planned Commercial Shopping Centers would have a parking requirement of 1 parking space for every 250 square feet of gross floor area, plus one parking space for every 75 square feet of gross floor area that is devoted to a full-service restaurant. We had to factor in the Arby's and one other restaurant located within the shopping complex. When you do

the math, they are required to have 582 parking spaces under the proposed new ordinance as opposed to 674 parking spaces. They go from a deficiency, to actually having a surplus of over 64 spaces under the new zoning ordinance. We feel that this is much more in line with the parking demand for the shopping complex. 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 July 20, 2021, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. The property associated with the project is assigned the address range of #33523 thru #33751 Eight Mile Road, with #33523 Eight Mile Road being assigned to the overall parcel. 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 project at this time, although the following items should be addressed prior to submitting plans for site plan approvals: The submitted drawings indicate relocations of existing utilities, but do not include any calculations for proposed water and sewer demands for the proposed development. Without this information, we cannot determine impacts to the existing systems, but we estimate that impacts will be minimal. 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 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 Eight Mile 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 July 16, 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 July 16, 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

UNAPPROVED MINUTES

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next letter is from the Finance Department, dated July 19, 2021, which reads as follows: "*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.*" The letter is signed by Connie Kumpula, Chief Accountant. The next letter is from the Treasurer's Department, dated July 21, 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 taxes due but they are not delinquent, 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, we will go to our petitioner.

Mike McPherson, Atwell, 2 Town Square, Ste. 700, Southfield, MI. I have representatives from Kroger and the shopping center owner here tonight as well to answer any questions that may be more in their court. Mark did a great job introducing the project very thoroughly. We are very excited for the project. One item that I would point out and I know we talked about it at the study meeting was the building materials a little bit. We did obtain a sample board of materials.

Mr. Wilshaw: Excellent. You can pass that around.

Mr. McPherson: So, you can see better what the proposed materials would be for the new façade. As Mark explained, it is a combination of different types of metal panels, brick, CMU, and some E.I.F.S. The proposed elevation is a lot more in line with Kroger's current prototype. A more modern building. I think we mentioned a couple of them at the study meeting that were recently built that are similar. I don't know if you had a chance to look at them as they are more across town, but we feel it is a very nice-looking building when complete. I acknowledge the comments from engineering. We have spoken with them in detail. We understand what needs to be incorporated into the engineering plans and we will submit it for all the required reviews. Beyond that I will just open it up to any questions you guys may have from any standpoint.

Mr. Wilshaw: Thank you, Mr. McPherson. Thank you for the sample board. It is always helpful. It gives us something to throw if we need to. I

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don't think we will have to do any of that tonight. Is there any questions for our petitioner?

Mr. Long: So, you will be going to 76,000 square feet if this is approved. How does that compare to the Haggerty store or the Five Mile store and then what would be the differences in what is there or here?

Mr. McPherson: Haggerty and Five Mile? I am not familiar with that one so I am not sure.

Mr. Long: Six Mile and Haggerty.

Mr. McPherson: What I can say is that...if that is a new store and not an expansion the typical new stores are 90,000 square feet. There are a few that were built that were bigger. They are branded as marketplace stores, if you have seen them. They are 120,000 square feet. Most of the new stores are around 90,000 square feet, which is where Kroger wants to be to meet the current market demands and have all the items for their customers convenience they want to provide. With this expansion it gets them to just over 76,000 square feet, which is basically as big as we can fit on this particular site. As you can see, with the floor plan that was provided they are going to rearrange pretty much the entire interior. I won't pick apart this floor plan, I am not the architect, but I will say the orange is new and the green is existing. You can see that 95 – 99% of this floor plan is orange. It is going to be basically a brand-new store on the inside. All new shelving and coolers, and everything essentially to bring it inline with the more current standards.

Mr. Long: The current store...it will remain open while the renovation is taking place?

Mr. McPherson: Yes, it is. The intent is to remain open and operational and obviously we will have to do that in a carefully staged manner. It will be more detailed on the building plans and engineering documents.

Mr. Long: I am looking forward to the arrival of the new store, thank you.

Mr. Wilshaw: Thank you, Mr. Long. Another store I think that is in the area that a lot of people think of when they think of Kroger is Five and Merriman. I don't know if you know the size of that store or not.

Mr. McPherson: I do not. Sorry.

Mr. Wilshaw: Very well occupied store though. Mr. Ventura?

Mr. Ventura: I am looking at this area that Mark has up on the screen right now and the adjacent...Mark, if you could zoom out a little bit? The adjacent pharmacy pick-up window on the extreme south end of the addition. I guess my question is, or maybe you can explain to us how traffic works down there?

Mr. McPherson: Sure.

Mr. Ventura: With the cars pulling in and pulling out for pick-up and how do the parking spaces work that are south of the pick-up area? What is the traffic flow to the pick-up window and how does that work with pedestrian traffic that you would have, or would you have pedestrian traffic down there or is it your intent that people stay in their car in their parking place? I would like to kind of understand.

Mr. McPherson: So, first with the pick-up space is yes, they...when you come to do a pick-up you stay in your vehicle. You do not leave your vehicle. You will pull up into one of the designated spaces and there is either via an app or a phone number you would let the store know that you have arrived.

Mr. Ventura: So, the customer is going to stay in their car?

Mr. McPherson: The customer is going to stay in their car.

Mr. Ventura: So, then you have an employee...

Mr. McPherson: Employee comes up...you can see the designated kind of crosswalk adjacent to the numbered spaces there. Yup. They would be coming across there. There will be a designated spot and they will come, and they load the groceries into your vehicle that you have ordered via an app on your phone or tablet or whatnot. You get a designated time slot. Right? It is usually an hour long. You say you are going to pick them up on Tuesday between 2 and 3 and that is when you pull up in one of these spaces and you let them know you have arrived. They have already processed your order and they have it in that pick-up area in the building and then an employee brings it out and places it in your car and off you go. That is kind of the intent of the pick-up.

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Mr. Ventura: So, the only pedestrian traffic that you are going to have down there are going to be the Kroger employees bringing out groceries.

Mr. McPherson: Yes, that is correct. There are a few standards. Parking spaces that you pointed out that are south of that pick-up area. There is a potential that there could be a pedestrian walking from those spaces...I envision those more as probably employee spaces, things like that. Those are less desirable if you are going to be running into the store for anything, because the main entrance is obviously pushed off to the north so those will probably be the last spaces filled. Then the pharmacy, if you had a question about that...that is a single-lane drive-thru. You can see that it is on the south end of the building. A car could approach from either the front or the rear of the building. They can make either turn. If they come in and do a 180, there is plenty of room there. That is a typical drive-thru type service, like at any other Kroger or CVS or something of that affect if you have been through those. Usually there isn't a whole lot of stacking involved with those because you have obviously pre-ordered your subscriptions there to pick-up there. It is a quick transaction and you would pull up towards the front and decide which direction you are going to be heading home and either turn left or turn right.

Mr. Ventura: One fine question. Is there a walk-up window?

Mr. McPherson: For the pharmacy?

Mr. Ventura: Yeah.

Mr. McPherson: No. There is not. No walk-up. So you would have to go inside the store if you are going to walk-up to pick-up your prescription. There would be a counter inside the store, but not from the exterior.

Mr. Ventura: Mr. Wilshaw mentioned the Five Mile and Merriman has an outside one. So you are not going to have that?

Mr. McPherson: No.

Mr. Ventura: Thank you for that explanation. Again, I am with Mr. Long. I am happy to see this here.

Mr. Wilshaw: Thank you, Mr. Ventura. Mr. Bongero?

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Mr. Bongero: Just a quick question. Any determination on what is going to happen to Scrappy Chic and Astoria?

Bill Eisenberg, Grand Sakwa Properties, 28470 Thirteen Mile Road, Farmington Hills, MI. I am sorry I didn't hear the question.

Mr. Bongero: Back at the study meeting you had said that Scrappy...that you were going to relocate Scrappy Chic as an existing tenant, but you weren't sure about Astoria, if they were going to renew. I didn't know if you had heard.

Mr. Eisenberg: They did call today after they received their termination notice. They are looking at the one space that I do have available on the north side of the center. They are touring tomorrow. I would like to keep them; they are good people. We will see what happens.

Mr. Bongero: Thank you.

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

Ms. Smiley: One quick one. Approximately how long would this transformation take?

Mr. McPherson: Construction will take roughly a year. About 12 months, especially since we are going to keep the existing store open. So, it will be constructed in phases. The interior of the building is going to be completely renovated. Around 12 months for construction.

Ms. Smiley: Thank you and thank you for this fantastic renovation.

Mr. Wilshaw: Thank you, Ms. Smiley. Any other questions?

Mr. Taormina: This is a question for the petitioner. Actually, two questions. One is, any changes to the back store operation for the Kroger primarily related to service receiving areas and then secondly, for existing Retail area 1, any changes to the façade as it affects that portion of the retail area? That might be a question for Mr. Eisenberg.

Mr. McPherson: I can answer your first one. So, right now no. There is really no changes going on with the truck docks and delivery areas in the back other than you can see there are some elevation changes. Some painting and some other little upgrades going on. As far

as the operations, they are going to remain with the same number of truck docs in the same position. The same truck maneuvering. The compactor is going to stay in the back where it is now for trash. I will say that there is going to be, and it is noted on the plan, there will be an emergency generator added back in that area in case of a power failure. Also, we anticipate, and we are still working through it, but I think they are probably going to have to upgrade the transformer and switch cabinet that exists back there for the additional power demand and for the store. As far as functionality along the rear, nothing is planned to change. As far as Retail one...façade renovations?

Mr. Eisenberg: We have asked our architect to look at the Kroger elevation and then try to compliment that on the north side. As you are probably aware, we have been cleaning up the shopping center ever since we purchased it. This is really an exciting opportunity before us to really finish off the center. I can't tell you how excited we are about it.

Mr. Taormina: I can attest to what Mr. Eisenberg has said. He and I have been working on this for several years discussing with Kroger, opportunities for the expansion. This is great news because without them it would leave a huge hole in that shopping complex. Just one last question regarding the generator. Again, that is an emergency generator. It would operate under power failure conditions. It does require test periodically. Can you explain what that typically involves and how that noise would be handled?

Mr. McPherson: Honestly, Mark, I am not sure about the operation. I know that typically these generators a couple times a month will need to run for 30 minutes and that is a timed thing. Do you know if there is a typical time when these operate, but they are just...they need to be run periodically to make sure they are functioning. The only time they would be running for any period of time is in the event of power failure. It will be within a enclosure that will provide some sound deadening and it will obviously screen it so you don't see a generator just sitting there. I don't know if you have anymore information on the operation of the generator?

Garritt Foley, Kroger Co., 40393 Grand River Ave., Novi, MI. We exercise them once a week and then we can pick a time that isn't as impactful to the neighbors. We will have the enclosure to deaden the sound. Easily, like he said, about a half hour run time once a week.

Mr. Wilshaw: Is there any other questions from any of our commissioners?
Mr. Caramagno?

Mr. Caramagno: On the north side of the building, looking at it from the east, are those garage doors?

Mr. McPherson: Yeah, they are similar to garage doors. They are for the recycling center.

Mr. Caramagno: What is the thought behind them? You'll put them up in the summertime? What is the thought there?

Mr. Wilshaw: The east end and the north façade.

Mr. Taormina: Is it this one here?

Mr. Caramagno: From the east, Mark. Top picture.

Mr. Taormina: I will get there.

Mr. Wilshaw: Yeah, those guys.

Mr. Caramagno: So, what is the thought with the garage doors? What happens there?

Mr. Foley: So, what we are trying here is to try to test out a new concept here. Behind the garage doors there are going to be the TOMRA machines for recycling. You would open those during hours of operation to where a customer can come out there on the sidewalk and they do their recycling and all of the unloading of the TOMRA machines is done in the back. They have less impact on the customers as they are working there. So, the doors come up during the day, I don't know if you guys have seen an example of this at the Meijer in Lansing. They have a similar concept to that. We are just giving that a chance on this Kroger to see if it will be a concept that works there for our customers.

Mr. Caramagno: Where does Kroger run that now? Do they have a place that they run that or...

Mr. Foley: This will be the first one we are trying it at.

Mr. Caramagno: Will it only stay open during good weather or will it be heated in there and open in the winter?

Mr. Foley: We will put heat lamps in it for the winter, so it is open all year round.

Mr. Taormina: So, customers come in there and they access through those doors?

Mr. Foley: Yes. The door will pretty much be open throughout the whole day. It won't open and close. Open during operational hours and closed when we are closed.

Mr. Caramagno: Okay, thank you.

Mr. Taormina: I do have one more question. I apologize. Is this pick-up area restricted to employees only?

Mr. Foley: Yes.

Mr. Taormina: That is what I figured. That is what is serving the 12 spaces.

Mr. Foley: Correct.

Mr. Wilshaw: This is two, I believe, ingress and egress doors at the front now that the new vestibule will have multiple sets of doors to go in and out of, correct?

Mr. Taormina: Yes, on either side of that pick-up area. Correct.

Mr. Wilshaw: One of the issues with that store now is as that...essentially your second entrance and exit door turned into a customer pick-up staging area and it created a bottle neck for safety for people to come in and out of the building.

Mr. Foley: The pick-up area will be completely separate from the main customer entrance. The pick-up entry into the building will only be for the employees bringing the pick-up items in.

Mr. Wilshaw: Okay. Any other questions or comments from our commissioners? Just out of curiosity, do you have a cost estimate of what this project is as far as the investment that is being made? This is a pretty significant investment.

Mr. Foley: I will say it is still being finalized, but we are looking at about \$16 million.

Mr. Wilshaw: Very good. That is a very sizable investment and very significant upgrade to this property, so we appreciate that. Anyone in the audience wishing to speak for or against? Feel free to come forward. We want to hear from you as well.

Jeff Salai, owner of a unit. I am one of the ones that they guy said he was going to kick me out to the curb because he don't need me no more. I have been there 31 years. One of the oldest coney islands in Livonia besides Senate. I was there four years when they took over. They never asked me for a lease or nothing. Matter of fact, I thought I was under a lease because before they took over, the old management had me sign papers saying that I am part of the lease, otherwise they couldn't sell it to these guys. That was it. I have never met the owners. I have never met the manager in four years or none of that stuff. Recently my son is there most of the time. They have talked to him about trying to get me maybe invest in the next...in the unit next to me that moved out. I don't have enough business to get into that unit, so I told them that I am not interested. I don't have enough business the way it is, especially after COVID. So, I told them I not interested. That is where the contact between me and them is. As far as anything else, they just didn't ask me if you want to relocate here or anything except for recently they did mention that there is a half-size unit up front that I can use. They have other empty spaces ya know over there, but they have bigger plans for them. That is their business, but I just feel it is unfair that just because they don't need me, and they want to knock the building over they...I have been there 31 years. All these other people...I was there for nine years before anybody moved in. That was a dead spot like an Ohio desert. Now all those people are new and they got new things and they can't get rid of them. Me they can. They could at least offer to buy my place out or something or help me relocate or anything. 31 years. I don't really want it anymore, but I was...that was my sons future. That is all I got. I went through (inaudible) stuff, through the COVID and I asked for a little leeway, and they sent me a letter saying you got to get out. Even though the restaurant was closed by the State, so I went out and got a loan and I paid them and now two months later or three months later they send me a letter, you got 90 days. I mean I know you guys are good people. Livonia is good, but something like this is just like being in Southfield and I know Livonia is not Southfield. I have lived around here all my life. This is shyster work. I don't...big guy I know. They got the right tax revenue, more money, he needs the place, but they could have done something for me too at the same time. I just don't think it is fair. I know if you guys know of

anybody that somebody been there 31 years and never missed a payment even through hard times then you guys know a lot of people went through and gets booted in the street, just because you can. I don't think it is fair. I don't know. I think it's got a lot to do with too is because a lot of their systems is bad there. Switch system is no good. Right now, they are using sump pumps on manholes because they don't drain. I don't know...that's been going on for a long time. Undergrounds in my restaurant they are always overflowing. For years I have been complaining and they never...they said it was my fault. Finally, a couple three months ago I couldn't stand it anymore. The bathroom for women....every couple weeks for a long time. Women were mad at me because they had to use men's john. I told them they have to fix this problem. They finally sent the plumbers and they find out it was their problem the whole time. All the plumbing under the cement is bad. It was bad for years. So, I talked to the manager and he said they talked to owner and decide they gonna have to replace the bathroom and everything under the cement. Guess what, the notice to get out in 90 days was a lot easier and save money and that is exactly what happened. It hasn't even been two month since they were...they told me they were gonna fix the bathrooms before this stuff with the Kroger and now I am sorry but your place has been selected to be demolished. I am just saying...just think a little bit. I ain't...I am nobody to fight against these guys, but it ain't fair at all. It is just greed. It ain't they need it okay? Even if they need it they could move me. They got empty spaces. The gym moved out and they are holding on to it to see if anybody will bite. Me, it don't matter. Kick him out in the curb and run him over. Just doesn't seem fair. I don't know what more to say. I wish you would at least in the back of your mind think about it. It ain't gonna change nothing, but I just can't go without at least saying my piece as long as I have been part of Livonia all these years. It just doesn't make sense. Thank you.

Mr. Wilshaw: Thank you, sir, for your comments. Anyone else wishing to speak to this item? If not, I will go back to the petitioner. Anything else you would like to say before we close out? You're all set. Okay. Thank you. With nothing else to discuss at this point and I will go to the commission and look for a motion.

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

#08-43-2021 **RESOLVED**, That the City Planning Commission does hereby recommend to City Council that Petition 2021-07-08-04 submitted by The Kroger Company of Michigan requesting

approval of all plans required by Section 18.47 and Section 18.58 of the City of Livonia Zoning Ordinance No. 543, as amended, in connection with a proposal to redevelop portions of the commercial shopping center (Northridge Commons), including demolishing approximately 22,000 square feet of existing retail space, constructing an addition to the Kroger store measuring approximately 28,500 square feet, as well as other façade and parking lot improvements, at 33523-33751 Eight Mile Road, located on the south side of Eight Mile Road between Farmington and Gill Roads in the Northeast ¼ of Section 4, be approved, subject to the following conditions:

1. That the Overall Layout Plan identified as Sheet No. C1.2.1 and the Layout Plan identified as Sheet No. C1.2.2, both dated July 13, 2021, as revised, prepared by Atwell Group, are hereby approved, and shall be adhered to.
2. That the drive-up lane for the pharmacy drop-off/pick-up window shall be at least ten feet (10') in width.
3. All parking spaces, except the required handicapped spaces, shall be doubled striped at ten feet (10') wide by twenty feet (20') in length as required.
4. That the Landscape Plan identified as Sheet No. LS1.0, dated July 13, 2021, as revised, prepared by Atwell Group, 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 Elevation Plan for the Kroger store, dated June 29, 2021, prepared by CR Architecture & Design, 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 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.
10. 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.
11. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows.
12. 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.
13. 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
14. 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.

Mr. Wilshaw: Is there any discussion?

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted.



LETTER TO THE LIVONIA CITY COUNCIL

7.

Law
September 7, 2021

MEETING DATE

September 20, 2021

PREPARED BY

Sara Kasprovicz, Council Office Manager

AGENDA ITEM

ROLL CALL: Department of Law, re: Proposed Amendment to the Livonia Code of Ordinances, as amended, to amend Chapter 13.04 Section 030 (Using Water From Fire Hydrants - Permit, Cash Deposit and Other Conditions) to increase the meter deposit from \$100.00 to \$800.00. First Reading given by Jim Jolly on Wednesday, September 8, 2021.

BACKGROUND

In keeping up with rising water and equipment costs, we have found it necessary to increase the charges for outside usage of our fire hydrants. As such, we must also update the Ordinance that defines said charges.

Typically, construction firms and commercial landscaping companies request permits to install a temporary meter on local fire hydrants when installing or replacing water and sewer lines, and during demolitions where water is used to control dust.

In October 2020, we increased the meter deposit from \$100.00 to \$800.00. The customer also pays the current rate for water and sewer usage. The increase in the deposit helps us ensure the meter is returned in good working order and the water/sewer usage charges are then deducted from the deposit received and any remaining balance is refunded to the client.

At their August 2, 2021 meeting, the Livonia Water & Sewer Board reviewed the request to update the Ordinance and granted their approval via Resolution #WS 6082 08/21.

RECOMMENDATION

It is the DPW's recommendation that Council approve the request to update Livonia Ordinance #13.04.030 specific to the deposit charge increase from \$100.00 to \$800.00.

- **13.04.030 - Using water from fire hydrants—Permit, cash deposit and other conditions.**

The water and sewer division is authorized to allow, by written permit, the withdrawal of water from fire hydrants by subdividers, builders or other persons upon written application therefor by such user accompanied by a cash deposit of ~~one~~ **eight** hundred dollars (~~\$100.00~~), (**\$800.00**) which is to be a security against damages to the hydrant, meters and hoses. Upon receipt of application and deposit, the department may issue a written permit with a definite time limit, which permit shall be nontransferable and shall apply only to a specified location. Before releasing said deposit to the permit holder, the water and sewer division shall inspect the hydrant for damage. If any damage has

occurred, the cost thereof shall be deducted from the deposit. If the damage should exceed the amount of the deposit, the excess shall be billed to the user. Withdrawal of water for the purpose of flooding skating rinks in winter under the supervision of the parks and recreation department shall be exempt from the cash deposit and fee provisions of this section. (Ord. 902 [§ 1](#) (part), 1971: prior code § 5-401(b))

Second Reading and Roll Call Vote

FISCAL CONSIDERATION

None

ATTACHMENTS

1. LTC 090821
2. S082321 Req to amend ord - fire hydrant fee Minutes
3. LTC S082321 Proposed Amend to Ord
4. LTC - Ord Change 13-04-030
5. Chapter 13.04.030 - Increase meter deposit from \$100 to \$800
6. 13.04.030 - Using water from fire hydrants

APPROVED BY



LETTER TO THE LIVONIA CITY COUNCIL

6.

Law
August 24, 2021

MEETING DATE

September 8, 2021

PREPARED BY

Carol Driskill, Legal Stenographer II

AGENDA ITEM

PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Department of Law, re: to amend Chapter 13.04 Section 030 (Using Water From Fire Hydrants - Permit, Cash Deposit and Other Conditions) to increase the meter deposit from \$100.00 to \$800.00.

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FISCAL CONSIDERATION

None

ATTACHMENTS

1. LTC S082321 Proposed Amend to Ord
2. LTC - Ord Change 13-04-030
3. Chapter 13.04.030 - Increase meter deposit from \$100 to \$800
4. 13.04.030 - Using water from fire hydrants

APPROVED BY



Paul Bernier, City Attorney

Date: August 25, 2021



Maureen Miller Brosnan, Mayor

Date: August 26, 2021

DEPARTMENT OF LAW

PAUL A. BERNIER
City Attorney

MICHAEL E. FISHER
Chief Assistant City Attorney

ERIC S. GOLDSTEIN
Assistant City Attorney

LEO D. NEVILLE
Assistant City Attorney



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2520
FAX: (734) 466-2072

August 25, 2021

TO: HONORABLE MEMBERS OF THE CITY COUNCIL

FROM: DEPARTMENT OF LAW

SUBJECT: New Data - Item No. 6 on the September 8, 2021 Regular Agenda

RE: Request to Amend Code of Ordinances Section 13.04.030 (Using Water From Fire Hydrants – Permit, Cash Deposit and Other Conditions) to increase the meter deposit from \$100.00 to \$800.00

Dear Council Members:

At your Study Meeting held on August 23, 2021, you unanimously approved the Request by the Department of Public Works to Amend Livonia Code of Ordinances Section 13.04.030 to increase the meter deposit from \$100.00 to \$800.00.

Accordingly, herewith submitted for your consideration is the proposed ordinance amendment prepared by the Department of Law.

Approved for submission: Very truly yours,

Maureen Miller Brosnan, Mayor

Paul A. Bernier, City Attorney

PAB/bks

Attachment

cc: Mayor, City Clerk, Council, Finance, DPW

P:\Council\2021\Ordinances\Chapter 13.04.030 - Increase meter deposit from \$100 to \$800.docx

**AN ORDINANCE AMENDING SECTION 030 OF TITLE
13, CHAPTER 04 (GENERAL USE REGULATIONS) OF
THE LIVONIA CODE OF ORDINANCES, AS
AMENDED.**

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 030 of Title 13, Chapter 04 the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

13.04.030 Using water from fire hydrants—Permit, cash deposit and other conditions. The water and sewer division is authorized to allow, by written permit, the withdrawal of water from fire hydrants by subdividers, builders or other persons upon written application therefor by such user accompanied by a cash deposit of ~~one~~ eight hundred dollars (\$~~1800.00~~), which is to be a security against damages to the hydrant, meters and hoses. Upon receipt of application and deposit, the department may issue a written permit with a definite time limit, which permit shall be nontransferable and shall apply only to a specified location. Before releasing said deposit to the permit holder, the water and sewer division shall inspect the hydrant for damage. If any damage has occurred, the cost thereof shall be deducted from the deposit. If the damage should exceed the amount of the deposit, the excess shall be billed to the user. Withdrawal of water for the purpose of flooding skating rinks in winter under the supervision of the parks and recreation department shall be exempt from the cash deposit and fee provisions of this section.

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.

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD AUGUST 23, 2021**

6

Meeting was called to order in the Auditorium of City Hall, 33000 Civic Center Drive, at 9:00 p.m. by President Kathleen McIntyre. Present: Scott Bahr; Cathy White, Brandon McCullough; Rob Donovic; Jim Jolly, Laura Toy and President Kathleen McIntyre. Absent: None

6) REQUEST TO AMEND THE LIVONIA CODE OF ORDINANCES: Department of Public Works, re: to amend Chapter 13.04 Section 030 (Using Water From Fire Hydrants - Permit, Cash Deposit and Other Conditions) to increase the meter deposit from \$100.00 to \$800.00.

Jacob Rushlow, Assistant Director of Public Works, presented this request to Council. He stated in keeping up with rising water and equipment costs, we found it necessary to increase these charges for outside usage of City fire hydrants and as such we must adopt revisions to the Ordinance that defines these charges. Hydrant usage is typically requested by construction companies and commercial landscapers through a permit that includes a temporary meter and a backflow preventer to be connected to a hydrant. The hydrant water is often used when they're installing or replacing water pipes or sewer lines or things like demolitions when they need to do dust control. The increase in this deposit helps us ensure that the meter and the backflow preventer are returned to us and in good working condition. The customer does also pay the current rate for water and sewer usage that's tracked through that meter. The water use charges are deducted from the deposit and then any remaining balance is returned to the customer. At their August 2nd, 2021 meeting, the Livonia Water and Sewer Board reviewed this request to update the Ordinance and passed a resolution in support of this item. As such it's our recommendation through the Department of Public Works that Council proceed to adopt revisions to Livonia Ordinance 13.04, Section 030, specific to the deposit charge increase from \$100.00 to \$800.00.

Councilmember Donovic stated growing up as a kid I remember seeing fire hydrants and the kids would be playing in the water and what not; do we as a community do that and if we do, do they also have to pay the \$800.00 deposit fee?

Rushlow replied so the events from your childhood are what we call unauthorized, unaccounted for water loss, and we do not allow water meters to be rented for that type of use.

Councilmember White offered an approving resolution for the Regular Agenda.

DIRECTION:

APROVING

REGULAR



LETTER TO THE LIVONIA CITY COUNCIL

6.

DPW

August 4, 2021

MEETING DATE

August 23, 2021 STUDY

PREPARED BY

Jill Russell, Secretary III

AGENDA ITEM

REQUEST TO AMEND THE LIVONIA CODE OF ORDINANCES: Department of Public Works, re: to amend Chapter 13.04 Section 030 (Using Water From Fire Hydrants - Permit, Cash Deposit and Other Conditions) to increase the meter deposit from \$100.00 to \$800.00.

BACKGROUND

In keeping up with rising water and equipment costs, we have found it necessary to increase the charges for outside usage of our fire hydrants. As such, we must also update the Ordinance that defines said charges.

Typically, construction firms and commercial landscaping companies request permits to install a temporary meter on local fire hydrants when installing or replacing water and sewer lines, and during demolitions where water is used to control dust.

In October 2020, we increased the meter deposit from \$100.00 to \$800.00. The customer also pays the current rate for water and sewer usage. The increase in the deposit helps us ensure the meter is returned in good working order and the water/sewer usage charges are then deducted from the deposit received and any remaining balance is refunded to the client.

At their August 2, 2021 meeting, the Livonia Water & Sewer Board reviewed the request to update the Ordinance and granted their approval via Resolution #WS 6082 08/21.

RECOMMENDATION

It is the DPW's recommendation that Council approve the request to update Livonia Ordinance #13.04.030 specific to the deposit charge increase from \$100.00 to \$800.00.

- **13.04.030 - Using water from fire hydrants—Permit, cash deposit and other conditions.**

The water and sewer division is authorized to allow, by written permit, the withdrawal of water from fire hydrants by subdividers, builders or other persons upon written application therefor by such user accompanied by a cash deposit of ~~one~~ **eight** hundred dollars (~~\$100.00~~), (**\$800.00**) which is to be a security against damages to the hydrant, meters and hoses. Upon receipt of application and deposit, the department may issue a written permit with a definite time limit, which permit shall be nontransferable and shall apply only to a specified location. Before releasing said deposit to the permit holder, the water and sewer division shall inspect the hydrant for damage. If any damage has occurred, the cost thereof shall be deducted from the deposit. If the damage should exceed the

amount of the deposit, the excess shall be billed to the user. Withdrawal of water for the purpose of flooding skating rinks in winter under the supervision of the parks and recreation department shall be exempt from the cash deposit and fee provisions of this section. (Ord. 902 [§ 1](#) (part), 1971: prior code § 5-401(b))

FISCAL CONSIDERATION

None

ATTACHMENTS

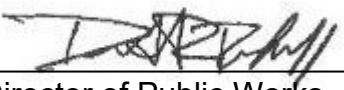
1. LTC - Ord Change 13-04-030

APPROVED BY



Jacob Rushlow, P.E., Superintendent of Public Service

Date: August 05, 2021



Don Rohraff, Director of Public Works

Date: August 05, 2021



Paul Bernier, City Attorney

Date: August 05, 2021



Maureen Miller Brosnan, Mayor

Date: August 05, 2021

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

August 2, 2021

Honorable Members of the Council
City of Livonia

SUBJECT: Request to Revise Ordinance 13.04.030 – Using water from fire hydrants – permit, cash deposit and other conditions

At its August 2, 2021 meeting, the Water and Sewer Board passed the following resolution:

#WS 6082 08/21 RESOLVE, that after a discussion with Water Supervisor Tom Wilson, the Water and Sewer Board does hereby approve the request to update Livonia Ordinance #13.04.030 specific to the deposit charge increase from \$100.00 to \$800.00.

• **13.04.030 - Using water from fire hydrants—Permit, cash deposit and other conditions.**

The water and sewer division is authorized to allow, by written permit, the withdrawal of water from fire hydrants by subdividers, builders or other persons upon written application therefor by such user accompanied by a cash deposit of one **eight** hundred dollars (~~\$100.00~~), **(\$800.00)** which is to be a security against damages to the hydrant, meters and hoses. Upon receipt of application and deposit, the department may issue a written permit with a definite time limit, which permit shall be nontransferable and shall apply only to a specified location. Before releasing said deposit to the permit holder, the water and sewer division shall inspect the hydrant for damage. If any damage has occurred, the cost thereof shall be deducted from the deposit. If the damage should exceed the amount of the deposit, the excess shall be billed to the user. Withdrawal of water for the purpose of flooding skating rinks in winter under the supervision of the parks and recreation department shall be exempt from the cash deposit and fee provisions of this section. (Ord. 902 § 1 (part), 1971: prior code § 5-401(b))

Respectfully,

Brett Gierak
Chairman
Water and Sewer Board

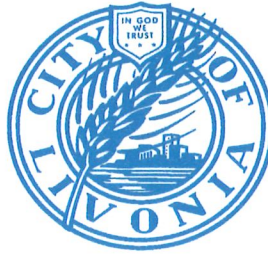
BG/jar

CIVIL SERVICE DEPARTMENT

MAUREEN MILLER BROSNAN
MAYOR

CIVIL SERVICE COMMISSION

ROGER L. SPENCE, CHAIRPERSON
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

August 24, 2021

Honorable Members of City Council
City of Livonia

Subject: Request for Hero Pay Stipend

Dear Council Members:

At the Civil Service Commission meeting of August 18, 2021, with Chairperson Roger L. Spence, Commissioners Charlotte S. Mahoney, and James Wenson being present, with minutes to be approved on September 22, 2021, the Civil Service Commission approved the following resolution:

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

21-117 RESOLVED, that having reviewed the letter dated August 4, 2021, from Maureen Miller Brosnan, Mayor, requesting a hero pay stipend for regular, active full-time and regular, active part-time employees, the Civil Service Commission does hereby approve the request for the hero pay stipend. The Civil Service Commission submits the same to City Council for their review and consideration.

Attached is a copy of Mayor Brosnan's letter for your review.

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

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Denise C. Maier".

Denise C. Maier
Human Resources Director

je

cc: Mayor; City Clerk; City Attorney; Director of Finance; Civil Service Commission;
File

MEMORANDUM

TO: Denise C. Maier, SPHR, Human Resources Director
FROM: Walt Pytlak, PHR, Personnel Analyst II *WP*
DATE: August 9, 2021
SUBJECT: Hero Pay

In correspondence dated August 4, 2021, Mayor Maureen Miller Brosnan requests that the Civil Service Commission consider approving a Hero Pay stipend of \$1000 for each regular, active full-time employee and \$500 for each regular, part-time employee. This stipend is meant to honor and acknowledge the exceptional performance and flexibility of our City employees who continued to provide quality services to residents while faced with the ever-changing challenges of the pandemic.

Employees hired prior to June 23, 2021, would receive this stipend (June 22nd was the date that Michigan rescinded the bulk of its Covid health and safety orders, including mask mandates and indoor limits on stores, restaurants, and other venues). Employees who have already received hazard pay under the CARES Act would not be eligible, nor would elected officials whose pay is governed by the Livonia Officers Compensation Commission (LOCC).

The cost of this proposal is approximately \$373,000 and will be funded with federal American Rescue Plan Act dollars. This request has been reviewed by the Law, Finance, and Civil Service Departments and has been determined to be an allowed expenditure under the Act.

Per the City of Livonia Charter, CHAPTER V, EXECUTIVE DIVISION, Section 16(b)(1) Powers and Duties of the Commission, the Civil Service Commission is given the authority to "establish and administer..., a schedule of compensation..."

It is recommended that this stipend be considered for adoption.

COMMENTS BY THE HUMAN RESOURCES DIRECTOR:

Concur.

Denise C. Maier

8-13-2021

OFFICE OF THE MAYOR

MAUREEN MILLER BROSNAN
MAYOR



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

August 4, 2021

TO: Livonia Civil Service Commission
RE: Hero Pay Request

Dear Commissioners,

As you know, the past 16 months presented a huge challenge for Livonia to continue delivering city services. But through all the challenges, our City employees have performed exceptionally well, adjusting to new protocols amid many shifting restrictions and requirements.

Therefore, I am asking for your support for my proposal to recognize this quality service with a Hero Pay stipend of \$1,000 for each regular, active full-time employee and \$500 for each regular, part-time employee. This would include all employees hired before June 23, 2021, with the exceptions of employees in those classifications who already received hazard pay under the CARES Act in 2020 or those in elected positions, as they require Livonia Officers Compensation Commission approval.

Funds are available through the American Rescue Plan and stipends of this nature are permitted under the Interim Final Rule issued by the Department of Treasury. This request has been reviewed by the Law Department, Civil Service Department and Finance Department.

The Hero Pay stipend would cost \$373,000 and would be funded by utilizing a portion of the \$8.9 million American Rescue Plan funds budgeted for the City.

I look forward to your support in recognizing the dedicated employees who are being asked to perform their duties in the midst such extraordinary circumstances.

Sincerely


Maureen Miller Brosnan
Mayor

RECEIVED
AUG 05 2021

September 17, 2021

Honorable City Council Members:

We the undersigned would like to extend our thanks to Mayor Maureen Miller Brosnan for initiating the Hero Pay agenda item that appears before you. As City employees we are grateful to the Mayor for taking the time to acknowledge our work and all of the sacrifices made during the COVID-19 Pandemic.

As Council raised many questions during its Study Session on this item, if you read the language and understand the intent of Senate Resolution No. 73, it is a resolution to support the use of federal funding to provide Hero Pay to essential workers, and reads as follows:

“Whereas, throughout the COVID-19 Pandemic, essential workers have ensured that our society and economy were still able to function. These dedicated Americans have provided incalculable benefit to our state while disproportionately bearing the weight of the crisis; and

Whereas, essential workers have put themselves at increased risk of exposure to the virus and of bringing the disease home to their loved ones. This risk was often exacerbated by the lack of proper personal protective equipment. Many have died after being exposed to the virus at work; and

Whereas, it is necessary to ensure that essential workers are compensated in a manner that reflects this sacrifice and their importance to our society. In the United States, more than half of all occupations with a median wage below \$15 per hour are essential workers. While some companies have stepped in to provide Hero pay to frontline employees, many have not; and

Whereas, the Federal funding provided by the American Rescue Plan Act has given our state the opportunity to fill the gap left by private employers. Using federal aid to provide Hero pay to essential employees will make certain that these heroes are compensated; now, therefore, be it

Resolved by the Senate, that we support the use of Federal funding to provide Hero Pay to essential workers; and be it further resolved that copies of this resolution be transmitted to the Governor.”

City employees clearly meet the definition and criteria set forth in the above resolution as essential workers and should be afforded the opportunity to benefit from the American Rescue Plan Act funds.

We applaud Mayor Brosnan for her foresight in identifying this opportunity and we hope that Council will recognize the significance of acknowledging the City's essential workers by giving them the opportunity to participate in this recognition.

September 16, 2021

Livonia City Council
City of Livonia
33000 Civic Center Drive
Livonia, Michigan 48154

RE: REQUEST TO APPROVE HERO PAY STIPEND: Department of Civil Service, re: for regular, active full-time and regular, active part-time employees.

Honorable Members of the City Council:

I would like to respectfully ask that you consider and vote to approve the above referenced item. Let's first define the term hero. Below is the definition of hero, as described in the dictionary.

hero (noun) · **heroes** (plural noun)

a person who is admired or idealized for courage, outstanding achievements, or noble qualities. "a war hero"

synonyms: brave man, champion, man of courage, great man, man of the hour.

Next, let me recall at the very beginning of the Covid19 Pandemic when I was notified by my supervisor, that I was deemed an essential employee (as were many other City employees.) I recall the fear of the unknown of what was going to happen to our country, our city, my job, my family, and myself. However, I was proud that I was deemed essential as my entire career has been a public servant and I was ready to help fight the battle against this pandemic for the safety of our country, our city, my job, my family, and myself.

My job was processing the numerous death certificates for the many people that lost their lives to this horrible pandemic. I worked, twice as hard, twice as fast, many times, alone due to rotating schedules and work at home schedules. But I personally, did not work from home. I was here the entire time from the beginning. Serving the citizens and public of Livonia. providing death certificates to Funeral Directors who had the horrible task of processing the bodies of those that succumbed to this pandemic. I scheduled appointments for them to pick up the death certificates, wearing their gloves, and masks, prior to a vaccine. Also, providing death certificates to surviving family members who lost their loved ones to Covid19, providing whatever comfort I could to them by listening and providing sincere compassion for the pain they were feeling and the devastating loss they were experiencing.

Letter from Nora Brock to City Council

RE: Hero Pay Stipend

Page 2

I followed all the safety precautions to prevent bringing it home to my loved ones. I recall immediately washing my clothes when I arrived home to minimize any exposure to my life partner who is a very high-risk person with multiple health issues (diabetes, COPD, Congestive Heart Failure, over 65). I social distanced from my daughter and granddaughter when they had an exposure to prevent spreading this horrible virus and as soon as I was able to receive the vaccine, I was vaccinated.

Finally, I continue to serve the public and use caution to do my part in the battle against Covid19. I do believe that takes much bravery and courage and ask that City Council recognize the courage myself and my colleagues have demonstrated by voting yes on the Hero Pay Stipend for the Frontline Heroes of the City Livonia, the employees that served them throughout this horrible pandemic.

Thank you for your consideration,

Yours truly,

A handwritten signature in cursive script that reads "Nora Brock".

Nora Brock

Clerk Typist II

City Clerk's Office

City Employee since 8/16/1999

PLEASE SIGN YOUR NAME

PLEASE PRINT

NAME

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AGENDA #

Michael Johnson, Inspection

Sharon Mendelsohn - Sanitation

Melanie Watkins - Inspection

Shameka Bowles Inspection Dept.

Theresa Mara - Inspection

Frank Hershey - Inspection

Barbara Vaden - Treasurer

CADIRA MICHALAK - Treasurer

Julie Alexander - Treasurer

Tanya Witherspoon - Treasurer

Kyle Liberati - Assessor

Jacob Liberati - Assessor

Sabrina DiPonio - Assessing Dept

Don Murphy - City Clerk's office

Nora Brock - City Clerk's Office

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AGENDA #

Janet Douglas - City Clerk's Office

Sydia Taylor City Clerk's Office

Tracy Hedglen - Payroll Department

PRINTED NAME

Steve Banko
Karen D. Thompson

SIGNATURE

Steve Banko
Karen D. Thompson

DATE

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SIGNATURE

DATE

Laura A. Coseo
Jan Parker

Laura A. Coseo
Jan Parker

9-17-2021
9-17-2021

MRACIANA JANECCICO
 Jonell Hoffman
 Susan Lewis
 Katelyn Gotts
 Tracy Albus
 Jennifer Wagner
 Karen Nixon
 Laurie Priestzel
 Suzanne Meegen
 Gerald Salo
 DeAnne Bates

Marcia Jureyko
Janell Hoffman
Susan Lewis
Katey Lee
Tracy Allus
Jennifer Wagner
Kathy
Janie Pichon
Dorlene Meyer
Susan Sabo
Dorlene M. Bates

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DATE

LINDA BERNHARDT

Nicole Bushway

Elizabeth E. Kobel

Eurecha Andrews

Noelle Lomas

Stacey Cavanaugh

Theresa Bartlett

Mable Doot

NATHAN RICKWELL

Linda Bernhardt

Nicole Bushway

Elizabeth E. Kobel

Eurecha Andrews

Noelle Lomas

Stacey Cavanaugh

Mable S. Doot

Nathan Rickwell

9/17/21

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9/17/21

PLEASE SIGN YOUR NAME

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AGENDA

Leslie Robraff	Police Dept	
Heidi Mayrho	Police Dept.	
Martha Lancaster	Livonia Police DEPT	
Kathy Kinner	Livonia Police Dept. Records	
Catada Walter	Police Dept.	
Dany Wad	Police Dept	
R. J. Haskin	Police Dept	
Janet Style	Police Dept	
Bohdana Schmitz	Police Dept.	
DYLAN NAUMOVSKI	POLICE DEPT.	
Kalyn Krusinski	Police Dept.	
Steven Anslanick	Police Dept.	
miki Bogli	POLICE DEPT.	
Terry Gnochocki	Police Dept.	
JUSTIN REINHOLTZ	POLICE DEPT.	

PRINTED NAME

SIGNATURE

DATE

Laura A. Coseo

Laura A. Coseo

9-17-2021

Re: Senate Resolution No. 73

"Hero Pay"

PLEASE SIGN YOUR NAME

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AGENDA

STACY Olters	9333 Gillman	48150 DPW
Michael Swan	19524 Dalby, Redford	48240 DPW
Mildred Lee	13375 Wopma Redford	48329 DPW
MELINDA WILLIAMS	33917 Fountain ^{blvd.} Westland	MI 48185 DPW
Keith Cloutier	27220 Maplewood Dr Brownstown	DPW
Meianna Hudley	16524 Lauderdale Det ⁹⁸²³⁵ MI	DPW
Laurie Seracke	1353 Doris Livonia	48154 DPW
NICHOLAS RILEY	29032 ORVILLE DR. WARREN MI.	48092 DPW

PRINTED NAME

Edwin Hoffman
Ralph Williams
TIM FARBERVE
Chris Kasprzyński
Jeff Carlson
Nick Foster
Johnathon Racker
Jacob Little
Tim MAWISKI
JARY GARRISON
John R Woehrle
Tristan Garbner
Jason Ryan
JUSTIN UNSWORTH
Samual Sudduth
Robert Roscoe
Chris Iadonisi
Jeremy Schabke
Lindsay Szwajkowski
EUGENI GRISHIN
DON ROHRAFF

SIGNATURE

Ed T. [Signature]
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[Signature]
Christopher Kennedy
Jeff Gulse
Mike Foster
[Signature]
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Deey T. [Signature]
John R. Wuehler
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Robert [Signature]
Chris [Signature]
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PRINTED NAME

VICTORIA KRAUSE

Jill Russell

Elizabeth Bradley

Jeanette Wulff

SUSAN SCHWARZ

THOMAS TOBARZ

Dave Robertson

William Kuchera

TRACY HARDY

SIGNATURE

Victoria Krause

Jill Russell

Elizabeth Bradley

Jeanette Wulff

Susan Schwarz

Thomas Tobarz

Dave Robertson

William Kuchera

Tracy Hardy

DATE

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9-17-2021

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DATE

MATT WRIGHT

DENNIS OPSOMMER

Michael Elliott

Ken Widmer

WARD H. COWEN

TIM LOVELADY

Derek Dolin

Kyle Holod

Josh Krzeczowski

Bill MARSH

MARK SOAVE

Tom Liacakes

Annette Cesaris

Andrew Toth

CARL HOFFMAN

Dustin Fudge

Dan FLAHAN

Austin Evans

Cody Holbert

Sohn LaBean Jr

Patrick Horvath

Ted Mah

Dennis Opsommer

Michael Elliott

Ken Widmer

WARD H. COWEN

TIM LOVELADY

Derek Dolin

Kyle Holod

Josh Krzeczowski

Bill Marsh

Mark Soave

Tom Liacakes

Annette Cesaris

Andrew Toth

Carl Hoffman

Dustin Fudge

Dan Flahan

Austin Evans

Cody Holbert

Sohn LaBean Jr

Patrick Horvath

Ted Mah

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PRINTED NAME

Kenneth Canales
Chris Smith
Anica Flores

SIGNATURE

Kenneth Canales
Chris Smith
Anica Flores

DATE

9-17-21
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**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD SEPTEMBER 8, 2021**

8

Meeting was called to order in the Auditorium of City Hall, 33000 Civic Center Drive, at 8:36 p.m. by President Kathleen McIntyre. Present: Scott Bahr, Brandon McCullough; Rob Donovan; Jim Jolly, Laura Toy and President Kathleen McIntyre. Absent: Cathy White.

Elected and appointed officials present: Mark Taormina, Director of Planning and Economic Development; Todd Zilincik, City Engineer; Paul Bernier, City Attorney; Lori L. Miller, Deputy Clerk; LaShawn Thomas, Director of Governmental Affairs; Denise Maier, Director of Human Resources; Linda Gosselin, City Assessor; and Sara Kasprowicz, Manager of Council Office.

5. REQUEST TO APPROVE HERO PAY STIPEND: Department of Civil Service, re: for regular, active full-time and regular, active part-time employees.

Denis Maier, Director of Human Resources, presented this request to Council. She stated this item was on the Civil Service Commission meeting of August 18, 2021 and it was approved by the Commission and moved to the Council. It's a communication from the Mayor's office, the Mayor is requesting your support in providing a Hero's Pay Stipend of \$1,000.00 for each regular, active full-time employee; and \$500.00 for each regular part-time employee and it would include all employees hired before June 23rd, 2021. The significance of that date is that all restrictions, Covid restrictions were lifted on June 22nd, 2021 and it is with the exception of employees in those classifications who have already received hazard pay under the CARES Act in 2020 or those in elected positions. Funds are available through the American Rescue Plan and stipends of this nature are permitted under the Interim Final Rule issued by the Department of Treasury. The Hero Pay Stipend would cost approximately \$373,000.00, it will probably be less than that because we've had employees leave since June 22nd, 2021 and it would be funded by utilizing a portion of the American Rescue Plan Funds that are budgeted for the City.

Councilmember Jolly stated I can appreciate that this is being brought before us, my question is in terms of long term implications. Are current employees that are in the existing defined benefit pension program, would this bonus be calculated into their final average wage for their multiplier and Maier replied no, it would not. Jolly asked if that is explicit somewhere and Maier replied anything that is calculated into their final average earnings, is negotiated so it's already in the contract and this is not in the contract. Jolly said so you're confident and Maier replied not 100% and Jolly said I would like to know that because I understand that this is Federal funding, and they would largely be supporting this. But when we look at long term pension obligations, things like this are not accounted for and accurately adding to the pot of money to pay them out for, so if you could check on that question I would appreciate it. Maier replied the unions we would be talking about in this case are AFSCME 192 and AFSCME 1917 and

I believe their final average compensation is on base wages only, but I will get that confirmed for you. Jolly said I'd appreciate that.

Councilmember Donovan asked so for Hero Pay you mentioned that confirmed elected will not be getting the Hero Pay and Maier replied that's correct. Donovan then asked whether you're City Council part-time or whether you're the full-time Mayor, Treasurer, Clerk and Maier replied that's correct, because elected positions require the Livonia Officers Compensation Commission approval. Donovan said I just wanted to confirm. And does that also mean that the Planning Commissioners or Arts Commissioners, they will also not be getting this and Maier replied that's correct.

Councilmember Toy asked if most of these employees were paid at the time that Covid was going on, I know a lot of them worked from home, were they making their normal salaries at that time or were they, or were there any deductions for any reason; were they making their true salary at those times?

Maier replied we had numerous employees that when the shutdown happened in March went home and continued working full-time so they were paid their normal pay. We also had employees eventually that were requested to go on furloughs, unpaid furloughs, so they would go on unemployment and they also received the extra Federal \$600.00 per week Federal unemployment and they did that at the request of the City, we had some volunteers that did that. But then in July everyone came back, even those that were on furlough, they came back to work. People that were working from home continued to do so because it wasn't yet considered very safe and it was just the right thing to do to try to avoid the virus. So, there were people that were on unemployment and there were also people, Councilwoman Toy, that were afraid to work, right, so they stayed home and they also collected unemployment, so there was really a mix. But there were a great number of people that kept working and kept things going.

Toy said and on the unemployment if they made \$600.00 extra or whatever, in some cases I've got to believe and I heard, that that was maybe more money than they were getting in a normal salary and that's true of the world beyond us here, so it's really kind of a bonus kind of thing at that point.

Maier said there were some classifications that made more money with the Federal unemployment; not the State, because the maximum for the State as you know is \$362.00 a week.

Toy asked if there were examples of other cities that are taking their money and spending it in this direction with employees that we know offhand? Is Westland doing it, is Redford doing it, is Midland doing it and Maier replied that I don't know.

Toy said if we could find that out, because I'd like this to go on the Regular, not to begrudge anyone, but just to understand it. And then help me understand something about some \$370,000.00 this would cost, some of that money would come from the Feds it sounds like and Maier replied all of the money would come from the American Rescue Plan Funds. Toy stated I'm just trying to understand it so that it's clear to us

and to me and to others that will question me upon what we do obviously publicly, so since we're in the midst of all that fun stuff I want to make sure that we get those questions answered, thank you so much.

Vice President Bahr asked the people that went on furlough, are they going to get this bonus and Maier replied yes, this bonus is slotted for anyone that was hired before June 23, 2021. And the furlough lasted approximately three and a half months.

Bahr then asked to your recollection did anybody in the City of Livonia lose their job because of the pandemic and Maier replied only if it was voluntary. Bahr then confirmed that those that were able were allowed to work from home during all of this right, and Maier replied that's correct. Bahr then asked you said those that received a bonus like this through the CARES Act will not be eligible for this; who was that and Maier replied that was Public Safety. Bahr then asked Maier if she could make the case for him why there is something unique about the nonpublic safety City of Livonia employees relative to all of our taxpayers that worked throughout this pandemic from home or in the office?

Maier replied I would be one of those employees, but I believe that the people that kept working through the pandemic, especially in the beginning, went above and beyond, they stepped out of their comfort zone, they were suddenly --- the doors were shuttered, we had to go home, we had never worked from home before, I had never worked from home before and I was busier at home because of all of the questions about Covid. And I wasn't the only one. We also had custodians who continued working over at the Police Department and the Fire Department, they came in and continued to do their job. So, the people that stepped up and worked throughout the pandemic did just that, they stepped up. They stepped up, they worked hard, they didn't raise their hand for the furlough even though we looked for volunteers to do that and we appreciated that because that saved the City money at the same time. But truly, Vice President Bahr, this was an unprecedented situation and everybody continued to do their job and they did it well and I really believed they worked harder when they worked from home.

Bahr said you don't have to persuade me on that, I did that as did everybody else up here with a full-time job. We have people that went on furlough, some of who made more money because of the enhanced unemployment benefits and yet we're ready to give them a bonus. We have people that kept their jobs throughout the pandemic while many other people were losing their jobs throughout the pandemic. We have people who just as you had described, was no different than what the rest of the country did, those that were fortunate to keep their jobs. I'm not begrudging anybody anything, but I don't think the American Rescue Plan was intended, well, maybe it was, but by its name, this doesn't sound like a rescue plan. I'm not sure --- again, much appreciation for everybody that worked, much appreciation for what everybody did, but as far as I'm concerned the City made all necessary accommodations to protect our employees. And our employees, and I'm grateful for this, were able to keep their jobs where many people did not. I struggle with using funds, wherever they're coming from, for this purpose. So I think it's already been asked to have it on the Regular and I'm grateful for that.

President McIntyre said we don't have a motion and Bahr asked for it to be both ways, denying and approving, on the Regular.

Bahr then stated it's easy to sit up here on this Council and say yes and smile when people come and ask for these things, that's easy to do. Our job here is to look out for the taxpayers and we've got a lot of taxpayers out here who struggle through this pandemic and we all struggle to some extent. But to use taxpayer money for this where I think that the CARES Act stuff and Public Safety and we talk about our doctors and nurses that work in the hospital, that's perhaps a different conversation, that's been handled. I just struggle to see the distinction here between our taxpayers who all do the same thing and aren't getting hero pay.

Councilmember McCullough asked if this is 100% right through the Government, this is nothing that's coming out of the City's General Fund or anything like that. And the other question I do have and I don't know if it's a way to maybe gain some information, I know we've got a little over 8 million dollars, part of this that got allocated, which looking over our neighbors I think we got the short end of the stick on that. So, the question that I have is, I know we've been allocated certain amounts of money, I know not all of it's going to come to the stipend. To the stipend, I'm in support of it. It is tough to, when you look at it, but between the vaccination clinics, between everything that we've done and I totally agree with the taxpayer and everything, but some of the services I think this stipend will go a long way. The people that were furloughed, they did lose benefits, they did lose funding, so this little bit could help them just with day to day life, in variation I say that. But I don't know if there's a possibility to see what was allocated so far and what's coming down the pipeline by next meeting for the rest of the funding, if there's anything that has been secured and that would be good information that may be included for the next meeting if possible.

Councilmember Jolly stated I welcome that we're having a wholehearted discussion in regard to this and the validity of it. I'll just point out, too, in regard to the situation who was working, the Clerk's Office had an epic election that was unprecedented as well, I mean I think that deserves consideration in regard to this argument as well. And I think some of the numbers were, and correct me if I'm wrong, I think something like 300 to close to 1,000 people at the counter, is that correct?

Deputy Clerk Miller replied right, and we also remained open because we do all of the death records, we never once closed our office to the public.

Jolly said I think just in terms of when obviously we talk about hospital workers and stuff like that who were clearly on the front lines, some of our very own employees on this floor were very much on the front line in terms of exposure and potential hazard as well. Like I said, I welcome and we are doing what is required of us and what is appropriate of us by discussing this fully and there's strong arguments to be made for it as well, thank you.

Councilmember Donovic stated I'd like to note that I wish we were talking about voting for this American Rescue Plan because I don't believe, I think it's been unwise to spend

this sort of money at a Federal level, I think that the money doesn't have to be spent or allocated for another few years and doesn't have to be spent for years after that. So I wish we were having a discussion as to the validity of what this money is being used for and the fact that we as taxpayers are going to be paying for it for a very long time. However, the money is here. I don't like that it's here but it is here, so how we spend that, the money has to be spent. So I think that's a good thing that we're having discussion tonight but I do understand that this will become common now, giving the hero pay and I'm grateful of course, I mean I was working the whole thing, and really people were working through the whole thing so I understand that. But the money is here and we have to spend it. I'd rather spend it on our people than some other project because our people are the ones that make up our community and serve our residents. But again, I want to be on the record that I don't like that this money is here and I wish the money was never given out the way it's been given out.

Councilmember Toy also asked for Committee of the Whole saying I think this subject matter is a little bit deeper than what we're giving it credit for. I really think that we need to analyze this a bit more, it's been said by some of my colleagues that it's interesting that we're having these discussions and I think Ms. Maier did bring up some of the people that did work at home but I also see a problem ahead of how would you separate. I know the Clerk's Office, a lot of the laws, a lot of the rules have changed for them, and so it's made their job immensely crazy over there and I'm sure you've heard from our Clerk because I know I've heard it from her, that there's a lot more to what's going on in that Clerk's Office than we're used to because of the changes and because of the Covid. But to blanket out all this money, you know what I'm saying. I just wonder if there's some deeper kinds of thoughts to it, what others are doing, if it's been done by others, whether it's in Michigan, whether it's out of state, I'm trying to get my arms around it and it's not that again we're begrudging anyone. I gave my employees a bonus during that time because they don't make as much money as they do here but I'm just saying with some of the fringes and things that people get and they deserve it but I just, I want to make sure we're on safe ground. And not that I don't think you're bringing us a bunch of hog wash here, I get it, but I'd like to pause and look at this a little bit deeper I think than just right here for my comfort level, others have their vote on it, too, but I'm offering additional Committee of the Whole, Madam Chair.

Vice President Bahr stated for everybody here and for anybody watching, I just want to remind you that this money does not have to be used for this purpose. There's a lot of things this money can be used for, so it's not like we have to use it for this. I just wanted to clarify that. And number two, Councilwoman Toy brings up an interesting point, one advantage of putting this in Committee, I don't know if that's what I'm going to vote do yet, but one advantage of that would be that we could hold this off until we look at what the plan is for that entire thing and there may be even people on this Council that will think differently about this if they're looking at it relative to what the opportunities are to use it for other things. So, I don't know what those would be but there could be some there, too, Councilwoman Toy, and I thank you for bringing up that option.

President McIntyre asked City Attorney Bernier if in normal circumstances, the City is prohibited from paying bonuses to employees, is that correct?

Bernier replied I don't know the honest answer to that. I don't think that's true because I know when I was in Wayne County, Wayne County paid bonuses for certain things but I'm not going to suggest that that was necessarily done correctly. I would have to look into that.

President McIntyre said and the reason I ask is because I know there are a lot of --- and maybe I'm just thinking of the fact that guidelines on spending, you know, you can't spend money to buy employees lunch, right, the City can't fund an employee lunch is my understanding. So I thought that that extended to any sort of supplemental payment so I may be wrong.

Bernier said I will say this, I read the interim final rules that the Federal Government –

McIntyre said but not with respect to this, I'm asking like normal times and Bernier replied I would have to look but I know I have heard of many jurisdictions getting bonus pay for different things. I don't think that there's any prohibition against it but I wouldn't want to give an opinion on it without researching it.

President McIntyre said my other question is, would the contractually due to our represented employees, would this have to be offered to all employees like as proposed, like the Mayor is proposing?

Maier replied it would require an LOU, a Letter of Understanding, with both 192 and 1917 and that would be something we would have to ---

President McIntyre asked if the answer then is yes and Maier replied no, the answer is we would have to negotiate it with the union. McIntyre said I think some very important points have been brought up here tonight and to second what Vice President Bahr said, no one begrudges our City employees anything and thinks that they're not outstanding and I tell people all the time, one of the things I'm proudest about in the City and after having worked with well over a dozen municipalities, not as an elected official but back in a professional job, Livonia had one of the most outstanding work forces, every level, every department. There are significant differences in what we ask different employees to do and I don't think we want to go name by name and say this person deserves it, this person doesn't. But I think when you look at what our custodians did, for example, they were working on the front lines, right, when we didn't have a lot of PPE and their pay classification doesn't put them in one of the most highly compensated groups of employees in the City. I think there were certain departments, right, that had to continue to do things with the public and I would really like to be able to break this apart a little bit and look at what we ask different employee groups to do if that's possible. Sorry, we've had you up here for a very long time. And I'll also say that I understand that the Mayor went through the proper channels with all of this to the Commission and having you here, I would like to hear I think from the Mayor, her thoughts as to why this should be offered to everyone. So I think that to me is an important element but really appreciate you being here and answering these questions.

President McIntyre stated this City was one of the first to get out ahead of things with the furlough program. And I know that was spearheaded by the Mayor and the Administration, but I know it was your department that was called upon to execute that and we were one of the first. We did it in a way that we took advantage of timing of programs for employees and your department, talk about stepping up to make sure that our employees knew what was going on and what the program was. So, when we were pulling out departments, and again, we're not taking anything away from any department, but there were departments that were called upon to step from here to here. And just one other thing to add, we got our transportation program going and the Senior Alliance kept asking me how we were doing it because they provide an emergency transportation program, they disabled it due to Covid concerns. You know, you understood their point, we kept doing it, you know, we kept having our drivers do it. So again there were a lot of people that stepped up and we're not suggesting that it wasn't a difficult time for everyone but we asked different things of different departments by virtue of their jobs, so thank you.

DIRECTION:

- 1) APPROVING
- 2) DENYING
- 3) COMMITTEE OF THE WHOLE

REGULAR



LETTER TO THE LIVONIA CITY COUNCIL

5.

Civil Service
August 24, 2021

MEETING DATE

September 8, 2021

PREPARED BY

Jillian Emmitt, Personnel Clerk

AGENDA ITEM

REQUEST TO APPROVE HERO PAY STIPEND: Department of Civil Service, re: for regular, active full-time and regular, active part-time employees.

BACKGROUND

August 24, 2021

Honorable Members of City Council
City of Livonia

Subject: Request for Hero Pay Stipend

Dear Council Members:

At the Civil Service Commission meeting of August 18, 2021, with Chairperson Roger L. Spence, Commissioners Charlotte S. Mahoney, and James Wenson being present, with minutes to be approved on September 22, 2021, the Civil Service Commission approved the following resolution:

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

21-117 RESOLVED, that having reviewed the letter dated August 4, 2021, from Maureen Miller Brosnan, Mayor, requesting a hero pay stipend for regular, active full-time and regular, active part-time employees, the Civil Service Commission does hereby approve the request for the hero pay stipend. The Civil Service Commission submits the same to City Council for their review and consideration.

Attached is a copy of Mayor Brosnan's letter for your review.

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

Thank you for your consideration.

Sincerely,

Denise C. Maier
Human Resources Director

RECOMMENDATION

1. Approve as described in the attached document.
2. Approve budget amendments increasing revenue in account no. 223-238-528-025, American Rescue Plan Grant by \$401,535, increasing expense in account no. 223-238-702-000, salaries and wages by \$373,000 and increasing expense in account no. 223-238-715-000, FICA by \$28,535.

FISCAL CONSIDERATION

ATTACHMENTS

1. Packet to Council Transmitting Hero Pay Stipend

APPROVED BY



Date: August 24, 2021

Denise C. Maier, SPHR, Human Resources Director



Date: August 26, 2021

Michael Slater, Finance Director



Date: August 26, 2021

Paul Bernier, City Attorney



Date: August 26, 2021

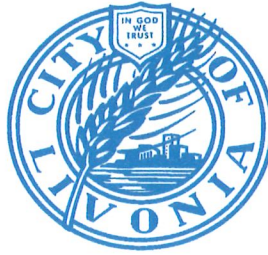
Maureen Miller Brosnan, Mayor

CIVIL SERVICE DEPARTMENT

MAUREEN MILLER BROSNAN
MAYOR

CIVIL SERVICE COMMISSION

ROGER L. SPENCE, CHAIRPERSON
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

August 24, 2021

Honorable Members of City Council
City of Livonia

Subject: Request for Hero Pay Stipend

Dear Council Members:

At the Civil Service Commission meeting of August 18, 2021, with Chairperson Roger L. Spence, Commissioners Charlotte S. Mahoney, and James Wenson being present, with minutes to be approved on September 22, 2021, the Civil Service Commission approved the following resolution:

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

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Attached is a copy of Mayor Brosnan's letter for your review.

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

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Denise C. Maier".

Denise C. Maier
Human Resources Director

je

cc: Mayor; City Clerk; City Attorney; Director of Finance; Civil Service Commission;
File

MEMORANDUM

TO: Denise C. Maier, SPHR, Human Resources Director
FROM: Walt Pytlak, PHR, Personnel Analyst II *WP*
DATE: August 9, 2021
SUBJECT: Hero Pay

In correspondence dated August 4, 2021, Mayor Maureen Miller Brosnan requests that the Civil Service Commission consider approving a Hero Pay stipend of \$1000 for each regular, active full-time employee and \$500 for each regular, part-time employee. This stipend is meant to honor and acknowledge the exceptional performance and flexibility of our City employees who continued to provide quality services to residents while faced with the ever-changing challenges of the pandemic.

Employees hired prior to June 23, 2021, would receive this stipend (June 22nd was the date that Michigan rescinded the bulk of its Covid health and safety orders, including mask mandates and indoor limits on stores, restaurants, and other venues). Employees who have already received hazard pay under the CARES Act would not be eligible, nor would elected officials whose pay is governed by the Livonia Officers Compensation Commission (LOCC).

The cost of this proposal is approximately \$373,000 and will be funded with federal American Rescue Plan Act dollars. This request has been reviewed by the Law, Finance, and Civil Service Departments and has been determined to be an allowed expenditure under the Act.

Per the City of Livonia Charter, CHAPTER V, EXECUTIVE DIVISION, Section 16(b)(1) Powers and Duties of the Commission, the Civil Service Commission is given the authority to "establish and administer..., a schedule of compensation..."

It is recommended that this stipend be considered for adoption.

COMMENTS BY THE HUMAN RESOURCES DIRECTOR:

Concur.

Denise C. Maier

8-13-2021

OFFICE OF THE MAYOR

MAUREEN MILLER BROSNAN
MAYOR



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

August 4, 2021

TO: Livonia Civil Service Commission
RE: Hero Pay Request

Dear Commissioners,

As you know, the past 16 months presented a huge challenge for Livonia to continue delivering city services. But through all the challenges, our City employees have performed exceptionally well, adjusting to new protocols amid many shifting restrictions and requirements.

Therefore, I am asking for your support for my proposal to recognize this quality service with a Hero Pay stipend of \$1,000 for each regular, active full-time employee and \$500 for each regular, part-time employee. This would include all employees hired before June 23, 2021, with the exceptions of employees in those classifications who already received hazard pay under the CARES Act in 2020 or those in elected positions, as they require Livonia Officers Compensation Commission approval.

Funds are available through the American Rescue Plan and stipends of this nature are permitted under the Interim Final Rule issued by the Department of Treasury. This request has been reviewed by the Law Department, Civil Service Department and Finance Department.

The Hero Pay stipend would cost \$373,000 and would be funded by utilizing a portion of the \$8.9 million American Rescue Plan funds budgeted for the City.

I look forward to your support in recognizing the dedicated employees who are being asked to perform their duties in the midst such extraordinary circumstances.

Sincerely


Maureen Miller Brosnan
Mayor

RECEIVED
AUG 05 2021



LETTER TO THE LIVONIA CITY COUNCIL

9.

Engineering
September 1, 2021

MEETING DATE

September 20, 2021

PREPARED BY

Karen Worley, Secretary IV

AGENDA ITEM

REQUEST FOR ADDITIONAL APPROPRIATION AND EXPENDITURE: Engineering Division, re: for the Construction Engineering for DWRF #7452-01 Project Areas 1 & 3 and Project Area 2 to close out the contract with OHM Advisors in an amount not-to-exceed \$323,000 and the new total not-to-exceed amount of \$917,800. (CR 133-20)

BACKGROUND

Pursuant to Council Resolution No. 133-20, adopted May 11, 2020 Resolution No. 229-funding for the Construction Engineering for DWRF #7452-01 Project Areas 1 & 3 and Project Area 2 were approved in the amount of \$594,800 for OHM Advisors.

RECOMMENDATION

Please refer to the Fiscal Consideration section below for additional information.

FISCAL CONSIDERATION

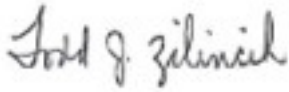
In order to compensate OHM Advisors for the portion of Inspector Days that was not included in the overall Construction Engineering (CE) costs that were bid by D & D Water & Sewer, we are requesting an amount of \$323,000 to be paid to OHM Advisors. This amount is based on an average day cost of \$680 per inspector day, comprised of a total of 475 inspector days (300 inspector days for Project Area 1 & 3 and 175 inspector days for Project Area 2).

The costs for the Construction Engineering (CE) are reimbursable as part of the DWRF #7452-01. In order to complete this project, we respectfully request that an additional appropriation and expenditure of \$323,000 be approved from the Unexpended Fund Balance of the Water and Sewer Fund (592). This will bring the final total contract amount for OHM Advisors to \$917,800. Please note that the overall approved design costs in the amount of \$547,000 were approximately 13% under budget (\$70,892.75).

ATTACHMENTS

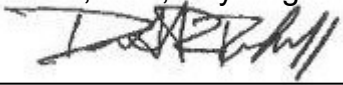
1. CR #133-20

APPROVED BY



Todd Zilincik, P.E., City Engineer

Date: September 02, 2021



Donald Rohraff, Director of Public Works

Date: September 02, 2021



Michael Slater, Finance Director

Date: September 02, 2021



Maureen Miller Brosnan, Mayor

Date: September 02, 2021

Minutes of the May 11, 2020 Regular Meeting

based upon the Engineering Division's estimate of units involved and subject to the final payment based on the actual units completed in accordance with the unit prices accepted herein, said amount and unit prices having been in fact the lowest bid received and meets all specifications; FURTHER, the Council does hereby authorize an appropriation and expenditure in an amount not to exceed \$3,298,157.70 from funds in the Unexpended Fund Balance of the Water and Sewer Fund (592) for this purpose, said amount to be reimbursed from the proceeds of the 2020 Drinking Water Revolving Fund Revenue Bonds; and the City Engineer is hereby authorized to approve minor adjustments in the work as it becomes necessary but this authorization does not entitle the City Engineer to authorize any increase in the not to exceed amount or to contract with other parties; and the Mayor and City Clerk are hereby authorized, for and on behalf of the City of Livonia, to execute a contract, approved as to form and substance by the Department of Law, with the aforesaid bidder, and to do all other things necessary or incidental to the full performance of this resolution.

#133-20 RESOLVED, that having considered a communication from the City Engineer, dated April 17, 2020, submitted pursuant to Council Resolution Nos. 389-19 and 365-16, which bears the signature of the Director of Finance, is approved by the Director of Public Works, is approved as to form by the City Attorney, and approved for submission by the Mayor, to which is attached a communication from OHM Advisors, dated April 16, 2020, enclosing a proposed amendment to the Qualification-Based Selection (QBS) contract between the City of Livonia and OHM Advisors, pursuant to Council Resolution 365-16, adopted on September 19, 2016, the Council does hereby authorize the Mayor and City Clerk, for and on behalf of the City of Livonia, to execute the attached contract amendment between the City of Livonia and OHM Advisors, 34000 Plymouth Road, Livonia, Michigan 48150, to provide construction engineering services associated with the 2020 Drinking Water Revolving Fund (DWRF) Project No. 7452-01, Project Areas 1, 2 and 3, in an amount not to exceed \$594,800.00, based on the actual bids, including testing and contract administration; FURTHER, the Council does hereby authorize an appropriation and expenditure in an amount not to exceed \$594,800.00 from the Unexpended Fund Balance of the Water and Sewer Fund (592) for this purpose, said amount to be reimbursed from the proceeds of the 2020 Drinking Water Revolving Fund Revenue Bonds; and the City Engineer is hereby authorized to approve minor adjustments in the work as it becomes necessary but this authorization does not entitle the City Engineer to authorize any increase in the not to exceed amount or to contract with other parties.

#134-20 RESOLVED, that having considered a communication from the City Planning Commission, dated April 15, 2020, submitted pursuant to Council Resolution No. 319-19, adopted September 23, 2019, which



LETTER TO THE LIVONIA CITY COUNCIL

10.

Engineering
September 1, 2021

MEETING DATE

September 20, 2021

PREPARED BY

Karen Worley, Secretary IV

AGENDA ITEM

REQUEST FOR ADDITIONAL APPROPRIATION AND EXPENDITURE: Engineering Division, re: for the 2020 Concrete Road Program (Contract 20-C) to close out the contract with Hard Rock Concrete, Inc., in an amount not-to-exceed \$225,000 and the new total not-to-exceed \$5,025,000. (CR 103-20 and CR 228-20)

BACKGROUND

Pursuant to Council Resolution No. 103-20, adopted March 23, 2020 and Council Resolution No. 228-20, funding for the 2020 Concrete Road Program, Contract 20-C was approved in the amount of \$4,800,000 with Hard Rock Concrete, Inc.

RECOMMENDATION

Please see the Fiscal Consideration section below for additional information.

FISCAL CONSIDERATION

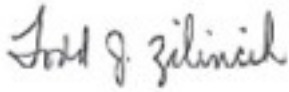
In order to complete this project, we respectfully request that an additional appropriation and expenditure of \$225,000 be approved from the Unexpended Fund Balance from Road, Sidewalk & Tree Fund, (204). This will bring the final total contract amount to \$5,025,000.

The additional funding was utilized on Industrial Road (Levan to the railroad tracks). Both lanes were reconstructed on Industrial Road instead of just the eastbound lane that originally was scheduled to be replaced from Levan Road to approximately 200 feet past the railroad tracks. In addition, Williams Avenue (Marler to Sherwood) had the cul-de-sac reconstructed along with an additional 300-foot segment to properly connect the new pavement into the adjacent existing pavement. Please note that Eastbound Schoolcraft Service Drive was not able to be reconstructed due to the Great Lakes Water Authority (GLWA) 48-inch water main project and removed from this contract. It will be included in the 2022 Road Repair Program.

ATTACHMENTS

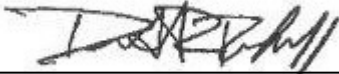
1. CR 103-20
2. CR 228-20

APPROVED BY



Todd Zilincik, P.E., City Engineer

Date: September 01, 2021



Donald Rohraff, Director of Public Works

Date: September 01, 2021



Michael Slater, Finance Director

Date: September 01, 2021



Maureen Miller Brosnan, Mayor

Date: September 02, 2021

Minutes of the March 23, 2020 Regular Meeting

construction cost estimates and subject to adjustment based on the actual bids; FURTHER, the aforesaid proposal is accepted without competitive bidding pursuant to Code of Ordinances Section 3.04.140.D.2.b; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed \$460,333.00 from funds budgeted in Account No. 204-441-818-102 (Roads, Sidewalk and Tree Fund) for this purpose; and the City Engineer is hereby authorized to approve minor adjustments in the work as it becomes necessary but this authorization does not entitle the City Engineer to authorize any increase in the not to exceed amount or to contract with other parties.

#103-20 RESOLVED, that having considered the report and recommendation of the City Engineer, dated February 25, 2020, approved by the Director of Public Works, which bears the signature of the Director of Finance and is approved for submission by the Mayor, the Council does hereby accept the unit price bid of Hard Rock Concrete, Inc., 38146 Abruzzi Drive, Westland, Michigan 48185 for performing all work required in connection with the 2020 Concrete Road Repair Program (Contract 20-C), for the estimated total cost of \$4,400,000.00, based on the Engineering Division's estimate of units of work involved and subject to the final payment based on the actual units of work completed in accordance with the unit prices accepted herein, said estimated cost and unit prices having been in fact the lowest bid received which meets all specifications; FURTHER, the Council does hereby authorize an expenditure in the amount of \$4,400,000.00 from funds already budgeted in the Roads, Sidewalk and Tree Fund in the following accounts for this purpose:

Account No. 204-463-818-110 (Reconstruction) \$ 4,123,944.50

Account No. 204-463-818-114 (Maintenance) \$ 276,055.50

and the City Engineer is hereby authorized to approve minor adjustments in the work as it becomes necessary but this authorization does not entitle the City Engineer to authorize any increase in the not to exceed amount or to contract with other parties; and the Mayor and City Clerk are hereby authorized to execute a contract, approved as to form and substance by the Department of Law, for and on behalf of the City of Livonia with the aforesaid bidder and to do all other things necessary or incidental to the full performance of this resolution.

#104-20 RESOLVED, that having considered the report and recommendation of the City Engineer, dated February 27, 2020, submitted pursuant to Council Resolution 365-16, which bears the signatures of the Director of Public Works and the Director of Finance and approved as to form by the City Attorney, and is approved for submission by the Mayor, to which is attached a proposed amendment to the

Minutes of the August 5, 2020 Regular Meeting

Norwich Avenue and Wayne Road (34417 Ann Arbor Trail and 34391 Dover Avenue) in the Southwest ¼ of Section 33, of the financial assurances previously deposited with respect to the General Improvement Bond, in the sum of \$46,620.00, pursuant to Council Resolution 290-19, adopted on August 26, 2019; FURTHER, all other financial assurances now on deposit with the City, if any, with respect to this condominium development shall remain the same and unchanged; and the action herein being taken is for the reasons indicated in the aforementioned report of the City Engineer that all these improvements have been satisfactorily installed in accordance with the rules and regulations and ordinances of the City of Livonia.

On a motion by White, supported by McCullough, and unanimously adopted, it was:

#228-20 RESOLVED, that having considered a communication from the City Engineer, dated July 15, 2020, which bears the signature of the Director of Finance, is approved by the Director of Public Works, and approved for submission by the Mayor, regarding additional expenditure for concrete patching along Schoolcraft Road and reconstruction of Veronica Drive approach and Quakertown Lane and to amend the existing contract with Hard Rock Concrete, Inc. (Contract 20-C), previously authorized in Council Resolution No. 103-20, adopted on March 23, 2020, the Council does hereby authorize an expenditure in the amount of \$400,000.00, increasing the not to exceed contract amount from \$4,400,000.00 to \$4,800,000.00, payable to Hard Rock Concrete, Inc., 38146 Abruzzi Drive, Westland, Michigan 48185, for performing all work required in connection with concrete patching along Schoolcraft Road and reconstruction of Veronica Drive approach and Quakertown Lane; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed \$400,000.00 from funds already budgeted in Account No. 204-463-818-119 for this purpose; FURTHER, the Council does hereby authorize a budget adjustment transferring \$50,000.00 from Account No. 202-463-818-117 to Account No. 204-463-818-119 for this purpose; FURTHER, the Council does hereby authorize the action herein without competitive bidding in accordance with Section 3.04.140.D.3 of the Livonia Code of Ordinances, as amended, since no advantage to the City would result from competitive bidding; and the City Engineer is hereby authorized to approve minor adjustments in the work as it becomes necessary but this authorization does not entitle the City Engineer to authorize any increase in the not to exceed amount or to contract with other parties.



LETTER TO THE LIVONIA CITY COUNCIL

11.

Engineering
September 1, 2021

MEETING DATE

September 20, 2021

PREPARED BY

Karen Worley, Secretary IV

AGENDA ITEM

REQUEST FOR ADDITIONAL APPROPRIATION AND EXPENDITURE: Engineering Division, re: for the Construction Engineering for the 2020 Concrete Road Program (Contract 20-C) to close out the contract with Anderson, Eckstein and Westrick, inc. (AEW) in an amount not-to-exceed \$27,000 and the new total not-to-exceed amount of \$605,000. (CR 104-20 and CR 229-20)

BACKGROUND

Pursuant to Council Resolution No. 104-20, adopted March 23, 2020 and Council Resolution No. 229-20, funding for the Construction Engineering for 2020 Concrete Road Program, Contract 20-C was approved in the amount of \$578,000 with Anderson. Eckstein and Westrick, Inc. (AEW)

RECOMMENDATION

Please refer to the Fiscal Consideration section for additional information.

FISCAL CONSIDERATION

In order to complete this project, we respectfully request that an additional appropriation and expenditure of \$27,000 be approved from Account Number 204-447-818-102, Engineering Consultant. This will bring the final total contract amount to \$605,000.

ATTACHMENTS

1. CR # 104-20
2. CR # 229-20

APPROVED BY

Handwritten signature of Todd Zilincik in black ink.

Todd Zilincik, P.E., City Engineer

Date: September 01, 2021

Handwritten signature of Donald Rohraff in black ink.

Donald Rohraff, Director of Public Works

Date: September 01, 2021



Date: September 01, 2021

Michael Slater, Finance Director



Date: September 02, 2021

Maureen Miller Brosnan, Mayor

Minutes of the March 23, 2020 Regular Meeting

construction cost estimates and subject to adjustment based on the actual bids; FURTHER, the aforesaid proposal is accepted without competitive bidding pursuant to Code of Ordinances Section 3.04.140.D.2.b; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed \$460,333.00 from funds budgeted in Account No. 204-441-818-102 (Roads, Sidewalk and Tree Fund) for this purpose; and the City Engineer is hereby authorized to approve minor adjustments in the work as it becomes necessary but this authorization does not entitle the City Engineer to authorize any increase in the not to exceed amount or to contract with other parties.

#103-20 RESOLVED, that having considered the report and recommendation of the City Engineer, dated February 25, 2020, approved by the Director of Public Works, which bears the signature of the Director of Finance and is approved for submission by the Mayor, the Council does hereby accept the unit price bid of Hard Rock Concrete, Inc., 38146 Abruzzi Drive, Westland, Michigan 48185 for performing all work required in connection with the 2020 Concrete Road Repair Program (Contract 20-C), for the estimated total cost of \$4,400,000.00, based on the Engineering Division's estimate of units of work involved and subject to the final payment based on the actual units of work completed in accordance with the unit prices accepted herein, said estimated cost and unit prices having been in fact the lowest bid received which meets all specifications; FURTHER, the Council does hereby authorize an expenditure in the amount of \$4,400,000.00 from funds already budgeted in the Roads, Sidewalk and Tree Fund in the following accounts for this purpose:

Account No. 204-463-818-110 (Reconstruction) \$ 4,123,944.50

Account No. 204-463-818-114 (Maintenance) \$ 276,055.50

and the City Engineer is hereby authorized to approve minor adjustments in the work as it becomes necessary but this authorization does not entitle the City Engineer to authorize any increase in the not to exceed amount or to contract with other parties; and the Mayor and City Clerk are hereby authorized to execute a contract, approved as to form and substance by the Department of Law, for and on behalf of the City of Livonia with the aforesaid bidder and to do all other things necessary or incidental to the full performance of this resolution.

#104-20 RESOLVED, that having considered the report and recommendation of the City Engineer, dated February 27, 2020, submitted pursuant to Council Resolution 365-16, which bears the signatures of the Director of Public Works and the Director of Finance and approved as to form by the City Attorney, and is approved for submission by the Mayor, to which is attached a proposed amendment to the

Minutes of the March 23, 2020 Regular Meeting

Engineering contract between the City of Livonia and Anderson, Eckstein and Westrick, Inc., 51301 Schoenherr Road, Shelby Township, Michigan 48315 for the 2020 Concrete Road Program (Contract 20-C), the Council does hereby authorize the Mayor and City Clerk, for and on behalf of the City of Livonia, to execute the attached contract amendment between the City of Livonia and Anderson, Eckstein and Westrick, Inc., 51301 Schoenherr Road, Shelby Township, Michigan 48315, to provide construction engineering services for the 2020 Concrete Road Repair Program (Contract 20-C) in an amount not to exceed \$528,000.00, said amount being based on the preliminary cost estimates and subject to adjustment based on the actual bids; FURTHER, the aforesaid proposal is accepted without competitive bidding pursuant to Code of Ordinances Section 3.04.140.D.2.b; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed \$528,000.00 from funds budgeted in Account No. 204-441-818-102 (Roads, Sidewalk and Tree Fund) for this purpose; and the City Engineer is hereby authorized to approve minor adjustments in the work as it becomes necessary but this authorization does not entitle the City Engineer to authorize any increase in the not to exceed amount or to contract with other parties.

#105-20 RESOLVED, that having considered the report and recommendation of the City Engineer, dated February 28, 2020, submitted pursuant to Council Resolution 365-16, adopted on September 19, 2016, which bears the signatures of the Director of Public Works and the Director of Finance and is approved as to form by the City Attorney, and is approved for submission by the Mayor, to which is attached a proposed amendment to the Engineering contract between the City of Livonia and Anderson, Eckstein and Westrick, Inc., 51301 Schoenherr Road, Shelby Township, Michigan 48315 for design and construction engineering services for the 2020 Concrete Road Maintenance/Selective Slab Program (Contract 20-J), the Council does hereby authorize the Mayor and City Clerk, for and on behalf of the City of Livonia, to execute the attached contract amendment between the City of Livonia and Anderson, Eckstein and Westrick, Inc., 51301 Schoenherr Road, Shelby Township, Michigan 48315 to provide design and construction engineering services for the 2020 Concrete Road Maintenance/Selective Slab Program (Contract 20-J), in an amount not to exceed \$103,125.00, said amount being based on the preliminary cost estimates and subject to adjustment based on the actual bids; FURTHER, the aforesaid proposal is accepted without competitive bidding pursuant to Code of Ordinances Section 3.04.140.D.2.b; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed \$103,125.00 from funds budgeted in Account No. 204-441-818-102 (Roads, Sidewalk and Tree Fund) for this purpose; and the City Engineer is hereby authorized to approve minor adjustments in the work as it becomes necessary but this authorization does not entitle the City Engineer to authorize any increase in the not to exceed amount or to contract with other parties.

Minutes of the August 5, 2020 Regular Meeting

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

#229-20 RESOLVED, that having considered the report and recommendation of the City Engineer, dated July 15, 2020, submitted pursuant to Council Resolution No. 104-20, which bears the signature of the Director of Finance, is approved by the Director of Public Works, approved as to form by the City Attorney, and is approved for submission by the Mayor, to which is attached a proposed amendment to the Engineering contract between the City of Livonia and Anderson, Eckstein and Westrick, Inc., 51301 Schoenherr Road, Shelby Township, Michigan 48315 for construction engineering services in connection with the concrete patching along Schoolcraft Road and reconstruction of Veronica Drive approach and Quakertown Lane as part of Contract 20-C, previously authorized in Council Resolution No. 104-20, adopted on March 23, 2020, the Council does hereby authorize the Mayor and City Clerk, for and on behalf of the City of Livonia, to execute the attached contract amendment between the City of Livonia and Anderson, Eckstein and Westrick, Inc., 51301 Schoenherr Road, Shelby Township, Michigan 48315, to provide construction engineering services for the Schoolcraft Road Concrete Patching, Veronica Drive Approach and Quakertown Lane Reconstruction in an amount not to exceed \$50,000.00, increasing the not to exceed contract amount from \$528,000.00 to \$578,000.00, said amount being based on the preliminary cost estimates and subject to adjustment based on the actual bids; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed \$50,000.00 from funds budgeted in Account No. 204-441-818-102 (Road, Sidewalk and Tree Fund) for this purpose; FURTHER, the Council does hereby authorize the action herein without competitive bidding pursuant to Code of Ordinances Section 3.04.140.D.2.b; and the City Engineer is hereby authorized to approve minor adjustments in the work as it becomes necessary but this authorization does not entitle the City Engineer to authorize any increase in the not to exceed amount or to contract with other parties.

On a motion by Jolly, supported by Bahr, and unanimously adopted, it was:

#230-20 RESOLVED, that having considered a communication from the Department of Law, dated July 1, 2020, approved for submission by the Mayor, transmitting for Council acceptance of a Grant of Easement executed by Sarena Koschitzky, Vice President of Livonia Estates Ltd., a Canadian limited company, for a public utility easement in connection with the construction of a sanitary sewer at the subject location in the South 1/2 of Section 27, more particularly described as: