

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on Monday, April 4, 2016

A Regular Meeting of the Warren Planning Commission was called for Monday, April 4, 2016, at 7:00 p.m., in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

Commissioners present:

Jocelyn Howard, Chair
Edna Karpinski
John Kupiec, Vice Chair
Jason McClanahan, Secretary
Charles J. Pryor
Syed Rob
Claudette Robinson
Warren Smith, Assistant Secretary
Nathan Vinson

Also present:

Ronald Wuerth - Planning Director
Judy Hanna - Senior Administrative Secretary
Nicole Ciurla - Planner Aide
Caitlin Murphy - Assistant City Attorney
Christine Laabs - Communications Department

1. CALL TO ORDER
Chair Howard called the meeting to order at 7:03 p.m.
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
All members present.
4. ADOPTION OF THE AGENDA

MOTION:

A motion was made by Secretary Jason McClanahan to adopt the agenda, supported by Mr. Vinson. A voice vote was taken and the motion carried unanimously.

5. APPROVAL OF THE MINUTES - March 21st, 2016

MOTION:

A motion was made by Commissioner Vinson to approve, supported by Assistant Secretary Smith. A voice vote was taken and the motion carried unanimously.

Chair Howard - Before we get into our Public Hearing Items, we would like to recognize our ex officio and Mayor pro tem, Kelly Colegio, is in the audience. Thank you so much for being here on this evening.

6. PUBLIC HEARING ITEMS:

- A. REQUEST FOR PUD REZONING AND SITE PLAN FOR NEW CONDOMINIUMS; located on the southwest corner of Hoover and Irene Roads; 29465 Hoover; Section 10; William Kyle Jenney. TABLED. Request to table to 4--18-16.

Chair Howard - We do have a request from the Petitioner to table this item to April 18th, 2016. Do I have a motion to keep this on the table?

MOTION:

A motion was made by Assistant Secretary Smith to keep this item on the table, supported by Commissioner Vinson.

ROLL CALL:

The motion carried as follows:

Assistant Secretary Smith.....	Yes
Commissioner Vinson.....	Yes
Chair Howard.....	Yes
Commissioner Karpinski.....	Yes
Vice Chair Kupiec.....	Yes
Secretary McClanahan.....	Yes
Commissioner Pryor.....	Yes
Commissioner Rob.....	Yes
Commissioner Robinson.....	Yes

6.

- B. SITE PLAN TO DIVIDE TRI-CITY PLAZA WITH FENCING TO ELIMINATE ALL INGRESS AND EGRESS BETWEEN EACH PROPERTY; located on the southwest corner of Thirteen Mile and Hayes Roads; 15078 Thirteen Mile Road; Section 12; Phillip Tayah, Jacques Chaptini (Kem-Tec Anthony T. Sycko, Jr.)

PETITIONERS PORTION:

Good evening; my name is Maroun Hakim. I represent Jacques Chaptini and I have had the opportunity to speak with all of the land owners this evening. And we would like to have this matter tabled for 30 days. I think we can have something worked out. If that would be appropriate, I would move that this matter be tabled for 30 days.

Chair Howard - I need to look at our calendar. That would give us a date of, let me just take a look, May 2nd? No, May 23rd.

Mr. Hakim - May 16th would be good. Could we do May 16th?

Chair Howard - We don't have a meeting on that day. Within 30 days would be May 23rd?

Mr. Hakim - Either day is fine. We'll get together and try to work all this out.

Chair Howard - Just one second; we're going to have a date certain. Mr. Wuerth? I don't have on our calendar May 16th; I have May 23rd.

Mr. Ron Wuerth - May 16th.

Chair Howard - There is a May 16th date? All right, then, we're going to update that. We're going to have this as a date certain of May 16th. Do I have a motion to have this tabled until date certain May 16th?

MOTION:

A motion was made by Commissioner Rob to table to May 16th, supported by Commissioner Vinson.

ROLL CALL:

The motion carried as follows:

Commissioner Rob.....	Yes
Commissioner Robinson.....	Yes
Assistant Secretary Smith.....	Yes
Commissioner Vinson.....	Yes
Chair Howard.....	Yes
Commissioner Karpinski.....	Yes
Vice Chair Kupiec.....	Yes
Secretary McClanahan.....	Yes
Commissioner Pryor.....	Yes

6.

- C. SITE PLAN FOR ALTERNATIVE ENERGY CENTER BUILDING ADDITION WITHIN GENERAL MOTORS TECHNICAL CENTER; located on the northwest corner area of Van Dyke and Twelve Mile Roads; 30001 Van Dyke; Section 9; General Motors (Ghafari Associates)

PETITIONERS PORTION:

Mr. Jason Harris - Good evening ladies and gentlemen of the Commission. My name is Jason Harris. I'm with General Motors, 30900 Mound Road. Speaking on my behalf today is Todd Drouillard with the Ghafari Associates.

Mr. Todd Drouillard - Hi; Todd Drouillard with Ghafari, 17101 Michigan Avenue in Dearborn.

Chair Howard - Yes; tell us about your item on this evening. I see you have some expansions.

Mr. Todd Drouillard - Yeah, sure. So, if you guys see the main plan here, we are building on the, or we're proposing to build, on the southwest corner of the existing AEC Building. And it's just an expansion, like a leg of a building, one of many that have happened throughout the years. Like a leg of this campus, this building has kind of been a series of leg additions. And on the back of it, you know, to expand it for more research and development for our lithium-ion battery cars. And the way the project came about was, it was supposed to happen out in Milford, but they decided to consolidate all the battery labs here at the Tech Center, which strategically lines up with

their long term plans and goals. The building leg itself will be similar in nature of the building. We're just trying to make it fit in really; we're trying to match. And, of course, the heights are shown on the next plans. One of the main points about it is, it's a pretty small addition, but it's useful for the lab itself for the high base.

Secretary McClanahan reads the following correspondence:

TAXES: No delinquent taxes.

ENGINEERING: Preliminary review of the site plan yielded the following comments:

1. Any existing utility within the proposed building addition envelope or area of influence shall be removed and relocated outside the influence of any footings or foundation.
2. All proposed utilities shall be shown on the site plan.
3. There is a note on sheet CS1-001 that states to provide 21aa sub grade up to new pavement section. Clearly show limits of the proposed pavement improvements along the pavement section you intend to construct.
4. The proposed acreage of earth disturbance shall be shown on the site plan drawing. If the proposed disturbance is one acre or more, then the site shall comply with the City of Warren storm water ordinance.

FIRE: Preliminary review of the site plan yielded the following comments:

1. Must meet all the requirements of the 2012 edition of the Michigan Building Code.
2. Maintain existing fire department access roads. Fire apparatus access roads must extend to within 150 feet of all portions of the walls, as measured around the exterior of the facility.

MDOT: Approved

DTE: Approved

Mr. Ron Wuerth reads the recommendations of the Staff:

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MOTION:

A motion was made by Secretary McClanahan to approve, supported by Assistant Secretary Smith.

COMMISSIONERS PORTION:

Assistant Secretary Smith - I just had a question. Is this addition to test the batteries, for the new batteries? Are they going to test it in the vehicle in that building, or what exactly is the building being used for, other than the batteries?

Mr. Todd Drouillard - No, there's no vehicle testing in there. It's all like analytical type of testing. That while building, it's what they do in there now, busy testing the batteries for hot and cold type of conditions, winter and summertime. Then a lot of time they're really small cells at that point, so they're parts of the battery, not the whole thing on that site. But, yes, it's for the new alternative fuel type of vehicles which are mostly batteries in that case.

Secretary McClanahan - Mr. Wuerth mentioned lowering the bond. Do we have an estimate of what the project will take to get a bond that's more reasonable?

Mr. Jason Harris - Right on the plan here and in the submission, our target budget is \$1,700,000 total. So we had not prepared another proposal for that bond, but we do feel that it is higher than normal for a project of this size. We we'd be open to any reduction the Board would recommend.

Chair Howard: Mr. McClanahan, would you like to make a motion regarding lowering the bond?

Secretary McClanahan - Yes; I would like to change the motion to make the bond a more reasonable amount.

Chair Howard: Do you have a dollar figure in mind?

Secretary McClanahan - \$25,000.

Chair Howard - The maker of the motion was you, along with Mr. Smith. Mr. Smith, do you concur with the \$25,000 bond?

Assistant Secretary Smith - That's fine.

Chair Howard - Thank you so much. We will make that adjustment and recommendation. Mr. Wuerth, in our consideration to lower this bond, we know that General Motors is a great tax payer in the city. They've been complying with all of the outstanding projects that they've started so far; am I correct?

Mr. Ron Wuerth - Yes, they have.

Chair Howard - So that is our basis for our consideration of a lowering the bond. Moving forward then, that was a motion by Mr. McClanahan, supported by Mr. Smith, with an adjustment of the bond from \$51,000 to \$25,000.

ROLL CALL:

The motion carried as follows:

Secretary McClanahan.....	Yes
Commissioner Pryor.....	Yes
Commissioner Rob.....	Yes
Commissioner Robinson.....	Yes
Assistant Secretary Smith.....	Yes
Commissioner Vinson.....	Yes
Chair Howard.....	Yes
Commissioner Karpinski.....	Yes
Vice Chair Kupiec.....	Yes

7. CORRESPONDENCE:

None at this time

8. BOND RELEASE:

None at this time

9. OLD BUSINESS

A. SITE PLAN APPROVAL FOR OUTDOOR STORAGE OF GRANITE SLABS TO EXISTING INDUSTRIAL BUILDING; located on the north side of Ten Mile Road approximately 190.03 ft. west of Thomas Street; 3231 Ten Mile Road; Section 19; Zahran Jarbou and Maher Baka (Kerm Billette, PCP). Site Plan expired. Originally approved on March 10th, 2014, expired on March 10th, 2016.

MOTION:

A motion was made by Commissioner Rob to receive and file, supported by Assistant Secretary Smith.

ROLL CALL:

The motion carried as follows:

- Commissioner Rob..... Yes
- Commissioner Robinson..... Yes
- Assistant Secretary Smith..... Yes
- Commissioner Vinson..... Yes
- Chair Howard..... Yes
- Commissioner Karpinski..... Yes
- Vice Chair Kupiec..... Yes
- Secretary McClanahan..... Yes
- Commissioner Pryor..... Yes

9.

B. SITE PLAN FOR AN OPEN STORAGE AREA FOR A WAREHOUSE; to be located on the east side of Hoover Road, approximately 755 ft. south of Nine Mile Road; 22728 Hoover Road, Section 35; Hadwin Warren Holdings LLC. (Robert J. Tobin). Site Plan expired. Originally approved on March 25th, 2013, with one extension to March 25th, 2016.

MOTION:

A motion was made by Assistant Secretary Smith to receive and file, supported by Commissioner Karpinski.

ROLL CALL:

The motion carried as follows:

Assistant Secretary Smith.....	Yes
Commissioner Vinson.....	Yes
Chair Howard.....	Yes
Commissioner Karpinski.....	Yes
Vice Chair Kupiec.....	Yes
Secretary McClanahan.....	Yes
Commissioner Pryor.....	Yes
Commissioner Rob.....	Yes
Commissioner Robinson	Yes

10. NEW BUSINESS:

Chair Howard - We want to remind everyone of the Mayor's State of the City address on Thursday, April 7th at 11:30 at Andiamo's. If you have not purchased your ticket, you are encouraged to do so today so you can be there to hear the address of our Mayor.

11. CITIZEN PARTICIPATION:

None at this time

12. PLANNING DIRECTOR'S REPORT:

This is, of course, just a little bit of the highlights, we'll say, in the last two weeks, since the last Planning Commission Meeting. And so I'll go back to the March 22nd City Council Meeting. They did pass the rezoning for Circle K. And, of course, they brought in their plans. We did discuss it here just a couple of days ago. So they'll be on in a month and moving right along. That will be a pretty good change in that location.

I did talk to an attorney, Jennifer Chupa, in regards to M-97 and that's this junkyard that's on Groesbeck nearer to Eleven Mile Road. And it's been a problem over the years. And they're coming back; they have an expired Site Plan, and they're still operating. So they're a little desperate to get this thing approved again and we're going to try to get it even more improved after our Site Plan approval. So that should be coming up. I did speak to a gentlemen who is also working with Kroger's, and they keep looking at that Schoenherr and Thirteen Mile, the old K-Mart site, to try to put that in there. But no guarantees; it's just that they're still negotiating. And, like I said,

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occasionally they come in and they talk to me about it, and all I can do is encourage them even more to try to get the deal done, so to speak.

I attended some DDA meetings and, as it's happened, the City finally sold, and they've been trying to sell, Majestic Plaza. And that's on Van Dyke right at Martin. And so they've managed to do that. There will be a few other little things we have to do in the process, but that's just been something that we've had, seems like we've owned that forever, and the City is very happy to move the ownership to someone else, needless to say.

And we're quite sure we're going to get the deal done, so to speak, with Larry Goss on the lofts that they intend to put behind City Hall and to the south of City Hall. That is huge, let me tell you; that's going to be a wonderful development, a shot in the arm, for our downtown. And, as I am told, there are people and developers waiting in line to finish the rest of that. So that's very much encouraging. I'm hoping to see who they are, frankly, but they're there; that's what I'm told. So I did hear all that, and I'm happy that things are moving along with the Downtown Development Authority.

Finally, just to comment on the expire Site Plans, both of them, when we send a letter out to them, we also send a letter to the Building Division. And that informs Everett and everybody else that these have expired. That doesn't mean that on those sites they've discontinued what they're doing. It simply, they haven't continued their Site Plan or completed what they were supposed to have done. So, when we send the letter out, or other's letters to the Building Division, we expect them to go out, inspect the site. And my guess is we'll see both of these coming back with new Site Plans to get approved again. So, this happens, and I don't know what they think goes on here, but they'll get a rude awakening when the Building Division goes and says, "Let's go to court," because they haven't completed things.

So, with that, that's the Director's Report. Do you have any questions?

COMMISSIONERS PORTION:

Vice Chair Kupiec - Regarding the Mayor's meeting, are we going to have a table for the Planning Commission?

Mr. Ron Wuerth - Yes.

Vice Chair Kupiec - So we'll have our own table for sure?

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Mr. Ron Wuerth - Yes, there will be a table; yes, with the name on there, and I believe it's going to be closer to the front.

Vice Chair Kupiec - As long as it's in the building.

Mr. Ron Wuerth - So, after all these years, it's about time we got a little closer to the front.

Vice Chair Kupiec - And, also regarding the Site Plan, this has been a pet peeve right along. What happens; you shut the Site Plan down and they continue going on with their operation. And I'm glad to see Mr. Everett is going to be involved now. Hopefully, he's going to, and he's new on the job and he seems very active.

Mr. Ron Wuerth - He's very active; he is; yes.

Vice Chair Kupiec - So, let's hope he pursues them and starts writing a lot of citations and we hear about them in circuit court. If they don't want to go to work, let's start getting them in court and get it over with. Because, really, it is a job when you go out and look at some of these places. It's an embarrassment for the City.

Mr. Ron Wuerth - Well, this is what we do, and we let the process work, and it does, believe me.

Chair Howard - So just, in terms of what we are doing, as far as the Master Plan, I do know, at our Citizen Planner Class, we did go over the Master Plan in our class last week. So I did speak to Michelle. I believe it's the week of the 15th we'll be getting back together again with all the information I was provided before to accumulate that and to provide that to Craig.

Mr. Ron Wuerth - Michelle has provided me with the document that she wanted me to look over, and we'll get it done rapidly, if not tomorrow, and get it sent out to everyone. But it would be good to have a meeting. It doesn't have to be like our official committee meeting, but get something together just before our Budget Hearing, which happens to be, I believe, the 16th.

Chair Howard - Actually I think we're meeting that same week. I believe it's that Thursday, the 14th, or something right in there. Yes, I believe it's the 14th, because I believe that you're at a training the 15th or something of that nature.

Mr. Ron Wuerth - I've got some things going on, yeah.

Chair Howard - But I believe it was during that week as well. So, yes, we do have that on the schedule.

14. ADJOURNMENT:

MOTION:

A motion was made by Assistant Secretary Smith to adjourn, supported by Commissioner Karpinski. A voice vote was taken and the motion carried unanimously.

The meeting adjourned at 7:31 p.m.

Jocelyn Howard, Chairperson

Jason McClanahan, Secretary

Meeting recorded and transcribed by:
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