

CITY OF WARREN  
PLANNING COMMISSION  
PUBLIC HEARING

Regular Meeting held on April 27<sup>th</sup>, 2015 at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, April 27<sup>th</sup>, 2015 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  
Soyed Rob  
Warren Smith, Assistant Secretary  
Nathan Vinson

Also present:

Ronald Wuerth - Planning Director  
Judy Hanna - Administrative Clerical Technician  
Michelle Katopodes – Planner I  
Elizabeth Saavedra – Planning Aide  
Caitlin Murphy - Assistant City Attorney  
Christine Laabs, Communications Department

1. CALL TO ORDER  
Chair Howard called the meeting to order at 7:04 p.m.
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL  
All Commissioners present.
4. APPROVAL OF THE AGENDA  
Chair Howard – Before we approve the agenda I'd like to add an item, item 7A Rules of Procedure, to receive and file. So I need a motion to amend the agenda.

MOTION:

A motion was made by Assistant Secretary Smith to amend the agenda, supported by Secretary McClanahan. A voice vote was taken and the motion carried unanimously.

5. APPROVAL OF THE MINUTES – April 6<sup>th</sup>, 2015

MOTION:

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

6. PUBLIC HEARING ITEMS:

- A. REQUEST TO REZONE PROPERTY: Located on the east side of Ryan Road; approximately 521.96 feet south of Chicago Road; 31830 Ryan Road; from the present zoning classification R-1-C; One Family Residential District to O, Office District in Section 5; Brian Jilbert (Mohammad Qazi). **TABLED.**

Chair Howard – We did receive correspondence to have this item tabled until June 1<sup>st</sup> and I would like to make a record that this particular item has been tabled for four consecutive times if my memory is correct. I did speak with Mr. Wuerth that this would be the last time that this item will be tabled. We are asking the petitioner to please be in appearance on June 1<sup>st</sup>, otherwise we will vote on this item.

MOTION:

A motion was made by Commissioner Vinson to table, supported by Commissioner Pryor. A voice vote was taken and the motion carried unanimously.

- B. SITE PLAN AND SPECIAL LAND USE PERMIT FOR EXPANSION OF USED CAR FACILITY: Located on the north side of Eight Mile Road between Albany and Syracuse Avenues; 5785 Eight Mile Road; Section 32; Majed Marogy (Kerm Billette). **TABLED AND TO BE TABLED AGAIN TO 6-1-15.**

Chair Howard – We did receive correspondence indicating that they would like this item tabled to June 1<sup>st</sup>, 2015. Need a motion to keep on the table.

MOTION:

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

- C. SITE PLAN FOR OUTDOOR STORAGE: Located on the east side of Warner Avenue, approximately 212 feet south of Ten Mile Road;

24800 Warner; Section 30; Warner Group LLC (Robert Tobin).  
**TABLED.**

Chair Howard – This was also a tabled item need a motion to remove from table.

MOTION:

A motion was made by Commissioner Rob, supported by Vice Chair Kupiec. A voice vote was taken and the motion carried unanimously.

PETITIONER PORTION:

Mr. Robert Tobin – Good evening ladies and gentlemen. The site of 1.16 acres is zoned M2 and P, Parking it has two zones on it very unusual. M2 and P, Parking that allows us to request outdoor storage the P zone is located at the very south end of the property. The site contains a very nicely designed decorative block building which contains 13,182 square feet. The site itself has a large grass front lawn with 25 feet and contains many large trees. It is well kept and maintained is complete asphalt paved and drained. It is half occupied by a general contractor, this contractor needs outdoor storage to house all of his equipment.

We proposed to provide three areas for outside storage. Now this is where it gets a little confusing, area A, this is the three areas we are proposing to put outside storage. Behind the building is for construction equipment, vans and trailers and is 3200 square feet. Area B along the east fence line is for wood pallets for equipment and trailers and is 2376 square feet. Item C on the south side of the building is for box trucks and pickup trucks and is 720 square feet. So the total square feet of outdoor storage we are requesting is 60 by 196 square feet. In the M2 zoning the ordinance allows 50% of the building, which is 6591 square feet, so therefore we are less than the allowance of square feet for outside storage we are within the limits of that outside storage ordinance.

We also are required to provide 13,182 square feet of off street parking on the site, however it's a tight site so we are only able to provide 8846 square feet. So we will need to go to the Board of Appeals to obtain this waiver of 4336 square feet. We therefore request the Planning Commission to grant approval for the necessary outdoor storage. We go along with all the recommendations made by the Planning Department.

Secretary McClanahan reads the correspondence as follows:

Mary Clark CER-6819  
April 27<sup>th</sup>, 2015

**TAXES:** No Delinquent Taxes.

**ENGINEERING:** Preliminary review of this site yielded the following comments:

1. It appears the outdoor storage areas contain existing catch basin structures. If loose material is proposed to be stored within these areas then protective measures must be put in place to ensure that these materials cannot enter the storm water collection system.
2. Show existing utilities and easements across this site.
3. The proposed storage area east of the building shall be revised not to include the dumpster enclosure area.
4. The proposed storage area south of the existing building does not scale to be 84' x 90' as indicated. This area is also shown to include the existing sidewalk, parking and landscape area. The intended storage material shall be identified and location of this area modified, as necessary, such that it does not negatively impact the use of the sidewalk, access to the building/site or reduce the number of parking spaces below that which is required.

**FIRE:** This department has reviewed the above request and has determined the following provision will be required:

Maintain existing Fire Department apparatus access to building. Access roads must have a minimum width of 20 feet and a minimum vertical clearance of 13 feet 6 inches.

**DTE:** Approved

**ZONING:** The following items were observed.

1. Proposed outdoor storage areas total greater than 50% of the building area. 17.02(s).
2. Proposed outdoor storage area must be screened from the public street and residential areas. 17.02(s).
3. Storage areas "A". Storage on gravel is prohibited. Approved site plan from 1986 indicates area to be grass. 17.02(s).
4. Storage area "B". Area identified encroached into maneuvering lanes, walkway, and grass area. The walkway, entrance, and overhead door, would be obstructed if total area were used for storage.
5. Unable to determine parking requirements from site plan as submitted.

Mr. Wuerth reads the recommendation of the Staff:

**PUBLIC HEARING:**

Mr. Robert Frazzini – I live at 3123 Ash Drive which is probably the closest one to the building. The berm that's between the house and the building is that berm staying?

Mr. Robert Tobin – That stays like it is, we are not touching a single thing in that area.

Mr. Robert Frazzini – So your storage is going to be here?

Mr. Robert Tobin – Right.

Chair Howard – Sir once you make your comments you can speak with Mr. Tobin regarding your concerns.

Mr. Robert Frazzini – That's all I was concerned about and I think he's answered the question, thank you.

MOTION:

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

COMMISSIONERS PORTION:

Assistant Secretary Smith – The gravel area for storage A which is existing now, according to Zoning it has to be paved, is that going to be changed and paved?

Mr. Robert Tobin – Well I'm going to try and get that to the Board of Appeals, I have to go to Board of Appeals anyway and that's going to be one of the items I'm going to ask about, if it will stay gravel like it is now. If they don't like it we will pave it, otherwise we are not planning on paving it at this time.

Assistant Secretary Smith – I went over there today and I measured out the area for storage B and I noticed it goes past the overhead door. And there was also concern with zoning as far as the catch basin and loose materials that may fall in that storm drain. They said there are going to be pallets with stuff stored on them, which depends on what's being stored in that area could affect what's going into that storm drain.

Mr. Robert Tobin – We have to be very careful about that, I understand what you're saying as a matter of fact we will have nail studs, concrete blocks, brick, nothing in that area that will be stored will go into the storm sewer system.

Assistant Secretary Smith – Now if these things are stored on pallets and they are coming out in the total distance of roughly 44 feet how is that going to affect unloading and loading through that overhead door area.

Mr. Robert Tobin – There will be plenty of room actually because the storage will be back in here and the overhead doors in here so we have room to get through there. We do have at least 20 feet to get loading and unloading in that door.

Commissioner Rob – What is the petitioner planning on doing with the parking?

Mr. Robert Tobin – The most important thing that I'm here tonight for is to get these areas approved for storage, which he had been using everywhere in the site and now we are identifying where it goes. The off street parking is here and that's where our shortage is. It's a nice site but the building is so large its 13,000 square feet so we are required to have 13,000 square feet of parking and we don't have it. So we are going to Board of Appeals to waive 8800 square feet of required parking.

ROLL CALL:

The motion carried unanimously 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

D. SITE PLAN AND SPECIAL LAND USE PERMIT FOR AIR-SOFT GAMING FACILITY AND SEMI-TRUCK STORAGE PARKING; To be located on the west side of Mound Road, approximately 846 feet south of Ten Mile Road; 24648-B Mound Road; Section 29; Wojtuniecki Real Estate Holdings, LLC (Tim Storey). **TO BE TABLED TO 5-11-15**

MOTION:

A motion was made by Commissioner Rob to remain tabled until May 11<sup>th</sup>, 2015, supported by Assistant Secretary Smith. A voice vote was taken and the motion carried unanimously.

E. SITE PLAN FOR FACILITY PARKING LOT REHABILITATION; Located on the east side of Dequindre Road; approximately 793 ft. north of John B. Avenue; 21230 Dequindre; Section 31; Southeast Michigan Surgical Hospital; Richard Hofsess (Yvonne Kughn).

PETITIONERS PORTION:

Mr. Richard Hofsess – I've been hired as the Engineer for the parking lot improvements.

Ms. Yvonne Kughn – I'm the Chief Executive Officer at the hospital.

Mr. Richard Hofsess – The building was originally building in 1973 and I believe the parking lot is the original pavement. It has had an overlay at one time and patching.

They are in the process of improving the facility and one of the things they want to do is repave the parking lot, add curb and gutter, some islands, some drainage work, and restripe it. That's pretty much the extent of the work that I'm representing.

Secretary McClanahan reads the correspondences as follows:

**TAXES:** No Delinquent Taxes.

**FIRE:** This department has determined that the following provisions will be required:

Maintain Fire Department apparatus access roads (Fire Lanes) as indicated on site plan. Access roads must have a minimum width of 20 feet and a minimum vertical clearance of 13 feet 6 inches.

**DTE:** Approved.

**ENGINEERING:** Preliminary review yielded the following:

1. Any work done within the Dequindre Road right-of-way is subject to the approval of the Macomb County Department of Roads.
2. The storm sewer system outlets to the Bear Creek Drain which is under the jurisdiction of the Macomb County Public Works Office.
3. A system of internal drainage shall be provided.
4. Provide a legal description of the property.

Mr. Wuerth reads the recommendation of the Staff:

I just want to clarify something with regards to 1A. This has to do with a greenbelt abutting residential districts. So the entire east property line is a residential district but only part of the north property line is a residential district, it is a R3. So that's where this 8 foot greenbelt has to be applied.

MOTION:

A motion was made by Vice Chair Kupiec to approve, supported by Commissioner Vinson.

COMMISSIONERS PORTION:

Assistant Secretary Smith – I was by there and looked at the site today and I noticed the gates you mentioned on the trash enclosure, but I also noticed that because it's made of masonry block it needs some repair to the top, it has some block missing. So I don't know if that repair needs to be made. Also, on the rest of the trash enclosure. Are they going to be required to do those repairs or are they just concerned about the gates for now?

Mr. Wuerth – Well I didn't notice the other parts if you want to add that to the conditions then please do.

Assistant Secretary Smith – Okay I'd like to add that to the conditions.

Chair Howard – You want to add masonry block around the trash enclosure?

Assistant Secretary Smith – Well they've got masonry block around the trash enclosure now, but there's holes and the top part is loose so just some minor repairs on it.

Mr. Wuerth – So 1E you can say screen gates shall be provided and repair the concrete blocks for the existing trash enclosure.

Vice Chair Kupiec – I agree with that.

Commissioner Vinson – I agree too.

Assistant Secretary Smith – One other item I noticed on the survey plan showed that fence along the driveway entrance coming through there, it labeled it as a wood fence and it's a steel fence.

Mr. Wuerth – It's on the survey plan we just want to have it corrected so that our site plan is correct. So that should be noted also.

Vice Chair Kupiec – Mr. Wuerth indicated that the original site plan conditions must be met regarding the greenbelt is that a problem with you?

Mr. Richard Hofsess – We have no problems meeting those requirements sir.

Chair Howard – I was there on the site on Sunday, definitely we can do a little bit of rehabilitation to the parking lot. How many patients do you see, are you an inpatient or an emergency facility?

Ms. Yvonne Kughn – No, we are an outpatient surgical hospital, we average 10 to 15 patients a day.

Chair Howard – That’s a lot of parking for 10 to 15 patients.

Ms. Yvonne Kughn – I know the back lot hardly ever gets used.

Chair Howard – Are you planning on expanding?

Ms. Yvonne Kughn – Growth is what I would say, not expanding, just growth.

Chair Howard – And you agree with all of the recommendations that are currently before you?

Ms. Yvonne Kughn – I do I’ll be excited to have the improvements done.

ROLL CALL:

The motion carried unanimously as follows:

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

Vice Chair Kupiec – With the additions stated.

- F. SITE PLAN FOR PARKING LOT AND STORAGE; Located on the south side of Lozier Avenue and approximately 154 ft. east of Sherwood Avenue; 6726 Lozier; Section 28; Osam Kizy.

PETITIONERS PORTION:

Mr. Osam Kizy – I have a building at 23404 Sherwood on the corner of Lozier. Unfortunately our building doesn’t have any parking whatsoever. We are sign installers, we have a van, trailer. We have three employees, me and my son so five cars and a couple of trucks. To park off the street we take a lot of room, we have a 7200 square lot that is on Lozier across the street from our building.

So we have requested before to the Zoning Board of Appeals to use that as parking to get our cars out of the street so the neighbors can park over there otherwise we would occupy most of the street.

Secretary McClanahan reads the correspondences as follows:

**TAXES:** \$605.43 in delinquent taxes.

**FIRE:** Approved.

**DTE:** Cannot approve the request. There are existing overhead lines crossing North South to the vacant alley on the proposed parking lot storage between Lozier and Republic. Needs to keep this alley vacant for access by our trucks to maintain the existing DTE equipment.

**ENGINEERING:** Preliminary review yielded the following:

1. A system of internal drainage is required.
2. Any portion of the fence, including the fence post footings, cannot be located within the Lozier Avenue right-of-way.

Ms. Michelle Katopodes reads the correspondence of the Staff:

MOTION:

A motion was made by Vice Chair Kupiec to approve, supported by Assistant Secretary Smith.

COMMISSIONERS PORTION:

Vice Chair Kupiec – Do you agree with the recommendations as Mr. Wuerth has recommended as far as the enclosure and the slats on the fence?

Mr. Osam Kizy – Yes I'm going to have to do it, we will enclose the trash. The problem is our trash is not actually trash, just like I indicated before this is all recycled material and we take it to the recycle center we don't have any trash. It's all recycled material from signs, aluminum or steel.

Vice Chair Kupiec – Do you use a dumpster type box or do you use a flat roll off drop box, I noticed a container in the yard.

Mr. Osam Kizy – A container, it's not a trash bin.

Vice Chair Kupiec – That's the same one you use all the time by the same company?

Mr. Osam Kizy – Yes, I could get a smaller one, but it's not going to make any difference at all because it's not trash. If you want it

enclosed I can enclose it but it's not going to serve the purpose because it's not trash.

Vice Chair Kupiec – Now the property that you are talking about is that your property did you purchase that property?

Mr. Osam Kizy – Yes, I do own it.

Vice Chair Kupiec – As far as the slats on the fence that's something I think should be acceptable what we are looking at right now is an eyesore and by slating that fence it will look a little better. Have you talked to DTE about the power lines where they are setting all those trees?

Mr. Osam Kizy – No sir nobody has been there and nobody has approached me with that at all.

Vice Chair Kupiec – As it said here in findings the recommendations by DTE is that they cannot approve this request because the existing overhead lines are right in the mist of all the trees.

Mr. Osam Kizy – There's nothing I can do about it, but nobody has ever come in to talk to me about it. They have been there a couple of times to repair them we had power failure due to the weather. But as far as them coming to talk to me personally nobody has ever come down there.

Vice Chair Kupiec – As a suggestion it might not hurt to make a phone call with DTE and ask them if they can come out and trim those trees because I think they will do the trimming for you.

Mr. Osam Kizy – Yes, I will call them.

Vice Chair Kupiec – He has looks like about a 20 yard roll off box instead of a dumpster box and normally the enclosures are made for a dumpster box and since this is a long rectangular type box instead of a square box is there a special provision in the ordinance for that?

Mr. Wuerth – You're going to have to build a trash enclosure that matches the size of a trash dumpster, do you have any room in your facility on the corner to retain or have a smaller box inside your building and not have to use that area?

Mr. Osam Kizy – Yes, we can do that.

Mr. Wuerth – If you can do that that's going to give you more room for your storage and trucks. If you don't have a problem with it I'd suggest you do it.

Vice Chair Kupiec – I think that makes a lot of sense if you have room inside your building. Your building was all closed up when I was there so I couldn't see inside.

Mr. Osam Kizy – Yes I could, the only problem with that is that it's probably going to have to be emptied every couple of days. This is the reason we have a big one in the yard so we don't have to dump it so often we can dump it once or month or something like that. If it's inside the building it's going to have to be a smaller one where we'll have to dump it every couple days which is no big deal.

Mr. Wuerth – The trash enclosures are running in that particular size probably \$15,000.00 to \$20,000.00 dollars so that's my suggestion.

Vice Chair Kupiec – That brings up the other thing increasing the amount of bond based on the estimate some of that was based on the trash enclosure.

Mr. Wuerth – It takes it down to \$450.00 dollars.

Vice Chair Kupiec – Is that agreeable sir, it would be a \$450.00 dollar bond from you.

Mr. Osam Kizy – That's fine.

Chair Howard – With the requirement of the trash enclosure what item would we be amending on the recommendation?

Mr. Wuerth – M and N would be eliminated.

Chair Howard – So we will strike recommendation M and N from the recommendation.

Commissioner Rob – I'm still concerned on the DTE part. DTE will have to do maintenance so let's say we approve and DTE doesn't agree will that be an issue?

Mr. Wuerth – I had this discussion with Mr. Kupiec this afternoon and this is the first time I've seen this. So it's not natural that they normally make this request or turn it down it's not an alley anymore it's an easement and like any other easement they can maintain that easement any particular way they want to so that their wires will

have free movement and not be affected by the trees. Some times when they change personnel, which is what they've done in this case they think that is what is necessary. So the petitioner can work that out with DTE.

Commissioner Rob – How about the register of deeds because they will have to approve for alley vacation am I right, they will look at DTE's concern at that time right, I'm talking about number two, I think they are related to each other?

Mr. Wuerth – No they are not related, we asked for that, we don't have a record at this time. I believe it does exist, we couldn't find the resolution so the petitioner will have to have someone go to the register of deeds in Macomb County and find that.

Commissioner Rob – So that has nothing to do with DTE's request?

Mr. Wuerth – No.

Chair Howard – There was an indicator regarding back taxes of \$605.00 dollars would you be able to take care of that?

Mr. Osam Kizy – Yes.

Chair Howard – In regards to the recommendation we are striking item M and N, the bond is being reduced from \$900.00 dollars to \$450.00 dollars and then you will have the conversation with DTE Energy

ROLL CALL:

The motion carried unanimously as follows:

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

- G. SITE PLAN FOR NEW BUILDING ADDITION TO EXISTING MANUFACTURING FACILITY; Located on the south side of Nine Mile Road approximately 213.80 ft. west of Campbell Avenue 11080 Nine Mile Road; Section 34; Ellis Komnenovic, (Robert J. Tobin and Associates).

**PETITIONERS PORTION:**

Mr. Robert Tobin – The site contains 14,562 square feet and is zoned M1. The owners business is the fabrication of granite and marble tops for kitchens and industrial uses. The existing building is 3450 square feet and the addition a storage room and dust collector are 331 square feet, so we have a very small addition of 331 square feet. The owner had a need for additional indoor storage of granite and built his 11.5 foot x 27 foot and two small extended areas that contain fans to eliminate the dust collection in the building due to the grinding and the shaping of the granite and marble in the building. The previous required bond of \$600.00 dollars has also been provided and we will go along with all the recommendations made by the Planning Department, we will comply with Fire Department and DTE.

Secretary McClanahan reads the correspondence as follows:

**TAXES:** No Delinquent Taxes.

**FIRE:** Preliminary review of the site yielded the following comments.

1. Build to the requirements of the 2012 Edition of the Michigan Building Code.
2. Maintain existing fire apparatus access roads. Fire apparatus access roads must extend to within 150 feet of all portions of the exterior walls, as measured around the exterior of the facility. Fire apparatus access roads must have a minimum width of 20 feet.
3. Provide Fire Department lock box (Knox Box) as required by local ordinance.

**DTE:** Approved as long as the new addition is 20 feet away from any DTE power lines.

Ms. Michelle Katopodes reads the recommendation of the Staff:

**MOTION:**

A motion was made by Secretary McClanahan to approve, supported by Vice Chair Kupiec.

**COMMISSIONERS PORTION:**

Assistant Secretary Smith – I know when we originally approved this for outdoor storage of the marble in the back of the building since then it seems like there's a lot more debris laying around in that back area. Is that going to be a continued problem or is it going to get cleaned up?

Mr. Robert Tobin – The operation that he has is a very unusual operation because there is a lot of storage if you go by the site you'll see a lot marble and granite slabs along the side of the building and in the back. If you saw things like trash I wasn't aware of that I know there's a lot of odds and ends stored back there other than granite and marble. So I really can't answer you correctly because I'm not aware of what you saw.

Assistant Secretary Smith – I saw the slabs that you are talking along the back, but there were some areas with pieces of scrap lying all over the place. It seems like there needs to be a little housekeeping done there. There should be a container that they can put the small pieces that they probably won't use again so it's not just laying all over the ground in the back.

Mr. Robert Tobin – I understand and I will make him aware of that when I talk to him. I'm glad you explained to me what it was if its scrap it should be kept in the proper spot, you're right.

Assistant Secretary Smith – On the new addition in the back I noticed there weren't any gutters on there, are they finished with that or do they still have to put gutters on it. There is a gutter downspout coming from the upper roof down to that roof I couldn't see where it lead once it came down the wall to that roof. So you are going to have rain water coming out the back of the room, which is going to cause a trench of water behind the new addition unless there's some sort of gutter system put on to direct it away from the building.

Mr. Robert Tobin – His future plan is to enclose that entire back area and pave the lot which is now outside storage. This was just an addition that he put on as a temporarily situation.

Vice Chair Kupiec – I'd like to make a recommendation to the maker of the motion that the additional proposed bond of \$500.00 dollars be a cash bond since the original fulfillment of the site plan back from May 13<sup>th</sup>, 2013 was never complete.

Secretary McClanahan – That's fine.

Vice Chair Kupiec – Mr. Tobin are the recommendations agreeable to you including the additional \$500 dollars?

Mr. Robert Tobin – That will be fine.

Chair Howard – I agree with Assistant Secretary Smith I was there on Sunday I know this is a very unique business with the marble and

granite but the site is getting a little congested it appears that it's junky verses just the nature of business. There was also a cutting machine that was in the front of the facility I don't know how safe that is in the front of the facility. They need to clean the property or bringing some of those issues to the back, the very face needs to be cleaned up it's not safe, and it's not easy on the eye. I understand it's his business but we have to have some standards as far as how we do business. It could be a dangerous situation with the granite and marble just being laid out there.

I don't have an issue with the addition I do have a issue with the property as a whole, the maintenance of the property. Is it within your recommendation to add that to this?

Mr. Wuerth – Yes Madame Chair, it can be an item under the revised site plan. We can put a note on the plan that the site be cleaned of all debris and junk and maintained well. The only other thing I'll add is I'm not so sure that the petitioner here would like to have me talk to Lynn Martin who sends inspectors out to those sites and notifies the owner. I could do that also.

Mr. Robert Tobin – That would take the pressure off me.

Mr. Wuerth – Then we will do that, we'll send an inspector out there.

Chair Howard – That would be great. This item has been before us several times and each time it becomes more and more storage outside and it becomes an eyesore.

Mr. Wuerth – Our standards are higher and they have to meet those standards.

Chair Howard – We will add that we will have the Zoning Inspector go out and look at the property we will also have our bond be a cash bond.

ROLL CALL:

The motion carried unanimously as follows:

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

Vice Chair Kupiec..... Yes

- H. **SITE PLAN FOR OUTDOOR STORAGE OF SALVAGED VEHICLES**; Located on the east side of Schoenherr Road; approximately 462 ft. south of Ten Mile Road; 24660 Schoenherr; Section 25; Designers Group, Inc.; Ali Jizzini (Ali Raichouni). **TO BE TABLED TO 6-22-15.**

Chair Howard – We have correspondence that this item was requested to be tabled until June 22<sup>nd</sup>, 2015.

**MOTION:**

A motion was made by Commissioner Rob to table until June 22<sup>nd</sup>, 2015, supported by Assistant Secretary Smith. A voice vote was taken and the motion carried unanimously.

- I. **SITE PLAN FOR PARKING LOT EXPANSION**; Located on the south side of Chicago Road and 1,980 ft. west of Van Dyke Avenue; 6750 Chicago; Section 9; Todd Droulliard.

**PETITIONERS PORTION:**

Mr. Todd Droulliard – I'm the Project Architect and Project Manager for the project. General Motors is renovating an existing building on campus, it's about 15,000 square feet, it's currently going through the Building Department to review. We are planning to expand the parking lot approximately 40 spaces to accommodate the new growth that's going on within the building. The building has been vacant for about four years now and we are completely renovating it from top to bottom. No additions to the building just increased parking for the employees.

Secretary McClanahan reads the correspondence as follows:

**TAXES:** No Delinquent Taxes.

**FIRE:** Approved.

**DTE:** Approved.

Ms. Michelle Katopodes reads the recommendation of the Staff:

**MOTION:**

A motion was made by Commissioner Vinson to approve, supported by Secretary McClanahan.

COMMISSIONERS PORTION:

Assistant Secretary Smith – On the drawing I noticed on the end of the parking lot on the part closest to Chicago where it goes around and you've got the shrubs in a t-formation looks like there's a driveway on each side of that that goes to the parking in the back. Along the west side it looks like there's a little curve that goes around that section of trees, like a curve and gutter thing, but it looks like the same kind of lines go across the driveway on both sides and I don't know what those lines are representing.

Mr. Todd Droulliard – It's the edge of the pavement to tell the contractor where the new pavement is compared to the old.

Chair Howard – You indicated that the building is not going to be leveled?

Mr. Todd Droulliard – Of course not, that's going to be completely renovated we call it a gut and rebuild so the exterior skin stays the same the whole inside gets rebuilt.

Chair Howard – And when do anticipate having that building ready?

Mr. Todd Droulliard – I think they are looking for a August 31<sup>st</sup> moving date.

Chair Howard – And how many employees will be moving into this building?

Mr. Todd Droulliard – It's currently folks that are housed in another building onsite a total population around 85 will be working in the building.

Chair Howard – Are you fine with the bond in the amount of \$10,350.00 dollars?

Mr. Todd Droulliard – Yes General Motors will take care of the fee.

Chair Howard – Thank you so much sir.

ROLL CALL:

The motion carried unanimously as follows:

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

7. CORRESPONDENCE

A. Rules of Procedure Amendment of Section XV

Chair Howard – This is a new item that we have received it is the Rules of Procedure Section compiled by Mr. Wuerth we will review this item at our next meeting so I need a motion to receive and file.

MOTION:

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

8. BOND RELEASE

A. SITE PLAN FOR NEW CHURCH; Southeast corner of Schoenherr and Stephens Roads; 23672 Schoenherr Road; Section 25; the Urban Christian Center (Joseph Novitsky). Release of surety bond for \$1000.00 paid on 3-7-2012.

MOTION:

A motion was made by Commissioner Rob to release the bond, supported by Assistant Secretary Smith.

ROLL CALL:

The motion carried unanimously as follows:

Commissioner Rob.....	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. OLD BUSINESS

- A. MINOR AMENDMENT TO EXISTING SITE PLAN FOR PARKING EXPANSION; Located to the northeast of the end of Concept Drive; 1990 Concept Drive; Section 19; Ground Effects (Larry Nichols). Minor amendment is for additional parking area. **TABLED AND TO BE TABLED AGAIN TO 5-11-15**

Chair Howard – We did receive correspondence and they are asking that this item remain tabled until May 11<sup>th</sup>, 2015.

MOTION:

A motion was made by Commissioner Rob to table until May 11<sup>th</sup>, 2015, supported by Assistant Secretary Smith. A voice vote was taken and the motion carried unanimously.

10. NEW BUSINESS  
 None at this time.

11. CITIZEN PARTICIPATION  
 None at this time.

12. PLANNING DIRECTOR'S REPORT

Mr. Wuerth – While the Planning Commissioners were at the State of the City Address I was in Lansing attending the Spring Institute. It's on Place Making and various types of other ways to plan communities. I attended the Mayor's Budget Presentation before Council on April 14<sup>th</sup>. On the 18<sup>th</sup> we had our Planning Commission presentation of the Budget before City Council attended by the Chair, the Assistant Secretary, Michelle, and myself. We did have a discussion with the people from Ciena as you can see the result is another tabling. So we need to get that wrapped up and get a decision one way or the other. So with that Madame Chair that's the Planning Director's Report.

Chair Howard – I did receive a phone call today from the Fire Commissioner Skip McAdams and he's looking to possibly do some drills at the Kmart or the Bi-County Facility and wanted to know if those particular buildings were going to be leveled and if he could possibly do drills there with the Fire Department.

Mr. Wuerth – At Bi-County I think they could do them. Kmart I don't know anything about that being leveled I think they are looking to sell that facility. At the Mayor's address it was found out and I think we can disclose that that will be a new Meijer's Store so we will have the Fire Marshall contact them and go from there.

Chair Howard – Thank you sir. The only other thing I have is we have some scheduling conflicts with Jim Jacobs with our Master Plan Committee so I do want to get back on track with that. Those of us who were there at the Budget Meeting a couple of Saturday's ago we did indicate that we were in meetings so we don't want to get off track with that. Possibly the week of the May 13<sup>th</sup> I think our next meeting is May 11<sup>th</sup>. So maybe we can meet with Mr. Jacobs either the 13<sup>th</sup> or the 14<sup>th</sup> we will put a call out to him regarding that. We did have some good dialog with the City Council regarding that and we just want to progress this conversation forward and also the work that we are doing.

13. CALENDAR OF PENDING MATTERS

Chair Howard – In our Calendar of Pending Matters I think it was just pretty much our Master Plan we also have some other items we will be looking at our next meeting. I do know that we had a rules and procedure to amend an item, Vice Chair Kupiec brought that up. City Council just came up with some language so we will talk about it at the next meeting.

14. ADJOURNMENT

MOTION:

A motion was made by Commissioner Pryor to adjourn, supported by Commissioner Vinson. A voice vote was taken and the motion carried unanimously.

The meeting adjourned at 8:17 p.m.

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Jocelyn Howard, Chair

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Jason McClanahan, Secretary

Meeting recorded and transcribed by  
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