

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on September 14th, 2015th, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, September 14th, 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
Syed Rob
Claudette Robinson
Warren Smith, Assistant Secretary
Nathan Vinson

Also present:

Ronald Wuerth - Planning Director
Judy Hanna – Senior Administrative Secretary
Michelle Katopodes – Planner I
Caitlin Murphy - Assistant City Attorney
Rebecca Friedman - Communications Department

1. CALL TO ORDER
Chair Howard called the meeting to order at 7:06 p.m.
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
All Commissioners present.
4. APPROVAL OF THE AGENDA

MOTION:

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

5. APPROVAL OF THE MINUTES – August 24th, 2015

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.

6. PUBLIC HEARING ITEMS:

- A. 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). **TABLED.** Letter to table with no future date.

Chair Howard – We did receive a correspondence regarding this that the petitioner would like to have this item tabled. Mr. Wuerth since we have a letter to table are we going to let the site plan expire or are we just going to hold this for the length of the time that he can have the site plan?

Mr. Ron Wuerth – What you see on the front agenda page is incorrect he wanted it tabled until October 5th.

MOTION:

A motion was made by Commissioner Rob to table until October 5th, 2015, 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

- B. REQUEST TO REZONE PROPERTY: Located on the southeast corner of Twelve Mile Road and Grobbel Avenue; 5454 Twelve Mile; from the present zoning “O” Office District, to C-2, General Business District; Section 17; Brushwood Corp. (Peter Dow)

PETITIONERS PORTION:

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Mr. Peter Dow – We've been trying to market that property for sale or for lease since February and every inquiry has been something other than office zoning. I did have a physical therapy operation that was looking to possibly lease that and then they found something else. So we are sitting here with a vacant building and no one that's interested in purchasing the building do to the zoning. The zoning across the street is a bump shop and that is zoned C2. Right next door to the property is a surgical center and that is zoned C2 and the surgical center does back up to the residential and they have a parking buffer as this property does. So what we were asking for was just to be able to change the zoning on the structure so that we could sell or place a tenant in the building that would more fit in line with who's inquiring about the building.

Secretary McClanahan reads the following correspondence:

TAXES: No Delinquent Taxes.

DTE: Approved.

Mr. Ron Wuerth reads the recommendations of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Pryor – I was over there looking at the parking area and the back bothered my because it looks like it's a sink hole back there. The elevation is really low and it was wondering if there was a problem with that and with parking in that area?

Mr. Peter Dow – Not that I know of, but I can certainly address that and take a look at that.

Commissioner Pryor – I wish you would because the culvert is even but it's cracked all around it like the whole area was sinking. It might be dangerous. I drove back there and I said I don't want to drive in there so I backed out of it, so I wish you would take a look at that please.

Mr. Peter Dow – I sure will.

Commissioner Pryor – Thank you.

Commissioner Rob – Mr. Wuerth, just to have clarification we are not having any site plan changes, that’s why it’s not going to Board of Appeals am I right?

Mr. Ron Wuerth – There are no site plan changes this is a rezoning, it’s an existing site. Parking and building to our knowledge will remain the same.

Commissioner Rob – So it will not go to the Board of Appeals anyway because we are not changing anything?

Mr. Ron Wuerth – It’s just as is.

Commissioner Rob – Thank you.

Chair Howard – Just to remind everyone this is a rezoning request not a site plan request and we are looking for that to go to C2. Mr. Secretary roll call please.

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

- C. REQUEST TO REZONE PROPERTY: Located on the northwest corner of Ten Mile and Schoenherr Roads; 13355 Ten Mile; from present zoning classification R-2, Two Family Residential District, to C-2, General Business District, Section 23; REDICO (Paul Stodulski).

PETITIONERS PORTION:

Mr. Tim McCafferty – I’m with REDICO and I’ve got some of my project team here with me. Nicole Jackson from the Henry Ford Health Systems, John Drain from REDICO, Chris Jones from Meijer, and Lyle Wynn with AEW.

We are here tonight to look for rezoning of the old Henry Ford Hospital site from R2 to C2 business general. We have been

working with Henry Ford for some time on the disposition of the hospital and seeking the highest and best use for the property. We've come to believe that there is a void of retail uses in the area and limited opportunities for other kinds of uses. So in our relationship with Meijer we contacted them and Meijer took a look at this site and the area and thought that this would be a great opportunity for one of their stores at that site. So I'm going to have Lyle Wynn from AEW talk about the plan, not that we are here for site plan approval we just wanted to share with you what we are looking to do.

Chair Howard – Thank you very much sir we appreciate that.

Mr. Lyle Wynn – I'm with Anderson Eckstein and Westrick and our address is 51301 Schoenherr Road. We have been retained by Meijer's to help them through the rezoning process and site plan process. What we have here tonight is a plan that outlines the various zonings that are on this project. What I have up on the board here is a colorized version of what you have in your packet. Essentially the property is zoned R2 we are seeking a C2 zoning. The surrounding properties are a mixture of zoning districts everything from office to light industrial C1, C2, C3, and residential so there's quite a mixture of uses surrounding the property.

So what we've put together here is showing in conceptually, and I know it's not a site plan we will have a lot more details to work through if we get past this stage. What we have is a Meijer facility with the merchandizing and the grocery operations. With that is a drive thru pharmacy as well as the outdoor garden area attached to that up at the corner is a gas station convenient store. Now what we also show is two parcels that we retained by REDICO, one fronting 10 Mile Road the second one fronting Schoenherr Road. What we want to note is through these lots the driveway access would not be onto either of the major roads they would be internally into the site not separate driveways. So that's the concept we have now we have reviewed this with the Department of Roads in terms of driveway locations and the widening that would be required to get entry into the site and it's reflect in this plan here.

Meijer's is really trying to save trees where they can and at the corner of Schoenherr and 10 Mile Road there are some larger trees there and the goal is to save those trees. We really want to try and proceed forward as quickly as possible, they are excited about the project. I know you are the recommending body and if Council takes action to approve this we are ready with Meijer's to start submitting a

site plan. We will work through the details as they come up with the project as we go through that.

Secretary McClanahan reads the following correspondence:

TAXES: No Delinquent Taxes.

Mr. Ron Wuerth reads the recommendation of the Staff:

PUBLIC HEARING:

Ms. Susan Robinson – I have a lot of questions and concerns. I live at 13206 E. Ten Mile in a home that my father built in the 40's and thankfully is still our family home. I'd like to know where the store is going to face?

Chair Howard – If you can pose your questions to this body then this body will then in turn ask that to the petitioner, but please state your concerns.

Ms. Susan Robinson – My concerns are traffic and crime. With just a little medical office building now I have a hard time getting in the left turn lane because people drive the left turn lane because they think it's a third lane for them, I have to go around them to get into my driveway. All I see is escalation more traffic luckily we already have five lanes on 10 Mile I know they don't on Schoenherr. There are seven homes on the south side of that street and we are going to see all that traffic.

Ms. Tom Satawa – I live at 13235 Zagaiski Avenue, we are the first street north of that proposed site. You obviously don't turn from Zagaiski onto Schoenherr after three in the afternoon because it's already a two light cycle to get out if you're lucky. Within 15 minutes of this corner we have six Meijer's how many more do we need. The worse thing is the traffic. Like I said at five o'clock it's two or three light cycles to get out or you have to turn right on Schoneherr go turn around at Walgreens or 10 Mile and Meijer's is going to do nothing but make it ridiculous, you can widen it three more lanes and it's still going to be ridiculous.

Mr. Bill Anderson – I live at 13240 Ten Mile Road I live right next to Susan Robinson. I have pretty much the same concerns as her. As a sidebar my dad worked on the farm where the proposed Meijer's is I'm not so sure he'd be thrilled with it, he passed away 50 years ago. We are senior citizens, almost all seven of us. Right now we think there's limited crime and the traffic is a concern of ours.

Ms. Marcy Webster – I live at 1324 Zagaiski, I have a few concerns about this being a Meijer. One mostly it's not so much the car traffic as it is the supply trucks that would be coming in. Is the loading zone going to be on the back facing our street or will it be on the side or the front of the building on the 10 Mile side. I'm concerned about crime, shoplifters running into our backyards trying to hide from security.

Other concerns are noise, right now it's a quiet pleasant community we really like living there we have the wetlands that are there it feels safe. Now there will be things like car alarms, noise, people talking, 24 hour of continuous activity, Meijer's is 24 hours so this would be also, lighting is a problem my bedroom faces that property so I'd see the lights and hear the car alarms going off so that's certainly an issue. With a grocery store there's always the garbage concern rodent population concerned for my property as well as the wetlands with that in mind. The smell so I'd like a wall maybe with trees to protect us from litter, noise, garbage, smell, light, and the crime if possible. It sounds like it's not really an option to ask for there not to be a Meijer's across the street from us at this point.

I also worry about property value going down with this being a mostly an industrial and commercial use people don't want to live with that in their front yard so I do worry about my property value because of that. With the amount of people does the community support having another giant store or will it be something that will be empty again in a few years like the Kmart not too far from us.

Construction concerns debris, noise, dust, the pollutants that are going to be in the air from a big construction project like that, construction equipment that's going to be tying up the area around us. Will anything spill over into our street, will we have to deal with construction equipment on our street these are all concerns. One of the issues we had is we had a big problem when it was a hospital of employees coming over to smoke on our street and leaving a lot of debris and litter. I think if a wall with trees were up and there was no driveway access to our street and it was completely blocked off that would certainly be helpful.

Mr. Ken Price – I live at 13421 Zagaiski, again that's the street just north of this property. One problem we have currently is traffic Zagaiski is the only street between Frazho and 10 Mile with an exit off of Schoenherr. There's a lot of traffic that already cuts through that area. We have child and grandchildren that like to play out front and we worry all the time about somebody getting hurt. If there's a Meijer's going in I can see a lot of people zipping in and out up and

down that street and that's a very scary thing for us as parents and grandparents.

I love Meijer's I shop there all the time we have about six of them within 10 to 15 minutes from us. All we ask is if Meijer's does go in that it's done properly and safely. Put yourselves in our place would you want one across the street from you?

Mr. Robert Walsh – I live at 13265 Zagaiski. I'm concerned about the traffic a wall and trees would be nice, I worry about property values.

Chair Howard – I do want the Commissioners to note that this is just a rezoning request they are going to come back to us for a site plan approval. What we have before us right now is a rezoning request.

MOTION:

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

COMMISSIONERS PORTION:

Assistant Secretary Smith – Listening to some of the concerns that some of the residents had I can understand what they are saying. They need to know at this point and time this is just a rezoning it doesn't deal with the actual site plan. As far as the driveways that they were concerned about according to the concept plan that we were presented there are no driveways coming from that Meijer parking lot onto Zagaiski Street at all. That street is not going to be affected by any traffic coming out of the Meijer because there's no driveway coming out onto that street at all. So as far as the site plan approval goes that hasn't been approved yet so therefore your concerns could possibly be addressed at that time.

Commissioner Rob – I know we are talking about zoning right now, but there are a lot of concerns I recommend that when you do the site plan consider the traffic and the other stuff the residents have said. If it's going to be done the residents want it done in a proper way so I recommend you bring a good site plan to the table.

Mr. Lyle Wynn – I agree with that.

Vice Chair Kupiec – To the concerns of the public in the neighborhood, I've had the opportunity of working with Meijer's in another site development in the City of Warren and I can say that they work with professionalism, integrity, and they will respond to the needs of the residents. So keep in mind when the site plan comes

available you'll have a chance to voice your opinions. They talked about greenbelts and saving trees it's been my experience that they've been very good about this.

Chair Howard – I would say that we have a plethora of issues before us and again we don't have a site plan. I am in the area so I'll be having my eye there I'm not that far from you. I am very happy that you indicated that the large trees that were on the site that those would be preserved that was one of my questions today regarding that. When you addressed that in your initial comments I respect you for that. In terms of the traffic flow you're going to come back to us and give us a traffic pattern flow that would address the concerns of the neighbors, and I would also suggest sir that while you're in that phase that you have some type of Town Hall meeting with the neighbors so they can see your concept plan and address their concerns. It is a very lovely neighborhood there, there are some greenbelts there as well as the wetlands so I know they do want to preserve that area. Did you have any additional comments that you wanted to address sir?

Mr. Lyle Wynn – I don't want to go into specifics yet but I do respect the comments from the public, they are valid. We certainly will be taking a look at those and take those under consideration. I know some of the design features we are talking about will address those comments and we will work through the information and work with the Department of Roads as well, regarding the traffic.

Chair Howard – Thank you sir. I'll turn it over to the Commission for action again this is merely a rezoning request to C2 roll call please.

ROLL CALL:

The motion carried as follows:

- Vice Chair Kupiec..... Yes
- 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

- D. SITE PLAN APPROVAL FOR PARKING LOT ADDITION: Located on the southeast corner of Schoenherr Road and Leonard Avenue; Section 36; 21944 Schoenherr; Jeffrey Najor.

Chair Howard – We did receive a correspondence from the petitioner and asking that this item be tabled until October 26, 2015, I'll need a motion to have this item tabled.

MOTION:

A motion was made by Commissioner Rob to table until 10-26-15, 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

E. SITE PLAN FOR OUTDOOR STORAGE OF EQUIPMENT AND

SUPPLIES: Located on the east side of Groesbeck Highway; approximately 1,355 ft. north of Schoenherr Road; Section 25; 24416 Groesbeck; Douglas Wolfbauer.

PETITIONERS PORTION:

Mr. Douglas Wolfbauer – First of all I have to apologize about my appearance I just came from a job site and have to go back. We are petitioning for a storage site. We've owned the property for years, we've tried to sell it but no one wants to buy it. That area is becoming hard to do business in. We used to own the business right adjacent to that and behind it, we just recently sold that. I thought I'd turn that excess property into a storage site. I know there's a lot of stuff stored it wasn't supposed to be like that I didn't know there was an issue. We have, what they are calling a bunch of junk and debris is a pile of what we call hard fill which we use on job sites for parking lots. There's other stuff there also but I didn't know it was a problem storing the hard fill because it was M3 so I didn't know it was a problem to store that material there. Mr. Frank Badalamente from the City gave me a ticket so we started cleaning the site up so we could approach this Commission a little better. But unfortunately we had a very large misfortune the machine that we had there was broken into they stole our computers I have a police report, it was \$31,000.00 dollars' worth of damage to the machine.

I had to remove the machine offsite so we don't have a machine there to start cleaning it up. The machine is supposed to be back in usage about mid next week so we can start cleaning up again. There's no excuse and I know that's not your concern the concern is trying to make it a storage site. Basically a yard for equipment and supplies that's the plan.

Secretary McClanahan reads the following correspondence:

TAXES: No Delinquent Taxes.

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

1. A system of internal drainage is required.
2. Any proposed improvements within the Groesbeck Highway right-of-way shall be subject to the approval of the Michigan Department of Transportation.
3. Provide the thickness of the crushed masonry base.
4. Provide information as to what type of storage materials are proposed.
5. If the proposed temporary trailer office is to be serviced with water and sewer, show the proposed services.
6. A cross access agreement with parcel 13-25-153-038 shall be required for the parking lot encroachment.

DTE: Approved.

ZONING: Upon inspection of this property there are many violations regarding junk and debris, unsanitary conditions, possible rodent harborage and very high weeds and vegetation. The property looks like a dump site opposed to Equipment and Supplies.

Secretary McClanahan – There's this letter I'd like to also read into the record. Upon inspection of this property there are many violations regarding junk and debris, unsanitary conditions, possible rodent harborage, and very high weeds and vegetation. The property looks like a dump site opposed to equipment and supplies. Sincerely, Frank Badalamente, Zoning Inspector.

Mr. Ron Wuerth reads the recommendations of the Staff:

Chair Howard – Mr. Wuerth has recommended that we table this item just to give you some opportunity to deal with some of the issues that are currently before you. Are you in agreement with this being tabled?

Mr. Douglas Wolfbauer – Yes I spoke to Mr. Wuerth earlier and read the recommendations, I had a couple of questions which he

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answered, and I don't have a problem tabling it. I know that we have to clean it up, we'll get the machine back next week.

Chair Howard – Well we are sympathetic to your loss and I do apologize for the break in at your facility that caused you so much damage and inconvenience. Mr. Wuerth is there a date certain for this that you would like?

Mr. Wuerth – November 16th, 2015 is what we have.

MOTION:

A motion was made by Commissioner Pryor to table until 11-16-15, supported by Commissioner Rob.

ROLL CALL:

The motion carried as follows:

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
Secretary McClanahan.....	Yes

- F. **SITE PLAN FOR OUTDOOR STORAGE:** Located on the northwest corner of Nine Mile Road and Sherwood Avenue; 23031 Sherwood; Section 28; Richard Krause (Gregory Bono).

PETITIONERS PORTION:

Mr. Richard Krause – This is to approve a change to our site plan for outside storage use essentially what would be out there is plastic containers that we use to ship our product. Basically the nature of our business is that our customer ships us containers to ship in the amount is not always up to us or ever up to us. This would just allow us the flexibility to have a little bit more storage on site.

Secretary McClanahan reads the following correspondence:

TAXES: No Delinquent Taxes.

ENGINEERING: Approved.

DTE: Approved.

FIRE: Approved.

ZONING: Preliminary review yielded the following comments:

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1. Unlawful storage of junk/debris/barrels etc. (within the dumpster enclosure).
2. Vegetation in excess of six inches.
3. Trash along fence line.
4. Certificate of Compliance not yet completed.
5. Storage containers stacked in excess of 15-20 feet.
6. Plan indicated striped parking spots along the north property line; no parking or striping in this area.

Mr. Ron Wuerth reads the recommendation of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Assistant Secretary Smith – I was over there today and I saw the containers they were stacked pretty high. I also noticed in your trash enclosure area you had some containers in front of that and there weren't any gates. Usually trash enclosures have screened gates on them. By redoing this outdoor storage are you going to be able to lower the height of the containers and also keep the trash enclosure cleared with the screen gates so it would be able to remove the trash at the time it needs to be removed?

Mr. Richard Krause – Yes we will be able to do that. I also want to note that the vegetation issues were already addressed as well as any other debris that was on, basically, the boarder of our property with the other building next to it, those issues were already addressed.

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

- G. SITE PLAN FOR NEW HINDU TEMPLE: Located on the northeast corner of Nine Mile Road and Woodrow Wilson Drive; Section 30; 2601 Nine Mile; Ardhendu Ray.

PETITIONERS PORTION:

Mr. Shyama Haldar – I'm the President of the Temple. This is nonprofit Hindu Organization. This is the first Hindu Temple in Warren we just bought the building two months ago. We applied for the City Inspection, there are six inspections, three have already been accepted the last three are scheduled for this Thursday. We've done all the work for the inspection recommendations so I'm assuming the last three will be accepted this Thursday. There are 22 Hindu families that have helped with this and it's a big financial load for these families. I got a list of the recommendations from the Planning Department and I actually highlighted everything. There are four items I need to request a variance because of the financial situation we cannot afford to do it now. But everything else we already completed.

Secretary McClanahan reads the following correspondence:

TAXES: No Delinquent Taxes.

FIRE: Preliminary review yielded the following comments.

1. Must meet the requirements of the 2012 Edition of the Michigan Building Code for an A-3 use group.
2. If the building occupant load is 300 or more, the building must be equipped throughout with an automatic sprinkler system in accordance with NFPA 13. Fire Department Connection threads shall be National Standard type and a fire hydrant shall be provided within 150 feet of the Fire Department Connection.
3. Maintain existing Fire Department access roads. Fire apparatus access roads must have a minimum width of 20 feet and a minimum vertical clearance of 13 feet 6 inches.
4. Provide fire alarm system if required by code.
5. Provide Fire Department lock box (Knox box) as required by local ordinance.

DTE: DTE Energy does not approve the plan. There is an existing DTE pole and overhead line which requires a 10 feet minimum clearance between the proposed building and DTE facilities.

ZONING: Preliminary review yielded the following comments:

1. Unlawful storage of junk/debris/trash.
2. Vegetation in excess of six inches. (Appears to be working on clean up; no one on site).

Mr. Ron Wuerth reads the recommendation of the Staff:

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Mr. Brahma Ryan – I live at 3307 Horton Street I'm one of the two Vice Presidents of the Kali Bari Temple. Most of the families are working class people. As you see in some of the pictures there was some of the debris that we have been hauling out. It used to be a daycare center, for five years it's been dormant. It was like a hoarding show in there we had to clean out a lot of stuff to get the property up to code for our first building inspection. Most of us come at different hours, myself I work 60 to 70 hours a week and spent the whole weekend with my children painting the outside of the Temple and every family here is contributing that kind of effort. Like I said most of the residents here live in the City of Warren. Hinduism is the world's oldest religion and it also represents a vast diverse group of people. Myself I became a Hindu serving in the Marines in 1993.

Many of the items on this list are very expensive. I'm currently putting my wife and a child through college, everyone has those kind of expenses. We all committed a great portion of money out of our personal savings to get this dream started. Some of the things we might be able to do within a year, within two years, within six months on some items. But without us being able to open up and hold holidays, which is where we'd have most of our people that would come. A lot of the people of this Temple are from the Bengali communities. There's people from all over the State that would come to these holidays sometimes we could have 5,000 to 10,000 people. That would fortify our savings to the point where we could take care of these other zoning things. But the building has been vacant for five years we are trying to bring life into the building. So I just ask to please consider that why you're making your judgment as to the different items on our list.

MOTION:

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

COMMISSIONERS PORTION:

Assistant Secretary Smith – You had made some comments about some of Mr. Wuerth's recommendations I was by there today to take a look I did see where they did asphalt part of the parking lot and they restriped part of the spaces and things like that and where you kind of cleaned up. There was trash over by the dumpster over by the steel building, which I imagine still needs to be cleaned up.

Plus I don't know when Mr. Wuerth was talking about the grass, cracks and the asphalt that needed to be repaired it seemed like it was a whole area from the north gate back. I believe you still have

to do the rest of that parking lot as far as your stripping and things like that. I don't know exactly what other comments that you have as far as the recommendation are but there are a lot of recommendations here that need to be addressed. I understand the financial situation but we need to make sure that you understand that these are things that Mr. Wuerth that these are things that he recommended that really need to be taken care of.

Mr. Shyama Haldar – We went through all these recommendations that's a good recommendation and accept that. Just before coming here I had a meeting with the paving company and he looked at everything and he told me that the best way to do that work is to take the asphalt then put the bumper block then striping and the cost is about \$60,000.00. Everybody already gave their best to the Temple so that's going to be very tough for us.

We have events one in October another one in November we are expecting some donations and if the people don't come the money won't generate. But I can tell you if you give us a couple of years but currently we cannot afford that. As our Vice President mentioned most of the work we are doing, I work for Ford before going home, I go to the Temple, I change and I work I was there last night until after 12:00 p.m. If we start the Temple the people will come and put money in the donation box then we will get the money and we will be able to do a lot of things. In the middle of next month we have a big event that's the biggest event it's like Christmas for us.

So that's my request to you if you allow us to start our Temple then when we get money we will definitely will do all the things that need to be done. Our three issues are the parking lot, which cost \$60,000.00 dollars. The sprinkler system which we have and the pole that's DTE's.

Assistant Secretary Smith – In light of the discussion that the petitioner presented what are your thoughts on that as far as giving us some time to complete some of the issues with the parking lot?

Mr. Wuerth – Well there is time once a plan is approved you have two years to ideally complete it. And sometimes people don't complete them within two years and we usually give them a little more time. The issue is that parking lot what I suggested was probably the cheapest way to go about doing it that I know of. The concrete bumper curbs, those are things are a requirement of the Zoning Ordinance especially along property lines so that's something that you need. The greenbelt or the wall that is required along the east property line that is an issue you either put one or the

other or you try to go to the Zoning Board of Appeals and ask for a waiver not to do that type of thing. As far as the sprinkler system is concerned you'll have to work with the Fire Department.

Mr. Shyama Halder – We have a sprinkler system.

Mr. Ron Wuerth – Well then obviously this report is incorrect. Then I'll go to the DTE pole, the way I read this is it says if they think a new building is going to be built and there isn't one we have the building out there that line was placed out there some time in the past so I think that could be worked out so that shouldn't cost anything.

Assistant Secretary Smith – That does address a lot of the issues. I do have one question, your Temple depending on the number of people you have how much trash do you think you'll be generating?

Mr. Shyama Halder – This Temple will have weekly event on Sunday for five hours they are expecting 50 to 60 people every Sunday. We have five events the biggest event is in October that's a seven daylong event. We are expecting 300 to 400 people over the seven days. We signed up once a month for the waste container and I guarantee you that our trash dumpster will not be 25% full in one month.

Mr. Ron Wuerth – Sometimes we approach this in this way and you could put a not on the site that states that you will keep the trash inside the building. And when it finally reaches the point when you need a trash dumpster for increase then you'll have to build a trash enclosure. You talked about a festival you'll have to get an approval in order to have that, do you understand that?

Mr. Shyama Halder – Yes. The one item is a greenbelt of our neighbor's house we have a very good friendship with them. They have two kids and they always come to our Temple. This Temple used to be a child care center before and they left a lot of toys so these kids came and we gave them the toys. We have a big tree over there if you put a greenbelt it won't be right we have a fence over there.

Assistant Secretary Smith – Do you understand what a greenbelt is supposed to do?

Mr. Shyama Halder – Yes the greenbelt recommendation is with our neighbor its nice trees that's how I understand it.

Chair Howard – As Mr. Wuerth has stated there is a two year time frame that you have. What I would suggest is that you definitely speak with Mr. Wuerth in terms of what things should be on a priority list that you should get done right away. And then you also have the ability to come back to this body if you are not completed with that and ask for an extension on that particular work that you’re doing once this is approved. Now you do have a few items here regarding going to the Zoning Board of Appeals and we are very sensitive to your situation sir. This Administration I do know is very open to various religions coming into the City to our population. So in terms of the Zoning Board of Appeals there are a couple of variances you should go for right away, but know that there is some time frame that you have. If you are working consistently speaking with Mr. Wuerth regarding what things need to be done right away and then as time progresses if you need an extension then come back to this body. Now Mr. Wuerth did indicate that he did get five copies of your site plan as you had come into the meeting today. So some of these issues may already be resolved already off of this list and he’ll be the one who will be able to identify what those items are. If you work with us as a City, work with Mr. Wuerth I think it will be a loving relationship.

Mr. Shyama Haldar – Thank you, thank you very much I appreciate it.

Commissioner Rob – So are we removing S for the trash enclosure or are we keeping it as it is?

Mr. Ron Wuerth – Keeping it as is.

Chair Howard – We are keeping the recommendations as they are currently based on the fact that Mr. Wuerth has not had a chance to review them so we don’t have an amended list. And whatever is on his list if it needs to be revise it he’ll inform the petitioner of that, Mr. Wuerth am I correct in that statement?

Mr. Ron Wuerth – Yes.

Chair Howard – That was a motion by Secretary McClanahan, supported by Commissioner Rob.

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

- H. SITE PLAN FOR NEW PARKING DECK/STRUCTURE: Located on the south side of Chicago Road; approximately 881 ft. west of Van Dyke Avenue; Section 9; 7000 Chicago; Jason Harris.

PETITIONERS PORTION:

Mr. Jason Harris – Good evening ladies and gentleman of the Board I'm Jason Harris with General Motors 30200 Mound Road, Warren Michigan. I've invited Kirk Yuhasz, with Smith Group JJR they are Architect Engineer of record for the project and I've asked them to speak on General Motors behalf tonight.

Chair Howard – Thank you sir, please tell us about the item this evening.

Mr. Kirk Yuhasz – And with me tonight I have Emily McKinnon she's with our Civil Engineering Office. General Motors is in the process of Master Planning their facility through the year of 2022. They are experiencing growth, they are experiencing the need for renovation and looking to do some problem solving on different parts of their campus. This particular project is to solve and plan for parking in a specific quadrant of the campus. We are calling this the northeast campus it is presently served by three different buildings. In order to accommodate parking projected through 2020 and also a need to comply with zoning ordinance required parking we are proposing to expand the parking for expected head count, visitors, and other service vehicles that use that particular quadrant of the facility.

GM has engaged a Traffic Consultant as well as other Design Consultants to come up with some conclusions and recommendations. The uniqueness of the campus in general and this area specifically is it's fairly well developed. We no longer have the opportunity to expand horizontal surface parking we have to go vertically now. You've probably had projects before you within the last few years for other parking structures on the site. This proposed parking structure will add the necessary vehicle count to the facility to address the parking need currently and through the year 2020. The building is approximately 70,000 square feet per floor, it's a four story parking deck it will look very much and approximately the same

proportion and design as the previous two parking structures have in different locations of the property. The proposed parking structure will come close to matching materials used for the other two parking decks. It's a ground floor plus three level structure, it's immediately adjacent to the buildings that it serves. Part of the site plan redevelops surface parking so in addition to this parking deck we will complement and solve their parking needs on the site.

The total project area on the site is approximately eight acres including the parking deck. So we are asking for your approval of this project tonight so we can properly plan and execute the growth of one of your best neighbors.

Secretary McClanahan reads the following correspondence:

TAXES: No Delinquent Taxes.

ENGINEERING: Preliminary review yielded the following comments.

1. Any utilities located within the proposed building footprint or within the influence of the footings/foundation shall be removed and relocated.
2. Any improvements or change in discharge rate to either the Meckler or Break Creek Drains shall be subject to the approval of the Macomb County Public Works Office.
3. There is a flood zone along the Meckler Drain in the northwest portion of the site. Identify the limits of the floodplain per FEMA maps and per actual elevations. Work in this area may require permits from the Michigan Department of Environmental Quality and /or U.S. Army Corps of Engineers.
4. A system of internal drainage shall be required. Pretreatment of the storm water will be required prior to discharge. This site shall comply with the City of Warren Storm Water Management Plan.
5. Indicate proposed dimensions for parking spaces and maneuvering lanes. It does not appear that the current layout meets the minimum design criteria for maneuvering lane width.

FIRE: Preliminary review yielded the following comments:

1. Build to the requirements of the 2012 Edition of the Michigan Building Code.
2. If required by the Building Code, the building must be equipped throughout with an automatic sprinkler system in accordance with NFPA 13. Fire Department Connection threads shall be National Standard type.
3. A fire hydrant shall be provided within 150 feet of the Fire Department Connection.

DTE: Approved.

Mr. Ron Wuerth reads the recommendations of the Staff:
It will be modified a little. Add a new 2. The petitioner shall have to obtain a variance for the width of the maneuvering lanes inside the parking deck, they are measured 20 feet and they should be 22 feet. That was mentioned in the Engineering background material it was also mentioned in a letter we received today from the petitioner. Original number 2 will become number three.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Rob – Madame Chair I just wanted to make sure is it 1a and 1b?

Chair Howard – We have one, two, and three.

Vice Chair Kupiec – As Mr. Wuerth indicated that there's a requirement from the Board of Appeals on your variance for the width of the travel maneuvering lanes throughout the building, are you familiar with this procedure you'll have to go through another Commission and get approval for this. Your lanes right now are 20 feet and they should be 22 feet.

Mr. Jason Harris – I'm not personally familiar with the process.

Vice Chair Kupiec – Obviously we are not here to discuss that tonight but you need to get with Mr. Wuerth and find out what the procedures going to be for your next step to get this approved.

Mr. Kirk Yuhasz – I am familiar with the process. The GM Technical Center for the many acres that it has and the kind of activity that it has has many parking spaces. Those parking spaces generally have followed GM's standards throughout the years. This is a redevelopment of a site that was either designed to GM's standards and is now in not compliance or has been part of the progressive design development of parking spaces on the site. The zoning ordinance requires a 22 foot wide maneuvering lane this is a very low activity parking lot and parking structure. It's primarily designed for hourly employees who will use that lot or that space two times a day one to pull in and one pull out. The 22 foot lane probably is a standard to accommodate higher volumes of traffic so the site plan was submitted based on the standards that we've designed to for many years. So if in the wisdom of the Board they think that part of the solution is to ask for some relief through the Zoning Board of

Appeals process we'll consider that. But at the same time as we develop the facility and we have to account for wider lanes and believe me when you're looking at parking area's as large as we have it will result in actually a reduction in parking spaces to be able to accommodate that provision.

So for this particular project it's a redevelopment of an existing parking lot. The new parking structure is intended to be located in the middle of the existing parking lot. Yes we have to displace parking spaces in order to build that but we don't want to displace so many parking spaces that this parking structure isn't an added value or meets the objectives of GM. So the site plan was submitted with the 20 foot wide maneuvering lane, very consistent with almost the rest of the entire facility. So I'll leave it to the wisdom of the Board to make the recommendation.

Vice Chair Kupiec – Well I'm sure with that discussion before the Board of Appeals it will be receptive. I just wanted to make sure that you were familiar with the process get with Mr. Wuerth and he will direct you in which way to do it.

Assistant Secretary Smith – Correct me if I mistook what you said. You said that the purpose of building this parking deck is for possibly more employees and visitors and things like that which is going to increase the number of cars that are going to be in it and that could be one of the reasons why they wanted the extra wide maneuvering lane. Then you said that it was just going to be hourly employees coming in and leaving so if you have people coming in and out periodically during the day then you're not just having the in and out of the morning and afternoon employee. I can understand the extra wide lanes because of the extra capacity that you are going to be providing visitors or other employees that you look forward to taking care of in the future. I understand that GM has their designs of different things and how they are proposed, but of course they are making smaller cars now too. You probably need to take care of it with the Zoning Board and Mr. Wuerth.

Chair Howard – Going back to the parking sir, you indicate it's going to be roughly about 27 hundred new locations new spots?

Mr. Kirk Yuhasz – I don't think I commented on that.

Chair Howard – Well maybe that was in my notes. So we are looking at how many parking spaces sir?

Mr. Kirk Yuhasz – Believe it or not with the displacement of the existing surface parking were adding between 400 and 450 spaces.

Chair Howard – You're adding?

Mr. Kirk Yuhasz – Now the parking structure accommodates how many vehicles?

Chair Howard – It will accommodate how many vehicles?

Mr. Kirk Yuhasz – It will accommodate 765 parking spaces, but it displaces over 365 parking spaces.

Chair Howard – And that's over eight acres?

Mr. Kirk Yuhasz – Yes, between the maneuvering lane size and the parking stall size it adds up quickly.

Chair Howard – And how many levels are you anticipating, sir?

Mr. Kirk Yuhasz – It's three levels plus the ground level for a total of four.

Chair Howard – And will there be any solar capacity there for charging electric cars?

Mr. Kirk Yuhasz – There won't be solar capacity but there's likely to be vehicle charging stations that's powered by the electrical grid inside the campus.

Chair Howard – And will you have segmented parking for larger vehicles versus smaller vehicles?

Mr. Kirk Yuhasz – I think the parking stall size is intended to be very uniform to accommodate primarily automobiles large and small. So it's not designed to accommodate large trucks neither is the parking lot.

Chair Howard – And which building primarily would be serviced by this lot?

Mr. Kirk Yuhasz – There's three buildings one is called building 7000 it's their current On Star call center and also two other buildings one is called the GAE, the other's called the Service Ops Building. So this parking deck is intended to satisfy the parking needs for that sector of the campus.

Chair Howard – And you indicated in your opening statements that you’re preparing for growth. So you’re extending this particular lot for growth maybe not at this particular time, but just as GM has growth over the next few years then you’ll be able to accommodate those additional spots for the new employees that possibly would be coming into those locations.

Mr. Kirk Yuhasz – We are experiencing a current parking shortage by reality but in context with trying to plan for the growth we’re trying to accommodate that through both surface parking and the parking structure. The parking structure is a significant investment so we will build that to be able to satisfy our parking needs not just for this year but through the year 2022. It doesn’t make sense to phase a construction deck for consistently changing parking needs.

Chair Howard – Thank you so much for being thorough with us sir. That was a motion by Assistant Secretary Smith supported by Secretary McClanahan.

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

7. CORRESPONDENCE

Used Car Lots Freeze Memo from Mayor Fouts.

Chair Howard – We have a correspondence from the Mayor regarding used car lot freeze, Mr. Secretary if you can read that into the record.

Secretary McClanahan – Because of the increasing and alarming number of used car lots in Warren, I am directing the Zoning Department and Planning Departments to not consider the establishment of any more used car lots in our city until a thorough review of the used car lot ordinance can be reviewed.

I am calling for this freeze because of my concern that approval of any more used car lots will result in Warren being called used car lot city. Presently we have 55 used car lots in Warren while the city of Sterling Heights, a city larger in area, has less than half that number.

Used car lots very often detract from the appearance of our city. Used cars for sale are often parked illegally, and many of them look like junk cars. Very often there is inadequate parking for potential purchasers of used cars leading to parking on nearby residential streets.

All too often, the Zoning Board of Appeals grants variances that allow used car lots nearer residential neighborhoods violating city ordinances. Variances should be used sparingly and only for hardship reasons based on the unusual configuration of land not financial consideration.

Incidentally, the southwest quadrant of Warren has an unusual number of used car lots.

MOTION:

A motion was made by Commissioner Rob 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 A BUILDING ADDITION, FUEL PUMPS RE-ALIGNMENT AND PARKING LOT EXPANSION FOR SPEEDWAY GASOLINE STATEION: Located on the west side of Van Dyke Avenue approximately 75 ft. south of Convention Blvd; 32123 Van Dyke Avenue; Section 4; Speedway LLC (Jeff Tibbitts). Release of \$15,000.00 Surety Bond paid on July 8, 2013.

MOTION:

A motion was made by Commissioner Rob to release bond, 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

- B. SITE PLAN APPROVAL FOR NEW TIM HORTONS CAFÉ AND BAKE SHOP: Located on the southwest corner of Mound Road and Elmgrove Avenue; 28697 Mound Road; Section 17; Leonardo Sterling, LLC (Patrick Bell). Release of \$13,500.00 Surety Bond paid on June 22, 2014.

MOTION:

A motion was made by Commissioner Rob to release bond, 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
 Commissioner Howard..... Yes
 Commissioner Karpinski..... Yes
 Vice Chair Kupiec..... Yes
 Secretary McClanahan..... Yes
 Commissioner Pryor..... Yes

9. OLD BUSINESS

- A. SITE PLAN FOR A BUILDING ADDITION, FUEL PUMPS RE-ALIGNMENT AND PARKING LOT EXPANSION FOR SPEEDWAY GASOLINE STATION: Located on the west side of Van Dyke Avenue approximately 75 ft. south of Convention Blvd; 32123 Van Dyke Avenue; Section 4; Speedway LLC (Jeff Tibbitts). Withdrawal of Site Plan approved on November 26, 2012 replaced with updated site plan.

Chair Howard – We need a motion to let this site plan expire based on we have an updated site plan approved on November 26th and it was replaced with the updated site plan.

MOTION:

A motion was made by Commissioner Rob to withdraw the site plan, supported Assistant Secretary Smith.

Vice Chair Kupiec – When will we receive the updated site plan?

Chair Howard – I believe it probably has been submitted sir, because we just released their surety bond so we probably had two site plans in play at the same time. So the first site plan we are going to allow that to be withdrawn because a new site plan had been submitted and completed.

Vice Chair Kupiec – Okay but I would like Mr. Wuerth to address that because obviously we've released one site plan based on expiration and another site plan we have not presented yet.

Mr. Ron Wuerth – We already have the updated site plan this one should have been released. Actually the old business should have come before the bond release.

Vice Chair Kupiec – That's what I'm alluding to, we released the bond.

Mr. Ron Wuerth – We should have switched these so that it would have followed in the right progression. But we didn't do anything with this site plan and therefore we need it withdrawn and in the process return their money that's what it comes down to.

Vice Chair Kupiec – And they will be applying for a new site plan?

Mr. Ron Wuerth – They've already done that they've already replaced the site plan.

Vice Chair Kupiec – Have we received that site plan?

Mr. Ron Wuerth – Yes, they've already replaced, you already approved another one and they are going to replace that one with another site plan that's even better.

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

10. NEW BUSINESS

Chair Howard – Mr. Vinson seems to be an amazing Parliamentarian I know we don't have one here but I would like for us to consider having Commissioner Vinson as our Parliamentarian.

Commissioner Vinson – If it's approved I'll accept.

Ms. Caitlin Murphy – That's a new one for me.

Mr. Ron Wuerth – We've never had one in the past it would be our first one. As far as the role of that person I don't know. Is this an Honorary Position, I'm trying to understand this?

Vice Chair Kupiec – I am too, maybe the Attorney should address this. Are we going to have to develop a description for a job and put it into our bylaws?

Chair Howard – No, sir.

Vice Chair Kupiec – What do you mean no, are we just going to arbitrary say we are going to do this?

Chair Howard – No I don't think it's an arbitrary thing, I think that in terms of rules and procedure that Commissioner Vinson is very well versed.

Ms. Caitlin Murphy – You could defer to him, but you as Chair would usually make those decisions at least under the bylaws and Roberts Rules of Order. So you could defer to him and ask questions of him I don't know if anything official needs to be in place.

Vice Chair Kupiec – I'd just like to say I have no problem with Commissioner Vinson I have a lot of respect for his integrity and his knowledge but I'm just concerned about what we are doing here.

Chair Howard – Sure, I think as I've stated Mr. Vinson has a lot of wealth of information serving on various committees and there could be a wonderful insight with some of the information that he possesses in terms of a Parliamentarian Rules, what our bylaws state. Naturally the Chair would make the final decision but I would love to see that as an option if this august body would concur.

Mr. Ron Wuerth – I think that there has to be some sort of review of it, description of that role and a better understanding of when Commissioner Vinson would be used. At this point I can't answer

that question I think it's probably a good idea anyone with that type of background and expertise is valued and can be used. So how and when and under what circumstances those need to be looked at so perhaps this could be an item for the next meeting so we can discuss it further. Maybe we can have one of our Rules Committee the Bylaws Committee get together and talk about it.

Chair Howard – I think that's great maybe we should send that to our Bylaw Committee and have them review and tell us what they think.

Vice Chair Kupiec – Can we hear from the Attorney and what her professional opinion is?

Chair Howard – Yes I agree.

Ms. Caitlin Murphy – There isn't anything in the bylaws officially saying that there's a role of Parliamentarian that's something you could write in. You are sort of limited in some ways by the ordinance in what you're supposed to be doing. There also might be some overlap between legal advisor and Parliamentarian so we wouldn't want to have an overlap in that respect. I think there's room for discussion as to exactly what you want to do with it.

Commissioner Pryor – I think we should have our Bylaws Committee appoint a position like a Parliamentarian for this group. There are certain things you have to know about amending or changing things that come before us, it gets involved.

MOTION:

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

11. CITIZEN PARTICIPATION

None at this time.

12. PLANNING DIRECTOR'S REPORT

I did attend two staff meetings through this time period, a couple of Block Grant Meetings. We also had our Master Plan Meeting and at that we discussed some options and ideas and mostly wanting to move forward and see what we can do. I'll check with some of the sources, I'll check with Parks and Rec on their Master Plan, if they had Center Line's Master Plan, the representative of that group, we were going to send out a questionnaire to the Council Members just to see what some of the concerns they address on a daily basis and

try to move forward with that endeavor. I did have a conversation with Craig Trepa, the Purchasing Agent, who will help us with RFP.

I attended some other types of meetings one in particular was with Macomb County Roads. It was mentioned a little by the Meijer's people and that all had to do with transportation issues around 10 Mile and Schoenherr. And I will say this right now it will need a traffic study, I will require a traffic study when those people come. Let's hope they come back and get their rezoning approved by Council and should it get approved by Council and they come back for site plan approval there needs to be a traffic study to make sure that the issues that we heard tonight, especially from those people along Zagaiski and what they are experiencing there. But I had a good meeting with the County Road People, it was a good representation.

I met with the people from Morisette that is the other rezoning that was mentioned. In that recommendation it eluded to the idea that maybe they might want to think more towards a more intense zone like an M1. So we did discuss that, it wouldn't surprise me that they come back and ask for that change so we'll see where that goes. I did attend the City Council Meeting that was on the 8th. There was a lot split on Studebaker that was approved. Lukas Koja, he has that location, the special land use for used car lot and that was a special land use and that was turned down. His request also for an alley vacation to join that site into one large rectangular piece that was tabled for further discussion.

There was a special land request for the soft pellet use who also had truck parking in the back and there's multiple uses on one site. I think Council will be able to straighten that out it that should get approved I think. I did attend a meeting regarding IONA that's been an ongoing concerns so we are still trying to work out the concerns there to see if we can get that settled.

13. CALENDAR OF PENDING MATTERS

Chair Howard – I did have an opportunity to speak with Dr. Jacobs Secretary. He has provided us two dates by which he can come back. I will send those via email to the committee for your consideration. He has October 26th at 4 pm or October 8th at 4 pm.

Assistant Secretary Smith – We have a Planning Meeting on October 26th.

Chair Howard – Maybe we will have to look at that October 8th date.

Vice Chair Kupiec – Mr. Wuerth I have a question regarding this memorandum. I have not had a chance to look at it yet but in our mail this evening we received this memorandum regarding Verizon Wireless.

Mr. Ron Wuerth – That's a subject matter we shouldn't be discussing, that's for your information only.

Vice Chair Kupiec - Will we be advised of anything in the future?

Mr. Ron Wuerth – Yes you will. We've been working on that and the Commission will be apprised of the results, actually not results you'll be part of the results. But for now that's just knowledge that you need on what's going on with that case.

Mr. Ron Wuerth – I do have a comment, the Michigan Association of Planning is having their annual conference in Detroit. That's going to begin October 7th, 8th and 9th so everyone's encouraged, obviously, to try and attend that conference. That's the place to go if you want to learn about different planning issues that are going on. They have the Citizen Planner, as a matter of fact if you're not a Citizen Planner and you attend that conference you can take Citizen Planner seminars all the way through it and at the end of it become a Citizen Planner. It's at the Renaissance Center. I'll be going, Michelle's going and maybe one of our Planner Aides.

Commissioner Rob – Do you have to have reservations?

Chair Howard – You should have received it through the Citizens Planner, it had a full brochure I can scan that and email that to everyone.

Vice Chair Kupiec – Regarding that seminar is there a cost associated to that?

Mr. Ron Wuerth – Yes.

Vice Chair Kupiec – Is that something that the City would pick up?

Mr. Ron Wuerth – I'll have to ask.

Vice Chair Kupiec – I think that would be appropriate if we are going to go.

Commissioner Robinson – I've been feeling that and I was trying to get with you to ask was there money in the budget to attend because it is costly.

Mr. Ron Wuerth – I'll talk to the Administration I'll find out this week and let everyone know.

Commissioner Vinson – I think that this document, the lawsuit, it should be received and filed for the record.

MOTION:

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

14. ADJOURNMENT

MOTION:

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

The meeting adjourned at 9:16 p.m.

Jocelyn Howard, Chair

Jason McClanahan, Secretary

Meeting recorded and transcribed by
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