

CITY OF WARREN  
PLANNING COMMISSION  
PUBLIC HEARING

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

A Regular Meeting of the Warren Planning Commission was called for Monday, December 7<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  
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  
Christine Laabs - Communications Department

1. CALL TO ORDER  
Chair Howard called the meeting to order at 7:06 p.m.
2. PLEDGE OF ALLEGIANCE  
Vice Chair Kupiec – May we also take a moment of silence for this day back in 1941, Pearl Harbor Day.
3. ROLL CALL  
All members 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 – November 16<sup>th</sup>, 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 APPROVAL FOR PARKING LOT ADDITION: Located on the southeast corner of Schoenherr Road and Leonard Avenue; 21944 Schoenherr Section 36; Jeffrey Najor. **TABLED. Tabled to December 7<sup>th</sup>, 2015. Waiting for Board of Appeals hearing results.**

Chair Howard – Mr. Wuerth did the petitioner receive notification of today's hearing sir?

Mr. Ron Wuerth – Yes they did.

Chair Howard – And did they indicate that they were going to be here at tonight's meetings sir?

Mr. Ron Wuerth – Well I did not personally talk to them, they received their noticed, we just assume they will show for their item.

Chair Howard – I'm going to continue to table this until January 11, 2016 and after which if they do not appear then we will go ahead and make a decision at that time.

Assistant Secretary Smith – Madame Chair I was be the site today and the gentleman that I thought was the owner was there and I told him I was just looking over the site for the meeting this evening, so I did talk to someone today.

Chair Howard – Alright so he was aware that he was on the agenda. We will table it until 1-11-16 and then after which if the petitioner does not show we will take action on this committee.

MOTION:

A motion was made by Commissioner Rob to table until 1-15-16, supported by Secretary McClanahan.

ROLL CALL:

The motion carried as follows:

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

- B. SITE PLAN FOR OUTDOOR STORAGE AND TRUCK PARKING ON GRAVEL: Located on the west side of Pinewood Street; approximately 394 ft. south of Stephens Road; Section 29; 23715 Pinewood; Kevin Garchow (Kerm Billette) **TABLED from 11-16-15.**

MOTION:

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

PETITIONERS PORTION:

Mr. Kerm Billette – I'm here tonight with the petitioner owner, Kevin Garchow, of the property on Pinewood. The site plan was submitted with a number of items to be corrected on the plan. I talked to the City Engineer and he agreed that the driveway width was sufficient in one of the questions and the four parking spaces have been added. The items on there have been outlined and changed on the site plan to include a number of things.

First of all there's no building on the property, the petitioner is requesting that the site be approved for gravel for parking of trucks and trailers. We agree with all of the recommendations made by the Director. Engineering Department has said that the driveway width out onto Pinewood is sufficient and that it doesn't have to be widened. He also agreed that the distance that is set back from the west property line of 100 feet is okay. He does not recommend a study be made of the run off because there's no additional things on the property that would require runoff being a paved parking or a building for rain water. The rain water right now is taking the course it always has for the last 40 years, just soaking into the ground.

There was question of the trash and a trash enclosure is to be made, but there's nobody on the property. There was however some trash

distributed on the property a couple times. A note will be added to the drawing that the petitioner shall remove any trash on the property within 48 hours. So if anything is on the property by the owner, the truckers, or peoples from outside that throw stuff on there the owner has to get rid of it within 48 hours.

Secretary McClanahan reads the following correspondence:

**TAXES:** No Delinquent Taxes.

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

1. Maintain Fire Department access roads. Access roads must have a minimum width of 20 feet and a minimum vertical clearance of 13 feet 6 inches.
2. Fire apparatus access roads must extend to within 150 feet of all portions of the storage areas.

**DTE:** Approved.

**ZONING:** Preliminary review of the site yielded the following comments:

1. Operating a business without a Certificate of Compliance and without a building.
2. Open storage of tires etc.
3. Parking on a non-hard surface.

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

1. Indicate all proposed and existing utilities.
2. This development must comply with the City of Warren Storm Water Management Plan.

Mr. Ron Wuerth reads the recommendation of the Staff:

\*\*The petitioner has said that they would remove all trash that's found on the site within 48 hours of it being noted. The Secretary may have the information from the Zoning Bureau, they went out and performed a recent inspection of that site.

**MOTION:**

A motion was made by Commissioner Robinson to approve, supported by Commissioner Karpinski.

**COMMISSIONERS PORTION:**

Assistant Secretary Smith – According to note number 3 that the petitioner never posted a bond is there a reason why?

Mr. Kevin Garchow – No I don't really know for sure I don't know why that happen, but I'll make sure it gets taken care of this time.

Assistant Secretary Smith – I know you've come before us before and we've had where a site plan has been expired and you asked for an extension and things like that. I didn't know until this time about the bond and I was just wondering if there was a problem, why it was never paid?

Mr. Kevin Garchow – Well my mother was sick for a long time and a lot of things slipped by me, I'll make sure it gets taken care of this time.

Assistant Secretary Smith – How long will the truck, that are parked there be there and what kind of trucks are going to be parked there? Is this going to be a parking lot for trucks, what's the purpose of the lot?

Mr. Kevin Garchow – Yes sir, you go to work during the day and then come home I run local so I just haul steel local.

Assistant Secretary Smith – So these are trucks that deal with your company?

Mr. Kevin Garchow – Yes sir, well it's just one, the rest is my equipment, I downsized, hopefully I'll be able to build back up.

Commissioner Rob – I concur with Assistant Secretary Smith and I would like the maker of the motion to make it a cash bond.

Chair Howard – To the maker of the motion Commissioner Robinson in terms of the bond Commissioner Rob would like to see that be a cash bond in the amount of \$180.00 dollars, do you concur with that?

Commissioner Robinson – Yes, but the footnote underneath that is indicating that they are going to work that out.

Chair Howard – According to our Planning Director's Report is that they estimate that the bond should be \$180.00 dollars and Commissioner Rob is requesting that to be a cash bond.

Commissioner Robinson – Okay I'm okay with that.

Chair Howard – Commissioner Karpinski do you agree with that?

Commissioner Karpinski – Yes.

Chair Howard – Then we will make that a cash bond.

Vice Chair Kupiec – Are these tractor trailers, vans, and class A trucks?

Mr. Kevin Garchow – Yes sir.

Vice Chair Kupiec – Where do you operate your business out of because there's no business on there?

Mr. Kevin Garchow – My home mostly, I haul steel for a big company.

Vice Chair Kupiec – Approximately how many trucks and trailers are you going to have parking on that property?

Mr. Kevin Garchow – Right now I have five combination.

Vice Chair Kupiec – Do you do any maintenance there?

Mr. Kevin Garchow – No, other than cleaning the yard.

Vice Chair Kupiec – How do you accumulate the trash that's in question here?

Mr. Kevin Garchow – There really isn't any trash, if anything it what you have in the cab of the truck and when you're at the fuel stop you can get rid of it there. I'm always there so I make sure that there's nothing laying around I'm very meticulous about that.

Vice Chair Kupiec – What do you do if they have trash do you have any barrels where drivers can put debris and trash in?

Mr. Kevin Garchow – No I don't want them to have a place to throw things in because then they'll just be messy. I'm there and I've told everybody no trash.

Mr. Kerm Billette – There will be a note added to the drawing that states 48 hour time limit.

Vice Chair Kupiec – Driver's a tendency to put a quart of oil in and throw the bottle on the ground and next thing you know you have oil on the ground and contamination.

Mr. Kevin Garchow – There will be no oil there, they can't change oil there or anything like that I want nothing going on.

Vice Chair Kupiec – Do you have any problem with a cash bond?

Mr. Kevin Garchow – No sir.

Commissioner Pryor – I was out there looking at it today and there's this area that is mud, there's no drainage I assume to get rid of water or snow, when I look at it there's some gravel but there's a lot of grass there and they are parking on the grass is there some way you're going to relieve that problem?

Mr. Kevin Garchow – I'm going to gravel and have it graded properly.

Chair Howard – As Assistant Secretary Smith has indicated before, you've been before this Board several times a couple of your site plans have expired over the course of time and I do recall that there were some medical situations within your family so therefore we have some compassion there.

My issue has always been this is the only property that is not hard surfaced on that street, every other business there is hard surfaced. We've made provisions in the past with this Board but as you move forward you are correct the property is well maintained there were some recreational vehicles, when I had come out in November, that were moved off the site, but my concern is regarding the hard pavement and the resurfacing of that area. If you continue down that street there are other business there also housing tractor trailers and also some trucks there but they are on hard surface. What is your objection to hard surfacing?

Mr. Kevin Garchow – It's not practical to put hard surfacing down right now.

Chair Howard – Tell me the reason why sir?

Mr. Kevin Garchow – Well the weight of the trucks, it's not needed in my opinion. I would like to put some 21A down have it compacted it will look gray and it will be smooth you won't see any of those mud puddles anymore it will clean it up real nice.

Chair Howard – And what assurances do we have from 2008 to 2015 that you're going to complete this work?

Mr. Kevin Garchow – Mr. Wuerth put a whooping on my.

Chair Howard – Mr. Wuerth could you come forward please. In terms of these unique tactics that you're using currently, my concern

as I've already stated is the fact that it is not hard surfaced compared to all of the other businesses and it's not consistent with the business in the area. What assurances do we have if we vote to approve this that this is going to get done and are you comfortable with it?

Mr. Ron Wuerth – He's got to get a variance in order to have gravel parking out there because the variance that they had picked up in 2008 that was lost. It didn't lapse it's just that he doesn't have the building that was associated with everything in that variance that's gone. So he's got to go back get these new variances, especially for the drainage. It's a matter of inspection on the City's part, they'll come by every so often and if it's not graded correctly and water is ponding then they'll contact him.

Vice Chair Howard – And to Commissioner Pryor's comment regarding the drainage on the site with the gravel that's going to suffice with you as well?

Mr. Ron Wuerth – Yes it will with the right gravel it probably will work out just fine.

Chair Howard – So sir we definitely have compassion with what has happened in the past and also during the time that there were down turn in the economy but we definitely need you to complete this at this time based on our Planning Director's recommendation.

ROLL CALL:

The motion carried as follows:

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
Commissioner Rob.....	Yes

- C. SITE PLAN FOR OUTDOOR STORAGE OF CONSTRUCTION EQUIPMENT: Located on the east side of Thomas Avenue; approximately 111.80 ft. south of Ten Mile Road; 24808 Thomas Avenue; Section 30; Vince Vitale (Anthony Sycho).

PETITIONERS PORTION:

Mr. William Skully – We seek to get a variance for parking of construction equipment on the lot at 24808 Thomas. The company is a construction company and parks variances pieces of equipment on the lot there and has been doing it for probably 10 years now. At the site it's mostly an office there's about a 8000 square foot building that they use to store some equipment but mostly just supplies. All the work, outside of Administrative work, is done offsite at various job sites.

Mr. Vince Vitale – So basically it's a construction yard, we carry our construction equipment there, we store our dozers, our excavators, our trucks that we use to haul our equipment on. We have a small office up front. We have been there for 10 years, we had gone through all of our inspections recently and we did receive our certificate of compliance for everything and this was our last item on the agenda that has not been cleared up.

Secretary McClanahan reads the following correspondence:

**TAXES:** No Delinquent Taxes.

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

1. All existing and proposed underground utilities must be displayed on the site plan.
2. The site plan must clearly indicate the proposed outdoor storage area.
3. This development must comply with the City of Warren storm water management plan.

**FIRE:** Approved.

**DTE:** Approved.

Mr. Ron Wuerth reads the recommendations of the Staff:

\*\*Before I read the recommendation I want you to know and I think maybe everyone's observed it if you went out and inspected the site it's a very clean site, well organized, I was surprised when I went out and did my inspection. The result here in this recommendation is going to be a lot of what I think is misunderstood on their part and what the person who did the site plan needed to do and information needed to be provided. So with that I'll read the recommendations\*\*.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Rob – Your recommendation includes some green belt and other things so it's not actually a zero estimate work there should be some expenses involved am I right?

Mr. Ron Wuerth – It's kind of interesting that you say that because if they get variances for all of these items there's not much that's going to change other than maybe painting some lines for parking spaces and creating the hard surfaced area that actually was on a previous site plan, their original site plan. If they fail in their variances then it's going to be some expense.

I don't have a suggestion, that's why I left it a zero. It could be zero but then again if they fail at variances then that's going to change. And that depends on what they fail at, if they fail.

Assistant Secretary Smith – One of the concerns I have is October 6<sup>th</sup>, 1977 you received approval to put underground storage tank for fuel oil, you do have the two above ground storage tanks, which you would have to get the variance for but did they ever put any underground storage tanks?

Mr. Vince Vitale – Well we have been there approximately 10 years doing the business that we do I am not aware and I have been there the 10 years that there was any underground storage. If there was something there with the previous owner that you have documentation of we are unaware of it. If there is something that is underground it should be brought to our attention, but we are not aware of any underground storage tanks at this time. We don't use any underground storage tanks our tanks are above and they are strictly for our trucks that we use every day for construction site business.

We are a excavating company we do concrete work, we flat use work, we do digging, we haul dirt, and we bring some dirt back, we cranes and equipment as you can see from the drawings there. So those tanks are strictly fuel that we use for our trucks, it's much cheaper for us to fuel our own tanks then our drivers to go out and stop at gas stations. We have our fuel brought to us, we pay a much cheaper price, that's all off road fuel so we use it in the construction equipment not in the trucks.

Assistant Secretary Smith – When I went by there you did have a lot of dozers and stuff on the gravel area. To obtain the setbacks that Mr. Wuerth had in the recommendations some of that gravel area would have to be changed to grass are you going to try and get a

variance or are you going to be able to condense down to where you could be within the limits of what he's asking for?

Mr. Vince Vitale – It was a little unclear about what he said about the grass you can't park equipment on grass. As the last petitioner that was up here noted when those trucks turn they actually dig in and if you were to have any kind of asphalt surface there on a hot summer day your asphalt would actually pop out of the ground, they dig in. Especially with dozers and excavators you cannot park that stuff on a hard surface, concrete would have to be a minimum of 10 inches thick. To pave that lot that he's referring to would probably be in the hundreds of thousands of dollars. A good portion of our lot back there is paved and that's where we try to actually turn our trucks on and we back them into that setback that you're referring to. I'm sure there could be some recommendations of maybe some asphalt millings to be constructed at probably a fraction of the cost if something is recommended. But to park that kind of equipment on grass would be insane.

Mr. William Skully – We are going to ask for a variance on that.

Assistant Secretary Smith – I know you wouldn't be able to park it on grass I understood that but I didn't know if you were going to downsize to take care of the situation or if you were going to go for the variance.

Mr. William Skully – I believe we are going to go for the variance he has a fair amount of equipment. I don't know if we could live without the space, without at least trying to get a variance.

Vice Chair Kupiec – Regarding these above ground tanks how large are these tanks?

Mr. Vince Vitale – I don't know the approximate gallon I guess I could give you footages I would say they are probably 15 feet long 6 feet high probably 6 feet wide so they are about the size of a small Sedan I guess. Round, above ground in a sealed container for any kind of spillage. It's sealed, it cannot get out of the sealed containers because the walls are approximately two feet high.

Vice Chair Kupiec – And what are these tanks sitting on concrete?

Mr. Vince Vitale – On concrete yes.

Vice Chair Kupiec – So if there is spillage where does the spillage go?

Mr. Vince Vitale – If there was spillage it would be contained in the unit itself because the tanks are completely enclosed like a steel shroud around them, a wall.

Vice Chair Kupiec – And how do you get the oil out of the trough?

Mr. Vince Vitale – We never had oil in the trough so I don't know the answer to that.

Vice Chair Kupiec – How often do you get those tanks refilled I assume you have a trucking company come in?

Mr. Vince Vitale – I guess I don't know the answer to that question, the trucks get filled up as needed so depending on how much they are used. If I had to guess once a month they might fill these tanks.

Vice Chair Kupiec – And you are prepared to get a variance to keep these tanks above ground?

Mr. Vince Vitale – Yes.

Chair Howard – In terms of the trash enclosure what is your plan for that or do you currently have one?

Mr. Vince Vitale – I just picked up the paperwork today so I wasn't aware that there was a problem with the trash dumpster that we do have back there. So at this time I don't have any plans for the trash enclosure. I will have to talk to my boss about that but if that is the case and it is needed onsite because it is a large dumpster that's out there then we'd probably have to construct one.

Chair Howard – So in your review of the items, currently are you in compliance and are you willing to comply with what the Planning Director has put forth?

Mr. Vince Vitale – Yes.

Chair Howard – Thank you so much. I do apologize that your original site plan had some difficulty with it. Mr. Wuerth has obviously been working with you to get that site plan the way it needs to be presented to the city.

Mr. Vince Vitale – We will be contacting the site plan company that did it for some clarification on it. Again, I just received this

paperwork today of all these issues so the site plan will be one of them that we will be correcting.

Chair Howard – That was a motion by Secretary McClanahan supported by Assistant Secretary Smith, 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

- D. SITE PLAN FOR RELIGIOUS FACILITY: Located on the south side of Nine Mile Road; approximately 280 ft. west of Masch Avenue; 4616 & 4620 Nine Mile Road; Section 32; Barbara A. Williams (Ministry of the Watchman).

PETITIONERS PORTION:

Ms. Barbara Williams – Good evening, we have received a letter from the Planning Department that we need to get several variances for our property. It suggests that we get five variances, which we will apply for. Also there are some issues with our site plan, it looks like there's a lot there. The Architect that drew the plans up wasn't able to make it today but he did look it over and he's agreeing to do whatever work is necessary for that. I understand there are some concerns about us being a church and the future growth if our property would be large enough to accommodate.

I've been Pastoring this Ministry for about 30 years now and it's basically a prayer ministry so our meetings tend to run small. We had a building on Groesbeck which we really had to move out of, we had some sewage backup and we could not even use the building anymore that's why we are here. We thought we had a building we could stay in and grown in it was bigger than the one we have now but we were basically forced out of it. So we found this building after looking for three months and we were told that we were in compliance as far as the Zoning was concerned, now we understand that we are not.

We do plan to work with the city we were in Warren before and we want to stay here. We have a feeling we can be an asset here and the work we plan to do here has not yet been done so that's why we were determined to stay in Warren but we did have to downsize on our building and there are some concerns about that. I haven't spoken or met with Mr. Wuerth yet but I have called his office just to have them walk us through some of the steps that we needed to go through to make sure we were doing everything correctly. So we are here because we don't fit in what is required by the city but we are willing to do whatever we need to.

Secretary McClanahan reads the following recommendations:

**TAXES:** No Delinquent Taxes.

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

1. All existing and proposed underground utilities must be displayed on the site plan.
2. All sidewalk and drive approach construction must comply with the City of Warren standard specifications for concrete sidewalk and drive approaches.
3. The site plan must be sealed and signed by a registered professional engineer.
4. This development must comply with the City of Warren storm water management plan.

**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. Maintain existing Fire Department access roads. Fire Apparatus access roads must have a minimum width of 20 feet and a vertical clearance of 13 feet 6 inches.
3. Provide Fire Department lock box (Knox Box) as required by City Ordinance.

**DTE:** Approved.

Mr. Ron Wuerth reads the recommendations of the Staff:

**\*\*Just one change on the Engineering requirements remove requirement number three\*\*.**

**PUBLIC HEARING:**

Ms. Marcia Herbst – Good evening. I'm listening to Mr. Wuerth give all his recommendations for the use of this building I'm wondering how it ever was used before. How did the owner of that building ever get a tenant in that building if it didn't meet all the recommendation that are being presented now, it's been in existence in this community for years. My question to you is this

would you like that building to stay empty again. It seems as though the recommendations that you're giving us are very prohibitive, we are not here to be an enemy of the community, we are here to be a positive force in your community we are a Christian Church. How did any other origination or business live in that building before we came.

Mr. William Lackey – I just urge that this be denied strictly on the size of the lot and structure. The Tubby's that's located on the west side, you can't get one car in and out with another car in there, as it is, without the excess traffic. We've already had two recent local church's within a two block radius come up in the last couple years and there's been more traffic accidents and more traffic issues out there as it is and the building that's in question right now only has 10 spots behind the building. If two or three parishioners are in there and the garbage dumpster is installed that's going to leave half a dozen parking spots for a church. And they are talking growth there's no access in there, there's no place to park, on top of two local church's that are already within a two block radius as it is.

Mr. Estelle Jackson – I live at 22565 Ira Blvd. I know that we have two religious church's right there in our neighborhood my house sits right in the back of where this is at. They really don't have the parking or driveway to get in and out there, two cars can't pass there. I just think we don't need another one over there.

Ms. Shannon Crowley – I live in St. Clair Shores I've been working for the Ministry of the Watchman for over 20 years. The parking area there's actually over a dozen parking spaces directly behind the building and there's also about eight parking spaces abutting the back wall. The Tubby's location that's next door, they do primarily drive thru and they have some parking in the center. We do have letters from both the property owners who's our landlord and the landlord of the Tubby's and also the owner of the Tubby's business and both of them are saying that it would be feasible for us to have shared parking there. Tubby's business feels like we would be an asset to them.

We have a very small congregation from what I understand per every three seats in the sanctuary there should be one parking space. We currently have about a dozen parishioners and we have a capacity for 40 so we have room for growth. When we were in the other location in Warren we did not grow beyond the 12. When we moved into the City of Warren we actually lost some parishioners at that time. We are willing to adjust our service schedules in order to accommodate whatever kind of parking issue there is, but really

there would probably only be about four or five cars at a time during our service time which is seven times a month. We do have Administrative Offices that we operate out of and some of our other functions and we're using to store things for our offsite meetings so that's the purpose of why we need the building.

MOTION:

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

COMMISSIONERS PORTION:

Assistant Secretary Smith – I think part of the situation that we are running into this evening is because you want it to be a religious center. The building before was probably just like a store front for a small business where they had ample parking, but when you start having a congregation you're allowing 50 seats, you're talking about a lot of different vehicles that need to be in and out through the back. I understand you have a small congregation now but there's always possibility for growth. To me the lot and the building is small for any type of church or community thing.

Ms. Barbara Williams – I understand what people are thinking when they say church they are traditionally thinking of a large building with several driveways. There are other types of churches where people have small congregations, the average congregation in this country is only 80 people. So we are far short of that now, we understand we can grow and when we exceed the number of seats, we are not going to pack people on top of one another because you can't do that, we have several options, we could go to two services in one day. That's a Sunday service our other meeting is Saturday morning and by the time we are done with our services Tubby's is just opening all the businesses and fast food places around there. We only have seven services per month so we are not cramming into a community and bringing in great numbers of people.

Our primary ministry is one of prayer and we have larger meetings but we have offsite venues for those. Our conferences are offsite every meeting that would take us beyond our capacity is off site. I have another church very similar to this in Cleveland, Ohio my sister Pastor's that and we go back and forth in these churches. We are called to do a specific kind of work among Christian people and that is teaching people how to be ministers. So we basically have a school of ministry on Saturday and a Sunday service on Sunday and these are fairly small.

We've tried having our meetings with shared space, with larger congregations that has not worked for us. Our people get scattered too easily or they drift off into the other meetings. We did that for 10 years in Eastpointe and we just never got the grip on things that we wanted to get. We are small we don't plan to stay small forever but we know we would have to move when we got bigger.

The other thing is we felt that we were in compliance, I was really shocked to see the large list of things that we had and to be honest with you I had tried to speak with somebody in planning to see if we could get some guidance along the way and I was never able to speak with anybody that could give me some concrete information. I wish we knew of the problems before we put money into the building, we put carpet, we have chairs, we've had electrical work done, we've had floors covered over where there was old linoleum and we put down new, so we've got quite a monetary investment here. We're not a problem in any community that we've ever been in, and we don't plan to be. We just want to serve the needs of the community because we know they are people that really need spiritual support, encouragement, teaching, and guidance. That's really what we are here for we're not here to make a big name or splash. I'm already on television I recorded my meetings for 20 years and we have T.V. programs we have a lot of media messages out there but I just felt that Warren was the place we needed to be. I just wish we could have had this conversation long before I got started here.

Assistant Secretary Smith – As far as the dumpster goes how much trash do you figure you'll generate?

Ms. Barbara Williams – I can take mine home with me, one garbage can per weekend if that. We have a meeting that's called Rejoice Detroit, it's once a month and we gather people from the city and the suburbs to come and pray for the City of Detroit, we've had that for two years. That's our largest meeting and we do cater a lunch for that, we can go to Tubby's next door we are very flexible. We want to keep that meeting going we think it's very important for the city and for the surrounding areas and it's going well. I do have another Pastor friend that when that meeting gets large we move it over into his building with no problem. So I do have connections to offset any trouble that we would cause by an overflow of people.

Commissioner Rob – At a time how many people might you have the maximum?

Ms. Barbara Williams – We have about eight people right now.

Commissioner Rob – Would you have 80 people in that location at a time?

Ms. Barbara Williams – Right now it's between eight and twelve.

Commissioner Rob – If you intend on having growth you're thinking of shifting somewhere else?

Ms. Barbara Williams – We can grow to probably a maximum of 35 or 40 people with what we have. Church's grow slowly and there's egress and ingress, people come in they stay for a couple meetings or they get lost for a meeting or two it's not where you can have great explosive growth. If that ever happened we'd have to end our lease and move on. We understand that with whatever building we would be in. If we got a larger one we wouldn't be able to afford it.

Commissioner Rob – Did you read through all the recommendations and will you comply with all the recommendations?

Ms. Barbara Williams – Yes we would do that, we would do whatever is required.

Commissioner Rob – Mr. Wuerth is there a way we can limit the number of people on a proposal?

Mr. Ron Wuerth – I guess I've never heard that restriction before but I suppose the Planning Commission could put one on them.

Commissioner Rob – I see you are complying with all the recommendations. I see a way if we have limit because traffic would be an issue, the parking lot is really less than expected. I will leave it to the Commission but I would request to the maker of the motion to, in my opinion, to withdraw it and make it an approval with some other contingencies or if it's possible to table it so that you can work with the Planning Director.

Chair Howard – Commissioner Rob to your motion regarding table, if I could. To the petitioner these are a lot of recommendations, are you currently leasing your building?

Ms. Barbara Williams – Yes.

Chair Howard – Is the owner of the building willing at all to assist with you going through this process?

Ms. Barbara Williams – I believe he is we'll have to let him see everything. He's very busy and in and out of town, there's a way we can always track him down if we need to. He is a busy man but he also wants us to stay there. He had one tenant for 30 years so he was telling us everything was grandfathered we knew there would be some changes so we want to speak with him to see if he can comply. Or see if we can split it, I'm willing to work with him if we have to put out some more finances for that we'll find a way to do it.

Chair Howard – Because the cost for what Mr. Wuerth is suggesting is costly with the type of space that you're leasing, is your lease a long term lease?

Ms. Barbara Williams – Its three years we just started I think we began paying in June.

Chair Howard – And you haven't been able to secure another facility in Warren that can accommodate you?

Ms. Barbara Williams – No, not at all, we've seen some buildings that might be able to accommodate us we weren't able to find out if they were for sale or lease.

Chair Howard – This is what I would like to do. I would like to table this item until February 8<sup>th</sup>, 2016 that will give you some time to work with Mr. Wuerth. Also give you time to work with your landlord in terms of what is conducive. The parking is tight, I do understand that with eight members at off times it might not be a traffic hazard but in terms of the residents and what they see. You want to be a good neighbor in that area and I can tell that from your comments that you're willing to be amenable to whatever is going on. I do want you to take some time, this is fresh and new to you so I don't want you to be rushed into a decision unnecessarily. To the maker of the motion which was Mr. Smith are you in agreement with tabling until February 8<sup>th</sup>, 2016 to work out the details?

Assistant Secretary Smith – Yes.

Vice Chair Kupiec – I'll go along with that.

Chair Howard – Alright then we are going to take a motion to have this tabled to February 8<sup>th</sup>, give you some time to work out all the details, and then come back and see us with whatever your final conclusion will be.

Commissioner Rob – You have a lot of recommendations so you should take your time because you are putting more money into it so I'd rather see it tabled so you have enough time to be prepared when you come to us.

Secretary Smith – Maybe talk to the neighbors too because we want this to be a good experience for everybody.

Ms. Barbara Williams – I've never met these people before I'm sorry that they feel inconvenienced by us, they are already upset and we're not even there yet.

Chair Howard – I'm sorry, it will give you some time to meet your neighbors and the surrounding business.

Ms. Barbara Williams – We have met some and we were very encouraged that we were in the right place. We've had people ask us when we will have the church open because they felt a connection.

Chair Howard – I appreciate your temperament and your willingness to work with the neighbors that are there with you. Roll call please this is to table until February 8<sup>th</sup>, 2016.

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

- E. SITE PLAN FOR DRIEWAY ADDITION TO EXISTING ENTERPRISE RENT-A-CAR: Located on the west side of Van Dyke Avenue; approximately 140 feet north of Eleven Mile Road; 27101 Van Dyke; Section 16; Melissa Degan (Livingston Engineering).

Chair Howard – We did receive correspondence from this petitioner asking for a table to January 11<sup>th</sup>, 2016 so I would just need a motion to have this tabled until January 11<sup>th</sup>.

MOTION:

A motion was made by Commissioner Rob to table until 1-11-16, 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

F. SITE PLAN FOR OUTDOOR STORAGE AND BUILDING

ADDITION FOR TRUCK REPAIR FACILITY: Located on the south side of Ten Mile Road, approximately 468 feet west of Thomas Street; 3200 Ten Mile Road; Section 30; Sam Shamay (Kerm Billette).

PETITIONERS PORTION:

Mr. Kerm Billette – I'm here tonight representing the petitioner Sam Shamay. He's unable to make the meeting tonight so he asked me to present his petition for approval of building addition for a truck repair facility on the south side of 3200 10 Mile Road. The site plan thus far made correction to it as recommended by Ron on his recommendations that he gave me.

The petitioner has put an addition to the building on the south side I believe its 20 x 36 and did so without the owner getting permits with the city, I believe he had electrical permits only. The building it extends east into the side yard 20 foot and he wishes that the building can remain there by going to the Board of Appeals it's the room for his generators and compressor. The compressors are so large they can't be stored in the building there's no room for it. He also has a petition as part of the item that he used the south yard space for the building and a 20 x 30 fenced in area for trash for his trash removal and for storage of his dumpsters.

We are here tonight requesting approval of this site plan that has to be changed and the owner agrees with all the items and that he must go to the Board of Appeals if he wants approval for the building, the existing building is non-conforming. He will get the

permits and pay the fees for any inspections to be made on that building if it's approved by the Board of Appeals in the east side yard.

The petitioner has a business of repairing large trucks and is using more of the storage on the property for the storage of trucks, trailers and repaired vehicles. The site plan will be modified to change anything that's required by Mr. Wuerth or the Planning Commission and we will go to the Board of Appeals with all of the items that have to be appealed.

Secretary McClanahan reads the following correspondence:

**TAXES:** No Delinquent Taxes.

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

1. All existing and proposed underground utilities must be displayed on the site plan.
2. The site plan must clearly indicate the proposed building addition, the proposed outdoor storage area, and the existing building envelope.
3. This development must comply with the City of Warren storm water management plan.
4. An improvements within the Ten Mile Road right-of-way are subject to the approval of Macomb County Department of Roads.

**FIRE:** Preliminary review yielded the following comments:

1. Meet all requirements of the 2012 Edition of the Michigan Building Code.
2. Maintain existing fire department access roads. Fire apparatus access roads must extend to within 150 feet of all portions of the exterior walls, as measured around the exterior of the facility. Access roads must have a minimum width of 20 feet and a vertical clearance of 13 feet 6 inches.

**DTE:** Approved.

Secretary McClanahan – I got this letter from Deborah Wenson. Site Plan for outdoor storage and building addition for truck repair facility. Located on the south side of Ten Mile Road approximately 468 feet west of Thomas Street 3200 Ten Mile Road; Section 30.

A review of this proposed site plan and field inspection has been performed. Several violations were found:

1. Building addition completed without approval/permits.
2. Temporary storage trailer on premises without permit.

3. Poor property maintenance, unlawful storage of junk, debris & tires.
4. Possible construction company being operated without a Certificate of Compliance. (Open storage of construction equipment/vehicles in the south east corner of lot.)
5. Not adhering to approved site plan from 2013.

Mr. Ron Wuerth reads the recommendation of the Staff:

PUBLIC HEARING:

Mr. John Green – I live at 3439 Ash directly behind this facility and I don't know if you people know the history of this particular property but open storage on that facility has always lead to problems like contamination of property. The people in the subdivision directly south, not me it didn't happen to me, but there were people passing out from the fumes come out from prior owners of the property. Now you are going to allow open storage it sound like there's a little bit more going on there than any of us really know. The previous owner had six years where he had no Certificate of Occupancy and that was allowed to a happen. Plus the gassing of all the people in the neighborhood from the woodchips that were creating methane. I don't want that same thing to happen again, do not allow outdoor storage on this property.

Mr. Gary Megge – I reside at 3416 Ash I'm adjacent across the street from John. My issue is a lot of noise, dumping in the dumpster, we've tried to deal with this issue. I know a lot of the neighbors are upset I don't live right behind the building but I know the people that do and a lot of them are brand new people that have moved in. What I want to address to the city is all of the noise that make and dumping and nobody has addressed it yet. I'll be sleeping at 9 o'clock in the morning and it sounds like a war zone. If anybody here would like to come over and listen to it that would be fine come over about 9 o'clock in the morning and you'll hear all the dumping. I didn't realize what the site looked like until I addressed it right here and seen what they had done. If they disregarded that then don't allow them to do this to a residential area where people live. I lived there 25 years I have been totally disgusted with the way things have developed along 10 Mile there. And when people come in and want to build a business there and everybody here okays it, but yet they are not following directions that you lay down.

Ms. Judy Megge – I reside at 3416 Ash. I have major issues with that tree service that was in that place prior to this company, they had stacks of wood chips that were higher than my house. I called the city I don't know how many times to complain about that

company. We can't even open our windows because of the noise. Same problem with have with the Buddhist place on the other corner of Warner and 10 Mile. In the summer times they have their bands out in the parking lot, which the city approves and you can't even open your windows because the noise from their music. I'm ready to move out of the city sorry but that's how I feel.

Mr. Gary Megge – Behind the building all those people that moved is because they don't like the noise or they had other issues. There's one house empty there and the other people are brand new they are I think from Bangladesh they didn't come down here but if they knew what this was about they would have been here.

Commissioner Vinson – I'd like to make a motion to table and the reason being number one I have a lot of questions I would like to ask the petitioner. I respect the Attorney there but I would like to talk to the petitioner because this building looks like a junkyard. For him to even come to this Commission with the condition of this thing I think they disrespect us.

MOTION:

A motion was made by Commissioner Vinson to table until 2-22-16, supported by Vice Chair Kupiec.

Chair Howard – We will move this to February 22, 2016. The site is in disrepair, the site has had a long infamous history. The neighbors are correct, I was here on the Commission when they were doing wood chips and we do need to speak to the owner directly.

Vice Chair Kupiec – I would also like to suggest that we submit a letter to the Zoning Board and have them go out there and take a look at the site. It's an ongoing business right now it's a big trucking company that's in there they've already move in there. I think it needs some looking at before we have our next meeting so I think we should refer this to the Zoning Board and have them go and make sure this is in compliance with the issues.

Chair Howard – We will add that to the record to make a request from the Zoning and Building Board to take another look at the site.

Mr. Ron Wuerth – Madame Chair you have a report that's the type of report that they would do.

Chair Howard – Would they do another one prior to our meeting on the 22<sup>nd</sup> I think that's what Vice Chair Kupiec is asking?

Mr. Ron Wuerth – An updated report?

Chair Howard – Yes.

Mr. Ron Wuerth – Because this one tells you what exactly is out there and what’s not compliant.

Vice Chair Kupiec – Normally they have a lot of comments and I noticed in this section this month after your findings very little from the Zoning Department.

Chair Howard – It was in a separate document.

Mr. Ron Wuerth – It was read earlier.

Chair Howard – Okay I heard them things, I didn’t write notes when I was down there Saturday. There were things that I saw personally that was objectionable and were obviously missed so I would like it tabled to look at it.

Mr. Ron Wuerth – I’m going to tell you that’s the report so asking for another one they’ll wonder why.

Vice Chair Kupiec – Do they have a Certificate of Occupancy?

Chair Howard – According to the Zoning Board of Appeals so if we could have an updated report by February 22, 2016.

Mr. Ron Wuerth – We can ask them to update it.

ROLL CALL:

The motion carried as follows:

- 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
- Assistant Secretary Smith..... Yes

7. CORRESPONDENCE

City of Detroit, Board of Zoning Appeals Legal Notice of Application for parties of interest within 300 ft. of 5250 E. Eight Mile Road.

Mary Clark CER-6819  
December 7<sup>th</sup>, 2015

MOTION:

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

8. BOND RELEASE

- A. SITE PLAN FOR NEW BUDDHIST TEMPLE: Southwest corner of Ten Mile Road and Warner Avenue; 2690 East Ten Mile Road; Section 30; Nhung Huynh (Kerm Billette). Release of a Cash Bond for \$1000.00 paid on February 6, 2012.

MOTION:

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

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

9. OLD BUSINESS

- A. MINOR AMENDMENT TO SITE PLAN FOR PRE-MANUFACTURED LUBRICANT STORAGE BUILDING IN GENERAL MOTORS CORPORATION SOUTH CAMPUS: Located approximately 513 ft. south of Twelve Mile Road; approximately 1,320 ft. east of Mound Road; 6400 Twelve Mile Road; Section 16; Todd Drouillard. The minor amendment is for a 1,500 sq. ft. building addition to the MTS Building.

PETITIONERS PORTION:

Mr. Todd Drouillard – My business is at 17101 Michigan Avenue, Dearborn Michigan. Just some quick language, I think we may be confused. We were here I think in May or June then we got approved to put the pre-manufactured storage building on the site. What we are here for today is we want to put a small addition like

onto the building to square it off on the south west corner of the building. And by doing this we could avoid storing dies in the stamping press like outdoors. This also avoids us putting another storage building outside. The original master plan was to have two pre-manufactured storage buildings by adding this square footage onto the building we could avoid that and just have one for the lubricants.

Secretary McClanahan reads the following correspondence:

**TAXES:** No Delinquent Taxes.

**ENGINEERING:** Approved.

**FIRE:** Approved.

Mr. Ron Wuerth reads the recommendations of the Staff:

Mr. Todd Drouillard – Is there any way to get the bond lowered it seems very excessive.

Chair Howard – We will definitely address that when we get to the approval of the site plan.

MOTION:

A motion was made by Secretary McClanahan to recognize as a minor amendment, supported by Vice Chair Kupiec.

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

MOTION:

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

COMMISSIONERS PORTION:

Chair Howard – To the petitioner you had a request for a lower bond?

Mr. Tod Drouillard – Yes to bring the dollar amount down for the cash bond.

Secretary McClanahan – Mr. Wuerth what is your opinion on the bond?

Mr. Wuerth – The bond seems a little excessive for what needs to be done in this particular case probable \$5000.00 would be my suggestion.

Secretary McClanahan – Well as the maker of the motion I support the \$5000.00 dollar bond.

Vice Chair Kupiec – I concur.

Chair Howard – Is that amenable to you sir the \$5000.00 dollar bond?

Mr. Todd Drouillard – Yes thank you.

Chair Howard – We will make the amendment to have the performance bond in the amount of \$5000.00 dollars versus the \$13,500.00.

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

- B. REVISED SITE PLAN FOR DRIVEWAY ADDITION: Between Van Dyke and Seyburn Avenues; approximately 100 ft. north of the 1-696 Service Drive 27101 Van Dyke Avenue: Section 16; Howard D. Austin. Planning Commission Approval received on June 16, 1986. **Closeout- site plan never developed.**

MOTION:

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

- C. SITE PLAN FOR STORAGE YARD: Located on the east side of Groesbeck Highway, approximately 928.94 ft. north of Nine Mile Road; 23250 Groesbeck Highway; Section 26; Gerry Weckesser, Planning Commission Approval received on July 10,. 2000. **Closeout – site plan never developed.**

MOTION:

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

- D. SITE PLAN FOR THREE BUILDING ADDITIONS TO INDUSTRIAL BUILDING AND PARKING LOT EXPANSION: Located on the north side of Nine Mile Road, approximately 548 ft. west of Groesbeck Highway; 13403 Nine Mile Road; Section 26; Robert Fraley; Planning Commission Approval received on June 5, 2000. **Closeout – site plan never developed.**

MOTION:

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

- E. SITE PLAN FOR BUILDING ADDITION AND FAÇADE RENOVATION TO EXISTING GROCERY STORE: Located on the east side of Hoover Road, approximately 360 ft. south of Ten Mile Road; 24800 Hoover Road; Section 26; Larry Farida; Planning Commission Approval received on March 14, 2011. **Closeout – site plan never developed.**

MOTION:

A motion was made by Commissioner Vinson to closeout site plan, supported by Commissioner Rob. 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

I had four meetings throughout this period looking at concerns on various sites. The site plan that we approved, depending on variances at 11 and Dequindre has been problematic and I'm not so sure that's going to make it. They went to the Zoning Board of Appeals they haven't been turned down but they were tabled so they've got some major concerns.

Another one that's of concern is the old Key Olds site just east of Universal Mall, it's been reported that they now have religious services there. So I did have a meeting with those people and they are going to continue to have religious services. So they'll have to come back for an approval for a religious facility there also.

Vice Chair Kupiec – Originally there was going to be some community activity center there is that right?

Mr. Ron Wuerth – That's what they came to the Planning Commission for. They were asked whether they were going to have religious services and that type of thing and at the time they said no. And apparently it's become a popular location and they are having religious services.

Vice Chair Kupiec – I thought I seen a lot of activity there.

Mr. Ron Wuerth – It's substantial, so look to that site, they'll be coming back to us to discuss it. I did meet with the DDA Director Lark Samouelian and a Larry Goss and this has to do with the development of lofts in the City Center District. It's kind of exciting it's the first move to actually do some development in and around City Hall. There are some major concerns regarding the zoning, there's a gateway type zone district there that they have to comply with but the concept plans that I've seen looks like they may have to go to either an R5 type Residential Zoning or a PUD in order to comply. I don't think they can comply with what was zoned there as a Downtown District.

I did attend one staff meeting and a Block Grant meeting. A company called Proper Mold located on the south side of Eleven Mile just east of Schoenherr. They've got three buildings in there, they ended up purchasing another building making it four and what they decided to do was cut open a couple of openings in the wall that separated the two. Our people in the Zoning didn't know that, they thought they just cut those openings and decided to have movement between the two properties so we had a meeting with them. In the end they'll come to us for a site plan approval and

expand their complex they may remove the whole wall for that matter there was discussion of that.

We are going to get into the Budget so a couple things. I think we need to print our Zoning maps again so we will look at that. Also the printing of our Zoning Ordinance, that hasn't been updated with an actual book that you can come into City Hall and buy. You used to be able to purchase something like that at the Clerk's Office and these days they don't sell them anymore. What you have to do, if you want anything regarding the Zoning Ordinance, is to go on line, go to the code, go to appendix and there it all is, and download what you want sheet by sheet or if you want the whole thing, I always find it useful to have the whole thing. So I think as a service to the public and to the developers that come to town we should print some. So we will have that ready in the budget.

Another thing I had been thinking about is that some of the Planning Commission members have indicated an interest in perhaps attending some of these meetings that go on with the Michigan Association of Planning. So I felt that it could start with the Officer's and the Officers certain could have the opportunity of having the fees paid for so they can attend the Map Conference that takes place every year in a different location throughout the State.

There's something else called the Transportation Bonanza and what they do is talk about a lot of different things that go on with transportation, complete streets you've heard of that I've brought that here before and discussions on how to do different transportation modes, bike paths and that type of things. Michelle and I are going to attend that conference and that's Thursday in Lansing at the Lansing Center if anyone is interest you can probably walk in and pay your \$55.00 dollars for the fee. They also have something called the Spring Institute and that's very interesting, every spring around March and April they have that. So there are three different types of conferences that they have it keeps you up to date. We can have that set up with the officers and the officers who don't intend to go to some of these things could pass it off to another Planning Commissioner I think that would work out budget wise. So those are some thoughts I have to begin with and we'll come forward with a few other ideas to bring this budge around and make it more workable.

Chair Howard – We are meeting on Wednesday with the Master Plan at 4:30 and move forward with that, starting to put together that RFP, those dollars have already been allocated. I think we need to go ahead and move forward with that. I was also made aware that

Councilman Stevens is no longer on our Commission we just have Kelly Colegio as our Ex-Officio.

Mr. Ron Wuerth – Kelly has been notified about the meeting and I do hope she has time enough to attend.

Chair Howard – Vice Chair Kupiec reminded me that we were going to reach out to Henry Bowman from Parks and Rec to be there in that process as well since he just had his Master Plan updated for Parks and Rec.

Mr. Ron Wuerth – Certainly yes.

Chair Howard – That's all I have and of course we were going to limit our last meeting to primarily deal with just some minor issues as you've indicated the agenda is light. Primarily it is just the Budget that we are going to have a chance to review over the holiday season.

Mr. Ron Wuerth – Yes.

13. CALENDAR OF PENDING MATTERS:

Vice Chair Kupiec – Mr. Wuerth I know you've been real active on this bike path down Van Dyke and a little bit into Detroit we have bike paths. Do you know what the driving regulations are for people that actually drive a car in the bike path is that a traffic violation if there's no bike in the path?

Mr. Ron Wuerth – It is a violation.

Vice Chair Kupiec – Can you cross over the white or green line?

Mr. Ron Wuerth – You can't drive in the bike path unless you're coming to an intersection to make a turn but I don't think it runs through intersections. It's a violation to be on there with a vehicle.

Vice Chair Kupiec – I noticed going down Van Dyke, I see cars actually driving in the right lane, there's no bikes out there, but their actually driving in the far right lane.

Mr. Ron Wuerth – They are not supposed to be driving there.

Vice Chair Kupiec – That's what I thought. So they can approach the corner when they make the turn they can move over but up to that point it is a violation?

Mr. Ron Wuerth – That's right there is signage out there that indicates where you're supposed to be driving.

Vice Chair Kupiec – I haven't seen any signs along Van Dyke at all.

Mr. Ron Wuerth – At the beginning and at the ending point, the ending point being Eight Mile Road. That whole intersection has been redrawn up, sort of speak, with paint and so forth so that they can cross the road and get into the bike path that runs all the way down to the Detroit River so it's a connection point.

Vice Chair Kupiec – Some of the bike path has a green area in it what is the difference between a green area and white striping?

Mr. Ron Wuerth – I'm not sure I'd have to get back to you with that because that was MDOT that did this project, at our request, so I'd have to take a look at what the paint color means.

Vice Chair Kupiec – You mentioned something about an upcoming meeting is that going to be part of the upcoming meeting, the bike path?

Mr. Ron Wuerth – The transportation meeting, it has nothing to do with bike paths, they will talk about the bike paths.

Secretary McClanahan – I continue to stand in opposition of that bike path I think it's just clogging up the traffic over there. When I go there I don't see anybody utilizing it.

Mr. Ron Wuerth – There are groups to my knowledge that have used it. We have to hope that others and I think more will use it as it moves on we'll see what happens but I respect your opinion.

Assistant Secretary – I think another thing by reducing one lane down to have a bike path has a tendency to slow traffic down in the area a little bit so people just so don't fly by and you seem to notice more things in the area. When you're forced to slow down you actually notice your surroundings a little bit more. I think one of the purposes of the bike path also is to slow it down so that traffic has a chance to observe what's happening in the area.

Secretary McClanahan – I think it has more to do with State Funding that we didn't want to turn down.

Chair Howard – I do know in some area like further out in Macomb County they are very popular so we definitely need to see how this is going to work out for us as a community.

14. ADJOURNMENT

MOTION:

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

The meeting adjourned at 9:15 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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