

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on May 2nd, 2016, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, May 2nd, 2016, at 7:00 p.m. in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

Commissioners present:

Edna Karpinski
John Kupiec, Vice Chair
Jason McClanahan, Secretary
Charles J. Pryor
Claudette Robinson
Warren Smith, Assistant Secretary
Nathan Vinson
Syed Rob
Kelly Colegio, Ex-Officio

Also present:

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

1. CALL TO ORDER
Vice Chair Kupiec called the meeting to order at 7:07 p.m.
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL

MOTION:

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

4. APPROVAL OF THE AGENDAMOTION:

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

5. APPROVAL OF THE MINUTES –April 18th, 2016MOTION

A motion was made by Secretary McClanahan 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 OPEN STORAGE FOR BROKEN CONCRETE AND GRAVEL STOCKPILES: Located on the west side of Sherwood Avenue, approximately 525 ft. north of Braun Street; 25501 Sherwood, Section 21; Robert J. Tobin. **TABLED (2ND).**
Request to table indefinitely.

Mr. Ron Wuerth – This site plan is for open storage for broken concrete and gravel stockpiles as it's indicated but through our due diligence we found that there are issues, environmental issues that we have to work out. So until that occurs and until we feel that we have solutions to the problems we won't bring it to the Planning Commission. That's why we did not remove the tabling indefinitely at this time.

MOTION:

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

- B. SITE PLAN FOR OPEN STORAGE; Located on the north side of Eight Mile Road, approximately 156 ft. east of Reynolds Avenue; 2667 Eight Mile; Section 31; Wally Hanna (Luay Esho). **TABLED (2ND).**
Request to table to July 11, 2016.

MOTION:

A motion was made by Assistant Secretary Smith to remain on table until July 11, 2016, supported by Secretary McClanahan. A voice vote was taken and the motion carried unanimously.

- C. SITE PLAN FOR RELIGIOUS FACILITY; Located on the northeast corner of Ryan Road and Marlow Drive; Section 8; 29500 and 29550 Ryan Road; Robert J. Tobin (Akrim Saddawi, Mandaean Association of Michigan). **TABLED.**

MOTION:

A motion was made by Commissioner Rob to remove from table, supported by Assistant Secretary Smith. A voice vote was taken and the motion carried as follows:

PETITIONERS PORTION:

Mr. Robert Tobin – This is a large well-kept site of 1.3 acres on Ryan Road just north of 12 Mile Road. It has a 31-foot setback on Ryan that is grass covered with two large trees. It also has a 28-foot setback along Marlow that is grass covered also. The site is entirely asphalt paved and completely storm water drained with catch basins and contains two identical brick faced concrete building belonging to the church. Building A contains a small church of 1210 square feet that seats only 50 church members and adjacent to the church are church offices of 2430 square feet. Building B contains a church meeting hall of 2344 square feet that seats 50 persons in an area of 1296 square feet that is leased to a dentist. The property is zoned A, which is a proper zoning for a church and a dental office. The property to the north and south are also zoned A the property to the east is zoned R-1-C. The property to the east is zoned R-1-C with a six (6) foot high concrete wall 210 feet long, which is provided along the east property line as per the ordinance. The site requires 67 parking spaces and we have provided 83 spaces which is an excess of 16 spaces.

The church has a small congregation of only 50 people and meets Wednesday and Sunday which provides little impact to the existing neighborhood since most of the traffic will enter and exit on Ryan Road. We will comply with all the Planning Departments recommendations that we've went over except we want to recommend that the approach to Marlow will be labeled one way, the approach is too narrow to be considered a two way street so we confine it to a one way exit only. We will also waive to building any setback along the north property line and we want to waive the 190 linear feet of five foot wide concrete curb along the six foot wall. So we will be going to the Board of Appeals to waive the setback here and to waive the concrete curb here. Other than that we will comply with all the recommendations made by the Planning Department.

Secretary McClanahan reads the following correspondence:

Mary Clark CER-6819
May 2nd, 2016

TAXES: No Delinquent Taxes.

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

1. All parking areas shall have concrete curb and gutter around the perimeter.
2. The Marlow Drive approach, as shown, does not appear to meet minimum City of Warren requirements for a two-way commercial drive. All drive approaches shall be constructed to meet current City of Warren requirements.
3. The proposed acreage of earth disturbance shall be shown on the plan. If there is over an acre of disturbance the site will be required to comply with the Storm Water Ordinance.

FIRE: Preliminary review of the site plan 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 required by the building code, the building must be equipped throughout with an automatic sprinkler system in accordance to 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. If the basement will be used for storage, the basement shall be equipped with an automatic sprinkler system or separated from the floor above as required by The Michigan Building Code.
4. 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.
5. Provide fire alarm system if required by code.
6. Provide fire department lock box (knox box) as required by local ordinance.

DTE: Approved.

Mr. Ron Wuerth reads the recommendation of the Staff:

PUBLIC HEARING:

Doctor Ihor Bohay – I'm a tenant at that site 29500 I have some comments regarding the definition of well-kept area. We've dealt with diapers, crab grass, the garbage bin has been filled and overfilled with food. We've been dealing for the past year with bottles of liquor and wine bottles, water bottles, cigarettes, and gun. There really isn't grass, they are growing crab grass. The cracks around the building are full of weeds and some of the weeds have risen to my height. I'm concerned about the presentation not only for the patients that have to come to our office but the public. I think we've had issues with the grass growing over six inches and I think

the city has been there twice already to make that community aware of the situation.

I personally don't have any objections to them being there it's a religious organization but I do have an issue not only for my patients but for the city. I've been there for 22 years that place has always been kept up well, people have complimented the upkeep of it. So my concern is that the religious community will keep up that area. We've also had issues with the snow there's been four or five days where the snow on the sidewalks has not been taken care of and the handicap area alongside the building on the north side also has not been shoveled, we do have handicap patients. I think they need to show some sort of esthetic, or hygiene, or cleanliness. I think there's got to be some sort of ownership and responsibilities that that community needs to have before they establish themselves.

Vice Chair Kupiec – I take it that you're a tenant there that you lease or rent?

Doctor Ihor Bohay – Yes we've been leasing for 22 years we have another two years before our lease ends.

Vice Chair Kupiec – And they've changed ownership and this religious organization now owns the facility?

Doctor Ihor Bohay – Yes, right.

Vice Chair Kupiec – Have you complained to them about this?

Doctor Ihor Bohay – Monthly, every time I send them my rent I ask them to do something. I talked to the manager last year in the fall and he said he would take care of this but that was just some empty words. Just lately we got another notice from the city regarding the grass that it's over six inches.

Vice Chair Kupiec – Because some of the issues you talked about I don't think have to do with the religious organization, I think that it has to do with the fact that the facility is vacant and you have people coming there at different hours of the night using it for whatever reason and disposing of their debris.

Doctor Ihor Bohay – In the 22 years we've had those spaces empty before I've never had issues with gum, diapers, cigarettes butts all over. I know things get drop but not to the volume that I'm seeing and I can judge the difference after 22 years. So why is it within the past year and a half that we see all this.

Ms. Irene Bohay – I'm the Business Administrator and also the wife of Doctor Bohay. Since January 2015 when Mandaeen Association came aboard at no time did they formally acknowledge that they were the landlord. We began to have issues in the winter, in January at the first snow fall we came into the parking lot there was numerous inches nothing had been done. Several attempts were made to talk with whoever was the representative at Mandaeen Association at that time it was several hours, and it was a work day, before somebody came in. However their legal representative and also they continued to tell us that it wasn't their fault that it was actually the previous landlords fault.

As Doctor Bohay has mentioned we have sent numerous letters requesting a connection with them to actually sit down and talk because as Doctor Bohay has expressed the appearance and the maintenance is null and void at that site. After 22 years where we had excellent care, we had a landscaping company coming in for both snow removal and lawn care. I sent a letter to them asking why don't they take them on because they have been doing this property they know it, but nothing came of that. We have sent many letters with no response from them. They do not care to maintain this property. I think that it's important that the City of Warren understand what they are allowing religious Iranian Ancient Religious Group coming into Warren and within months they are being recommended for approval to have their ability to worship at the site and neglecting the small business who has been here paying taxes for over two decades.

Please take very seriously into consideration do you want a beautiful Warren or whatever is coming through. I believe as you are seeing an influx of different types of individuals that the City of Warren take seriously into consideration perhaps something to help these people who are going to come in and be landlords, who don't have any experience to help them so that the present small business land owners who have been true and loyal to Warren can continue to have their practices. We are at risk we don't know what's going to happen to our practice in the next two years. Nobody is talking to us and the City is allowing this to happen. Please take serious consideration about what we have presented today.

MOTION:

A motion was made by Assistant Secretary Smith to table May 16th, 2016, supported by Commissioner Rob.

Assistant Secretary Smith – My position on the tabling is you have a business who is leasing this property and the owner is not here to present his side of the story. I think the owner needs to be here so we can hear his side of the story on why things aren't getting done so we can get a full picture of what the problem is.

Commissioner Rob – I also concur with Assistant Secretary Smith about petitioners not present here, also we will need a variance on the parking spaces. So it should be tabled so that they have enough time to do that.

Mr. Robert Tobin – It's a very small church of 50 people and there's only one or two people on the site at one time. The owner had a previous engagement and he couldn't come here, he has a doctor's appointment. I was a little surprised because these folks are in this building here it's a dental office and this is the first time I heard that there was any problems whatsoever. But until we get site plan approval we can't go and get our certificate of compliance that's dependent upon getting approval here tonight. So until we get some of these approved we'll never get anywhere. When the Planning Department went over there all they found was some trash in the corner and a broken gate they didn't notice anything else. I had talked to Debbie Wenson who is in the Zoning Department and the only problem that she had was that they hadn't followed through in February so we got delayed until tonight.

What I'm saying to you ladies and gentlemen is we have a problem that can be solved by cleaning up the site, but by turning down the site at this time we'll never get the approval and we'll never get the certificate of compliance therefore these folks that are occupying the dental office they can't go anywhere there's Certificate of Compliance. So we have to have a certificate of compliance to make this thing work. If you table it all you can do is bring the owner back. I did speak with him he had a doctor's appointment. So where do we go from here if you table it we come back to what?

Vice Chair Kupiec – Mr. Tobin normally there would be no discussion on this because it was recommended for a table but since you've heard the complaints of the neighbors I suggest you go back to your client and tell him what you heard. In the meantime you can go to ZBA and get your variances but we are going to table it tonight.

ROLL CALL:

The motion carried as follows:

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

Mr. Robert Tobin – So the next meeting we have we come back here with a tenant and the owner and he responds to some of the comments made by the tenant is that what happened?

Vice Chair Kupiec – Well the response will be to correct the situation and clean it up. Thank you Mr. Tobin, again you're tabled until May 16, 2016.

- D. EASEMENT VACATION; Located 37.70 ft. south of Rinke Avenue approximately 885 ft. east of Mound Road; 6176 & 6260 Rinke Avenue; Section 28; Super Steel Treating (John Bartley).

PETITIONERS PORTION:

Mr. John Bartley – I reside at 38330 Pine Drive, Clinton Township. Tonight I am here representing Super Steel Treating Inc., a corporation that has been running a business in the City of Warren, this is their 50th Anniversary of being a tax payer for the City of Warren. Tonight joining me is Maureen Huldin, she heads up Super Steel, she's here to answer any questions you may have.

Tonight we are here involving the property that was mentioned located south of 10 Mile east of Mound on Rinke. The issue before us tonight is simply an easement that was found in an old plat, I don't even know how many years old the plat is, it's a six foot easement over the southerly part of a series of lots as set forth in that plat. That easement has no purpose any longer, it's not being used by any utilities, it's just in the way, and we are asking that it be vacated.

Secretary McClanahan reading the following correspondence:

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

No objection to this easement vacation request. It should be noted that this easement is within a platted subdivision and therefore would need to follow subdivision plat procedures for vacating the easement and amending the existing plat.

MACOMB COUNTY PUBLIC WORKS: Approved.

ASSESSING: Approved.

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

DTE has overhead poles that we need to have access to for repair and replacement of our poles. DTE does not approve the alley vacation due to the above reason.

TAXES: No delinquent taxes.

Mr. Ron Wuerth read the recommendation of the Staff:

One addition to the issue of DTE we did a search on an older site plan and file back in 1985 that's when I believe the last building addition was to go up and actually go over this easement, but I think they still missed it.

Any this is from Detroit Edison. To Whom It May Concern: The Detroit Edison Company is planning for the removal of conductor poles and outdoor protective lighting equipment presently located on the property at 6260 Rinke. This equipment is presently occupying a right of way which is incorrectly indicated on the site plan being a 12 foot utility easement. Since Detroit Edison is removing the lighting equipment there is no objection to the construction of the proposed building as indicated on the site plan for Super Steel Treating Company. So a building went up and went over this easement back then. I've been out there and I don't see any utilities overhead I can't account for anything underground. Bottom line here is we believe it should be vacated.

MOTION:

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

COMMISSIONERS PORTION:

Secretary McClanahan – It's a good site, I've been by there many times and happy that they are celebrating their 50 years in Warren.

Vice Chair Kupiec – I went out there and looked at the site and it's a very professional looking site, a lot of business going on and I'm glad to see it. Based on what Mr. Wuerth has disclosed to us tonight I don't see any reason why this shouldn't proceed. Obviously there's a lot of legal things that have to be taken care of which is up to the

petitioner. Do you understand these things that need to be addressed?

Mr. John Bartley – Yes.

Vice Chair Kupiec – Well with that being said we'll take the vote.

ROLL CALL:

The motion carried as follows:

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

- E. SITE PLAN APPROVAL TO CONVERT A FORMER VFW HALL TO A CHURCH; Located on the south side of Nine Mile Road approximately 140 ft. east of Sherwood Avenue; 6782 Nine Mile Road; Section 33; Bishop Eric Lloyd (Neil Muechez).

PETITIONERS PORTION:

Bishop Eric Lloyd – I'm the Pastor of Rhema International Church I'm also a resident of the City of Warren. I live at 13320 Charlotte, Warren Michigan. Our church wants to do ministry, we have already received a certificate of occupancy. We have also received a proclamation from the Mayor of the City of Warren. However, in my haste to fill out the application I wrote the estimated price of \$190,000.00, thinking that was the price for the property that we are buying from the VFW, so we had a \$5700.00 performance bond that we needed to purchase. I talked to Mr. Wuerth, I also talked to Michelle and I told them I didn't know. So we did have a company come out and give us an estimate on the repairs that are required by the city and they came out to be \$12,800.00. So we are requesting that the city lower the bond amount.

I also had a question about the approach onto the property. The building was occupied by the VFW back in 1992 I have had the opportunity to drive out to Lansing and speak with the leadership of the VFW and they said they never had issues with traffic. I know the city is requiring us to remove one of the approaches there are three in front of the building on Nine Mile. We have once again occupied the building for three years and we have never had any problems

whatsoever with traffic. So I'm here to get our site plan approved, this would be the second time that it's been approved by this same Council two years ago and I'm here once again to get it approved.

Secretary McClanahan reads the following correspondence:

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

1. All existing and proposed utilities and any corresponding easement shall be shown on the site plan. The plan shall also clearly define the proposed and existing conditions and improvements.
2. The proposed acreage of disturbance shall be shown on the plan. If the area of disturbance exceeds one acre, then this site shall comply with the storm water ordinance if the outlet is under the jurisdiction of the City of Warren.
3. A system of internal drainage is required. The jurisdiction residing over the outlet shall determine the allowable rates of discharge. The drainage shall be maintained on this site. Detention may be required.
4. Proposed pavement sections(s) shall be provided on the plan. All parking areas shall be hard surfaced and shall have concrete curb and gutter around the perimeter unless a variance has been granted. Continuous use of bumper block shall not be installed along the south side of the vacated alley.
5. It is recommended that a 7' sidewalk be installed along the east side of the building to allow for 2' vehicle overhang. If a 7' walk is not proposed the length of the space should be increased to allow for the use of bumper blocks.
6. All drive approach dimensions shall be labeled and shall be in conformance with City of Warren requirements for two-way-traffic.
7. The parking space on the north side of the trash enclosure does not appear to meet City of Warren requirements and shall be revised to meet the required minimum width and length.
8. It is recommended that a maneuvering lane be constructed in the north section of parking area on lots 15-17.
9. The parking space and maneuvering lane dimensions provided on the west side of the site to not measure properly given the scale on the drawing.
10. The combination of existing asphalt curb, location of existing pole and proposed use of bumper blocks within the southeast corner of the site will restrict vehicular movement and access to the site. It is recommended that this area of the site be revised.
11. Accessibility to the public easement shall not be restricted by site layout and there shall be no structure built over the existing

easement. It is recommended that the trash enclosure be relocated and if access to the easement from the east and west is limited that an easement be provided to Nine Mile Road.

ZONING: Approved.

TAXES: No Delinquent Taxes.

FIRE: Preliminary review of the site plan 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 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 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 department lock box (knox box) as required by local ordinance.

DTE: Approved.

Mr. Ron Wuerth reads the recommendation of the Staff:

The amount to repair the site has been revised to \$12,800.00 dollars that comes to a bond of \$385.00 dollars and I would recommend that.

When it comes to the Engineering requirements the Secretary read 11 recommendations I will read four of them and that's what will go in the recommendation.

1. All existing and proposed utilities and any corresponding easement shall be shown on the site plan. The plan shall also clearly define the proposed and existing conditions and improvements.
2. The proposed acreage of disturbance shall be shown on the plan. If the area of disturbance exceeds one acre, then this site shall comply with the storm water ordinance if the outlet is under the jurisdiction of the City of Warren.
3. A system of internal drainage is required. The jurisdiction residing over the outlet shall determine the allowable rates of discharge. The drainage shall be maintained on this site. Detention may be required.
4. All drive approach dimensions shall be labeled and shall be in conformance with City of Warren requirements for two-way traffic.

All other recommendations by the Engineering Division shall be removed.

MOTION:

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

COMMISSIONERS PORTION:

Secretary McClanahan – You noticed that Mr. Wuerth made a lot of adjustments to our recommendations so you're not going to have to worry about the driveways that you were concerned about and the bond has been lowered to \$385.00 to be in line with the construction you do have planned.

Commissioner Rob – We originally approved that one in December 9th, 2013 so what was the reason for the 2 year delay?

Bishop Eric Lloyd – We had a lot going on with the city dealing with Ron, Everett, and dealing with Lynne on a plethora of issues so it was an oversight. Immediately when we found out about it I contacted Ron and we started the process to rectify the situation. We were a little discombobulated because within two years we didn't alter anything on the building, everything is still the same. However, now we've got to make some additional changes to the parking lot. Like I stated earlier it was an oversight with the bond amount, I talked to several people in Planning, I talked to my insurance company I also had Judy on the phone with our insurance company trying to work out a situation with the bond. We figured out it was an issue because I had put the wrong amount on the application.

Commissioner Rob – That is understandable, we can amend that. Mr. Wuerth, we did close out that one on February 8th so has the bond been released from that one?

Mr. Ron Wuerth – There was never a bond placed.

Commissioner Rob – Did you already deliver the estimate to the Planning Department the \$12,800.00?

Bishop Eric Lloyd – No, I have right here from the contractor.

Commissioner Robinson – Mr. Wuerth, the system of internal drainage maybe I'm not aware of the total cost of the automatic sprinkler system so am I to assume that this \$12,800.00 is enough to cover the system of internal drainage in the automatic sprinkler

system for work to be done in those areas there, I have no concept of what this cost?

Mr. Ron Wuerth – Commissioner I can't really answer to that question it's an Engineering question that lots been draining all these years I'm a little confused by why this is put in here. I put it in there because these are the only four Engineering issues that I felt were planning related issues. I'm not even sure they went out and inspected, I think they've got drainage structures there that handle the water.

Commissioner Robinson – Is it necessary that they go out and inspect during this process here?

Mr. Ron Wuerth – Engineering is like Planning, it should inspect every site, I'm going to assume they did but some of this they throw in as things that need to be done and checked into. That will take place when the Bishop goes and gets a permit from the Building Division. And when he does that he takes in his plans and in that step Engineering and all the trades will check out what's going on there and get it straightened out. This just tells us what's coming what they are looking for.

Commissioner Robinson – I see thank you.

Assistant Secretary Smith – I know you had an issue with the driveway removal in the past, and I like on the site plan the way they've redesigned it. You still have two driveways coming through so you've got good traffic flow through the parking lot. I want to welcome you to the neighborhood and I'm glad we got the bond straightened out.

Vice Chair Kupiec – Like Commissioner Rob I was very concerned about why this has been sitting dormant for two years then all of a sudden it's been resurfaced. Likewise after your two years you had an opportunity to come before us and request a extension of your site plan approval, which obviously you did not do because there's no record of it.

Bishop Eric Lloyd – We didn't know nothing about it. When we found out about it that's when we immediately contacted Ron and that was after we received a letter from Judy.

Vice Chair Kupiec – Are you currently in the process, now, of doing some work within the building or on the building?

Bishop Eric Lloyd – No.

Vice Chair Kupiec – The estimate of \$12,800.00 dollars does that take into consideration refurbishing of the parking lot, restructuring and repaving the parking lot because the parking lot is in pretty bad shape especially the backside of it. For a church with pedestrian traffic, safety of people walking in and out of your facility, you need a good surface for them to walk on. So are you reconsidering doing the parking lot?

Bishop Eric Lloyd – Well the backside of the parking lot does not belong to the church that's city owned property.

Vice Chair Kupiec – The immediate backside of it?

Bishop Eric Lloyd – Yes sir where it's all tore up at.

Vice Chair Kupiec – Then the west side also going back towards the street, you own that property don't you?

Bishop Eric Lloyd – Yes sir, we own the west side where the gas station is at but we don't own the property south of the church that's city owned property, where it's tore up at.

Vice Chair Kupiec – So you are planning to do the west portion of the property where it's adjacent to your building?

Bishop Eric Lloyd – Yes sir, we actually already started fixing the cracks that's how we got the approval from Zoning to get our Certificate of Occupancy.

Vice Chair Kupiec – And you currently have a new estimate to submit to the Planning Department for \$12,800.00?

Bishop Eric Lloyd – Yes, I have it from the contractor. Like I said, all of the recommendation we didn't get until today so we didn't know what the Planning Commission required from us.

Vice Chair Kupiec – We'd like to see this move on, it's been a long time standing idle and dormant so we'd like to see it continue to move. Your intentions sound good so let hope you keep it up and we see some improvements out there. So we will change the estimate to \$12,800.00 which will be a bond of \$350.00 dollars.

Secretary McClanahan – Yes that's fine.

Commissioner Vinson – Yes it’s fine.

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
Commissioner Karpinski.....	Yes
Vice Chair Kupiec.....	Yes

- F. SITE PLAN FOR INSTALLATION OF GROUND MOUNTED SOLAR PHOTOVOLTAIC (PV) SYSTEM; Located on the northeast corner of Nine Mile and Mound Roads; 6275 Nine Mile; Section 28; NOVA Consultants Inc. (General Motors).

PETITIONERS PORTION:

Mr. Jeff Eckhout – 3171 Smugglers Ridge Drive, Commerce Township, Michigan on behalf of DTE and General Motors. We are here for approval of our site plan to install a PV System at Nine Mile and Mound at the General Motors facility. We received comments from the Planning Division and the Engineering Division and we do have a couple concerns with regards to a recommendation to close the drive off of Nine Mile that would be our ingress/egress gate. So I’m not sure if Mr. Wuerth was aware of that or if Engineering was aware of that. Last week we were at ZBA and we got four variances two for setbacks on the side yard and the front yard along with the installation of two signs and the removal of screening for the property along with the reduction of parking lot spaces.

Secretary McClanahan reads the following correspondence:

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

1. Must meet all the requirements of the 2012 edition of the Michigan Building Code.
2. Must maintain existing fire department access roads. Fire department access roads must have a minimum width of 20 feet and a minimum vertical clearance of 13 feet 6 inches.

TAXES: No Delinquent Taxes.

ZONING: The petitioner has submitted application to the Zoning Board of Appeals. Variances requested.

- 1a. Permission to install a ground mounted solar photovoltaic (PV) system to within approximately 40 feet from the Nine Mile Property Line.
- 1b. Permission to install a ground mounted solar photovoltaic (PV) system to within approximately 51.5 feet from the Mound property line.
2. To waive an additional 183,000 square feet of required off-street parking.
3. To allow two (2) 6 feet x 4 feet signs in connection with solar photovoltaic.
4. To waive and landscape screen required per section 4d.44 (a) at the corner of Nine Mile and Mound.

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

1. The main address for parcel 13-28-300-018 is 23500 Mound Road.
2. The site plan shall include a written legal description for the property.
3. All existing and proposed utilities and any corresponding easement shall be shown on the site plan.
4. There shall be no permanent structure constructed over an existing utility or within an easement.
5. The proposed acreage of disturbance shall be shown on the plan. If the area of disturbance exceeds one acre, then this site shall comply with the storm water ordinance if the outlet is under the jurisdiction of the City of Warren.
6. The proposed solar currents sign shall be located outside of the right-of-way.
7. Any work within the Mound Road right-of-way shall be subject to approval from the Macomb County Department of Roads.

DTE: Approved.

Ms. Michelle Katopodes reads the recommendation of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Assistant Secretary Smith – I see that Ron is requesting that the driveway on Nine Mile be eliminated and you said you need to have it for service to the area.

Mr. Jeff Eckhout – Yes sir.

Assistant Secretary Smith – So that's something that's not going to be opened all the time it's only going to be opened when you need to get in and service the units?

Mr. Jeff Eckhout – Yes there's a gate there we'll open it to enter, do our service, and leave through the same gate, and lock it up.

Assistant Secretary Smith – The only other way that you can get to that site would be to go on the driveway closest to the east and then come in and go around.

Mr. Jeff Eckhout – Then we would have to have an easement with General Motor's in order to enter their property to assess the site.

Assistant Secretary Smith – Where the driveway is you wouldn't have to have the easement, agreement you could go just straight in?

Mr. Jeff Eckhout – Correct.

Assistant Secretary Smith – If it's only going to be to come in and service the equipment do you think it's going to be an issue?

Mr. Ron Wuerth – Let me explain our point of view here. There are a lot of driveways that go to that site both off of Mound and off of Nine Mile and this particular one didn't appear that it was necessarily needed. So the other two driveways one off of Nine and one off of Thirteen there could both be used that was the rationale. We are always making an attempt to remove unused driveways. Currently I don't think they've used that drive in a while, I think it's usually chained. So driveways that aren't used we ask that they be removed.

Assistant Secretary Smith – Now is that area where the cells are going to be is that going to be included in with fencing?

Mr. Ron Wuerth – Yes.

Assistant Secretary Smith – So if it's enclosed with fencing they'd have to have an opening on the fence on the other side to have access in there right?

Mr. Ron Wuerth – Yea they'd have to put a gate at either side that's not all that difficult.

Assistant Secretary Smith – If we provided a gate to where you could enter your site from the Mound entrance to come into the site to service the equipment would that be feasible?

Mr. Jeff Eckhout – Well I do know, that coming off of Mound Road that's where a lot of the plant personnel enter from. I know that General Motors did not really want DTE to be disturbing the plant ingress and egress from the site.

Assistant Secretary Smith – How often would you need to get in that area to service it once it's completed?

Mr. Jeff Eckhout – That's going to be the main entrance for construction and typically we have somebody go out there two to three times a year. And the current easement agreement contract between DTE and General Motor's is 20 years so it's not a permanent structure. And with regards to the installing of the grass on Nine Mile and on Mound Road part of the easement agreement contract with General Motors and DTE is we have to restore the site to its original condition. So we are requesting approval with some of these conditions to be worked out through the Planning Department as part of our approval process.

Commissioner Vinson – That site that you're putting that equipment on why did you pick that particular site other than the rear parking lot, is there any particular reason?

Mr. Jeff Eckhout – That was the chosen location between DTE and General Motors.

Commissioner Vinson – You are aware that plant used to employ about 4000 people and there are some of us hoping that would happen again. I know it's down to 500 people at this time, so what's going to happen if the plant increases in personnel do you have any idea on that?

Mr. Jeff Eckhout – We did take that into account that's why one of the reasons we chose that location for future expansion we'd still have to use the parking lots to the north in that area.

Commissioner Vinson – The first entrance there that's used for the employees to come in and go to work right, then after the break of shift the other lot is where the employees go out so is it possible that they will be moving at the same time?

Mr. Jeff Eckhout – The entrance off of Mound is the main entrance for all shifts.

Commission Vinson – So you're recommending that they not close that particular entrance?

Mr. Jeff Eckhout – Correct, and that they use a different entrance.

Commissioner Vinson – This thing is costing 2 or 3 million dollars, what is the savings going to be on that, if you have any idea?

Mr. Jeff Eckhout – The savings for what?

Commissioner Vinson – Apparently you are using some alternative power so that means that there's some kind of savings somewhere.

Mr. Jeff Eckhout – As part of Governor Granholm mandate DTE was required to install 15 megawatts worth of solar and this is the last site regarding that megawatts.

Commissioner Vinson – Does the plant still have tempered air?

Mr. Jeff Eckhout – Yes, air condition.

Commissioner Pryor – Underneath the solar panels what will be the condition of the ground underneath it to keep grass from growing, is there going to be cement or gravel?

Mr. Jeff Eckhout – It will continue to be asphalt and they do have maintenance where they will be spraying in order to keep it looking good.

Commissioner Pryor – Is this power going to be used by General Motors or for the public?

Mr. Jeff Eckhout – So currently this is designed to generate power to the grid.

Commissioner Rob – What will the construction period time be?

Mr. Jeff Eckhout – It will be about a two to three month process, so if everything passes tonight we hope to start construction in mid-June and be energized by the end of August.

Vice Chair Kupiec – I've been listening to some of the comments regarding the 15 megawatt and the agreement between General Motors and what the Governor had recommended, how much of this

current will be used to supply the General Motor's Corporation is there any idea what percentage?

Mr. Jeff Eckhout – That's tough to say it's going into a circuit where General Motors feeds some of their power from so I would say some of it. It's all kind of relative, it will feed to anybody that has a service in the area.

Vice Chair Kupiec – Because originally years back I attended a seminar and they said one of the advantages to solar power was that you bring it into your facility to reduce your cost and then you supply other people in the area to meet their demands but the main function was to help reduce your cost, is that not the case that we are talking about here?

Mr. Jeff Eckhout – Not do reduce General Motor's cost, no.

Vice Chair Kupiec – But a portion of this will be going into General Motors from the grid?

Mr. Jeff Eckhout – Correct.

Vice Chair Kupiec – And you say you need access two or three times a year to enter the site and do maintenance and inspections?

Mr. Jeff Eckhout – Typical maintenance, then we'll also need some, as mentioned, for spraying the weeds or anything like that.

Vice Chair Kupiec – So what are you doing, you're tearing up existing asphalt that is there now and put in all your power lines?

Mr. Jeff Eckhout – So for this site the asphalt is remaining, we only have one trench that goes north/south and it's only about the length of the north/south width of the easement. The rest that run all the power are going to be mounted onto the racks, the racks which hold the modules in place.

Vice Chair Kupiec – So the solar panels provide power to this rack you're talking about and into a conduit it goes into the grid?

Mr. Jeff Eckhout – Correct the conduit's will go back to a service rack where then they will have a transformer and then the transformer will take it from low voltage to medium voltage and go into the grid.

Vice Chair Kupiec – Are there any other issues you'd like to discuss regarding the recommendations submitted by the Planning Department?

Mr. Jeff Eckhout – So the 20 foot of grass is something that we unaware of until we got the letter and also the hard surfacing between the sidewalk and the street curb along Mound Road and the entrance off of Nine Mile Road.

Vice Chair Kupiec – Those were the three concerns?

Mr. Jeff Eckhout – There was an Engineering concern about installing a permanent structure however this system will not be permanent it will be removed and eventually restored to its original conditions.

Vice Chair Kupiec – Any idea when that might take place, how many years?

Mr. Jeff Eckhout – 20 years.

Vice Chair Kupiec – It's good for 20 years from this point?

Mr. Jeff Eckhout – Yes, and I believe there's an option to extend that I don't know the exact contract language, but I believe it's five or ten years.

Vice Chair Kupiec – So the addition of the grass and the surfacing of the sidewalks along Mound Road and curb that shouldn't be an issue of any major concerns right, you should be able to take care of that with Mr. Wuerth.

Mr. Jeff Eckhout – And that was one of the reasons why we requested the variance from ZBA regarding the landscaping last Wednesday.

Vice Chair Kupiec – What did you decide to do on the gate on Nine Mile Road?

Mr. Jeff Eckhout – We request to keep it that way, we don't have to interfere with General Motors Traffic and we have direct access to the site.

Vice Chair Kupiec – And that will be for your maintenance plan?

Mr. Jeff Eckhout; Correct and construction.

Vice Chair Kupiec – The gate on Nine Mile Road is that agreeable to you is that something that we can live with?

Mr. Ron Wuerth – We could probably live with that, I can remove that from the recommendation that is 1G.

Commissioner Pryor – The 25 degree angel that you say is normally 30 degree I was concerned about snow load on that during the winter time. Would increasing the angle help a little bit to cascading the snow better?

Mr. Jeff Eckhout – Yes everything has been designed for the appropriate snow load and wind load based on Michigan Building Department. So we have to meet a 90 mile per hour wind load and a 20 pound per square foot snow load.

Commissioner Pryor – You’d be out of power if there was any snow that’s why I was suggesting a little bit more of an angle so it could fall off.

Mr. Jeff Eckhout – It’s just part of the design that they need.

ROLL CALL:

The motion carried as follows:

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

- G. SITE PLAN FOR OUTDOOR RETAIL SALES; Located on the southeast corner of Van Dyke and Cadillac Avenue, 22660 Van Dyke; Section 34; Kerm Billette (Melodee Wieske, Good N’ Plenty Retail Shop).

PETITIONERS PORTION:

Mr. Kerm Billette – We have a request for the approval of Planning Commission for outdoor sales a area of about 6 foot x 35 feet in the back of our building. We started out by asking for the approval of outdoor sales on the sidewalk along side of the building on Cadillac we had about 4 feet x 75 to 80 foot along the building. It was turned

down by the Planning Department because outdoor sales are not permitted on public property. I agree with all of Mr. Wuerth's recommendation with the exception of the bond money in the amount of \$500.00 dollars. We are not making any improvements the improvements of the property are zero and I would request that the bond be reduced to zero. We are not providing any promise to construct or to improve the property. One of the recommendation was to not put the trash bin on the property and the DPW Director has agreed that it could be there and give the owner 6 months to decide what to do with the trash because the city doesn't pick up trash anymore for the commercial property. Otherwise I agree with all the recommendations made by the Direct.

Secretary McClanahan reads the following correspondence:

FIRE: Approved.

TAXES: No Delinquent Taxes.

ZONING: Preliminary review of the site plan yielded the following comments.

1. Building is currently legal non-conforming due to front, side, and rear setbacks.

Building will lose non-conforming status if any of the following occur.

-Structure is damaged beyond 60% of its value by fire, explosion, or act of god.

-Structure repairs or restoration exceed 30% of its value.

-Any change in use.

2. Parking is provided by city owned parking lot.

ENGINEERING: Approved.

DTE: Approved.

PUBLIC SERVICE: Grants permission to keep dumpster for six months.

Mr. Ron Wuerth reads the recommendation of the Staff:

PUBLIC HEARING:

Mr. Lucky Hage – Good evening I reside at 21351 Van Dyke, Warren Michigan. I'm here to speak to the issue of the dumpster in the parking lot. As I understand it more than two decades ago the Department of Public Works and or its contractors decided that it would no longer pick up trash from commercial buildings. There were a certain number of buildings on Van Dyke from Eight Mile to Stephens that were left with no place to place a dumpster on their own property and that's the case with Good N' Plenty. It's not an isolated case there are other instances where this is being done. With your permission I would like to pass to you a set of photographs

demonstrating that in fact this is the case in the alleys of Van Dyke from Eight Mile to Stephens.

Thank you for looking at those photographs as you can see there are other businesses along Van Dyke that have to resort to this measure of using the parking lot. I've also passed you a photo of the dumpster, you can see from the photo that it sits back against the wall it's out of the way you do not have to maneuver around it. In this particular case the business owner is maintaining the parking lot and keeping it clean. My suggestion to you is since there is really no alternative that the situation simply be left as it is because it's working.

MOTION:

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

COMMISSIONERS PORTION:

Secretary McClanahan – We've seen these beautiful pictures of the dumpsters around Warren, what is your opinion on leaving that dumpster there or should we stick with the six months recommendation.

Mr. Ron Wuerth – That's certainly acceptable what the Public Service Director has offered, then there's the question what happens after six months. I actually think that more than likely the Administration needs to address this issue. The pictures he didn't know who they belonged to he guessed, we can't guess about these things we have to know who and we have to have an agreement. I don't know if it will cost anything between the city and owners or not but certainly that's what should happen where ever we have these, if they are even allowed. I don't know the city might change their mind and not allow them at all, I can't say. I only know how I deal with things that's why the question was raised. We will accept obviously what Mr. Sabaugh has indicated and go from there. I really think you should maybe add in there, as an item, the recommendation that the petitioner pursue an agreement with the city within six months and try and get that approved.

Secretary McClanahan – Melodee Wieske you wanted to add something?

Ms. Melodee Wieske – Well I've been there for 30 years as you can see we've put a lot of money into the building. I'm on the south end, our buildings aren't worth that much, it has already cost quite a bit just to get to this point. It's a city parking lot I have put out in just the

last two winters \$800.00 dollars to have snow removal, I never get snow removal. I pay to have the parking lot cleaned every couple months. Also on the street, up and down Nine Mile, up and down Van Dyke I pay people to do that to keep it looking nice. There are no other businesses, they are all vacant everybody's vacant on both sides of me, nobody is using that parking lot except my customers. In the last couple months there's been a big turnaround on the street of Cadillac there's a lot of new renters there that are parking in the parking lot. The reason the signs are on the dumpster is because they are using our dumpsters. In the 15 or 20 years I've had the dumpster we've never had that problem. So that's why we put the sign up there.

I do the very best that I can. I used to put woodchips down now where the trees are all the burlap is coming up, the weeds are coming up, I will do weed control to try and take care of that. It feels like we are lost down there nobody wants to come down there and help us except to charge me more money for this and that. I have pictures of another resale shop on Eight Mile that displays it all along the whole footage of Eight Mile and I'm asking for a small section.

I'm at a point where I'm ready to retire, I can't fight this anymore, it's great for my business to be able to put a little furniture outside. I feel like I'm getting harassed all the time, I put a lot of money into taking care of my business.

Secretary McClanahan – I appreciate you cleaning up the area around there. Three times a year I clean up Van Dyke from Eight Mile to Ten Mile so I do appreciate anyone that is keeping their business up.

Assistant Secretary Smith – What would be the duration that you want to have this outdoor sale period?

Ms. Melodee Wieske – Weather permitting from January to December.

Assistant Secretary Smith – You realize that you would have to get a variance to have outdoor sales for that time period.

Ms. Melodee Wieske – That's where a lot of the confusion has come in. When I went to the department they gave me a list of architects and said I had to have these drawings drawn up, so I did that. I paid the city another \$500.00 dollars just to get to here and I still don't even know if I'm close to anything. Now they want more money in a bond I'm totally confused with this whole matter.

Mr. Ron Wuerth – Judging from what she says she wants as far as an outdoor retail sale, it's not seasonal, that's permanent. She'd have permanent outdoor sales area to be used when she wants to throughout the year. Maybe that's what this proposal should be as opposed to a seasonal outdoor sale. If it's permanent then that changes things. I'm just indicating what I'm observing and hearing and it sounds more like permanent to me than seasonal.

Assistant Secretary Smith – So if it's permanent is there a different set of rules you have to go by?

Mr. Ron Wuerth – We'd have to look at this in a different way.

Vice Secretary Kupiec – In view of the various things that have been discussed here, first off the pictures that were submitted are respected but they are not really relevant to what we are doing here. I'm in a position where I almost think we should consider tabling this and let the petitioner meet with Mr. Wuerth and the Planning Department. Tell them what you'd like to do and how it can be done the correct way. The Planning Department is more than willing to offer their services to suggest to you what you need based on your request when you come to them and move on from there.

Secretary McClanahan – As the maker of the motion I agree with the tabling. We definitely want your business to do well, we want to support your business, but we just want to make sure everything is correct for you. So I think a tabling is the best thing.

Ms. Melodee Wieske – Will this cost me more money?

Vice Chair Kupiec – What this will do is give you time to regroup yourself and go into the Planning Department and tell them what you would like to do and ask for their recommendations.

Assistant Secretary Smith – I will support the table. It will also give her some time to get with the city in reference to the dumpsters and what could be worked out, you got six months anyway. As far as the performance bond of the \$500.00 dollars that's something that Ron says is pretty common, that they do, which you'll eventually get back anyway. It's not like you're losing it you're going to get it back after the season is over. If it's permanent, for a whole year, that might change that. That was a motion to table until June 6, 2016.

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
Commissioner Karpinski.....	Yes
Vice Chair Kupiec.....	Yes

- H. SITE PLAN FOR BUILDING ADDITION TO THE ALTERNATIVE ENERGY CENTER FOR RELOCATION AND EXPANSION OF STRUCTURAL DEVELOPMENT LAB WITHIN GENERAL MOTORS TECHNICAL CENTER; Located on the northwest corner area of Twelve Mile and Van Dyke; 30003 Van Dyke; Section 9; Jason Harris; General Motors (smith Group JJR).

PETITIONERS PORTION:

Mr. Jason Harris – Good evening Jason Harris with General Motors, speaking on General Motors behalf tonight is Emily McKinnon with Smith Group JJR.

Ms. Emily McKinnon – Just a brief overview. We are here in front of you again for another project on GM's Tech Center Campus as part of their 20/20 transformation projects. This is a building addition to the alternative energy center, which is on the east side of campus. It's about 138,000 building square foot addition for the relocation and expansion of their structural development lab, which is currently located inside that facility. As I mentioned within an existing parking lot area so it's all a paved surface area expanding realigning the parking around the facility as well as an existing truck access lane to the truck docks that exist just east of the expansion area.

Secretary McClanahan reads the following correspondence:

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

1. The parcel address for 13-09-400-002 is 30001 Van Dyke Avenue.
2. The facility address on sheet CS0-001 appears to be incorrect.
3. The site shall comply with the City of Warren Storm Water Ordinance.

DTE: Approved.

Mary Clark CER-6819
May 2nd, 2016

TAXES: No Delinquent Taxes.

Ms. Michelle Katopodes reads the recommendation of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Vice Chair Kupiec – I briefly heard what you said but you had your head turned away, could you go over what you said originally.

Ms. Emily McKinnon – It's a 138,000 square expansion of the existing facility for the relocation and the expansion of their structural development lab. Within an existing parking lot area and realign the proposed parking around it as well as a truck access lane and fire lane to an existing loading dock area.

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
Commissioner Karpinski.....	Yes
Vice Chair Kupiec.....	Yes

7. **CORRESPONDENCE**

None at this time.

8. **BOND RELEASE**

- A. **SITE PLAN FOR USED CAR LOT OFFICE;** Located on the south side of Twelve Mile Road, approximately 995.61 ft. west of James Avenue; 2246 Twelve Mile; Section 18; Walid Hami (Adnan Al-Saati). Bond Release for \$1050.00 paid on October 30, 2014.

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

- B. SITE PLAN FOR NEW CREDIT UNION CENTER; Located north of Twelve Mile Road, approximately 812 ft. west of Mound Road; 5625 Twelve Mile; Section 8; Tina Dix (Grand Sakwa). Bond Release for \$33,000 paid on July 14, 2015.

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

9. OLD BUSINESS
None at this time.

10. NEW BUSINESS
None at this time.

11. CITIZEN PARTICIPATION
None at this time.

12. PLANNING DIRECTOR'S REPORT
A few highlights of the things I've done. I did attend a meeting on Cole Street with Lark Samouelian the DDA Director. Back behind

City Hall there's a roadway there, we call it Cole Street but what happens to be is a telephone pole in the middle of the road. It's been like that for about seven to ten years it's a roadway that the City wants to purchase so that we can make a connection to Tech Plaza. It's been a little difficult in negotiations, we're finally getting there. We have to work it out with the utility company and a church that's over there.

I went to the Busch Library shoveling it was good with the Mayor showing up. There was a special meeting of the DDA to discuss Mr. Bogi and his proposal for a hotel at this point and time I think the Mayor wants to hold off on that particular proposal. There is some discussion about a fast food ordinance that has started out discussing special land use for drive thru restaurants in particular. That's because of the intensive use traffic that comes out of a place like that, so we are looking at special land use for those.

I did meet with Mike Tobin he owns Regency Apartments that Frazho and Hayes. A while back he came through with a rezoning and apartment site plan approval and now he's managed to purchase some more land over there so now he wants to rezone some more property, another site plan approval, and get close to finishing Regency Apartments. New types of dwellings, they look pretty nice from what he told me, so that will be coming up rapidly next month or so.

I attended a Brownfield Meeting that had to do with Meijer's and everything that's going on with the old hospital there. I attended one staff meeting with the Administration, and a CDBG Meeting. We had a meeting with the people who operate the Ace Hardware Store at that shopping center where they want to put up the dividing fence, Hayes and 13. So upon our review of that whole site this came out of it. They've got outdoor material all over the place they've got sales of items on their sidewalk so we meet with them and they are going to come up with a site plan then come to us for site plan approval for a seasonal outdoor sale and that's something they probably should have had a long time ago.

Vice Chair Kupiec – At 13 and Hayes is that going to be a site plan just for that location seasonal site plan?

Mr. Ron Wuerth – It will be a site plan just for that part of what's going on there.

Vice Chair Kupiec – We've had a change, Lynne Martin has left us, who should we direct our questions towards without bothering you.

When we have an issue regarding a site plan review, is there a chain of command we should through or any particular number we should call?

Mr. Ron Wuerth – I have to say it's best to talk to the Planning Department and or Zoning to get a feel for what it is. Most things sort of start there and then we try to solve the problem.

Vice Chair Kupiec – I personally have been coming to you and I feel guilty a lot of times because I know you're loaded up with work and I hate to keep loading you up with more work. When Lynne Martin was here she was pretty open about returning phone calls and since she left I don't know if Everett Murphy has picked it up.

Mr. Ron Wuerth – Everett Murphy he will most certainly will answer any questions you have. So you can feel as free to speak to him as you did with Lynne Martin.

Secretary McClanahan – We got a letter here from Jeff Cutter, Chairman for the Council of Commissions. On behalf of the City of Warren Council of Commissions, we extend an invitation to your commission to select a representative and an alternative to represent your commission during the 2016-2017 fiscal year (July 1, 2016 – June 30, 2017).

The purpose of the Commission is to unite the city commissions into a representative council with the concept of sharing ideas, concerns, plans for improvements, and enrichment of the community.

Please complete the enclosed form with the names of your representative and alternative and mail to the address listed no later than Monday, June 1, 2016. In addition, your representative will be invited to our June meeting on June 20th, 2016.

I believe Commissioner Vinson is our Council of Commissions representative right now and I'm the alternate. I would like to nominate Commissioner Vinson he's doing a great job.

Vice Chair Kupiec – I'll support that I think he's doing a great job. I'd likewise like to recommend you as his alternate.

Secretary McClanahan – Fantastic, thank you.

Vice Chair Kupiec – So we have Commissioner Vinson as our representative and Secretary McClanahan as the alternate.

A voice vote was taken and the motion carried unanimously.
 Secretary McClanahan – We have one more thing to read. Attention Senior Citizens, City of Warren Commission for Senior Health Care Services presents a free senior health seminar Keeping Healthy with Type 2 Diabetes. Speaker Carol Ciaramitaro, Diabetes Nurse Educator at St. John Macomb Oakland Hospital, Wednesday, May 18th, 2016 at St. Faustina’s Church Hall at 14025 Twelve Mile Road between Schoenherr and Hayes 12:00 to 3:00 p.m., the doors do not open until 11:30. There will be free information, door prizes, desert, coffee, and lots of vendors attending.

13. CALENDAR OF PENDING MATTERS

Commissioner Vinson – Just a reminder of the Commissioner dinner on the 23rd of May. So if you haven’t talked to Mr. Cutter about your reservation you need to do that.

14. ADJOURNMENT

MOTION:

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

The meeting adjourned at 9:11 p.m.

John Kupiec, Vice Chair

Jason McClanahan, Secretary

Meeting recorded and transcribed by
 Mary Clark - CER-6819

E-mail: maryclark130@gmail.com

Mary Clark CER-6819
 May 2nd, 2016