

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on September 26th, 2016, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, September 26th, 2016, at 7:00 p.m. in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

Commissioners present:

Jocelyn Howard, Chair
Edna Karpinski
John Kupiec, Vice Chair
Jason McClanahan, Secretary
Syed Rob
Claudette Robinson

Also present:

Ron Wuerth – Planning Director
Michelle Katopodes – Planner I
Judy Hanna – Senior Administrative Secretary
Elizabeth Saavedra – Planner Aide
Caitlin Murphy - Assistant City Attorney
Megan O'Brien - Communications Department

1. CALL TO ORDER
Chair Howard called the meeting to order at 7:09 p.m.
2. PLEDGE OF ALLEGIANCE
Chair Howard – We do apologize that the flag was not there but I would ask that there not be any outburst from the audience please. I do apologize sir it's typically in the corner.
3. ROLL CALL:
Chair Howard – I did receive correspondence from Assistant Secretary Smith today, it's his birthday and we do wish him a happy birthday so he will be absent this evening. So I do need a motion to excuse him from tonight's meeting.

MOTION:

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

Chair Howard – I did also receive a call that Commissioner Pryor is ill this evening. So we do need a motion to excuse him.

MOTION:

A motion was made by Commissioner Rob to excuse Commissioner Pryor, supported by Commissioner Robinson. A voice vote was taken and the motion carried unanimously.

Chair Howard – Commissioner Vinson also called in ill this evening I do need a motion to excuse him.

MOTION:

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

4. APPROVAL OF THE AGENDA

MOTION:

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

5. APPROVAL OF THE MINUTES – September 12th, 2016

MOTION:

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

Chair Howard – I do want to share with the audience, on this evening we are missing three Commissioners but we do have a quorum. You have the right to have your item heard by a full Board or you can take the decision of this board on this evening.

6. PUBLIC HEARING ITEMS:

- A. SITE PLAN FOR BUILDING ADDITION TO EXISTING RELIGIOUS FACILITY: Located on the southwest corner of Schoenherr Road and Masonic Boulevard; 31731 Schoenherr Road; Section 2; Andre Cast, Life Application Ministries (Tiffany J. Lenman, Neikirk Engineering). **TABLED.**

MOTION:

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

Chair Howard – I am a member of this assembly and as a member of this assembly I feel there would be a conflict if I were to chair this portion of the meeting so I do need a motion to recuse myself from this portion of the meeting.

MOTION:

A motion was made by Secretary McClanahan to recuse Chair Howard from item, supported by Commissioner Robinson.

ROLL CALL:

The motion carried as follows:

Vice Chair Kupiec.....	Yes
Commissioner Karpinski.....	Yes
Secretary McClanahan.....	Yes
Commissioner Rob.....	Yes
Commissioner Robinson.....	Yes

Chair Howard – I’ve been recused, Mr. Vice Chair.

Vice Chair Kupiec – Thank you and you’ll remain close by where we can get in contact with you?

Chair Howard – Yes sir.

Vice Chair Kupiec – Moving on we’ll ask the petitioner to come up and make his presentation.

PETITIONERS PORTION:

Pastor Adolphus Cast – First of all I’d like to start by bringing this Planning Commission briefly up to date on why we are here again with this previously approved site plan from approximately 3 years ago.

After about a 1/3 of the way into our project the previous church known as Saint Sharbel the Bishop Father approached our church and informed us that their congregation had decreased in size so they could no longer maintain their campus of roughly of 15 acres and five buildings including the school. They asked us if we would like to purchase that particular site. After considerable deliberation with our bank they agreed that it was better for us to change our loan

from build to buy, we stopped what we were doing and did just that. So we are here again looking to finish the Family Life Center which I sincerely believe would be an asset to this community young and old.

I would like to add the following observations to our church's credit. It was added by the City of Warren and also the County to our project for the good of this community the following items. A deceleration lane to slow down the traffic at the corner of Schoenherr and Masonic. A water retention system roughly a quarter of a million dollars to insurance that our neighbor's basements would not flood due to the large amount of grass that would be removed for the new parking lot, which I might add is underground as we speak that was installed. A greenbelt additional trees, a berm for sound burrier and for beauty and I think they removed one of the driveways so that we would not disrupt the traffic leaving since the facility would be larger.

Just to name a few things that we have agreed to do without rebuff that added over a ½ half a million dollars to our project and this we will do if this project can move forward. I brought a rendering because some of the neighbors thought we were building a big square box and what they're actually looking at is the interior of the building which is a gym. We put \$30,000.00 dollars' worth of sheet metal to cover up those beams until this project is finished which will be removed and discarded so they wouldn't have to look at all that wire mesh and the interior or that looking out their window. That's the interior of the building the rest of the building is very beautiful, it's glass, two-story's high all the way around so it's not a pole barn like it looks now. Thank you.

Mr. Robert Niemasz – I'm here with construction in case there were any questions I could help with.

Vice Chair Kupiec – You're the person involved with the construction of the project?

Mr. Robert Niemasz – I'm the Superintendent that will be on site.

Vice Chair Kupiec – Have you shared that rendering with the neighborhood where they can see what you're doing?

Pastor Adolphus Cast – Well we attempted we invited them, I sent out about 500 postcards the first time, not this time, to invite the community to the church so they can actually see the finished product but apparently some of them didn't show up and they have

not been informed. We will make sure that any personal issues that they might have they can call the church and set up a time and they are more than welcome to talk to me directly and we will answer any personal questions or concerns that they might have that's outside of the scope of this Planning Commission.

Vice Chair Kupiec – You might want to consider turning the board around there and explaining your rendering so it's in broad view of everybody since you brought it with you.

Secretary McClanahan reads the following correspondence:

TAXES: No Delinquent Taxes.

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

1. The city has adopted a new Storm Water Ordinance since the last site plan approval. Pretreatment of storm water along with a storm water management plan may be required.

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 alarm system if required by code.
5. Provide Fire Department lock box (Knox box) as required by local ordinance.

Mr. Ron Wuerth reads the recommendations of the Staff:

Vice Chair Kupiec – This is relatively a large crowd we have here tonight so in view of the size of the crowd we are going to invoke a procedure that is in our rules of law with our Planning Commission. In order to insure that the meeting proceeds in an orderly fashion and to insure all people, persons and groups who wish to address the Commission at this hearing are able to do so.

We will vote on a rule of order to be adopted limiting audience presentations to our Commission to one presentation per public hearing of five minutes in length. And what we'd like to do if you

have the same idea, instead of everybody coming up and talking about the same thing which takes forever to accomplish, group yourselves elect a chair person and send that person up let them make the presentation. For everybody to come up it would be redundant, to say the same thing over and over would not make sense. We need a motion to adopt the ruling to limit speakers to five minutes in length for each person.

MOTION:

A motion was made by Commissioner Robinson to limit speakers to five minutes, supported by Commissioner Karpinski.

ROLL CALL:

The motion carried as follows:

Commissioner Karpinski.....	Yes
Vice Chair Kupiec.....	Yes
Secretary McClanahan.....	No
Commissioner Rob.....	Yes
Commissioner Robinson.....	Yes

Vice Chair Kupiec – In talking with the City Attorney the rule has been adopted by a simple majority of 4-1, so we will proceed with the five minute ruling.

PUBLIC HEARING:

Mr. Mike Rintz – Good evening, I'm apposed of this project being that LAM have not been a good neighbor. As you know it's been vacant, that building hasn't had any progress going on in three years. I know the Bishop explained why, but we have been looking at this eyesore for three years. We are all taxpayers, we are not tax exempt so I'm hoping you go with the abatement that was up here prior to this meeting today. Rumor has it it's going to pass but I just want to bring up a few things. The parking on Masonic I think that should be a tree line not a parking, we don't want to look at more parking spots on that side. The berm in the back I'd like to know if those trees are staggered so when they die off most of the parking is hidden. I'd also like to know if it is a berm is there going to be a water sewer to deviate from the flooding of the houses back there. I never received a post card and I'm sure my neighbors haven't either. Thank you.

Ms. Carole Wiseman – I live at 32800 Cambridge I am south of Fourteen Mile between Fourteen Mile and Schoenherr. When Life Application Ministries moved to Schoenherr I sent them a letter congratulating them on their new location, welcoming them and

thanking them for cleaning up the property. I later attended a neighborhood meeting there where Jocelyn Howard said they would expand the church with a community center like building for the church. Now five years later LAM has proven to not be a good neighbor by having a blighted and abandoned building sitting there for five years across from homes and businesses at Schoenherr and Masonic. The church and the City of Warren have disrespected the neighbors who are voters and tax payers in letting this go for five years. They ended up on the nuisance list to be torn down according to Mr. Paul Lize from the Building Department.

Now comes LAM wanting to start all over again with the commercial multi-purpose rental building in a residential area. The footprint of the proposed building and parking lot is too large for the property, there won't be enough green space. We cannot have a building of this size with commercial lighting, parking and commercial activities at this corner in a residential neighborhood. The building needs to be torn down per nuisance abatement ordinances. The new church property LAM purchased from Saint Sharbel are set back from Schoenherr as well as other streets that that property abuts on the south and the west, Peter's Funeral Home likewise sets back from the intersection. The proposed plan will turn our neighbors houses on Masonic into a commercial parking lot view and those on Eiffel will have commercial lights and cars parked adjacent to their property, this is all wrong. I ask that you not approve any building for this site and that you allow the Building Department to go through with the nuisance abatement and have LAM tear down the existing building. Thank you.

Mr. Jeffrey Curle – I live at 13445 Masonic. First issue, I'd like to say that the notice that you sent out for the original September 12th meeting was supposed to give us 10 days, you sent it out September 2nd which was Friday of Labor Day weekend. I didn't receive it until the 7th which only gave me two business days to even come here to the meeting on the 12th. On the 12th I had asked for it to be tabled until October so that I could get a 1000 signatures against this building. Ms. Howard denied that, but I want to present you with over 100 people, residents of this neighborhood, direct residents of the is neighborhood who are against this building being built for some of the reasons that Ms. Wiseman had mentioned as well as others. It's going to tax our police department and our fire department.

Let's be very clear about this, this is not a place of worship this is a place of entertainment this isn't where they are going to have their church. The initial clearing for this building was a place of worship

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now they want to use it as a gymnasium where they are going to have removable seats. They are going to allow to have parties there or whatever they wish to as long as they pay a permit fee. I'm not going to live across the street from that. That is directly across the street from me and I've sat there for three years while they abuse this neighborhood. Never once came and knocked on my door, never once sent me a post card.

Somebody had gone to the property and damaged this property a little bit and they knocked on my door, I was doing my best to keep an eye on the property for them. Now they come along with a business plan and that is exactly what it is, a business plan. We live in a residential street the only other commercial buildings are schools which are closed at 3:30 or 5:00 at the latest. They are going to have lightening there until 11:00 o'clock at night, you're going to hear noise, you're going to have people who are going to be disruptive to the community who have no respect for the community particularly if they are going to be renting out this facility. The view that you're seeing is actually from the east I see the view from the north looking south and I see exactly what they've done to this horrible plan that they have.

Originally I was very good company with Mr. Cast, he and I were on first name basis I thought we were really going places and that he was going to respect the neighborhood, which he hasn't. He has not respected the neighborhood, he has absolutely ignored this property and spent his time, his money and his effort on a building six hundred yards away. He says he has 15 acres and five buildings one of which I know can be used for his parties or whatever kind of gathers that he wishes. This is not necessary to have this. He's bragging about how much space and how many buildings he has on the other space but yet he wants this space now. As I said before it is not a place of worship it's a place of business.

I'm not in favor of it and I'd like to hand you the petitions that I worked very hard to get, as many signatures as I could, 26 of them are within 300 yards of the proposed plan. Also I could understand if this was a place of worship or let's say even education maybe that would make sense but it's not. You're going to have a lot of people complaining about it which means a lot of phone calls to the police department, I hate to reiterate that. When I came here two weeks ago asking for this to be tabled until October to get a 1000 signatures I was denied that and when I did come here there was only one or two other residents that were able to get here because they were notified within 2 days to do so. Now if you look in the crowd you see a lot of people who are homeowners and all that 100

plus people are against what he's doing directly. I ask that it be put back on the nuisance abatement and be tore down and return to the peaceful meadow it once was. It's not as though he doesn't have the space and the buildings to have his entertainment or whatever he likes. This has nothing to do with anything other than the fact that he's disrespected the neighborhood. This is the first time in 3 years did he decide to cut the weeds along the building because we were taking pictures of it. It sat there with weeds growing for 3 years and nobody said anything about it.

Also I want to point out that the addition is 20,000 square feet on a 12,000 square foot building which means it's a 150% larger than the existing building. Now if I came to you and I had a 1000 square foot home and asked for a 1500 square foot addition on my 1000 square foot home I seriously doubt you would approve it and B I don't think you'd let it sit there for three years as my neighbors properties degrade. Just because you call yourself a ministry does not mean give you carte blanc for bad behavior. You're supposed to bring up the neighborhood not tear it down and not debase property values which this ministry has done. Thank you for your time.

Mr. Jason Harvey – I live at 32143 Dover. I have some pictures here if you would like to look at what we've been looking at for over three years now. Born and raised in the City of Warren I decided to invest in the city by buying my first home on Dover, unfortunately it's been a bad investment for me. My realtor told me that I might as well stop investing into my property if that continues to be an eyesore. Also I was informed if the building as large as they rendered here will also detract because it's a 90% residential area. I would like you guys to drive by. These weeds were just cut down after pictures were taken, there's been multiple calls to the Building Department and to Blight to cut the weeds. I tried to obtain how many complaints have been made but the city has blocked that so I need to get a freedom of information act to find out how many complaints. I don't know why they are hiding how many complaints that should be before you. The residents that pay taxes here have been looking at this for three plus years. If you lived next to it I highly doubt it would have been sitting like that for that long. This is not only take care of your section of the neighborhood, we have a lot to do in the City of Warren.

If you drive down Van Dyke Sterling Heights looks amazing investing in infrastructure doing all kinds of things this city looks run down. It's not just you guys to blame it's everybody on Council, the Mayor, it's everybody. There's tarps on the building on the roof there's all kinds of pictures they're not the best pictures but I'd like you to look at

them. The church says they sent out postcards, I haven't received anything, I haven't received anything stating that we were even going to have meetings on this building.

It just seems like everything has been just let go and let them do what they want, is there some special interest that they are getting, I don't understand. I can't even invest in my house anymore, shame on the city. And on behalf of any veterans in here I apologize on behalf of the city for not having a flag, that's very disrespectful to any public service members you should have a flag here. It's very disrespectful to members of our armed services as well as public servants within the community.

Vice Chair Kupiec – The Chair apologized for that sir we don't know what happened to the flag.

Ms. Edna Clark – Good evening to the Board. My name is Edna Clark and I am a public servant I am a Supervisor for Macomb County Circuit Court. I also represent the Macomb County Women's Commission for the Warren area, I also sit on the MSU Extension Leadership Council where we work with at risk youth in addition I am a graduate of Leadership Macomb.

What this building would bring to the community is priceless the population in Warren as well as Macomb County and the diversity in Macomb County has grown extensively over the years. We have tried and we continue to try and work with the youth in our community and to provide opportunities for them to become productive citizens. A building such as this that would offer after school activities, mentoring opportunities, and summer employments, these jobs are needed in our community. We have a church here that is willing to do what it is to build those things and these opportunities for our youth. Where are we going to be without youth that cannot provide for us as public citizens, responsible citizens so I implore to you because not only am I a public servant but I am a committed community member. These organizations that I belong to is my personal time that I commit because I believe in the future of our youth. I believe in organizations like this that is willing to commit their resources to give our youth an opportunity for a great future. Thank you.

Mr. John Kontos – I live at 31819 Eiffel Avenue for the last 47 years, I've been a resident of Warren for the last 73 years and I've moved three times. I was 7600 Maxwell and right in front of us the 20th Century Bar was built and it wasn't a mystery. Then I moved to 10 Mile and Mound area at 25427 Peter Kaltz and the Warren

Chateau was built and building a hall there was not a mystery. And when this structure went up, in fact for the last three years it's been a mystery of what it is and what it's supposed to be and I really think it was just a horrid lack of good communication to the residences in that area. There are some business people too on the other side of Schoenherr that had questions as well of what's going on what is happening. Those are things that our residents really don't want we don't want a mystery, we don't want to anticipate what the heck is going to be built and so I really think poor communications really caused many of us to be here to express our concerns. Thank you very much.

Mr. Jeffrey Curle – I just wanted to point out that on the petitions I gave you, next to their names if it has a asterisks it's the people within 300 yards of this property, there's over 26 of them. Also I wanted to mention I think if this moves to another discussion that you give people more time and notice and not just the people that are within 300 yards of it but for the people in the entire area who are going to have issues with losing their property values. I spoke to the Mayor on Tuesday and I asked him if he could attend this meeting and he said no couldn't because he talked to the City Attorney and he said he would probably influence the Committee, such as yourself. Knowing that and knowing that your Chair person Ms. Howard is associated with the church could also influence your decision. So in that I ask that you maybe ask the homeowners the opportunity to vote on this through a committee for people who are actually are invested in the neighborhood. The church is invested because they have something to gain, you guys are here because you get paid for it, we are here solely because of the love of our community, not because we want anything, we just want our community to remain a healthy community. I do ask that you consider that when your Chair represents the church you could be bias. So I ask that you please consider that before any further decisions are made on this. Thank you.

Ms. Donetta Houser-Sly – Good evening Council, I would like to address the panel. First I want to give honor to Bishop Cast and the church as well as the community. There's been a lot of comments made relative to the church and drawing away from the community. In my years which I have been a participant, a member with this church for over six years. This church has given tremendously to the community we have several activities where we help children with back to school rally's our church doors are open to the community as well as constantly inviting individuals to become a part of our church family. The revenue that's generated in this church it goes back to the community we are a church body that are givers to

the community in which we reside. If you look at our mission statement and what we are charged to do it's to build and to grow the community in which we reside. The last speaker the young lady before talked about the benefit that we can add for the youth in the community. We want to continue to partner with the community because the value is to the local youth. The apartment complexes that are surrounding the communities there is a need that this church is working to strive to meet. We are not here for ourselves we are here to give back to the community and we bring a tremendous amount of resources into the community. So I really want the panel to recognize that and to understand the commitment that this entire church body has presented and will continue to present for years to come to the community in which we reside. We want to be partners, we want to honor commitment it is our commitment to do so. I'm also on the Board of this church so it is also our personal commitment to continue to work with the community and to deliver on the promise that we have made here today. Thank you for your time.

Mr. Joe Blackburn – I live across the street from the church. She was talking about the community, I'm also an active member of Alcoholics Anonymous I watched that church when it moved in ask our AA group who had been there for many years to leave the church. Treated us like criminals on our last night there thinking we were going to do some kind of damage because they asked us to leave. The name of the group was One Day at a Time and they had to find another church. When I went to have my house looked at the value of my house went down \$10,000.00 dollars because of that mess there. Where are they going to park there's no room on Masonic there's no room anywhere for any more people. I'm totally against this project and I don't think that what they are saying is all true because if it was our AA group would have been there and they wouldn't have asked us to leave, we didn't do anything to be put out of that church. Thank you.

Mr. John Abramczyk – I live at 32166 Dover. I have not had any post cards or any information about meetings. I've lived here since 1977 and I continue to live here. I want to know why the kids that they are talking about why can't they use the same facilities that our kids use. Which is the Center, schools that we go to where they have any kind of program that you want, all after school activities, why can't they use them our kids do. I'm on a third generation of kids going to Wilkerson, Carter and Cousino High School. So why do they need to have this facility for their kids when their kids go to our schools or do they, I don't know where they go. We have facilities for kids to go to just like this and they're open for the kids.

Ms. Trina Hill – I live in Warren on Bon Brae Drive between Common and 12 Mile I'm also the Youth Pastor at Life Application Ministries. We do have AA meetings in our building I'm not sure that was a true statement about being kicked out. But I'd like to speak to the affect why can't our youths use the centers that are already here in Warren. We have had several events, several activities, several programs that we have tried to have in the centers that are here in Warren. I would like to say without stirring any trouble we have been treated differently because of the color of our skin. We have also been treated poorly even in this building as we tried to have a play here a couple of times. There's a lot of things that we could not do and we have plans, we have aspirations, and we have goals that sometimes do not fit within the roam of a public building such as this.

We are a religious organization we have religious beliefs that we feel that if it was under our own building and our own programs that we could offer the diversity of children and youth that are now in our neighbor that these buildings that are currently here are not offering. We see things sometimes from a broader spectrum then just a community spectrum, we see worldwide issues. We put our money, our time and we do it out of our passion, we don't do it just because we live in Warren. I moved to Warren to be an asset to Warren, I moved to Warren so that I can show love, I didn't just move here because I didn't have any other place to live. I moved here because I wanted to put my money where my mouth is. I pay taxes in Warren and I also pay at Life Application Ministries. We put a lot of money into the building of this facility there were a lot of things that were stopped along the way and now we were blessed to purchase more land so that our goals and our aspirations can be met. We thank God for being on our side.

Mr. Larry Tadych – I live at 13539 Masonic I'm right at the dead corner of Masonic and Schoenherr so whenever I look out my window all I see is a box. First of all it has nothing to do with black or white that's irrelevant, it's about a big empty box. I've been living in that neighborhood for about 50 years now and whenever I have to explain where my house is I'm known as the guy with the box across the street. When the church moved in that was fine with me it was great but I think a big problem here is I hear a lot of talk about commitment to the community and such as that. I think we can't trust the Minister, he promised he was going to do something and he didn't do it what he left was a mess so how do we know we can trust him to continue this project. It's a beautiful looking building but it's too big for that site. There's not enough parking there as it is I was under the understanding originally that they wanted to expand their parking lot because they didn't have enough parking for the building

that they currently have now they want to make a bigger building. I have a problem with the parking lot across the street as well I don't want a box and I don't want a parking lot. What's going to happen if he decides not to continue with this plan is there just going to be another abandon building that's not going to be taken care of. I think we should just stop it now and remove it. Thank you.

Mr. Roy Walters – Good evening to this Planning Committee to Bishop Cast and to this community. My name is Roy Walters I'm here as a member of Life Application Ministries but I'm here for several other reasons not just because I'm a member. I'd like to say most importantly I believe in what the mission of Life Application Ministries is. I'm a retired veteran myself I serve on the Alliance of Warren Evangelical's our church works with a program through the Salvation Army where we house men in our facility for years I believe it's at least seven years now.

I also like to say that some of the things that the community has spoken out against our plan may not realize that we also contribute to the Hope Center. The Hope Center feeds homeless families and helps those that are in need. And beyond all the mentoring programs that we have and the wonderful youth ministry that we have this project will help facilitate more in the City of Warren and provide another avenue for our young people to come and participate and be products of this city that you can be proud of. It is disheartening to hear some of the comments that I know are not true concerning our church. We have invested over \$30,000.00 dollars to try and compliment the building while we are in transition to finishing this project. It goes without say that the number of people that you see here speaking against our project there are just as many people that have come over to our facility and told us what a wonderful neighbor we have been. And some of those community persons are actually members of our church as well and are applauding our efforts. So I pray tonight that you will hear our voice to look beyond some of the comments that you've heard tonight. I don't want to waste this Board's time trying to disparage everything that has been said here tonight but the work that we do within the city I think goes without saying should be applauded. We are trying to move forward as people, as a church and as a community. I thank you for your time.

Mr. Leroy Gittens – Good evening ladies and gentlemen, members of the Committee, and our neighbors in the community. My name is Leroy Gittens also a member of Life Application Ministry I'm also a former military soldier, I was also a military police. One thing I can say about LAM is the love that they do have for the community, you

can check the records yourself and see what LAM has done. We have members that have gone out in the community where we had a gentleman, a senior citizen, who had a tree that fell in his community and no one not even his neighbors would help, guess who helped, Life Application Ministry. They had a brother that came to cut that tree down and clean up his yard with no charge. We also have our Harvest Fest that we invite the community that I've been a part of I've seen your kids come out to our trick or trunk and participate. So I don't understand how it is that some can say that we don't do anything for the community or we don't send out any letters. By the way I'm a Supervisor at the Post Office, I was contacted by Life Application Ministry asking me how they could get letters to the community and we sent them out bulk rate. So how is it that you can sit there and say you didn't receive it I don't understand I can check with the Post Office as well. It baffles me and I don't understand how it is that you are against something that is good. I could understand if we were tearing up stuff, I could understand if people were coming and making noise in your neighborhood but for a church that's giving to this community I don't understand your goal. I could go into property value but that's not the issue really is about what's in your heart. You need to consider what you are saying and what you are doing that's all I have to say.

Vice Chair Kupiec – If you have something to say please come up and say it so we can move on. Let's hold the conversation in the audience down please, if you have something to say you're welcome to come up. So does anybody else have anything say?

Ms. Cierra Hicks – Hello my name is Cierra Hicks and I go to Carter Middle School. I've been there two years and I haven't had PE Class at all and I thought this would be a great place to come after school and play in the gymnasium and to have my friends come with me. That's all I have to say.

Mr. James Bailey – Good evening I live at 3131 Menge between 696 and Ryan in Warren. I understand your frustration tonight as a home owner what I don't understand is the questioning of our Bishop's integrity.

Vice Chair Kupiec – Sir turn around and speak at the podium thank you.

Mr. James Bailey – It's not our choice to be here, things occur and we apologize, Bishop was up here earlier and he said that. He also acknowledged he's looking for a plan to continue doing what we want to do to help out the community. I have personally along with

many of our brothers here, have gone and cleaned out basements of homes to individuals after floods and cleaned up vacant lots. This is the heart of the gentleman that was here earlier our Bishop Adolphus Cast. So what I say to the community I know you're frustrated, I know you're saying that the communication could have been a little better, a lot better. I appreciate all my brothers in arms, I'm a veteran myself, who came up and spoke on both sides. But what I do ask you is just give us a little more time I understand your frustration on your face, just give us a little more time. This is an honorable man we are honorable people it's something that occurred and nobody wants to be here let's be honest. So give us a little time and as Bishop said earlier let us work something out if not he'll think of other things. And that might suffice what you may want. I was just going to sit there but when you start questioning individual's integrity. Thank you very much.

Ms. Victoria McCaskill – My name is Victoria McCaskill I'm also a member at Life Application Ministries however I do not stay in Warren I stay in Eastpointe 16153 Bell Avenue. I just like to say it seems as if everybody is trying to shut their eyes on the things that we've done for this community. It's been very evident that we've cleaned out basements, housed the homeless and had open things for the community. Harvest Fest all different types of things that could invite the community honestly I'm more of a quiet person but just being involved in this church has made me more open. I honestly feel if just for a second we began to open up our eyes and look at the things that this church as done and give it time. It's clear to see that we are trying to build something to help everyone not just for ourselves. It's not a place to party in, it's not just a big box it's here to benefit everyone. If we would just let it happen instead of trying to tear it down or tear our people down I feel like we can be doing amazing things right now if we open up our eyes and see what it really is.

MOTION:

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

COMMISSIONERS PORTION:

Secretary McClanahan – I've had lots of neighbors and such call me in the last couple years about this. I've had it called airport hangar and big box I think it's a shame that it's gone on for the last three years. I think the situation was that they had plans Saint Sharbel opened up and that changed the plans. So what happened in these three years isn't great but that is what happened we had a change in direction. I think that the plan that they put forth is good for the

community and something that can benefit us all, it won't be an eyesore anymore. I would like to see everybody get together and work out their difference and make this a project that makes everybody happy. It looks to me like they want to be good neighbors and want everyone to be happy.

There are definitely some concerns we don't want water running off into the neighbor's homes and we want to make sure that there's proper berms and trees. We want to make sure that all those things are good, we do have some things in our recommendations to make sure that they are but we also want to make sure that we are good neighbors on both sides. So I think the best option would be to table this, let everyone get together and put this on our next meeting, let the church get together with the neighbors. Come together as neighbor's, as a community and discuss this. We don't want to stop progress we want to make sure that there is a great place for our community to enjoy, but we do want to be good neighbors to everybody. So I'd like to make a motion to table this to next meeting October 10, 2016.

MOTION:

A motion was made by Secretary McClanahan to table until October 10th, 2016, supported by Commissioner Robinson.

ROLL CALL:

The motion carried as follows:

Secretary McClanahan.....	Yes
Commissioner Rob.....	No
Commissioner Robinson.....	Yes
Commissioner Karpinski.....	Yes
Vice Chair Kupiec.....	No

Vice Chair Kupiec – We have a three – two to table so the motion has been tabled so now we need a date certain, do you have a date in mind Secretary McClanahan?

Secretary McClanahan – October 10th is our next meeting. I really encourage you guys to get together and work as a community, work as neighbors and come to an agreement that makes everybody happy so we can move forward.

Vice Chair Kupiec – It's been tabled until October 10th, 2016 at which time we will reconvene. As Secretary McClanahan stated that will give everybody a chance to get together, talk about this get, your problems and views on the table and air them out then come back

here let's get this thing resolved. We will take a brief recess so people can leave the area and then our Commission will come back and we will proceed with our meeting.

At 8:15 p.m., meeting in recess.

At 8:19 p.m., proceedings continued.

- B. SPECIAL LAND USE FOR INDOOR BASEBALL FACILITY:
 Located on the north side of Chicago Road, approximately 341 ft. east of Denton Drive; Section 4; 7001 & 7007 Chicago; George Champane.

PETITIONERS PORTION:

Mr. George Champane – Good evening I used to own the buildings and now we are leasing the buildings but what we want to do is put in an indoor facility at 7007 Chicago Road for a baseball facility. More of a sports facility but mainly baseball. The organization that is actually putting this together is this gentleman right here and I'll let him speak.

Mr. Tim Kamego – I'm the managing member of the Detroit Diamond Jaxx Baseball Organization and we currently have 13 teams that we would like to train out of this facility. I'm the end user of the product so that's why I'm here with George thank you.

Secretary McClanahan reads the following correspondence:

TAXES: No Delinquent Taxes.

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

1. There is an existing floodplain on this site per the flood insurance rate map (firm). The site plan shall identify the flood zone per the firm and actual elevations.
2. Existing infrastructure encroaches upon parcel 13-04-402-005 which is a part of the red run drain.

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 alarm system if required by code.
- 5. Provide Fire Department lock box) as required by local ordinance.

DTE: Approved.

Mr. Ron Wuerth reads the recommendation of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Robinson – One of the issues here is the parking, how likely is it that you would have a deficit of 84 spaces here because certainly you’re going to need a lot of parking when you have your clients visiting your site. Mr. Wuerth, when you have a deficit this large how likely is it that Zoning would approve that because it’s not ample parking for such a business?

Mr. Ron Wuerth – That’s a very good question and I cannot predict what the Zoning Board of Appeals would say regarding this.

Commissioner Robinson – What has been the history, have they approved in the past?

Mr. Ron Wuerth – They’ve approved higher amounts of parking it’s not just one to ten spaces they will go more, this seems high but that’s why we need to understand the exact count and then that can be forwarded to the Zoning Board, obviously they are short so we need to get that straightened out.

Commissioner Robinson – Okay I just wanted clarity on that.

ROLL CALL:

The motion carried as follows:

Secretary McClanahan.....	Yes
Commissioner Rob.....	Yes
Commissioner Robinson.....	Yes
Chair Howard.....	Yes
Commissioner Karpinski.....	Yes
Vice Chair Kupiec.....	Yes

- C. SITE PLAN FOR OPEN STORAGE FOR TRUCK PARKING:
 Located on the north side of Ten Mile; approximately 240 ft. east of Easy Street; 14617 Ten Mile; Section 24; Joe Vitale. **TO BE TABLED TO 10/10/16.**

MOTION:

A motion was made by Commissioner Rob to table until 10-10-16, supported by Vice Chair Kupiec.

ROLL CALL:

The motion carried as follows:

Commissioner Rob.....	Yes
Commissioner Robinson.....	Yes
Chair Howard.....	Yes
Commissioner Karpinski.....	Yes
Vice Chair Kupiec.....	Yes
Secretary McClanahan.....	Yes

- D. SITE PLAN FOR PERMANENT OUTDOOR RETAIL SALES:
 located on the north side of Eight Mile, approximately 625 ft. west of Ryan Road; 3807 & 3855 Eight Mile; Section 31; Vicken Baklayan.

Chair Howard – We are hearing from our Planning Department that this item is to be tabled until 10-24-16.

MOTION:

A motion was made by Commissioner Rob to table until 10-24-16, supported by Vice Chair Kupiec.

ROLL CALL:

The motion carried as follows:

Commissioner Rob.....	Yes
Commissioner Robinson.....	Yes
Chair Howard.....	Yes
Commissioner Karpinski.....	Yes
Vice Chair Kupiec.....	Yes
Secretary McClanahan.....	Yes

- 7. CORRESPONDENCE

None at this time.

- 8. BOND RELEASE

None at this time.

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

Mr. Ron Wuerth – Since the last meeting I attended a meeting regarding a bike path that's supposedly running through our town it's called the Iron Bell. We have to have approval for that to run down through different streets, one of the streets where it's already started is Van Dyke. If anyone has driven Van Dyke down to at least Eight Mile you'll see these markings on the side of the road and some signage and there's confusion unfortunately and that brought about this meeting to find out whether we want bike way to be there or somewhere else in the city.

I attended the Mayor's Staff Meeting I did participate in a deposition for the Nine Mile Warner conditional rezoning proposal and that was about three hours. I also attended the Macomb County Planning Meeting having to do with industrial land and industrial districts, the uses in there and how to make it easier, sort of speak, for people to come to town here in Warren and anywhere in Macomb County. We are going to try to maybe generalize some of the requirements and if people outside the area understand that it's that it will be just easier policy wise and procedurally for them to buy property, build on it or expand it. So we'll see how that works out.

I also attended what's called Mobility and it's a new way of communication new shorter type antennas and they are going to be placed in the right of way throughout the city. They might be attached to polls they might be polls themselves and it depends on height and we'll see how that works. The interesting thing about it is that it isn't regulated by zoning ordinance so a lot of this is going to go right through to the Engineering Division with a review from the Planning Department. So with that that's the Planning Director's Report.

Chair Howard – We did have a new hire in our department how is that coming along sir?

Mr. Ron Wuerth – She hasn't started at this moment I think she's scheduled for this Friday.

Vice Chair Kupiec – What happened to our American Flag?

Mr. Ron Wuerth – I have no idea.

Vice Chair Kupiec – I was very embarrassed tonight.

Mr. Ron Wuerth – That won't ever happen again.

Vice Chair Kupiec – Please don't let it happen if it does I'm done. I thought it was hid behind the curtain when the man made the announcement I felt that big. And you assure us there will be one next time?

Mr. Ron Wuerth – We'll make sure it's here.

Vice Chair Kupiec – Question on these bike paths I do see the bike path down there I have a friend that has an auto body repair shop just south of Eight Mile Road on Van Dyke. When you look at the path what actually is the bike path is it the lane with the green in it or the lane that's not green towards the curb. I'm not really sure where the bike's supposed to be.

Mr. Ron Wuerth – In parts it's the lane where the green is but then there's other parts that it's striped, there's a separation between traffic and the bike lane. So the markings, there are markings that you're supposed to stay out of and away from the bike path is closer to the curb. I personally don't think it's marked correctly I think it needs to have that green path all the way up and down through there so that everyone knows that's where the bicyclist are supposed to be at and so that the driver's understand that too. So there's been confusion there probably needs to be a little bit better signage and those things can be worked out. Right now we are talking about from Eight Mile to Fourteen Mile where it's going to connect.

Vice Chair Kupiec – One of the big confusing things is when you want to make a right turn do you cross the green path to get to the curb lane to make a right turn or do you make a right turn from the outside of the green?

Mr. Ron Wuerth – In some places you do. I know it's confusion the Administration knows it's confusing so were going to make an effort to correct that.

Vice Chair Kupiec – One more thing I also drive through Royal Oak quite a bit and I noticed in Royal Oak they have various types of

decals and insignias in the biking area is there supposed to be some kind of recognition, what that means, the different designed decals?

Mr. Ron Wuerth – That's called education so there should be pamphlets that the city will have available to tell everybody what those things mean.

Vice Chair Kupiec – What they should do is make it consistent where it's the same in Royal Oak as it is in Warren as it is in Alpena, Michigan.

Mr. Ron Wuerth – It is.

Vice Chair Kupiec – I don't see those markings in Warren or in Detroit like I do in Royal Oak.

Mr. Ron Wuerth – I'm not going to speak for Detroit, but along Warren there are markings, there are signs, there's some green but not enough.

Commissioner Rob – Because we tabled item C I know we are going to have more people next time is there a way to have law enforcement to be present in case?

Mr. Ron Wuerth – I will look into that for the next meeting.

Commissioner Rob – That way people will behave accordingly.

Mr. Ron Wuerth – Yes we'll look into it, it's been done before.

Secretary McClanahan – I'd like to wish a speedy recovery to Commissioner Pryor and Commissioner Vinson. Also would like to congratulate Commissioner Vinson, he did win a Community Service Award for all the great work he does. I've known him for years and years and he loves the community and really works hard so congratulations to Commissioner Vinson on the award.

13. CALENDAR OF PENDING MATTERS

None at this time.

14. ADJOURNMENT

MOTION:

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

The meeting adjourned at 8:41 p.m.

Jocelyn Howard, Chair

Jason McClanahan, Assistant Secretary

Meeting recorded and transcribed by
Mary Clark - CER-6819

E-mail: maryclark130@gmail.com

APPROVED