CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on January 23rd, 2017, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, January 23rd, 2017, 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
Natasha Houghten
Claudette Robinson
Warren Smith, Assistant Secretary

Also present:
Ron Wuerth – Planning Director
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 7:05 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL
Chair Howard – I would need a motion to excuse Commissioner Vinson from tonight's meeting.

MOTION:
A motion was made by Assistant Secretary Smith to excuse Commissioner Vinson, supported by Vice Chair Kupiec. A voice vote was taken and the motion carried unanimously.

Chair Howard – I also received correspondence from Commissioner Rob indicating that he was working late this evening so I need a motion to excuse him from tonight's meeting.

APPROVED

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

5. APPROVAL OF THE MINUTES – January 9, 2017

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

6. PUBLIC HEARING ITEMS:

A. SITE PLAN FOR OPEN STORAGE OF TRUCKS, EQUIPMENT AND MATERIALS: Located on the southwest corner of Groesbeck Highway and Toepfer Road; 21605 Groesbeck; Section 35; Maggie Schultz (The Guy Home Improvement). **TABLED.**

MOTION:
A motion was made by Assistant Secretary Smith to remove from table, supported by Vice Chair Kupiec. A voice vote was taken and the motion carried unanimously.

PETITIONERS PORTION:
Mr. David White – I'm David White from Land Development Services of Michigan. We put together the site plan and we received comments so we went through and put together those comments that were requested with some notes and minor things even though it was recommended for approval. You asked for five copies so we brought those extra copies. So I think we addressed all of the notes and items you asked for except for the variances.

The site was a vacated site and it's been re-occupied by The Guy Company which is a home improvement company. They do some landscaping and snow removal. So there's going to be some open storage there to store some trucks, salt bins, bobcat, and stuff like that. It will be organized and all condensed in one area and not seen by road exposure. We have trees all along the Groesbeck

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area and it's all shielded by fencing all the way around the site so it's a secured site as well. There was a question about the entrance that is off of Groesbeck Road as not being wide enough for two-way traffic and we've added a note to that, that it's designed for a entry only no exit. So I think that will help solve that issue. There will be some improvement that will be done on the Toepfer approach in order to allow entrance and exit simultaneously.

Chair Howard – That's sounds very thorough it looks as if you've addressed some of those issues that they had.

Secretary McClanahan reads the following correspondence:

TAXES: No Delinquent Taxes.
DTE: Approved.
MDOT: Approved.
ENGINEERING: Preliminary review of the site plan yielded the following comments:

1. All parking areas must be hard surfaced with concrete curb and gutter unless a variance is obtained.
2. The site shall comply with the storm water ordinance. Pretreatment and detention may be required.
3. The address on Macomb County GIS is shown as 21605 Marie Avenue.
4. The parcels should be combined.

Mr. Ron Wuerth reads the recommendations of the Staff:

PUBLIC HEARING:
Mr. Joseph Hunt – Good evening, Joseph Hunt 8306 Stanley homeowner and tax payer in the City of Warren in section 15. I brought with me my 1966 Master Plan and the 1989 Comprehensive Policies update and I find that this is a great idea for the city and I fully endorse it.

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

COMMISSIONERS PORTION:
Assistant Secretary Smith – The two big trees in the back do they want screening where the fence is at, is that what they are asking?

Mr. David White – No the Planner said that no further screening was necessary based on the conditions of the site.

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Assistant Secretary Smith – Because I noticed along the fence line there's a lot of trees like growth growing into the fence and I didn't know if that was a concern.

Mr. David White – Yes that's why he had said due to the existing characteristics of the surrounding area. Screening beyond the existing trees which shall be properly maintained will provide sufficient screening.

Assistant Secretary Smith – So that will be cleaned up?

Mr. Leroy Schultz – We are supposed to keep it fenced, which when we moved in there we cleaned it all up.

Chair Howard – Sir, can you just state your name for the record?

Mr. Leroy Schultz – I'm Leroy Schultz.

Vice Chair Kupiec – What type of equipment will you be bringing in and out of there dump trucks, dozers, end loaders, or trailers?

Mr. David White – Not real large equipment, it will be maybe small dump trucks, mostly trailers that will carry maybe a small bobcat, it will be a lot of pickup trucks, some plows, things along that line.

Vice Chair Kupiec – Any outdoor storage area that you are going before the ZBA for will that be to pave the surface area?

Mr. David White – Yes because those trucks and items will eventually end up destroying any solid paved surface that we are putting there. So that's why we wanted to do porous pavers or the pavers.

Vice Chair Kupiec – Will this be paved or will this be your porous pavers you're talking about?

Mr. David White – Yes that will be the porous pavers.

Mr. Leroy Schultz – There's a mix up, the open storage is going to be gravel, where we are having the outdoor storage. The parking area is going to be permeable pavers. I did my first paver job in 1989 I'm an expert in this field and I know a ton about it, it's really newer technology and we are way behind. So basically you have to install a different type of gravel to allow the water to percolate through. It's actually going to serve two things because there's no drainage on the property so we're going to make this thing big

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enough where are employee parking is with the pavers and the water will come to there and shed through the correct stone, so it solves two problems.

Vice Chair Kupiec – So you are saying your storage will be in a graveled area?

Mr. Leroy Schultz – That's right and we are applying for a variance for that.

Vice Chair Kupiec – How about your equipment parking will that be on gravel, dirt, or on a paved area?

Mr. David White – Everything except for the employee parking is going to be gravel, the only thing that will be paved will be the employee parking.

Vice Chair Kupiec – And what type of materials will you be storing?

Mr. David White – Sometimes we have left over brick pavers, some time we might have some stone left over, mulch, things like that. Basically we are a small landscaping company. And as you may know it's hard to find a site that's zoned correctly to do this type of stuff that we want to do. We did a fair amount of research and if you look at the general area where we are at we feel it fits our needs and the city.

Vice Chair Kupiec – Generally in the landscape business you have a lot of clippings, cuttings, and debris will you be storing that on the site also?

Mr. Leroy Schultz – We do not bag any clippings.

Vice Chair Kupiec – What do you do with them.

Mr. Leroy Schultz – They lay on the lawn.

Vice Chair Kupiec – So you put all your clippings back on the lawn?

Mr. Leroy Schultz – Yes sir.

Vice Chair Kupiec – You don't blow them in the street?

Mr. Leroy Schultz – What happens if you blow them in the street?

Vice Chair Kupiec – You get a fine.

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Mr. Leroy Schultz – Even if you don't get caught it clogs up the sewer system and causes a real problem.

Vice Chair Kupiec – It causes all the floods in the spring and late winter.

Mr. David White – Everything that is being stored on the site is new items so new stone that was used on a site and left over.

Vice Chair Kupiec – What about garbage and debris of that nature I notice there's no provision for garbage?

Mr. David White – We have a front loader dumpster.

Vice Chair Kupiec – If you have a front loader type I think by the ordinance of the city you have to have an enclosure to store that dumpster.

Mr. Leroy Schultz – On our revised drawing we did show a trash enclosure on the paved surface.

Vice Chair Kupiec – That will further add to your cost also because you came in at a pretty low cost on your estimate of zero and Mr. Wuerth has said that they will recommend going up to a higher number. I'm going to also recommend to the maker of the motion that we make this a cash bond.

One more thing, in viewing this site I agree with your assessment once it's cleaned up it should fit into the area fairly well, but there's a lot of housekeeping needed, that site is in deplorable condition now. A lot of debris laying around, a lot of equipment laying around, it does need to be cleaned up there's a lot of maintenance work.

Mr. David White – They've been in the process of cleaning the site up but as far as the bond is concerned one of their requirements is if we were going to use the Groesbeck entrance they were calculating the improvements of that Groesbeck entrance for a dual ingress/egress access, where we are just using that as ingress only. So the additional cost to go through MDOT and make that improvement on that Groesbeck entrance way isn't needed. So there is kind of a balance through the whole thing but there is the improvement that needs to be done on the Toepfer approach, there is the trash enclosure. So we're in agreement with the current bond amount that they have recommended of $1050.00.

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Vice Chair Kupiec – Now as far as the entrance coming in off of Groesbeck Highway you're going to have to have appropriate signage there indicating it's a one way?

Mr. David White – Yes we also have that noted on the drawings as well. It's going to be no exit, ingress only.

Vice Chair Kupiec – How about the building that's on the property now are you going to use that building?

Mr. Leroy Schultz – Yes sir.

Vice Chair Kupiec – And what will that be used for?

Mr. Leroy Schultz – Office and equipment repair.

Vice Chair Kupiec – Okay thank you, again I'm going to make a recommendation to the maker of the motion that we make the $1050.00 bond a cash bond.

Assistant Secretary Smith – That's fine.

Secretary McClanahan – I also support that.

Mr. David White – We do have a question to the Board in regards to the current fencing that is along both Toepfer and Helle Avenue that's an existing fence line that is there and one of the recommendations that was in our form here from the Planner was to move that fence in an additional 25 feet on Toepfer and 20 feet on the other road. We were wondering if the Board would allow us to keep the fence where it's at we wanted to avoid the added cost to. Those roads are not really used and I think it allows the usable access to the site.

Mr. Ron Wuerth – The reason for moving the fence back to the setbacks that's the setback line, fences are not supposed to be placed along property lines. I don't know how long those fences have been there they don't have permits to be where they are at. There's no grandfathering here.

Mr. Leroy Schultz – There was a bunch of privacy fences up they made us take all that down and we did that, we have done a fair amount already.

APPROVED

Mr. Ron Wuerth – Well I'm just stating fact here, that's what I try to deal with as opposed to other things. In this particular case that's the issue so along Toepfer that's considered the front.

Mr. Leroy Schultz – No, that's why I took a picture look at that and tell me that's frontage.

Mr. Ron Wuerth – If you talk to the Zoning people they will tell you that's the front, Toepfer is the front not the little sliver of piece that you have off of Groesbeck. So you most certainly have the opportunity to go before the Board of Appeals and talk to them about it and ask for a variance. I don't know how long the fence has been up there. If you don't get the variance you have to move them back to the 20 and 25, that's how that goes.

Chair Howard – We'll keep it in the recommendation and again as Mr. Wuerth indicated when you go before the Zoning Board of Appeals you can bring that up as well.

Commissioner Robinson – Mr. Wuerth I have a question regarding the pretreatment and detention that may be required by Engineering. What is your estimate of cost if that is required?

Mr. Ron Wuerth – That's a good question and I don't have an answer. I don't get involved with Engineering and what those cost are that's for the petitioner to go in and find out what that is if it's needed. Sometimes it is and sometimes it's just a blanket sentence that they put on that to have them talk to the Engineering Division so I don't know, I'm sorry.

Mr. David White – I might have a little response I don't know if it will satisfy you. But the idea of having the porous pavers will be to allow that water to seep through as opposed to solid paving where now you have water runoff. That's really what Mr. Schultz was talking about. Not having a solid surface and that's why we are going in front of the Zoning Board so we don't have that solid surface where there's a water rain runoff and now you have erosion and other problems. So if it's porous it will allow it to seep into the ground right where it's at and we believe you won't have to have any further detention or drainage, that's the design behind it.

Chair Howard – We had a motion by Assistant Secretary Smith supported by Secretary McClanahan. We did have an addition to our recommendation that it will be a $35,000.00 dollar cost with a cash bond of $1050.00 dollars.

APPROVED

ROLL CALL:
The motion carried as follows:

Assistant Secretary Smith…… Yes
Chair Howard…….. Yes
Commissioner Karpinski…… Yes
Vice Chair Kupiec……... Yes
Secretary McClanahan…….. Yes
Commissioner Houghten……... Yes
Commissioner Robinson…… Yes

B. SUBDIVISION PROPERTY SPLIT REQUEST: Property located on the southeast corner of Ryan Road and Tuxedo Drive; One subdivision lot split into two parcels; 32690 Ryan Road (13-05-102-001); Section 5; Joseph Daman

Chair Howard – We did receive correspondence from the petitioner requesting this item be tabled until a date certain of March 13, 2017. I do need a motion for this to remain on the table.

MOTION:
A motion was made by Assistant Secretary Smith to table until March 13, 2017, supported by Vice Chair Kupiec.

ROLL CALL:
The motion carried as follows:

Assistant Secretary Smith…… Yes
Chair Howard…… Yes
Commissioner Houghten…… Yes
Commissioner Karpinski…….. Yes
Vice Chair Kupiec…….. Yes
Secretary McClanahan…… Yes
Commissioner Robinson…….. Yes

C. SITE PLAN FOR NEW RETAIL CENTER WITH TWO DRIVE THRU WINDOWS: Located on the northeast corner of Twelve Mile Road and Panama Street; 5365 Twelve Mile; Section 8; Michael Gordon (Nick Lavdas)

PETITIONERS PORTION:
Mr. Michael Gordon – As stated I am Mike Gordon the Architect for the petitioner this evening. This project has come before you in the past we had an approved site for an additional unit on the site. The market forces were such as we were trying to lease this out it's become evident over time that the scale of this development and the

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needs of the end users more and more we have the fast foods that are looking for developments with drive through's.

We've done a number of them we just got one approved in Sterling Heights and while we were out there the Planner said to me and the Commission we've had nine developments with all the same request it's become more and more prominent over time. We work with a lot of franchises that the desire for drive through and the amount of money that is generated through the drive though is approaching three quarters of their total income. So as much as they offer Wi-Fi and try to get people out of their cars and into the building the drive through seems to be the way things are progressing. One of my franchise said to me if it continues as it is they won't need a dining room and they won't need a front door they will have 100% drive through.

So this is the trend and we get more and more request for drive through so we came back with this modified site plan showing a four unit building with two drive throughs. The other two, the units are getting smaller and smaller they are becoming more efficient so we can get away with smaller restaurant units, especially with fewer dinning spaces. So this plan is taking the existing building and turning it into four units and we have a drive through on both end units. We have plenty of parking for this use, we've got the front edge and I think there are some comments about some minor modifications we have to make to the drawings. If you have any questions I will be happy to answer them.

Secretary McClanahan reads the following correspondence:

TAXES: No Delinquent Taxes.
ZONING: Preliminary review of the site plan yielded the following comments:

1. Parking to the east should be reconfigured. The length of the eastern most should be 22 feet.
2. The parking in the center only needs to be 20'.

MCRC: Approved.
ENGINEERING: Preliminary review of the site plan yielded the following comments:

1. An accurate legal description shall be displayed on the site plan.
2. All existing and proposed utilities and any corresponding easement shall be shown on the site plan. The plan shall also define the proposed and existing conditions/improvements.
3. Any existing utility located within the proposed building envelopes shall be removed and relocated. There shall be no permanent structure constructed over an existing easement.

APPROVED

4. 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 of the Macomb County Department of Public Works.
5. A system of internal drainage is required. The jurisdiction residing over the outlet shall determine the allowable rate of discharge. All drainage shall be maintained on this site. Detention may be required.
6. Proposed pavement section(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.
7. Any proposed improvements within the 12 Mile Road right-of-way shall require approval from the Macomb County Department of Roads.
8. A grease/oil interceptor may be required on the proposed sanitary leads for the restaurants.

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

1. Meet all the requirements of the 2012 Edition of the Michigan Building Code.
2. Maintain existing fire apparatus access roads. Fire apparatus access roads must extend to within 150 feet of all portions of the exterior walls, as measured around the exterior of the facility. Fire apparatus access roads must have a minimum width of 20 feet and a minimum vertical clearance of 13 feet, 6 inches.
3. Provide Fire Department lock box (knox box) as required by city ordinance.

Secretary McClanahan – I have a letter here. Dear Warren Planning Commission I am giving my Architect Michael Gordon permission to speak on my behalf for the above mentioned Planning Meeting on January 23rd, 2017. Thank you, Nicholas Lavdas.

Mr. Ron Wuerth reads the recommendations of the Staff:

PUBLIC HEARING:

Mr. Joseph Hunt – Good evening once again Planning Commission. This particular piece of property is adjacent to the Heritage Village Project that was implemented back in the mid-2000. Where 312 acres was developed into a thriving, viable neighborhood. This is the Pancake House right there at the corner of 12 Mile and Panama and it has been vacant for years. It started out as a Bill Knapp's it might have been a Shoney's it's been a restaurant for a long time, but what it's been for at least the last eight or nine years that I'm aware is nothing but a vacant parcel of land. You could always tell

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who the Mayor's supporters are because their campaign signs are there every years, I tried putting one there before and it was taken away. At the same time I'm always in favor of Mr. Lavdas continued dedication to placing money into the city. I often said if we needed to rename Warren to something else we may as well name if Lavdas, Michigan. I'm always behind anything that Mr. Lavdas does I think the amount of paperwork that he's put into the system in plans could fill a library in itself. I'm in strong favor of this.

As part of the 1966 Master Plan and the 1989 updated Policies Plan there's a little clip here from the Policies Plan on page 18 regarding older strip commercial development and it says many of the commercial facilities are no longer viable and some have become blighted. These deteriorating strip commercial areas also blight adjoining residential neighborhoods and this is evident in some areas of the city.

I always wonder why it was because we have General Motors right there next to this thriving Heritage Village why is it that little area has not been taken care of. And of course, with the depressed real estate values since the implosion of the market back in 2009. It really comes down to why would people come into the City of Warren unless the Planning and the Zoning were friendly and inviting this type of commercial adventure. I drive around the city all the time I happen to drive down 12 Mile every day by the Pancake House and it would be really nice one day to all of a sudden say remember when that used to be vacant for years now it's this new thriving thing that will put money into the city coffers.

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

COMMISSIONERS PORTION:
Vice Chair Kupiec – You indicated that both endcaps will be drive though only no sit-down restaurant at all?

Mr. Michael Gordon – We don't know yet, they may have portions of sit down facilities most of them still do. The amount of drive throughs that we've been seeing has increased significantly. We just did a Tim Horton's they still have seating for like 60 inside, that's what we anticipate here.

So for the sit down where would they enter from the south side entrance and walk through a corridor?

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Mr. Michael Gordon – The dining would be up front and we'd have some indicated outdoor space, we are hoping that they will have seasonal outdoor dining in front, most of them request that also.

Vice Chair Kupiec – I noticed in traveling through the area there the parking lot is in need of repair.

Mr. Michael Gordon – Yes, as he mentioned the building has been vacant for a number of years. We date back to 2012 when we started to try and come up with ideas of how to rehab this and change it.

Vice Chair Kupiec – Since there will be a lot of pedestrian traffic in there with a viable business is there any intention of repaving the whole lot?

Mr. Michael Gordon – I believe it has to be, it's reached that point.

Vice Chair Kupiec – Do you have any prospects for customers yet for your endcaps?

Mr. Michael Gordon – There has been a number of people talking to us but until we get to this stage we can't make a commitment, they are very cautious in committing until they know they can have the drive through.

Vice Chair Kupiec – And the center of the building would be for what retail sales?

Mr. Michael Gordon – Yes there would be 1500 square units.

Vice Chair Kupiec – It looks like a nice plan. Like the gentleman from the audience said it's been long overdue to get some kind of activity in there. I remember back in the days of Bill Knapp's when they first open but that's been a while ago. Thank you very much sir, have a good day.

Chair Howard – Again, I concur with Mr. Hunt and also with Mr. Vice Chair it would be a great addition, actually I'm very surprised but I believe that is the trend. Three quarter of the activity will be going through a drive through, you see establishments getting smaller and smaller occupying less space. I believe that what you have presented so far looks very reasonable it's going to be good for the area. How soon do you anticipate getting started?

APPROVED

Mr. Michael Gordon – We are always very optimistic. We are hoping that after this meeting that we can pencil in some details and get some deals taken care of. There's been a lot of conversation and a lot of activity.

ROLL CALL:
The motion carried as follows:

Secretary McClanahan……. Yes
Commissioner Robinson…….. Yes
Assistant Secretary Smith……. Yes
Chair Howard……. Yes
Commissioner Houghten…….. Yes
Commissioner Karpinski…….. Yes
Vice Chair Kupiec…….. Yes

D. SITE PLAN FOR NEW CONDOMINIUMS (BROWNSTONE DWELLINGS): Located on the southwest corner of Hoover and Irene Roads; 29465 Hoover; Section 10; William Jenney.

PETITIONERS PORTION:
Mr. Uldis – Vitins Engineering representing Bill Jenney. They are proposing two multiple family residential dwelling units, each unit would have four units in there. This is something that we previously got a PUD Zoning for, the site was previously zoned commercial due to the size of the site it was about half acre site it wasn't feasible for a commercial development. The adjacent development to the west is residential so we felt that this would be a good fit for the area.

Secretary McClanahan reads the following correspondence:

TAXES: No Delinquent Taxes.
MCRC: Approved.
ENGINEERING: Preliminary review of the site plan yielded the following:

1. All drive approaches shall conform to the City of Warren standards for a multiple family development.
2. The existing southernmost drive approach shall be removed and full-height concrete curb and gutter shall be constructed across the opening.
3. The maneuvering lane width behind the northerly units may require a variance.
4. The site shall comply with the storm water ordinance. Pretreatment and detention may be required.
5. The existing utility pole near the southeast corner of parcel 13-10-479-003 may need to be relocated.

APPROVED

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

1. Meet all the requirements of the 2012 Edition of the Michigan Building Code.
2. Maintain fire apparatus access roads. Fire apparatus access roads must have a minimum width of 20 feet and a vertical clearance of 13 ft. 6 in.

Mr. Ron Wuerth reads the recommendations of the Staff:
Just might I say this is really good example of some infield type residential dwellings that the City of Warren is looking forward to having and hopefully we can find more places for these gentlemen to building on

PUBLIC HEARING:
Mr. Joseph Hunt – This is over on Hoover Road between 12 Mile and Common and it's been vacant land. When they build their Brownstone what this will do is instead of paying taxes on vacant land it will be an improvement into the city on a major thoroughfare, which is a city road. I see no downside on this, I'm in full favor of this.

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

Chair Howard – This is a great development. I love it, I love the whole Brownstone concept I think it's going to be a great addition to the city.

ROLL CALL:
The motion carried as follows:

Assistant Secretary Smith…… Yes
Chair Howard…… Yes
Commissioner Houghten…… Yes
Commissioner Karpinski…….. Yes
Vice Chair Kupiec…….. Yes
Secretary McClanahan…… Yes
Commissioner Robinson…….. Yes

7. CORRESPONDENCE
Notice from the City of Detroit Zoning Board of Appeals for an establishment for a Medical Marijuana Caregiver Center at 8200 E. Eight Mile Road.

APPROVED

MOTION:
A motion was made by Assistant Secretary Smith to receive and file, supported by Secretary McClanahan.

ROLL CALL:
The motion carried as follows:

Assistant Secretary Smith……. Yes
Chair Howard……. Yes
Commissioner Karpinski…….. Yes
Vice Chair Kupiec…….. Yes
Secretary McClanahan……. Yes
Commissioner Houghten…….. Yes
Commissioner Robinson…….. Yes

8. BOND RELEASE
None at this time.

9. OLD BUSINESS

A. MINOR AMENDMENT TO APPROVED SITE PLAN FOR OPEN STORAGE OF SEMI-TRUCKS AND TRAILERS: Located on the west side of Edom Avenue, 150 ft. north of Groesbeck Avenue 21329 Edom; Section 5; Asim Cehajic (John Monte, Great Lakes Geomatics, LLC); Minor amendment is for reconfiguring the truck and trailer parking.

PETITIONERS PORTION:
Mr. Asim Cehajic – I'm here for a minor amendment for reconfiguring the truck and trailer parking. They recommended to have a turning point inside the property which is required by city I think. So he redesigned like from eight trailers to twelve trailers to be able to park on the site.

Secretary McClanahan reads the following correspondence:

TAXES: No Delinquent Taxes.
ZONING: A variance is needed to have 6600 square ft. of truck and trailer parking on gravel on this site.
ENGINEERING: Approved.
FIRE: Approved.

Mr. Ron Wuerth reads the recommendations of the Staff:
Number 2 should be. The fence along the south property line is owned by the owner of the property to the south. No Gate shall be constructed in the fencing along the south property line. Just a real

APPROVED

quick piece of information Lynne Martin the former Chief Zoning Inspector had found this out through some research, apparently discussions with the south property owner, there was supposed to be a gate so that they could get to Groesbeck. It does change things because the only way in and out is off the other street that's why we have this note to be placed on there.

MOTION:
A motion was made by Assistant Secretary Smith to recognize this as a minor amendment, supported by Commissioner Robinson.

ROLL CALL:
The motion carried as follows:

Assistant Secretary Smith…… Yes
Chair Howard…… Yes
Commissioner Houghten…….. Yes
Commissioner Karpinski…….. Yes
Vice Chair Kupiec…….. Yes
Secretary McClanahan…….. Yes
Commissioner Robinson…… Yes

MOTION:
A motion was made by Assistant Secretary Smith to approve, supported by Commissioner Robinson.

COMMISSIONERS PORTION:
Vice Chair – Did you get a copy of the recommendations that Mr. Wuerth just read?

Mr. Asim Cehajic – Do you have any questions and do you understand them?

Mr. Asim Cehajic – Yes I do understand.

Vice Chair Kupiec – You understand if you need to discuss anything you should discuss it with Mr. Wuerth and Planning Department. And also you have to meet with the Zoning Inspector to determine your variance, do you understand that?

Mr. Asim Cehajic – Yes sir.

ROLL CALL:
The motion carried as follows:

Assistant Secretary Smith…… Yes

APPROVED

Chair Howard…….. Yes
Commissioner Houghten…….. Yes
Commissioner Karpinski……. Yes
Vice Chair Kupiec……. Yes
Secretary McClanahan……. Yes
Commissioner Robinson……. Yes

B. MINOR AMENDMENT TO APPROVED SITE PLAN FOR OPEN STORAGE FOR EXCAVATING EQUIPMENT AND TRUCKS: Located on the east side of Ryan Road; approximately 500 ft. south of Toepfer Road; 21412 Ryan & 21446 Ryan Road; Section 32; James Carden (Kerm Billette). The minor amendment is for the reconfiguration of the parking area.

PETITIONERS PORTION:
Mr. Kerm Billette – The owner of the property Jim Carden's wife had emergency surgery at three o'clock so he said he couldn't be here so he told me to go ahead. I agree with the findings and recommendations on here. I have changed the drawing and I will comply with all the requirements. He's put a lock box on there, I changed the drawing to include the trash bin in the building. The agreement for the cross access is on the drawing and anything that is not complied with on the recommendations will go to the Board of Appeals. I will prepare the application for the Board of Appeals and I'll prepare the application for the combination and he also has the paper prepared for the cash bond for $150.00 dollars.

All of the requirements that are on there I will go to the Board of Appeals on what still remains to be done. I think there's two or three items, the greenbelt in front he'd like to put that off for a couple years until he repaves the parking lot. The 5 ft. wide landscape set back on the driveways he'd also like to put that off. All the other requirements that are on the drawing have been changed and we are here tonight to get a rearrangement of the parking spaces for the cars over to the western part of the property. Mr. Carden said that the trouble with putting them near the south property line that he can't turn his trucks safely and efficiently because they block too much of the driveway going straight in. So I put the six parking spaces adjacent to the back property line for the hose, it's up against a landscaped area that's fenced. I'll put the dimension on there for the driveway it's about 32 ft. I believe. It's sufficient but it cuts down on the number of stalls but that's okay for the storage of the equipment. We have the storage of the seasonal equipment for four spaces and the total of 13 that would be five short ones for the smaller equipment and eight long spaces these would be 50 ft. deep this would be for the semis.

APPROVED

Chair Howard – This is a minor amendment tonight just for the reconfiguration of the parking, am I correct?

Mr. Kerm Billette – It's a minor amendment, yes.
Secretary McClanahan reads the following correspondence:

TAXES: No Delinquent Taxes.
ENGINEERING: Preliminary review of the site plan yielded the following comments:

1. A storm water collection system shall be designed to meet current storm water ordinances. Detention may be required.
2. It is recommended that the parcels be combined. Otherwise, joint access agreements/easements may be required.

ZONING: No variances have been obtained as of yet.
FIRE: Approved.

Mr. Ron Wuerth reads the recommendations of the Staff:
The reason you see long listing here is that these were still conditions from the previous approved site plan so they just continue until the Architect finishes the plan.

MOTION:
A motion was made by Assistant Secretary Smith to recognize as a minor amendment, supported by Secretary McClanahan.

ROLL CALL:
The motion carried as follows:

Assistant Secretary Smith…….…… Yes
Chair Howard…….…….. Yes
Commissioner Houghten…… Yes
Commissioner Karpinski…….. Yes
Vice Chair Kupiec…… Yes
Secretary McClanahan…… Yes
Commissioner Robinson…… Yes

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

ROLL CALL:
The motion carried as follows:

Assistant Secretary Smith…….. Yes
Chair Howard…… Yes

APPROVED

Commissioner Houghten……. Yes
Commissioner Karpinski…….. Yes
Vice Chair Kupiec……. Yes
Secretary McClanahan……. Yes
Commissioner Robinson…….. Yes

C. SECOND MINOR AMENDMENT TO APPROVED SITE PLAN FOR NEW MEIJER'S STORE AND GASOLINE/CONVENIENCE STORE: Located on the northwest corner of Ten Mile and Schoenherr Roads; 13355 Ten Mile; Section 23; REDICO (Paul Stodulski). The minor amendment includes the following. The roofline of the entrance has been changed to reduce the overall height from 39'-7" to 38'-0", flattening of the roofline, modifications to the northeast and southeast corners of the building, and an addition of 14 parking spaces at the north parking area.

PETITIONERS PORTION:
Mr. Juli Sala – I'm with Anderson, Eckstein and Westrick Inc., 51301 Schoenherr Road, Shelby Twp., I'm the Civil Engineer representing Meijer's.

Chair Howard – So you're flattening the roof line?

Mr. Juli Sala – Yes at the two entry towers or vestibules or however you want to call them. On your plan it's not shown on there I kind of just sketched that in there with a pen it used to be a steeper roof line on top of those, which made it a little bit taller. So now we're actually flattening out, it reduces the total height we're still in excess of a 35 ft. limit. However, we did get approval from ZBA for the full width as it was presented before so we don't necessarily have to go back for ZBA again since we are reducing that.

The second change we made was really driven by the interior architecture of the building if you recall when we initially presented this project at the very first meeting we actually came in with a much larger store. After we heard residents talking about it explaining their situation and what they would like to see us do so we then shrunk the building down significantly. It used to be 190,000 some square feet, we dropped it down to 157,000 square feet and in that commitment we are still reorganizing the interior of the building to make sure all the pieces are still fitting within that footprint. And what we found out is because some of the recent changes as this gets developed we actually had to expand the store very minimally. I've drawn it in here in red. We are talking about the two corners right at the building we are coming out a little bit further on both of

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those corners. Then the pharmacy drive through window really slides another five or ten feet I believe.

Those changes really just allow us to reconfigure the interior space of the building. We've looked at multiple different ways to try and do that without coming here to this meeting and apparently I lost that argument with the Architect so here I am asking for a minor amendment. In so doing so it increases the overall square footage of the entire building. And in order to again avoid appearing before ZBA, again we added the parking spaces to accommodate that which means we are still within the allotment of the parking space variance that we received at ZBA.

MOTION:
A motion was made by Assistant Secretary Smith to recognize as a minor amendment, supported by Commissioner Robinson.

ROLL CALL:
The motion carried as follows:

Assistant Secretary Smith……. Yes
Chair Howard……. Yes
Commissioner Houghten…….. Yes
Commissioner Karpinski…….. Yes
Vice Chair Kupiec…….. Yes
Secretary McClanahan……. Yes
Commissioner Robinson…….. Yes

Secretary McClanahan reads the following correspondence:

TAXES: Approved.
ZONING: Approved.
FIRE: Approved.
ENGINEERING: Approved.

Mr. Ron Wuerth reads the recommendations of the Staff:

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

COMMISSIONERS PORTION:
Secretary McClanahan – What is the reason to change the roof line?

Mr. Juli Sala – I wish I had a good answer for that it's just the powers to be as they always reconfigure the stores for different looks. This

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was one of the things that they presented to the Meijer's ownership and they felt comfortable to go with it and they wanted to proceed.

Vice Chair Kupiec – You mentioned you reduced the square footage of the inside of the store?

Mr. Juli Sala – No we actually increased the square footage of the store that's why we are adding the parking spaces. We actually have to come out at each corner of the building to square off those corners a little bit in order to accommodate the interior program requirements for the store.

Vice Chair Kupiec – Maybe I misunderstood you but I thought you said initially after meeting with the neighbors that you decided to reconfigure the building and make it smaller?

Mr. Juli Sala – Well initially we had presented a much larger building at the very first site plan approval meeting which was a 190,000 some square feet. After hearing what the residents had to say we then switched to a smaller format store of 150,000 some square foot unit. And after we made that commitment as we reworked the interior program of that 150,000 some square foot unit we found out that we really need to add a tiny bit of space a couple thousand square feet just to make the program requirements within that store. So when we got site plan approval it was for a building of 157,352 square feet, we're now coming today for a building of 159,226 square feet, but still much smaller than the original 190,000 some square foot building.

Vice Chair Kupiec – So you shrunk the building but then the increase came from extending the drive through for the pharmacy?

Mr. Juli Sala – It really came from extending both corners of the building at the face. One side is for the pharmacy and the other side is tied to the bottle return area.

Vice Chair Kupiec – This drive though for the pharmacy is it going to be the blind drive though where you don't see any clerks at all?

Mr. Juli Sala – There's a window there for pharmacist to assist. We did add a second lane, only one lane actually gets serviced by the pharmacy the second lane is for bypass in case there's a long line and somebody wants to just come around and exit the drive through area and that was one of the requirements for the site plan approval originally.

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Assistant Secretary Smith – In regards to the roof, lowering and flattening it out more you said you didn't have an answer about why they flattened it out?

Mr. Juli Sala – It's simply for appearance.

Assistant Secretary Smith – We have something in our notes here that says the reduction of the roof line at the entrances the 38 feet flattening the roof improves drainage.

Mr. Juli Sala – It affects that too but there was no issue with the drainage. Initially we had a design to accommodate that drainage this just makes an improvement to the overall building.

Chair Howard – And we are still going with porous pavers in the parking area.

Mr. Juli Sala – Yes we are.

ROLL CALL:
The motion carried as follows:

Secretary McClanahan……..... Yes
Commissioner Robinson…….. Yes
Assistant Secretary Smith……. Yes
Chair Howard…… Yes
Commissioner Houghten…… Yes
Commissioner Karpinski…….. Yes
Vice Chair Kupiec…….. Yes

10. NEW BUSINESS
None at this time.

11. CITIZEN PARTICIPATION
None at this time.

12. PLANNING DIRECTOR'S REPORT
Mr. Ron Wuerth – There was a lot of time off and vacation and so on, so I have a small report here. I attended one TIFA Meeting, and I realized I'm not sure that everyone understands where TIFA is located. It's an area a tax increment finance area and it's located on Van Dyke between Stephens and Eight Mile Road and then goes for a little ways along Nine Mile east and west. So that's the area that they work on all the time to try and make improvements along that area. So when I say I go to a TIFA Meeting that's what this is all about. I also attended a Block Grant meeting and Block Grant they

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improve homes and work very hard to do that type of thing. They build them, they improve them, they recondition them, and all that sort of thing. I recently attended a joint meeting between General Motors and the Warren Staff and we do this on a quarterly basis, they have so much work that comes our way that we want to make sure that we're basically on the same level. When we first started out it was a little confusing and they were doing a lot of things that were putting a lot of pressure on our staff so we figured that all out we are moving along like a well-oiled machine.

On this meeting there should have been an item called Hotz Catering and they wanted to have an approval for some open storage. The concern here is that after an inspection, which happened to be my inspection, after I took a look at the site and took a look at the site plan it really appeared to me that there were too many questions out there and concerns to look at to bring to the Planning Commission. I truly believe the site should be about three times the size that is indicated on that plan.

There's a fuel tank that's in the area that they use and I'm not sure about their approval on that particular item. There's an alley that runs from Ryan Road to Dean Street that's been block off, it happens to be a public alley, it should be open. There's parking in the right-of-way, there are trucks stored in various and they don't have approval for that type of storage I saw numerous violations. So with that said I took the item off the agenda I notified Mr. Billette he's the representative of that and we'll have a meeting or meetings in the next few weeks to address all of these issues.

Meanwhile I did speak to our Zoning Inspectors they went out and took a look and they found a lot of things and they'll be reporting that to Mr. Hotz. Bottom line is we certainly need a site plan that's going to work and I'm not going to bring one before the Planning Commission unless I feel with the conditions that are put forth it will work out for everyone. We'll probably see the site plan in the next month or less.

Finally I did receive a notice from City Council, it was a little bit cryptic, but they do want me to respond to them about what stage the Master Plan is in, so that's what I'll do. We've already moved on in the process that's as much as I'll say about that it's just a matter of getting it over the next stage to move it forward for the RFP. So that's my Planning Director's Report.

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Chair Howard – You answered the question regarding the Master Plan. So probably the next meeting you'll talk about where we are in terms of our budget once you have the budget meeting.

Mr. Ron Wuerth – Yea we haven't been notified yet for our Administrative Budget Hearing. I will send a letter tomorrow over to City Council I don't know if they'll get it on this next meeting or not, which is tomorrow night.

13. CALENDAR OF PENDING MATTERS
None at this time.

14. ADJOURNMENT

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

The meeting adjourned at 8:26 p.m.

_____
Jocelyn Howard, Chair

_____
Jason McClanahan, Secretary

APPROVED

Meeting recorded and transcribed by
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