

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on January 9th, 2017, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, January 9th, 2017, at 7:00 p.m. in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

Commissioners present:

Edna Karpinski
Jason McClanahan, Secretary
Natasha Houghten
Syed Rob
Warren Smith, Assistant Secretary

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
Acting Chair McClanahan called the meeting to order at 7:08 p.m.
2. PLEDGE OF ALLEGIANCE

Ms. Caitlin Murphy – Tonight we do not have a Chair Person or a Vice Chair according to the by-laws a temporary Chair has to be elected by a majority vote of the members present. So we need a motion for a nomination.

MOTION:

A motion was made by Assistant Secretary Smith to nominate Secretary McClanahan as the Chair for this evening, supported by Commissioner Rob. A voice vote was taken and the motion carried unanimously.

3. ROLL CALL

MOTION:

A motion was made by Assistant Secretary Smith to excuse Chair Howard, Vice Chair Kupiec, Commissioner Vinson, and

Commissioner Robinson due to being ill, supported by Commissioner Rob. A voice vote was taken and the motion carried unanimously.

4. APPROVAL OF THE AGENDA

MOTION:

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

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

MOTION:

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

6. PUBLIC HEARING ITEMS:

- A. SITE PLAN FOR BUILDING ADDITION TO BUDDHIST MONASTERY: Located on the southwest corner of Ten Mile Road and Warner Avenue; 2690 Ten Mile Road; Section 30; Nhung Huynh (Vietnamese Buddhist Association of Detroit). **TABLED TO 2-27-17.**

Assistant Secretary Smith – We have a letter from the petitioner asking to have this item tabled to February 27, 2017. It says, Dear Mr. Wuerth, please reschedule the Planning Commission hearing for the Temple to February 27, 2017. We are in the process of locating an addition to our building, and will submit revised prints for your consideration.

Mr. Robert Tobin the Architect for this project is preparing the elevations for the building. The floor plan has been determined to face the front to the east. I believe this is in keeping with tradition. The floor plan will be included with the elevations. Sincerely, Kerm Billette.

MOTION:

A motion was made by Commissioner Rob to table until 2-27-17, supported by Assistant Secretary Smith.

ROLL CALL:

The motion carried as follows:

Commissioner Karpinski..... Yes

Acting Chair McClanahan..... Yes
 Commissioner Houghten..... Yes
 Commissioner Rob..... Yes
 Assistant Secretary Smith..... Yes

B. SITE PLAN FOR OPEN STORAGE OF STEEL PALLETS: Located on the northwest corner of Frazho Road and Groesbeck Highway; Section 24; 14401 Frazho; Ari Kurzman. **TABLED TO 2-27-17**

Assistant Secretary Smith – This is a tabled item and we have correspondence from the petitioner to retable this to February 27, 2017. The correspondence says: To Whom It May Concern; We hereby request to table the following item. Site plan for open storage of steel pallets; property address 14401 Frazho. The item is to be rescheduled for public hearing on February 27, 2017.

MOTION:

A motion was made by Commissioner Rob to table until February 27, 2017, supported by Assistant Secretary Smith.

ROLL CALL:

The motion carried as follows:

Commissioner Karpinski..... Yes
 Acting Chair McClanahan..... Yes
 Commissioner Rob..... Yes
 Commissioner Houghten..... Yes
 Assistant Secretary Smith..... Yes

C. 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 TO 1-23-17.**

Assistant Secretary Smith – The petitioner is asking this to be tabled until January 23, 2017. The correspondence was given to us on January 2nd. Thank you for taking the time with me this morning. I just received the email for the land development, Mr. David White cannot attend the meeting. Thank you for resetting it to January 23, 2017, I'm sure we will get a letter to reconfirm this date.

MOTION:

A motion was made by Commissioner Rob to table to January 23, 2017, supported by Assistant Secretary Smith.

ROLL CALL:

The motion carried as follows:

Commissioner Karpinski..... Yes
 Acting Chair McClanahan..... Yes
 Commissioner Houghten..... Yes
 Commissioner Rob..... Yes
 Assistant Secretary Smith..... Yes

- D. SITE PLAN FOR PARKING LOT EXPANSION FOR EXISTING RETAIL BUILDING: Located on the southwest corner of Van Dyke and Toepfer Road; 21647 Van Dyke; Section 33; Donna Delour Holata.

Acting Chair McClanahan – Good evening, we don't have a full board here and you have the right to be in front of a full board. So if you'd like to table until there is a full board that would be fine or you can just proceed tonight.

PETITIONERS PORTION:

Mr. Frank Hanna – Yes. My name is Frank Hanna I'm the Design Engineer for the project. Basically the building is existing on the property most of the utilities are there. There is a wall separating us from the residential on the west side of the property and we would like just to pave the parking lot to comply with the requirements of the Planning Commission.

Assistant Secretary Smith read the following correspondence:

TAXES: No Delinquent Taxes.

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

1. Sidewalks adjacent to the parking spaces should be 7' wide to allow for 2' of vehicle overhang.
2. Any work within the Van Dyke Avenue (M-53) right-of-way will require approval from the Michigan Department of Transportation.
3. Drive approaches shall be constructed in accordance with MDOT and City of Warren specifications.
4. If the one-way drive approach from Van Dyke is allowed, it is suggested that it be signed as such and configured in such a way as to limit vehicles from using it to exit the site onto Van Dyke Avenue.

5. All existing easements shall be shown on the plan. No permanent structure shall be proposed within an easement.
6. Pretreatment of storm water runoff from the site may be required.
7. The detention volume, if required, shall be based upon the higher calculated value between 2" over the site or the 100-year storm.

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

1. Any work (water main tap, sanitary sewer tap, drainage, or driveway modifications) in MDOT right-of-way will need a permit.

FIRE: Approved.

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

1. All parking spaces shall have the dimensions listed on the site plan. There are no dimensions on the parking near the building.
2. A variance will be needed for the parking on the west property line.
3. It appears the parallel parking near the building is not in accordance with zoning ordinances.
4. Should the wall be maintained or less removed?

Mr. Ron Wuerth reads the recommendation of the Staff:

****Eliminate item 1 and 5 from Engineering, and eliminate item 2, 3, 4 from Zoning.****

MOTION:

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

COMMISSIONERS PORTION:

Assistant Secretary Smith – I was by the site today and looked at different things did you understand all the recommendations as far as the driveways and things like that?

Mr. Frank Hanna – Yes there is one item under Engineering which is regarding the 2 inch or a 100 year storm. I spoke with Justin from the Engineering Department a while back and they said they only need 10 year storm rather than 100.

Assistant Secretary Smith – As long as you're meeting with the Engineering Department.

Acting Chair McClanahan – It looks like Mr. Wuerth is shaking his head in agreement there?

Mr. Ron Wuerth – Yes.

Assistant Secretary Smith – After checking with Engineering, it is 100 year storm not a 10 year. I noticed that the parking lot also needs a lot of repair, are you redoing the whole parking lot?

Mr. Frank Hanna – Yes we have to do the whole parking lot.

Commissioner Rob – So what type of retail operation are there right now?

Mr. Frank Hanna – Let's have the owner answer that.

Ms. Donna Delour Holata – Good evening, I'm the owner and petitioner of the project. There are no retail businesses going on or being conducted in the premises as we speak. A grocery store is what we would like to do.

Commissioner Rob – Will you be the owner of the grocery store or are you renting it out?

Ms. Donna Delour Holata – That all depends, we are taking one step at a time for now yes.

Commissioner Rob – The whole place would be a grocery store?

Ms. Donna Delour Holata – That's what we would like to see out there yes.

Commissioner Rob – Do you have an estimate of how long?

Ms. Donna Delour Holata – It all depends on how long it takes for site plan reviews, and permit pulling, and engineering revising and things along that line. Once those steps have been accomplished then we go on and take the proper measures to get the job done. Engineering Department, my Architects, and my Engineers will work it out together and figure it out.

Assistant Secretary Smith – What are going to be the hours of operation, is it going to be like a fruit market or a grocery store?

Ms. Donna Delour Holata – The hours of operating I'm thinking like a regular grocery store eight o'clock until about nine o'clock in the evening.

ROLL CALL:

The motion carried as follows:

Assistant Secretary Smith.....	Yes
Commissioner Rob.....	Yes
Acting Chair McClanahan.....	Yes
Commissioner Karpinski.....	Yes
Commissioner Houghten.....	Yes

- E. SITE PLAN FOR BUILDING ADDITION: Located at the southwest corner of Nine Mile and Mound Roads; 21500 Mound Road; Section 33; Fiat Chrysler Auto. (Giovanni Mavrot).

PETITIONERS PORTION:

Ms. Stacy Cerget – I'm Stacy Cerget with with FVPM and I've got Jim Cummings here with me from the Cummings Group. We are here for Fiat Chrysler for the Warren Truck Assembly Plant which is located just north of Eight Mile on the east side of Mound. They are purposing to do a line addition for the final assembly check of the cars before they go onto the trains.

The building that we are proposing is behind two other buildings, if you look on the site plan you can see we're attached in and it shows that it's clearly behind two other buildings, you cannot see it from Mound Road or Eight Mile Road. We've received the recommendation from Mr. Wuerth and there's one item which we'd like to request relief from and that is from the 8' high masonry wainscot. The buildings along Eight Mile and along Mound have the wainscoting on them but this so far back into the sites you won't see it from any of the roads or any of the right-of-ways. So we were hoping that we could get relief from that one item on his check list. We are here to answer any questions relative to the site. Basically the cars are going to come out the line and it's your final inspection. They come out of the line, they go either onto the truck to go onto the rail or they go back into the other building which is in front of it to get other repairs made on the vehicle if it doesn't pass the final inspection.

Assistant Secretary Smith reads the following correspondence:

TAXES: No Delinquent Taxes.

ZONING: Approved.

MCRC: Approved.

Mr. Ron Wuerth reads the recommendations of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Assistant Secretary Smith – On item number 2B dealing with the exterior walls with the 8' high wainscot can you shed some light on if they really need it because it's an interior building where it won't be seen?

Mr. Ron Wuerth – First off with any of these developments, new industrial buildings, or additions that type of thing it's been the Planning Commission's request to have the wainscot on the building addition or not. The point is in this area, and you can see our photos and you'll see it on the buildings there that there's wainscot there, I also used google earth and I could look at all the buildings from different angles and they have it on all the other buildings so it's logical to have it on this one. So that's why it was requested we want it to be the same as the other ones just being consistent that's all.

Assistant Secretary Smith – Do you have an issue with it being put on for that reason so it looks normal with everything else?

Ms. Stacy Cerget – It is normal with the outside and around some of the bigger buildings but not in this specific area, there's other buildings that were added on in this specific area that don't have it so that's why we requested relief.

We have six representatives from the facility here with us tonight in support of the project and I just want to recognize that they are here with us tonight and they are here to answer any questions if you do have any.

Commissioner Rob – What is the reason you want to avoid the wainscot, is it a cost purpose?

Ms. Stacy Cerget – Absolutely it's cost prohibitive to put it up. It's a very expensive component to the project. I could understand if you could see it from the main road or from the right of way, but you can't see into this section of the site at all from all four sides, it's completely surrounded by other buildings.

Mr. Ron Wuerth – Just to add I want it to be consistent and we also want to make sure that the building walls are stable because you have hi-lows that run in and out, and there's a line that comes through there.

Acting Chair McClanahan – Did you have any comments about the integrity of the walls?

Ms. Stacy Cerget – Yes in this specific instance this is the very end of the line so there is no hi-low traffic the cars are completely assembled at this point they've gone through the wash cycle and they are getting their last final inspection to make sure there's no chips or any physical or visible damage on the exterior of the car before it gets onto the truck. So there's no other activity other than the cars going through the line and people stationed within it doing the inspections. So it's a very specific area of the facility and it's the very end of the line so the only traffic is the actual trucks coming off the line.

Acting Chair McClanahan – Would the maker of the motion be opposed to removing the wainscoting?

Assistant Secretary Smith – No.

Commissioner Rob – We have a standard process we should follow the recommendation.

Assistant Secretary Smith – So you're saying we should keep it then?

Commissioner Rob – This is a standard request we would have done to any other commercial building. It's not creating any problems with the operations and other things so I would keep it that way. It's not something that will hinder the operation so I'll keep it as it is with the recommendation.

Acting Chair McClanahan – Would anybody else second removing the wainscoting from the recommendation? Okay our motion is to keep with the Planning Director's Report with the wainscoting on the building. I'm definitely excited about what's going on over there. You guys have been all over the news. I don't know if everybody knows the Wagoneer and the Grand Wagoneer will be produced there in a couple years so I'm excited about that. I heard there's going to be 2000 new jobs combined with the Wrangler Plant in Toledo. We love having Chrysler in Warren thank you.

Assistant Secretary Smith – I’d like to make a correction I’ve been calling Commissioner Houghten Commissioner Natasha, her last name is Houghten.

ROLL CALL:

The motion carried as follows:

Commissioner Houghten.....	Yes
Commissioner Rob.....	Yes
Assistant Secretary Smith.....	Yes
Acting Chair McClanahan.....	Yes
Commissioner Karpinski.....	Yes

- F. SITE PLAN FOR BUILDING ADDITION TO AN AUTO REPAIR FACILITY: Located on the east side of Schoenherr Road between Coleen and Georgiana Avenue; 20819 Schoenherr Road; Section 35; Cal Maadarani.

PETITIONERS PORTION:

Mr. Jeff Graham – I’m the Project Architect. Basically what we have is an existing canopy that was built several years ago with building permits. It’s used to provide shelter to a tow truck and other pieces of equipment. Since then we’ve had a situation where we want to have the office, which is on the very far corner of the building, to be centrally located so that the staff can keep an eye on the parking when it was open. So that’s why we would like to move the offices from that location to under the canopy we would just build the walls in. The footings are already there the roof structure is obviously already there. We don’t need it that tall but it was designed for another purpose but we could repurpose that canopy to provide a centrally located office. We have plenty of parking for this addition, we have excess parking. We hope that you will approve the plan.

Assistant Secretary Smith reads the following correspondence:

TAXES: No Delinquent Taxes.

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.

3. Provide Fire Department lock box (knox box) as required by city ordinance.

ENGINEERING: Approved.

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

1. Parking not in compliance with ordinance.
2. Parking calculations not represented on site plan.
3. What is the status of the lot combination?

Mr. Ron Wuerth reads the recommendations of the Staff:

****Eliminate items 1, 2, 3 under Zoning.****

MOTION:

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

COMMISSIONERS PORTION:

Assistant Secretary Smith – This isn't the first time that we've had in our recommendation that the properties needed to be combined I'm just wondering what's taking so long to get that item resolved?

Mr. Cal Maadarani – That's what I'm going to find out tomorrow. I submitted the application a few years ago, and I think from buying more properties something got held up. I'm going to find out tomorrow what's going. I'm on top of things I want to get things taken care of.

Assistant Secretary Smith – I was looking at the parking spaces it says that the parking areas consist of 19 customer parking, 8 employee parking, 24 space are labeled cars waiting service, and 10 spaces labeled employee parking awaiting service. Now it says parking spaces are 51 passenger vehicles but when you add those numbers up it comes to 61 so is the 10 spaces included in the 24 because it said and 10 spaces so I didn't know if it was additional.

Mr. Cal Maadarani – They were included.

Assistant Secretary Smith – Because the way it added up it added up to 61 spaces instead of 51 spaces with the 10 additional spaces.

Mr. Jeff Graham – I think we have like 17 extra spaces. When you add all the parking that we have and deduct what you needed we had to allocate parking for certain uses. We have plenty of parking spaces.

Assistant Secretary Smith – I was just in question of the number of spaces are the 10 being added to it or included in it that was my question?

Mr. Jeff Graham – It's included.

Assistant Secretary Smith – I also noticed in our paperwork that we are currently holding a \$1200.00 cash bond. Is this \$120.00 dollar in addition to that \$1200.00 that's already being held?

Mr. Ron Wuerth – They are separate bonds, but yes, it is in addition.

Commissioner Rob – How many square feet is the building addition?

Mr. Cal Maadarani – 800 square foot.

Commissioner Rob – So based on 800 square feet what will be total cost?

Mr. Cal Maadarani – Like I said the structure is already existing so the exterior wall and the front will not assume more than \$5000.00 dollars.

Mr. Jeff Graham – The footings are in, the roofs in, the structure's in, it's just filling in the three walls. There's no bathroom in there it's just one large office space.

Commissioner Ron – Are you fine with this estimate I find that \$4000.00 is a little low and do we have a cash bond from before?

Mr. Ron Wueth – Yes, and the cash bond remains and it remains because they didn't combine the properties that's why it's there. Historically if you looked in there you'll see that they did submit an application to combine, it was reviewed and a letter went back to them saying all they had to do was make some simple changes. It didn't happen, who knows why, these things happen, so I'm sure they'll get it fixed in no time at all it's easy.

ROLL CALL:

The motion carried as follows:

Commissioner Karpinski.....	Yes
Acting Chair McClanahan.....	Yes
Commissioner Houghten.....	Yes
Commissioner Rob.....	Yes
Assistant Secretary Smith.....	Yes

Mary Clark CER-6819
January 9th, 2017

7. CORRESPONDENCE

Notice from the City of Detroit for an establishment for a Medical Marijuana Caregiver Center at 3840 E. Eight Mile Road.

MOTION:

A motion was made by Commissioner Rob to receive and file, supported by Assistant Secretary Smith.

ROLL CALL:

The motion carried as follows:

Assistant Secretary Smith.....	Yes
Commissioner Rob.....	Yes
Commissioner Houghten.....	Yes
Acting Chair McClanahan.....	Yes
Commissioner Karpinski.....	Yes

8. BOND RELEASE

None at this time.

9. OLD BUSINESS

A. MINOR AMENDMENT TO APPROVED SITE PLAN FOR A NEW COMMERCIAL BUILDING: Located on the west side of Mound Road, approximately 120 ft. north of Streefkerk Drive; 32683 Mound Road; Section 5; Hana Yousif (Imad Potres); Minor amendment is for outdoor playground addition for a daycare center.

PETITIONERS PORTION:

Ms. Hanna Yousif – I've been doing this type of business for 27 years in the City of Warren this is my fourth location.

Mr. Imad Potres – Good evening I'm with Futuristic Design my company prepared the site plan and we are ready for your questions.

Assistant Secretary Smith reads the following correspondence:

TAXES: No Delinquent Taxes.

FIRE: Approved.

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

1. Current zoning is C-1 & P, the area of the play ground is in the P zone and is not an allowed use.

- 2. A detail of the parking calculations – parking variance probably required.
- 3. The size of the parking spaces should be listed.

Mr. Ron Wuerth reads the recommendation of the Staff:

MOTION:

A motion was made by Commissioner Rob to recognize as a minor amendment, supported by Assistant Secretary Smith. A voice vote was taken and the motion carried unanimously.

Assistant Secretary Smith – I’d like to make a motion for the simple reason I was by the place today and I agree with the Planning Director’s report that I don’t feel that the parking and the playground should be in the corner where they are shown on the drawing. I believe the north side of the building is a better location because you do have traffic that surrounds that building. I don’t know if you were able to look at all of his recommendations but there were some concerns there that need to be addressed before we can get a final approval on this.

Commissioner Rob – I agree with Assistant Secretary Smith there’s a lot of things there maybe the petitioner can work with the Planning Department.

MOTION:

A motion was made by Assistant Secretary Smith to table until 2-6-2017, supported by Commissioner Rob.

ROLL CALL:

The motion carried as follows:

Commissioner Karpinski.....	Yes
Acting Chair McClanahan.....	No
Commissioner Houghten.....	Yes
Commissioner Rob.....	Yes
Assistant Secretary Smith.....	Yes

Mr. Ron Wuerth – I’m not sure about the votes do you have to have five on something like this, I’m not sure Ms. Murphy?

Ms. Caitlin Murphy – I believe it’s just a majority vote, but let me take a look just to confirm.

Acting Chair McClanahan – So you are aware of all the issues that we want you to look at with the Planning Department?

Mr. Imad Potres – Sure, thank you.

Ms. Caitlin Murphy – The majority is the only thing that's needed of the present commissioners.

Acting Chair McClanahan – So it is tabled until February 6, 2017 get with the Planning Department and try to work it out and get the playground going for the kids. Thank you.

Ms. Hana Yousif – Thank you.

10. NEW BUSINESS

Discussion and voting of 2017-2018 Planning Department Budget.

Mr. Ron Wuerth – Thank you Planning Commission, this is the Budget that we present each year for the Planning Commission and the Department of Planning. You had a chance to take a look at this at the last Planning Commission Meeting that was a draft copy. At that point this is still a draft copy so if you have any suggestions on changes or that type of thing please let me know.

As you can see we have a table of contents which helps organize this far better than it ever has been organized so you can refer to things rather quickly and we have page numbers too, thanks to Commissioner Rob. There are statements about the staff statements about our operating budget I'm going to add something real quick that I found as I went through here and this will be page 9 under Memberships the second paragraph. It says other essential professional organization such as the Michigan Historic Preservation Network, we are also members of that so we can add that in there. So you have the general letter that is provided by the Commission to the Mayor and the Administration.

I'm now looking at our staff organization and you can see as you go on down there's an Office Assistant that we are interested in having. We want to have a Planner II and that is the promotion of Michelle Katopodes from Planner I to Planner II. It looks like we would eliminate the Planner I and in Planner Aides it looks like one person would be vacated there, that's only if these other positions have been filed. You can see the Manning Tables under page 12 and some cost there. There's the description of the Office Assistant and what that person does, and the Planner II and obviously what that person does.

I'm going to leap through here. There's the overtime expense, our meeting allowance, the Planner Aides and if we don't get our Office Assistant then we are looking at three Planner Aides with raises up to \$15.00 per hours at this point and time, we are going to review that as we go. I want to look at what other Aides and people who are temporary are doing throughout the city and make sure that everyone is paid fairly. Under office supplies it appears that our Planner I needs a new computer and a monitor, it's old, so we are hoping to get an approval for that.

We go to Contractual Service I believe that's page 20 and number five we are looking to hire a Geographic Information Systems Consultant for up to 95 hours of professional services. And that they can help us develop the zoning map in GIS. Also we have a concern with multiple zoned parcels in our BS & A. It's difficult for people to understand what an MZ zone is because it simply doesn't exist except in the BS & A format. It means multiple zone we are having a little trouble trying to describe what the primary zone is and the secondary zones are and that type of thing so we need clarification and we need to be able to do it through GIS so that we can map it. That's a major concern right now because the last time we produced a map was 2009.

There's postage, mileage, printing and publishing, the membership dues which are generally required here. You can see that that's where the SEMCOG membership stands out.

And finally the expense summary as it adds up. There's a line item here called Performance Objectives and Indicators. It's a matter of looking forward to see what we project up to our 2018 budget how things will go as we anticipate them under these performance indicators, there's a number of them. After that is a five year budget for personnel and you can see how we want to advance here in the next five years. That's the general overview of the budget. Do you have any questions or suggestions because we need to send this in tomorrow to the Administration, we expect not to have to make too many changes and have that in tomorrow.

Acting Chair McClanahan – A lot of hard work put into that cross our fingers it all goes well.

Assistant Secretary Smith – I like this copy a lot better than the last one I got, it's easier to read.

Mr. Ron Wuerth – I think it is too. You can get to what you want and that makes it easier in our review with the Administration and with City Council.

Commissioner Rob – Thank you for making the change it looks good now.

Mr. Ron Wuerth – Thank you Commissioner.

MOTION:

A motion was made by Assistant Secretary Smith to approve the budget with the changes that Mr. Wuerth is still going to put into it for final approval, supported by Commissioner Karpinski.

ROLL CALL:

The motion carried as follows:

Commissioner Karpinski.....	Yes
Acting Chair McClanahan.....	Yes
Commissioner Houghten.....	Yes
Commissioner Rob.....	Yes
Assistant Secretary Smith.....	Yes

11. CITIZEN PARTICIPATION

Ms. Carol Wiseman – My name is Carol Wiseman I live at 32800 Cambridge in Warren. I just had a question, you skipped over number 8 because you said you had no business there. I wanted to know what is the procedure and conditions for a bond release?

Acting Chair McClanahan – You can speak with Mr. Wuerth after we are not allowed to address you.

Ms. Carol Wiseman – I noticed on all of these ones you did talk about they have a 3% bond and the amount of money of the project was listed for all of them. I’m just wondering when do people get there bond back and what is the conditions of getting it back and what is the procedure.

Acting Chair McClanahan – Mr. Wuerth will fill you in on that after the meeting.

Mr. Ron Wuerth – Under citizen participation it’s a question that the citizen offers but I can meet with you sometime in the near future and explain whatever you need explained.

Ms. Carol Wiseman – Okay. I just want to say I hope I'm being understood here but it seems very difficult for me sitting in the audience to understand a lot of you speaking. I don't know if we need a talker microphone here for the people that are standing here because I can't hear everything that's being said. Thank you for your diligence on some of these projects especially that last one there were so many things wrong there I'm glad that you tabled it especially with children involved.

12. PLANNING DIRECTOR'S REPORT

Thank you very much. This is just a report on a few things that I've been active with and this has to do with through Christmas until now. With time off and I was also ill I didn't do a lot of things. We did talk about the MZ Zones and that was part of the GIS we worked hard especially with Michelle's communication with the group to come up with a number and set that up and make that presentation. Last year we were able to get approval for the scanning of all of our records and we are right in the middle of that. That was a meeting that we did have that was on the 5th of this month with a Mr. Colten, it was very informative. We were a little concerned that they might not be able to scan 500,000 records or something like that by the end of this budget year, but they say they can and they will, it will be done far quicker than we know. They have methods that we are unaware of. They also invited us over to their facility to take a look at what they are doing and I think that's what we are going to do and see how it works.

I also attended a meeting that's called Innovate Mound Road and its stake holders all along Mound Road also including Sterling Heights and Warren for the vast improvement of Mound Road. You see on and off sidewalks here and there, landscaping is spotting here and there, the road is in bad shape so all those issues including other issues would be addressed. I think signalization to make sure traffic runs well from point A which is Mound Road and Eleven Mile all the way up to 59. So that was an interesting meeting a lot of people there the County Planning Office in particular were highly represented along with the County Executive and the Mayor. I attended that it was on December 14th. I did attend a couple of Staff Meetings with the Mayor one Block Grant Meeting. I had a conversation with a Mark Kellenberger he's a representative for Aldi's. They are looking to infill in the Heritage Village between Five Guys Burgers and Fries and Meijer's there's an open piece of land. Aldi's is a grocery store and they think they can make it so there's a good possibility that they will build in that spot I do believe the last piece of commercial in that particular quadrant of Heritage Village

that would be built on. I'm going to meet with Mr. Kellenberger and we'll see how that works out.

This issue will come before the Planning Commission soon, I guess I'll use that word, it might not be soon. I don't remember if the Commissioners remember a Kevin Garchow. Kevin had a trucking outfit so he called it over on Pinewood it's just west of Mound north of Nine Mile and up to Stephens. So anyway he came to us he got site plan approval, he got approvals to extend his site plan numerous times it finally went for about 10 years and he never built anything but he used the property for his own means. So finally the Planning Commission turned him down on a site plan so the Building Division has been chasing him ever since with all sorts of violations.

So they did come to the Planning Department recently they were turned away, we very seldom do that to anyone. The problem here is this fellow has outstanding violations he's going to have to go to court, that's what we want him to do, we don't want him to go to court with the idea or at least documentation that the Planning Department has accepted a plan from him again. We want him to clean up his site and it's my understanding that site has to be totally cleaned and clear of anything that's on there before they'll let him go and then he can come see us. I've already got plans on this particular one and one of the stipulations will be that he build a building on that property because you have to have a building. If it's trucking you're going to repair trucks probably here and there, you're also going to need parking, and it's all associated with the site. So I want that building built in a year that will be a condition and you'll see it I very seldom ask for something like that, but this man has not demonstrated getting anything done so he has to be forced. It will be coming so I just wanted to let you know so keep this one in mind. So with that I believe that's the Director's Report.

Commissioner Rob – Did Aldi's already buy the land or are they planning to buy it?

Mr. Ron Wuerth – It's my understanding that Grand Sakwa really wants them to sign a contract. They are going to wait until they talk to me, they need to do their due diligence and we will go from there. It would be a lease.

Commissioner Rob – Okay thank you.

13. CALENDAR OF PENDING MATTERS
None at this time.

14. ADJOURNMENTMOTION:

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

The meeting adjourned at 8:25 p.m.

Jason McClanahan, Acting Chair

Warren Smith, Assistant Secretary

Meeting recorded and transcribed by
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