

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

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

A Regular Meeting of the Warren Planning Commission was called for Monday, October 23rd, 2017, at 7:00 p.m. in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

Commissioners present:

Warren Smith, Secretary
Natasha Houghen, Assistant Secretary
Jason McClanahan
Edna Karpinski
Syed Rob
Claudette Robinson
Nathan Vinson
Kelly Colegio, Ex Officio

Also present:

Ronald Wuerth, Planning Director
Michelle Katopodes – Planner I
Judy Hanna – Senior Administrative Secretary
Elizabeth Saaverda – Planner Aide
Caitlin Murphy - Assistant City Attorney
Christie Laabs - Communications Department

1. CALL TO ORDER:
Acting Chair Smith called the meeting to order at 7:06 p.m.
2. PLEDGE OF ALLEGIANCE:
3. ROLL CALL:

MOTION:

A motion was made by Commissioner McClanahan to excuse Chair Howard and Vice Chair Kupiec we did get some correspondence that they would not be making it today, supported by Commissioner Rob. A voice vote was taken and the motion carried unanimously.

MOTION:

A motion was made by Commissioner Rob to appoint Secretary Smith as Acting Chair tonight, supported by Assistant Secretary Houghten.

ROLL CALL:

The motion carried as follows:

Commissioner Rob.....	Yes
Commissioner McClanahan.....	Yes
Commissioner Robinson.....	Yes
Secretary Smith.....	Yes
Commissioner Vinson.....	Yes
Commissioner Karpinski.....	Yes
Assistant Secretary Houghten.....	Yes

4. APPROVAL OF THE AGENDA:MOTION:

A motion was made by Commissioner Vinson to move item F to end of Public Hearing, supported by Assistant Secretary Houghten.

ROLL CALL:

The motion carried was follows:

Commissioner Vinson.....	Yes
Acting Chair Smith.....	Yes
Commissioner Robinson.....	Yes
Commissioner Rob.....	Yes
Commissioner McClanahan.....	Yes
Commissioner Karpinski.....	Yes
Assistant Secretary Houghen.....	Yes

MOTION:

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

5. APPROVAL OF MINUTES: October 9th and October 16th, 2017MOTION:

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

Acting Chair Smith – As we are getting ready to go into the public hearing items and we don't have a full board tonight so anyone that wants their item heard by a full Board can reschedule their appointment, other than that any decision we make this evening will be a final decision. Anybody that is going to come up and speak during a public agenda please come up and sign your name and

also we would like to limit everybody’s speaking to 3 minutes. And if there is more than one person that wants to speak maybe you can have a common person come up and speak so we won’t have a lot of people coming up with the same concerns, it might make it go a little faster.

6. PUBLIC HEARING ITEMS:

A. SUBDIVISION PROPERTY SPLIT REQUEST: Property located south side of Guy Court approximately 292 ft. east of Lorraine Avenue; one subdivision lot split into two parcels; 11050 Guy Court (13-10-252-036); Section 10; Mohammed Miah. **4th TABLE.**

MOTION:

A motion was made by Commissioner Rob to remove from the table, supported by Assistant Secretary Houghten.

ROLL CALL:

The motion carried as follows:

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

PETITIONERS PORTION:

Mr. Mohammed Miah – I bought the property 17 years ago with a big lot and one of my daughters wants to build a house on the lot so that’s why I applied for the subdivision lot.

Assistant Secretary Houghten reads the following correspondence:

TAXES: No Delinquent Taxes.

DTE:

1. Each resulting parcel has adequate easements for electric utilities from the parcel to existing electric utility facilities.
2. The customer plans to treat these parcels as a division, not as a subdivision. Therefore, unless local municipal ordinances or existing electric utility facilities dictate otherwise, the customer will have the option of being served overhead or underground.

ENGINEERING:

1. The legal descriptions shall be revised to state the property is located within Macomb County instead of Wayne County. Also,

the documents for the proposed split shall be signed and sealed by state of licensed surveyor.

2. The driveway approaches on parcel "B" shall be removed and the curb and gutter across each opening be replaced.
3. There shall be a driveway approach constructed for parcel "A". Access to the existing garage may not be possible since the garage is accessed from the side of the house and the proposed property line does not leave enough room for a standard driveway.

Mr. Ron Wuerth reads the recommendations of the Staff:

PUBLIC HEARING:

Mr. Kevin Schneider – I live at 11078 Guy Court I am Mr. Miah's neighbor. This has been up now for about a year as you can see this was the 4th table that we have been here on. I have contacted the city and went down personally on numerous occasions to see if anything had been filed with the city regarding an update. As you can see there's been a long list of stuff that my neighbor needs to do, God Bless him if he can go through and do all that. The site plan that you see in front of you is the original site plan that was here last year. The City Engineering said listen this is what we need from you we want you to do this, we need you to start with the basic a whole new survey and that has not been done, nothing has been done that was requested of him. I think now at this point they're asking you to say it's okay for it to go to the City Council and let's give them an additional year to try to put all this stuff together. I don't think that is fair to myself or to any of my neighbors, most of my neighbors are relatively elderly I received notice of this hearing just last week.

Guy Court is one of the nicer areas in the City of Warren, it's an area that's been well known since the 70's it's an area that used to be well traveled during the Christmas Season people would actually come to the area to look at the lights. This is a court that has just 7 houses directly in the area. It's very small and very quiet so to add an additional house into that area, which I don't believe is going to ever comply with what the other houses are, so that's not fair to the neighbors. These are houses that are all brick they were custom built by a large Italian Consortium, Mr. Simone is still there and Mario and Maria are still there.

These are houses that are solid brick, these are houses that are individually unique, these are houses that at today's market are not going to be able to be copied. My neighbor Mr. Miah's house was Bob Maxi's old house from Maxi Dealerships and it's a beautiful house and it's a very large house well over 4000 square feet. I don't

know if my neighbor understands the scope and the extent that it's going to cost just to take out the beautiful in ground swimming pool that is there and I do believe that is where he wants to put the house. Just to get rid of the swimming pool and just to run the utilities and get the foundation that is basic at a house that's going to have to be about 2000 square feet to be what the rest of the area is that's going to cost at least \$100,000.00 dollars. I've done a lot of construction work through my life, I bought this house foreclosed and completely remodeled it.

Two of the biggest concerns I have is I don't want another house on my court and the amount of money that it's going to cost just for the bare building let alone the legal cost that he's going to have to accrue trying to get a vacation from the court and from the State of Michigan to run all new electrical through there, to deal with the easements, and everything along that line. I just don't think he understands the extent of the expense. He's had a year to at least give the Planning Commission a little bit more and I don't see anything different at this point that's in front of us and I don't believe it needs to go to City Council at this point. I'm going to be addressing the same issues with City Council a year from now that I'm addressing with you. So I'm going to ask that you deny the split he's had more than enough time to provide to you at least everything that needed to be done. The most basic thing is we need a new survey and that has not been accomplished so for that I would ask that you don't allow it to go to City Council.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Rob – I want to make sure you understand that you have to comply with all these conditions, are you aware of all the conditions?

Mr. Mohammed Miah – Yes I am, I did talk to some builders and I do understand what needs to be done.

Commissioner Rob – It's not fully approved until you comply with all the conditions. I do remember we did table it because of the residents, did you get a chance to communicate with the residents?

Mr. Mohammed Miah – I've been there almost 17 years my kids are still living there now one of my kids wants to build a house. The neighbors have been nice to me they said if you want to build a

house for your kids okay. I have no problems with my neighbors. This is a new neighbor, he moved in about three or five years ago he's very nice. I don't know why he wants to stop me from building a house, it's a nice lot so I have no idea.

Commissioner Rob – Mr. Wuerth in your recommendation number three you mentioned that he needs an easement encroachment with the east property owner, if the property owner doesn't agree with the petition?

Mr. Ron Wuerth – This is on his property.

Commissioner McClanahan – We heard some comments that there's been no movement on the plan for a year do you agree with that?

Mr. Ron Wuerth – Well sometimes in cases like this there's misunderstandings and the petitioner has been on vacation out of the country a few of times. We had a meeting and he fully understood what needed to be done as he said here tonight. We recommend it it's the proper size of a lot to put in another structure. Where the swimming pool is, I think it's lot 12, is actually a legal lot all by itself to put a dwelling on, it will be a nice size lot in the end. There's a lot to the recommendation that has to be done but apparently Mr. Miah understands that, correct?

Mr. Mohammed – Yes I do understand it.

Commissioner McClanahan – Mr. Wuerth do you think the lot will be big enough, I don't want to affect the property values of the other's. That is a unique area right there with beautiful homes so I don't want to affect the neighbor's property values.

Mr. Ron Wuerth – Well the zoning ordinance clearly states size and height and all those requirements for a residential dwelling. I'm going to guess that you are going to put something up there comparable to what is already on Guy Court correct, it's expected.

Mr. Mohammed Miah – Yes right, I do not want to build something that doesn't look nice for my neighbors so yes I will do something that's well built.

Commissioner McClanahan – You better it's for your daughter.

Commissioner Robinson – What I'm concerned about is one year ample time to complete all the conditions, is that a reasonable

amount of time with all that needs to be done. And will there be an allowance for an extension if he can't get all of this done within a year?

Mr. Ron Wuerth – That requirement comes as a requirement of City Council so if the person cannot make the one year then they need to contact City Council and get a letter to them and see if they can get an extension. Typically, they will extend for another year if the person runs into a time concern. One year is typical and sometimes we've recommended two it just depends on circumstances.

Acting Chair Smith – That was a motion by Commissioner Rob supported by Commissioner Vinson, roll call Madame Secretary.

ROLL CALL:

The motion carried as follows:

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

- B. PRELIMINARY PLAN REVIEW FOR SITE CONDOMINIUM SUBDIVISION: Located on the north side of Racine Avenue; approximately 150 ft. east of Dover Avenue; 13333 Racine; Section 11; Salvatore DiMercurio. **2nd TABLED.**

MOTION:

A motion was made by Commissioner Rob to remove from the table, supported by Commissioner Vinson.

ROLL CALL:

The motion carried as follows:

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

PETITIONERS PORTION:

Mr. Salvatore DiMercurio – I'm the owner and I'm here to answer any questions.

Mr. Juli Sala – I'm with Anderson, Eckstein and Westrick 51301 Schoenherr Road, Shelby Township, we are the Engineers working on this project and we are here to answer any questions you may have. The project before you, I'm sure you're familiar with it, it is a straight forward site condominium development. For those not familiar with it site condominiums are for all intent and purposes look exactly like normal houses in a subdivision. As you will also hear from Mr. Ron Wuerth the Planner we do comply with all the zoning requirements, all city ordinances, and designated views for the site as well. Again if you have any questions I'll be happy to address them.

Assistant Secretary Houghten reads the following correspondence:

TAXES: No Delinquent Taxes.

ENGINEERING: The site shall comply with the Storm Water Ordinance. Pretreatment and detention may be required.

FIRE: Approved.

Assistant Secretary Houghten – We also have letters to read into the record.

To the Planning Commission:

I cannot believe what you are planning to do to my neighborhood. I've lived here for 46 years, when Ridgewood School was taken down it was said that a park was to be made for the children of the neighborhood now it is going to be condo's right in the middle of the subdivision. We have enough hotels, motels, condos, and apartments in Warren, the property value will go down.

Ms. Joan P. Evanko
29541 Moulin Avenue
Warren, MI 48088

To the Planning Commission:

I do not approve the Ridgewood property on 13333 Racine Street to be used for the new condominium subdivision. This location was supposed to be used for a children's playground. There's no local

Mary Clark CER-6819
October 23rd, 2017

playground for the children to go to in this neighborhood. I've lived in Warren for many years and Warren neighborhoods are kept up by homeowners who care and want Warren to be a beautiful and safe city to live in. Warren already has many apartments and condominiums; we don't need more condominiums especially in the middle of a nice well-kept subdivision. Building new condominiums in the middle of this subdivision will only take away from the property value of the homes located in that subdivision.

Please don't allow Ridgewood Property on 13333 Racine Street to be used for a new condominium subdivision.

Concerned Warren Resident,
Sharon Evanko
29553 Moulin
Warren, MI 48088

City of Warren Planning Commission:
Request for citizen input regarding Ridgewood Parcel:

As Warren residents we do not feel the issue of potential property development for the Ridgewood property on Racine has been given an appropriate degree of attention.

We understand that the issue has been tabled twice and that it is on the agenda of this evening's Planning Commission Meeting. We understand that there is no public commentary section on said agenda for tonight and we are writing to ask that one be added.

We believe there is important commentary to be included for the public record for the meeting tonight if public input is allowed.

Sincerely,
Fred Kaluza, Wild Ones Local Chapter
Jerry Hasspacher, Executive Committee, Sierra Club Southeast Michigan Group
Citizen Members, City of Warren Environmental Advisory Committee:

Bridget Quinn, Judy Baldesancho, Sarah DeMercurio

To Jocelyn Howard and Members of the City of Warren Planning Commission:

Since the August 21 Planning Commission Meeting a lot has happened. Residents met informally with prospective developers for the former Ridgewood property at 13333 Racine and 77 residents

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have signed a petition in favor of keeping the property as some kind of green space.

The majority of residents truly believe the best thing for the neighborhood and ultimately for the city, would be to have the property in question remain as some kind of green space, park, community garden, etc. With so many homes for sale in the neighborhood as well as foreclosed homes the last thing this area needs is more homes. What it needs are some amenities like a park to enhance the quality of life for those in the area and to draw young families to the area. These are some of the reasons many residents favor green space for the property at 13333 Racine and why we think this is a viable option for the City of Warren.

- There are many grants available to cities, municipalities, and school districts both to purchase property for park development and to actually develop the property as green space.
- This property was used extensively as recreational green space both when it was the Ridgewood Recreation Center and after the building was razed and it was simply an open grassy area. The amount of use by the residents shows that a green space is needed in this neighborhood.
- There is no other green space or park within walking distance of this neighborhood. The closest park Licht Park is 1.6 miles away and it involves crossing Hoover Road, which many parents would not allow their young children to do without adult supervision. A park that is a block away is far more accessible for children as well as adult residents.
- The amount of green space in a city is one of the top benchmarks used to rate its livability and the quality of life offered to residents. Warren needs to hang onto the green space it has not erase it, to compete with cities like Farmington Hills, Canto, Rochester, Troy, Livonia, and the like.

While it was certainly gracious of the developers to meet with residents and attempt to answer questions about their proposed development, the meeting ultimately left many residents even more unsettled about this proposed project. Here are some of the main concerns and reasons why in the scope of developments residents do not believe this is the right development for the neighborhood.

- The developers indicated they do not intent to conduct or request a traffic study which is of concern both in terms of construction traffic on Racine and Common, roads already in need of repair, and in terms of added traffic to the neighborhood once condos are built and occupied.

- During the informal meeting between the developers and the people from the neighborhood the developers were asked several times if they had done any kind of marketing study and if not, which they indicated was the case, what made them confident that they could sell the condos at \$250,000.00 dollars plus price point in a neighborhood where the average home price is \$130,000.00 to \$150,000.00. They never answered the question except to say that they have sold similar homes in Shelby and Washington Townships. There is a big difference between these neighborhoods and Warren and much concern among the residents that they will build a couple of sample condos and not be able to sell more than a couple if any, bail from the project and residents will be left with a really undesirable situation.
- Developers were unwilling to even consider putting the proposed retaining pond underground. There are concerns about standing water, the safety of the retention pond area for children, and the appearance of this retaining pond.
- The developers indicated at the informal meeting with the residents that the reason they were developing this project as condos and not as single family homes even though they are planned as unattached residencies was because with condos there are many things that do not have to be approved by the city. This raises red flags with many residents who wonder what the developers are wanting to do of which they are afraid the city would not approve.
- There are many concerns regarding drainage and flooding of yards that back up to the Ridgewood property and questions regarding these concerns were not answered. It was not clear if any study had been conducted regarding floodplains or drainage.
- A resident indicated at a recent Warren Woods School Board Meeting that these developers have been involved with several lawsuits related to past projects in other cities. This also is a red flag for residents and something that we feel should at least be explored.

Thank you for considering residents' concerns with regard to the old Ridgewood property on Racine. We urge you to not approve the proposed plan at this time. Also attached is a petition

Susan Smiley and Suzanne Thebert

Mr. Ron Wuerth reads the recommendations of the Staff:

Acting Secretary Smith – This is a Public Hearing and what I'd like to suggest is if you have anything other than what was in the correspondence please come forward and state your name.

PUBLIC HEARING:

Ms. Kelly Brown – My name is Kelly Brown and this is my daughter Kaley and I brought her because she is a voice of Warren that needs to be heard, she is the future of Warren. My concerns are all of what you talked about in the letters also the construction. We have several houses that have been vacant in our neighborhood for two to four years have sat there, they've maintained them but they are still vacant. There's no one buying them. So if they put condominiums in there those are going to be more that are vacant, that's a big parcel, I've lived in this neighborhood for 19 years.

My kids went to Ridgewood and played on that playground equipment I also work for the City of Warren. I love the City of Warren I want it to be beautiful. Putting in more homes that are not selling is not bringing more people into the City of Warren. We need parks, green spaces, something that's going to keep the children here. My kids go to Warren Woods School District I know all about this it's been an eyesore, it's been an ear sore in my whole neighborhood for eight years plus. We've all talked about it that's what we do, we get around and we talk about Ridgewood. This land has a fence on it that our kids can't even go in there and throw a ball around to each other because they have a fence there the land is serving no good to anybody. So we need to put something on there that's going to benefit our children, keep our children in Warren, and make the City of Warren prettier than it is now.

Ms. Kaley Brown – Hi I'm Kaley I go to the school across the street and pretty much all the kids in my grade who are over there they live across the street right next to the field and they all say they want a park there to go play at.

Ms. Kelly Brown – We do have a closer park than Licht, just to be clear, McGrath Park which is actually behind the Warren Woods Middle School, I don't really consider it a park because it's a baseball field it's not something that anyone is going to take their kids over there to play, it's not a park we can really utilize. A basketball court, some kind of track like Licht Park would be very nice, or let's just make it another dog park something, not condominiums that's going to bring a lot of traffic in there and have more vacant homes.

Mr. Jerry Hasspacher – Good evening I'm a resident of 8213 Kennedy Circle Unit 4. I am on the Executive Committee of the Southeast Michigan Group of the Sierra Club and I've also been a member of the City of Warren Environmental Advisory Committee since 2009. Although I'm coming to you today speaking as a citizen not as a member of that committee. I've also given 146 presentations on the environment so my perspective of this may be a little different than what you've heard so far.

I would start by saying of the last 137 years the 10 hottest on record are 2016, 2015, 14, 10, 13, 5, 9, 1998, 2012 and tied for 10th place is 2003, 2006, and 2007. What the Scientist are telling us is that time is short and that we need to be making changes and I don't see any effort in this city to be making many of those basic changes that we need to make in order not to confront a spiraling count of carbon dioxide in our atmosphere. Just like if you give a person too much oxygen you kill them when you give a plant too much carbon dioxide you kill them and what that time is short means is that we need to confront this and we need to start appreciating the environment.

So what year do you think will be the one that will act will it be 2018, 19, 20, 21, 22 well a 5th grader will be 50 years old in the year 2057 and if we are not acting then what the Scientist are telling would be the worst case will come true. So we need to give the kids today the knowledge to confront the mess that they are about to inherit. And taking away the last place that's green that can give them a connection to the environment or a place to study nature is not the way to prepare them for what's coming. I ask that you table the proposal at this time. Thank you.

Mr. Steven Halanski – I live at 29540 Dover I'm backing up to this property. I want to know where this has been done in Warren before, where you put new housing with houses that are 50 years old and sell them for \$100,000.00 dollars more than the existing houses are worth. This isn't Royal Oak where that's being done, this isn't no canal front property where that's being done. It could be done on Chicago Road Thirteen Mile and Hoover area where the homes sell for over \$200,000.00 dollars but not in a neighborhood where the houses sell for \$130,000.00 to \$150,000.00 dollars they're just not going to sell.

The other thing is let's say we go ahead with this, what's the back-up plan when they don't sell? Will the complete road be in, will the retention pond be in, and then all of a sudden, he walks away because he can't sell the houses? Or does he come back here and say well we can't sell 1200 or 1500 square foot house but we can

sell 900 square foot houses, so we want to reduce the houses and reduce the cost that's what I'm really concerned about. This piece of property could become another Wolverine Golf Course where there's one house built, roads put in, fire hydrants, and sewers then sit's vacant for five or more years. The other thing is the time line, are we looking at three years to come this project does that mean I live with backhoes and dump trucks for five years in the neighborhood? All I've heard is that they haven't done any marketing studies to find out if they can sell these houses, or condo's that look like houses.

What is the difference between building, a real house like I have, and building a one family condo, what is the difference nobody has explained that to us. Are there things that he doesn't have to do and if he was building a real house he would have to do, we need somebody to answer that question. I don't know if this property has been sold yet or not. There's a lot of elections coming up between now and when this project is completed and there will be a lot of people in this neighborhood that will remember this project. Thank you very much.

Mr. Fred Kaluza – Good evening ladies and gentlemen of the Planning Commission, it's a pleasure to come before you tonight. My name is Fred Kaluza from 32163 Warner Court in the Warren Consolidated School District. I'm a Warren resident and a Board Member of the Local Chapter of Wild Ones. Wild Ones is a National Group like the Audobon Society, but we are more about native landscaping and open spaces, so I'm here to stick up for the natural world. In doing so I'm asking the Planning Commission to deny the school district's request to develop that parcel on Racine as is presently proposed. Personally, I don't think turning everything into glass and steel and paving over some of the last open space in Warren is in anyone's best interest and I mean that sincerely. This impacts more than just a few homes that directly abuts the property it impacts everyone in the neighborhood and everyone in the city and beyond as well. The steady conversion of the natural world into financial profit is taking its toll on all life including humans. I think that the School Board sees that vacant land as nothing more than a financial drain on their assets and frankly I'm surprised they've not selected a more creative and beneficial use for it.

I know the big catch phrase in the educational community now is STEM, science, technology, engineering, and mathematics. So keeping STEM in mind I've got a proposal. I'd like the school district to retain ownership and control of that property. I'd also like them to think big and pass this new asset onto their STEM department heads. I'd like them to consider that parcel as an outdoor learning

campus, after all it's a little hard to analysis decay rates of a compost pile in a library and harder to quantify aspect to the life sciences in a petri dish when an actual pond could be created on that land. I'm sure if you offer this new asset to your instructors and perhaps even other school districts they would find all kinds of fascinating things to do and learn there in a setting such as this that doesn't even exist anywhere else locally. Imagine taking field trips to the Racine Street to chart outdoor urban noise levels and learn how things change with the seasons and by time of day. The engineering students could study the effects of erosions on experiments with rainfall and wind. The weather club could examine cloud formations and sample evaporation rates. They could quantify the breakdown of plastics exposed to natural weathering conditions such as sunlight, heat, and cold. The biology students could measure nurturing uptake in trees and plants and observe pollinator and insect changes over time.

There is a world beyond Warren and what's going on there is probably much different then what's generally being done here. These kids need to be prepared to live, work, and play in the world around them no matter where they end up. It's time to think outside the box. For the non-student residents of Warren parts of the area could be left open as green space while employing aspects of community gardening, wild life habitat, or outdoor recreation. So when you get past all the distractions of the latest pop star, the newest electronic gadget, the nonstop litany of competitive sports, or the Kardashians you'll find a natural world that supports all of us is still there. All I ask is we give it a chance to entertain us, enlighten us, decompress us, and support us. More housing in a community that already has a growing number of empty houses is not the answer here. Please don't pave that property. Thank you.

Mr. Paul Kardasz – We can end this tonight it's been tabled twice rejected put this back on the School Board this isn't your guys football. Let the School Board find a better developer and a better use for the property. You guys have heard from more residents out of that neighborhood that voted in the last primary election on this matter. So if that gives you any indication on how important this is to us in that neighborhood reject it today send it back to the School Board let him walk away if he wants to walk away or let him come back with a better plan. Thank you.

Ms. Suzanne Thebert – Good evening my name is Suzanne Thebert 13226 Walter I back up to that property. You already heard from me in the letter but someone in the audience asked me to please speak to remind you that the property had once been promised in a campaign to be given as a park in the City of Warren. Warren

Woods had also offered it a long time ago to be bought for a park and they wanted us to remind everyone that had been offered at one time. Thank you.

Ms. Gracie Passalacqua – Good evening Planning Commission. First of all I would like to say I went to Ridgewood from kindergarten all the way to sixth grade. It just tears my heart apart that there's no playground or green space for any of our children living in that neighborhood, it's sad. Having a fenced property like that just sitting there is heartbreaking. We have children on bikes that are riding up and down the streets in the neighborhoods with nowhere to go. They are not going to cross Schoenherr because that's a deadly corner that was a young child killed at that corner. They are not going to cross Hoover that's another very busy intersection as well, so where is there to go for the kids. There's no park, there's no park to walk a dog, jog, or to take an evening walk. Last time I spoke I poured my heart out, I went home with a tension headache the rest of the night, but it's not going to happen tonight. That property should be occupied with a park and green space our children deserve it they are entitled to it and the children of tomorrow and decades to come. If my taxes go up I don't care they are going to go up anyway and I'm used to that. To end this speech, I have already named this park Ridgewood Park. Thank you.

Mr. Steve Machini – Good evening 29628 Eifel Avenue I live just east of this development right across the street. This is the first Planning Meeting I've been to in regards to this and I'm very concerned about some of the proposals that are being made with this site plan. One being the retention pond I know that Warren has had a mosquito problem in the past and I know that's been an ongoing issue so I do have concerns about that. Also the traffic there's been indications made that there's no traffic study or there's no traffic study that's going to be done on this. I have three young daughters we have lived at the same residence going on 14 years now. I walk my daughters in the neighborhood they ride their bikes and every time we walk past this vacant land my daughters always say it would be really great if they could put a park right here. One of the things I teach my daughters especially with the environment is reducing our carbon footprint, the more green spaces that we have to enjoy the better. Going back to the congestion and the traffic Racine is already busy, our street is already busy with a lot of traffic, and I'm very concerned about the additional traffic that this development will draw in.

Also another item is our homes are very beautiful and well maintained and obviously the whole landscape will change with this

development. I'm concerned as well with the type of homes that are going to be going in here I realize that they are detached condos but from what I read there's going to be a mix of ranch style homes and colonials. I'm just concerned because our whole neighborhood is ranch style homes there are currently no colonials. I just wanted to voice my opposition to this proposal. Thank you.

Mr. William McGill – I live about 12 houses from the lot. Obviously I hope you guys can understand as public servants we are literally 100% against this project. I would ask if you have not considered the football field outside that is the size of the property and you're going to put 23 condos in there. We understand he lives in Washington Township there's plenty of land out there to jam 23 condos in. The neighborhood is 100% against this project. I don't know what it's going to take, we could get every resident of this neighborhood to come up and say the same thing. So as the gentleman said earlier why don't you once and for all deny the project let the builder move north with this project. And I would ask that you not consider the 23 parcels on the tax rolls, that's why the Planning Commission has obviously approved that because it's 23 more dwellings that will be added to the tax base. Like the women said go ahead and raise my taxes just don't build 23 condos at the end of my street. Thank you.

Ms. Susan Smiley – I live at 29516 Dover Avenue. I would just like to talk about what the gentleman said about educational green space. This is one of the uses that would kind of address a lot of the different things. It would help the Warren Woods School to enhance their curriculum, it would make peace with the neighbors, and it would keep green space something that is not of a big supply in this city. Warren is an older city it's very built up we need to hang on to the green space that we have. Whether it's a park, a community garden, and educational green space where kids could learn about science and the environment anyone of those things is so much more preferable so much more of a creative solution to this problem then building homes that are not needed. I drove around my neighborhood tonight on the way to this meeting there are no less than 10 homes for sale, two foreclosed, the last thing we need is more homes in this neighborhood we need a park. Thank you.

Mr. Fred Huebener – I don't live in that neighborhood I live on Frazho. I just want to support them because our neighborhood went through a 10 year battle about a piece of property and getting it turned into a park it was certainly worth while it made our community a lot better. The green space is important, crossing those big streets to get to them is difficult and I support their efforts to try and maintain

this as a green space once it's lost its lost. To know that was publically owned property to begin with and now we're moving it from publically owned asset to a privately owned asset, to me, seems like a cardinal sin. What they did in my neighborhood with almost turning the park into a trucking operation it would have destroyed our neighborhood I'm glad we have a park and I hope they get theirs to. Thank you.

Ms. Shellie Michon – I live at 29665 Eifel my backyard butts right up to the property. We did ask the gentleman if this wasn't a done deal if they would be willing to sell the property back to the city and they did say yes. So we'd like to know if they are still willing to do that. Thank you.

Acting Chair Smith – We have one more correspondence we'd like to read before we turn it over to the Commission

Assistant Secretary Houghten –

Dear Director Wuerth,

Thank you for speaking with me last week regarding the proposed development on Racine located in our school district. I hope this letter and attachments will help explain the situation.

In September 2004, the voters in Warren Woods Public Schools approved a \$47 million dollar bond issue to support the renovation of the district's facilities, including Ridgewood School located 13333 Racine, located in Section 11 of the City of Warren. Ridgewood School was built in 1959 and in recent years had been home to the City of Warren's Fitness Center as well as the Warren Woods School Age Child Care Program (also known as Latch Key).

During the initial bond issue construction phase in the spring of 2005, it became apparent that the planned renovations at Ridgewood School would simply not be sufficient to make the use of the building worthwhile. It was approximated at that time that Ridgewood School would require nearly \$1 million dollars in infrastructure renovations to meet various state inspection requirements.

Coupled with significant cuts in revenue for schools for the state of Michigan and in an effort to be fiscally responsible, the Warren Woods Board of Education approved the discontinuance of Ridgewood School and its eventual demolition, which began in August 2007. Also at this time, the Board of Education approved the

demolition of the district's aging Administrative Service Center at 27100 Schoenherr. As an additional part of this cost cutting plan, the programs and services from Ridgewood School, the Administrative Service Center, and Adult & Community Education were consolidated into Hawthorn School on Frazho Road. This consolidation effort has proved to be a very smart decision financially for the district in terms of insurance, energy costs, and other building related expenses.

On a related note, prior to taking any action on the future of Ridgewood School, the district administration provided notice to residents about a public forum that would be held to address the discontinuance of the school. The notice was done through letters to residents adjacent to the school, a notice in the direct mailed district wide board report, advertising on the district TV channel and a posting on the district website. The goal of this campaign was to inform residents of the district's plans and to provide an opportunity to hear any concerns.

The public forum was held on January 10, 2007, and it was very well attended. Those in attendance provided very good feedback on how the district should proceed with respect to the demolition and future development of the property. It was made very clear at the meeting that the district intended to explore the development of single family homes on the property, which we felt collectively would be in the best interest of the neighboring residents and school district.

As you know, in 2008, our state and, even more so, Macomb County took a huge hit to the housing market and economy. The Warren Woods Board of Education made the decision to no longer actively market the property. We continued to maintain the property via landscaping and we provided upkeep with a fence and electricity.

In early 2017, the Board of Education asked the Superintendent to visit the sale of the property for the purpose of building single family homes. As a result, on February 13, 2017, the Board went into closed session via an attorney client letter to discuss this matter.

On March 7th, 2017, the attached letter (attachment A) was sent to the residents surrounding the property (attachment B). The letter explained that the Board was going to send out a Request for Proposal to develop single family homes on the property. The Superintendent received two phone calls from residents following the receipt of the letter. Both resident expressed their desire to maintain green space in the community.

The Board subsequently held five public meetings (Mach 13, 2017, March 27, 2017, April 10, 2017, April 24, 2017 and May 8, 2017). No resident came to these meetings to express their concerns. Subsequently, the Board placed a Resolution (attachment C) on the May 22, 2017 agenda for the Sale of Property (attachment D).

Please know that the difficult decision to eliminate Ridgewood School and now the property was done for several reasons. We believe the sale of the property to new construction homes will increase the property values of the existing homes in the area. In addition, we also believe it will expand the tax base in the neighborhood, thus spreading the school debt tax burden among more taxpayers and reducing individual homeowners cost. Finally, we believe this sale will help the district to remain fiscally responsible by no longer having to maintain the property; this, in turn, allows the Board of Education of Warren Woods Public Schools to keep more money in classrooms where our most important commodity exists, our children.

I hope that this information is beneficial to explain the history and reasoning behind the decision to sell the Racine property for development of homes.

Sincerely,
Neil Cassabon
Deputy Superintendent

Dear Warren Woods Community Member,

I am writing to you regarding the vacant property on Racine Avenue which your property borders. If you are new to the area in the last ten year, you may not know that this property is owned by the Warren Woods Public Schools and used to house Ridgewood School.

Due to the ongoing cuts in revenue for schools from the State of Michigan in 2007, and in an effort to be fiscally responsible, the Warren Woods Board of Education approved the discontinuance of Ridgewood School and its eventual demolition, which began in August 2007. Also at this time, the Board of Education approved the demolition of the district's aging Administrative Service Center at 27100 Schoenherr. As an additional part of this cost cutting plan, the programs and services from Ridgewood School, the Administrative Service Center, and Adult & Community Education were consolidated into Hawthorn School on Frazho Road. This

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consolidation effort has proved to be a very smart decision financially for the district in terms of insurance, energy costs, and other building related expenses.

Prior to taking any action on the future of Ridgewood School, the district administration provided notice to residents on how the district should proceed with respect to the demolition and future development of the property. At that time, it was made very clear to residents that the district intended to explore the development of single family homes on the property, which we felt collectively would be in the best interest of the neighboring residents and the school district. During the process, the district made a commitment to keep residents informed as the development moved forward. In December of 2007, due to the sluggish real estate market conditions, the Board of Education decided to discontinue marketing the property and to simply retain the property and maintain it until such time that the economy was to improve.

I am writing to you to let you know that due to the recent rise in property values in the area, the Board of Education is again exploring the development of single family homes on the property. At this time, we are early in the process and are preparing to put out a Request for Proposal for Purchase of Racine property. As we did in the past, we are committed to keeping residents informed regarding the progress of development.

If you have any questions or need any clarification on this issue, please feel free to contact me. I appreciate your continued cooperation; I will keep you posted as we move along with the future of this property.

Sincerely,
Stacey Denewith-Fici
Superintendent

Ms. Kelly Colegio – Good evening Kelly Colegio Ex-Officio on the Planning Commission, nonvoting member of the Planning Commission. I really wasn't going to get up and say anything tonight but as a Council Member and as an Elected Official that sits in public open meetings during an open meeting I have to say no one should be getting off the stage and talking to somebody in the audience and going back up. And they should definitely not be answering their phone walking off the stage it just doesn't give the feeling of an open meeting. I don't say that in joy or trying to be mean spirited open meeting is open meeting where everybody hears what's said and what's being told.

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I already have my thoughts on this project. If we had an updated Master Plan or if we looked at our current Master Plan and followed it, I believe the guidelines for a clean and safe city is a city where a kid doesn't have to cross a four lane street to go play at the park. Open meetings act has to stay open. Thank you.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Robinson – I had an opportunity in the rain to drive around the area today, it's the first time I drove through that area, and I drove for five and six blocks all the way around. I can really feel the sentiments of the residents there because the homes in that area are sort of comparable to the homes where I live. I did some comps on the internet to see what homes were selling for in that area there and there's a range from like \$140,000.00 and up to \$156,000.00 so my main concern here would be to put homes ranging \$200,000.00 to \$250,000.00 in an area it just doesn't make feasible sense to me. Not only that but I agree with the residents that there needs to be some type of green space in that area because there is nothing in that area.

Acting Secretary Smith – I would like to say a few words. When this particular item came before us I actually drove the neighborhood also and from what I'm seeing the developers are proposing the development is going to match most of the houses in the area, there's some colonials in there, and there's a lot of ranches in the area which is basically the footprint that he's putting in there. I understand the need for green space, I understand that there's not a park you can walk close by, but we also have to understand that the City of Warren has 22 neighborhood parks and it has 5 community parks.

Another thing we have to understand is when Kelly talks about the Master Plan we already have an adopted parks and recreation Master Plan and this lot is not included in the future of that Master Plan and it was adopted in 2015. One person talked about putting a pond in there well then you have mosquitos. Who's going to cut the grass and maintain the park? The detention pond was set up to drain off that water that the residents complained about the flooding in their yards, it's set up to do that and it's not going to be housing mosquitos or anything like that because the only time that water is going to be in there is when you have a lot of rain. Like the one lady stated McGrath Park is a ½ mile away, grant it I appreciate green

space we all need green space. I also understand that if you put \$200,000.00 dollar houses in there they are not going to sell. People like things that are new. In some parts in Warren where you have older strip malls they're half empty because nobody wants to move in them then they building a new one down the road and it fills up. People like to see things that are new. As far as the houses that are vacant in the neighborhood I can understand that but if you build something new and get people moving in there they might see those and maybe they can't afford the \$200,000.00 dollar ones but they can afford the lesser homes and move in the neighborhood.

So these are some of the comments that I had as I went through the neighborhood and I looked at things. I looked at the zoning of it and it meets all the requirements, I understand the green space which we need green space in the city, but like I said we do have 22 neighborhood parks and we have 5 community parks so it's not like we don't have that many parks in the city. So those are just my thoughts on it. We have a motion by Commissioner Robinson to table supported by Commissioner Karpinski, roll call.

ROLL CALL:

The motion carried as follows:

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

Acting Chair Smith – The majority said yes so the item is denied.

Ms. Caitlin Murphy – Under the rules of procedure rules of order section 3, number 4 vote requirement. During a vote 5 members shall be necessary to act upon any matter referred to the Planning Commission as an agenda item. If you don't receive 5 votes the Chair must order the item tabled to the next regular meeting. The vote was 4 and 3 so neither received 5 votes therefore it's tabled.

Acting Chair Smith – So that's the word from the City Attorney being neither had 5 votes the item will be tabled, Mr. Wuerth do you have a date for the next meeting?

Mr. Ron Wuerth – November 13th, 2017.

Acting Chair Smith – The item has been tabled until November 13th, due to the lack of votes to either approve or deny it. Thanks for coming out everyone we are going to take a 5 minute recess.

At 8:36 p.m., meeting stands in recess.

At 8:45 p.m., meeting resumes.

C. SITE PLAN FOR OPEN STORAGE FOR BROKEN CONCRETE AND GRAVEL STOCKPILES: Located on the west side of Sherwood Avenue, approximately 525 ft. north of Braun Street; 25501 Sherwood; Section 21; Robert J. Tobin. **WAS TABLED INDEFINITELY FROM MAY 2, 2016**

MOTION:

A motion was made by Commissioner McClanahan to remove from table, supported by Commissioner Vinson.

ROLL CALL:

The motion carried as follows:

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

PETITIONERS PORTION:

Mr. Robert Tobin – Good evening ladies and gentlemen of the Planning Commission. This project was originally scheduled to go to the Planning Commission but it was tabled to resolve the problems with the Michigan Department of Environmental Quality. After considerable effort the problems have been solved with the DEQ. However, the Planning Commission requested that we first attend the Board of Appeals to wave certain items before meeting with this Planning Commission for final approval. We attended the ZBA Meeting in June and waived four items to comply with current ordinances. The present owner State Crushing bought this existing concrete crushing facility four years ago located in an existing industrial area with an entrance on Sherwood Avenue which services many other industrial facilities in the area. The site is a large 6.3 acre site properly zoned M3 which is the proper zoning for this type of operation. It contains 4768 square foot office and repair

facility. We have provided 5400 square feet of off street parking which exceeds the required parking ordinance.

The customers enter the site pick up the crushed concrete in various sizes at the loading area and proceed across 90 feet of concrete rumble strips to the truck scales to weight the material it's a circular situation. These rumble strips help to shake off loose material from the trucks before they leave the site. The owner will build a 200 x 12 foot high L shape grass berm at the southeast corner to help to screen the operation from the neighbors across Sherwood. That's this big berm here, the owner is going to build that berm, it's half up right now. The adjoining property to the west is zoned R-1-C, R-1-C requires the owner to build a 6 foot high concrete screening wall along the back property line. Then behind that we have a 40 foot wide berm x 340 feet of high grass and tree covered berm also containing 40 foot high trees. So in essence we have a 60 foot wide berm 340 feet 20 feet high covered with trees so we don't need a screen wall we just have the berm.

The owner has cooperated very closely with the Environmental Agencies, we have worked with the Warren Planning and Zoning Departments to considerably improve this site under their direction. Along with substantial funding or improvements by the owner. We have applied for a permit for the diesel tank and we agree with it. If you look at the items that Mr. Wuerth has provided for recommendations he's got 1A and B, 2 and 3 which we accept all those recommendations. So we are requesting that the Board grant us approval tonight for this vastly improved facility. Thank you very much.

Assistant Secretary Houghten reads the following correspondence.

TAXES: No Delinquent Taxes.

DTE: Approved.

ENGINEERING:

1. All existing and proposed utilities and any corresponding easement shall be shown on the site plan. The plan shall also clearly define the proposed and existing conditions/improvements.
2. The proposed acreage of disturbance shall be shown on the plan. If the area of disturbance exceeds one acre, then this site shall comply with the storm water ordinance if the outlet is under the jurisdiction of the City of Warren.
3. A system of internal drainage is required. The jurisdiction residing over the outlet shall determine the allowable rate of

discharge. All drainage shall be maintained on this site. Detention may be required.

4. Proposed pavement sections 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.
5. A five foot (5') wide concrete sidewalk shall be constructed across the entire frontage of this site per City of Warren requirements.

FIRE:

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

ZONING:

The last complaint I received was on 12-7-16 regarding the dust/debris in the street. At that time a ticket was issued. A re-inspection prior to the court date on 1-31-17 found the area to be reasonable clean.

Mr. Ron Wuerth reads the recommendation of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Rob – Are we increasing the bond per the Planning Director's recommendation?

Acting Chair Smith – Mr. Tobin according to the recommendation the Planning Department decided to increase the bond is that okay?

Mr. Robert Tobin – That's okay we agree to all those items that they recommended and that would be a cash bond.

Commissioner Robinson – I'm in agreement to increasing the bond to \$2250 cash bond.

Commissioner Vinson – I'm also in agreement.

ROLL CALL:

The motion carried as follows:

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

- D. SITE PLAN FOR OPEN STORAGE OF TRUCK PARKING: Located on the west side of Mound Road and approximately 890 ft. south of Ten Mile Road; 24649 Mound; Section 29; Ryszard Wojtunicki (Tim Storey). **TABLED DUE TO IMPROPER NOTICE.**

MOTION:

A motion was made by Commissioner Rob to remove from the table, supported by Commissioner Vinson.

ROLL CALL:

The motion carried as follows:

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

PETITIONERS PORTION:

Mr. Tim Storey – Tim Storey, Storey Engineering, representing the project, 48264 Manchester, Macomb Township. The project entails really just expanding in the rear of the property, everything on the front two acres here is existing. The only thing that the property entails placing the gravel in the back for trailer storage and then constructing the fence. He’s going to put the fence with a screen with a fabric it’s 6 feet high. Then for storm water management there’s a proposed storm water detention area beyond the fence that will just be in a green area. We do accept all the conditions in both the Planning and Engineering recommendations. We know we need a couple of variances and as soon as we get through this we will be on to get our variances. If there’s any questions, I’d be happy to answer them.

Assistant Secretary Houghten reads the following correspondence:

TAXES: No Delinquent Taxes.

ENGINEERING:

1. All parking areas are required to be hard surfaced. Variances are required before Engineering approval.
2. The acreage of proposed disturbance shall be shown on the site plan. If there is over one acre of disturbance this site shall comply with all City of Warren storm water ordinance requirements including pretreatment of storm water runoff.
3. Show the correct lot numbers on the plan sheets.
4. Show the limits of parcel #13-29-337-031 on the site plan.
5. Show the limits of construction on the plans.
6. Soil erosion and sedimentation control permit or waiver is required for this site from Macomb County Public Works Office. Provide copy of permit to this office.

FIRE: Approved.

Mr. Ron Wuerth reads the recommendation of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Rob – I propose to increase the bond to \$3000.00 per the Planning’s recommendation.

Acting Chair Smith – To the maker of the motion Commissioner McClanahan do you agree with increasing the bond?

Commissioner McClanahan – Yes.

ROLL CALL:

The motion carried as follows:

- | | |
|-----------------------------------|-----|
| Commissioner Vinson..... | Yes |
| Acting Chair Smith..... | Yes |
| Commissioner Robinson..... | Yes |
| Commissioner Rob..... | Yes |
| Commissioner McClanahan..... | Yes |
| Commissioner Karpinski..... | Yes |
| Assistant Secretary Houghten..... | Yes |

- E. **SUBDIVISION LOT SPLIT AND COMBINATION:** Located on the south side of Carney Street, approximately 131.20 feet west of Wagner Avenue; 11955 Frazho Road (13-23-156-031) and 12014 Carney Street (13-23-156-023); Split the north 93.30 feet of Lot 14

except the east 77.50 feet of Supervisor’s Plat of Williams Subdivision (11955 Frazho) and combine with Lot 13 of Supervisor’s Plat of Williams Subdivision (12014 Carney Street. Section 23; Fred Huebener, Kevin McAlpine.

PETITIONERS PORTION:

Mr. Fred Huebener – I gave some paperwork to you in case there were any questions about this. It’s 26 foot x 93 feet transferring from one lot to the lot directly next door. It’s an odd shaped lot it’s a tiny piece of land that was kept by the original owner for purposes of being able to access their backyard and previously store recreational vehicles, boats, and other things in what technically was their backyard but for everybody else on the street it’s their front yard, which was an eyesore so this will permanently rectify the ability to store boats, recreational vehicles, and other things in people’s front yards. It will also add to making these lots a little bit more uniformed all parties involved support this.

Assistant Secretary Houghten reads the following correspondence:

TAXES: No Delinquent Taxes.

FIRE: Approved.

Mr. Ron Wuerth reads the recommendations of the Staff:

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

- G. **SITE PLAN FOR CANOPY ADDITION:** Located on the west side of Sherwood Avenue; approximately 700 ft. north of Nine Mile Road; 23333 Sherwood; Section 28; Mike Dole (Brad Brickle).

PETITIONERS PORTION:

Mr. Mike Dole – Good evening, we are here to get permission for a permit for a free standing canopy at 23333 Sherwood. On our site we have a loading dock area in the back of our building and currently our employees have to go outside in the elements to work if we have a truck at the loading dock. So the free standing canopy would be just to keep them out of the elements like the rain or the snow.

Assistant Secretary Houghten reads the following correspondence:

TAXES: No Delinquent Taxes.

ENGINEERING:

1. If the proposed enclosure has four walls and a roof, any existing drain within the enclosure will be required to outlet the sanitary sewer.
2. The plan shall show all existing and proposed utilities along within the public easement within the influence of the proposed work the utility shall be removed and relocated. The easement documentation will also need to be updated if a public utility relocation is required.

FIRE: Approved.

Mr. Ron Wuerth reads the recommendations of the Staff:

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

- H. **SITE PLAN FOR CANOPY ADDITION AND PAYVEMENT CHANGES TO EXISTING RELIGIOUS FACILITY:** Located 810 ft. north of Martin Road and 182.59 ft. west of Revere Avenue; at the end of Parent Avenue; 2850 Parent; Section 18; Mary McCormick/CM Partners.

PETITIONERS PORTION:

Ms. Mary McCormick – I'm Mary McCormick from CM Partners, we are located at 28 W. Adams Suite 1400 in Detroit. I'm here on behalf of St. Thomas Orthodox Church of India in regards to a proposed project to install a drop off canopy for the church. The drop off canopy would extend to an existing apron and there would be an asphalt road that came from the existing parking lot to a existing ring road. We displaced 4 parking spaces with the curb cut for the asphalt and we are relocating those at the end of the parking lot here. We were requested to enclose the dumpster, there's an existing dumpster on the property.

Assistant Secretary Houghten reads the following correspondence:

TAXES: No Delinquent Taxes.

ENGINEERING:

1. Provide accurate written legal description of the site on the plan.
2. The amount of proposed earth disturbance shall be provided on the plan. If the area of disturbance exceeds one acre, then this site shall comply with the storm water ordinances of the Macomb County Department of Public Works.
3. The plan shall show the locations of any existing or proposed utility alone with any corresponding easement.
4. There shall be no utility or easement within the influence of a permanent structure. If a utility exists under a proposed permanent structure it shall be removed and relocated.
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 the site.
6. Any work within the influence of the McCoy drain will require a permit from the Macomb County Public Works Drain Office.

FIRE:

1. Maintain existing fire department access roads. Access roads must have a minimum width of 20 feet and vertical clearance of 13 feet 6 inches.

ZONING:

1. Continuing a non-conforming building. The canopy is not changing the use of the building. As long as the parking spaces preconstruction are maintained or increased to be more complaint with the ordinance.

Ms. Michelle Katopodes reads the recommendation of the Staff:

MOTION:

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

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COMMISSIONERS PORTION:

Commissioner Rob – What is the reason you are requesting a variance for parking lot?

Ms. Mary McCormick – In speaking for our client I believe it is in a later phase of work to increase the parking. To have the canopy and the drive to the church entrance right now for the elderly parishioners was the priority for the funds that were available.

Commissioner Rob – And what is the reason for having a canopy?

Ms. Mary McCormick – Is because of the long apron from the parking lot for the elderly parishioners walking to the door to get into the sanctuary. So there's a drop off canopy a road that takes the elderly parishioners closer to the door and it's a covering over that road.

Commissioner Rob – I also agree with the Planning Director's report that parking should be there because this is a charge where we are going to have more people. So is there a way we can impose to having the parking and them not go to get a variance at all?

Ms. Michelle Katopodes – They need to provide the parking calculation actually a member of the Zoning Department and myself met with the petitioners and they may not need one, we said they may require a variance. So that was something that we discussed in a meeting so once the calculation was provided on the site plan we'll know for certain if the variance is even needed.

Commissioner Rob – So you don't have the calculations anyway?

Ms. Michelle Katopodes – Based on the amount of seats so that's something that was going to be provided based on 1H, it needed to be provided in the site data chart.

Commissioner Rob – Because Engineering also supported that they are saying to go meet with the Zoning Ordinance in regards to the parking. So if we do approve it and the parking lots are required to meet the Zoning Ordinance can that be imposed there in advance, or do they still have an option to get a variance at that time?

Ms. Michelle Katopodes – If it's determined that they need a variance they could apply it to the Zoning Board of Appeals and it would be up to the Zoning Board of Appeals to determine if there's a hardship.

Commissioner Rob – Do we have any control on that for imposing a parking lot to meet the Zoning Ordinance if there’s no reason variances should not be granted I think it should be when there’s a hardship.

Ms. Michelle Katopodes – What was the question whether or not they could go to the Zoning Board of Appeals?

Commissioner Rob – Let’s say the calculation has been done and they need to go for a variance can we impose to have the parking lot and adequate spaces rather than going to Zoning and getting a variance.

Ms. Michelle Katopodes – I think I’d like to defer this to the Planning Director.

Mr. Ron Wuerth – The answer is no, you can’t impose that ahead. It’s parking that we are talking about and the calculations will be done and we’ll find out if they need a variance or not. If they need a variance we’d like them to pave but we can’t force them to pave. They have a right to go to the Zoning Board of Appeals to make an effort to get a variance. If the Board of Appeals sees it there way they get the variance if they don’t then they’re going to have to build the parking spaces. We can’t impose anything more than that.

Commissioner Rob – Thanks for the clarification. I agreed with your recommendations and Engineering that parking should be there rather than getting a variance.

Acting Chair Smith – Were you able to go over all the recommendations and do you understand all the recommendations that Mr. Wuerth said?

Ms. Mary McCormick – We agree with all the recommendations.

Acting Chair Smith – That’s a nice looking canopy that you’re putting across there and I like the idea of the circular driveway so the older parishioners can get out and go into the church without coming from the parking lot walking through the weather. So that’s a nice addition.

ROLL CALL:

The motion carried as follows:

Commissioner Vinson..... Yes

Mary Clark CER-6819
October 23rd, 2017

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

I. SITE PLAN FOR NEW DESIGN CENTER WEST STUDIO BUILDING AND VISTOR LOT FOR GENERAL MOTORS: Located on the northeast corner of 12 Mile and Mound Roads; 29575 Harley Earl Blvd; Section 09; Jason A. Harris (Emily S. McKinnon).

PETITIONERS PORTION:

Mr. Jason Harris – Good evening ladies and gentlemen of the Board I'm Jason Harris with General Motors 30400 Van Dyke Avenue. Emily was not able to join us today so speaking on behalf of General Motors is Mr. Pat Doher.

Mr. Pat Doher – Good evening I'm Vice President with Smith Group JJR we are representing the design component of the General Motors Design and Build Team. Our partners, Walbridge, are here present as well on the construction side and we are on the design and General Motors is certainly on the client's side and the owner's side.

Before I get into the elements of the project itself I do want just remind the Planning Commission of a few things. We've been before you many times and as you know we're in the midst of the transformation project that General Motors has endeavored and we will be working through for the next several years. Back in August of 2016 we came to you and asked for your authorization for us to be able to build a parking deck. That parking deck was designed to mitigate parking spaces that were going to be lost for this project that you're considering tonight, the Design Center. That parking lot is just south of the Design Center, the Design Center sits in the southwest corner of the General Motors property just north of 12 Mile and just east of Mound Road. So that parking deck was actually approved back in the fall of 2016 and construction was started this spring and it's intended that this parking deck will be completed sometime in the summer of 2018.

We also came back to the Planning Commission in August of 2016 and asked for an additional parking space to the north of the proposed Design Center. Those parking spaces were going to help us offset a few more spaces that we knew we were going to lose. As the building program became more defined it added another 157 parking spaces just north of the Design Center. Those spaces were

approved by the Planning Commission back in the fall of 2016 and construction was started in the spring of 2017 of this year and that construction has actually been completed and the parking lot is being used.

So for all of these projects the Design Center and the parking deck we had to remove approximately 1200 spaces, with the parking deck and parking lot along with some parking spaces that were being added with the Design Center we are adding over 1300 parking spaces back in to help offset and mitigate the parking loss. As you know there's a growth in the staff and the professionals that are at the campus so we've been monitoring the parking very closely and as part of our site plan submittal package we did provide you the summary both that was lost and what will be gained and what still remains in order for us to be able to maintain what's needed in order to meet the expectations of this campus. In all when the Design Center is done there will be over 2200 people that are working in this quadrant of the GM Global Technical Center.

So the Design Center itself located in the southwest corner of the site sets back at its minimum dimension at 281 plus or minus feet from the right of way of Mound Road, the required setback is 150 feet so we have ample buffer space between us and the community's right of way. We are actually building approximately 360,760 sq. feet to the existing Design Center that will remain the Historic Dome structure when you drive down Mound and 12 Mile will be maintained and this Design Center will actually embrace that and esthetically compliment the architecture of the Historic Dome. There will be some motor court that will be added interior adjacent to the Design Center both to the south and to the north of the Dome. These are display areas to mitigate the loss of some of the display areas that they have at the Design Center currently right now. There's a drop off that will serve this Design Center on the east side of the road for the interior campus is Harley Earl Drive. There will also be some parking spaces that are just south of the entrance drive that comes off of Mound Road that will encompass the public and private space that entails the architectural character of this building. On the south side of the building just south of the Design Center expansion is where the service area will be, that will be for all the truck assess, dumpsters, and the other service elements will be located.

So the Design Center is actually intended to be a 40 ft. high structure, it meets the intent of the code as it relates to building heights. In all the Design Center talent and staff will encompass over 2200 people and I believe this will be the gem, I believe, of the

addition as the transformation continues for General Motors. It's going to be an image that everybody will see and it will be an image that will be reflective of not just General Motors new transformation into the next century but also of the transformation of this community. We appreciate your consideration. Thank you.

Assistant Secretary Houghten reads the following correspondence:

TAXES: Approved.

ENGINEERING:

1. The proposed water main may need to be relocated outside the influence of permanent structures such as walls, dumpsters and buildings.
2. The petitioner may want to consider aligning the sidewalks in the southeast corner of C.S. Mott and Eero Saarinen such that they share a key flag and aren't offset.
3. This site shall comply with City of Warren storm water requirements. Detention and pretreatment of storm water runoff may be required.
4. A NPDES permit, as well as, a soil erosion and sedimentation control permit from the Macomb County Public Works Office is required.

FIRE:

1. Meet all the requirements of the 2015 edition of the Michigan Building Code.
2. If required by the building code, the building must be equipped throughout with an automatic sprinkler system in accordance to NFPA 13. Fire Department connection threads shall be national standard type and a fire hydrant shall be provided within 100 feet of the Fire Department connection.
3. Maintain existing fire apparatus access roads. Fire apparatus access roads must have a minimum width of 20 feet and a vertical clearance of 13 feet 6 inches.
4. Provide fire alarm system if required by code.
5. Provide Fire Department lox box (Knox box) as required by city ordinance.

Ms. Michelle Katopodes reads the recommendations of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Acting Chair Smith – You have another well designed addition to your complex there. What is going to be built or designed in that building?

Mr. Jason Harris – As Pat mentioned the southwest corner of our campus is our design group so that's the early clay sculpting really the birth of the next product lines. So this building is going to basically reestablish a new design sculpting studios, which are currently in one of the historic building. Due to growth, expansion just new technology and the age of the structure there's been a long need for this improvement. It's really going to revitalize our design efforts.

Acting Chair Smith – Thank you sir.

ROLL CALL:

The motion carried as follows:

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

- J. SITE PLAN FOR ANTENNA ADDITION: Located on the northwest corner of Groesbeck Highway and Nine Mile Road; 23055 Groesbeck Hwy; Section 26; Eric Greenfield (Jeff Gutowsky).

PETITIONERS PORTION:

Mr. Randy DeGood – Randy DeGood SBA Communications filling in for Eric Greenfield. Our client Team Mobil wants to add three antennas to their existing antennas at this site. There will be no change to the size tower compound they are simply updating their antenna's to better serve the community and their customers in the area.

Assistant Secretary Houghten reads the following correspondence:

TAXES: No Delinquent Taxes.

FIRE: Approved.

Mr. Ron Wuerth reads the recommendations of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Rob – Is there changes happening to all of the antennas they have in that location or is it just for this specific one?

Mr. Randy DeGood – No, there’s no changes to the existing equipment that’s already on the tower they are just adding three antennas to utilize the 1900 megahertz that they have the rights to it’s just an increased capacity.

Commissioner Rob – Is it because they have more customers then before?

Mr. Randy DeGood – Yes.

ROLL CALL:

The motion carried as follows:

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

- K. SITE PLAN FOR PARKING LOT EXPANSION: Located on the north side of Stanley Avenue; approximately 120 ft. west of Van Dyke; 7591 Stanley; Section 16; Assaad Sobh (FVPM/Stacy Cerget).

PETITIONERS PORTION:

Ms. Stacy Cerget – I’m Stacy Cerget, 45138 Cass Avenue, Utica and we are here for a parking lot expansion for an existing commercial property at the intersection of Van Dyke and Stanley. We’ve read through the staff’s recommendations and have already had preliminary discussions with the staff regarding a future PUD that we are working on. In the interim we have a shortage of parking on this site and we would like to expand the parking lot at this time.

Assistant Secretary Houghten reads the following correspondence:

TAXES: No Delinquent Taxes.

FIRE: Approved.

Mr. Ron Wuerth reads the recommendation of the Staff:

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

- F. REQUEST FOR REZONING: Located on the east side of Ryan Road, approximately 160 ft. south of Toepfer Road; the east 76 ft. of the property, from present zoning classification R-1-C, to Single Family Residential to M-1, Light Industrial District; 21550 Ryan; Section 32; Paul Borg.

PETITIONERS PORTION:

Mr. Franco Mancini – Good evening Commissioners, Franco Mancini 47858 Van Dyke Avenue, Shelby Twp., 48317 on behalf of B&B Maintenance and Services for Paul Borg. I’m here to answer any questions you may have regarding this rezoning matter. The site in question here was an M-1 site and the rear portion might have been an oversight through all the years of planning. The surrounding perimeter of this project or the surrounding area of the industrial complex near this and adjacent to this property have all been zoned M-1. This last little piece shows R-1-C in an overview of your zoning maps. So this is just to formulate a concise zoning map and put into proper perspective of being an M-1.

Assistant Secretary Houghten reads the following correspondence:

TAXES: No Delinquent Taxes.

FIRE: Approved.

Ms. Michelle Katopodes reads the recommendations of the Staff:

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

7. CORRESPONDENCE:

None at this time.

8. BOND RELEASE:

None at this time.

9. OLD BUSINESS:

- A. MINOR AMENDMENT TO APPROVED SITE PLAN FOR NEW KROGER MARKETPLACE, GAS STATION, AND CONVENIENCE STORE: Located on the northeast corner of Schoenherr and Thirteen Mile Roads; Section 1; 31200 Schoenherr; Stephen Sutherland (Michael McPherson). Changes to building footprint, mezzanine, truck dock, building square footage and kiosk.

PETITIONERS PORTION:

Mr. Michael McPherson – Good evening my name is Mike McPherson with Atwell 2 Town Square, Suite 700, Southfield, Michigan. We are before you tonight for a minor site plan amendment for a Kroger's Store that was previously approved at the corner of 13 Mile and Schoenherr Road. Essentially this amendment request is twofold.

One, with respect to the store, the store is simply being updated to Kroger's 2018 prototype. The biggest change being that they are doing away with their mezzanine area, which was in the last store it's a second story area for offices and things and now they are going to be on ground level. So the change in the rear of the building there was a double sided truck dock there before where now it's a single side with a little more ground floor area, even though the entire gross floor area for the building since the mezzanine is removed is 1000 square feet less. Everything else with the building stays the same.

Secondly, the fuel station the kiosk is getting smaller. The previously approved kiosk was 850 square feet this, kiosk is under 200 square feet and it's moved up underneath the canopy where before it was to the south a little bit. Those are the two items that have changed both are just trying to keep up with Kroger's prototype.

MOTION:

A motion was made by Commissioner Rob to recognize as a minor amendment, supported by Commissioner Vinson.

ROLL CALL:

The motion carried as follows:

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

Assistant Secretary Houghten reads the following correspondence:

TAXES: No Delinquent Taxes.

ENGINEERING: Approved.

FIRE: Approved.

Ms. Michelle Katopodes reads the recommendations of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Acting Chair Smith – Do you understand all the recommendations and do you agree with them?

Mr. Michael McPherson – Yes.

Acting Chair Smith – We are looking forward to this new Kroger it will be exciting to see.

ROLL CALL:

The motion carried as follows:

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October 23rd, 2017

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

B. MINOR AMENDMENT TO SITE PLAN FOR PARKING LOT IMPROVEMENT AND ACCESS TO LORNA AND VAN DYKE AVENUES: Located on the northwest corner of Van Dyke and Tank Avenues; 28201 Van Dyke; Section 16; Thomas Laviolette (Bruce Lemons). The minor amendment is for a security fence.

PETITIONERS PORTION:

Mr. Thomas Laviolette – Good evening, the reason for the request is we’ve had a lot of security problems in our parking lot since. I don’t know if you know but Dana bought the facility in March and several vehicles have been stolen and broken into so for the security of our employees and their cars we are requesting to put up a fence around the property to protect our assets.

MOTION:

A motion was made by Commissioner McClanahan to recognize as a minor amendment, supported by Commissioner Rob.

ROLL CALL:

The motion carried as follows:

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

Assistant Secretary Houghten reads the following correspondence:

TAXES: No Delinquent Taxes.

ENGINEERING:

1. The proposed fence shall be relocated to be entirely within the parcel boundary.
2. The plan shall show the locations of all public utilities and easements.

- 3. Site access is required to maintain on site public utilities. The proposed fence shall not restrict access to these facilities.
- 4. The plan shall have a written legal description.

FIRE:

- 1. The Fire Department must have access through all gates. Gates activation knock boxes or other electronic access must be installed.

Mr. Ron Wuerth reads the recommendations of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Rob – We are talking about a fence why do they have to go to City Council for approval?

Mr. Ron Wuerth – It’s a requirement of the district.

Commissioner Rob – Because of the type of fence?

Mr. Ron Wuerth – Not the type of fence just the fact that it’s the Arsenal Industrial District, so it’s a requirement of the district itself for them to go to City Council and get approval.

Acting Chair Smith – Do you understand and agree with all the recommendations?

Mr. Thomas Laviolette – Yes I do, it will look identical to the fence that’s around the GM Tech Center we thought we’d be smart and copy.

ROLL CALL:

The motion carried as follows:

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

10. NEW BUSINESS:

None at this time.

11. CITIZEN PARTICIPATION:
None at this time.

12. PLANNING DIRECTOR'S REPORT:

Mr. Ron Wuerth – The Director's Report is as follows. I attended one staff meeting, I had a meeting with a gentleman named Guy Rizzo he's the owner of these properties that are south and sort of east of City Hall. It's a development that's not been constructed yet there's a couple lines of residential dwellings there but the problem is somewhere along the line in the past a landscaping company put up a concrete wall and it wasn't constructed correctly. They've had problems, they've had vandalism, you name it they've had it. So I worked with him on how much of the wall needs to be taken down so we worked that out.

I attended the ground breaking ceremony for the new Civic Center Complex on Van Dyke so that project will move forward. As a matter of fact I attended a ROQ Meeting in which we start determining qualifications of Architects and Designers to put together a building that we will all be proud of. I did meet with a representative from Detroit TACOM they have a little concern about fencing and how they want to address an issue in the southwest corner. There's a wall that they want to build where everyone enters TACOM along Mound Road. It seems the noise is so loud that the guards can hardly hear the people when they try and talk to them as they come through.

Michelle and I did speak to Mary Michaels regarding the Master Plan contract so that's going to move forward. General Motors was just here and they are looking to put in possible a new driveway and a gate right opposite I think its North Civic Center Drive and also a traffic light there. And finally, I attended a CDBG Meeting.

13. CALENDAR OF PENDING MATTERS:
None at this time.

14. ADJOURNMENT:

MOTION:

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

The meeting adjourned at 10:15 p.m.

Warren Smith, Acting Chair

Natasha Houghten, Assistant Secretary

Meeting recorded and transcribed by
Mary Clark - CER-6819

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APPROVED