

CITY OF WARREN  
PLANNING COMMISSION  
PUBLIC HEARING

Regular Meeting held on March 14<sup>th</sup>, 2022, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, March 14<sup>th</sup>, 2022, at 7:00 p.m., in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

Commissioners Present:

Jason McClanahan, Chair  
Warren Smith, Secretary  
Claudette Robinson, Assistant Secretary  
Merle Boniecki, Vice Chair  
Michelle Tutt  
Mahmuda Mouri  
Sultana Chowdhury  
Garry Watts, Ex-Officio

Also present:

Ronald Wuerth - Planning Director  
Michelle Katopodes - Planner II  
Mark Gorbett - Assistant Planner  
Mary Michaels - Assistant City Attorney  
Christie Laabs - Communications Department

1. CALL TO ORDER:  
Chair McClanahan calls the meeting to order at 7:00 p.m.
2. PLEDGE OF ALLEGIANCE:
3. ROLL CALL:  
Chair McClanahan - I did get a phone call from Commissioner Kupiec, he's having a little bit of health issues and probably not going to be able to make it tonight, so do we have a motion to excuse him?

MOTION:

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

4. APPROVAL OF THE AGENDA:

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

5. APPROVAL OF MINUTES: February 28th, 2022

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

6. PUBLIC HEARING ITEMS:

- A. REQUEST FOR REZONING; Located on the south side of Frazho Road approximately 316.45 ft. east of Schoenherr road; from the present zoning classification R-1-C, One Family Residential to M-2, Medium Light Industrial District; 13800 Frazho; Section 24; Cecelia Scot (Adrian Leica).

PETITIONER PORTION:

Ms. Cecelia Scot - Well our project is we own this property, we own this property, we own this property. We need more parking. We want to put electric stations for car and truck charging, and just parking. It's not a big deal. We're not selling the property it's under redeveloped as anything else. When we found that is was residential years ago it's been for sale the whole time. Nobody's interested. You have a handful of houses here and a couple of houses here and the rest is all industrial or businesses. Nobody wants that piece of property. We'd like to just utilize it. We pay our taxes. We would like to just be able to use our space. In considering that we own both other properties next to it, we just need more. Our business is growing we just need more space.

Secretary Smith has no correspondence at this time.

Mr. Ron Wuerth reads the recommendation of the Staff:

PUBLIC HEARING:

Ms. Dawn Panther - My name is Dawn Panther and I live it at 138 Frazho Road where this rezoning is, I guess wanting to happen, and I object to the rezoning. I bought my home in 2013, nine years ago. My mother lived there and one day I hope my daughter or grandchildren will live there. The pollution and the fumes already that we deal with from the dump and the trucking company there and

plus we have a new industrial street that just opened-up is Lipari. We deal with trucks all the time. To residential, the trash. I get people parked out in front of the house constantly as it is before, I mean, they throw the trash, they sit there all hours of the night sometimes they're truckings. I can't sleep. I work. I had to call the police department several times to have some of these trucks moved. Not just the pollution, the noise, the garbage, and I'm afraid some of the, even the businesses that they talk about on Groesbeck that have started, usually in Warren they closed-up. People opened stuff and they closed within a year, two years, and then they're just an eye sore, another eye sore in Warren. We have future wise problem I think it would be a really bad impact to put a parking lot in that area, and for vandals we have the homeless people already just down the street on the other side of the trucking company. We don't know what they're gonna be probably putting in those trucks. Storing wise for rats, you know, yeah, and that's all I kind of really wanted to say. I really don't think it would be really good, and actually our property value would go down on our properties also if this was put in. Thank you.

Mr. Jerry Schneider - My name's Jerry Schneider. I live at 13781 Frazho, which is directly across from this property here. I have some issues, of course you already heard about the increase of traffic which when I first moved into that neighborhood there, traffic wasn't much of an issue. Since Bunert and the expansive of, I can't even pronounce the name, I mean you had to put signs up on Bunert just to keep the trucks from parking on both sides of the street because you couldn't even get down the street. I used to come home from work at three in the morning and I actually had to go up and around Groesbeck just to get back to my street cause I couldn't get down the street because the semi's had the whole damn thing blocked. I don't know that this won't be the same issue there.

They say it's a recharging, you know, are they going to be moving trucks in and out? Are they going to be doing this all hours of the night, you know, I don't know? The road it's so deteriorating now any truck going up and down that street when they hit one of them holes in front of my house, my house shakes. I mean shakes, and you got a trailer two-three o'clock in the morning coming down that road doing 40 miles an hour why I don't know, you know, the noise is unbelievable. The road deterioration, the hours of operation I don't know what that's gonna be. Loss of home value, you know, they talk about it increasing the tax revenues when the city if they made it a commercial as opposed to what they would've had residential, but

they're not talking about the law and property value. When they did their proposal through to make it a commercial path, so I am strongly against this whole plan. Thank you.

Ms. Sarah Schweitzer - Hi, my name is Sarah Schweitzer. I live at 13823 Frazho, directly in my front yard will be looking at that proposal every day of my life. I have been living there since 1971 when the house was built. I'm one of the original owners on this street, and the traffic, they have said, has increased and we understand that, but at nighttime it is horrible, and when you have more ability to have trucks it's going to increase more trucks coming down Frazho. You talked about the noise vibration; it is unreal. I challenge any of you to come stay at my house, especially in the summertime. The vibration in the house I have windchimes in my house that go off every time a truck speeds down, especially the empty ones, and they shift gears into second right about at my house, and they have destroyed. The vibration has caused cracks in my house, and it also destroyed the feels of my windows and I just paid over twenty-thousand dollars to replace my windows in my house this past year.

Okay, now let's get back on to the rezoning. That is going to be an eye sore. It is going to be an eye sore. We talked about the green and the environmental. When I moved in that house there was a school there, it was lush green grass, we had trees, a baseball diamond. It was fenced in, and children had a place to play. Now it's a vacant field. They have taken all the trees down and it's an eye sore just looking at it, but when you put an extended logistics one parking lot right across the street from my house do you ever think that that's not going to depreciate my property. Gee, I wondered about that, so I had a real estate, two of them, come out to my house, give me an appraisal and they both told me that if that goes across the street the valuation of my house deteriorates from twenty to forty-thousand dollars on a resale, but yet Warren has just increased my taxes for the upcoming year, so how do you offset that? You're taking away my property value by putting something like that in, and yet you want me to pay more money for my property. That doesn't make sense. That is wrong and I have no idea whether our illustrious Mr. Fouts is, he's not here tonight to hear this, cause he needs to be here.

Let's see what else I got here. EV's, you know there's I think about 15 mile there's a bunch of EV's up there for people if they would of got in there right on 15 mile. Do you ever know how ugly they look? It takes twenty minutes for cars and trucks, I don't know about

trucks, but they say about twenty minutes for a car to recharge. That means that I'm going to have twenty minutes flop times 24/7, twelve months out of the year of a perfect stranger sitting across the street from my house, and they have nothing to do but to look into my windows, see my comings and goings, see what as a citizen I am. If I'm single, if I'm married, do I have children if I don't. When do I open the door, when do I leave my house? They can track that. You know what, what I'm saying is that's a safety issue. A big safety issue and if I had children, I'd be very upset about that. You heard about the road deterioration. I've talked about the taxes. Speeding trucks, I know that's not the issue, we'll let that go. If you want to continue to make this an environmentally safe place plant some trees. Make it into housing. We have houses on one side, houses on the other side, we should have the right to have houses there, residential people who are going to keep the property up to make Warren a nice place to live not backyard, junk yard, looking at trucks and EV's, okay, and I think that's all I had. Thank you for your time.

Secretary Smith reads a letter from a resident Jo Cooper who has comments regarding this property.

My name is Joe Cooper. I have resided at 13875 Harold since 1954. I'm against the rezoning request put forth by Logistics One for the property on Frazho. This is located directly behind my home, and will greatly impact home values in our little neighborhood. The heavy truck traffic and the noise created by the construction, as well as the ongoing business thereafter will be a huge detriment to the citizens of our community.

I am unable to attend the meeting in person, but would be more than willing to speak to anyone to discuss this further.

Thank you.

Josephine Cooper  
13875 Harold

Ms. Cecelia Scot - This is the area in question. These blue those are residential streets, the rest of this is all industrial businesses. We're only talking one more piece here for quiet parking. Trucks aren't going to be going in and out at all hours. We're going to put some docking stations here, of course, because we are looking at the environment and we would also like to use battery powered trucks, battery powered cars. There's not anything in our

neighborhood to do that. We own both properties right here. We are not the trucks racing up and down the street, we don't go out in the middle of the night. Our drivers don't sit on the street, they don't litter, they don't anything, they stay on our parking lot. Anyways, what we have found is people from the Elk Club doing stuff back there. When I went to talk to them about a tire that we had on video because we have camera's facing there, there was homeless people living in trees back there behind these people's houses, behind this person's house there, and that's the same person who egged our driver's cars and our trucks and stuff. She doesn't do it she sends ten and eleven-year-old little boys up to do it. It's just not fair. We're just trying to run a business. Our business is growing we need more space. We've stayed in the City of Warren, we've bought other lots, we've built things into what we can, we need that space. To stay in the City of Warren and pay the taxes that we do, we need some space. We're not trying to be hard to get along with, and honestly, I had to drop everyone their complaints when they come complaining to me and all of them on Frazho they use that for their spare parking lot at night.

MOTION:

A motion was made by Secretary Smith to deny, supported by Assistant Secretary Robinson.

ROLL CALL:

The motion was denied as follows:

- Chair McClanahan.....Yes
- Assistant Secretary Robinson.....Yes
- Commissioner Chowdhury.....Yes
- Vice Chair Boniecki.....Yes
- Commissioner Tutt.....Yes
- Commissioner Mouri.....Yes

- B. SITE PLAN FOR MANUFACTURED HOUSING REDEVELOPMENT PLAN FOR SHADYLAND PARK; Located on the west side of Warren Avenue, between Bart Avenue and Capitol Boulevard; 2709 Capitol; Section 30; CC Shadylane Property LLC (Jeff Davidson).

PETITIONER PORTION:

Mr. Eric Lord - Good evening. My name is Eric Lord. I'm with Atwell. I'm here representing Cambio holds current property owner and the applicants for this request. So, I wasn't sure if there's going to be a planner report first to go over any particulars or would you

like me to designate things to start? So, the first community here in front of you is the Shadylanes, built in the 1950's, currently there's two owners, 63 licensed MH units on about 13 acres right now and as we understand it several of these units that were built and licensed years ago are no longer conformed to current ordinances, so the request is for us to take a look at this plan and see over a period of time how can we transition to something that's more conforming to the ordinance, so we prepared that plan and that plan is in front of you which resulted in a net-reduction of units. So, again going from 227 existing down to 187, so removing those units over time and replacing them with newer units but honoring ordinance setbacks, and at the end of that results in a net reduction overall, so we think that this is, you know, a good path forward over a reasonable period of time. Obviously, there's no intent to do all this today, there's folks that are living there, so it's really just a road map for the future to try to comply more closely to the ordinance.

Secretary Smith reads the following correspondence:

**TAXES:** No Delinquent Taxes.

**Engineering:** The legal description provided does not match the City of Warren and Macomb County records. Provide an accurate and complete legal description of the parcels.

**AT&T:** No objection to the redevelopment of this land, but AT&T do have facilities and easements that apparently will be affected down the line. As this project proceeds, please let the owner know that AT&T is happy to work with them on relocations and new easements as needed.

**FIRE:** No objections.

Mr. Ron Wuerth reads the recommendation of the Staff:

**PUBLIC HEARING:**

Ms. Heather Franklin - I am Heather Franklin. I live on 2644 Chestnut. We are all concerned, our whole community is kind of here, we're all concerned if we're going to have to move our trailers or what's going on, if they're gonna pay for it or what's gonna happen, like we don't know nothing, so I mean that's kind of where, I mean are they going to pay for it if we got to move our trailers? You know, I mean it's kind of like we're fine with what they're doing in the park we think it's wonderful, but you know that's one of our biggest concerns. And a lot of us, you know we are all low income that's why we're living there. And we all, you know can't afford to move our trailers cause it's like five or six hundred dollars, and most of us

are barely scraping by. Most of us are on Social Security, so I mean that's something, you know that's a big cost, you know so, I mean we don't have nothing. I don't know how to read a site plan thing. I have no idea what they're planning, none of us do that's why we all came. Some of us didn't even get a letter. But you know the other ones called the other ones and said, "hey, what's going on." So, with that being said I just would like to know what more is going on cause I mean we really don't know, so that would be wonderful. Thank you.

Ms. Dee Alvey - Hello, my name is Dee. I've been a resident of this neighborhood for a very long time, most of my life, and I've been in the park again for the last few years, and I agree with the lady that just spoke. Shadylane has been mismanaged since the original owners came, when Cambio took over and it's continued to be mismanaged. I have been told by the City Assistant Planner that it's now being sold again. At what point are we going to be given information that's very clear about what's going on with our homes.

I have watched people be evicted when their leases were done and not renewed. Their homes torn down, sites are dug up, they're left in ruins, and no work is happening. I bought my home in this park. I'm very concerned about myself. I'm concerned about the tenants around me. This entire neighborhood is a low-income area, and I don't feel it's fair to start work, stop work and then have all these, you know, plans and promises between each other, but no information is given to us, so I think you guys need to be a little more transparent.

Ms. Donna Lee Archambeau - My name is Donna Lee Archambeau. I live at 2702 Capital Avenue. My concerns are that everything is not -- It's picture perfect on here, on your little plans and stuff, but we don't understand that. We really don't understand what's going on, okay we don't. And the concern of what's going to be done and the time frame and stuff like that, and as far as if your trailer has to go and has to be demolished are you going to be responsible for them, you know demolishing it, you know, we're all low-income, and this is where we're at.

There's trees that have X's on them that are just detrimental, they can kill somebody if they come down, okay. Snow removal isn't done at all. There's no maintenance person that we can say, "Hey, come help me out," you know, and if you're a home owner and you're told, "well you're a home owner so you have to pay for it,"

okay, and some of us, you know we have to get up, scrounge up the money to do that, and we'd just like somebody to work with us, but this is where it all is. We're all in limbo, everybody's going they're going to do this, they're going to do that. They're going to do this, they're going to do that, and they're going to raise your rent, but yet we haven't seen the trees come down. The park looks like hell, okay. When Marco had it it looked better, okay, and I mean at least he had people raking the leaves, blowing the leaves, doing the snow removal when need be. I don't understand what's going on here, you know, it's just we're all low-income people, and then I'm hearing we're going to get our rent raised, you know, and we don't have leases, cause we don't know what's going on. It's going to be sold or we don't know what's going on.

This picture of this little lay out. Where do we know where we stand here because, you know, we can't read that? I'm just totally confused. Even when Marco had it at least he took care of the bare minimum. I'm going to give you the bare minimum. At least, you know, the leaves, the snow, you know, and we had some good maintenance guys that took care of me and so and so. Good managers, that would help me out, but as far as this goes it's like they're going to take you to court and they're going to evict you. They don't give a shit. They don't want to work with you. Come on now, we're in a hard place right now, everybody is, even if you own a home, you don't just take somebody to court and say, "I'm going to put you out in the street," okay, you work with people, so I just don't know. I don't know where we stand with Cambio, okay, and they got to be more transparent with what they're doing, with letters, with meetings, and so on so forth, because we're just your regular old Joe, low-income people, okay, but we're not stupid, not in the least, but we don't like what's going on here. We do not like what's going on here. They are evicting people, they are throwing them out on the street, and they don't give a shit.

Ms. Heidi Fetten - My name is Heidi Fetten, and I wasn't going to talk but I am now. I've lived in Shadylanes since 2007. When I lost my husband I'm still there because I can't afford to move. Now, I'm one of the trailers they're talking that's infringing on some other area and I own my home. I have not been told nothing. If I haven't gotten the letter in the mail about this meeting I wouldn't of known about it either. I stay to myself. I stay in my house. I don't bother nobody, but people still continue to take off the siding of my trailer to, quote unquote, read my meter but don't put it back, and my water freezes

and they want me to pay \$150 to get it unfrozen. Well, I unfroze it my darn self.

But anyways, I don't care if they want to improve, but if they want me gone, they can pay for my trailer. They can pay for me to move, because this winter do you know how many times it got plowed, one time, right down the middle and guess who fell, me.

I'm 52 years old. My doctors want me on disability because I'm technically disabled, but I have to work to support myself. For them to tell me, "Oh we're going to tear down the tree." The tree behind my house has been marked. My kid won't let my grandson come to my house because he's afraid the trees going to fall down and crush my house with my grandson in my house.

I understand you want to make the park better. You charge us now for trash removal. I have six bags of leaves still sitting in my house from last spring. Sitting there. I'm not re-bagging them. I'm 52 I'm not supposed to be doing it at all. I can show you the letter from my heart doctor saying that I'm not allowed to shovel, I'm not allowed to mow the lawn, I'm not allowed to pick up the leaves because it's too much stress on my heart, so if they want to fix it up, go for it, but keep us informed. Let us know. Don't keep upping our rent just because you want to make improvements. Why don't you make the improvements you promised when you first took over the park? That's all I got to say.

Ms. April Brisky - Hi, my name is April Brisky. I live at 2709 Capital Avenue, lot 144. I have been in this park since I was 15. I'm now divorced, I'm back, I'm living in my father's old trailer. Since Cambio started taking over the residence have been told nothing, nothing but stories, that's all we hear repeatedly to the point that we know longer have maintenance done. Last year when they took over in January, I was having problems with my furnace prior to that, in February it went out, I went 2 ½ weeks with no heat. I had brought my space heaters to keep from freezing. They didn't reimburse me any of that.

I've got three trees, dead trees that are marked to be brought down hanging over, literally hanging over my trailer, ready to come down at any time. As a matter of fact, a branch did fall while I was at work and came through my bedroom and landed on my bed. They just patched the roof and said it was fixed. No, the whole side of my trailer's completely warped from a prior fire. I have electrical shorts, and all these people are being displaced, okay. They're on fixed

incomes, they're living in condemned trailers that need to be fixed-up or brought up to code, and if they can't do it they need to provide us with something that is livable for all of us instead of evicting people.

Us people that's been there, we've been there a long time, like me since 1978 off and on since I've been 15. That's home, but we shouldn't have to risk our lives living there. I missed two days off work. I'm on disability and I work part-time. I missed two days off work because they didn't plow the isle and my tires -- I got a small compact car, a Toyota, I couldn't make it through the stretch to get out to work. That's \$200 that I missed right there, and I'm on a fixed income. We tried to get answers, we don't get no answers. All we want is answers and we want to see the action followed behind the answers to be correct, not say you're going to do this, start doing it and then leaving it half-ass, sorry, but that's exactly it. I'm living in a trailer any day waiting for the tree to come down take me and my dog out, because I can't afford a \$1000 or \$1600 for another place to live. All we want is up-to-code housing, I want it. It doesn't have to look pretty, just be honest with us, let us know what you're doing, so we can, you know work with us and find homes for the displaced people that it's not actually their fault, it's Marco's fault that owned the property before us. That's all I got to say. Thank you.

Ms. Dee Dee Lachovsky - Hi, my name is Dee Dee Lachovsky. I live on Capital Avenue, 2709, number 45. Now, I haven't been there as long as a lot of these people have, and I've only been there a little over two years now, but my main concern is, and I agree are area looks like, excuse my French, shit, okay, and I'm in one of the nicer, I feel, I'm in one of the nicer trailers, but every time I go to the office and I inquire, "hey, when my lease is up what's going to happen, can I stay," because we want to stay, you know, but we don't want to be put out with nowhere else to go so I'm trying to look ahead of ourselves, and if our trailer is gonna get plowed down because of these new whatchamacallit. I want to know in advance so that I can prepare to look for somewhere else to live, and I'm not on the street living in a box like 8 Mile and Woodward, you know.

I have no complaints over management except for the fact that they never know anything when I go and ask. Me and my husband we want to purchase our trailer, but we haven't been told if we can or not. We're left up in the air.

When it comes to the plowing us personally don't have an issue with the plowing because we're on that main street, but having to do with

the main street, what I do have a problem with the speeders that go up and down Capital all the time, and there are children that cross that street all the time to go play with their friends. I would like to see speed bumps put on Capital or anywhere else, any of the other streets. I don't know if Bart doesn't have them either. Bart has no speed bumps. Reba, I'm not too familiar with that little curve of a street, but the only one that has speed bumps that I know of is Chestnut, but my main concern is the management of the property also needs to be up to date on what's going on so that when us residents go and ask them something they have the information to share with us. That's all I have to say. Thank you.

Mr. Fredrick Pokoroski - I'm Fredrick Pokoroski. I been living at 2461 Reba since my daughter was 16 and she's 36 now, and I bought the trailer when I got there. Price went up. I mean price is going to go up but it's ridiculous how much it goes up and then they hide financial, like we used to have the water and sewage paid for with our rent, and now it's ridiculous. The price keeps on going up and it's not by a couple dollars, it's a lot, and then like the one lady said, the garbage pick-up, they started charging us \$10. That's not in our lease. None of this is in our lease.

There is a lot of people that cannot afford to go other places unless they want to live in Detroit. I'm not being derogatory, but we live in Warren because we want to live in Warren. I grew up in the Fitzgerald District. I lived off of Cunningham, so I lived in that area all my life, and when I was younger I did not want to move to Shadylane because all the stories about drugs and everything else, but when I moved into this I said to myself, my daughter lived with me at first, then my son, you know, after he got kicked out, that's a different story, from his mom, so anybody needs a place like this, they want to buy me out, so be it, okay, I'll leave no problem, but it's going to be worth my while and, you know, the thing about it is some people get one rule and some people get a different rule, and there is a next door neighbor that she got hurt, h(er uncle died, her mom died, and she had a handicapped son, okay, right next door to me. I call her cat lady because there's like 50 cats over there, and what they did to her was not fair. She tried committing suicide. Her son got taking away, and it's because of the park, okay, they could of worked with her and they could of helped her out especially since she was slow too, okay, and this is part of us living there.

Everybody has to pitch in and help each other out. I'm the kind of guy that just sits there and keep to myself because I don't want no

trouble. The park they never hear from me, they never hear any -- the only time I have a complaint is like when the sewer kept on backing up. That's my other problem with the park. I want to know if they check the water, okay, because you hear of all these other places have led, and the sewer system is very old and like they said, it's the pipes. I'm just saying those pipes are old. I want to know if the water is even safe to drink in that park, okay, I understand I'm on a time limit, but I'll tell you what I am a very passionate person and if anybody doesn't believe that I mean I know a lot of different people. My school friend lives right behind me now because he can't afford anywhere else. Thank you.

Mr. Kim Zukowski - My name is Kim Zukowski. I've lived in (inaudible) for 86 years. I live at 2640 Chestnut, and I understand that Cambio they want grandiosi land, they want to make money, but if this is so important why didn't they send a representative here. I don't know this gentleman, where he's from or who he is, and there's pot holes on my street and I went to the office said, "well, you know we're fixing the sewers but, you know, we'll get around to that someday," and also when I tried to ask how much money, you know am I going to have to pay for next month's rent they said, "call the office up," they said. You know, I want to pay my rent in time. They said, "no, you have to go on the internet and get into our internet portal," which I tried to do but I couldn't get on so I called the office, they said, "well, here let me see," the girl at the office said, "let me see it," she got on her computer and gees, you know you put in Shadylane and nothing happens. I have to call corporate. Next month the same thing happened. Next month the same thing happened, so I don't know I would be kind of conspicuous of this company. You better make sure you do your research before you vote on this. It very mysterious. They don't tell us anything, so thank you very much.

Ms. Sharon Dix - Hi, my name is Sharon Dix. I live at 2254 Reba. They took over this park and promised us all these trees, all these roads were getting fixed, and nothing is getting done in here as you been hearing, because they want to keep jacking-up our rent and jacking-up our rent. We were promised all these new roads, everything. Reba's so bad now there's like truck holes in there, and it was really bad. During the winter the streets were not plowed. They were not salted or nothing. I went to the office.

Trying to get that grandbaby to that bus stop we almost all fell. That is not fair. These kids are gonna get hurt trying to get over there.

It's like they're doing nothing but yet they want money, money, money, and something's got to be done cause it's not fair. You go in the office they don't know nothing. She don't want to tell you nothing, and then she's putting money in other peoples accounts. Come on, my daughter lives in there too, so she takes my rent and puts it in my daughters. If my daughter didn't catch it, I could get court papers over it. It's like the girl in the office has really got a really bad attitude. She don't want to talk to us, she don't want to do nothing, and that's not fair to all of us. We should be able to go in there and talk to her, and she should be able to explain what's going on without her little attitude. We're human just like she is. We're just trying to find out what's going on, but somethings got to be done with this park, I mean this is crazy.

We got rats running around, we got sewers up, I mean it's terrible, and we never see nobody doing nothing. We got one maintenance guy trying to run three trailer parks, come on. So, when somebody's running, I'm not running, thank God, but these runners there not doing nothing for them because you have no maintenance guys not more. There should be a maintenance guy for every mobile home park, not some guy driving around in a truck and not doing nothing.

So, things need to change really bad. There is no rules. It's like I asked the girl in the office, "ain't there no rules in here." It looks like the ghetto we're living in, I mean it's getting worse and worse and worse, and nobody wants to do anything. So, something got to be done. I asked the girl in the office, "don't you pass out rule violations?" "Well, what makes you think I don't." Look at this park nothing. It's just getting worse and worse. Everybody's got scrap hanging around, we got scrappers in that park. There's a pile of scrap behind me. Rats running around, it's terrible. This is getting worse and worse and worse, and somebody needs to step up and do something. That's why half of Shadylane's is here tonight because we're trying to get some help because we go to the office, we get no help. That girls got a little attitude problem. Thank you.

Ms. Charlotte Hill - Hi, my name is Charlotte Hill. I live at 2696 Chestnut. I have a very handicapped husband. They do nothing on our street. He can't even go check the mail, nothing. It's hard to get in the car to go to the doctor. He has treatment in Ann Arbor. They don't do nothing. No lease. We've been up here since '92, but I lived there before that cause I'm from the racetrack, and they don't do nothing. We don't even know who the owner is no more. If you go in the office and ask them, they don't know. They won't tell you

nothing, and I tell them, "I'm the homeowner." They won't do nothing. I said, "well I don't know who to call to light the pilot light on my, it went out, on my hot water tank." It's a new hot water tank they put in, so one of the neighbors came and fixed it, cause my husband is not able to do it. We're in our 70's, almost '80, and nobody wants to help us at all.

There are no handicapped ramps, nothing in the whole Chestnut. And Chestnut is supposed to be a good street, because you got homeowners over here that's been here for years. This young lady back here she's very handicapped too she can't get up and down out there either. Thank you.

Ms. Danya Mallad - I just wanted to address everybody. I actually appreciate that they all came. I represent the company that was owned by ShadyLane, and I'm not with Cambio, I'm here because I wanted to hear what you all had to say. Cambio probably didn't have answers for you, and you deserve to know this. They probably didn't have answers because we are in the process of buying it, but to do that we had to go to a replanning commission and that's why we're here tonight.

It turned out the company I work for pulled out because it took us too long to get to this stage tonight, but I wanted to stay involved for your sake because I felt very passionate about both Warren Estates and about ShadyLane. So, I said since I know as much as anybody about this along with Eric Lord and our attorney Nelli who all got involved with me. We're here individually actually hoping to get this all planned through so that we can get you guys situated and the roads get fixed. The intention is to have your roads fixed, your lights fixed, all of these things, and we're working in partnership with the city.

I don't actually need to be here tonight. I'm actually here for you guys. I have to defer to what the city's plan is, and their plan is a 15-year plan, and I'm going to do everything I can. I'll work with the ownership of Cambio to try to represent your needs, but I'm going to partner with (inaudible), sort through things for you guys. Eric is here helping us, so that's the best I can tell you and I hope that the results after today's meeting is positive for everybody moving forward. Again, if there's no involvement for us except to help you guys, and to help the City of Warren. Our attorney was raised here, in the City of Warren so we all feel very strongly that we want to see the communities beautified. We want to keep the tenants in the

community because they do represent Warren. They have been there their whole lives. They're families. They've raised families there.

It is difficult their homes are older, the infrastructure there is older, but they are home grown, they're part of this town, so we're going to do everything we can to keep everybody together and I think that if we can have 15 years to update and move things forward to the plan that the city likes I think that's gonna be hopeful.

We'd like to do as much as we can in terms of additional parking, but I don't want to do so much parking that I have to move out homes and people get moved out of the communities. We want to do this so that everybody wins, and I hope that you guys all understand that. Cambio couldn't answer your questions cause they didn't have any answers. We're hoping to hear what those answers will be tonight, so I'm going let Eric finish and Nelli if you have anything to say, but other than that that's where I stand.

Secretary Smith - Any other comments by Eric?

Mr. Eric Lord - No, I really don't at this point. I think I'm just interested to hear if you folks have any questions that I can answer.

MOTION:

A motion was made by Secretary Smith to approve with discussion, supported by Vice Chair Boniecki.

COMMISSIONERS PORTION:

Secretary Smith - To the petitioner, could you come up Eric, please. I drove through Shadylane today, and I went up and down the different streets, looked at the trailers and it needs a lot of work, and I understand this redevelopment plan is to try to change things around to make it special for the residents, but the residents have valid concerns about where are they going to go when all this is going on. Some of them bought their own homes. Are you going to help them refix their homes, or are you going to provide a new home for them? They need to know all this. They need to have maybe one or two people in the area, in the community that can sit down periodically and have a meeting with you so you can explain to them what's going on so they can keep everybody else informed, and because it's very important, they don't want to leave, they want to stay there and a lot of them can't afford to leave, so if you're going to through and redevelop this and make it better for everybody it's

going to take a lot of work, trust me I drove through there and I drove 6 or 5 MPH, I was going like One, cause I was hitting a couple of speed bumps down through there, okay. But anyways they got a lot of valid concerns that need to be addressed.

Mr. Eric Lord - I agree. I agree 100%.

Secretary Smith - I think once it's done, if it's done right it's going to be a very nice project.

Mr. Eric Lord - I agree. I think that the positive here is that there's investment that is looking to happen in the community, and I think it's important to hear from everyone to hear where those dollars could be best spent. I think that's important. Hearing that if very important. I think that you folks deserve some answers that I'm not the person to give them to you, so trust me I will -- that message will get back and I wish I can give you guys -- so, I'm not the person that has those answers, but I can certainly relay that message back. And then I think everybody needs to understand that to invest dollars and infrastructure improvements in a community there's a process, for that to happen and this is part of that process that we're going through with the city, with the site plans and that's why we're here.

Secretary Smith - And to note this will be done in three phases. Three five-year phases, so whoever the contact person is with you has to stay in touch with a contact person with them and let them know exactly what's going on in the first phase, so they have an idea in the first phase this section going to be taken care of and second phase, this section going to be taken care of, so they have an idea what's going on, just don't say okay we're going to do the whole thing and do it 15 years in and they still don't know anything, okay. You have to take them by the hand and go step by step and let them know what you're doing, cause when you do that it cuts down on a lot of confusion. Thank you.

Secretary Smith - Mr. Wuerth, I was going through the drawings today and I noticed that in one section it says Lots 189 through 192, and Lots 320 to 323 are open space, but then when I looked at the drawing Note 2 on page 7 in our findings in Section a2, in your recommendations say the open space shall be increased to include Lots 191 and 192 but in Note 2 on page 7 it's got 189 in there?

Mr. Ron Wuerth - I actually got the numbers wrong.

Secretary Smith - 189 should be in there. Another thing too the landscape plan showed Lots 189 and 190 and part of 191 as open space but has 2, 14x66 homes on that block, and also on Lots 320 and 323 open space there's 10, is that the interim plan or if it was the final plan. It showed 10, 14x52 homes, (inaudible) in there which is supposed to be open space, so there was some discrepancies between the interim and the final landscape plans that probably need to be looked at because something has to be worked out so the drawing that's what they're going to go by to do the redevelopment, you can't have discrepancies. Thank you.

Assistant Secretary Robinson - I'm going to say yes but I would like to table until the petitioner has had a meeting with the residents there and let them know if this plan goes through and possibly proves that -- in your estimation how soon would you be breaking ground for the first unit, and would it be sometime this year or in the Springtime or Winter or Fall?

Mr. Eric Lord - I don't know. I don't have that answer that's a Cambio question.

Assistant Secretary Robinson - But my concern in there's just too many unanswered concerns and the residents there don't know what is going to go on, so I would suggest that you have a meeting with everyone in the park and they can address some of the concerns that they already addressed.

Ms. Danya Mallad - So, let me concur with that, but please keep in mind that up until last week my development company was buying it, so Cambio hasn't even completed looking at these plans. I'm representing them because I understand the plans based on my work and partnership with Ron and his team, so that's why I'm here and I'm going to see it through for the city's sake. I built a great relationship with the people here in this room today and I'd like to get that done. I have to take it back to Cambio with some of the variances that are being requested or some of the changes to the original plan that Atwell LLC., Eric is part of the engineering team that submitted to the city and if Cambio's agreeable to doing it that would be great, but I'm going to stay the liaison between those two groups.

Assistant Secretary Robinson - I would like to make a motion to table until some of the residents' concerns are addressed and I'm also concerned about the affordability once this plan gets approval

whether the residents will be able to afford to stay in their community, so I think that it would be development and it's good, it's wonderful, but the residents love the area. It would be beautiful if it's redeveloped but would it be affordable?

Ms. Danya Mallad - That's up to the city though, that's not up to us. We're compliant with what the city would like to see, not what -- we're just going to do whatever we need to do to make all parties happy, so you got to tell us and that's what we're going to develop.

MOTION:

A motion to table by Assistant Secretary Robinson, supported by Commissioner Tutt.

ROLL CALL:

The motion carried as follows:

Assistant Secretary Robinson.....	Yes
Secretary Smith.....	Yes
Chair McClanahan.....	Yes
Commissioner Chowdhury.....	Yes
Vice Chair Boniecki.....	Yes
Commissioner Tutt.....	Yes
Commissioner Mouri.....	Yes

Secretary Smith - Motion then tabled to what date would work?

Chair McClanahan - What we're looking at here is that there are a lot of unanswered questions, so obviously the wonderful people here, the wonderful neighborhood, we want are guys to get together with the neighborhood, talk about their concerns, and we all want to be good neighbors. The struggle is real for all of us in Warren, so we want to have a great plan but we want to make sure that everybody knows what's going on so please be a great neighbor, meet with everybody and we'll put a meeting together and we'll come back and address this. There's just a lot of unanswered questions and, you know we'd love to verify, but we want to make sure that everybody knows what's going on and everybody's on the same page.

So, we have March 28th or April 11th, would that be good for you to set up a meeting?

Mr. Eric Lord - Well, I think what I need to do is speak with the Cambio representative they need to obviously be at that meeting.

Chair McClanahan - Right. Be at the meeting and be here for this too.

Mr. Eric Lord - Right. So, perhaps what we do is work with the planning staff to come up with a date and then fit into the --

Chair McClanahan - We have to have a date, so let's do May 9th.

Mr. Eric Lord - May 9th. Okay.

Chair McClanahan - We appreciate it. Thank you.

Secretary Smith - I would like to make a comment too. If it's possible as a group you can pick one or two people to represent you to be at this meeting, I mean not saying nobody, all of you can come, but I'm saying if you got two people, so you don't have everybody saying the same thing over and over again. You have one person there, two people come and represent what your concerns it makes it a lot easier.

- C. SITE PLAN FOR MANUFACTURED HOUSING REDEVELOPMENT PLAN FOR WARREN ESTATES: Located on the north side of Ten Mile Road and the south side of Frazho Road, along Doncea Drive and NU Way Avenue; 3051 & 3193 Ten Mile; Section 19; MC Warren Estates Property LLC (Jeff Davidson).

PETITIONERS PORTION:

Mr. Eric Lord - Hi, Eric Lord again. Does it make sense to table this one as well and try to move things along. We're fine with that.

MOTION:

A motion was by Commissioner Boniecki to table, supported by Secretary Smith.

COMMISSIONERS PORTION: to com

Secretary Smith - Petitioner Lord, we're going to table this?

Mr. Eric Lord - Yes.

Chair McClanahan - May 9th.

Mr. Eric Lord - May 9th.

Chair McClanahan - May 9th for the Warren Estates Tabling.

ROLL CALL:

The motion carried as follows:

Chair McClanahan.....Yes  
 Secretary Smith.....Yes  
 Assistant Secretary Robinson.....Yes  
 Commissioner Chowdhury.....Yes  
 Vice Chair Boniecki.....Yes  
 Commissioner Tutt.....Yes  
 Commissioner Mouri.....Yes

- D. SPECIAL LAND USE FOR EVENT HALL: Located on the southwest corner of Groesbeck Highway and Toepfer Road; Section 35; 21665 Groesbeck Highway; Lisarae's Banquet Hall (9635 French Rd LLC).

PETITIONER PORTION:

Ms. Sherae Sutton - Hi, my name is Sherae Sutton. I just recently relocated to Warren. I bought a house on 14 and Schoenherr. We're trying to relocate to Warren from Taylor. It's a bit of a drive for me, so this would be like the perfect spot for us.

Ms. Alyssa Giles - So we do baby showers. Our business card we do decorations, so we do a lot of decorations, so we want to do baby showers, bridal showers, small private parties, like 50 to 60 people. I'm here a lot in Warren. I work for Walmart. I'm a co-manager for Walmart, so I'm always at the Walmart on Van Dyke, so, it's really close to the building that we're trying to operate in, so it's just a better fit for us to come to Warren, and yeah that's our plan, we just want to show Warren what we can do and show the city, show the people of Warren, you know who likes to do events and stuff like that what we can offer to them.

Secretary Smith reads the following correspondence:

**Taxes:** No delinquent Taxes.

**AT&T:** No objections.

**DTE:** No objections.

**ENGINEERING:** Preliminary review of this site has yielded no comments from the Engineering Division. Note: The Engineering Department is under the assumption that no changes to the site are to be made.

**FIRE:** No objections.

**MDOT:** Any work (water main tap, sanitary sewer tap, drainage or driveway modifications) in MDOT right-of way or changes to the drainage system that may impact MDOT's storm water system, will require a permit.

Mr. Ron Wuerth reads the recommendation of the Staff:

**PUBLIC HEARING:**

Mr. Fred Andary - Thank you. My name is Fred Andary, I'm with 9635 French Road, LLC. I'm actually here obviously to support these ladies and their efforts. I'm getting this completed and hopefully having a very, very successful business on this site. I do want to work in order to get these, but I was just giving these conditions Friday night, and I really didn't look at them until yesterday. We do have a couple of little concerns; one would be the approach from Groesbeck Highway does exist, and it is fenced off at this time, we do say that, but I don't know that it would be in our best interest overall to actually put the curb back in place and put the greenbelt back in. I wanted to work with a variance possibly to get maybe a fence there or can we say a pocket door fence or something to have access allowed there and I had some questions, I just got this, actually the ladies haven't even looked at it until we got here too, and they saw my copy.

There may be some question about that 11 x 55 but we may want to keep a little section of that like a smoking area or something of that nature because it is very convenient. When we talked about it it is very convenient to the front door, the main entry door is what I'm trying to say, but other than that we have very high expectations and we hope we're able to move forward, and I thank you.

**COMMISSIONERS PORTION:**

Secretary Smith - Mr. Chair, I'd like to maybe make a motion to table to the next meeting, allow the gentleman to go and get with Ron and the Planning Department to go over the recommendations and make sure everybody understands everything, discussing issues we have with them.

**MOTION:**

A motion was made by Secretary Smith to table, supported by Vice Chair Boniecki.

**ROLL CALL:**

The motion carried as follows:

Lisa Steenbergh CER-9388  
March 14<sup>th</sup>, 2022

Chair McClanahan.....Yes  
 Secretary Smith.....Yes  
 Assistant Secretary Robinson.....Yes  
 Commissioner Chowdhury.....Yes  
 Vice Chair Boniecki.....Yes  
 Commissioner Tutt.....Yes  
 Commissioner Mouri.....Yes

Chair McClanahan - March 28th.

Secretary Smith - March 28th.

Vice Chair Boniecki - I think we should do April 11th.

Chair McClanahan: April 11th. Okay, so April 11th we are going to table to. Meet with planning, meet with Ron.

Secretary Smith - Motion to table until April 11th.

7. CORRESPONDENCE:

Secretary Smith: This is a letter to Juan Davis, Davis Fila Construction Re:

SITE PLAN FOR BUILDING ADDITION FOR NEW BUDDHIST TEMPLE: Located on the southwest corner of Twelve Mile Road and Grobbel Avenue; 5356 Twelve Mile; Section 17; Thuy Bich Thi Dang (Bryon Speed). **Letter to Petitioner.**

Secretary Smith reads letter to the Petitioner.

Chair McClanahan - Do we have a motion to receive and file?

Mr. Ron Wuerth - Excuse me. You read the letter, something I thought you were just going to receive and file but you read the whole thing, but that's good because well, I'll tell you what, the point of this, you having this letter is my concern about the site plan itself and it's, you seen the history here, what's been mentioned and there was obviously a lack of communication between this petitioner and us about what he should of done with CBA, so it's a lot of work, I went through this thing and I wanted you to know that, but he'll be back. He's going to come back I think Dave, you just told me we received a letter, right.

Mr. Dave Crabtree - I filed a letter for an extension request. It will be on the next meeting.

Mr. Ron Wuerth - Okay, so he followed up on that and that's good, and I'll try to help him some more. Just trying to get through this thing. I thought you should see some of the work that you don't see too often, and this was exceptional.

Chair McClanahan - We're going to take a 5-minute recess.

CALL TO ORDER:

Chair McClanahan calls the meeting to order at 8:45 p.m.

Chair McClanahan - we are going to do a motion to receive file on item 7.

MOTION:

A motion was made by Secretary Smith to receive and file, supported by Vice Chair Boniecki.

ROLL CALL:

The motion carried as follows:

Commissioner Mouri.....	Yes
Commissioner Tutt.....	Yes
Vice Chair Boniecki.....	Yes
Commissioner Chowdhury.....	Yes
Assistant Secretary Robinson.....	Yes
Secretary Smith.....	Yes
Chair McClanahan.....	Yes

8. OLD BUSINESS:

SITE PLAN FOR OPEN STORAGE OF EQUIPMENT, TRUCK PARKING AND SCRAPPING; Located on the north side of Eight Mile Road; approximately 300 ft. west of Mullin Avenue; Section 34; 11177 Eight Mile; Najib Atisha. **Approved on January 7, 2019; Requesting a one (1) year extension. TABLED FROM FEBRUARY 28, 2022.**

MOTION:

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

PETITIONER PORTION:

Mr. Cecil St. Pierre - Thank you. Good evening, everyone, members of the Planning Commissioner and Mr. Wuerth and your staff. Number One, you all deserve another raise. Mr. Watts, I think the efforts that they go through -- the last raise was with the city counsel that I was on. Before I request and make my tabling motion, because you don't have enough board members. I want to give you a little bit of background here. I was recently retained and that result of being retained I had an opportunity to meet with Public Service. What Mr. Wuerth is indicated in his recommendation is true, there's trees, there's literally bushes, there's cars, there's everything, so what we did we came up with a 30-day agreement with the Public Service department during a meeting, and we agreed that if we can't get it done within 30 days the landscape is going to be the first thing, the trees, the bushes, the shrubs, and everything else back there, but if we can't do it, we're going to let the city do it, and we're going to pay the city to do it, so one way or another this thing will be done I believe in the next 60 days.

So, my client can't rent the place because we don't have a site plan, and so that's the dumbest way to run a business, because literally all the junk that he's noted is out there we can't have an opportunity to rent the building, so they retained me in order to get this done and we're moving forward.

We also hired an architect and he's going to amend the site plan that Mr. Wuerth has requested as well, and so it turns out it's one of the owner's son. It's nice to have an architect in the family, and so he's going to bring an amended site plan, so I'm requesting 60 days with an amended site plan and hopefully a cleared lot by us or with the help from the city, and please anything but May 9th. Any time after May 9th would be -- I can't tell you how much I would appreciate it.

Secretary Smith - The 23rd?

Mr. Cecil St. Pierre - The 23rd is great. Thank you so much.

CORRESPONDANCE:

No correspondence at this time.

Mr. Ron Wuerth - Yeah, tabled to the May 23rd that will be great and we'll have an amended site plan and hopefully have it cleaned

up.

Secretary Smith - Mr. St. Pierre is asking to amend the site plan and this thing has been going on for a long time and the reason I denied it last time because I think it's past the point of amending it, I think we need to come up with a whole new site plan of showing (inaudible) and everything it's going to be, so I was denying to basically, deny the site plan so you can get a new site plan to work from, so that was the reason I denied it last time because I feel it's been going on since 2010 and nothing really consistently being done, and now you're trying to get everything done which is understandable, but I still feel at this point and time with all the changes that happened over the years you need to come up with a whole new site plan instead of just amending and dragging the whole thing along.

Mr. Cecil St. Pierre - No when we say amended site plan it's going to be an all-new site plan. We were going to do that because when we say amended it's going to be new.

Secretary Smith - Okay.

Mr. Cecil St. Pierre - Because we want to talk with -- in fact Jim Cummings was at the meeting as well, head of building department and he told him what should be there as well and went over with him pretty carefully, so the architect was at the meeting as well, so everybody's on board.

Mr. Ron Wuerth reads the recommendation of the Staff:

MOTION:

A motion was made by Secretary Smith to table, supported by Assistant Secretary Robinson.

ROLL CALL:

The motion carried as follows:

- Chair McClanahan.....Yes
- Secretary Smith.....Yes
- Assistant Secretary Robinson.....Yes
- Commissioner Chowdhury.....Yes
- Vice Chair Boniecki.....Yes
- Commissioner Tutt.....Yes
- Commissioner Mouri..... Yes

Secretary Smith - Motion to table until May 23rd at 7:00 p.m.

9. BOND RELEASE:  
None at this time.

10. NEW BUSINESS:  
None at this time.

11. CITIZEN PARTICIPATION:  
None at this time.

12. PLANNING DIRECTOR'S REPORT:  
Mr. Ron Wuerth – Thank you but I don't have a report to add on this particular week. I'm all done. No, I don't I had one week off, so I wasn't here, but if anyone has any questions about anything we just talked about it this meeting, like I said if there's any questions from you, I'll try to answer.

Secretary Smith - I had a question on these Warren Estates issue, but being we didn't get a chance to go over it I wasn't able to -- should I just save this bill for next meeting or what?

Mr. Ron Wuerth - No, if you got a little bit of time let's have a meeting. Okay, you got some particular things you want to talk about.

Secretary Smith - Right.

Mr. Ron Wuerth - I always respect you reviews, so I would like to have you come in and let's get it straight and do this before we send our petitioner letters out and all that, so that's this week.

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

14. ADJOURNMENT:

MOTION:

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

The meeting adjourned at 8:56 p.m.

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Jason McClanahan, Chair

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Warren Smith, Secretary

Meeting recorded and transcribed by  
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APPROVED

Lisa Steenbergh CER-9388  
March 14<sup>th</sup>, 2022