

CITY OF WARREN  
PLANNING COMMISSION  
PUBLIC HEARING

Regular Meeting held on May 9<sup>th</sup>, 2022, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, May 9<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  
Rustico Teodoro  
Garry Watts, Ex-Officio

Also present:

Ronald Wuerth - Planning Director  
Michelle Katopodes - Planner II  
Mark Gorbett - Assistant Planner  
David Crabtree, Office Assistant  
Mary Michaels - Assistant City Attorney  
Patrick Conlin - 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:

MOTION:

A motion was made by Vice Chair Boniecki to excuse Commissioner Kupiec, supported by Assistant Secretary Robinson. A voice vote was taken and the motion carried as follows.

Secretary Smith – Commissioner Mouri did call on April 25<sup>th</sup> to get excused, but it was late, so we didn't know she had call.

MOTION

A motion was made by Secretary Smith to excuse Commissioner Mouri from April 25<sup>th</sup>, 2022 meeting, supported by Assistant

Secretary 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 Robinson. A voice vote was taken and the motion carried unanimously.

5. APPROVAL OF MINUTES: April 25<sup>th</sup>, 2022

MOTION:

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

6. PUBLIC HEARING ITEMS:

- A. SITE PLAN FOR OUTDOOR STORAGE: Located on the east side of Groesbeck Highway; approximately 907.89 ft. north of Frazho Road; 26220 Groesbeck Highway; Section 24; PGL Building (Imad Potres).

PETITIONERS PORTION:

Mr. Imad Potres – Good evening, Imad Potres with Futuristic Design Consultant. I'm the Architect representing the owner and the owner is here as well.

Mr. Zaid Hanna – I am the owner of PGL Building located at 26220 Groesbeck Highway. We just had a few questions and concerns about some of the conditions. One is if we wanted to place the bin blocks on the east side, are we able to move it to the south side, so we won't lose those 50 feet, this is for letter D. The next one is the right of way, I don't see why we should be widening the entrance of the building when it's already existing, everything is already existing there, and that's H and I. Then the rain guard in letter K, but the rest we have no issues, we will comply.

Secretary Smith reads the following correspondence:

**TAXES:** No Delinquent Taxes.

**ENGINEERING:** Engineering Division has no conditions for approval.

**FIRE:** Approved.

**DTE:** DTE Electric Company has no objection to the above request.

**MDOT:** The applicant's site plan doesn't appear to have work in the MDOT right of way.

Mr. Ron Wuerth reads the recommendation of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Secretary Smith – I was by there the other day and looked at the site and I noticed you have a red fuel oil or fuel drum and two green drums that say oil, what's in those drums?

Mr. Zaid Hanna – Gasoline.

Secretary Smith – You may need a variance because I don't know if you're allowed to have fuel.

Mr. Zaid Hanna – They are doubled walls.

Secretary Smith – They are not in a contained area. You have to have to have it in a contained area even if they are a double wall if there's a rupture in that tank it's got to be contained in an area, which would be like a curb that would go around.

Mr. Zaid Hanna – We will solve whatever the issue for that is.

Secretary Smith – You still may need to go to the Board of Appeals and get a variance to even have them there.

Mr. Zaid Hanna – No problem.

Secretary Smith – There was a woodchipper on the grass on the south end of the building, that's not a storage area back there. There are a couple other pieces of equipment that was along the fence also.

Mr. Zaid Hanna – We could move any of those they are mobile.

Secretary Smith – But what I'm saying is you can't store those kinds of things back there.

Mr. Zaid Hanna – Okay.

Secretary Smith – I was explaining to them about they need to have a curb enclosure for those fuel tanks and possibly a variance from the Board of Appeals, do you want to speak on that?

Mr. Ron Wueth – Certainly the fuel tanks are going to require a variance and they have to be located at a certain location on that site, there's no doubt you need a variance because you have to be 150 feet from any particular property line. You'll have to have an inspection done by the fire department they'll give you advise on what you're going to need to do if you want to try and retain those. Remember you have to get a use variance at the Zoning Board of Appeals that would be another step before you can move on to the Building Division.

Mr. Secretary you're talking about a woodchipper and other equipment out there, can that be retained inside the building?

Mr. Zaid Hanna – Yes.

Secretary Smith – Thank you.

Chair McClanahan – The petitioner mentioned a few items that he disagreed with item K, I, H.

Mr. Imad Potres – To widen the existing drive from 22.5 to 26 in the back it's already narrow it's only 20 feet so were not going to gain anything by widening the driveway and complying with MDOT.

Mr. Ron Wuerth – We want you to talk to the Engineering Division we always require 26 feet at the property line here, so you got it right there that's why your radius runs into the other property you only have 20 and you need six more feet that's all you need.

**\*\*Conversations between Mr. Wuerth and the Petitioner\*\***

Chair McClanahan – Well seeing that we have some new information do we have a motion to table?

**MOTION:**

A motion was made by Commissioner Tutt to table until June 13<sup>th</sup>, 2022, supported by Vice Chair Boniecki.

ROLL CALL:

The motion carried as follows:

Commissioner Teodoro..... Yes  
 Commissioner Mouri..... Yes  
 Commissioner Tutt..... Yes  
 Vice Chair Bonieck..... Yes  
 Assistant Secretary Robinson..... Yes  
 Secretary Smith..... Yes  
 Chair McClanahan..... Yes

- B. SITE PLAN FOR SITE REDEVELOPMENT FOR NEW AUTOMATIC CONVEYOR TYPE CAR WASH AND PARKING LOT: Located on the east side of Mound Road; approximately 587.47 ft. south of Twelve Mile Road; 28740 Mound Road; Section 16; Jon Pellegrine (Development Management Associates LLC).

PETITIONERS PORTION:

Mr. John Gaber – Good evening Planning Commission, my name is John Gaber, I'm the Attorney for the applicant, with me is Jon Pellegrine.

Mr. Jon Pelegrene – I am the applicant, business address 410 N. Michigan Avenue, Chicago Illinois 60611. We are looking to construct and operate a state of the art express tunnel automatic car wash, which is not currently available in the market place. Cosmos plan to open six locations in the Detroit Metro area over the next few years. We have three that are starting construction within the next couple months. This site will be staffed with customer service reps to assist customers at the point of sale and also at the tunnel entrance and vacuum areas. We are proposing 135 foot tunnel with an equipment room and an office, with three automated pay stations, 18 to 20 fee vacuums which are available to anyone to use. And we are planning to preserve the existing wooded area in the rear portion of the site and leave that undisturbed.

Secretary Smith reads the following correspondence:

**TAXES:** No Delinquent Taxes.

**ENGINEERING:** Engineering has no conditions for approval.

**FIRE:** The Fire Department denies this site plan due to the fact we need wider access to the property. A 15 ft. drive with a tight radius will not allow our fire apparatus to perform their job in case of a fire or life-threatening emergency. IFC code 503.2.1 dimensions. Fire

Mary Clark CER-6819  
 May 9<sup>th</sup>, 2022

apparatus access roads shall have an unobstructed width of not less than 20 feet.

The entrance to the car wash is only 15 feet and require at least 20 feet of width at the entrance and 20 feet of radius if Cosmos Car Wash wants to maintain that entrance. They could move the entrance to the south side of the property if they wanted a straight shot to the car wash. The Warren Fire Department apparatus cannot make that turn safely if there is a life-threatening emergency or a structure fire.

**MCP (Macomb County Public Works):**

Please be advised that this office has no objection to the above-mentioned proposed building/development as shown in the plans (copy enclosed). Any project impacting a County Drain requires review and approval by the Engineering Department. Please note that the plan shows drainage to the Bear Creek Drain, any future development would impact this drainage district. A soil erosion review will be required for any land disturbance.

Mr. Ron Wuerth reads the recommendation of the Staff:

**MOTION:**

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

**COMMISSIONERS PORTION:**

Secretary Smith – I was by the job and I looked at it yesterday it looks like a very nice layout but I've got some concerns, I see you can stack up to 42 cars, and I also see that just before that stacking happens you pull into where you got your vacuums at and it looks like it's two way going in and out. To me looking at the drawing it looks like it could be a little congestive if people are pulling in and vacuuming their cars and then they have to back out and come back out the way they went in in order to get inline to get in the stacking the cars, it seems like there would be some congestion there at the beginning. One of the car washes I visit sometimes they have the vacuums on the side but then they have a outlet at the end where they can merge in with the ones that going to the car wash. But looking at your drawing it looks like they have to turn around come back to the beginning in order to get in the line for stacking.

The other question I had was it's showing two lines of stacking cars then at that point at the end of the line you've got three cars, but

then you're only coming out with one car to go into the car wash. So I don't understand why you would have changed it from two cars to three cars back to one car. Is there going to be a light there or something so people will know it's their turn to go, seems like there will be congestion right there. So there were the questions I had.

Mr. Jon Pellegrine – Speaking operationally to this point we do plan to have a full-time employee that stays in the station at the pay stations to help assist traffic flow through those three pay stations and making sure that only one car is queuing through to get to the tunnel.

Typically, we would look to do one designated lane that's for members only so there will be signage to direct customers so that they understand that the two lanes are for any paying customers then the third lane is sort of the priority lane for those with memberships.

Also, to address the concerns raised about the vacuum area that's another location on site where we plan to have an employee that would be helping to not only make sure that people who are using the site are not keeping their music too loud and leaving a mess but also to help with traffic.

Secretary Smith – Now you mentioned that the one lane was going to be a priority for members they can come straight through, but they are still coming through in the same line as everybody else. They are only a member when you get to that point.

Mr. Jon Pellegrine – Correct.

Secretary Smith – And they still come through as one car so if you're going to have a member's lane it seems like you'd have one lane for the members car to go through, instead of them being in lanes with everybody else and then they are only a member at that point, I'm confused by that.

Mr. Jon Pellegrine – So there's actually a motorized gate in front of each pay station so cars won't be able to just drive through once they pay they'll have to wait for that mechanism to be raised. And again, the employee will be helping to direct that traffic and to control that so that there is no concerns with safety. This company has brought on a CEO who owns and operates a number of car washes of this same type and has a great deal of operational experience

with these types of car washes and this sort of the model that is being built in a lot of other markets. So we trust that the proposed plan here is one that can work and operate safely.

Secretary Smith – Thank you sir, I still have confusion with the congestion that's going to happen here, it seems like something could be redesigned a little bit different but thank you.

Mr. Wuerth in the back of the plan I saw the guardrail that's there, it's right by the wooded area, and you're asking for that guardrail to be removed. I looked on the map where the wooded area is and where the guardrail is located, it doesn't seem like it's even affecting anything that's going to be built there so what's the purpose of having the guardrail removed?

Mr. Ron Wuerth – We'd much rather have guardrail it detracts from the area and the natural area that's there. We consistently have guardrail of that nature removed on any site that's in this town.

Secretary Smith – And that's for the guardrail and the post right?

Mr. Ron Wuerth – That's right.

Secretary Smith – Thank you.

Mr. John Garber – If I could make one point please?

Chair McClanahan – Yes.

Mr. John Garber – I just want to thank Mr. Wuerth and the Planning Department for their thorough review of this and their recommendations and comments. We are fine with all of the comments and the recommendations and we will incorporate those into the site plan.

The only thing I wanted to specifically mention was condition number two with respect to the fire department, certainly we will comply with the city's request and the fire departments request to configure the driveway in a manner that facilitates their vehicles to the satisfaction of the city. I wanted to mention that we just received these comments on Friday so we haven't had a chance to look through this in detail with our Engineer to figure out whether the configuration that is most appropriate is moving it to the south as Mr. Wuerth has suggested or moving it to the center, or leaving it where it is and just

increasing the turning radius, potentially moving certain improvements back on the site. So we are still looking at that but we will definitely comply with that requirement to the satisfaction of the city and the fire department and we would just respectfully request your approval of our site plan tonight. Condition on us working with Mr. Wuerth and being able to accomplish that. Thank you.

Chair McClanahan – We’ve got a motion by Secretary Smith, supported by Commissioner Tutt.

ROLL CALL:

The motion carried as follows:

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

- C. SITE PLAN FOR MANUFACTURED HOUSING REDEVELOPMENT PLAN FOR SHADYLANE PARK: Located on the west side of Warren Avenue, between Bart Avenue and Capitol Boulevard; 2709 Capitol; Section 30; CC Shady Lane Property LLC (Jeff Davidson) **TABLED FROM 3-14-22.**

MOTION:

A motion was made by Secretary Smith to remove from the table, supported by Commissioner Tutt.

ROLL CALL:

The motion carried as follows:

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

PETITIONERS PORTION:

Ms. Danya Mallard – Good evening, we had a fantastic meeting and I think we've come to a resolution where the residents can maintain their homes, we can get started on capital expenditures such as new roads, new lighting, landscaping and all the things that are necessary to get the community back into the right condition and one that both the residents and the city can be proud of.

Secretary Smith reads the following correspondence:

**TAXES:** No Delinquent Taxes.

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

**FIRE:** No objections.

**AT&T:** No objection to the redevelopment of this land, but AT&T does 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.

Mr. Ron Wuerth reads the recommendation of the Staff:

Secretary Smith – Please try and keep your comments to three minutes or less so everybody can be heard.

**PUBLIC HEARING:**

Mr. Bruce Mordell – I don't know if this is the proper form for this, but I've lived there since 2006 and I've complained for seven years, not the last seven years, seven years since 2006 for them to trim the trees. I was told they were going to be trimmed, they've done zero maintenance on any of the trees. It's damaged my trailers roof and it's damaged the inside from water that has come in. I stopped complaining for about seven years because nothing was being done, I used to put it on every lot rent check, and nothing has been done.

As a matter of fact this whole last winter none of the snow was shoveled they used to have something that they shoveled the sidewalk with and we were supposed to do the walkway to the sidewalk was cleared, which we did. The trees are just getting worse they are totally bare and there's no bark on some of the branches, I've got plenty of pictures. I'm always told to wait that in May they were going to start cutting, they started on where they are going to do this development and I happen to be two streets over from it.

Mary Clark CER-6819  
May 9<sup>th</sup>, 2022

I don't know if I'm hollering in the wind here but I'd like to get something done on this I've waited 14 years and they haven't trimmed one branch they just keep falling on the trailer. I'm told that's my responsibility to make sure there's no branches on the roof of the trailer. I'm 70, I've got diabetes, I'm also disabled, I have degenerative disc disease and it's kind of hard to get up there and do that stuff, the trailer is being destroyed.

Every time there's a windstorm or it rains kind of heavy more branches fall on it. They had those emerald ash bores I guess it killed the trees. They had beetles and over the years they killed the branches and limbs. Can anything be done about this because they don't listen to me.

Chair McClanahan – Please wrap up your comments we are over the three-minute mark sir.

Mr. Bruce Mordell – I didn't get an answer.

Chair McClanahan – This is your time to speak, everybody's time to speak and we'll address everybody when our time to speak is up.

Ms. April Briskey – I spoke at the last meeting regarding the maintenance at the place, regarding the trees being dead, and the tree in my yard had already come down twice before through my roof. Since the last meeting and a month ago the whole tree came down it took out my trailer the whole kitchen, I was in the trailer with my daughter. It total my 2019 Toyota that I almost had paid off, and it also took out the car across the street, I'm not happy at all. There are so many dead trees hanging over these trailers, all of our lives are in jeopardy, most of us are on a fixed income so we can't afford to just move let alone come up with the monthly rent to pay this stuff.

We've been there for years, and we have families, we keep hearing nonstop of how they are coming in, I could have died that day. I asked who was responsible for it because they've been marked for years or at least a year and a half to two years. When I asked who was responsible for the neglect, I was told it was you guys because you guys stopped the work. Then I was told it was the owner because they are responsible for the trees. I'd like to know because I almost lost my life that day. I did lose \$26,000.00 dollars for my car, over half of my stuff I had in my kitchen and that's just me, the rest of the people in Shady Lane their also in the same place.

I honestly want to know before I leave today who is responsible. A face-to-face apology would mean a lot. Now mind you the Officer Manager Nicole she's been great, the maintenance man Bobby, he's been great. I've heard nothing from the owners, nothing. A face-to-face apology would be great you almost took my life and I'm not going to accept it from a representative, I want to know who I'm dealing with. I pay my rent faithfully, I don't create problems, half of us in there don't create problems we are just trying to survive, and these trees are falling on our trailers left and right and it cost me a three-year-old car that I almost had paid off by \$4000.00 dollars. I want to know when these trees are going to be taken out.

Please have something done with these, I don't know what has to happen does someone have to die before you guys do something because I almost did that day.

Chair McClanahan – Please wrap up your comments.

Ms. April Briskey – That's fine I'm done, something needs to be done, something needs to be done.

Ms. Deedee Lachovsky - I also spoke at the last meeting that we had. I wasn't planning on coming up here for any reason but after I heard from the older gentleman from what I see they are trying to do something with the trees but because of the stock, the hold on everything they haven't been able to do anything with the trailers or the trees. Me, personally I don't feel it's the management or the owners fault regarding the trees because you've got mother-nature. We've had a couple of rainstorms that could have weakened the trees even more. I have three trees in my front yard and I don't want them touched, I told them I don't want them gone but you can trim them. If you work with the representatives and with the office they will work with you. I've had no problems with anybody in that office since I've been there for over two years, none whatsoever.

Mr. Fredrick Pokorski - I have some questions. Number 1, are they going to do anything about the sewer system? They brought in an outside company to suck out the sewer but the sewers are so old, the sewer between me and the other person keeps backing up and they are not doing anything about it.

Number two, the pictures up there don't show any double wide's are they going to be getting rid of all the double wide's?

Number three, the distance between this design, I asked if I could take pictures at the meeting at Chatterton and they told me I can't because they don't want the design out there, that tells me they are hiding stuff.

And number four, I've been there over 21 years and I take care of what's mine and I keep it to myself, I'm going to lose property if that design goes through like that. The reason why I bought it is because I have extra gap between mine, but the trailer behind me there's no way 20 feet and it shows on there that they are willing to put brand new trailers in there. Whatever their plan is my trailer isn't there just by that design. If you are going to do this why can't we have the maps so we make sure that they don't change what they're going to do down the line, how do we know that they're not going to change it.

After the first round goes through you guys are going to vote with them so this first round is very important and that's why I'm trying to say let's make sure we get everything. The last time I was up here in front of you guys did anybody ever check the water? We just got another hike raise and they are not just raising the lot rent they are also raising the sewage and garbage. I know everything is going up in price but in August all this stuff is going to keep on going up. They are trying to push us out because there's people even talking up here saying they won't be able to afford it if they keep on raising it up. This is like the third or fourth raise in the last five years, I know prices go up but I'm sitting there at my place trying to do the right thing keeping to myself and being a good tenant.

Chair McClanahan - Please wrap it up, thank you.

Mr. Fredrick Pokorski - The sewer system is backed up with fecal matter that's coming up. I'll give you my address and you can go look there's fecal matter between my place and the people next to me. So that tells me that they need to put a new sewer system or an updated sewer system. Thank you.

Ms. Nancy Tate - I live at 23147 Warner, my complaint is about the trees. I have branches this big round that are totally dead, one's hanging one way one's hanging another way. When the windstorms come I don't even want to stay in the house because I'm afraid they are going to fall on me. I have been hit in the shoulder I have pictures of the bruises where the branch fell and hit me on my shoulder so I just wish they could do something about the trees as

soon as possible. I go to dialysis two times a day so I sleep a lot when there's a rainstorm I can't sleep because I'm deathly afraid of the trees. I would appreciate if you could do something about this. Thank you.

Ms. Gayle Iwanicki - Good evening, we live on Waltz Avenue and I think these are the ones that are going to be demolished or turning into a parking lot. We've been there for 10 years so who is going to move our trailer or are you just trying to kick us out of there? I would just like some answers are the trailers going to be moved, or are they too old to be moved? Thank you.

Mr. Bruce Mordell - I've got pictures in my camera where she was hit by a branch from a tree, she has big bruise it hit her in the head it knocked her out. They haven't trimmed any trees.

MOTION:

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

COMMISSIONERS PORTION:

Secretary Smith - Good evening, you've heard the concerns of the neighbors and it seems to be a really big concern about the trees. I understand we are doing this in three five year phases but I think you need to evaluate the whole lot, the whole parcel, and figure what takes priority.

Ms. Danya Mallad – The trees are in phase one, year one, to address everybody in the room they are 100% correct, but because we didn't know how the development was going to evolve, we weren't sure where to start with stuff. So if today's meeting is approved it will allow us to commence and DTE has already been contacted because they have to come out and evaluate the trees. For the trees that we still think are in harms way we'll go ahead and doing the trimming, a third party. This has all been discussed and was in fact discussed at the last venue when we had the resident meeting. So the trees are equally important to us, we are coming out of winter now so I think that we're going to be able to get a lot of this work done the trees, roads, lighting, all the things that are super important.

Secretary Smith – The guy said he wanted to take a picture of the map and you said he couldn't do that, as you start each phase there

should be a map of what the areas of that phase that they are going to be working on so that the people know what phase they are in.

Ms. Danya Mallad – That's 100% accurate and they will actually be posted on our website, in our office building, and a large blown-up map will be sent out to everybody. The problem is it's not yet approved once it's approved we'll get that into production and that's what we will be sharing with everyone.

Secretary Smith – Just to let the residents know when you start on each phase, you're going to do priority things, you are going to do the sewers, you're going to do all the things that they were talking about.

Ms. Danya Mallad – All of those things are on the agenda to get done this year.

Secretary Smith – Now I think there should be some sort of person that they can contact to find out when you're going to do these things, if their area is involved, what phase their area is in, and if there's a map showing what's going on, keep them informed.

Ms. Dayna Mallad – So their getting text messages, they get email blast, we have an entire campaign that goes out to them, and there will be a newsletter. Maybe not all of them are registered on our portal but I would suggest that they do that then they can be completely informed. They can also go see the Community Manager who's on site daily.

Secretary Smith – You have some residents that don't have computers, or they don't know how to go on email, so you have to be able to reach all of them.

Ms. Danya Mallad – Yes absolutely, so besides the digital platforms we have onsite staff that will handle that. We have excess maintenance staff now as well so I think they'll see a lot of things get addressed.

Secretary Smith – I just want to say this to all the residents, we appreciate you coming here this evening, we understand your concerns. I drove through the area, and I know what you're talking about the units need a lot of work. The thing is to be transparent so people will know what's going on stay in contact with them and let them know when their property is going to be affected and let them

know what they have to do. What the people have to understand also is that if we approve this tonight all these things that we say that need to be done have to be done.

Ms. Danya Mallad – They'll be done.

Secretary Smith – Or the approve gets thrown out.

Ms. Danya Mallad – The intention was to do it all along.

Secretary Smith – Thank you.

Assistant Secretary Robinson – Two things came to mind, if you're going to go in and upgrade the sewer system then that's going to mean that the residence are going to have to be relocated for time period. Are you planning on housing them until that's done?

Ms. Danya Mallad – When we've upgraded sewer systems in the past there's a temporarily shut down and it's usually just a couple of days, sometimes it not even that long. You're doing it in sections you're not doing the entire thing at one time.

Assistant Secretary Robinson – So those residents that will be affect won't have to be relocated until it's completed?

Ms. Danya Mallad – Not at that time, no not typically, when you're doing underground infrastructure, you're just doing sections at a time.

Assistant Secretary Robinson – Since you're going to remove 83 of these homes here are you going to make provisions to upgrade the ones that are existing. I drove through that area myself a few weeks ago, are you going to provide some upgrades to the existing ones that may be in poor condition?

Ms. Danya Mallad – So as per the submission they're not installed for today's HUD Code. Obviously, this community was built in the 60's there are spots there that were RV they weren't even built for mobile homes. So eventually as they age out or they're abandoned we'll have to pull those out and put a new home in it's place. Assuming that the setbacks are going to be regulated differently, everything right now is a little bit of a historical sort of hodgepodge right. So I think that what you'll see is when the entire thing is

redeveloped 15 years from now, everything will have setbacks that won't have buildings that are so tight to one another.

Assistant Secretary Robinson – So in essence what you're saying is that many of the units that are not up to code they will be phased out or destroyed?

Ms. Danya Mallad – They'll have to be phased out because some of them won't be habitable in 15 years. And the ones that can be, will stay intact, we do that with the inspector.

Assistant Secretary Robinson – Thank you.

Commissioner Tutt – You stated that in year one trees, roads, lights were of the essence. I couldn't imagine living next to fecal matter coming up out of the sewer. I know that you said that the sewer system is of importance, but I didn't hear you say when that would start. I know it's not an overnight type of fix, however when will this start for this community?

Ms. Danya Mallad – It's being cameraed as we speak so as soon as we understand what the backup is being caused by we'll have a resolution to whether or not the infrastructure needs to be torn up. Parts have been already done, parts in front of the office have been done. So as we are able to we will continue to do that, but where the gentleman's home it is being cameraed so as soon as we have a resolution on what the issue is we'll know what we are going to do there as well. And we will keep those residents informed.

Commissioner Tutt – Excuse me ignorance but I'm assume a double wide means that it's bigger than the trailers that are presented on this plan. Like for this guy said, his home isn't represented here I'm assuming there's more then just his double wide, so what does that mean for those people?

Ms. Dayna Mallad – What that means is as we faze out on our 15<sup>th</sup> year, we have to be within HUD code. So that means for somebody that is in an existing home then I have to provide them a different home, nobody would be out on the street.

Assistant Secretary Robinson – Okay, if you plan on doing that are you going to make some adjustments based on their income?

Ms. Danya Mallad – I'm not even certain that they'll be charged, until we get to year 15 I can probably see where we are at at time.

Assistant Secretary Robinson – But consideration will be factored in?

Ms. Danya Mallad – 100%, Cambio has sold a brand-new home to somebody in Warren Estates that had to be removed it was a \$1.00 dollar. I can't say what will happen in 10 or 15 years from now, but I encourage everybody to trust that this process will benefit everybody involved, the residents are the priority. What's important for everybody to understand is when a developer has to reduce the number of sites their clearly not going to bring in the same net operating income. Had that been 250 sites like it originally was, it's going down to 181 sites so everybody here is going to make some concessions mostly the developer, the residents are the most important thing. We are anxious to get to work and we are really excited that the city is working with us.

Assistant Secretary Robinson – As long as you are making concessions for them that's paramount right now. Thank you.

Ms. Nellie Lee – I'm the Attorney for Cambio. A lot of the work was stalled because of stop work orders that were issued about a year ago. I'm happy to report that on Friday, May 6<sup>th</sup> we met with City Departments and City Leaders, and we received clarification that the stop work orders have been removed so Cambio has immediately mobilized some work to start already, as you can tell, with Ms. Mallad stating that the sewer system is being cameraed so immediately work is being mobilized. We are doing whatever we can trying to prioritize the residents needs. But I'm happy to report that has been a large obstacle for Cambio to not be able to do the work, but now we are happy to report that we are able to start. Thank you.

Chair McClanahan – That's a motion by Secretary Smith, supported by Vice Chair Boniecki.

ROLL CALL:

The motion carried as follows:

Chair McClanahan..... Yes  
 Secretary Smith..... Yes  
 Assistant Secretary Robinson..... Yes

Vice Chair Boniecki..... Yes  
 Commissioner Tutt..... Yes  
 Commissioner Mouri..... Yes  
 Commissioner Teodoro..... Yes

- D. 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). **TABLED FROM 3-14-22.**

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

Secretary Smith reads the following correspondence:

**TAXES:** No Delinquent Taxes.

**AT&T:** AT&T does not object to this redevelopment plan, with one caveat: AT&T does have cables and easements across both properties. If the redevelopment plans should conflict with our facilities, the developer will need to contact our custom work order (CWO) group to arrange for their relocation.

**DTE:** No Objections.

**MCDR:** No Objections.

Ms. Michelle Katopodes reads the recommendation of the Staff:

PUBLIC HEARING:

Ms. Jewel Greer – I live on Timberline Drive at the corner of Nuway. I want to give the developers credit because they have done a lot of work over there. They paved the streets, they did the lights, they did

a little bit landscaping, they took out a bunch of old trailers. But my concern is I want to see what's going to be behind my house. I see there's open space there, I don't know what you're planning to put back there, that's my concern.

Ms. Danya Mallad – I think we are going to put additional parking.  
(Petitioner was talking from seat could not hear anything else)

Ms. Jewel Greer – And another thing, with all the construction that's going on a lot of the critters were relocated so we have wild cats, we had to get a guy to come and capture a coyote, we have the skunks, we have the deers, the squirrels, racoons, the rabbits, and somebody saw a possum running up and down our streets.

Chair McClanahan – Please address us.

Ms. Jewel Greer – The City of Warren has put out some bait for the critters, so I was wondering if they were going to put some bait out there. I would hope that you would have some more of them put out because we have kids running up and down our street. So that's my concern about the critters.

Mr. Aaron Bateman – Good evening I live at 25345 Nuway. I've been there for about eight years. To the best of my knowledge Meridis bought us four or five years ago, and the owner of Meridis is basically the same exact gentleman that is the owner of Cambio, he sold the name and rebranded himself. In that time we've been sold a bunch of things, the lights, the roads, the landscaping, new club house, park. They have put up new lights they are now strobe lights anytime there's more than a breeze they just blow in the wind and flicker on and off all the time. The roads that were put in are absolutely a travesty other than being a darker color of black they are actually worse then they were before because all they did was go over the top the original terrible roads.

The landscaping that we were told two years ago is why our rent was being raised. I found out this morning that apparently landscaping is no longer done by them, that's on the residents. They have not provided us anywhere to store our equipment. I've been through three lawnmowers in the eight years that I've been there because they have not provided us a shed. Even though a couple of years ago when Meridis took over, which is now Cambio, we were promised that we would be getting sheds. They have continued to move the goal line over and over on different things,

they've not been honest with us, there's been no communication with residents whatsoever.

At the last meeting they had was an absolute travesty, which wasn't necessarily their fault. There were a lot of residents that were completely out of control, I will say that but nothing is being done there. They are not taking care of the property they have now, I don't know why you guys would allow them to just pack more units in when they can't take care of what they have now.

I urge you to go by there tomorrow morning early before they have a chance to do anything and see how out of control that park has gotten. That is not because of the stop work order that was issued, they've had this property much longer than that. That's been their excuse they have vilified you guys to us saying everything is on hold because of the City right now, it's not us, we are trying. They've had the property much longer than those stop orders and nothing has been done. The Community Manager that is supposedly there daily is never there, there's a woman there that can answer the phone and tell you she'll leave a message and you never receive a phone call back. It's been an ongoing lie, after lie, after lie from them so please consider that before moving forward.

MOTION:

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

COMMISSIONER PORTION:

Secretary Smith – You heard the concerns of this resident; I know as far as workmanship nowadays with fixing the roads and things like that is not up to par. So when you're doing redevelopment areas you want to try and do quality work. One of the issues that I had when I first looked at the drawing was the ones on Nuway from trailer to trailer is only 10 feet and that's too close.

I noticed in our findings that when it came before the Appeals Board on February 10<sup>th</sup>, 2021, it was denied because of the minimum area of the unit was less than what it was supposed to be. The unobstructed area between wasn't right, the unobstructed area at the end of the trailer wasn't right. So these are things that were in denial and I'm just wondering if these things are being corrected also?

Ms. Dayna Mallad – Yes they are all being corrected, I actually had a really good meeting with the residents and with this resident in particular, Aaron Bateman.

I do disagree and perhaps it's a matter of opinion, you heard our neighboring resident just say how much beautiful work they had done in there with the new lights, the new signage, we asphalted the entire community. Michigan weather obviously pitting, and everything is going to continue to happen, but they were not cold patched in the matter in which has been described here, they were fully asphalted. During Covid a lot of people weren't working and a lot of things weren't getting done but that has changed. We've discussed the importance of getting new maintenance staff and additional maintenance staff has now been added. The landscaping that he may be referring is his responsibility, when you own your own home you must landscape your own home. We don't landscape the individual homes we landscape the community overall. Because eventually one day you would hope that the renters can become residents, there's a program for the renters to be able to become a resident and landscape to their own liking. In fact the homes are currently not setback enough to have a strip of landscape.

We are trying to find a shed solution, I'm working with the city to see if we can find a way to have a pad that won't be an obstruction to the home. You have to have a pad underneath the shed otherwise it would just rot out underneath. It has to be a minimum of usually a little more than four to six feet from the home.

We do want to find solutions. Communities that were built in the 50's and 60's do not have the same footprint and freshly developed communities today. So we are going to work as quickly as we can with the residents like Aaron to try to find solutions. And he's not wrong the onsite staff at either Shady or Warren do not have answers, they are waiting for me to complete this whole thing with you guys and we hope to sit down with our own staff and have an action plan that they can roll out with the residents. But until everything is approved, I can't give anybody any concrete answer because I don't know what it will be.

There was a point where Cambio did not rebrand he owned 55 communities he was incredibly successful in transforming and redeveloping and a large institution came in and said these are amazing and we want to buy them, he decided to keep Warren

Estates and Shady Lane he privately kept those, and the new name of the company is Cambio. He wasn't certain that any of this would get approved in which case he was trying to sell it and now that we've come as far as we have he's really excited about the redevelopment opportunities. So just a little more patience from the residents and I think that they'll see that a lot of what they are looking for or in need of is going to be addressed. Work has been halted, it's been completely halted because we didn't know what would get approved.

Secretary Smith – Thank you.

Chair McClanahan – That's a motion by Secretary Smith to approve, supported by Assistant Secretary Robinson.

ROLL CALL:

The motion carried as follows:

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

7. CORRESPONDENCE:

- A. Fiscal Year 2022-2023 Budget Questions from City Council for the Planning Commission as administered by the Planning Department.

Mr. Ron Wuerth – What occurred here with the budget is that the departments and divisions were asked not to attend Council's allotted time on a Saturday. So Council then formulated a lot of questions for everybody there were two questions we had and I simply answered them the way you see them presented right there. I wanted to make sure you could see what was asked. This is straight out of our budget and out of the previous budget.

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

- B. Public Notice from the City of Detroit to add a Marijuana Safety Compliance Facility in a B-4 (General Business) Zoning District.

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

8. OLD BUSINESS:  
 None at this time.

9. BOND RELEASE:  
 None at this time.

10. NEW BUSINESS:  
 None at this time.

11. CITIZEN PARTICIPATION:  
 None at all.

12. PLANNING DIRECTOR'S REPORT:  
 Mr. Ron Wuerth – I was busy doing a lot of findings and recommendations but there were a few meetings here. I did attend DDA Meeting that Councilman Watts was in attendance at also. I

had a meeting with an interesting person name Larry Farida who has property on the corner of the south and east corner of Ten Mile and Hoover. It's a vacant piece of property and it's also attached to the grocery store that's over there. They had some legal problems they went to court on it and finally came back to us, we worked it out in our meeting. So the site plan for the grocery store will have to be amended the rest of it is an acreage parcel and we'll handle that in house.

I went to the State of the City Address, Commissioner Kupiec, Secretary Smith, and Vice Chair Boniecki attended that also so we listened to the Mayor present what the future holds. After that I had that meeting last Friday with Dayna and Nellie so I'm glad this got approved, things will move forward. Just so you know in that meeting and for the life of me I will never be able to pronounce his last name, he's the inspector for the city for all of these mobile home places that will turn into manufactured homes, he was there and saw the sewer he was immediately having that looked at. There were 20 structures over there that he tagged none of them had people in them they were just rotten pieces of structure that needed to come down and they were tagged. So he was there doing work and that was last week.

13. CALENDAR OF PENDING MATTERS:

None at this time.

14. ADJOURNMENT:

MOTION:

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

Mary Clark CER-6819  
May 9<sup>th</sup>, 2022

Meeting recorded and transcribed by  
Mary Clark - CER-6819

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Approved