

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on July 11th, 2022, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, July 11th, 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
John Kupiec
Claudette Robinson, Assistant Secretary
Merle Boniecki, Vice Chair
Michelle Tutt
Mahmuda Mouri
Sultana Chowdhury
Rustico Teodoro
Jonathan Lafferty – 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 Commissioner Robinson, supported by Commissioner Boniecki. 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 Assistant Secretary Robinson. A voice vote was taken and the motion carried unanimously.

5. APPROVAL OF MINUTES: June 13th, 2022

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

6. PUBLIC HEARING ITEMS:

- A. REQUEST FOR REZONING WITH CONDITIONS: Located on the west side of Ryan Road approximately 120 ft. north of Dwight Drive; from present classification R-1-C, One Family Residential District to R-3, Multiple-Family Dwelling District; 27365 & 27389 Ryan Road; Section 18; Andy Salama (Amal Salama). **TABLED FROM 5-23-22.**

MOTION: A motion was made by Commissioner Tutt to remove from table, supported by Commissioner Smith.

ROLL CALL:

The motion carried as follows:

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

PETITIONER PORTION:

Mr. Andy Salama – My name is Andy Salama. I have my son here, Mark Salama.

Mr. Mark Salama – Hello, I'm Mark Salama, our request is to rezone with conditions the aforementioned property to a multi-family dwelling, have it a condominium development of twelve total units, each unit of two-stories, half brick exterior, partial final siding. We have worked in collaboration of Mr. Ron from the building department per his recommendations to adhere to the master deed.

You know we had spoken to the high majority of the neighbors, most of whom are in agreement, some in dissension who will be represented today I assume. I'm not sure what else more to say.

Mr. Andy Salama – We would like to do anything to help our neighbor. We didn't do anything on this property to hurt any of the neighbors or we'll have to maximize the land. I own this property since 2007 -- 2017. It's useless, it will various more house and very large land. I cannot rent it because it was more house and big lot land. I cannot rent it, so I plan now just to put this land together. I'm going to have 3 buildings each building a full unit. In the middle of the land, it doesn't affect one of my neighbors and I will make one of these -- remind me.

Mr. Mark Salama – there will be a fence and or a greenbelt around. That's something that we would consider around the bordering neighbors whether they would prefer Aphrodite's or a fence, now we will way the pros and cons. We'll have the bylaws because these will be a condominium, so we will have the bylaws very strict in the rhetoric as to sound and noise control and everything else in mind to block any -- the way the plans are designed, so that's for one the specific unit types, before it would be the first scan I believe you'd have would show, it would be a boulevard within the complex, so it's one-way traffic, and that was done in collaboration with Mr. Ron from the building department to design the structure so no one's car lights are going in no one's -- so the car lights are directed while in traffic, and obviously when in park that will be in garages or if inside designated spots and we'd be sure to inhere to any and all city codes and barring any no lights, no inconvenience to the bordering neighbors.

Other plans which show minimal windows leading out to the back of the houses because the back of the houses will on any side of the development the back of the condos would be facing neighbors, so limited houses towards the second story of it. And in general, the bylaws would be pretty strict as to the conduct within it, you know very sound noise. Any bylaws are not represented today but I was just giving you that as something that we had anticipated, noise complaints to really mange that.

My sister and I will be living on site for the first year while there just to make sure everyone's happy and we're not disturbing anyone's current livings.

Mr. Andy Salama – Before even we're building, we will have a fence like this, I make two copies for everybody to see. We will have fence like this one, or fence like this one, so we have nothing to do with the neighbor. Our property is fenced only opened from Ryan Road. We will have nothing interfering with our neighbor. It will be beautiful place like this and in the state of vacant land with three bushes we will have beautiful place like this.

Mr. Mark Salama – And this is to just provide a further example of the type of development we want to do. Typical of a condominium it will have a name and everything, signage to represent it. Again, these are just picture examples of how the designs are to turn out once completed. These are just examples of similar developments. The current lot has been cleared out of any foliage, as of now it's cleared out. There was a large concentration of local wildlife living there, so this gave them a year to readjust their birthing habits, and also with the property being, that border southbound Ryan Road, a main road, it does provide having deer and what not have the habit of birthing there does potentially put drivers at risk should they cross the main road. For the years we have maintained it I would come across baby deer and it was great to see in person but with that said it is a driving hazard to have deer's coming on and off the property from the subdivision and from Ryan Road itself, so as of now currently the lot has been cleaned of any foliage and the existing house that was on it was demolished.

Secretary Smith has no correspondence at this time.

Mr. Ron Wuerth reads the recommendation of the Staff:

Vice Chair Boniecki – I would like to make a motion to table at this time, but I would like to tell you why I would like to table it. I do want our city to move forward and I am really not against the condos as you're are producing but what I am against and what I have seen is since this last meeting before it was tabled on July 11th, it's been forty-eight days and I have called several times on behalf of myself and the neighbors that live around there and the grass knee-high took over a week and a half. One dumpster it was full to be actually taken off the land to be emptied took another two weeks, and finally there was another one put there and it's full and it's still there and there's still another debris that could fill a dumpster, so as a citizen of Warren and caring about the City of Warren and it's residents I

think that we should table it until you have time to clean it up so that we know that you will be a good Stewart for our city going forward.

PUBLIC HEARING:

Mr. Philip Paquette – Hello, my name is Philip Paquette. I own the house at 27414 El Capitan. It would be the northwest corner of the property. I would be like one lot over. I lived there for the past ten years, and for the ten years that property has been a wreck. That property has been up for sale multiple times. I've called on the properties when it had for sale signs up there and nobody would answer the phone. I was inquiring, I was thinking about me if it was reasonable enough maybe I would buy it, but it was like a tax ploy, he gets behind on his taxes, he puts a for sale sign up, buy some time. The property's still going to waste. For ten years he's been doing this. He said he owned it since 2007 I don't know what you did before then. 2017 okay, so for five years you owned it.

So, I went over, and I was talking to the guy who was cleaning up the lot and he's just some guy. He ain't hiring no one professional, he's not hiring like a professional crew to come in and do the work, so it leads me to believe that any work that he's going to do on the construction is gonna be the low-end of the deal anyway. He might have a nice picture and a nice plan but it's going to be on the cheap end of everything.

He's going to have to have basements dug. It takes him six months just to clean up the lot for this meeting, but he's going to do basements, he's going to have open holes in the ground collecting rainwater and breeding mosquitos for probably the next two years. You know he's going to have to have a security fence around that thing because if he's going to have building construction material there, people are going to want to steal it, so he's going to have to have an eight-foot, ten-foot cyclone fence put up around it just to secure his own property. I don't think he can afford that.

My parents bought that house in 1966. My mother recently passed away, I bought it off my sister, I'm the owner. That's all been single-family, when we moved in mine was a two-lane blacktop, now all of sudden you want to build condos in a subdivision where everybody's been a single-family resident for the last sixty years. It's a shame, you know Warren wants to move forward, I would like to see Warren move forward but this ain't the way to do it.

I don't think the ground will handle all that construction. He's going to have to have perk tests and I think he's going to find out it won't support it, that lower right corner is a wet corner or lower left corner, it's wet. Thank you.

Ms. Debbie Mazur – Hi, my names Debbie Mazur. I also grown-up totally on Ryan Road, so I've been there since it was a two-lane road as well. The property in question has been an eyesore for years. The grass is seldom kept up, garbage is not picked up. It had a house and a building on it that had been condemned yet people would live in it and move out of it. This was finally torn down last year but still remains a mess.

Some of the trees have been cut down yet lay around the property and have only partially been cleaned up. This was also done a few years ago and everything grew back. The owner seems to take the cheapest way to take care of the property and now he's looking at building muti-family units.

I've lived on Ryan most of my life. This has always been a single-family residential district. I walk in the neighborhood daily and recently counted the number of empty houses just on my walk. There were over a dozen houses, only one was for sale, two have city stickers on them, and some of the others are rentals but are currently unoccupied. Rather than allowing this property to become a multi-family dwelling district, let's try improving our city by filling the vacant houses and making property owners accountable for their current property.

I do not support the rezoning of this property. Thank you for your consideration. And also, regarding the dumpster the only time that dumpster gets filled is when there's a meeting coming up and then they'll start doing some work and then it's left just a mess.

When they cut the lawn, the blades are not even, and the grass is never cut even. It's not ever being taken care of. Thank you.

Ms. Dianne Sienkiewicz – Hi, my name is Dianne Sienkiewics and I live right behind the property. I have lived in my present residence for fifty-eight years. When I moved in the home the original owner of the property behind me were still living there. I have seen many changes in the past year. When the present owner bought that property and walked around it, I met him, he said he wanted to build on this property, he wondered how I felt if he built office buildings or condos, which meant he had to change the zoning of this property. I told him good luck changing zoning because at that time I felt the people who adjacent to the property would have some say.

As the years went by, he cut all the trees down, he did nothing for years and the scrubs, trees and vines started growing in all areas. He did cut the grass in the front of the property closer to the street, but the back area he left, he kind of let go. He did one pass with the lawn mower for awhile in the back area but could not get near the

fence because when he cut those trees down, he never took out the stumps, so I would jump the fence and weed whack the grass and trim his trees and vines to keep the foliage off my backyard trees and bushes. This went on for years.

Then he wanted the two parcels of land to be one, so he had the fence and trees removed. If you call taking down the chain-linked fence down but leaving the poles up and cutting down trees without removing them a fix to make it one parcel of land this is questionable, so now I have fallen trees on top of other trees and wild raspberries and vines growing, so he or his son no longer could make a path with the lawnmower. That's stayed that way for a couple of years, and I was still weed whacking the grass on my fence line and trimming his trees and vines.

I wanted to be a good neighbor and not turn him into the city. When the city and I think the City of Warren did a beautiful job, cut the grass and they did use a weed whacker along my fence line, but that job was only done a few times. Most of the time it was his son or himself that cut the grass and they just hurried up and did it when it was very high. Again, he focused on the front of the property.

Last year he removed the little house and started cutting down trees, but not removing them right of way, so they laid there, now he could not run the lawn mower behind the group of trees on the south end of my property. About April or May he had some of the trees cut behind my on the north end of my property, but they fell towards my fence line and now that area has piled up, trees for months impassable and impossible for trimming. He did not try to clean up that area, the vines are on my trees again, I have weed whacked this summer and tried to cut the vines back as best as I could, but they are again in my trees, so tell me, do you think I believe him building apartments behind me will be taken care of, of course I don't. I'm afraid he'll be a slum lord or in it for the money. He has not proven to me to be a good caretaker of his properties for years now.

What kind of drainage will he have for those apartments, what kind of builder and quality of building supplies will he choose to make his buildings, and will the property have trees and grass to make it appealing? Will there be rats because the garbage dumpsters are not secured against the racoons that live in the area? We will have garbage all around because of all of this, and because of overflowing garbage bins. Will that garbage be cleaned up in a timely manner? I have my doubts. Because of all of this I'm not for multiple dwellings behind me and feel single-family homes should be built there.

If you own a home, you are more likely to take care of it and not depend on the landlord to do it for you. Another reason I feel he builds back it won't be like he says it will be -- -- is it my time already? Thank you very much.

Mr. Edmond Miller – Thank you for letting me speak. My name is Edmond Miller. I live at 27326 El Capitan, lots are east of mine. I hope the city council, or your council knows certain facts about this property. One, there was a house and a four-car garage that was condemned three times before it was torn down. There is no sewage connection to that lot, no water connection to the lot, no gas connection to the lot, no internet connected to the lot, those two lots would be supplied by one transformer which has over the past years gone out four times a year, mainly in the winter. According to the city maps going back one-hundred years, there is no creek, no well, no stream, no pond, yet I have been able to ascertain that there is an underground stream, it runs even through my lot. I pump two-hundred and fifty gallons of water a day, everyday summer, and winter, and according to the DNR it is drinkable. The city will incur a great expense bringing this property up to code and the infrastructure that's needed and should be supplied.

I also have a privacy fence on my lot, I maintain it. In the maintenance I have found and discovered what's known as a survey pipe. In the military I was an artillery surveyor, I had to be accurate within five feet over five miles. This survey pipe is off from the current survey posts by approximately seven inches over seventy-two feet. At five miles that would be a mile in a half. It's not correct. That's all I've got, and by the way I do my homework. I do my homework exceptionally well.

Mr. Michael Taormino – My name if Mike Taormino. I live at 27320 Ryan Road, lived there for seventeen years. I fail to see how you find that ideal space for multiple dwelling when there's no public transportation, it's a major route for a funeral for Detroit Memorial. It's a major police and fire route. The plan he gave me shows eight units. Now that's a pretty established area of Warren starting from Ten Mile where there's beautiful lots, some of the biggest lots I've ever seen, then you get to Eleven Mile Road, from Eleven to Thirteen there is zero multiple dwellings. You're opening up a can of worms. Now I thought Warren would be proud to have wildlife and deer. First time in seventeen years I've seen wild turkey this year. I've got to foxes in my backyard, beautiful. Now, the city put up a

deer crossing sign just north of Eleven and just south of Martin, and what's going to go in the middle, a gantlet, the deer will not be able to escape, that's going to be more dangerous that way I think then eliminating the deer. I think we all like to have deer in our neighborhood. We all like to see wildlife. I love it.

Now, you gave me eight units, now you have to have twelve, so then you talking, okay twelve, most people have two vehicles, that's twenty-four additional vehicles. You're going to have UPS, Fed Ex, Amazon pulling in there, pizza delivery.

I live right there, I look out my window, I would say eighty percent of people use the left-hand turn lane as a right-hand merge lane. I just don't think it's an ideal location for multiple dwelling. An ideal location would be on a bus route. We don't have multiple dwelling as it is from Eleven to Thirteen. You just opened up a can of worms. I can go on. All it's going to do is destroy the eco system. You're going to have two-story homes looking down at people that bought into ranches, lived in ranches all their lives. Now they're going to turn around and see a two-story home. He's going to have dumpsters. Are they going to be dumped weekly like our trash, or are they going to be on a monthly schedule? Probably monthly schedule, so they're going to be full of dirty diapers.

Where are the kids going to play? If you look at that it looks like a parking lot. Now I've got an article here out of the Warren Weekly where they're actually taking a parking lot and they're going to turn it into single-family homes, so I see no reason to change the zoning laws. I'd like to see two single-family homes there, proud owners, they keep it open to wildlife where they can jump a chain-linked fence. I'm against it, it's got a long history of that section of Warren having nice size lots. I'd like to keep it that way, love the wildlife. I just can't believe I saw wild turkeys this year, and it's getting better all the time, and this is only going to make things worse. I'd like to see it a green space or a single-family. Thank you.

Mr. Gary Osolinski – Good evening, my name is Gary Osolinski. I live at 27407 Ryan Road. My property borders the northern property 27389 Ryan, Mr. Salama's. On the opening of this item, I did not hear any correspondence. Was there any correspondence included in your information package?

Chair McClanahan – There was no correspondence.

Mr. Gary Osolinski – Because I hand delivered a letter to Dave.

Secretary Smith – I did get your letter, sir. I didn't know if you were going to be here to talk about it. If you weren't I was going to try and read it for you, but being you're here if you want to talk about it, I'll let you talk about it.

Mr. Gary Osolinski – Do all of the members have a copy of it?

Secretary Smith – No, I'm the Secretary, it was emailed to me late today, and I put it in my packet, so I have it.

Mr. Gary Osolinski – Okay, so you have it?

Secretary Smith – Yes, sir.

Mr. Gary Osolinski – Good, because I would like to follow it and if any of the members would like to have a copy to follow, I got some.

Secretary Smith – Okay.

Mr. Gary Osolinski – Yes, no, maybe? Okay, if you change your mind let me know. I'm going to kind of follow just to keep track. Ladies and Gentlemen of the Planning Commission I would respectfully request that you deny this petition to rezone to R-3 and to keep this property as single-family dwelling R-1-C, and for the following reasons: I'm going to be talking about lot density, population density, parking, and I'm basing all my comments on the City of Warren code of ordinances. This is what we're basing it on. We have pictures here, pictures can be revised, amended, changed. It looks like I'm adding my voice to the rest of my neighbors that are requesting that this petition be denied, and it looks like one neighbor has a picture different from what is being displayed today, and who knows what it can be, and I'm also happy that you voted to continue this discussion because the cleanup that's been going on since the first meeting that we held here on May 23rd, even stuff was still going on and still stuff cleanup continues today, so what I would like to talk about is lot density. This is what we're talking about. According to R-3 and whatever the pictures say R-3 is what I go by, the City of Warren code of ordinances, and it says sections 10.01A, all uses permitted and regulated in R-2 districts, multiple-family dwellings, and efficiency apartments. R-3 also allows boarding, rooming, and lodging houses, tourist homes. It also allows private garages, community garages either separated or connected, etc...

Section 10.02 is talking about building height. No building shall exceed thirty-five feet in height or 2 ½ stories, so talk about lot density, according to the code when you combine these two properties in question you have two single-family units, you have two lots that can be technically divided into eleven lots, okay according to code.

Population density, and I'm assuming if you have the eleven lots possible, you can have possible eleven families in there, so this is even more congestion.

Parking concerns: Mr. Secretary you can notice on Section 4.32 on page two, at the top of page two I got a typo there, it says offset parking requirements, it should be off street, because there is no parking on Ryan Road, so you have to account for some type of parking and I see multitude of parking's around there, so if you figure according to the code, that's the code 4.32 you have to have at least one parking space for each family unit, but if you go to multiple dwellings and efficiency apartments, two parking spaces per dwelling unit is required so, -- --

Chair McClanahan – Please wrap up your thoughts.

Mr. Osolinski – Okay, excuse me?

Chair McClanahan – Please wrap up your thoughts.

Mr. Osolinski – So, is what I'm saying is Mr. Salama bought these properties, he knew they were R-1-C and everything was fine until now. Now he does not like R-1-C and he's trying to force an R-3 configuration into an R-1-C area that has been a long-standing single-family unit. This amounts to spot rezoning, and spot rezoning is bad enough but spot rezoning for the benefit of that particular property owner that's even worse, cause all Mr. Salama has to do now is -- -- if you approve this rezoning, you're allowing Mr. Salama to cram as many people as he can onto this property and take the money and run because to him it's just property, to us it's our homes here. We live here and we will have to deal with the aftermath, so I'm asking the Planning Commission to deny R-3 zoning, to keep the described properties, 27365 and 27389, keep it as single-family residence, and for Mr. Salama you want to build, wonderful -- --

Chair McClanahan – Thank you. Thank you.

Mr. Osolinski – single-family and a conducted and that conforms to this area, that's what I would ask. Thank you.

Mr. Michael Antonich – Hello, my name if Mike Antonich. I live at 27244 Ryan Road, across the street from this property. I'm currently a licensed residential builder, and I have never seen anything so unprofessional in my life so far with the development of this property. You don't cut three-foot grass down with a little baby riding mower, you don't cut these bushes and overgrown shrubbery with hand saws. Further, I agree with the gentlemen that was just before me with everything he said. I don't believe, I live on a double lot which is basically the same size as his property except my lot is actually a little bit bigger, and it's a single-family dwelling. I bought this house in this neighborhood because of the huge lots, and as Mr. Taormino said, "the wildlife," it's nice, it's like living in the country but actually living in the city.

This gentleman here wants to build basically a compound directly across the street from us. As the other gentleman said, "how are they going to have children, where can the children play, what are they going to do, where are they going to park cars," it's going to be a cement jungle across from us, and I'm totally, totally sure that it's going to ruin my property values. I'm getting of age where maybe I'll be looking to move into something smaller or a senior complex, and I'm going to lose all the value and equity that I've gotten into my home so far because this gentleman wants to build a compound directly across from me. I don't believe it's fair. I would hope that the planning commission would really take a long, hard look at that drawing and that diagram and really look at the property itself and realize that it's actually going to become a compound.

Thank you very much. Please do not allow this to be changed.

Mr. Dennis Fuller – Good evening, my name is Dennis Fuller. My wife and I are here tonight. We live at 3835 Dwight Drive right adjacent to the south end of this proposed development. I'd like you to know that my guess is you've driven through the neighborhood when you have these types of things on your agenda, you go and look at them. Our neighborhood is single-family homes. Our house was built in 1964, it's going on sixty years old. People in our neighborhood are proud of their homes. We take care of them. We've updated them as best we can. They got roofs, you know all the usual things, but we bought this as a single-family home. The building takes up maybe thirty percent of the lot, you got sixty percent that's your front, your backyard, your lawn, your gardens

and all that, but what we have proposed here, I mean look at this thing you got maybe eighty percent either concrete or asphalt and buildings. There's a little trapezoidal area of landscape, it's like 60 x 40 feet or something, and that's about the size of my yard. What are they talking about here? How is that fit in with the essential nature of our neighborhood, and I asked Mr. Salama last time we were here to give us a copy of this proposal because nobody had anything, he said, "I'll do that, I'll do that," so on Friday he dropped off a copy and it's the one that one of my fellow neighbors showed you, we were surprised it had eight units on it, tonight we almost fell out of the chair, it has twelve units on it. What are they thinking? I mean it's almost incomprehensible. I won't go any farther on that but regardless the existing houses they're owner occupied. We don't know about this, are these people going to be transient? They got twelve families dumping all of their garbage in three 20 x 10 garbage dumpsters that are sitting adjacent to all the property owners on the edge. That's not going to affect our property value. It's common sense. Who is going to buy these houses now, who's going to look at our houses? Mr. Salama is asking that you let him make his money and it's America people can make money as long as it's legal, right, you can do what you want to do as long as you hit all the things you're supposed to hit, but he wants us to subsidize it by lowering our property values allowing him to put this in and make the money he wants to make.

It was two lots: it's been two lots forever. The little house was on the smaller lot, the south lot by us for many years was torn down this year. For the last nine years it sat vacant. If somebody was unhappy about what they had they should of either torn that thing down, built a house and sold it or sold the property, not wait all these years, and now try to reclaim or try to say I got to make all this money because I've been paying all this money in taxes, in fact Mr. Salama told me that last time around, he wants to get his money, well the way you do that is if you are a business man, you got the property, you sell it. You either improve it and sell it or you sell it, let somebody else build a house on it. This twelve it's just preposterous, go through our neighborhood and look. It's just unbelievable, and I thank you very much for your time tonight I hope that you deny this. Thank you very much.

Mr. Andy Salama – Can I have feedback?

Chair McClanahan – No. This is for the audience right now, public hearing. Anyone else in the public like to speak on this? Seeing none we'll turn it over to the Council.

MOTION:

A motion was made by Vice Chair Boniecki to table to August 22, 2022, supported by Commissioner Kupiec.

ROLL CALL:

The motion carried as follows:

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

- B. SITE PLAN FOR BUILDING ADDITIONS AND OPEN STORAGE AREAS; located on the west side of Groesbeck Avenue, approximately 791 ft. south of Eleven Mile Road; 26395 Groesbeck Avenue; Section 24; Frank Yousif (Joseph Rockwood). **TABLED FROM 6-13-22. PETITIONER REQUEST TO BE TABLED TO 8-8-22.**

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

MOTION: A motion was made to retable to 8-8-22 by Assistant Secretary Robinson, supported by Commissioner Kupiec.

ROLL CALL:

The motion carried as follows:

Commissioner Teodora.....	Yes
Commissioner Mouri.....	Yes
Commissioner Tutt.....	Yes
Vice Chair Boniecki.....	Yes
Commissioner Chowdhury.....	Yes

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

- C. SITE PLAN FOR SECOND DRIVE THRU LANE WITH LANDSCAPE ISLAND; located on the northeast corner of Van Dyke Avenue and Nine Mile Road; 23000 Van Dyke Avenue; Section 27; McDonalds USA, LLC (Joe Minorik). **TABLED FROM 6-13-22.**

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. Jeff Brinks – Good evening. My name is Jeff Brinks and I'm with Venture Engineering, working with McDonalds on this project, also I do have representatives from McDonalds here tonight if you do have any questions that I'm not able to answer, but hopefully the request is fairly straight forward. McDonalds is looking to add an additional order point to their drive thru land which I'm sure many of you are familiar with and have seen. A drive thru is obviously an extremely important component of their business and this will allow them to better serve their customers by doing so. In the interim we did receive a staff recommendation on the project prior to the meeting that you graciously tabled last month, and in the interim we did address most of those staff comments and hopefully the plan that you have in front of you tonight is satisfactory for you to grant approval, so with that I'd be happy to answer any questions that you have or McDonalds would as well, but we thank you very much for your time and consideration.

Secretary Smith reads the following correspondence:

TAXES: No Delinquent Taxes

ENGINEERING: Recommend 4" thick asphalt pavement instead of 3." Ensure that all on-site storm water remains on-site and does not drain to adjacent parcel.

FIRE: Approved.

AT&T: Our records to not show any cables on the property, but we may still have service wires to the building as long as the petitioner

follows the proper MISS DIG procedure, AT&T does not object to this request.

DTE: DTE Electric Company has no objection to the above request for 23000 Van Dyke; Section 27, per the site plan provided.

MDOT: The applicant's site plan doesn't appear to have work in MDOT right-of-way. 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 and will require a permit.

Mr. Ron Wuerth reads the recommendation of the Staff:

PUBLIC HEARING:

Mr. Eddie Kabacinski – Good evening, Commission. I'm the district rep for the south end in District 5 on the Council. I got to tell you as I said before last time when this item got tabled, the amount of traffic that happens there at Nine Mile and Van Dyke that goes in and out of this McDonalds is atrocious. The problem is not the need for a second drive-thru, it is for them to open up the lobby and actually have people work there and get the food out quicker. That is the problem here. Every duo drive thru location that we have here in the City of Warren, whether it be at Twelve Mile and Mound, whether it be at Thirteen and Schoenherr. The second drive thru is usually closed. It is not open. They put bread baskets out there to block the lane. They will put cones out there. The problem is not having the interior open or having enough staff to work there.

There is plenty of parking available. Anybody can park and go inside of the McDonalds and order their food and eat their food and leave. That is not the problem, the problem exists when you have too many people trying to go through the drive thru and you don't have enough people to work there, that is the problem. The traffic congestion also happens over there on Thirteen and Schoenherr, it also happens at Twelve Mile and Mound even though there is plenty of a parking lot. The problem is not having the duo drive thru. It is simply like I iterated before, trying to make a left-hand turn going from southbound Van Dyke into the McDonalds people will have their cars rear-end hang out into traffic. Those individuals that are trying to make a left-hand turn going eastbound on Nine Mile into the McDonalds they will try to cut into the line, and they will hang out into traffic, and they will remain like that.

Now we don't have enough police officers after about 9:30 at night to go over there and police McDonalds and make sure that people get onto their property. We don't have enough officers to do that. We

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didn't have enough officers during the July 4th weekend to do that, to handle regular calls. We're going to expect our officers to go out there and write for traffic citations for people having their vehicle blocking traffic. This is a bad idea. The solution here is open the lobby, hire more people, and get the food out faster with the one existing drive thru you have. Thank you.

Secretary Smith – Commissioner Kabacinski brought up some interesting points. I've been to some of the McDonalds that have the second drive thru and they do work because I've been in it myself and people alternate and get in line, and it moves rather smoothly. I know the one on Nine and Van Dyke it backs up a lot because it's kind of close to the corner. I felt that the second drive thru would probably make a little less traffic out into the traffic on Nine and Van Dyke, that's why I thought it would be a good idea, but the problem we've been having, it stems from when Covid was here, is that we weren't allowed to go inside, and a lot of people now don't even realize that you can go inside, cause I pulled up in restaurants before, drive thru's backed up and I look and I get out of the car and I walk up to the door and say, "can we come inside," and they say, "oh yeah, you can come inside," but a lot of people don't know they can come inside because they all sit in the drive-thru, so part of it could be employment for help, which a lot of companies are having that problem, but another thing too people have to realize that they can go inside now, because, like I say, when the Covid was here you weren't allowed to go inside, the only way you can get your food was to go through the drive thru, and that's what a lot of problems stem from, so I know you don't have any control, or I don't know if you have any control or not over who gets employed there and the worker's hours and all that kind of stuff because I know a lot of companies are having that issue, but I understand what Mr. Kabacinski's saying but I know I've been to a couple McDonalds restaurants that did have the second drive thru and it moved rather smoothly because people were courteous, they'd alternate, they'd take their orders and they wait in a point in line and it moved, so I know that it can work but if there was a problem there it could be some other reason why it's not working. That's all. Thanks Mr. Chair.

Mr. Kupiec – To the petitioner, obviously you helped quite a bit with the planning department in reducing a lot of the recommendations and we thank you very much for your cooperation. I support everything Mr. Smith said, and I do think it will slow down the flow of

traffic. I'm not a fast-food person myself so I don't know much about, but I do watch it quite a bit and it just makes sense a double-lane versus a single-lane not really the pressure on the traffic. One of my concerns about this lay out is on the east side, coming from the eastside of Nine Mile Road there's a parking lot there right adjacent to the McDonalds, and there's a street there that you can turn in from Nine Mile Road, now I've been there looking at this operation right here and I see cars coming in off Nine Mile going towards Van Dyke and they turn on that street and they whip right into the McDonalds. In doing so, I'm just wondering how much more congestion will it add to your second flow of traffic. I see as many cars sometime coming in from Nine Mile heading west in that street and turning in the backside of McDonalds that I did coming in off Nine Mile Road, so I don't know that that's going to pose a problem with another lane or not but it does bring in a lot of the traffic flow from that area, and I'm just concerned a little about the congestion of cars coming in from Nine Mile Road when you put another lane in there. So, I do think the other lane will help but with this problem I presented I'm just beginning to wonder how much it will help and how much cooperation you will get from people from both sides at the same time. Okay, thank you.

Mr. Joe Minorik – My name is Joe Minorik. I'm the area construction manager for McDonalds, and as much as Mr. Smith indicated about the side-by-side drive thru, the second lane, right, it is designed to allow more cars in a faster thru put through the drive-thru. It's just designed to do that. Everybody in the country, everybody in the world is coming out of this pandemic at the same rate, right. We'd love to get more people in the store as you have indicated, right. We've got signs out on many stores, right, lobby opened. I just checked with the operations person for this particular store and since the initial shut down of Covid the stores been open in the dining room. We'd love to hire more people as well; I think everybody would.

To the point of where cars are coming in, I think you're talking about from the southeast corner, is that correct?

Mr. Kupiec – Yes.

Mr Joe Minorik - So, currently the single order point in lane one is probably in a position where if a car would come in that way they can probably manage to get a car close to the speaker in this particular layout that speaker and canopy is actually pulled back a little further

making it a little more difficult for a car to manage to get into that second lane from that point which would encourage traffic to go around the building and then que up in the line as you would expect it would.

As the planner indicated we've worked together with staff to reduce the amount of parking on the site, and each of these of these stores are independently operated, so I can't speak to the other stores that the other member was referring to. The application for the store is on the table here and I guess that's what we're here to vote on, so I'm happy to answer any other questions but I think that I've addressed each of your comments. Thank you.

MOTION: A motion was made by Commissioner Kupiec to approve, supported by Commissioner Teodoro.

The motion carried as follows:

ROLL CALL:

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

- D. REQUEST FOR REZONING; located on the north side of Ten Mile Road approximately 333.68 ft east of Easy Street from the present Zoning classification R-1-C, One Family Residential District and R-1-P, One Family Residential and Parking District (west 50 ft.) to M-2, Medium Light Industrial District; Section 24; 14665 Ten Mile Road; JMJ Building Company, LLC (Patrick McKay, Esq.)

PETITIONERS PORTION:

Mr. Patrick McKay – Good evening, Commissioners, Patrick McKay for JMJ Building, this is Joe Vitale the representative of JMJ Building. We're seeking rezoning of this mixed zone, 4.32 acre parcel from R-1-P and R-1-C to an M-2. JMJ Building Company owns a parcel immediately to the west which is zoned M-2 that is 14617 Ten Mile Road. We're of the opinion this rezoning would be compatible with the future land use map which calls for this

parcel to be zoned M-2 and part of the Warren's industrial commercial corridor. In M-2 zoning it's consistent and suitable with the surrounding area. All the property to the west to Groesbeck and beyond is M-2, and north is M-2 as well.

The current residential is no longer applicable and cannot be reasonably used as residential due to the large size. It's on the busy thorough fair in that Ten Mile and Groesbeck area corridor, and that's why we just feel it would be good that we submitted a conceptual site plan for a one-story commercial building, which is like I said, is for the expansion of their neighboring business, so if you have any questions for us Joe and I are here for them. That' it.

Secretary Smith reads the following correspondence:

TAXES: No Delinquent Taxes.

AT&T: Does not object to the rezoning request.

DTE: Has no objection to the above request for 14665 Ten Mile Road, Section 24; per the site plan provided.

ENGINEERING: Has no objections to the proposed rezoning.

FIRE: The Warren fire department has no issues with this rezoning and grants it's approval.

Mr. Ron Wuerth reads the recommendation of the Staff:

Chair McClanahan – This is a public hearing so if anyone would like to speak on this item, we'd love to hear from you. Seeing none we'll turn it over to the Commission for action.

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

COMMISSIONERS PORTION:

Secretary Smith – To the petitioner, I noticed one thing on your drawing, your location map is wrong. It shows the project east of Gratiot instead of Groesbeck, that will put it in a whole different city, so that needs to be corrected.

Mr. Patrick McKay – Yeah, we'll update that as well as the survey before we get it to city council. We've already contacted the engineer, the drawer on this earlier, so we'll make sure that's addressed.

Secretary Smith – The one unit building that you're building, what's

that going to house, do you have an idea.

Mr. Joe Vitale – Just equipment, you know we'll park our equipment inside, trucks. It's mostly to house all our equipment inside the building, and some office space. It's just a preliminary, we haven't accumulated all our ideas but mainly for storage of equipment.

Secretary Smith – Okay, now we do notice if this rezoning is approved because of the residential houses to the east of that you got to provide sufficient buffer so that you're not really interfering with the neighbor's part being there.

Mr. Joe Vitale – Of course. No, we understand that, and we want to be part of the neighborhood. We are now, so definitely would work with the city to do all the proper buffering and whatever needs to be done.

Secretary Smith – And there was also another note I saw in my findings is that on your drawing you showed that the setback was 25 feet for an M-2, which it is, but on a busy thorough fair like that, industrial thorough fair it's moved to 50 feet, so you might have to shift your building north a little bit to make sure you're not in that setback.

Mr. Joe Vitale – That would be fine.

Secretary Smith – All right. Thank you, sir.

Commissioner Kupiec – To the petitioner, you realize that if this is approved tonight by the planning commission, you go before city council, this city council approves it you still have to come back before us with a formal site plan.

Mr. Patrick McKay – Yes.

Commissioner Kupiec – Okay, Thank you.

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

ROLL CALL:
The motion carried as follows:

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

- E. SITE PLAN FOR COLLISION SHOP RENOVATION AND BUILDING ADDITION; located on the south side of Ten Mile Road; approximately 359.17 ft west of Mound Road; 5650 Ten Mile Road; Section 29; Ayad Elias/MMTS (Kamal Nona).

PETITIONERS PORTION:

Mr .Ayad Elias – I'm from MMTS Engineering Company, and I have with me the owner of the property, his name is Kamal Nona.

Secretary Smith reads the following correspondence:

TAXES: No Delinquent Taxes.

ENGINEERING: Preliminary review of this site indicates that Planning Commission approval should be contingent upon the Petitioner's compliance with the following condition(s):

The legal description provided does not match City of Warren and Macomb County records. Provide a complete and accurate written legal description of the parcel(s).

FIRE: Approved.

DTE: DTE Electric Company has no objection to the above request for 5650 Ten Mile Rd.; Section 29, per the site plan provided.

Mr. Ron Wuerth reads the recommendation of the Staff:

Chair McClanahan – This is a public hearing so if anybody would like to speak on this item, we'd love to hear from you. Seeing none we will turn it over to the commission for action.

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

COMMISSIONERS PORTION:

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Secretary Smith - To the petitioner, can you come up a minute, please. Good evening, sir, I came by, and I looked at some of the conditions that the Planning Commission noticed on their field check. I did notice that there are three cars parked in front of the fence as you enter into the property to the sidewalk, which you know that has to be eliminated and landscaping has to be put in, and I did notice a lot of materials, hoods and debris on the side of the building where the big doors are at, and also in the corner by the fence there was some bumpers and stuff laying on the ground, and I noticed the cars that are stacked in the back. Now if you're going to have an area in the back for cars that are there for repair and you're not showing any area for open storage then all this materials that are laying around can't be there, so I don't know if you're going to store those inside or if you're going to try to put an area in there for open storage outside for those materials, but that's something, you have to look at that.

The disarray of everything in the lot, I don't know how you can even circulate in the lot with the way everything was kind of piled up in there. Now the question I have is the cars that need to be repaired will be in the repaired area, how long are they going to be in those areas before they're moved out.

Mr. Ayad Elias - It depends on the insurance and to look at the cars and then purchase the parts, especially today some parts all of the parts come in at the same time, sometimes two weeks, three weeks, so, it's variable, it's not circumstance.

Secretary Smith – Okay, cause as long as you know that the only vehicles that can be in the area that are ones that are going to be repaired. You can't have any vehicles that are not being repaired sitting in that area.

Mr. Ayad Elias – All the cars going to be repairable. It's a commercial shop, it depends also upon what kind of damages that they have to the car.

Secretary Smith – Approximately how much time do most of your vehicles spend in the yard?

Mr. Kamal Nona – Depends on the damages to the car, and then this time they take a little while because of backorder for the parts, and the insurance sometimes they don't give me proof, like a couple of days or week.

Mr. Ayad Elias – So I would say about a month or.

Mr. Kamal None – No, No, not like month.

Secretary Smith – Okay, this is my concern that you're not putting cars there, you say they are there to be repaired but then you know, they're not being repaired, there's no parts ordered for it, I'm waiting on parts but there's no parts ordered and there being just sat in that area, so that area should be exclusive to park cars that are going to be fixed in a reasonable length of time, okay.

Mr. Ayad Elias – Can I ask a question about this?

Secretary Smith – Sure.

Mr. Ayad Elias – Its on the recommendation 1Q, asking for to remove two parking lot spots in order to make this area accessible, is this necessary to have this accessible because this car gotta stay in the building let's say for two or three weeks, so no one moving it so, when the time comes to move it, they come move the cars, the parking lot and move it in case we have an extra two cars a variable for the building.

Secretary Smith – Well I think the reason that was probably put in there because if you got parking spaces there and you got cars parked there you're not going to be able to get into that area because you got it blocked by cars that are in those two parking spaces, so that maybe something that you may have to put a sign up on those two parking spaces if you don't want them removed saying that you can only park here 15 minutes or 20 minutes, you can't park here because then you won't have access into that place where they're supposed to be having the cars waiting on repairs. That maybe something you want to talk to the planning department about and see what their suggestion is on that.

Mr. Ayad Elias – Okay.

Secretary Smith – Mr. Wuerth?

Mr. Wuerth – Thank you Mr. Secretary. Just a comment here. We didn't meet with these people at all, probably should of judging from the length of this particular recommendation. There's just a lot of

changes. I think I need to speak to also their architect or whoever drew the plan, so that everything is understood. There's a lot of stuff here, and I don't know how soon they need this done, but I would suggest tableing a month, table this a month.

Mr. Ayad Elias - To be honest we received this recently on Saturday we got this recommendation, so most it is incorporated. All the items, ideas are already incorporated.

Mr. Wuerth - I think we need to talk about all of these things, so there's a better understanding of what it all means, and I think it's a little overwhelming, so I recommend to table.

Secretary Smith – I'll remove my motion to approve and switch it to a motion to table.

MOTION: A motion was made by Secretary Smith to table to August 22, 2022, supported by Vice Chair Boniecki.

ROLL CALL:

The motion carried as follows:

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

7. CORRESPONDENCE:

Letter sent to Petitioner for denial of application for Site Plan for Open Storage of Automobiles; 2446 Twelve Mile Road; Section 18; Sam Sobh (Anton Kosho).

MOTION: A motion was made by Secretary Smith to receive and file, supported by Vice Chair Boniecki. A voice vote was taken and the motion carried unanimously.

8. OLD BUSINESS:

- A. SITE PLAN FOR OPEN STORAGE OF PASSENGER VEHICLES; located on the west side of Groesbeck Highway between Prospect Avenue and Toepfer Road; 21311 Groesbeck; Section 35; Caren Burdi (Kerm Billette). **Approved on January 22, 2018. First extension request approved to January 22, 2021. Second extension request approved to June 22, 2022. Third extension request to June 22, 2023.**

Ms. Caren Burdi – Good evening, Mr. Chair, can I ask for suspensions of the rules so that I can speak on this item as the representative of the petitioner.

Chair McClanahan – City Attorney, do we need to suspend the rules to allow her to speak since she's on there already as representation.

Ms. Mary Michaels – Actually it's not public hearing. I see no reason to suspend the rules.

Chair McClanahan – Okay, Thank you. Any correspondence?

Secretary Smith – No correspondence.

Ms. Caren Burdi – Thank you, Caren Burdi, 31851 Mound Road, Warren, Michigan 48092. I'm here representing I Drive. I feel like it looks bad because we are on our third extension, but I think what I need to let the board know is that we have completed the site plan. What we are dealing with now are two legal issues. Item number two where we have to combine all the properties. What has happened is we have a triangle piece of the property that was already purchased from the neighbor and was in the end stages of being transferred and there became a dispute between those two neighbors, my client and the neighbor giving that piece of property. That lawsuit went to Circuit Court and is now at the end stages. They are now, just now recompleting a new purchase agreement, so that held us up because until I take that piece of property off the neighboring property and then attach it to this piece of property, then I can combine all the different parcels. At that point I can do that, so that's one thing that needs to be done. The second thing that needs to be done that I'm quite frankly not getting a lot of cooperation from the neighbor is dealing with a cross access easement with a vacated street. The vacated street which is how my client gets in and out of his property, and on each

sides it's owned by different people other than my client and I'm not getting a great deal of response from those neighbors, but I will tell you our main focus has been that lawsuit and solving that problem. Besides that, I really want the board to understand we're in compliance. Its functioning as the site plan that we submitted to the board. It's functioning in that way and the building department has been out, has been around taking a look at it, so this is kind of a unique situation where I'm dealing with some legal issues on a property down at Eight Mile and Groesbeck where quite frankly a lot of things are, let's just say, haven't been very well done legally over the years, so we end up with these issues and these problems that we have to solve. The good news is that we're solving them but it's taking some time, so I would ask for the extension and I'm hoping that helps in your analyzing whether you should grant that.

Secretary Smith – Ms. Burdi, you want an extension until June 22, 2023, do you feel you'd be able to have everything accomplished by that time?

Ms. Caren Burdi – I hope so, yes. I hope so. I'm optimistic. It's been a difficult litigation, they have, for example, I'll just give you an example. A purchase agreement that was finally ordered by the court was sent to the other side twenty-six days ago, trying to get a response back and so what happens then is we go to the court, the court makes them respond, so it hasn't been easy, so I don't want to make promises that I don't have control over, but I promise you our effort will be to absolutely have it done. He really does want it done, he's so close to the end.

Chair McClanahan – Commissioner Smith, should we make it eighteen months and do it December of 2023.

Secretary Smith – If we made it eighteen months would that give you a little bit more time?

Ms. Caren Burdi – Yes, that would help.

Secretary Smith – So make it December of 2023.

Ms. Caren Burdi – Thank you very much.

MOTION: A motion was made by Secretary Smith to give an extension to December 22, 2023, supported by Commissioner Kupiec.

ROLL CALL:

The motion carried as follows:

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

B. Review of Master Plan Residential Future Plans.

Mr. Ron Wuerth - This is the review of the Master Plan Residential Future Plan, Agenda Item 8b. I have taken note of the concernable trend in our city and perhaps in southeast Michigan, and that is a general public opinion that multiple housing units are not desired in communities. The types of housing includes duplex, triplex, fourplex, courtyard apartments, bungalow courts, townhouses, multiplex and live/work dwellings. These examples are depicted on FIGURE 13 titled MISSING MIDDLE HOUSING on page 43 of the 2021 City of Warren Master Plan. Generally speaking, the City has seventy-five (75) percent of its housing stock as detached single-family dwellings. This only leaves approximately twenty (20) percent of the existing multi-dwelling stock for the public to utilize.

The studies of today indicate that more and more people from diverse backgrounds, ages, and income prefer this type of living environment. I have provided information taken directly from the Warren Master Plan that discusses this issue. The information discussed the technical and theoretical information used for analysis of our housing stock. MAP 7: HOUSING AGE: YEAR STRUCTURE BUILT on page 41, indicates an aging housing stock (40 years plus).

It is important to read Section 13 titled INTEGRATION & IMPLEMENTATION. Map 29: FUTURE LAND USE MAP on page 113 indicates our goal as a City for our future. On page 117, please review the GOAL, OBJECTIVE(S), and STRATEGIES that the Planning Department and Planning Commission should be committed to for a more diverse housing stock in the City. I attended the Michigan

Association of Planning Spring Institute 2022 – just a few months ago and it's called the Housing Summit. I got a whole file here, it wasn't that size until after I got finished, there for one day seminar. Mark Gorbett he also attended and he heard it too, but you would be simply amazed at what we heard. Some of it very familiar, the discussions about different communities and how familiar it was to me about our own community when it comes to multiple housing. The Housing Summit focused completely on housing in the State of Michigan. The state itself finds that villages and cities need to have a "healthy" mix of housing types to supply people with that diversity that I spoke of in the beginning of the report. The Planning Commission recently received Michigan Planner Magazine completely focused on housing. Please read the articles. Finally, The State of Michigan will have a housing plan approved for all communities to review and utilize. I am available for any questions you may have. Between everything that I learned at the Summit with Mark and the Michigan Planner we made copies, we brought that up, and I felt that after the way I've seen some of these proposals are going I think in the end they comply. We tell you in the recommendation that they comply with the master plan, and there could be some legal concerns about this, I'm not saying you have to approve all of them, but some of them are pretty obvious and I'm just putting it that way, some legal concerns in the future. It has to do with us looking at it, it has to do with city council they make the decisions on these things. I do hope that they understand that the master plan simply says this is what you asked us to do. This is what we won an award on for our master plan and everything, and that's just part of it, the housing part. There's all sorts of other things that we have to be doing, but housing is so important, and I'll make it a little bit personal, I rented for twenty years before I bought a house, so I know what that's about. I think I'm a good person and so do the renters that who are out there think their good people, and the things we heard tonight, I understood, and I certainly agree with some of what was said, especially the maintenance part, and I've talked to them before about that, and I'll be talking to them later about that, but that doesn't have anything to do with the development and how it's going to go, and by the way there are multi-dwelling developments up and down Ryan Road. As I mentioned to one planning commissioner go just south of there, not even a half mile, just south of the Ukrainian Cultural Center and you're going to see multiple dwelling developments there, and one of them it is the heart of the Ukrainian Cultural group, but it runs from their place down to Frazho Road, and there are single-family dwellings to the west for each one of those that they affected. The last one there's single-family dwellings that affect them to the west and to the south that's close to Frazho Road. Across the road down that way you've got apartments and a little farther north you've got

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a church and religious. I happen to live in that area, so I know it quite well. So, with that if you have any questions regarding this information I'd be glad to answer tonight, tomorrow or anytime about that. That goes for the Planning Commission, that goes for City Council. Please, talk to me, and not only me, you've got Michell and you got Mr. Gorbett back there and both of them would be glad to talk to you about some of this. And like I said things come out with rezonings where we see a change, or we see something that maybe that's just not quite right. We have to talk about it, and we have to be educated about it.

Commissioner Kupiec – Mr. Wuerth, you heard the opinion of a lot of people tonight about what was going on along Ryan Road. They're not receptive to something that's going to come into their community and change the value of their living, price of their homes, the lifestyle that they developed. I understand what you're saying, and I understand it's a trend, but you got people moving downtown Detroit, old buildings that are dilapidated, they made them into lofts, they like living in lofts and that's where they go to go to the lofts. I think it's time maybe communities, like the City of Warren, we got a lot of dead space in Warren just sitting there, you know rats and vermin and all kinds of problems going on down there, maybe the community should take a look at taking a section and just stripping it right out and cleaning it up and building it down there and let that area be utilize and move it further north. Detroit's been the same way for years and years and years and years they been rebuilding Detroit, but they never go further a mile either way. You go further a mile either way it's like Beirut, it's like a war zone.

Mr. Ron Wuerth – Well, we don't have war zones here.

Commissioner Kupiec – You don't yet, but you're close to it.

Mr. Ron Wuerth – We have, as I said, John we only have twenty percent left and that's little pieces and parts. One of the primary spots for putting multiple dwellings on a site happened to be at Ryan and Parent, and I'll tell you a little secret that fellows coming back, and he want to have a six lot development site condominiums, six lots now. They'll all face Parent. That's where one driveway was gonna be to the multi-dwelling site, now there will be six. Just as an example of how development can go. This particular development that we just listened to, if you look in the findings it's kind of hidden, but I always try to make a comment about can the site be developed the way it's zoned and I did say that but I didn't say just put two homes back there on the same plots. What I did say is how to develop it for its maximum use as an R-1-C. I think I said that you could put, with

a private drive, four lots on there, but they do want I believe twelve. I don't know how they set up with eight, I'm going to find that out, but they want twelve, so the other thing I'll say about that now that you got me talking about it, is that it meets the zoning ordinance and then some, and with the greenbelts that they plan to put all the way around the entire site, there's plenty of green area in the middle, the way it's laid out like a T, that drawing needs to be drawn up a little bit better so everyone understands there's more greenspace there than you really understand. Now that's speaking for them, but they took care of it in a horrible way, it's disgusting frankly, but those people spoke a lot about how it was taken care of. They're not the builders, hopefully they hire some good builders if this even goes through, and I don't know, but all I can do is continue to recommend and I will continue to recommend spaces like this throughout the city because that's what the master plan says, and that's what legal people and attorneys from the outside would expect because they just don't run around and oh, I think I'll take this and I'll take that, they look at the master plan all the time and it says, this is what they want, this is what we'll give them, and they come forward. Any other questions?

Motion: A motion was made by Secretary Smith to receive and file, supported by Vice Chair Boniecki. A voice vote was taken and the motion carried unanimously.

9. BOND RELEASE
None at this time.

10. NEW BUSINESS:
None at this time.

11. CITIZEN PARTICIPATION:
Mr. Eddie Kabacinski – Good evening, Commission again. I just told Mr. Wuerth I'm going to have to disagree with him a little bit on his recommendation on McDonalds. During this whole pandemic situation we've seen a lot of small business, family restaurants close down, sit down restaurants have not been able to reopen, and it's because a lot of this Covid nonsense has gone way to far and it's affected a lot of our businesses, and we have to get back to normal again. We've had really not many cases of the flu, and I think we need to try to have our faith in God again to determine whether we're going to exist or we're going to perish. Recently, I want to let you know about a bible verse that I heard on Sunday from our parish priest, and he was talking about Leprosy. Leprosy was a lot worse in the biblical times, a lot worse than Covid, coronavirus whatever you want to call it, any of these recent viruses.

Nobody walked around with a mask, they still went to work every day, they earned a living, and they lived their life until they died. I guess part of that you got to have faith; I have faith. I hope a lot of these businesses have faith, and they want to have faith if they're going to be patronized, and people are going to support their business even though we went through this lockdown and this horrific economic situation that we're going through right now, in the country, so with that being said, I am concerned about the traffic situation, I don't think it's going to get any better, I think it's going to get worse. I do stand by my observations about the other McDonalds locations about how they have the double drive thru closed even if they have it they have it closed. It's a staffing issue, it's people not wanting to go to work, its people getting paid to stay home and not go to work, that's the problem, and we got to get back out to our restaurants, we got to be able to support these businesses, and I want to go back inside and eat again. I'm tired of going through a drive thru and having to go home. Let's socialize, let's be one again, let's go and enjoy each other's company and let's open up the store and have a Big Mac and a coke together. Thank you.

Mr. Jonathan Lafferty – Good evening, Commissioners, Jonathan Lafferty, Councilman second district, and to the esteem Planni' Director I do agree with everything he told you tonight regarding middle housing, and I would help that he would agree with me that the challenge that we face between the Planning Commission and the neighborhood and then City Council in the neighborhood is living in harmony. There's been some beautiful site plans brought before you. Some of them have gone down to defeat, others have been approved and put in much to the cerin of the surrounding neighborhoods, others that were done quite well, and I'm going to remind the Planning Commission just a couple of years ago you approved LeCom, it was on Heathdale and Mound Road, just north of Eleven Mile Road, and the commission made certain that Mr. Lentini and his team held meetings with the neighborhood on Heathdale. They gathered here, they expressed their concerns and they were sent back, and they said, "go have a meeting with the community and mend out your differences." Mr. Lentini held up to that promise, he held those meetings, I was there, and they did very well and I can tell you from experience a good PR person presents his plan to stakeholders first, and once he has the buy in from his stakeholders it makes the job of selling that plan that much easier. The road is paved come on in and develop. That's the challenge that I have to face when I see a recommendation from the Planning Commission come forward, has that homework been done, and my vote has to reflect that. Now, I will ask there are several new Commissioners up there, Ms. Chowdhury, Ms. Mouri, Ms. Tutt, and Teodoro and Ms. Boniecki, I'm counting on you to ask

questions, I'm counting on you to do your homework and challenge the plans that are in front of you. You must have one question. An entire meeting, you must have at least one good question. Find the question. If you can't find the question; I'm going to ask you to go to a roll model commissioner and I'm going to point to Mr. Smith up there. Absolute roll model. Mr. McClanahan's been around a long time but he's busy running the meeting. Mr. Smith asks great questions, he does his homework, and Ms. Robinson, you've been here a long time, Mr. Kupiec all ask good questions, so I will challenge you to ask those questions and make sure you're putting the best plan forward for our neighbors.

Now a couple of requests I'm going to pass along to you, one is on behalf of the City Council and you will remember the Gerald Street barricade, that has been an item of contention for several years, actually probably several decades, it predates my existence, so I would like to ask that the Planning Staff, the Planning Department begin working with the Administration to put together a recommendation, hold a public hearing, and then bring a recommendation to City Council. Please do that due diligence, and the second item is more of a personal item. Now, where Mr. Kupiec and Ms. Boniecki and I live at Twelve and Ryan area, I took a second mortgage this morning across the street at Comerica Bank and then went across the street to the gas station at Twelve and Ryan and put it in my gas tank. That was supposed to be funny, that's okay, and I talked to the owner, Nick and I said, "hey Nick, come on outside, I said there are a couple of trees out front I would like you to take a look at," and he's got a couple of pine trees, ones really, really crooked, it's old, it's dying, it seen better days, and I said, "can you replace those trees, let's have a little pride in the neighborhood, you know spruce things up," and he says, "oh I like those trees." Well, I'm not sure everyone else does Nick, it might do well to spruce it up. My point being, sometimes it takes me awhile to get to it, I appreciate your indulgence. There are many different developments that you have approved, you always ensure that it's going to be irrigated, you specify the type of foliage and the greenery and the trees, and the plantings that have to be put in and it has to be watered. I drive down any street I can tell you a number of plans where you approved and those trees have been taken down or they died, and they weren't replaced. We need a strong policy on revisitation of the plans. I'm not saying that you have to revisit every plan in the city that would be cumbersome, but we need to come up with some sort of policy, working together with the Building Department and the Zoning Department to kind of keep an eye on those and help lift the beautification of the city commercially. With that, Thank you all. It was a pleasure to see a full board tonight and I will look to all of you to ask some good questions at the next meeting. Have a great night. Thank you.

Lisa Steenbergh CER-9388
July 11th, 2022

Secretary Smith – Mr. Lafferty, Thank you for your song.

Vice Chair – I was going to ask that you do that at every of our meetings.

Mr. Jonathan Lafferty – Thank you.

Chair McClanahan – Any other audience participation. Seeing none we'll move on to the Planning Director's Report.

PLANNING DIRECTOR'S REPORT:

Mr. Ron Wuerth – This is from June 13th up to present, and so really, I call attention to a lot of meetings, so we had a meeting on Riggs that's down off of Ten and Dequindre where they want to expand a marijuana facility and some different things there, but again we always work hard on each facility whatever it is to set it up and make it look good, so that was a meeting on the 22nd. On the 23rd that letter you have in your packet about Mr. Sobh and the site plan that he tried to get on the agenda again, that has to go up to the Zoning Board of Appeals, and we'll see how that works out. June 21st I did an inspection of Mound and Heathdale, the Lentini site, also did an inspection of 11177 Eight Mile, that's Najib Attisha site, and you're going to see the Lentini site again for a site plan for parking and open storage. Negative comment here, unfortunately they've overloaded it, have you been there. If you haven't been there, you can go take a look at open storage like we've never seen it before on a site that doesn't permit open storage, so they got to answer for that one when they come back to us soon, and then with this site on Eight Mile Road, it's been a problem the city's been working on, again 11177 with Najib Attisha, he's the one that we had that ongoing site plan from about 2012, ten years that he's ignored us, and now finally the city has gone down there and volunteered to clean it up themselves, except that will cost them too much money, so they decided to start working at it, so they're working on that, you're going to get a site plan from them coming up soon also. On June 28th I went to 3 1/2 hours of diversity training through the city and Mr. Freedman is a great trainer, let me tell you. Fantastic fellow.

June 29th, I had a meeting with Lorenzo Cavaliere just brushing up on some of the aspects of that PUD, clarifying things and again back to Najib we had a meeting between the Building Division and others to make sure that Mr. Attisha gets things going. I attended a Brownfield meeting in which again, Mound Road, Lentini was mentioned. They're going to get some taxes, they're going to pay and then they're gonna get repaid, so I hope that Mr. Lentini steps forward on what he's done out there, I'm a little disappointed frankly. Then our staff met with Mr. Marogy, he's over on

Mound Road, in between Mound and Albany near Eight Mile, that's an automotive shop and parking lot, nice parking lot that he's proposing in the rear, and finally St. Mary's Church, it's a Syrian Catholic Church on Fourteen Mile Road, some of you know where its at, but they in the back they have a covered canopy area that they want to now enclose and turn it into an educational building, so we had a long discussion about how that may or may not work. So, with that that's what I and the staff have been up to. Any questions or concerns or anything like that, I would be glad to answer.

Chair McClanahan – Seeing none we'll move on to Calendar of Pending Matters.

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 9:11 p.m.

Jason McClanahan, Chair

Warren Smith, Secretary

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Approved

Lisa Steenbergh CER-9388
July 11th, 2022