

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on August 22nd, 2022, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, August 22nd, 2022, at 7:00 p.m., in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

Commissioners Present:

Sultana Chowdhury
Mahmuda Mouri
Michelle Tutt
Delwar Ansar
Merle Boniecki, Vice Chair
Claudette Robinson, Assistant Secretary
Jonathan Lafferty, Ex-Officio

Also present:

Ron Wuerth – Planning Director
David Crabtree, Office Assistant
Jazmine Early – Planner Aide
Mary Michaels - Assistant City Attorney
Patrick Conlin - Communications Department

1. CALL TO ORDER:
Vice Chair Boniecki calls the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

MOTION:

A motion was made by Commissioner Tutt to excuse Secretary McClanahan, Assistant Secretary Smith and Commissioner Kupiec, supported by Commissioner Chowdhury.

Vice Chair Boniecki – We have a quorum but we do not have a full Board so anybody that would like to have their item heard with a full Board you are welcome to table until the next meeting, if you would like to continue tonight we will do so with six Commissioners here this evening.

4. APPROVAL OF THE AGENDA:

MOTION:

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

5. APPROVAL OF MINUTES: August 8th, 2022
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 7-11-22.**

MOTION:

A motion was made by Commissioner Tutt to remove from table, supported by Vice Chair Boniecki.

PETITIONERS PORTION:

Mr. John Harrington – I'm the Attorney appearing on behalf of the petitioner Mr. Amal Salama who stands to my immediate right. You do not have a full Board of Commissioners this evening. In light of that we would like to take this opportunity to request that the matter be tabled and we can return at a later date when a full Commission is present.

Vice Chair Boniecki – If we approve this does this automatically go to the next meeting or do we pick a date?

Mr. Ron Wuerth – It can be tabled to any date, but usually it's the next meeting.

Vice Chair Boniecki – Would September 12th be good for you it's the next meeting?

Mr. John Harrington – Yes, that works.

A unanimous voice vote was taken to table until September 12th.

- B. SPECIAL LAND USE FOR BANQUET HALL: Located on the northeast corner of Schoenherr and Stephens Roads; 23814 Schoenherr Road; Section 25; Latia Washington (Mayseer Mikhail). **TABLED FROM 8-8-22.**

MOTION:

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

PETITIONER:

Mr. Mayseer Mikhail – We are just here for the special land use for a banquet hall.

Ms. Latia Washington – I'm the owner of In Touch Events and my plan at the location is to open a banquet hall there. Where there will be intimate celebrations, baby showers, things of that nature.

Assistant Secretary Robinson reads the following correspondence:

TAX: The owner provided proof that the delinquent taxes were paid on August 8, 2022.

FIRE: Approved.

MCDR: To have better access management on Schoenherr Road; MCDR will not allow second entrance approach on Schoenherr Road close to Groesbeck Highway intersection in MCDR's Road right of way. (ROW).

Mr. Mayseer Mikhail – We have updated the plans and I turned them into the City this morning on what you just recommended, we're not going to have a second entrance on there.

Mr. Ron Wuerth reads the recommendation of the Staff:

Item 2 – I'm not going to read this, I will simply make this statement the petitioner has paid his taxes and he paid that on the day of the last Planning Commission Meeting, so we will strike what that says there, it's just information for the Planning Commission.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Mouri – When I stopped by this site there were a lot of grass growing through the cracks, so since it's already under your name you own the property. How well is it being maintained, I know for it to turn it into a banquet hall could take some time, so how well are you maintaining the place until it turns into a banquet hall.

Mr. Mayseer Mikhail – How we're maintaining what exactly?

Commissioner Mouri – I stopped, I believe yesterday and I saw a lot of grass growing around the property, there were cracks and the grass was growing through it. There was just grass everywhere so I just wanted to know like has it been maintained?

Mr. Mayseer Mikhail – It is being maintained, I actually hired a landscaping company that's going to be taking care of it and planting the scrubs and the trees that's requested.

Commissioner Mouri – I know you mentioned it's for a banquet hall do you know what type of parties you're planning on hosting there?

Ms. Latia Washington – There will be baby showers, birthday parties, anniversaries, and some family events there.

Commissioner Mouri – So it's not going to be big events or anything because me going from Eleven Mile to Ten Mile on Schoenherr Road I couldn't make that left turn. I think you can make a right turn from Schoenherr while you're coming to the place so I don't know if it's going to cause any traffic delays.

Ms. Latia Washington – It will not cause traffic delays at all because it wouldn't be crowds over like 75 people.

Commissioner Mouri – And do you have enough parking spaces for all of them?

Ms. Latia Washington – Yes.

Commissioner Chowdhury – Is there a time restriction that you are putting on the parties?

Ms. Latia Washington – It's midnight, and to have them out by one o'clock if there's a cleanup process and the earliest would be 11:00 a.m.

ROLL CALL:

The motion carried as follows:

Commissioner Chowdhury..... Yes
 Commissioner Mouri..... Yes
 Commissioner Ansar..... Yes

Commissioner Tutt..... Yes
Assistant Secretary Robinson..... Yes
Vice Chair Boniecki..... Yes

C. 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). **TABLED FROM 7-11-22.**

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

PETITIONERS PORTION:

Mr. Ayad Elias – I’m with MMTS and next to me is Kamal he’s the owner. He’s looking to extend the building for 900 square feet because his business has grown and he needs more space for the collision shop.

Assistant Secretary Robinson 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: No objection.

Mr. Ron Wuerth reads the recommendation of the Staff:

COMMISSIONERS PORTION:

Commissioner Mouri – I stopped by the area and there was still junk outside that is not permitted, do you have any plans on cleaning that up it’s on the east side it was still there the day before yesterday.

Mr. Ayad Elias – The material is going to be inside there will be nothing outside only the cars and everything is going to be cleaned up.

Vice Chair Boniecki – How many cars are actually torn apart at one time waiting for parts?

Mr. Ayad Elias – When I talked to the owner when they get a car they fix it within one or two weeks.

Vice Chair Boniecki – Okay, but how many cars are usually tied up for two weeks?

Mr. Ayad Elias – Maybe two or three the rest will be inside the building.

Vice Chair Boniecki – Thank you.

Ms. Mary Michaels – In a roll call vote please vote yes or no, thank you.

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

- D. SITE PLAN FOR NEW RELIGIOUS FACILITY: Located on the north side of Eleven Mile Road, approximately 130.84 ft. west of

Shelbourne Drive; 13087 Eleven Mile Road; Section 14; Ephesus International Ministries (Tony Corso/Walter Rushton). **TABLED FROM 8-8-22**

MOTION:

A motion was made by Commissioner Mouri to remove from the table, supported by Commissioner Tutt. A voice vote was taken and the motion carried unanimously.

PETITIONERS PORTION:

Mr. Tony Corso – I actually own the building I have a land contract to Pastor Rushton. He's been a Paster for 36 years he was on Nine Mile and Van Dyke previously he came over and purchased my building from me and now we're trying to get it approved for a church. So we had a meeting I believe on Monday we went over all kinds of different things, we do have to go for some variances but other then that it looks like we can pretty much get everything squared away. We are not doing anything to the outside of the building it's just the interior that we are changing, currently we have it completely gutted. We have the building permit secured and we are just waiting on your approval and then hopefully we can get the variances approved.

Assistant Secretary Robinson reads the following correspondence:

TAXES: No Delinquent Taxes.

FIRE: Approved.

AT&T: No objections.

DTE: No objections.

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

Mr. Ron Wuerth reads the recommendations of the Staff:

PUBLIC HEARING:

Mr. Robert Folkmire - I was here at the meeting on the 2nd and one thing I noticed this time is there is only 40 parking spaces on this property and two are handicap. If you have any staffing a minimum of 5 are going to be used up, so we are talking less than 35 parking spaces. This will cause them to utilize the side streets, it was also mentioned that there was additional parking available the nearest parking lot is a half mile away at Eleven and Schoenherr at a little

strip mall, in January that's a walk so I don't think parking has been addressed properly. If this membership grows I don't see the possibility there and this is a problem that the neighborhood will have to put up with, and I don't think it should be our problem.

COMMISSIONERS PORTION:

Commissioner Chowdhury – Have you got a chance to review the recommendations and do you agree with all the recommendations on there?

Mr. Tony Corso – Yes we do.

Commissioner Chowdhury – I know he was addressing the parking issues have you looked into the parking issue with the parking spaces and the membership growing and things like that. Let me go back, how many employees do you have currently?

Mr. Tony Corso – He's the only one, there's no employees it's a small congregation.

Pastor Walter Rushton – We have 12 people right now, we expect to grow some but not a lot. This is not our first opportunity to open a church we've been in the community for 36 years we were in Detroit for a while. Sometimes we do have to move because people grow up and they leave and they go to different places and we have to follow the congregation to be able to assist them in their needs and religion and places they need to worship.

Commissioner Chowdhury – Thank you.

Assistant Secretary Robinson – So what you're saying is that if the membership exceeds the available parking are you indicating you would be willing to relocate?

Pastor Walter Rushton – We've done it before, we just moved off of Nine Mile Road and Van Dyke because that facility did not do what we needed to do. In fact after we moved in there we found out there were some things that were hindering us from being able to take care of senior citizens because they couldn't go up or down the steps so we sold the property so that we could be able to assist those people that wanted to come to the service. So that's what we do.

Assistant Secretary Robinson – That could be costly because you really don't know how your ministry is going to grow in the next couple of years, it's costly to move.

Pastor Walter Rushton – With the pandemic we lost so many people.

Commissioner Mouri – Is the petitioner required to put up a wall around the building because I believe the walls are very low. When I was out there I could see all the neighbors out in their backyard?

Mr. Ron Wuerth – The walls are required to be 6 feet in height and so that's why I'm going to assume the petitioners want to go and get a variance to keep them at the height they are right now, it would be rather expensive to have to raise them to a six foot height.

Commissioner Mouri – I know he mentioned the fact that they are doing all the work inside not outside so I just wanted to confirm.

Mr. Ron Wuerth – No, there's work outside that needs to be done too.

Commissioner Mouri – Thank you.

Assistant Secretary Robinson – Before you sit down, how long would it take for these variances to get approved or addressed because I'm sure the Reverend is anxious to get into the building and get things organized for his ministry there, so what timeframe are we looking at here?

Mr. Ron Wuerth – Well it has to do with when the petitioner chooses to ask for the variances, you have to go to the Building Division, fill out an application and then they schedule it.

Assistant Secretary Robinson – How long does that usually take, just off the top of your head?

Mr. Ron Wuerth – A month and a half maybe more.

Assistant Secretary Robinson – Wow a month and a half.

Mr. Ron Wuerth – Yes it takes time, that's why we indicate to petitioners that if they know their variances then they can go and apply for them in advance of approval by the Planning Commission. They commonly do that so when they get approval from the Planning

Commission then 2 weeks later they are off to the Zoning Board of Appeals for variances.

Assistant Secretary Robinson – That could take months.

Mr. Ron Wuerth – These are requirements of the zoning ordinance that’s why petitioners need to go and apply for those variances immediately.

Assistant Secretary Robinson – I think in this instance the purchasers are not aware of the length of time that it takes to get the building approved with our requirements and I think that’s a problem here.

Mr. Ron Wuerth – Well that’s why when people inquire about site plan approval we have that short talk about variances and inform them and see if they know them. Otherwise, let’s just say in this case here we told them about the variances a while back, I don’t know if they’ve applied. If they had applied a while back then they’d be ready to go in about a week or so.

Assistant Secretary Robinson – Reverend did you apply for those variances?

Mr. Tony Corso – We did, we are just waiting on this.

Assistant Secretary Robinson – Thank you.

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

E. SITE PLAN FOR NEW MULTI-PURPOSE BUILDING ADDITION TO EXISTING CHURCH: Located on the east side of Ryan Road;

approximately 955 ft. south of Chicago Road; 31500 Ryan Road; Section 5; Descent of the Holy Ghost Romanian Orthodox Church/Joseph Vaglica (Stefan Viad).

PETITIONERS PORTION:

Mr. Joseph Vaglica – Joseph Vaglica and Father Stefan, good evening Commissioners. Our project is an existing Church north of Thirteen Mile and east of Ryan it's approximately 5 acres of property. Within this 5 acres is a beautiful Orthodox Cathedral and then there is multipurpose community center.

What we are proposing today is we would like to add a 5000 square foot building adjacent to the existing church. The main reason for this addition is because when this church was built 30 plus years ago they did not put any rest rooms within the cathedral. So if you look at our site plan today the way they are operating is if there's someone who needs to go to the restroom they need to cross the entire parking lot and go to the banquet hall. Whereas this 5000 square foot building would be adjacent to the cathedral. We tried to maintain the same type of Orthodox architecture so it's going to be ancillary to this building, it's going to look the same it's a beautiful church I'm not sure if anyone has visited it.

The main purpose like I said it's going to be multiple restrooms for females and males and the Pastor is going to have his office in there and then we are going to have an additional room where they are going to have youth pastoring or after church they can gather with the parishioners to have coffee and talk.

We received today the comments from the Planning Director, we actually addressed all the comments and we have them with us tonight and I'm sure Mr. Wuerth is going to be reading those. All of those but one variance that we just found out about it. Within the property there's an existing house which is the house for one of the Pastor's and that house is 30 plus years and it's six feet from the property line and under this zoning it needs to be 20 feet from the property. So that's something we are going to talk about and if needed go for a variance, I'm hoping because this was a project that was approved previously the house precedes the church so it's been there for longer so we are hoping that we may find something that says that this was already granted in the past. We are here to answer any questions.

Assistant Secretary Robinson reads the following correspondence:

Mary Clark CER-6819
August 22nd, 2022

TAXES: No Delinquent Taxes.

FIRE: Approved.

Mr. Ron Wuerth reads the recommendation of the Staff:

PUBLIC HEARING:

Mr. Marian Pasqu (?) – I received a letter regarding this and I wanted to say I agree with this construction I think it’s a good thing that’s why I’m here.

MOTION:

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

COMMISSIONERS PORTION:

Vice Chair Boniecki – I know that they said there was one item that they wanted to discuss which was the variance for the existing house, is there any grandfathered rights for that existing house or do they have to go for a variance?

Mr. Ron Wuerth – There are no grandfather rights, but I will say in this case there’s the possibility of it being considered legal nonconforming. So they need to check with the zoning section of the Building Division and talk to them about that particular fact they could probably even include the parking in that. But as we see it after some discussion with the zoning group this is what we came up with, but I still think it’s worth discussion on their part.

Vice Chair Boniecki – Is that something that you would consider rather than getting a variance?

Mr. Joseph Vaglica – Absolutely, yes.

Vice Chair Boniecki – Thank you.

ROLL CALL:

The motion carried as follows:

- Commissioner Chowdhury..... Yes
- Commissioner Mouri..... Yes
- Commissioner Tutt..... Yes
- Commissioner Ansar..... Yes
- Assistant Secretary Robinson.... Yes

Vice Chair Boniecki..... Yes

7. CORRESPONDENCE:

None at this time.

8. OLD BUSINESS:

- A. SECOND MINOR AMENDMENT TO SITE PLAN FOR NEW WAREHOUSE FOR AUTOMOTIVE LOGISTICS: Located on the northeast corner of Nine Mile and Hoover Roads; 11955 Nine Mile Road; Section 26; Matt Smith (Ken Stopczynski). The Minor Amendment is for Employee and Truck Parking.

MOTION:

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

PETITIONERS PORTION:

Ms. Valerie Knol – Good evening, I'm Valerie Knol with Stellantis. Basically this facility here is the metering and sequencing facility for Warren Truck. Warren Truck when it retooled several years ago and we added on the paint plant, you may remember that I was here before you at that point. As you know when we launch our product we start off often with one shift and we are now up to three shifts, we went to three shifts this past January.

This metering facility, basically, is for packages and repackages components such as driveshaft, taillights, headlights, stabilizers, trim parts, axels, exhaust, running boards and so forth then they shuttle them over to Warren Truck once they've been re-kitted (inaudible). So they operate the same pattern as the Warren Truck Plant and since now they're operating at three shifts we do need 90 more parking spaces. So that is what this minor amendment is for, it's to add 90 parking spaces they are internal to the existing site.

Mr. Ron Wuerth reads the recommendation of the Staff:

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

- B. SPECIAL LAND USE FOR EVENT RENTAL HALL: Located on the northeast corner of Eight Mile Road and Audrey Avenue; 5011 Eight Mile; Section 32; Kimberly Baker (Mike Shaba). **Approved by the Planning Commission on January 24, 2022. Approved by City Council on April 12, 2022. Petitioner requests to withdraw and rescind Special Land Use approval.**

MOTION:

A motion was made by Assistant Commissioner Robinson to withdraw, supported by Commissioner Tutt.

ROLL CALL:

The motion carried as follows:

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

- C. SITE PLAN FOR NEW MARIHUANA GROWING FACILITY: Located 727 ft. east of Hoover Road; approximately 173 ft. south of Toepfer Road; Section 35; 21000 Hoover Road; Ismael Basha (James Butler). **Approved on August 24, 2020. Never Finished. Expired.**

MOTION:

A motion was made by Assistant Secretary Robinson to recognize as expired, supported by Commissioner Chowdhury. A voice vote was taken and the motion carried unanimously.

9. BOND RELEASE:
 None at this time.

10. NEW BUSINESS:

Voting of 2022-2023 Planning Commission Officers.

Ms. Mary Michaels – If the Commission would like to proceed tonight you may it was deferred to the second meeting in August already. There should be a vote in August so we either decide to suspend the rules of procedure to allow the vote when the full Commission is here or proceed tonight.

Commissioner Tutt – We have the nominees here are we no longer taking nominations?

Ms. Mary Michaels – These nominates were made and closed at the prior meeting.

Commissioner Tutt – Okay so then the next meeting based on this list is what we would be voting on correct?

Ms. Mary Michaels – Correct.

A voice vote was taken and the motion carried unanimously to vote today.

Assistant Secretary Robinson – We have a nomination for Chairperson – Mr. Jason McClanahan.

ROLL CALL:

The motion carried as follows:

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

Assistant Secretary Robinson – We have Vice Chairperson – Ms. Merle Boniecki.

ROLL CALL:

The motion carried as follows:

Commissioner Chowdhury..... Yes
 Commissioner Mouri..... Yes
 Commissioner Tutt..... No
 Commissioner Ansar..... Yes
 Assistant Secretary Robinson.... Yes
 Vice Chair Boniecki..... Yes

Assistant Secretary Robinson – We have Secretary – Mr. Warren Smith.

ROLL CALL:

The motion carried as follows:

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

Assistant Secretary Robinson – We have Assistant Secretary – Ms. Mahmuda Mouri.

ROLL CALL:

The motion carried as follows:

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

11. CITIZEN PARTICIPATION:

Ms. Mary Mataczynski – Good evening, I live on Aspen Drive in Warren. It’s very frustrating being here tonight but I guess that’s what I’m going to be doing every other Monday night. It’s sad not to see Mr. St. Pierre here tonight but I’m happy to see Mary Michaels.

I’m going to read this into the record it’s dated December 14th, 2016 it’s to Mr. James Van Havermaat, City Engineer, Mr. Jere Green, Police Commissioner, it’s regarding a citizen concern on Imperial Drive on Twelve Mile it’s from Mr. Ron Wuerth the Planning Director. At a public hearing of December 12th, 2015 the City of Warren

Planning Commission passed a motion that the Engineering and Police Department be advised of Mary Mataczynski's concerns.

During the citizens participation portion of the Planning Commission Meeting Mary Mataczynski raised concerns that there are ingress and egress issues on the south side of Twelve Mile Road along Imperial, Gerald and Roan Drive. Should you have any questions please do not hesitate to contact our office at 586-574-4687. Carbon copy to me, Mayor James Fouts, Assistant City Attorney but I don't know which one, Richard Sabaugh, Public Service Director, Everett Murphy, Zoning Department, Patrick Kozlowski, Fire Department, and Ronald Wuerth, Planning Director. December 16 will make it six years this has been in the Planning Department. On the 4th Tuesday of June at the regular City Council Meeting of the Warren City Council the Council voted to send over to the Administration the removal of the barricade at Gerald Street. That was two months ago.

On July 26th, 2022 Assistant City Attorney Mr. Cecil St. Pierre who wrote a three page opinion regarding the barricade at Gerald, it doesn't sound like a City Attorney's opinion it sounds like a spokesman for Mayor James Fouts. With that said I physically handed Mr. Ronald Wuerth a copy of this document a month ago. This afternoon at five o'clock Mr. Wuerth returned my call and stated he still has not received anything from the Administration hence he cannot do anything. I don't know what it's going to take but I will stand here every other Monday or every second and fourth Monday until someone in the Administration gets Mr. Wuerth the documents he needs to proceed. This was sent over two months ago by the Warren City Council to have the Planning Department be evaluated do a public hearing, get people in here to speak on this matter we don't have an egress. Back in April the City of Warren paid the owners on the corner Gerald their money back for paying property taxes on Gerald, the city owns the street now take the barricade down. Thank you.

12. PLANNING DIRECTOR'S REPORT:

Mr. Ron Wuerth – Reporting on the activities for the two week time period. I attended a meeting for the new Court House, actually it's about my third meeting they are still trying to determine an exact location where that will be constructed. I attended a TIFA Meeting and that's to review the corridor study that's going on at Van Dyke Avenue and Assistant Secretary Robinson attended that meeting.

Also the staff had a meeting with a SEMCO Rep that was a couple of hours long and she had a lot to say about the utilization of SEMCO and all the things that they do, the information that they gather and provide to those communities that are part of that group. We had a meeting with the A-L-I Eight Mile Group there to discuss continue procedure they have their tabled item.

Also we had a meeting on a new item with the overall staff, it has to do with parking lots. When they are either resurfaced or repainted if they are old and dilapidated they may be removed and resurfaced and repainted and the city does not have a mechanism to keep track of all that or to inspect. We don't have a permit that we require we really have nothing other than go out and do the work and we expect you to repaint it the way that it was painted with parking spaces, only that doesn't always happen and it's a bit of a problem. I think eventually we are going to have a permit system in place so that when people want to resurface and do things to their parking lot then they have to check with the city. It's really a record keeping system but the inspection is important in the end.

We had several meetings about city owned properties, how to process them, what type of procedure to work with so that it could be more streamline. I spoke to the Northpointe Development people at Mound and Nine, they had tabled so we had a discussion with them about their site plan and how they are developing the site. Whether it's what we want or if we want some changes, I'm not sure yet.

On the 17th I met with the new Commissioner Delwar Ansar it was a pleasure meeting him and I hope he does well while he's here. The next day I went to a public hearing for Mr. Salama and that was a meeting at the Ukrainian Cultural Center which myself and a couple other people from the city were there and then there were people from the public, I think about 9 or 10 people who attended and asked questions, they gave a presentation and we went from there. So those were the main work items I usually talk about meetings and things of that nature that go on.

So two extra things are up here and I think after the meeting I want to speak to whomever is intending to go to the MAP Conference, we need to know who that is. Secondly on the consent agenda for tomorrow night is an item for our Court Recorder, Mary Clark, and hopefully we get that approved so that she can be our Court Reporter, so I hope that works out fine. With that do you have any questions you may want to ask me?

Assistant Secretary Robinson – Mr. Salama and his attorney are looking to have a full Board and that has not occurred in a long time. I don't know how patient they are going to be because this has been a pattern where we haven't had all of the Commissioners present here. I know that frustration is going to be mounting because we have the residents in the area that want some type of resolution on what is going on with this project here, so that can be frustrating. We have a large group of residents here at all these meetings and they have to turn around and go back home so I don't know what we are going to do with this dilemma here.

Mr. Ron Wuerth – I'll just say straight, we need 9 people here, we need them to be responsible enough and hopefully nobody gets sick or anything of that nature, but they need to be here and they need to vote 9 people. That's what we expect, that's what the Administration and City Council expects here. So if we get 9 people in 2 weeks we'll take care of this issue straight up. Every petitioner deserves a 9 member group so they can get whatever vote they are hoping for, it is their right. All I can say is everyone make an effort to be here so that we can conduct proper business.

Assistant Secretary Robinson – I understand but that has not occurred in a number of months, it's been lingering on and I feel for the residents who come out and for Mr. Salama who wants to move forward with this. This can go on for months and months the way things are going.

Mr. Ron Wuerth – It should not go on for months and months, it shouldn't go any further then the next meeting. Everybody needs to be here, it is their responsibility, so we can get city business done. I respect the citizens and petitioners showing up now we need the Planning Commission to show up. You need to talk to each other and encourage each other to be here.

Assistant Secretary Robinson – And Commissioner Kupiec is he coming back?

Mr. Ron Wuerth – He has a problem with his leg, he's not walking that well, he wanted to come this evening and just couldn't make it.

Assistant Secretary Robinson – Does he still maintain his interest in being a Commissioner?

Mr. Ron Wuerth – Oh yes he’s very interested, he mostly is, I’m just hoping he gets well enough to be able to walk through the door and take a seat where he should be.

Assistant Secretary Robinson – Thank you.

Commissioner Ansar – Thank you Ron for helping me the other day.

Mr. Ron Wuerth – You’re welcome.

13. CALENDAR OF PENDING MATTERS:

None at this time.

14. ADJOURNMENT:

MOTION:

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

The meeting adjourned at 8:30 p.m.

Merle Boniecki, Vice Chair

Claudette Robinson, Assistant Secretary

Meeting recorded and transcribed by
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