

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on September 12th, 2022, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, September 12th, 2022, at 7:00 p.m., in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

Commissioners Present:

John Kupiec
Claudette Robinson
Michelle Tutt
Delwar Ansar
Mahmuda Mouri, Assistant Secretary
Warren Smith, Secretary
Merle Boniecki, Vice Chair
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
Mark Gorbett – Assistant Planner

1. CALL TO ORDER:
Vice Chair Boniecki calls the meeting to order at 7:01 p.m.
2. PLEDGE OF ALLEGIANCE:
3. ROLL CALL:

MOTION:

A motion was made by Commissioner Tutt to allow Vice Chair Boniecki to Chair Meeting until Chair McClanahan arrives, supported by Commissioner Robinson. A voice vote was taken and the motion carried unanimously.

MOTION:

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

Vice Chair Boniecki – We currently do not have a full Board we have seven (7) members, so if anybody would like to motion their petition to the following meeting let us know.

4. APPROVAL OF THE AGENDA:

MOTION:

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

5. APPROVAL OF MINUTES: August 8th and August 22nd, 2022

MOTION:

A motion was made by Secretary Smith to approve the minutes of August 8th, 2022, supported by Commissioner Tutt. A voice vote was taken and the motion carried unanimously.

MOTION:

A motion was made by Commissioner Kupiec to approve the minutes of August 22nd, 2022, supported by Secretary Smith. A voice vote was taken and the motion carried unanimously.

5A. PRESENTATION:

Resolution Presentation for Nathan Vinson

Secretary Smith – We have a resolution for Mr. Nathan Vinson but he's not able to make it tonight, so his brother, Mr. Ethan Vinson, is going to come up and accept the resolution for him.

Secretary Smith – This is a resolution, whereas Nathan Vinson has served the Planning Commission in an exemplary manner as a Planning Commissioner from August 9th, 2011 until January 24th, 2022.

And whereas Nathan Vinson has provided leadership, knowledge, scholarship, wisdom, common sense, and experience. He helped the Planning Commission improve their decisions over his tenure.

And whereas it is with sincere appreciate for over 10 years of service the members of the Warren Planning Commission.

And whereas it is with sincere appreciation for over ten years of service the members of the Warren Planning Commission commend Nathan Vinson for his exceptional commitment to the Planning Commission.

Now and therefore be it resolved that we the City of Warren Planning Commission do hereby express to Nathan Vinson a sincere appreciation for it's unselfish dedication and outstanding efforts, which greatly assisted the work of the Planning Commission and promote the health, safety and welfare of the City of Warren.

This resolution was adopted on the 12th of September 2022 and is signed by all the Commissioners. Mr. Ethan Vinson will accept the resolution for Mr. Nathan Vinson.

Mr. Ethan Vinson – Thank you I proudly accept this on behalf of my brother Nathan. I spoke with him this morning to see if there was any chance he could make it tonight, and he advised me that he couldn't. However, he wanted me to express a sincere thank you for this resolution. He will cherish it, he enjoyed serving on the Planning Commission and wish that he could have continued on. Once again thank you.

6. PUBLIC HEARING ITEMS:

Secretary Smith – This is a public hearing, anyone that would like to speak needs to come up and go to the right and register with the Court Reporter. State your name, your address and you'll have three minutes to speak. We will set a timer when it gets down to one minute we'll let you know and when it gets to three minutes we will tell you to wrap up your remarks at that time.

- 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 8-22-22. Petitioner requests item remain tabled until 9-26-22 Planning Commissioner Meeting due to family emergency.**

Secretary Smith – Mr. Salama had a death in the family so that's the reason he had to reschedule to our next meeting which is September 26th.

MOTION:

A motion was made by Commissioner Tutt to table until September 26th, 2022, supported by Commissioner Kupiec.

ROLL CALL:

The motion carried as follows:

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

B. SITE PLAN FOR OPEN STORAGE OF EQUIPMENT,

TRUCK/TRAILER PARKING AND SCRAPPING: Located on the north side of Eight Mile Road; approximately 387.57 ft. west of Mullin Avenue; Section 34; 11177 Eight Mile Road; Dominic Atisha (A-L-I 8 Mile LLC). **Postponed from 8-8-2022.**

PETITIONERS PORTION:

Mr. Andrew Cohen – Good evening Commissioners, my name is Andrew Cohen. I am the Attorney for A-L-I 8 Mile Road and I appear here today with Dominic Atisha to my right. I have had an opportunity to confer with my client and due to the absence of the Commissioners and they have expressed to me that they would like me to request that this matter be tabled until the next hearing of September 26th once again.

Secretary Smith – It would have to be postponed until the next meeting, until September 26th and I don't think we will have any additional postponements. So if we are a Commissioner short, which is always a possibility we try to have a full Board, but if one Commissioner is missing we sometimes have to go ahead and make a decision so it doesn't drag on and on. So if we postpone it we can probably postpone it one more time but I don't know if we are going to continue postponing it. With that said do we have a motion to postpone it?

Mr. Andrew Cohen – Actually if I may, my client just stepped up to me and indicated that he would like me to proceed, so I apologize we'd like to continue.

Secretary Smith – Very good sir.

Mr. Andrew Cohen – I'd like to first start off by indicating that the Commission in the City has had a long history with this property. I hope that the city has also understood that mountains have been moved in the past year. The current state of the property is not what it was previously and even in the last couple of years there's been a lot of progress in order to move this property towards working as if there was a valid site plan. We all know that there was holdups as a result of Covid and there were other holdups because the property needed some extremely expensive work such as a masonry wall that they spent an excessive of \$100,000.00 dollars to be able to construct. That wall made a lot of difference but then they were able to turn towards the condition of the property itself.

Last year the property owner Najib Atisha, who is here today, enlisted the help of his son Dominic Atisha as well as Carl and myself. This has been a joint effort over the last year, with the city, to move in a direction and to start the formula to plan to get us to the point where we are today. The seriousness in which the property owner has taken this over the last year should demonstrate confidence in the Commission as well as the city that they are going to achieve their goal of completing the site plan. They've worked with the Property Maintenance Department, the Planning Department, the Legal Department, we've had biweekly which has now been stretched out to monthly and even beyond that meetings with the Legal Department and the Property Maintenance Department in order to make sure that everything is kept on track.

We are at a crossroads though and the problem is is that they can't continue to operate as if they have a valid site plan without a valid site plan, that's been the problem all along. And therefore, in order for them to continue to improve the property they need a valid site plan. Once they have the valid site plan then they can move full steam ahead. I understand as well that Mr. Atisha has taken wholeheartedly the recommendations by Mr. Wuerth and has updated the site plan and submitted copies just last week, I'm not sure if this Commission has it.

The site plan, as far as I'm aware, and I'll leave that to Mr. Atisha as well as Mr. Wuerth, complies with and comports to the recommendations and what's necessary as a result of the city's review, which takes into account all the departments including the Fire Department.

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The bulk of the work has been focused on the rear yard. The rear yard had some significant issues to overcome which they've really moved towards overcoming those issues. They can now focus and turn their attention to the front yard, and I understand that they've removed a lot of vining and shrubbery that was overgrown and on the front of the building. The plans with regards to the front of the are going to be forthcoming as well and this is going to be an overall redo and cleanup of the property.

I also understand from my clients that they've taken the extra step of talking to all of the surrounding neighbors and businesses. Last time we were here we provided to Mr. Wuerth as well as the Commission a binder full of 90 signatures that my clients personally went to every single house to have discussions with the neighbors and to make sure that the neighbors' concerns are addressed because that's what is important here. They desire to be a good neighbor; they desire not to be a problem and that should be shown by a lot of the work that they've done.

Now I do understand, and I wasn't here the first time that this presentation was made to the Commission, that there was one individual who did have some complaints and those complaints were valid. I want to make sure that everybody is on the same page and that she was discussing as a note from the minutes about oil, noise and pollution. But when I read further into it and it seemed confusing, but it also indicated that she was talking about another business Federal Industries and not A-L-I 8 Mile.

I hope that the Commission is satisfied by the review of 90 signatures by residents supporting the plan, and furthermore I don't believe that there are objections that are here today. The property owner has really showed a commitment to this process and a commitment to the city by bringing in people that can help. By spending the money, by working with the city, and accomplishing everything that the city has asked to this point. But in order for them to move forward and what's in the best interest of the city is to approve the site plan so they can have something definitively approved and an end goal as opposed to working as if they have one. My fear is that without a site plan it leaves them in limbo and being in limbo is not something that's good for the city that's why we have these site plans in the first place, so everybody is on the same page and knows where we are going with this. They understand that this is their final chance. There's been a history they are not denying

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that, but they understand that if this is approved they are going to have to abide by it. My fear is and their understanding as well is that without the valid site plan they are losing their property they are unable to conduct business. They get the gravity of the situation and that's why they've demonstrated and shown throughout the past year the mountains they've been able to move and what they've been able to accomplish.

I also have Dominic Atisha as well because I'm just an attorney, I can't speak to the technical aspect of a lot of these details but in case there's questions by this Commission. Dominic Atisha not only can attest to the documentation and answer those more specific questions but can also speak as to the commitment that the Atisha family has to this project and seeing this to its conclusion.

Mr. Dominic Atisha – I'm Dominic Atisha, just a quick intro I'm Najib's son but I've worked in California doing project management for Architectural firms for the past six years. I've been back here for about a year and a half helping him with this project because he wanted me to come and help him lead and change our process to figure out how we can make everything better. So since I've been back here we've kind of re-managed our process, how we are maintaining the building, how is the landscape getting done better.

Since the meeting there was an issue we were trying to correct some of the vines we've begun removing the landscaping the vines are not now a little bit still attached, they are all dead now because they've been detached from the bottom cleaning up items like that. We've been listening to all the comments from the city. I work on the drawings myself with the firm that we are working with so I'm constantly on top of the drawing phase working with Ron and any of the Planning officials to try to make any improvements that we can.

So we're kind of the in the first phase and we are listening to all the feedback and we keep kind of moving forward. Our previous plan expired but we've worked with Ron and everyone with the city and we believe this site plan is a lot better than the previous site plan and is a lot better for the city and for ourselves. We just want you to know we are dedicated to getting this project done and we are going to keep pushing forward with that.

Mr. Andrew Cohen – One of the changes in this site plan verses some of the prior site plans is that it reflects a change in the business of the property owner. The prior site plans involve a

tremendous amount of outdoor storage, which isn't necessarily a good use of that property. They've moved really more towards the parking of semi-trucks which can be orderly and which the new site plan reflects and that should really help for them to be seen as a good neighbor and not storing junk necessarily to the extent that they would have in the past.

Secretary Smith reads the following correspondence:

TAXES: No Delinquent Taxes.

ENGINEERING:

It is the understanding of the Engineering Department – following a planning review meeting on 6-29-2022:

- There will be no utility work done on site
- There will be no changes to the pavement or onsite surface material (otherwise stormwater detention would be required).

Preliminary review of this site has yielded the following comments from the Engineering Division:

1. A topographic survey is required. There is very little information given on this site plan. Existing condition such as pavement type, property corners fences, and existing underground utility locations, and easements need to be provided.
2. It is difficult to distinguish between different site features. Consider using different line weights and line types. Ensure text is not covered by site features and difficult to read. Provide different pavement, millings, and gravel hatch patterns to indicate pavement type.
3. Drawing scale, north arrow, and match lines are not shown on sp2 and sp3.
4. Irons shall be located or set at the property corners.
5. All storm water runoff shall be maintained on this site.
6. All parking areas shall be hard surfaced with concrete curb and gutter.
7. The proposed containers shall not obstruct existing storm water drainage patterns.
8. It does not appear that the minimum maneuvering lane width is met for the entire site.
9. Any improvements within the 8 Mile Road right of way will require approval from the Michigan Department of Transportation.
10. Ensure ADA parking spaces meet requirements. Provide dimension and note indicating that pavement slope does not exceed 2%.

11. A larger drive approach is recommended for larger semi-trucks to access the site. Ensure that drive approaches comply with our current standards.
12. Install bollards around the fire hydrants at the drive approaches.
13. A raised curb is required to be 5 foot from the property line, where a wall is present.
14. Fire lane and signage must be as far away from the face of the building – a distance as tall as the building is.

FIRE: The Warren Fire Department approves this site plan with the following provision to be made:

1. Knox box installed on the gate for Fire Department access afterhours.
2. Dumpster to be moved so access road is 20 feet all around building.
3. Submittal of letter to Warren Fire Marshal stating what the outdoor storage racks are made of the weight they were designed to hold, and how they are secured to the ground to prevent tipping into the access road.

DTE: DTE Electric Company has no objection to the above request impacting 11177 8 Mile Road, Section 34, per the site plan provided.

MDOT: In a preliminary review of the site plan, an MDOT permit will be required to construct, reconstruct and existing, or use an existing driveway for a new purpose. Also, any required utility taps in the MDOT, right of way would need to be included in that permit application. Contact the owner to contact MDOT, for information on how to apply for an MDOT, right of way construction permit. IN A PRELIMINARY REVIEW OF MDOT, AN MDOT PERMIT WILL BE REQUIRED TO CONSTRUCT, RECONSTRUCT AN EXISTING, OR USE AN EXISTING DRIVEWAY FOR A NEW PURPOSE. ALSO, ANY REQUIRED UTILITY TAPS IN THE MDOT RIGHT OF WAY WOULD NEED TO BE INCLUDED IN THAT PERMIT APPLICATION. CONTACT THE OWNER TO CONTACT MDOT. FOR INFORMATION ON HOW TO APPLY FOR AN MDOT RIGHT OF WAY CONSTRUCTION PERMIT.

Mr. Ron Wuerth reads the recommendation of the Staff:

Just a few comments from myself. I've seen the work that the petitioner has done, the work that is to say when it comes to cleaning up the site. The time that they've spent with the Administration they have spoken to everyone, and everyone has spoken to them. They will continue the same behavior all through this process, they have a year and we do hope that progress is made, and they complete it in a year. We want them to be successful, we want them to be good neighbors to everyone and I'm

confident from what I've seen, and I know these people well, that they are truthful they are ready to have a facility and be proud of it here in the City of Warren. Thank you.

PUBLIC HEARING:

Mr. Joe Tagliavia – I own the property at 11203 Eight Mile and a building also there. I've worked with Najib in the past he's been a good neighbor, he's been very helpful because I have improvement going on at the building next door. I have no problem no problem with the storage and with what he wants to do here. I would like to see him get it approved. Thank you.

Mr. Chris Jackson – I am a Detroit resident and business owner and I just want to speak briefly this evening. I can truly attest to the business aspect of the Atisha family; I am partners with the Atisha's in a business in Detroit. Our business has been fully in compliance with the City of Detroit working very closely with the Building Department and various departments. I can truly speak as to Najib he has always been very consistent with improvements that have been brought to our attention and staying in compliance. We've always had a great relationship with the community, we've engaged the community and in return they've been very supportive of our business as well as some of the other businesses that the Atisha's own in Detroit. I can attest to the character of the Atisha's and they would uphold their end of the deal when it comes to staying in compliance and making the necessary improvements. Thank you.

Mr. Ron Papandrea – Good evening, my name is Ron Papandrea I'm on the Warren City Council, but I'm not here to intrude on your business I'm here as a private citizen just to give you a little background on this property. I was an Assistant City Attorney for 28 years I retired early 2010 so in 2008 and 2009 part of my job as an Assistant City Attorney was to prosecute the property tickets in the court, I was the Chief Assistant City Attorney at the Warren Court for many years. I was given the task of trying to work something out with this property and get improvements made. I failed I tried really hard, but I got to know the players.

I went out there today and I saw the improvement and I couldn't believe how much improvement there was since 2009 and now. They built this huge wall this 9 foot, tall it's about twice as tall as I am, when I was out there in 2009 they had regular fence and trees were growing through the fence it was a mess and the neighbors were upset, now 90 of them have signed a petition requesting

approval of this plan. The wall that's there now is not an ordinary wall, you drive through the city and you see walls that are falling over this thing is steel reinforced I think it's concrete it's 8 inches thick, it's not going anywhere. The owner was going to put a six foot wall but the neighbors asked him for a 9 foot wall so he built it at the cost over \$100,000.00 dollars he tells me. So he is sincerely committed to overhauling this property, there's a lot of other improvements there too like better access for fire trucks.

This property is on Eight Mile Road we need our businesses on Eight Mile Road to stay in business we don't need vacant businesses. This property goes back to 1939 before World War II and at that time Warren was not a city. I don't know what kind of zoning laws they had but in modern times they would never allow houses to be built next to manufacturing like that, but that's the way it is, there's houses and there and a huge business there. We can't put people out of business or be bad neighbors to the neighbors. I failed in doing this, Ron Wuerth has succeeded and all gratitude should go to Ron Wuerth on this. He's got them to improve their property and if you approve this site plan they will continue to improve it. Thank you.

MOTION:

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

COMMISSIONERS PORTION:

Secretary Smith – Good evening sir, I've been by the site a couple times and I went back today and drove through the site and I saw where you're cleaning at the brush and it's starting to come around and look better. I see the work that you're doing on it and I appreciate all that. I know it's a lot of work, but it has to be done, you might need to get spiderman to pull those vines off the front of the building but other than that I think it's coming along. Thank you.

Commissioner Kupiec – Have you received the revised copy of the recommendations that Mr. Wuerth read off?

Mr. Dominic Atisha – The previous recommendations we have, the recommendations that Ron read today are updates so in the previous meeting we updated those but it seems there's some additional ones, so we'll be working on those right away.

Commissioner Kupiec – Have you had a chance to review them and understand what all is involved?

Mr. Dominic Atisha – Yes, we have and we feel like we were able to achieve all that.

Commissioner Kupiec – Because along with everything you have to do with the site plan the Engineering Department has a lot of things they are concerned about so we have to make sure their concerns are also satisfied.

Mr. Dominic Atisha – Correct.

Commissioner Kupiec – And you're willing to go along with everything that's on the recommendations?

Mr. Dominic Atisha – Yes.

Commissioner Kupiec – Like Secretary Smith said, it's nice to see some improvement at that property I'm hoping that you're satisfying your neighbors because over the years we've had neighbors come up here complaining about that property and I see tonight we don't have that same problem, so obviously you're doing something right. We are glad to see that and hope that you continue with the good work we like to see the Eight Mile Road property improve we don't like to hear about bad things about Eight Mile on our side of the road so keep up the good work and look forward to your progress.

Mr. Dominic Atisha – Thank you.

Commissioner Robinson – Is it likely that the recommendations and the one year period to fulfill the necessary improvements is that something that you feel you can accomplish within a year?

Mr. Dominic Atisha – Yes, it's definitely something we think we can accomplish. We've already been receiving quotes like the front wall and a few other items that we've been already in progress and hoping upon approval we can quickly engage the contractors to start getting to work.

Commissioner Kupiec – To the maker of the motion are we going to make one year the required time for completion?

MOTION:

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A motion was made by Commissioner Kupiec to allow one year, September 12, 2023 for the completion, supported by Secretary Smith.

ROLL CALL:

The motion carried as follows:

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

- C. SITE PLAN FOR CHANGES TO SOUTH BUILDING AND SPLIT INTO TWO BUILDINGS: Located on the northeast corner of Mound and Nine Mile; 23500 Mound Road; Section 28; NP Mound Road Industrial LLC (Danny Holstein). **Tabled from 8-8-2022.**

MOTION:

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

PETITIONERS PORTION:

Mr. Danny Holstein – Good evening ladies and gentlemen, I'm the Project Manager for the Mound Road Industrial Park. Before I get started I do have some handouts of the presentation if any of you would like them.

So to give you guys some information I'm here today representing Northpoint Development requesting a site plan amendment to our existing project on the corners of Nine Mile and Mound Road. Just to give you some information about Northpoint we are long term whole developers, meaning once we develop these sites we are here to be the landlords, we are here to care for the buildings, we are here to make sure we maintain them and they are good members of the community. We recently opened up an office across from Comerica Park in downtown Detroit and we've been working with the City of Warren here for nearly a year on this project. We've recently requested a couple of modifications to our 3rd building in the park.

So for those of you that don't know we purchased the GM Transmission Plant pictured up on the slides. There's been a lot of changes over the past 10 months some of you have probably driven by we have about 80% of the building down now. A lot of the walls are standing on our first building and the parks really starting to come together. The last portion to come out is going to be on that south end of the project.

So today I'm here to request a change to our original site plan, splitting our building 3 into 4 buildings. Just to give you guys a summary of the overview of the changes we are actually going to be reducing the total square footage of the park. A lot of this comes because we'd like to add additional parking to buildings 3 and 4. We will be adding a new entry gate splitting building 3 and 4 to keep employee parking separate from truck parking. With every new development we do run some of the numbers behind it and I'll touch on a couple of them I'm not going to read all of them.

This development is going to create some 600 jobs for the community with a total of \$21 million dollars estimated in wages paid out to its workers. It's been a 10-month duration so far on the demolition and we have about 2 more before the building is completely to the ground and we are off on buildings three and four.

Now there are 5 variances that we will be requesting with this site design change. We are slated for the meeting on Wednesday should we receive approval tonight. Two of the variances are for building heights bringing it to 49 and 47 feet respectively. Our previous building had a variance received to be 49 feet in height so we're not changing any of the building heights. A couple of the variances that were questioned were the parking setback variances and the building setback variances. Our parking set back is going to be 40 feet off Nine Mile Road and the building setback variances are going to be 115 and 85 feet respectively off Nine Mile Road. On the left of the image there you'll see our site we are drastically improving what was there existing. If you ever get a chance to go by the site the parking for what was the GM Transmission Plant you can reach out and touch the old sidewalk. A lot of the buildings in the area have 10 feet between the building and the road parking directly up to the road. We don't want to encroach that close to the right of way we want to take only what we need to get the increased amount of parking for the site.

The main reason for this design change is we want to accommodate light manufacturing tenants. Detroit is being revitalized and with a lot of the initiation and movements towards electric vehicles light manufacturing is very popular in the area. These light manufacturing are very heavily staffed in their work shifts and production lines and our current design plan just didn't have the parking available for those. Whenever these light manufacturing tenants come to us they want two parking spaces per 1000 square feet of building so we are asking for a 250,000 square foot and a 480,000 square foot building it's a lot of parking spaces. We had to bring back some of our building size and tack on as much parking as we could and that's the major reason. The reason we want these tenants is they are generally long and stable tenants, they're here for a long time, they have long term deals. We like them in the buildings because they are here for a long time, and they bring a lot of jobs to the community, so it is a win-win for us and for the community.

I touched on it before with this new design we are improving on the setbacks it was an 8 foot setback from the old parking now it's going to 40 feet. A very important message we heard from the city is the Mound Road corridor is improving and they want to keep it improving and one step we took was to leave the setback along the Mound Road corridor. We are within all of our building setbacks and parking setbacks along Mound Road. We do have a berm going up with lots of trees and plants to help block some of the view.

Finally, just to give you guys a visual of what we are doing here. The top rendering is what the site looks like now. If you were to drive any time over the past four or five years this is what it looked like. Solar panels, weeds, overgrowth, just a eyesore and what we want to do is help to improve it. We are building up Mound, we are putting all the trees along the berm helping to block some of the site. With this new plan we are also transitioning the truck docks away from the sites, three of the four of them. So when you drive by you'll see a nice store front, employee parking, cars out front instead of a corridor where trucks are moving in and out.

And finally, but we did run a traffic analysis for this site which was completed last week, and it will be a decrease in the total amount of traffic to the site. With that I'd like to take the time to thank Ron, David and the rest of the city officials of Warren you guys have been great to work with over the past 10 months and I've enjoyed being a developer in the city.

Secretary Smith reads the following correspondence:

TAXES: No Delinquent Taxes.

ENGINEERING: Takes no exception to the revision of the approved site plan.

Note: It is the understanding of the Engineering Department, following a planning review meeting on 8-16-2022; All plans to be submitted to Macomb County for review of work in the right of way and compliance to their storm water requirements.

CONRAIL: We are aware of this project and have already been working with the developer. We are nearly at a point where we can approve the track design on the property. Anything beyond on the limits of the railroad operation will not be reviewed by Conrail.

Mr. Ron Wuerth reads the recommendation of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Robinson – Can you describe what type of materials you're going to have in open storage areas. You indicated in the note here, south of building and around the railroad spur, so what type of materials require open storage?

Mr. Danny Holstein – It's a bulk distribution center for a hardware chain so mass storage of materials like plywood for roofs, installation, anything that you would pick up from your local hardware store that could be stored in bulk is what would be stored there.

Commissioner Robinson – It's nothing metal or anything of that nature?

Mr. Danny Holstein – There could be a metal decks, metal roofing but outside of that nothing toxic, nothing explosive, or nothing dangerous no.

Commissioner Robinson – Is there a reason why it has to be open?

Mr. Danny Holstein – It doesn't have to be ma'am.

Commissioner Robinson – Due to the inclement weather that we have here in Michigan, just curious.

Mr. Danny Holstein – The way it works is the interior of that building, building 2, rolls directly out to that outdoor storage area. So the material that they can they offload from the train, they put it down in the outdoor storage area and the stuff that needs to be brought inside that's weather dependent is then brought in with a forklift to the inside of the building.

Commissioner Robinson – Okay, it's not something that's just going to stay there?

Mr. Daniel Holstein – There will be some like plywood or stuff that's acceptable to be out in the Michigan weathers that can will be but everything that doesn't need to be will be brought into the building.

Commissioner Ansar – Thanks for choosing our city, I see 600 plus jobs that's a great thing, thank you for that.

Mr. Daniel Holstein – Absolutely, it's been a pleasure.

Secretary Smith – I know on the parking lot he has to get the variance putting it 39 feet from the front property line, but the thing that I didn't really understand is you're talking about depressing at least 2 feet so that the parked vehicles can be completely out of sight of Nine Mile Road. I don't understand how that's going to work to depress the vehicles in the parking lot at that point to where they are down lower so they can't be seen from the street.

Mr. Ron Wuerth – First off, that is a requirement word for word from the zoning ordinance in the industrial area. And when you're in a front setback like that, in particular 200 feet, if you want to use part of it then they want the image, or the site of those vehicles parked there to be lower. Certainly 2 feet lowers them down and with the added landscaping that Mr. Holstein has talked about you'll hardly be able to see the parking. So, like I said that's word for word from the zoning ordinance, we don't ask for it very often but here we are.

Secretary Smith – How is that design going to affect drainage in that area?

Mr. Daniel Holstein – We are going to have to run back and look at it but right now we do have enough drainage in our basin and ponds to accommodate what is expected from the site. It's going to be a quick look but I there's an outflow along that berm already so it really

shouldn't affect much of anything on the site at all, I'm not the Civil Engineer either so we'll have them take a look.

Commissioner Kupiec – I kind of like your design concept the existing building that you have there now is it being occupied with tenants?

Mr. Daniel Holstein – Building three or building one?

Commissioner Kupiec – I like the way you're splitting the buildings and giving it a better view along Nine Mile Road instead of seeing traffic there in a big gray building now I'll see some greenbelt and clean air going to the north. Did you receive a copy of the recommendations?

Mr. Daniel Holstein – Yes, we did two days ago.

Commissioner Kupiec – Do you have any problems with any of the recommendations that Mr. Wuerth submitted?

Mr. Daniel Holstein – At a first glance we do not but as I said before we are going to have our Civil Engineer go through and look and make sure everything is accommodatable.

Commissioner Kupiec – Future occupancy for your building do you have anything in motion right now to occupy those buildings?

Mr. Daniel Holstein – Yes, so our building two is occupied by a large warehouse bulk storage, I don't know if I'm allowed to say the name as of right now, but a large chain for home goods. Building 1 we are short listed for a couple of tenants we should know within the next two, three, four weeks whether we land those and Building 3 and 4 we are just too far out right now. They plan to be completed the middle to the end of next year. With the inquires we've gotten for 1 and how quickly people have wanted to come into Warren I don't think they'll be available very long.

Commissioner Kupiec – What will your hours of operation be?

Mr. Daniel Holstein – It is tenant dependent, some of them want only first shift some want second and third, it just goes tenant by tenant.

Commissioner Kupiec – So you won't have any late evening early morning trailer tractors slamming together moving freight around?

Mr. Daniel Holstein – I can't say for sure I really just depends on who that end tenant is.

Commissioner Kupiec – That was a concern of the neighbors years ago the banging of the trucks, hooking up the trailers and moving the equipment around at night it was bothersome to some of the neighbors, maybe it's no longer an issue I don't see them here tonight. It looks like a nice plan I hope things work well for you, thank you sir.

ROLL CALL:

The motion carried as follows:

- Commissioner Kupiec..... Yes
- Commissioner Robinson..... Yes
- Commissioner Tutt..... Yes
- Commissioner Ansar..... Yes
- Commissioner Mouri..... Yes
- Secretary Smith..... Yes
- Vice Chair Boniecki..... Yes

- D. REQUEST FOR REZONING WITH CONDITIONS: Located on Twelve Mile Road; 311 ft. east of Grobbel Drive; from the present zoning classification C-2, General Business District and P, Parking District to C-3, Wholesale and Intensive Business District; 5580 Twelve Mile Road; Section 17; 12 Mile Development LLC/Michael McPherson (Symmetry Property Management).

PETITIONERS PORTION:

Mr. Frank Jarbou – Frank Jarbou from Symmetry Property Management we are the developer on the site we purchased it probably a while back maybe six or eight months ago. We are preferred developers for Mr. Car Wash so we plan to scrap the site entirely develop a new car wash site it's going to be about 130 feet long completely bringing up the storm water detention to modern standards and redo the drive approach. The parking lot will be asphalt, actually the whole parking lot will be concrete, curb and gutter will be concrete as well. This is a national chain that's been coming to town, you'll see their stores around the west side, they are doing a great job on developing their sites. A couple different things that we've pointed out is right now there's a six foot berm to the residential that would be to the south, we are going to extend that to be 40 feet out or more landscaping to give it a little bit of a buffer. I

think we did send some renderings for you to take a look at aesthetically changing that too as well. I'm here to answer any questions and concerns.

Secretary Smith – No correspondence at this time.

Mr. Ron Wuerth reads the recommendation of the Staff:
They submitted the proposal you have it before you that's also part of the city's other means of incorporating it into what's known as the conditional rezoning agreement between the City of Warren and these people.

PUBLIC HEARING:

Ms. April Muntz – I live behind that property where they want to put that car wash at. I had people coming to my home with no credentials I didn't know who they were wanting to come in my backyard to measure, I said no credentials you're not coming in my backyard. They went into my neighbor's yard, my other neighbors yard, that's trespassing, they didn't tell me what they were there for.

Also there are 10 car washes within a three mile radius and three car washes within a one mile radius, none of these other car washes are in a residential area so why are they coming in my area. I've got a nice backyard I'm not going to put up with that noise from a car wash. They get all those big trucks from Louisiana Crab Shack and The Dollar Store trying to come in there that's going to be a hell of a mess, excuse me expression, trying to get out of that car wash. There was also a robbery over there recently were they jumped over the fence over that wall and into my neighbor's yard, I brought one of my neighbors with me. So I want to know how are they going to protect me, I'm not going to put up with that noise from a car wash.

So, what are you going to do for me now to protect me. That's my home I'm a widow I live by myself I don't have to put up with that noise. Thank you.

Ms. Victoria Lefler – I live at 5600 Elmgrove Avenue across the street from Ms. Muntz. We have enough traffic going through our area we don't really need more cars zipping through to dry their cars. The property that's down at the end of the block, even during the last year with the property values going up and all the bidding and what have you, their house that's down next to the Tim Horton's it took them almost a year to sell that house and they had to sell it for about \$20,000.00 less then what they should have been able to because of

all the traffic at that end of the street. There's already another restaurant doing in down there. This is a family environment we have children; the kids ride their scooters up and down we can't have this. And the noise from the conveyors and the beeping and the air dryers is going to be enormous.

There's plenty of car washes in the area and there's plenty of other opportunities for them to build nearby out on Mound and over towards Eleven Mile, put it where we aren't going to be having so much problem.

We respectfully request that you do not approve this. We cannot have more traffic and more intensive wholesaling and that kind of business we just can't have that in our neighborhood. We have to protect our children, our families, our disabled individuals and the elderly that live there.

Do you know that most of the people in our neighborhood have been there 30 years, what is this going to do to with our property values. Sure maybe a developer will come along that wants to buy everybody out and build a big building but people don't want to move they've been there for a long long time, it's not right. I know it's just business but it's not just business to us it's our family, it's our home where we raise our children. We take care of our elderly and our sick, we have a gentleman across the street that's dying from cancer does he need to have all that additional noise, put a grocery store or like a Dollar Tree in there do something that's quiet. I ask that you do not approve this, thank you.

Secretary Smith – Keep in mind that this is just for a rezoning his site plan will have to come back for approval through the Planning Commission, so this is just to rezone to a C3, it's not approving the site plan at this time.

MOTION:

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

COMMISSIONERS PORTION:

Secretary Smith – I looked at your drawing and I had a couple of questions, I know it's just a concept drawing and there can be some changes that can be made to it. Listening to the concerns of the residents behind there to my understanding you're supposed to put

some more trees along the back to buffer the noise from the neighbors and things like that?

Mr. Frank Jarbou – First of all I'd like to apologize I don't know who was in their backyard, all we had was surveyors back there, I don't necessarily know why they would be in somebody's backyard, so I do apologize for that if they were even related there's plenty of other developments going around too. Currently there's a six-foot berm back there we plan on decreasing the berm. Also, on these new car washes we have the ready closed doors where they close in between cars to capture some of the noise. If you look at the red box that's north of the site that's on Twelve Mile that's where the hubs for the vacuums will be housed and if you see it looks like a dumpster coral but enclosed so it keeps the noise decibels down. That's normally south of there we moved it north towards the street.

Secretary Smith – Another concern I had was the traffic flow, it looks like the one driveway there's traffic coming in to three lanes and then it goes down to one lane and goes through the car wash, my concern is all the vacuums are on the other side and people can enter the driveway on the other side so if they pull in to vacuum their car what's their access to get into the car wash because it's only got the one way access to get into the car wash?

Mr. Frank Jarbou – The way the traffic flow would work is everybody comes in one way, so you'd enter one way and exit another way. So if you wanted to use the vacuums you'd go right through the drive thru lane and then go around use the vacuums and go from there. Or if you were to leave the car wash you could come back and use the vacuums and leave from there, so we try to leave that towards the end not the beginning.

Secretary Smith – I know this is just a rezoning those were just a couple questions I wanted you to think about when you're doing your site plan.

Mr. Frank Jarbou – Yes I appreciate it.

Commissioner Kupiec – Are you affiliated with the current car wash that's being built at Twelve Mile and Mound on the southeast corner?

Mr. Frank Jarbou – No sir, no affiliation whatsoever.

Commissioner Kupiec – It seems like a stacking of car washes all of a sudden in that area of Twelve Mile and Mound where you're trying to put your car wash in. I know it's only for rezoning but it's a very high traffic area which is good for car washes but it's also good for collisions with the amount of traffic and the speed they move through there. So I'm a little concerned about it.

Mr. Frank Jarbou – If you were to visit one of our sites sir, the way efficiently that we guide our cars through has been done very well. Last year we hadn't had any type of incidence at any of our car washes across the country and that's just in the last year. Very productive, we have people out there guiding the cars where to go and how to enter and how to exit efficiently.

Ms. Mary Michaels – I just want the petitioner to know I'm sure Mr. Wuerth told you that this is not the final decision it's only a recommendation to our City Council and the rezoning will be approved by Council.

Mr. Frank Jarbou – Yes ma'am.

ROLL CALL:

The motion carried as follows:

Commissioner Kupiec..... No

I'm going to vote no based on the location and the traffic I'm concerned about the overall traffic in that area, it's not a good location for it.

Commissioner Robinson.....No

I'm over that way quite a bit and there is a lot of traffic and there's a lot of car washes in the area as it is within a couple miles away. So I'd like to see something else there instead of a car wash so I'm not in agreement.

Commissioner Tutt..... Yes

Commissioner Ansar..... Yes

Assistant Secretary Mouri..... Yes

Secretary Smith..... Yes

Vice Chair Boniecki..... Yes

7. CORRESPONDENCE:

Memorandum from Mayor Fouts regarding Public Meeting Accommodations under Americans with Disabilities Act (ADA); All City Boards and Commissions to make their public meetings

available on Zoom to accommodate persons with disabilities at a future date.

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

Ms. Mary Michaels – For clarification, meetings would have to be a live meeting it doesn't have to become a hybrid meeting unless there's a request to accommodate a person with a disability who has an underlying condition where coming in public would prohibit the person from participating, even a Commissioner from participating. So not every meeting has to be on Zoom it's only a means of accommodating somebody under the American's Disabilities Act.

8. OLD BUSINESS:

- A. 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). **Special Land Use Approved by the Planning Commission on January 24, 2022. Planning Commission approved Petitioner's request to withdraw and rescind Special Land Use on August 22, 2022. This request is to send a recommendation to City Council to rescind its approval for Special Land Use, granted approval on April 12, 2022.**

MOTION:

A motion was made by Secretary Smith to send to City Council to rescind, supported by Commissioner Tutt.

Commissioner Kupiec – What are we doing with this, we are making a motion to rescind?

Secretary Smith – We already made a motion to rescind it but City Council has to rescind it also. So all we are doing is send it to City Council so they can rescind it also, is that correct Mr. Wuerth?

Mr. Ron Wuerth – In a nutshell, I'll finish what was written here. It says this request is to send a recommendation to City Council to rescind its approval for the Special Land Use granted approval on April 12th, 2022, that's to rescind it.

Here's the reason why, the owner of the property did not originally make the request but rather the petitioner, Kimberly Baker, had the interest and the request. Ms. Baker removed her interest in having the event hall therefore the Special Land Use request should be rescinded. There's no particular reason why that should still run with the land that's our opinion and the owner never originally asked for this it was only under the circumstances of Kimberly Baker asking for it. There's backup information here and apparently the owner had someone else in mind to go in there, it's a restaurant, it's not running right now. Secretary Smith didn't you call attention to the fact that there's a restaurant at that site now?

Secretary Smith – There was a restaurant operating out of that site, where originally it was just supposed to be a banquet hall.

Mr. Ron Wuerth – That's what we are talking about here.

Secretary Smith – And we approved a banquet hall we didn't approve a restaurant.

Mr. Ron Wuerth – So upon new notice the Health Department did go close them down until they are compliant for health reasons. The bottom line is there's no reason for the Special Land Use in our minds for this site, so you want to have City Council rescind that approval.

Secretary Smith – Thank you, we have a motion by me and Commissioner Tutt to send this to City Council to rescind it.

ROLL CALL:

The motion carried as follows:

- Commissioner Kupiec..... Yes
- Commissioner Robinson..... Yes
- Commissioner Tutt..... Yes

Commissioner Ansar..... Yes
 Assistant Secretary Mouri..... Yes
 Secretary Smith..... Yes
 Vice Chair Boniecki..... Yes

- B. SITE PLAN FOR BUILDING ADDITION TO EXISTING INDUSTRIAL BUILDING: Located on the southwest corner of Ten Mile Road and Thomas Avenue; 3202 Ten Mile; Section 30; Stacy Cergert (Ted Zimbo). **Approved on December 11, 2017. Extension Approved to June 11th, 2022. Never Finished. Expired.**

MOTION:

A motion was made by Secretary Smith recognized as an expired site plan, supported by Commissioner Tutt.

ROLL CALL:

The motion carried as follows:

Commissioner Kupiec..... Yes
 Commissioner Robinson..... Yes
 Commissioner Ansar..... Yes
 Assistant Secretary Mouri..... Yes
 Secretary Smith..... Yes
 Vice Chair Boniecki..... Yes

9. BOND RELEASE:

- A. SITE PLAN FOR BUILDING ADDITION TO EXISTING COMMERCIAL BUILDING AND NEW PARKING AREA: South side of Nine Mile Road; approximately 489.3 ft. west of Ryan Road; 3970 Nine Mile Road; Section 31; Larry Holman. **Surety Bond in the amount of \$15,000.00. Project completed, release bond.**

MOTION:

A motion was made by Commissioner Tutt to release the bond, supported by Commissioner Kupiec.

ROLL CALL:

The motion carried as follows:

Commissioner Kupiec..... Yes
 Commissioner Robinson..... Yes
 Commissioner Tutt..... Yes
 Commissioner Ansar..... Yes

Assistant Secretary Mouri..... Yes
 Secretary Smith..... Yes
 Vice Chair Boniecki..... Yes

- B. SITE PLAN FOR ADDITION TO EXISTING WAREHOUSE:
 Northeast corner of Ten Mile Road and Guenther Drive; 25000
 Guenther Drive; Section 19; Tyson Foods; Original **Cash Bond in
 the amount of \$10,000.00. New Bond and Site Plan were
 submitted, release original bond.**

MOTION:

A motion was made by Commissioner Tutt to release the bond,
 supported by Commissioner Robinson.

ROLL CALL:

The motion carried as follows:

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

10. NEW BUSINESS:
 None at this time.
11. CITIZEN PARTICIPATION:
 Ms. Mary Mataczynski – I live at 28572 Aspen about 600 feet away
 from a barricade. I've mentioned this to some of you before,
 tonight's the first time I've actually seen some of you, but anyways,
 where I've lived for the last 28 years we don't have an egress. So
 my question is how does a person get something to the Planning
 Commission because I've been trying to work really hard with Mr.
 Wuerth and the Council has worked with Mr. Wuerth but nothing
 ever shows up on the agenda. I just came from far away but I was
 going to come as long as I could get here. That's my only comment
 tonight I've tried everything I can think of, I've spent a lot of money
 on foia's, I've spent a lot of money on copies, and I've given the
 whole world this information many times. Mary Kamp gave Mr.
 Wuerth the electronic copies about two weeks ago, I think everything
 he asked for, so when does the Planning Commission get to look at

anything. I just want to be able to get out of my condo in an evacuation situation and so does everybody else. Thank you.

Secretary Smith – I got a text from Chair McClanahan he didn't make the meeting tonight because he's got Covid. I just got the text while we were here so I wanted to put that in our notes so we know why he's absent.

12. PLANNING DIRECTOR'S REPORT:

Mr. Ron Wuerth – Just a few things it's been all work on our findings and recommendations and other meetings. We finalized a particular meeting with what's called Element and they are on George Merrelli Drive they had a site plan that they never finished, we ended up approving it and it's been kind a rough road. So we put it all together in the meeting and have finally straightened that out and we'll see how that works. They've got to go through the ZBA to finally get that approval for the site plan.

Next we had a meeting with one of the City Attorney's, this has to do with permits for parking lots that are being in the most minimal way resurfaced, there's a lot of ways to resurface parking lots. We are concerned about when they get resurfaced do they get reconfigured, that means parking spaces relocated in different places. Actually above that our main concern is ADA parking spaces and their proper location. So with that said there was a general meeting that was called here regarding now requiring a permit for anyone who wants to resurface a parking lot in this town. That allows us to inspect, this is all very new to us. We'll have forms, applications, drawings, and things like that we are going to try not to make that any huge issue. The only ones that may come to us is when it's on a large site and they make a change of some sort. There's an example out there right now and it happens to be with Meijer's on Mound Road where they reduce the amount of parking with curb and gutter and landscaping and unbeknown to them, they are going to have to come to the PUD Committee for a minor amendment to that plan. They didn't talk to Planning they talked to Engineering it's sort of internal mistake or a mistake on their part just going to Engineering and thinking that's all they needed to do and in our case, no that's not all they had to do so they'll be a meeting for a minor amendment of that committee, I think Commissioner Kupiec is on that committee, when it's going to be I'm not sure at this point. So that's an example of what that parking lot permit issue is about it starts there and it may branch out in a larger way and some of those come to us.

I did meet with Planners who are involved with the new courthouse and it's position, location, parking, the circulation, the technical setbacks from public roads all of that. We've been working with those people now for six months perhaps maybe even longer on and off. We are not the only ones they are meeting with, they are meeting with other people who are concerned, Judges, the police and so on, hopefully they can reach a point where they'll be coming to you for a site plan approval of a new courthouse.

I also had a couple discussion items I'd like to speak about and the first would be that I think it's time that we initiated some special meetings on the Planning Commission part so that we can discuss issues that happen throughout the year. New issues old issues and we want to talk about the operation of the Planning Commission and how it works and how it's supposed to work exactly and training. Basically it's training on our part as the planning staff with help from the Attorney's Office so I'm hoping to present this prospect to you and I'd like to choose an evening probably a couple of hours if that to talk about Planning Commission Meetings and what's coming in the future.

As an example, the Zoom Meeting that Ms. Michaels mentioned and how that's going to work. That's one part of it I guess you can say the other part is a change in the agenda, and the change would be that there would no longer be a Director's Report, that's my idea by the way. The item should be called I think Planning Commission Business, so item A would be the Planning Director's Report and then item 2 Planning Commission Issues and Discussion. Just to keep it in a more formal way and what it does is allow the Planning Commission and its Commissioners somewhat of a forum to discuss things. I received a call from one Commissioner who wanted to ask for something which it could be presented at that time. Usually when a commissioner would like to have the planning staff do something that is usually approved by the Planning Commission itself as a whole, not as a singular Planning Commissioner so this would be the place to do it.

The only other thing is even as far as our office and how our office works if Commissioners want to come in and speak to us we greatly appreciate the fact that there be an appointment. We are busy and it's difficult for us to just come up to the counter or go to the back and have a meeting. We do like to see you all but it's difficult at certain times when there is no appointment if you make an appointment we can go in the back and talk for an hour or whatever

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is necessary by any one of you or some together for that matter. So that's just some thoughts on what could be discussed. If the Planning Commission has any questions for me today I'd be glad to make an effort to answer them.

Commissioner Kupiec – Currently in our planning approvals are there any provisions made for the EV Charging Stations requirements?

Mr. Ron Wuerth – There's a section in the Zoning Ordinance that addresses it, yes.

Commissioner Kupiec – So that will be part of our site plan approvals?

Mr. Ron Wuerth – Yes, depends on the site, usually larger sites that's where we look to have them provide those charging stations not every site in the city.

Commissioner Kupiec – I see them popping up all over the place that's why I wondered, I haven't seen anything come across our desk.

Mr. Ron Wuerth – General Motors is leading the way with batteries and that type of thing for vehicles certainly this town should be receptive to that thought and idea. The section of the zoning ordinance request that we look into that and sometimes recommend and ultimately require it on sites, just as we did tonight with Northpoint. They are going to place 8 different locations on their site for charging it's called Public Private I can't say that the public's going to come in there just off the road without doing business there, like anybody just come in and start charging their vehicle I don't believe that's going to happen. It was a concern by the way of the petitioner today and I said no it's primarily for the people who work there and those from the public might be those who are there simply to do business. So that's an example of how that process would work.

Commissioner Kupiec – Okay thank you. I just want to thank Mr. Vinson for his years of service he worked alongside of me for about 10 year we had a lot of good discussions together I really enjoyed him. God Bless him.

Secretary Smith – I second that.

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

14. ADJOURNMENT:

MOTION:

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

The meeting adjourned at 8:58 p.m.

Merle Boniecki, Vice Chair

Warren Smith, Secretary

Meeting recorded and transcribed by
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