

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on January 23rd, 2023, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, January 23rd, 2023, at 7:00 p.m., in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

Commissioners Present:

Sultana Chowdhury
John Kupiec
Claudette Robinson
Michelle Tutt
Delwar Ansar
Mahmuda Mouri, Assistant Secretary
Warren Smith, Secretary
Merle Boniecki, Vice Chair
Garry Watts, Ex-Officio
Jonathan Lafferty, Ex-Officio

Also present:

Ron Wuerth – Planning Director
Michelle Katopodes – Planner III
Mark Gorbett – Assistant Planner
David Crabtree - Temporary Office Coordinator
Jasmine 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 Robinson to excuse Chair McClanahan, supported by Commissioner Chowdhury. A voice vote was taken and the motion carried unanimously.

4. APPROVAL OF THE AGENDA:

MOTION:

MOTION:

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

5. APPROVAL OF MINUTES JANUARY 9TH, 2023:

MOTION:

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

Vice Chair Boniecki reads the rule of order. During the public hearing portion of the meeting agenda items under number 6, each member of the audience may address the Planning Commission for up to three minutes.

Ms. Mary Michaels – I’d advise the Commission that we need a vote of five (5) members for this point of order to be adopted.

Secretary Smith – We another motion also, which we didn’t do, a motion to allow Vice Chair Boniecki to run the meeting tonight because Chair isn’t here tonight.

MOTION:

A motion was made by Secretary Smith to allow Vice Chair Boniecki to Chair the meeting tonight, supported by Commissioner Robinson. A voice vote was taken and the motion carried unanimously.

MOTION:

A motion was made by Secretary Smith to adopt the public rule of order, supported by Commissioner Tutt.

ROLL CALL:

The motion carried as follows:

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

6. PUBLIC HEARING ITEMS:

A. SITE PLAN FOR PARKING LOT ADDITION AND ADDITIONAL CONCRETE SURFACED AREA: Located on the north side of Ten Mile Road, approximately 324.24 ft. east of Peter Kaltz Road; 6419 Ten Mile Road; Section 21; Lakeshore Venture LLC/Todd Goss (Andrew Falzarano). **Tabled from December 12th, 2022.**

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

PETITIONERS PORTION:

Mr. Andrew Falzarano – Our address is 12225 Stephens Road, Warren, Michigan. I’m here tonight in front of you to talk about our pavement expansion at that Titan Concrete Operation, the ready mixed facility. The plant itself is located in Center Line, the operation flows over onto the Warren parcel as well. So tonight, we are seeking approval for our pavement expansion on the Warren side. With the pavement expansion comes improved landscaping along with Ten Mile frontage. Currently there’s an existing chain link fence right along the sidewalk, we are proposing to shift that north on the other side of the landscaping berm. Additionally, there is a screen wall and buffer to the residential houses to the west as well as storm water management plan for all the paved areas. I’m here to answer any other questions that may come about tonight, thank you.

Secretary Smith reads the following correspondence:

TAXES: Current.

ENGINEERING: Preliminary review of this site indicates that Planning Commission approval should be contingent upon the petitioner’s compliance with the following conditions.

1. Provide a complete and accurate written legal description of the parcel including parcel(s) identification number.

2. The proposed detention basin shall meet current City of Warren storm water ordinance standards including pretreatment of storm water runoff. All storm water runoff shall be maintained on the site.
3. Site plan shall show and identify the location of all existing and proposed underground utilities including size, connection, and discharge point in the vicinity of the project.
4. Variance shall be required for the proposed outdoor/open storage.
5. All parking/paved spaces shall be hard surface (HMA or concrete). Variances shall be required for the proposed gravel outdoor/open storage space.
6. The out perimeter of all pave/parking spaces shall be a minimum 6" concrete curb and gutter. Provide elevations.
7. Soil erosion and sedimentation control permit/waiver shall be required for this site from the Macomb County Department of Public Works. Provide a copy to this office.
8. Proposed ADA parking spaces shall meet the current ADA standards.

FIRE: Approved.

AT&T: No Objections.

MCDR: No Objections.

MCPW: No Objections. However, any work related to the Bear Creek Drain Easement requires approval from the Engineering Department and a review by the Soil Erosion Department. Please note the Bear Creek Drain easement along Ten Mile Road and any taps etc. associated.

DTE: No Objections.

Mr. Ron Wuerth reads the recommendation of the Staff:

PUBLIC HEARING:

Mr. Craig Cristini – Craig Cristini 6240 E. Ten Mile Road. I have submitted some paperwork that you have before you, I'll try to stay under the three minute rule again. The first thing I'd like to draw your attention to is the actual violation notice. I think the most important thing on this violation notice other than the neighborhood being introduced in this silica dust, which causes direct silicosis. I've been working with the EPA and EGLE Environment Energy the Warren District Office and it states the concrete batch plan operation, that the gentleman already spoke about, with potential to admit dust where performed without a permit to install. So how do they get all the way to that step without pulling a permit for it and now they are trying to move on to another step to expand, what they call a parking lot.

What I'd like to ask and I'd like to draw your attention to the circled paragraph and that comes from all the other effective neighbors and I have all the petitions that were signed by them. That circled paragraph is what the residents are trying to convey to you. It has nothing to do with what the company is trying to do this is about personal residences being affected by poisonous dust, if you could take your time and read that paragraph before it goes into any type of expansion. The EPA is not even done with their testing yet and I have to hire a private lab to test the soil on the property so I need a little time for that and the EPA is not done and they haven't submitted their rebuttal to what the EPA told them to do they have until February 1st but we are only a week away from that. I'd like to ask that we table this again until I can get my private lab results and we can see if the EPA continues to follow up with me.

These citations were given to them after the last meeting so I feel like the process is nowhere near being completely ended to where they should do anything. How did they get by the City of Center Line and the City of Warren without a permit to put a concrete batch facility there. I appreciate your time and consideration in this matter.

Secretary Smith reads a letter from Mr. Cristini that he wanted read.

It says thank you sir very much for your help. The air contamination is so detrimental to the health of all of the residents in the surrounding subdivisions and the silica dust in the homes, vegetation, property, vehicles and most importantly being injected into the lungs of all the residents and children across from the cement factory, with no regard for the city for the company to respect the health of the homeowners directly affected by the health hazard and blatant disregard by the Health Department, the City of Warren, and the City of Center Line and all forementioned should be held accountable for the health problems that are accompanied by silicious which is basically a death sentence once introduced into the lungs of residents in proximity and not informed of the danger that they are being exposed to. Thank you sir for all your help and thoughtfulness in this matter and I hope you diligently help me with the situation, I just want to breath clean air when I'm home.

Secretary Smith – We did receive a response from Titan and the letter says.

Dear Ms. Kahn:

Please accept this letter as Titan Concrete LLC response to your Letter of Violation dated January 11, 2023, regarding 6497 East Ten

Mary Clark CER-6819
January 23rd, 2023

Mile Road, Titan Concrete LLC – SRN: P1297 December 21, 2022 site inspection, which was the date the violation occurred. The violation occurred because the staff was not applying the requisite dust suppression measures, citing freezing temperatures as the reason. However, since the date of the inspection, I have become the new plan manager, and I will be creating the daily dust reports. Additionally, a new yard employee position has been added to apply additional water to truck tires when coming off the plant. Since the date of the violation, Titan has instituted additional measures to eliminate fugitive dust emanating from site, even during freezing temperatures, which will allow the site to comply with Rule 289(2)(d)(vii)(E) and avoid having to obtain a permit under that Rule. Those measures include.

1. Calcium Chloride will be applied to paved and unpaved surfaces as needed during winter months as a dust suppressant.
2. Increased frequency in applying dust suppressant to the site on windy and dry days.
3. Unpaved gate areas closed; barriers placed.
4. New yard employee position added to apply additional water to truck tires as they cross from unpaved to paved portions of the site.
5. 1 x 3 (large stone) has been placed in the unpaved area of the yard.
6. Street sweepers to sweep 10 Mile Road and all paved areas on the site.
7. Site sprinklers have been added and positioned to soak concrete areas, roadways, and stock piles.
8. High pressure hoses have been added to reach hard pavement and temporary unpaved areas.

These measures are being enacted to control the dust at the site, however, as your Letter of Violation notes and as discussed during our January 18, 2023, phone call, the dust is being caused by trucks traversing over the unpaved portions of the site. Titan has been prepared to pave these portions of the site on which trucks traverse since November 2022, however, the City of Warren is currently reviewing our request to install said pavement. We are hopeful that The City of Warren will soon approve our request to pave those remaining portions of the site, which will eliminate any fugitive dust issues. Until that time at which we can pave the site, we will institute the above additional measures to control the dust.

We appreciate your diligence and patience in this matter. If you have any questions, please do not hesitate to contact me directly.

Mary Clark CER-6819
January 23rd, 2023

Ms. Lori Harris – Good evening I want to mention that it's very hard to hear you, it was hard to hear the other gentleman at the microphone, and it's hard to understand Mr. Wuerth. Public hearings don't usually come after everybody's presented their information I don't think. Reading the response of the petitioner it would discourage people from coming up and talking wouldn't it and what we want is people to be talking. I want to commend the gentleman that has worked harder then probably anybody to figure out what to do to keep his family safe.

I'd also like to ask the Planning Department to provide a little more information on the agenda even if they can't put the plans on the agenda because they're not complete, a little more information. Lakeshore Venture LLC is the name listed for this address or on this agenda and that's not the company. When I look up the address it's a trucking company, but it sounds like it's a cement company. So I think it needs to be clear so people know what's going on. I support the gentleman that came up fighting for a healthy neighborhood. Thank you, keep fighting.

MOTION:

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

COMMISSIONERS PORTION:

Secretary Smith – Good evening, sir. I'm glad that you're here to represent the situation we have tonight. I think the things that you're trying to put in place to control that will make a big difference. I understand the difference between the paved and unpaved because when you came to us before I did drive thru there and I could see all the truck marks on the street from what was happening.

Keeping the dust down should keep it out of the air, and I think the provisions that you're putting in place will help. If it gets passed tonight then that should eliminate some of the issues that you're having.

Mr. Dan Onifer – Thank you, and I can also point out on the site plan you can see the red highlighted square in the proposed pavement area that's the truck wash facility and currently it's in the unpaved area. The truck wash facility is part of the solution and paving the area in proximity to the truck wash is the missing component of that.

Secretary Smith – You've got 1 x 3 inch stones that you have in one area, is that area going to be paved or are the stones going to be left there?

Mr. Dan Onifer – That's the area that's proposed to be paved and it's an interim solution until we can get it paved, it's in proximity to the wash basin in the (inaudible) currently traversed by the trucks on the unpaved areas.

Secretary Smith – Thank you, sir.

Commissioner Robinson – You can't lay concrete in the cold, so you really can't do anything until the weather warms up. I would like to have an inspection done after the pavement to test the air quality. So would EGLE do that or would someone from Warren test the air quality to assure the residents that the air quality is up to par, who would do that? That after the pavement has been laid some testing would be done to assure the neighbors that the air quality is up to par.

Mr. Ron Wuerth – Certainly the Building Division would have inspectors maybe do that, but I think it's EGLE that would want to check also, we can ask them. They are the professionals when it comes to something like this but it doesn't hurt to have both Warren and EGLE. Would you like that as a condition?

Commissioner Robinson – Yes, I would prefer that.

Secretary Smith – To the maker of the motion you asked for the condition that EGLE would check the air after the pavement is done?

Commissioner Robinson – That is correct, and the Warren Building Department would be involved with that as well.

Commissioner Tutt – I will support that.

Vice Chair Boniecki – Secretary Smith and Commissioner Tutt accept that condition.

Secretary Smith - I'd like to commend you on the other charts that came with your letter from Titan. They talk about a daily log where they record daily on what's going on with the dust and then there's also a weekly log that they record weekly what's going on with the dust. I like that they are taking the time to log everything in so we have a continual idea of what's going on.

Mr. Dan Onifer – And that is all subject to review by EGLE because the site is registered with EGLE and has been.

Secretary Smith – Thank you.

Assistant Secretary Mouri – I know once this site is paved it's definitely going to eliminate the dust, how long do you think that process is going to take?

Mr. Dan Onifer – If we are successful with this Commission and with ZBA we would then go for Engineering review with the Building Department which that process has already been initiated. After we get fully permitted we are prepared to start, there is some storm drainage as you can see there's new and proposed storm water management. That work would be started and then followed shortly with the concrete pavement. And yes it is very challenging to pave during the winter but we have the advantage of having an onsite plan. So if we get small windows of opportunity the pavement could be accelerated but it's a process that's going to extend into the spring.

Commissioner Kupiec – Have you received a copy of the recommendations from the Planning Commission?

Mr. Dan Onifer – Yes.

Commissioner Kupiec – Have you had a chance to review and go through them?

Mr. Dan Onifer – Yes we've reviewed them and we are in agreement to comply.

Commissioner Kupiec – You think you can comply with everything as listed in the recommendations?

Mr. Dan Onifer – Yes.

Commissioner Kupiec – In your letter you mentioned that you're going to increase frequency of applying suppressant on windy days, who will and how will you monitor that?

Mr. Dan Onifer – I'm sorry I don't understand.

Commissioner Kupiec – Item number 2 you say you'll increase the frequency of applying a gust suppressant on the site on windy and dry days. Do you have someone that will be assigned to monitor this or how will this be handled?

Mr. Dan Onifer – To be clear there's been a change in management at the site the new manager has been trained by the Environmental

Consultant and he ultimately, the Plant Manager, has the responsibility of acting as the conditions require.

Commissioner Kupiec – So you'll have a person assigned to doing this on a regular basis?

Mr. Dan Onifer – The person that signed this letter is the Plant Manager so he's got responsibility.

Commissioner Kupiec – How far along are you on your plans to do the paving if the approval was to happen tonight?

Mr. Dan Onifer – All of the work is fully engineered and again if we are successful with this Commission and ZBA we are then prepared to pursue the building permit and shortly thereafter we can start the storm pipe.

Commissioner Kupiec – Do you have our own funding in place to do all this work?

Mr. Dan Onifer – Yes.

Commissioner Kupiec – So you're all set to go once the approvals are made?

Mr. Dan Onifer – Yes.

Commissioner Kupiec – Okay, well there's a lot of things that have to be done so hopefully you've got a dedicated effort in doing so because obviously it's very big nuisance in the neighborhood. Hopefully your business picks up and as your business picks up the nuisance will become increasing bad and worse due to the amount of volume you're going to have so we don't want to see this happen. Let's hope that things start working out in your favor and satisfies the neighborhood and get this thing settled.

Mr. Dan Onifer – And to that end I can add that we did in advance of the work that we want to do in expanding the pavement we have, as been pointed out, we have done the landscaping along the street frontage and we did put a screen wall against the residence on the west side.

Commissioner Kupiec – That all looks nice and it's very professional the problem is it doesn't control the dust.

Mr. Dan Onifer – Well the pavement will.

Commissioner Kupiec – Thank you.

Ms. Mary Michaels – Madame Chair if I may address the Commission, one of the recommended conditions is that a dust plan be submitted and that would be a site plan condition. It's implied but not clear if compliance with the dust plan is expected as a site plan condition so that the bond would ensure compliance. It is implied but not clear that compliance with the dust plan is a condition to approval. It's up to the Commission to address this, but it isn't really clear whether compliance with the dust plan will be a condition of the site plan approval.

Mr. Dan Onifer – That compliance with the dust plan is an ongoing for the life of this use, and you're saying it's tied to a bond?

Ms. Mary Michaels – Correct.

Mr. Dan Onifer – That's tied to the construction?

Ms. Mary Michaels – The bond secures compliance with all of the conditions.

Mr. Dan Onifer – But that bond is typically tied to the development and completion of the project and the dust control has to do with the use of the property, which would be ongoing. So you're asking for an open ended bond?

Ms. Mary Michaels – Not open ended it's for two years, but at least for the two years it would secure compliance with all conditions of approval, which is typical. So compliance with a dust plan would be one of those conditions, instead of just submitting the dust plan to the city.

Mr. Dan Onifer – So compliance would require maintaining that bond for two years?

Ms. Mary Michaels – The bond would have to be maintained regardless.

Mr. Dan Onifer – Okay I see what you're saying, thank you.

Commissioner Kupiec – I had one other thing I wanted to mention. I'd like to recommend also to this body that we have the bond be a cash bond. I think in view of everything that has to be done and the severity of all this, along with the Attorney just said, I believe we should ask for a cash bond.

Secretary Smith – I support the cash bond.

Commissioner Kupiec – I second that.

ROLL CALL:

The motion carried as follows:

Commissioner Chowdhury.....	Yes
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 TRUCKS AND TRAILERS PARKING LOT AND OPEN STORAGE: Located on the east side of Dequindre Road, approximately 953.13 ft. north of John B Avenue; 21360 Dequindre Road; Section 31; Najan Sulaiman 21360 Dequindre, LLC (Mallory Nissue).

PETITIONERS PORTION:

Mr. Mark Alfonsi – I’m with ADB Architects, my address is 2601 Wendover Road, Bloomfield Hills. We are just looking to get approval for use of this site it has already got Zoning approval back in October of 21 I believe, and we are just looking to maintain the integrity of this site. We aren’t really changing anything, add a little more parking with the gravel just rezone for truck and trailer parking.

Secretary Smith reads the following correspondence:

TAXES: Current.

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

1. This site shall comply with the current storm water ordinance of the City of Warren including pretreatment of storm water runoff. All storm water shall be maintained on the site. Detention shall be required.
2. All parking and outdoor storage spaces shall be hard surface (concrete or HMA). Gravel parking spaces shall require a variance.
3. The outside perimeter of all parking/paved spaces shall be minimum 6” concrete curb and gutter.

4. Septic fields and tanks are not allowed. Variance shall be required.
5. Any construction within the influence of Bear Creek Drain shall require a permit from the Macomb County Drain Commission.

FIRE: Approved.

COMCAST: Approved.

DTE: No objection. However, DTE has an existing easement at this location and caution should be used in the area of easement.

Mr. Ron Wuerth reads the recommendation of the Staff:

Just a comment on Engineering, number 4, it indicates septic fields and tanks are not allowed. Variance shall be required, that's not true at all as a matter of fact City Council approved the septic fields and tanks at that location a few years ago. So no variance is required and it should stay on the plan.

MOTION:

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

COMMISSIONERS PORTION:

Secretary Smith – Good evening sir, I was noticing the fence around the property but I couldn't really see inside other than from the few holes that were in some of it. What kind of equipment is stored back in that area?

Mr. Monthir Nissu – A junkyard.

Secretary Smith – Well that's not what that's allowed to be, you know that all has to be removed, the only thing that can be there is trucks and trailers.

Mr. Monthir Nissu – Yes.

Secretary Smith – Any construction equipment, any storage of any other materials has to be removed from there. Another thing, I noticed you had a steel fence on the backside which on the south side of the corner is kind of busted up and needs some repair and then the fence on the driveway side to the north it looks like it's a PVC fence, our notes said it was a wood fence but it looks like it's a PVC fence and it's got some spots that need repair also.

Mr. Mark Alfonsi – Just a point of clarification, Mr. Nissu is in the process of purchasing the property, he doesn't own it right now, and he wanted to go through this process to make sure he could do everything and as soon as he acquires that all of this is going to be

taken care of so right now it's not under his control and ownership. But the (inaudible) in the Zoning and everything to get it to where he wants to use it.

Secretary Smith – Did he get a copy of the recommendations?

Mr. Mark Alfonsi – Yes.

Secretary Smith – Do you understand what we are asking for?

Mr. Monthir Nissu – Yes, yes sir.

Secretary Smith – Thank you sir.

Commissioner Kupiec – You indicated to Secretary Smith that you did receive a copy of the recommendations and you understand and agree with all of them?

Mr. Monthir Nissu – Yes.

Commissioner Kupiec – Item number 2, the last time we were here we talked about the decel lane and the improvements to your drive, nothing has been done with that any idea where you stand with that or is that something you're not going to pursue?

Mr. Mark Alfonsi – We were not here for that, that was the previous owner, they were proposing doing something I wasn't part of that.

Commissioner Kupiec – What?

Mr. Mark Alfonsi – The MCDR I assume that's with the previous owner, I was not aware of this because I wasn't part of that process.

Commissioner Kupiec – You do have a copy of the recommendations and that is part of the recommendation, do you have any plans in mind as how you want to proceed with this?

Ms. Michelle Katopodes – So we did actually just add the comment just today from MCDR that they had no objection, so we are going to remove number 2.

Commissioner Kupiec – I'm going to recommend a cash bond also, I think we are a little bit on the low side but I'm going to recommend a cash bond to the Commission.

Secretary Smith – I'll accept the cash bond of \$450.00 dollars.

Commissioner Kupiec – I approve.

ROLL CALL:

The motion carried as follows:

Commissioner Chowdhury.....	Yes
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 SEASONAL OUTDOOR RETAIL SALES FOR FLOWERS AND FIREWORKS: OR BUILDING ADDITION AND COURTYARD INFILL: Located on the northwest corner of Thirteen Mile and Mound Roads; 5821-5823 Thirteen Mile; Section 5; Matt Shango (Mike Kanakry).

PETITIONERS PORTION:

Ms. Caren Burdi – Good evening, Caren Burdi on behalf of Mike’s Fruits and Flowers and Family Fun Fireworks. My address is 31851 Mound Road, Warren, Michigan 48092. The request before you tonight is for temporary seasonal outdoor sales in the parking lot at 5821 Thirteen Mile Road. The proposal is for 1 tent for most of the season but would cover Easter flowers, Mother’s Day plants, and vegetables and flowers. Then a second tent for fireworks would go up and it would be up approximately one month and then come back down, then the remaining tent would have pumpkins and Christmas trees. We have had an opportunity to review the recommendation by the Planning Department. We’ve read everything, we understand it, we are in agreement and will conform with it. I’m here to answer any questions the Board may have.

Secretary Smith reads the following correspondence:

- TAXES:** No Delinquent Taxes.
- ENGINEERING:** No Comments.
- FIRE:** Approved.
- AT&T:** No Objections.
- COMCAST:** Not affected.
- DTE:** No Objections.
- MCDR:** No Objections.

Mr. Ron Wuerth reads the recommendation of the Staff:

PUBLIC HEARING:

Ms. Lori Harris – I believe this is the same gentlemen that's had it there for many years so a lot of us in the neighborhood like to shop there but I do have some questions about the planning of this. What is the plan for the rest of this shopping center? There's been rumors of something larger coming in so I'm wondering how much of this parking lot will be taking up because of the two new buildings facing Mound and is that considered part of the plan. If a bigger store comes in that needs the parking what happens with this permit?

I think the one entry off of Thirteen Mile Road, in terms of entering a parking lot is a pretty rough entry. If I'm not wrong when I would ride my bike there that was a fairly uneven, so I'm concerned about that. You can come in off Mound and you can come in by the end where Honey Baked Ham is, but I'm concerned about the traffic. I would just ask if there are plans in the works to be renovating that shopping center and whether parking would be needed for the other businesses. Thank you.

MOTION:

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

COMMISSIONERS PORTION:

Assistant Secretary Mouri – I have a quick question for the petitioner, what are the hours once the tents are up?

Ms. Caren Burdi – The hours of operation are 9:00 a.m., to 10:00 p.m.

Assistant Secretary Mouri – And that's throughout the whole summertime. I know you also mentioned Christmas trees so it's it will be there the whole year, you did mention seasonal that's why I'm asking.

Ms. Caren Burdi – What happens a lot of the time is pretty much the Easter flowers come and go and then there's a cleanup, then there's a Mother's Day and then there's a cleanup. Then starts the vegetables and the flowers and that does go, I'd say, until the middle of May through August pretty much. The fireworks have come and gone and then there's a big cleanup and then pumpkins come in and leave there's a cleanup, then trees come in and leave and then

there's a cleanup where everything is taken down cleaned up and swept.

Assistant Secretary Mouri – And that's when?

Ms. Caren Burdi – The end of December.

Commissioner Kupiec – I'd like to thank you for acknowledging the recommendations and accepting them as proposed, we appreciate that. Hopefully Mike will have a good season again. I think in answer to the question that Ms. Harris had in the original proposal I believe the petitioner said he was going to redo the entire surfacing of the parking lot but this will not happen until the fall so that's down the road, I can't foresee any resurfacing going on now this time of year.

Ms. Caren Burdi – During the winter I don't see it.

Commissioner Kupiec – Again thank you for your cooperation we appreciate it.

ROLL CALL:

The motion carried as follows:

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

- D. SITE PLAN FOR PARKING LOT ADDITION: Located on the northeast corner of- Nine Mile and Hoover Roads; 11955 Nine Mile Road; Section 26; Normandy Development, LLC/Ron Patti (Stellantis/Mike Linden).

PETITIONERS PORTION:

Ms. Valerie Knol – Good evening, I'm Valerie Knol, I'm with Stellantis, the last time I was here before you was in August of 2022 when we received approval for a parking lot expansion for the building at the corner of Nine and Hoover. Just to refresh your memory we did receive approval in August, this is a parking lot expansion for this building, this building is a metering and sequencing facility. So parts come in and they are kitted together in

this facility and then they are sent over to the Warren Truck Assembly Plant based on a broadcast schedule. So again this building does kitting and sequencing.

When this building was opened in support of the Warren Truck Assembly Plant, and by the way the Warren Truck Assembly produces the Ram Truck as well as the Wagoneer and Grand Wagoneer. When the building opened Warren Truck operating on a two crew schedule with a two crew schedule there is actually downtime in between the two shifts. Since then Warren Truck actually for a while was at three shifts when they switched over to a shift pattern. Shift patterns are shifts that are back to back, so what it does is create a need for more parking. You don't have downtime, you don't have an hour of free time in between the shifts, if you have an hour of free time employees can exit and the new employees can come in. But if they are back to back then you need additional parking because employees start arriving while other employees are still there working. So that's the background on why we need more parking.

Warren Truck is down to two shifts right now but we are hoping that they will go back up to three shifts if we can get through this ongoing supply chain issue that we are still facing in this world. We need to be ready at the sequencing facility to accommodate the additional employee vehicles that are needed because obviously with three shifts we have more employees working in the building thus more cars that overlap between shifts. So when we were here in August we received approval after approval we went through the normal process of creating engineered drawings and submitting them to the city and getting quotes. As you know inflation is rampant right now and all of our quotes came in higher than we expected and the project went over budget. So, we had to go back to the drawing board, we have a budget that's been approved and we have to live within our means and live within that budget.

We went back to the drawing board to see if there was a way we could create this additional parking, 92 employee parking spots, 8 trailer spots, if we could revise the plan, find a different way to still create that parking and we've been able to do that. We've been able to downsize the plan, which I think is a good thing because by doing that we need less concrete, which actually makes this plan more environmentally friendly. If you recall the original plan from last summer it created new employee parking and then more side of the building. But to access that parking we had to create a road that went around the building on the east side and then the north side to allow employees to get into that parking lot.

Well, this new plan, instead of putting employee parking in the north side of the building it actually puts it in the southwest corner of the building. By doing that we don't need to create an additional road around the facility, or around the perimeter, or around the edge of the trailer parking to get to the employee lot. Then what we are doing is in the area in the north that was originally going to be all paved over for employee parking we've been able to downsize that and again that's less concrete more grass and some of that will be paved and some of the trailer parking is going to shift over there because we are taking some of the trailer parking away in the front of the building to move employees there.

We think this plan is beneficial in numerous ways, less concrete means less drainage to deal with. This plan calls for a retention pond, a retention basin, but again there's a lot less drainage when you have less concrete it's more environmentally friendly. So that is the plan that is before you today that we are seeking approval of and I have with me Rachel Smith from PEA they are our Consultant Engineers so if you have any technical questions about this new plan she is here to answer any of those questions.

Secretary Smith reads the following correspondence:

TAXES: Current.

ENGINEERING: No Comments.

FIRE: Approved.

AT&T: No Objections.

Mr. Ron Wuerth reads the recommendation of the Staff:

I have modified it and I did change something on this that I did not notify the petitioner about so she'll have to listen closely to what I've done.

Here is the condition that I'm adding – The proposed concrete curb setback 10 feet from the north property line in the northeast corner of the site is close to the 7 foot high masonry panel wall. The concrete curbing shall be setback 25 feet along the north property line so the closest the semi-truck trailers would be 20 feet from the wall. The semi-truck trailer space and that would be the west edge at the angle of the panel wall shall be setback 20 feet. Arborvitae shrubs 6 feet in height shall be planted centered within the 20 to 25 foot setbacks along the panel wall and spaced every 6 feet in the northeast corner area of the site.

Mr. Ron Wuerth – We made that change out of concern for the height of these trailers that have a tendency to be about 13 feet in

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height and that puts them at least 6 foot above the top of the panel walls. And being close to the panel walls rather unsightly you can take a look at that picture right there and to the right part of it you can see the leading edge of the semi-truck trailers right there. So imagine them being as close as that first panel to the corner, that's where they'd be if we went through with this plan. So my thoughts were to at least take it back that 20 to 25 foot setback is a natural M2 setback that we always have on areas like that. So the thought process was that if you can get them back, it's okay to bring it in you still have quite a setback but not right up to the wall. So that is the reason I added number 4.

PUBLIC HEARING:

Mr. Eddie Kabacinski – Good evening, I'm Eddie Kabacinski I'm the District 5 Councilman. My District butts up to this facility and my constituents had to deal with this project ever since it was hatched and conceived. I've also (inaudible) on behalf of the residents on Republic Street. Where this is being proposed now the new trucks would be right in front of Elizabeth Brown's house, it would be in front of Tina Mills house, these are residents that are on Republic. We also just recently had on Friday the 13th of January at approximately 2230 hours p.m., a serious injury accident, a traffic crash, was involving one of the semi-trucks that departs and goes to that facility on a daily basis broadside a vehicle because it wasn't paying attention to the traffic light and there was an injury accident there. There was several people injured as a result of that traffic crash, four in total.

This is as a result of the increased semi-truck traffic that is over there at the Nine Mile and Hoover area. With the increased amount of employees that would be going there the amount of truck traffic would also increase. It was initially brought before the Planning Commission and this body that there would be no more than 250 trucks departing and going to that facility on a daily basis, it seems to be a lot more than that happening now. The traffic was also supposed to go from that facility down Hoover to Eight Mile and then to the plant, this has not happened. Constantly the traffic goes up and down Nine Mile to the Mound Road Plant that's between Nine Mile and Eight Mile they have not adhered to those rules that you set forward when this plan conceived by Michael Samhat the previous person that came here before Normandy Property so that this could be done.

The residents have suffered and now they are going to have to look at this here and they are going to have to deal with the increased semi-truck traffic that goes with having the additional employees

there. This was a bad idea when it was thought of and brought to this Board and now we are seeing exactly what the residents were concerned about, my concerns have been realized as well. We've had businesses in the nearby area that have left, they are no longer there and this is all as a result of the kind of problems that have happened because of this facility being there now. I ask that you would listen to these residents that will come up to talk about this area this evening and also look at the traffic study that was done by the police department recently that I asked for because of the amount of semi-truck traffic that has been going up and down Nine Mile Road, which includes a school route for the Van Dyke Public Schools. I am surprised that there hasn't been a serious traffic crash yet involving a school bus with the amount of semi-truck traffic that's going up and down Nine Mile.

If you approve this here and you add another ability for them to have another shift and more employees this truck traffic is going to increase it's not going to decrease and who else is going to get hurt from this. Thank you.

Ms. Tina Mills – My name is Tina Mills I live at 11865 Republic. I have one question and I cannot seem to get an answer from the Planning Department because I've called twice. I need to know exactly where this parking lot is going because they said that it was an extension of the employee parking lot which is on the corner of Republic and Hoover. So I don't see where they are talking about putting it on Nine Mile because there's really no where to go unless they go into that TMI Building. There's no parking on the northeast corner that is all enclosed by a gate or metal fence.

On my street there is a wall so are they coming down with an employee parking lot that they already have in existence come down more of the street? If they are we got a lot of problems, first of all you've already got employees parking on Republic and not parking in the lot. You have Indian Trails that I have had to call so many times I can't even tell you because they are parking and blocking off the street and you can't get out. You've already taken Wagner to Nine Mile so we can't get out there, we can barely get out on Republic and Hoover, I've already had a tree that had to be removed because you can't see left to get off the street. I've got video of it you can't see the cars coming it is a death trap, this nightmare that you have left us with. I'm not kidding you since this whole thing started it has been nothing but a big pain.

Exactly what Eddie said, we all told you what was going to happen and that's exactly what has happened. I'm tired of living with this,

I'm tired of picking up their garbage, I'm tired of them racing up and down my street 900 miles per hour, I'm tired of the tractor trailers coming down my street, I am exhausted with this. But yet you guys all let them do this and now I have to live in this place that I have lived for 50 years with this nightmare. Please do not let them expand on Republic I don't care where else they go personally I wish they'd all go. Thank you.

Ms. Elizabeth Brown – My name is Elizabeth Brown I live at 11955 Republic Avenue. I invite all of you to come down before you approve this and see what we live with. From my front porch I noticed that they have added 250 53 foot trailers to the left of my house, there is additional employee parking to the left of the building. To the right of the building there's barely enough employees to fill that parking lot, but yet we have more than 500 53 foot empty trailers. Do you want that in your neighborhood, I don't recommend it.

It's difficult to get out of our driveway or out of our street. Like Ms. Mills said it's a pain, the best way to go is to go down Stephens across the railroad tracks and make a right onto Groesbeck to Nine Mile to go into St. Clair Shores. This is not worth living there but yet we can't sell our houses, nobody will want to give us the proper amount. The neighborhood has gone to there's no more than probably 5 people that own their houses the rest are renters. Is that what you want in Warren renters, I don't think so. Our street has gone down and it's all because this warehouse went in three years ago. Thank you for your consideration to vote no.

Mr. Rodney Shepan – I live at 23386 Wagner. I think there's more to this than that I've been seeing overflow from my backyard. Their tractor trailers have been put behind us they have security guards back there at night that blare their music, it's made it awful. They put diesel generators to power their portable lights also behind the houses over there on Wagner, I'm not sure if they pulled the correct permit for that. I think there's a lot of health issues, I have a family and I don't need more trucks and trailers put back there I don't need more diesel generators. Their grading is also a concern all of their runoff from behind over there on Wagner runs right into my backyard. During the summertime we can't even sit out because there's literally a pool of water that sits behind the property that just attracts mosquitoes, we can't even sit out there in the summer it's just a big health concern. If they run more tractor trailers back there I don't see anyway to remedy the issue other than to buy people out of their houses again like they did on Republic, that's the only way to remedy the situation. Thank you.

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MOTION:

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

COMMISSIONERS PORTION:

Secretary Smith – Good evening, I understand what you're trying to do the parking lot for the new employees is going in the southwest corner.

Ms. Valerie Knol – The southwest corner we are not adding any employee parking lot on Republic, I just want to clear that up. There is a wall there you can see the wall, there is employee parking at the northwest end you can see that. Then there's a wall to the east of that we are not putting any employee parking east of that wall, the employee parking would go in that new parking lot at the southwest corner.

Secretary Smith – I understand that, but what you're doing also is the trucks that are in that southwest corner now you're relocating them over to Republic because the ones that you're moving to provide the employee parking they have to go somewhere that's why you want the extra parking over off of Republic with the truck and trailers.

Ms. Valerie Knol – One row of trailer trucks, you can see just one roll that goes back there. And I want to clear up one other thing, behind Wagner that is not our property I believe that's owned by Normandy Development. We were leasing that for a period of time we no longer lease that property, those are not our trucks that's behind Wagner.

Secretary Smith – Another question I have also, when this project was first approved they said there were only like 250 semi-trailers that would be in there and I counted spaces when I drove through there today there was over 300 and something spaces. The thing about it is there are some spaces that were empty where they didn't have a trailer in it at all. One of the things that really bothered me, a lot of the trailers along Nine Mile are backed against Nine Mile and they got the doors of the trailer's wide open you can look and see the cargo that's actually in the trailers that's an eyesore to me. You look and you see the products that are supposed to be shipped and you're looking at them in the back of the truck. How often are these trucks moving in and out?

Ms. Valerie Knol – I can tell you that we are not increasing the number of trucks that are going in and out of that facility there are

approximately anywhere from 87 to 95 trucks that are making a round trip from the metering and sequencing facility to Warren Truck each shift. We are not increasing that number, that number stays the same. What we are doing is adding employee parking, we are not adding the number of trucks per shift. The way a metering and sequencing facility works is the supplier comes in with their truck full of parts, they need to sometimes wait to unload those trucks. So that's why sometimes when you drive by, the one especially on Nine Mile because that's where they unload and they may have to wait to unload. So you may see the truck open and you may be able to see the parts because they are waiting to get a dock in order to unload. They unload their parts into the facility so the facility can kit them and sequence them in and then reload them on the trucks. Meanwhile, once a truck driver unloads his parts he then parks his truck in the lot to the east. Then what happens is when a new truck comes in from that same supplier full of parts that driver takes his cab and takes the empty truck and brings that back to his manufacturing facility. So he's constantly switching out the truck that's how a metering and sequencing facility works. You bring in your parts while they are unloading you take your cab, you get the empty truck, you go back to the plant so then that truck can be loaded. So it's a constant movement of trucks.

Secretary Smith – And you say that's approximately 80 to 90 times a day?

Ms. Valerie Knol – No that's the number of trips, once the parts are loaded onto the truck and they go to ship that's 87 to 95 trucks per shift that are going to ship. The trucks that are coming in to deliver parts that would be 59 supplier inbound loads just per day, not per shift, per day. Those have always been the numbers those haven't changed.

Secretary Smith – I guess my question is there's a lot of trailers there, there's a lot of trailers through the whole area, there just seems like there would be a better way to utilize that space with the trailers. If you're not using that many, I understand you need some extras just in case, but it just seems there should be a better way to utilize the space with the trailers that are there.

Ms. Valerie Knol – We are operating as efficiently as possible. Believe me time is money so we are operating as efficiently as possible with those trucks. Trucks don't sit there just for the sake of sitting there they sit there until the next load comes in, we can't park them a mile away because how does that driver with his cab hook up his truck if it's not there. Once he delivers the parts, he needs to

hook up to the empty truck in order to bring that back to his manufacturing facility to reload. So that truck has to be on that site in order for him to hook up his cab to that trailer. Believe me we are maximizing our efficiency at that facility.

Secretary Smith – Now the employees that you're extending the employee parking for, are most of those employees going to be working inside the building?

Ms. Valerie Knol – Yes, they all work inside the building, those are the employees that are doing the kitting and sequencing inside the building.

Secretary Smith – So they're not driving the trucks?

Ms. Valerie Knol – They are not truck driver's, the truck driver's don't need employee parking because they are in their cab.

Secretary Smith – Where you're placing the new lot actually provides better access for the employees to get from their parking lot into the building?

Ms. Valerie Knol – Yes, so at that southwest corner the employees can walk, there's an employee entrance there's a door on that south side that southwest corner that they can walk into.

Secretary Smith – Okay, now the other question I have is the other lot where you want the extra trailer spaces on Republic, you have them up against the wall, I drove down Republic and I pictured them being against the wall and it's kind of an eyesore to have them that close to the wall being as tall as they are. That's what Mr. Wuerth was talking about having a 20 foot wide greenbelt set back on that, which really should be for M2 anyway 20 foot wide setback and then we can plant trees and stuff in there so you wouldn't be driving down Republic and looking at the back of the trucks. In order to do that and looking at your drawing, you'd have to move the whole back row of trailers forward and then the parking spaces on the side that you've got you'd have to cut two or three spaces off of that in order to accommodate for it. And maybe the ones in the middle you might have to shorten those a little bit to allow that, those are the questions that I have with this project.

I know when it first came to fruition I was against the whole thing. I felt that the whole thing was just took big for the area and we see that it's causing some issues now. It's been there, it's here now and now we have to deal with the issues.

Ms. Valerie Knol – I would like to make one other comment about the facility. The facility is run by Syncreon and I do know that the Management at Syncreon they have stepped up the monitoring of the employee parking just during shift change and I can tell you when the shifts are. The shifts are 7 a.m., until 3 p.m., and 3 p.m., to 11:00 p.m., those are our two shifts right now. They have stepped up the security at shift change, they've really worked with their employees to try to tell them to keep the volumes of their radios down in order to try and be good neighbors to the residents to Republic. You know where the exit is, they don't actually exit out onto Republic they exit out onto Hoover, of course that would only be at shift change. So again, they're from 7 to 3 and 3 to 11, so those would be the shift change. There are a few employees coming and going throughout the day but for the most part it's going to be at shift change it's not constant traffic turning out onto Hoover there.

We are maintaining the landscaping there. I was there at that facility numerous times this past summer. The sprinklers, the watering even during a drought they were trying to keep that grass green, keep the flowers looking nice and the trees looking nice and watered so that they can grow so that we can really try to keep that facility looking good. I know the management is getting out in the parking lot and picking up the trash and making sure trash isn't blowing around. We have impressed upon Syncreon the need to be good neighbors. I acknowledge that there were some problems over the past couple years, I think with any new operation with new employees there's a learning curve but I do think with us pushing Syncreon, as far as I know, I have not heard of any major recent problems. I know there was some complaints about the condition of the road on Republic but that is not our responsibility that is the city's responsibility. From what I understand the city was out there this past year and they made improvements to the curb and gutter on Republic, but again that's not our responsibility it's a public road and public sidewalk on Republic.

Secretary Smith – What I would like to recommend, because these new corrections or additions that Mr. Wuerth spoke of you were not aware of them because you weren't informed about them. I would like to make a motion to table to give you a chance to meet with Mr. Wuerth and go over those and see what can be worked out on that.

Ms. Valerie Knol – We think we would lose about 4 spaces if we have to move that north end further south, that is acceptable to us. So rather than table it, if that is the only concern we are fine with

that, we'd rather not table it if possible. We don't need to meet with Mr. Wuerth for that, we accept his recommendation to move it further south.

Secretary Smith – Mr. Wuerth can you come up and talk about that?

Mr. Ron Wuerth – I agree with them they figured right, I knew they would, and I accept that it's not a problem from my point of view with what I suggested.

Secretary Smith – And with the extra evergreens in that space then that would cut down on the visual site. Do you think they can do also where they sink it down two feet to bring it down lower, do you think that's a possibility?

Mr. Ron Wuerth – You mean lower the actual pavement is that what you're saying?

Commissioner Kupiec – Yes, we dropped the elevation when we did the original plan, remember that two foot drop in the elevation going back to the parking block.

Mr. Ron Wuerth – I'm sorry I'm not getting what you're after.

Commissioner Kupiec – Where the trailers are back in, I think we had a two foot drop going back to the parking block where the trailers would butt up against to lower the top so it wouldn't be so obvious.

Mr. Ron Wuerth – I'm sorry I can't hear you.

Secretary Smith did not have his microphone on

Commissioner Kupiec – What Secretary Smith is asking is can a two foot drop be deeper for the trailers to set deeper when it back in?

Secretary Smith – I was just asking, that was a possibility.

Mr. Ron Wuerth – Let's go over it in detail Secretary Smith what you're trying to convey to me, what are we talking about the trailers that are in the back?

Secretary Smith – Yes, the ones that we are moving 20 feet forward, there was one project that we had where it was close to the vision of the road and they had the lower the pavement along there to help with the visual aspect of things.

Mr. Ron Wuerth – Yes, there is that aspect that was in our first item I think on that property. It's done so that you can use the front setback area and they depress it two feet and you can parking with 50 feet of the front setback that's what they were wanting to do and that's a place where they do that at. So you're suggesting to cut the concrete out and lower it?

Secretary Smith – I was thinking about it, it might create some problems with drainage.

Mr. Ron Wuerth – Yes, I was looking at the drainage, it potentially could be. You'd have to change the drainage of that rear area I'm going to guess by 100 feet at least that.

Secretary Smith – Oh yea you have a detention pond there too. They seem to be okay with moving them forward and that will help on the line of sight as you're coming down Republic.

Mr. Ron Wuerth – I think it will and then when the shrubs and trees grow up that's going to help also. I'm sorry I didn't understand what you were asking.

Secretary Smith – With the new information I'd like to change my motion to approve from deny.

Vice Chair Boniecki – Commissioner Kupiec do you support the motion?

Commissioner Kupiec – I don't agree, I would rather see this tabled because I sense other confusion going on within the operation, plus an increase of another shift I just don't understand by putting another shift on you won't increase the volume of truck traffic to support the shifts. Plus there seems to be a lot of trailers parked in the area that the petitioner here tonight doesn't seem to have a clear understanding of what they are there for. It sounds like you have another company involved with the property and I think there's a need to get all companies involved and find out what's going on with all these trucks being parked there and not being moved.

Originally when we set the place up our design addressed (inaudible) where they dropped a trailer full the driver would with it empty come back with a full and leave with an empty on an ongoing basis. Now it sounds like and looks like there's trailers parked there not being used and it seems like the petitioner here tonight is not familiar with these trailers so it must be another company that's

parking on his property or a combination of companies that are using the same property.

I'm a little confused by just listening, I understand the delivery, but I don't understand all the empty trailers being parked there not being utilized. They should be moving in a rotation on a regular basis unless they are waiting there for the other shift to start then once the other shift starts they'll start using all the surplus equipment. I'm not sure how this all works based on the information provided tonight.

Vice Chair Boniecki – In light of that do we have a motion to table?

MOTION:

A motion was made by Commissioner Kupiec to table, supported by Commissioner Chowdhury.

Commissioner Chowdhury – I have a question, I wanted to say that in the meantime while we are waiting on any results, he did mention a traffic study that was being done by the police department. So in the meantime we should wait for the results for that as well to be included it will give us a better understanding before we make our decision.

Vice Chair Boniecki – Mr. Wuerth do we have a date?

Ms. Valerie Knol – I don't know about the traffic study.

Mr. Ron Wuerth – I think the Councilman here said there was a traffic study.

Mr. Eddie Kabacinski – Do you want me to speak on it?

Mr. Ron Wuerth – Yes, I would, I'd like to know about it myself.

Mr. Eddie Kabacinski – Commission to answer your question, I did ask Commissioner Dwyer, Deputy Commissioner Ahrens, and Captain Bonett to look into a traffic study for this in light of the recent, I believe it was just an injury accident, I don't know if there were any fatalities, there were four people involved from the truck driver that struck the vehicle. So I did request a traffic study through the police department I'm still waiting on that, if you guys want to request it too I think it would move it along faster. Thank you.

Vice Chair Boniecki – We are looking to table until February 6th, 2023.

Commissioner Robinson – Is that enough time for a study to be completed and drafted, how long does that take, that takes a little time doesn't it.

Ms. Valerie Knol – Can I just ask a question, so you're tabling it. What exactly is it that you would like us to go back to the Planning Commission to discuss. We did say that we would accept all of their recommendations and sacrifice four parking spots in order to move that north end further south, so what else is it that you want us to look at? You can table it but I don't know what you want us to do over the next couple of weeks. I'm happy to sit down with you to further discuss how our operation works, why the trucks are there because they have to wait for the driver to go back and get parts to come back. I can walk you through that whole process, we just don't have trucks sitting there, I can show you the property line so you can see that Normandy Development or Universal owns the property to the east so there are trucks parked over there but they are not our trucks. That's a separate piece of property over there.

Vice Chair Boniecki – We have a table on the board and that is something we have to address.

Ms. Valerie Knol – Right, I just want to understand what you want us to work on with the Planning Commission that's all, we are happy to address any issues but we don't know what they are.

Commissioner Kupiec – One thing in response to the petitioner, one thing that needs to be clarified is the ownership and responsibility of all the trailers on the property. If you have 300 trailers on the property and you only need 150 or 175 to run two shifts where are all these other trailers coming from?

Ms. Valerie Knol – No, we do need all the trailers that are on our property. Again those are trailers that are delivering parts and in some cases they have to stay there until the driver comes back with another load.

Ms. Mary Michaels – Excuse me, Madame Chair, a point of order. There's a motion to table pending that motion must be disposed of a motion to table is not discussed it's not debated.

Vice Chair Boniecki – Do we have a date so we can vote on this?

Mr. Ron Wuerth – The next meeting is February 6th, if the Commission determines there should be a tabling.

ROLL CALL:

The motion carried as follows:

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

Secretary Smith – The vote is four to four, we need five to have a vote to table, deny or approve, so it gets moved to the next meeting, right?

Ms. Mary Michaels – It gets moved to the next meeting.

Secretary Smith – It automatically gets moved to the next meeting which is February 6th, 2023.

7. CORRESPONDENCE:

None at this time.

8. OLD BUSINESS:

- A. 2ND MINOR AMENDMENT TO SITE PLAN FOR PARKING LOT IMPROVEMENT AND ACCESS TO LORNA AND VAN DYKE AVENUES: Located on the northwest corner of Van Dyke and Tank Avenues; 28201 Van Dyke Avenue; Section 16; Delano Campbell (Noble 51 LLC). Minor amendment is for a guard booth and security gates. **Approved on February 10th, 2020. Extension Request to February 10th, 2024. Tabled from December 5th, 2022.**

Secretary Smith – We received a notice from a representative at Dana and the email says. I received this letter today as Delano Campbell does not work for Dana and my name is not spelled correctly on the other email. I am, unfortunately, not able to attend the meeting tonight, and I am the only one who is still at Dana who worked on the project. So that's the reason for the tabling to February 10th, 2024.

MOTION:

A motion was made by Commissioner Chowdhury to remove from table, supported by Commissioner Robinson.

ROLL CALL:

The motion carried as follows:

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

MOTION:

A motion was made by Secretary Smith to extend to February 10th, 2024, supported by Commissioner Tutt.

ROLL CALL:

The motion carried as follows:

Commissioner Chowdhury.....	Yes
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 NEW MEDICAL MARIHUANA FACILITY THAT INCLUDES A CULTIVATION/GROW OPERATION AND A PROCESSOR: Located on the east side of Dequindre Road; approximately 1,770 ft. north of Chicago Road; Section 6; 32200 Dequindre Road; Mark Dabish (Edward Boryn). **Approved on December 7th, 2020. Never Finished. Expired.**

MOTION:

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

ROLL CALL:

The motion carried as follows:

Commissioner Chowdhury.....	Yes
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 NEW PARKING LOT: Located on the west side of Blackstone Avenue and approximately 335 ft. south of Stephens Road; 23915 Blackstone; Section 26; Robert J. Tobin (Robert Batton). **Approved on November 27th, 2017. Never Finished. Expired.**

MOTION:

A motion was made by Secretary Smith to recognize as expired site plan, supported by Commissioner Chowdhury.

ROLL CALL:

The motion carried as follows:

Commissioner Chowdhury..... Yes
 Commissioner Kupiec..... Yes
 Commissioner Robinson..... Yes
 Commissioner Tutt..... 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 GAS STATION: Located on the northwest corner of Thirteen Mile Road and Ryan Roads; Section 6; 31025 Ryan; Faiz Simon (Mel Baba). **Site Plan approved July 27th, 2020. Minor Amendment approved March 28th, 2022. Project Completed. Surety Bond in the amount of \$22,500.00. Request to Release Bond.**

MOTION:

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

ROLL CALL:

The motion carried as follows:

Commissioner Chowdhury..... Yes
 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:
 Mr. Eddie Kabacinski – Again Eddie Kabacinski, District 5
 Councilman, 8679 Hudson, Warren 48089.

I am going to address item 8B even though it's expired this may come before this Board again. It should be known that the petitioner on here has an interesting colorful background that should have been divulged to the Planning Commission before he was to be approved for this kind of business. I'm not going to go into Mr. Dabish's background but it's something that should have been brought to the Planning Commission before approval of this item would have been considered.

In addition legislation is going to be brought before the Council here, not on this next Council Meeting but the next Council Meeting having to do with recreational marijuana permitting and also growing of recreational marijuana to not permit that within the City of Warren. It has been sent over to the City Attorney for review, he has reviewed and approved the ordinance, now it has to be reviewed by the Police Commissioner. I feel that I will have his blessing on this, it will be before the Council for approval so we can prevent these types of businesses even having to come before the Planning Commission for recreational grow or for selling of recreational grow and we can opt out as a city so we don't have to deal with this in our society. Thank you.

Ms. Lori Harris – Interestingly enough I wanted to talk about 8B also because I want to point out that the Planning Commission approving this put long standing Warren businesses out of business. They were operating in that building for 30 years and the owner sold the building to turn it into a marijuana facility and it's been empty. So we lost a really good set of business people to this project that didn't happen. In terms of planning if these things were not just approved willingly, I do also want to say, I found 6D those neighbors can get up and tell you what it's like in their neighborhood but I want to encourage you guys, be passionate, ask questions, get informed, you're not here to just rubber stamp the Planning Commission and

that's what I feel like was happening tonight. The pressure even though subtle from Mr. Wuerth to yes that's what we'd have to do if you decide to not delay it. You don't have to do that, go visit these places, see what happens in the neighborhoods and make decisions based on what you would understand as a human being that lives in that neighborhood. Surely these people have been to many meetings letting others know how hard it is when your neighborhood is turned into a semi-truck passageway. I would encourage you to drive around look at these places, understand what's going on and be passionate to ask questions. And again Mr. Ansar you owe our city an apology but you really don't belong on a Commission with how you behaved.

12. PLANNING COMMISSION BUSINESS:

A) Planning Director's Report:

Mr. Ron Wuerth – Well as usual my report consist of some of the main things, things that I think are important that the Planning Commission should know and what I've been doing and what the Staff's been doing.

So I'll begin with on the 9th we turned over our Planning Commission Report to the Budget Director as we were asked to. Also the goals and objectives that the Mayor's Office asks each and every year we passed those onto the Mayor at that time. On the 10th there was discussion with he Traffic Engineers who are doing the traffic study for the Gerald Street barricade. We had a good conversation and they are moving along. I attended one of the Mayor's meetings that was also on the 10th.

Moving down to the 12th we had a Zoom Meeting with Beckett and Raider and that was talking about the corridor study, the Van Dyke corridor study and some of the concerns there that they are experiencing. We did also meet with another group who is interested in a property on Ryan at Marr to perhaps become another Mosque. That same day I met with another group who was looking to repurpose the Davenport University Site into a Medical Center.

On the 18th I met with a group called Concord Hospitality and they are looking at reutilizing the property on Van Dyke north of the Cadillac Dealership it's called The Tiffany Building. They are looking to perhaps put in a Extend Stay Hotel along with either retail or restaurant out front on that property. So we might get a bit of a beginning of moving on with our Downtown area, I hope so. On that same day we met with Crown Development on the Ten Mile Road

project that we just heard tonight and some of the things that they have wanted, agreed to, changed and all that from the staff's observants of certain things that were going on out there. Mind you all of it is always to improve sites for the wellbeing of this city. We had discussions with Panera, they just opened over on Mound Road north of Meijer's, they are interested in a sign that would be out there along Mound Road. It's quite a change that has to come into play with the PUD Document and agreement we are working way through that. They are adamant they want that sign, so we'll see what happens with that one.

A major change at the corner of Fourteen Mile and Hayes, there are two buildings there that would be taken down and replaced with a new very modern type gasoline station. It's put forth by a group that's called the Come and Go, they are out of Iowa and they've done a lot of work through the Great Plains area and now they are coming east and they're going west with their plans for the gas station and convenient store.

I did talk to some people who have purchased a site, it's a church located on Memphis and Studebaker and they want to turn it into a Community Center. It would be for all people, but of course I asked exactly, and I was told primarily Bangladesh. It would be arts, music, singing anything that you would do in a community with people. So we'll see how that turns out, I'm sure that's going to come forward also.

And then finally, there was a meeting today with the old Vic Tanny building and that's right next to The Tiffany Building that I just spoke of. We are looking to change that according to the Downtown plan so we are getting a few things going there, I hope it turns into the catalyst to keep more things being constructed in that area. So with that if you have any questions that you'd like answered.

Commissioner Robinson – When Stellantis first started building in that area there over the years they have expanded their operations. I believe, if I'm not mistaken, that they made an offer to buy out some of the homeowners surrounding that area? Were there a lot of homeowners that took the buyout, it's been a couple years since I've been over in that area and that's why I wanted to table it so I could go over there again and see what is going on there now. I do recall that some of them took the buyout, correct?

Mr. Ron Wuerth – Yes they did, right now I think there might be three left. They bought them out at a fair price from what I understand.

Commissioner Robinson – To make a long story short, I feel that maybe an offer needs to be made because over the years this plant has grown tremendously.

Ms. Mary Michaels – Commissioner, my apologies, I understand there is concern this is a pending item.

Commissioner Robinson – Okay I'm done.

Mr. Ron Wuerth – Commissioner Robinson you could always come to the office or call on the phone and we can talk.

B) Planning Commission Discussion and Concerns:

Amending of the meeting dates to the 2023 Planning Commission Meeting schedule.

Secretary Smith – Attached is a proposed amended schedule for the 2023 Planning Commission Meetings. For the month of June, a meeting date of Monday, June 26th, 2023 will be added to the schedule. For the month of December, the meeting date of Monday, December 11th, 2023 will be removed and rescheduled to Monday, December 18th, 2023.

Commissioner Kupiec – Is this just a draft of the meeting dates proposed for this year?

Secretary Smith – Yes.

Commissioner Kupiec – What is the reason for the change in June?

Mr. Ron Wuerth – It's simply June is a month when there's a lot work that's going on. People come in for site plan approval and there's only one meeting in June and it's a very active month. There was room enough to add that meeting date and we need to try to do our best to have two meetings each month, and that's the primary reason for doing it. In December we found that the back to back meetings are difficult to handle at that time of year and it's better to have a two week separation then coming right back the following week for another meeting.

Commissioner Kupiec – I agree.

MOTION:

Mary Clark CER-6819
January 23rd, 2023

A motion was made by Assistant Secretary Mouri to approve the amended changes, supported by Secretary Smith.

ROLL CALL:

The motion carried as follows:

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

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 9:18 p.m.

Merle Boniecki, Vice Chair

Warren Smith, Secretary

Meeting recorded and transcribed by
Mary Clark - CER-6819

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